



COUNCIL REPORT

Report Date: November 16, 2022
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Meeting Date: March 29, 2023
[Submit comments to Council](#)

TO: Standing Committee on Policy and Strategic Priorities
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: West End Rezoning Policy: Secured Rental Housing Option in the Burrard Corridor

Recommendations

- A. THAT Council approve the amendments to the Rezoning Policy for the West End generally as presented in Appendix A.
- B. THAT Council approve the amendments to the West End Community Plan, generally as presented in Appendix B.

Purpose and Executive Summary

This report presents changes to the Rezoning Policy for the West End (2013) (the “Rezoning Policy”), introducing the option for 100% secured rental with below-market rental housing in the Burrard Corridor as a permanent housing option. This housing use was introduced as a two-year pilot and expired on December 31, 2022. The pilot has successfully secured a large number of rental and below-market rental units. Therefore, staff propose making this option permanently available in this area of the West End. This report also includes consequential amendments to the West End Community Plan (2013) (the “West End Plan”).

Council Authority/Previous Decisions

- Criteria for 100% Secured Rental and Below-Market Housing as an Alternative to Inclusionary Social Housing in the Burrard Corridor of the West End (Council Report, 2020) – approved by Council on November 24, 2020.
- Rezoning Policy for the West End – approved by Council on November 20, 2013.
- West End Community Plan – approved by Council on November 20, 2013.

City Manager’s Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

West End Community Plan and Rezoning Policy for the West End

The West End Plan supports the delivery of housing, transportation and utility improvements, heritage retention, parks, open space, and other community amenities toward a livable and sustainable community. The West End Plan identifies the Georgia and Burrard Corridors as areas in the West End with the greatest capacity to accommodate new housing and job space and to contribute public benefits. A summary of the West End Public Benefits Strategy implementation is provided in Appendix E.

The Rezoning Policy for the West End was adopted by Council in 2013 to help implement the West End Plan. Rezoning applications in Areas 'D' and 'E' in the Burrard Corridor (Figure 1) of the Rezoning Policy, can be considered for increases in density for strata housing with a minimum requirement of 25% social housing units. The social housing is to be transferred to the City through an air space parcel. The West End Plan and Rezoning Policy do not include a policy option for below-market rental, since they pre-date the introduction of below-market rental options that are now in use across the city.

Figure 1: Rezoning Policy for the West End for Areas D and E



Housing Vancouver Strategy

The Housing Vancouver Strategy (2017) focuses on delivering the “right supply” of housing to better meet a continuum of income affordability and housing types city-wide. This includes the delivery of secured market and below-market rental housing that are built and operated by the private sector. The Strategy’s housing targets can be found in Appendix C.

Delivery of Social and Rental Housing in the West End and city-wide

The West End Plan and Housing Vancouver Strategy set local and city-wide targets for new social and rental housing respectively and significant progress has been made toward achieving these targets. As of December 31, 2022, 73% of the West End Plan’s 10-year (2014-2024) social housing target has been met, and 27% of the West End Plan’s 30-year target of 1,600 units. Sixty-eight percent (68%) of the 10-year city-wide Housing Vancouver Strategy (2018-2027) social housing target has been met. For market rental housing, the West End Plan’s 10-year target of 400 units has been met, and over 1,500 of the 30-year target of 1,900 units have been completed. However, there remains a need for more affordable and rental housing in

Vancouver and this policy will contribute to meeting those needs. See Appendix C for more detail on the progress that has been made toward the housing targets.

Housing Needs Report

On April 27th, 2022, Council resolved at a public meeting to receive a Housing Needs Report prepared by staff. Further to the BC Provincial government's requirement, Council must consider the most recent housing needs report and the housing information on which the report is based when developing a development plan, or when amending a development plan in relation to housing policies of the Council respecting affordable housing, rental housing, and special needs housing.

The recommendations in this report help implement the Council-approved strategy to increase affordable housing in the West End Plan area and are well supported by the data and findings in the Housing Needs Report.

Discussion

In November 2020, City Council adopted the rezoning “Criteria for 100% Secured Rental and Below-Market Housing as an Alternative to Inclusionary Social Housing in the Burrard Corridor of the West End Community Plan” (the “Interim Policy”). This policy allowed consideration for applications for rental and below-market rental as an alternative housing tenure to the inclusionary social housing permitted in the Burrard Corridor.

The introduction of the secured rental option aligned the West End Plan with Council direction to deepen affordability, as per the Housing Vancouver Strategy. Further, this option has helped to meet the demand for moderate-income rental housing, and provide opportunities for below-market rental housing with comparable rents to the inclusionary social housing option. The Interim Policy was initiated through an approximately two year time-limited pilot (interim policy expired on December 31, 2022), which provided the necessary time for staff to monitor and evaluate the outcomes of its uptake, and to report to Council with findings and recommendations. Rezoning applications received before the expiration date will continue to be processed under the Interim Policy.

Outcomes of the Interim Policy

Staff have monitored and evaluated the implementation of the Interim Policy and concluded that the proposed amendments outlined in this Report for Council's consideration would continue to support the West End Community Plan and city-wide housing objectives. Based on progress to date, the response has been positive, and several applicants have taken advantage of this opportunity to propose market and below-market rental housing as an alternative to inclusionary social housing. Seven rezoning applications have been submitted under the Interim Policy. Two applications have been approved in principle at Public Hearing, which provide for the delivery of 462 secured market rental units and 113 below-market rental units.

All of the applications to date have proposed the same affordability mix for the below-market rental units: 30% of the below-market rental units have starting rents at a 50% discount to the Canadian Mortgage and Housing Corporation (CMHC) average rents for the local area, and the other 70% of below-market rental units have rents at a 20% discount. Appendix D contains an

illustrative summary of the corresponding rents for these discount rates based on current CMHC data.

Requirements for secured market rental and below-market rental housing option

Based on the uptake of the Interim Policy, staff recommend adding the option for secured rental with below-market rental in Areas D and E as a permanent housing tenure option to the Rezoning Policy. Requirements would be generally consistent with the Interim Policy requirements (see Appendix A), with the addition of a target starting rent structure for the below-market rental units, as well as some simplifications and clarifications to the policy language.

Housing requirements for below-market rental rezoning applications would include:

- 100% of the residential floor area must be secured market rental housing, with a minimum of 20% as below-market rental housing, or one-for-one replacement of existing rental units with below-market rental units, whichever is greater;
- Average starting rents for the below-market rental units will be a minimum of a 20% discount to the Canada Mortgage and Housing Corporation average market rents by unit type for the area, and will target 30% of the below-market rental units at a 50% discount to CMHC, subject to financial viability determined through a pro forma review;
- Rent increases after initial occupancy for below-market units must not exceed the current-year CMHC average market rent by unit type, less the same percentage discount that was secured at the time of rezoning approval;
- A development proforma must be submitted for review by staff, and the number of below-market rental units and/or the depth of affordability may be required by the City to increase depending on the results; and
- All rental housing and the affordability of below-market units must be secured by a Housing Agreement and Section 219 Covenant for the greater of 60 years or the life of the building.

Staff are also proposing an administrative change to amend the policy title from “Rezoning Policy for the West End” to “West End Rezoning Policy” which aligns with the naming conventions of similar policy documents (Appendix A).

The City's Tenant Relocation and Protection Policy (TRPP) applies to in-stream and any new proposals, per city-wide requirements. Staff note that the below-market rental option may help enhance right-of-first-refusal opportunities in the West End as existing tenants who may not qualify for social housing may meet the eligibility requirements for a below-market rental unit.

The policy would continue to consider a maximum 20% increase in floor area for 100% rental applications, beyond what is prescribed for inclusionary projects under the West End Community Plan, Rezoning Policy, and the West End – Tower Form, Siting and Setbacks Administrative Bulletin. Height limits are maintained, per the West End Plan and the Administrative Bulletin. Applicants would be subject to a full urban design review, which may result in not being able to achieve a full 20% increase in floor area.

Proposals under this Rezoning policy will be evaluated on an application- and site-specific basis to maintain the overall objectives of the West End Plan. Assessment of proposed rezoning applications includes staff analysis, community consultation, and consideration by the Urban Design Panel and advisory committees, before consideration and decision by Council following a Public Hearing.

Public and Stakeholder Input

Public Notification – In January 2023, a newsletter was sent through the West End Plan Mailing list to inform the community of the virtual public engagement on the Shape Your City platform. In total, 647 newsletters were sent through the mailing list. The policy background was posted for online viewing, along with a map of the study area, frequently asked questions, and a project timeline.

Public Response and Comments – Public input was received through online questions, comment forms, and by email. A total of 19 submissions were received, with comments mostly relating to housing, land use and neighbourhood impact, as summarized below (see Appendix F for more detail). Below is an analysis of all public feedback through comments by topic and ordered by frequency:

- **Housing** – Comments generally supported the policy changes as it aligns with the growth anticipated in the Plan for more rental housing. Concerns about not achieving deep affordability for below-market rental units.
- **Land Use** – People valued the existing land use compatibility with shops and housing. New developments should help improve the neighbourhood’s public realm.
- **Neighbourhood Impact** – Respondents wanted to understand the impacts of the changes on school capacity, community centres, aquatic centre, parks, and St. Paul’s Hospital site in the West End. Concerns were raised about the West End not being able to support additional residents and vehicles, suggesting locating new developments in other neighbourhoods.

Staff Response to Public Feedback

Housing – Regarding concerns about the below-market rental unit affordability levels, a portion of the below-market rental unit offered would be deeply affordable at 50% below CMHC rents. An example of a below-market rent comparison can be found in Appendix D.

Neighbourhood impact – Concerns were expressed about the impact of development on parks, schools, and community services. Delivery of public benefits in the West End are on track to meet the needs of the community, as well as anticipated new growth with ongoing projects such as Imagine West End Waterfront, Bute Greenway, W.E. Connect, and Coal Harbour Elementary School.

Public Benefit Considerations

West End Plan Public Benefits Strategy (PBS) – A shift from inclusionary social housing to secured market rental with below-market rental in this limited area of the West End is expected to have minor impacts on the overall PBS. Both the current policy for inclusionary social housing and the proposed alternative would deliver affordable housing as the main community benefit, while other rezoning areas of the West End deliver in-kind or cash Community Amenity Contributions (CACs).

Vancouver Affordable Housing Endowment Fund (VAHEF) – For an inclusionary social housing project, the social housing component is to be delivered “turnkey” to VAHEF (the City-owned portfolio of non-market housing assets) as an air space parcel distinct from the market strata component. Any rent and/or operating surpluses would be re-invested to maintain and expand

the non-market housing portfolio in Vancouver through VAHEF. Under the 100% secured market rental option, the rental units will be owned and operated by the property owner and the operating income from the below market units will be retained by the property owner. Accepting below-market rental in lieu of social housing would mean that the City forgoes some turnkey social housing as an asset, and the associated revenues, under VAHEF.

The policy continues to allow rezoning for inclusionary social housing in the Burrard Corridor and, other areas of the city contain policies and community plans that still require inclusionary social housing, along with City-owned sites in which social housing is provided.

Staff will continue to monitor the uptake of this policy, the impact to VAHEF over the long term and impact to the delivery of the West End Public Benefit Strategy and Housing Vancouver Strategy.

Financial Implications

For proposals that follow the 100% secured market rental option, the secured market and below-market rental units would contribute towards the City's secured rental housing targets. The priority for any additional CAC potential identified through the pro forma analysis would be to secure deeper and/or broader levels of affordability (lower rents and/or more than 20% of the total floor area as below market).

Further, 100% secured rental projects with a minimum 20% below-market rental are currently eligible for a full waiver of City-wide DCLs, provided they meet the requirements of the DCL By-Law, including maximum starting rent and unit size restrictions.

Legal Implications

There are no legal implications associated with this report's recommendations.

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APPENDIX A
Draft Amendments to the Rezoning Policy for the West End

Note: Amendments to Council-adopted policies will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting. *Proposed amendments are shown in red.

Policy

~~Rezoning Policy for the~~ West End ~~Rezoning Policy~~

Adopted by City Council on November 20, 2013

Amended October 25, 2015, ~~and~~ November 15, 2017, ~~and~~ March 29, 2023

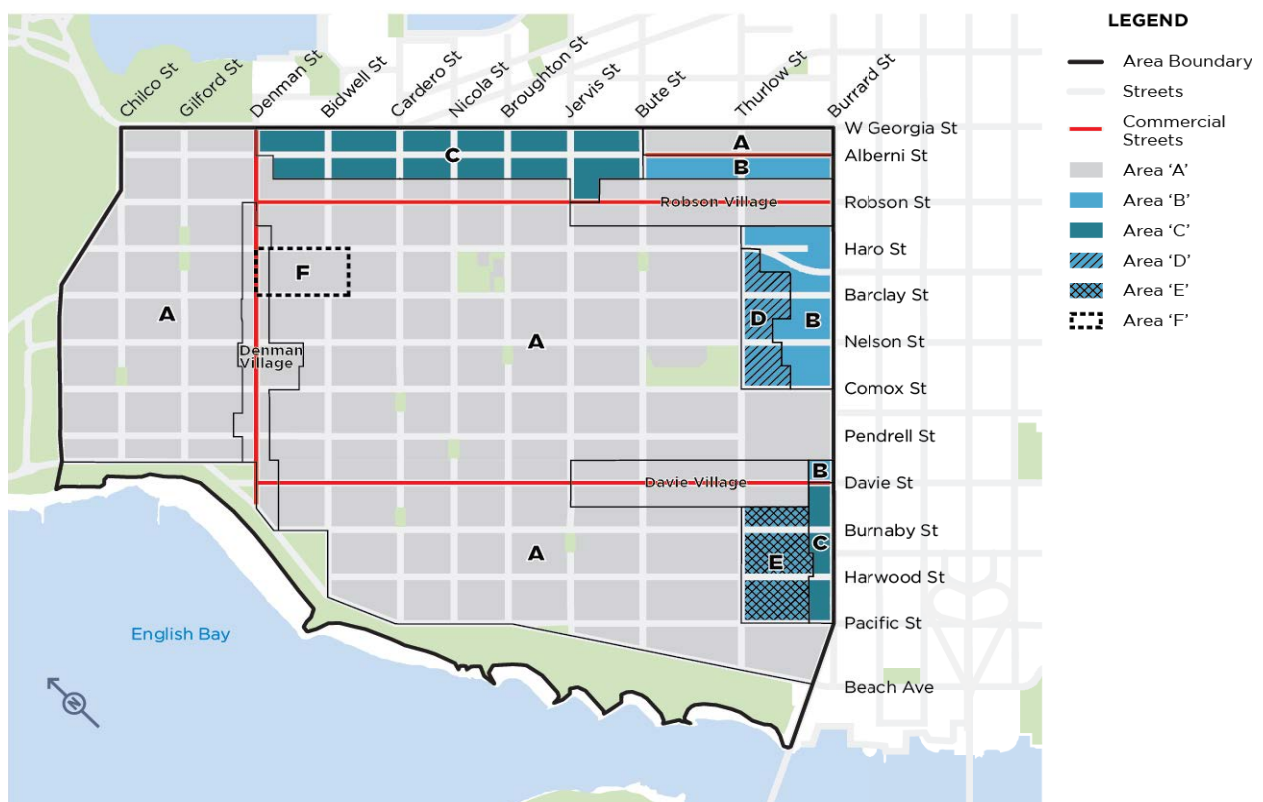
~~Note: On November 24, 2020, Council endorsed criteria under which rezoning applications can be considered for 100% secured rental with below-market housing. These criteria are applicable within rezoning areas D and E of the Rezoning Policy for the West End, as detailed in Appendix A of the Council report. Rezoning applications proceeding under this option will be accepted up to December 31, 2022. Applications received between November 24, 2020 and December 31, 2022 would be processed under the [time-limited version of this policy](#).~~

The intent of this rezoning policy is to provide guidance for the intensification of the West End to address long-term demand for job space, new housing opportunities and provision of public amenities.

The rezoning policy requires that new development be focused in specific areas identified for change through the West End Community Plan and it stipulates the conditions by which new development may be considered to achieve public objectives.

Development proposals under this policy will adhere to policies and guidelines contained in the West End Community Plan, West End RM-5, RM-5A, RM-5B and RM-5C Guidelines, DD (except Downtown South), C-5, C-6, HA-1 and HA-2 Character Area Descriptions, General Policy for Higher Buildings, and in other relevant Council-approved policies, guidelines and bylaws.

This rezoning policy applies across the West End Local Area bounded by English Bay, Stanley Park, Burrard Street and West Georgia Street, as outlined in Map 1 below:



Map 1: West End Rezoning Policy Areas

2 Definitions

For the purpose of this document:

“Social Housing” means social housing as defined in Vancouver Development Cost Levy By-law 9755 and in Area Specific Development Cost Levy By-law 9418, except that the words “, for the purpose of section 523D(10)(d) of the Vancouver Charter,” shall not form part of this definition.

“Public Benefits Strategy” refers to Chapter 17, Public Benefits Strategy, of the West End Community Plan, which includes Social Housing and identifies other public benefits.

“Heritage Building” means a building listed on the Vancouver Heritage Register, or could qualify for listing on the Vancouver Heritage Register.

“**Site**” or “**Development Site**” means a contiguous, developable piece of land.

“**Non-residential**” means any land use permitted in the Downtown Official Development Plan (DODP) or RM-5, RM-5A, RM-5B, RM-5C, RM-5D, C5, C5-A and C6 District Schedules, except residential and parking.

“**Floor Plate**” means the total floor area of a single level of a building, excluding podium levels (including elevator cores, storage, stairs, enclosed balconies, etc., but excluding open balconies).

“**Market Residential**” means residential housing that is in strata-titled ownership.

“**Secured Market Rental Housing**” means a development or part of a development, used only as market rental housing, which has a covenant or housing agreement registered against title restricting its use to market rental housing, for the longer of 60 years or the life of the building, or for such other term as may be agreed upon by the City and the owner.

3 Rezoning for Residential Development

3.1 Rezoning for Market Residential Development

In **Area ‘A’** of Map 1, rezoning applications will not be considered where the permitted density for market residential is increased from what is permitted in the zoning.

3.2 Rezoning for Non-market Residential Development

In **Area ‘A’** of Map 1, excluding sites within the Central Business District (along West Georgia Street, east of Bute Street), rezoning applications will be considered for increases in density in cases where 100% of the residential is social housing.

3.3 In **Areas ‘B’, ‘C’, ‘D’, and ‘E’** of Map 1, rezoning applications will be considered for increasing the permitted density, from what current zoning permits, for market residential where:

- a) Sites have a minimum frontage of 39.6 m (130 ~~feet-ft.~~) (development proposals with frontages of less than 39.6 metres (130 ~~feet-ft.~~) can be considered at the discretion of the Director of Planning, where these proposals include contributions to the Public Benefits Strategy, including secured market rental or social housing); and
- b) In Areas ‘B’ and ‘C’ of Map 1, applications contribute community benefits as defined in the West End Community Plan Public Benefits Strategy, where applications meet the requirements of relevant Council-approved policies, guidelines, and by-laws, and respond to urban design considerations, including not exceeding a typical tower floor plate of:
 - (i) 696.8 m² (7,500 sq. ft.) in Area ‘B’,
 - (ii) 603.9 m² (6,500 sq. ft.) in Area ‘C’ for sites east of Cardero Street, and
 - (iii) 511.0 m² (5,500 sq. ft.) in Area ‘C’ for sites west of Cardero Street and south of Davie Street; and
- c) In Areas ‘D’ and ‘E’, applications include at least 25% of the total floor area as social housing, or replace existing market rental units one-for-one with social housing units, whichever results in the greater number of units, and where applications meet the requirements of relevant Council-approved policies, guidelines, and bylaws and respond to urban design considerations, including not exceeding a typical tower floor plate of:
 - (i) 696.8 m² (7,500 sq. ft.) in Area ‘D’, and
 - (ii) 511.0 m² (5,500 sq. ft.) in Area ‘E’; and

or

- d) In **Areas ‘D’ and ‘E’**, rezoning applications will be considered that include 100% of residential floor area as secured rental housing with a minimum of 20% of the total floor area as below-market rental housing, or replace existing market rental units one-for-one with below-

market rental units, whichever results in the greater number of below-market units, and where the below-market units meet the requirements of section 5 of this policy.

Moderate increases in floor area may be considered, to a maximum of 20% beyond what is enabled by the West End Community Plan. Proposals will be evaluated on an application- and site-specific basis to maintain the overall objectives of the West End Community Plan in terms of liveability, high quality urban design and public realm.

- e) The portion of any new residential building which exceeds 18.3 m (60 ~~feet~~ ft.) in height should be spaced at least 24.3 m (80 ~~feet~~ ft.) from any other residential building exceeding 18.3 m (60 ~~feet~~ ft.) in height.
- f) All new development is to eliminate shadows onto the north sidewalk of Davie Street and Robson Street between 10 am and 4 pm on the spring and fall equinoxes. The only exception is for the north sidewalk of the 1000 block of Robson Street, for which shadows are to be eliminated between 10 am and 3 pm on the spring and fall equinoxes.

3.4 Heritage Building on the site of the Proposed Rezoning

Rezoning applications may be considered that include one or more heritage buildings, where there is a significant public interest in preservation of the heritage:

- a) Where an application includes protection (through heritage designation and/or a heritage revitalization agreement) and rehabilitation of a heritage building;
- b) Where the maximum density considered is the amount needed to cover the heritage rehabilitation costs and where the proposed form of development is deemed acceptable in urban design terms; and
- c) In all areas excluding Davie, Denman and Robson Villages (see Map 1).

4 Rezoning Policies regarding Minor Amendments, Large Sites, and Liveability

4.1 Minor Amendments

Rezoning applications will be considered in all areas for minor amendments to the uses permitted in existing zoning by-laws, provided that the amendments do not relate to height or density increases (for example: to permit a local cafe as part of a neighbourhood house, community centre, library, etc.).

4.2 Community Centre and School Site (Area 'F')

Rezoning applications in Area 'F' will be considered where providing public benefits as defined in the West End Community Plan Public Benefits Strategy and shall include all of the lands identified within Area 'F' as part of a comprehensive land use study.

4.3 Liveability Impacts

Many areas within the West End are close to areas with a high concentration of late-night businesses such as bars, dance clubs and restaurants, with or without patios. Therefore, rezonings that permit residential that are adjacent to these areas should include measures to mitigate anticipated noise levels. Acoustic and thermal comfort studies will be required for developments adjacent to areas with late-night businesses to ensure noise impacts are mitigated. Residents should be notified of these noise impacts (e.g. Information in Disclosure Statements).

5 Below-market Rental Housing Requirements

The following requirements apply to rezoning applications for 100% secured rental housing with a minimum of 20% below-market rental housing:

- a) Average starting rents for below-market rental units will not exceed a percentage less than the Canada Mortgage Housing Corporation (CMHC) average market rents by unit type for the area, subject to agreement by the City, and:
 - (i) A target of 30% of the below-market rental units should have starting rents that are 50% below the CMHC average rents, subject to financial viability; and
 - (ii) The overall average starting rents for the below-market rental units must be at least 20% below the CMHC average rents; and
 - (iii) Proposals will be subject to a proforma review and financial analysis, and the required proportion of below-market rental units and/or their depth of affordability may be increased depending on the results; and

- b) Following initial occupancy, rent increases for below-market rental units will be limited to those authorized by the Residential Tenancy Act. Upon a change in tenancy, the rent may be re-indexed to the current CMHC average market rent by unit type by less the same percentage discount rate as was secured at the time of rezoning approval; and

- c) The unit type mix of below-market rental units should generally match that of the market rental units in the project, and should include at least 35% family-size units with 2 or more bedrooms. Delivery of 10% of units with 3 or more bedrooms is encouraged where possible; and

- d) Tenure, affordability and operational requirements will be secured for the longer of 60 years or the life of the building, through a Housing Agreement, Section 219 Covenant and any other mechanism deemed necessary by the City.

Applicants should refer to the Rental Incentive Programs Bulletin for requirements related to the operation of below-market rental housing units and tenant eligibility.

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APPENDIX B

Draft Amendments to the West End Community Plan

Note: Amendments to Council-adopted plans will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

*Proposed amendments are shown in red.

West End Community Plan – Proposed Amendments

Plan Section	Proposed Amendments	Rationale
7.3.1 (pg. 50)	<ul style="list-style-type: none"> • Add “In Areas “E” and “G”, rezoning applications to increase density for 100% secured market rental with a minimum of 20% of the floor area as below-market rental can be considered.” Refer to the West End Rezoning Policy (2013). 	<ul style="list-style-type: none"> • Provide reference for readers on new housing tenure option.
	<ul style="list-style-type: none"> • Add “For 100% secured market rental buildings with a minimum of 20% of the floor area as below-market rental in Areas “E” and “G”, floor plate maximums will be subject Council-approved policies, guidelines, by-laws, and urban design considerations.” 	<ul style="list-style-type: none"> • Provide reference for readers on new housing tenure option with an alternative floor plate limit.
8.1.4 (pg. 61)	<ul style="list-style-type: none"> • “In Areas ‘1’ and ‘2’ within the Burrard Corridor, additional density can be considered through rezoning for new developments that provide <ul style="list-style-type: none"> ○ at least 25% of floor space area as social housing, or one-for-one replacement of the existing market rental housing with social housing units, whichever is greater, or ○ 100% secured market rental with 20% minimum of the floor area as below-market rental housing. Refer to the West End Rezoning Policy (2013). (see Figure 8.2). 	<ul style="list-style-type: none"> • Provide reference for readers on new housing tenure option.
Chapter 18 (pg. 134)	<ul style="list-style-type: none"> • Rezoning Policy for the West End Rezoning Policy replaces Council’s Interim Rezoning Policy, approved in 2011. It clarifies where and why rezonings will be considered. 	<ul style="list-style-type: none"> • Provide name change to align with naming policies of similar documents.

APPENDIX C Housing Progress

Progress Towards 10-Year Housing Vancouver (2018-2027) Targets as of December 31, 2022

Housing Type	Category	Housing Vancouver 10-Year Targets	Units Approved Towards Targets	% Approved Towards Targets
Purpose-Built Market Rental Housing Units	Market Rental	16,000	11,813	74%
	Developer Owned Below-Market Rental	4,000	1,228	30%
	Total	20,000	3,728	65%
Social, Supportive and Co-op Housing Units	Supportive Housing*	4,100	1,110	27%
	Social and Co-op Housing	7,900	7,039	89%
	Total	12,000	8,149	68%

Note: tracking progress towards 10-year Housing Vancouver targets began in 2017 and is subject to change pending application withdrawals or significant unit changes throughout the development process

* Includes Temporary Modular Housing. One TMH project has closed and was removed from progress toward targets. Some projects previously counted as social housing were reclassified as supportive housing after approval.

West End 10-year Housing Progress (2013-2022)

Housing Type	West End Plan 10-Year Targets	Completed	Under Construction	Approved	In Review	% Approved Towards Targets
Social Housing Units	600	140	168	132	233	73%
Purpose-Built Market Rental Housing Units	400	1,525	68	1,003	1,369	650%
	Total	1,665	236	1,135	1,062	303%

West End 30-year Housing Progress (2013-2032)

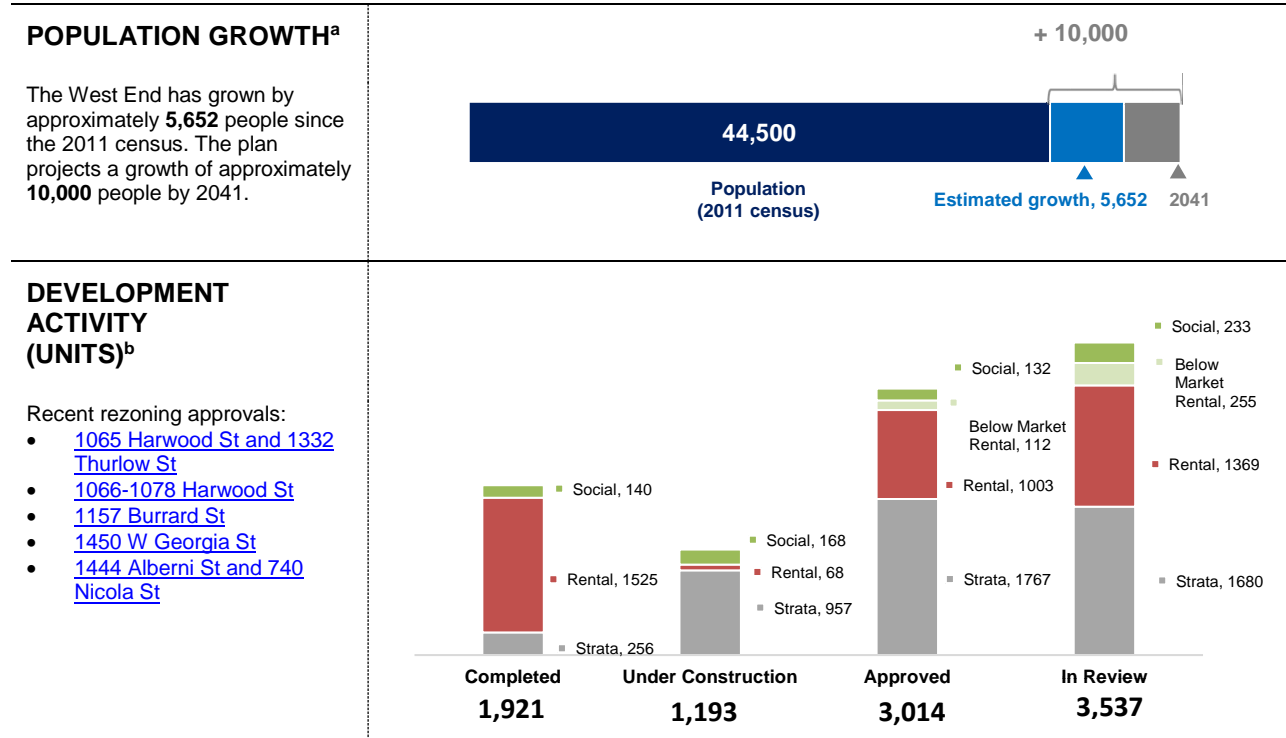
Housing Type	West End Plan 10-Year Targets	Completed	Under Construction	Approved	In Review	% Approved Towards Targets
Social Housing Units	1,600	140	144	156	233	28%
Purpose-Built Market Rental Housing Units	1,900	1,525	68	1,003	1,369	136%
	Total	1,665	236	1,135	1,062	87%

APPENDIX D
Example of Below-Market Rent Comparison

	Studio		1-bedroom		2-bedroom		3-bedroom	
	Rent	Income	Rent	Income	Rent	Income	Rent	Income
CMHC Averages Zone 2 – English Bay (Oct 2022)	\$1,343	\$53,720	\$1,756	\$70,240	\$2,571	\$102,840	\$3,154 (2021)	\$126,160
CMHC Averages Zone 3 - Downtown (Oct 2022)	\$1,604	\$64,160	\$1,840	\$73,600	\$2,759	\$110,360	\$4,169	\$126,160
BC Housing HILS (2023)	\$1,450	\$58,000	\$1,450	\$58,000	\$1,800	\$72,000	\$2,150	\$86,000
MIRHPP (2023)	\$1,091	\$43,640	\$1,378	\$55,120	\$1,837	\$73,480	\$2,296	\$91,840
20% Below Zone 2 CMHC Average	\$1,074	\$42,960	\$1,405	\$56,200	\$2,057	\$82,280	\$2,523	\$100,920
50% Below Zone 2 CMHC Average	\$672	\$26,880	\$878	\$35,120	\$1,286	\$51,440	\$1,577	\$63,080
20% Below Zone 3 CMHC Average	\$1,283	\$51,328	\$1,472	\$58,880	\$2,207	\$88,288	\$3,335	\$133,408
50% Below Zone 3 CMHC Average	\$802	\$32,080	\$920	\$36,800	\$1,380	\$55,180	\$2,085	\$83,380

APPENDIX E Public Benefits Implementation Dashboard

WEST END COMMUNITY PLAN (2013) Updated year-end 2022



PUBLIC BENEFITS ACHIEVED AND IN PROGRESS SINCE 2013

✓ On track to achieving targets
 ➔ Some progress toward targets, more work required
 ○ Targets require attention

TARGETS <small>See Chapter 17 of the West End Community Plan for more details</small>	Completed	Construction	Planning/ Design	Progress
HOUSING^d <ul style="list-style-type: none"> • ~ 1,600 additional social housing units • ~ 1,900 additional secured market rental units • Secure social and market rental housing in Corridors • Secure market rental housing in Neighbourhoods <small>(Gross numbers of units reported)</small>	<ul style="list-style-type: none"> • 1,525 secured market rental units • 140 social housing units 	<ul style="list-style-type: none"> • 68 secured market rental units • 168 social housing units 		✓
CHILDCARE <ul style="list-style-type: none"> • ~ 245 spaces for children 0-4 • ~ 121 spaces for children 5-12 	<ul style="list-style-type: none"> • 10 spaces for children 5-12 (Lord Roberts – YMCA Kids Club) 			○
TRANSPORTATION / PUBLIC REALM <ul style="list-style-type: none"> • Upgrade/expand walking and cycling networks • Enhance waiting areas at transit stops • Improve public realm along commercial streets • Improve public realm in Neighbourhoods 	<ul style="list-style-type: none"> • Jim Deva and Bute-Robson interim plazas • Installation of Mobi Public Bike Share stations in West End • Pilot curbside patios and parklets on Robson and Davie streets • Burnaby Street bike route • Aquatic Centre Ferry Dock 		<ul style="list-style-type: none"> • Bute-Robson permanent plaza (detailed design) • Bute Street Greenway (planning/design) • Davie Village public realm improvements (planning/design) 	➔

	<ul style="list-style-type: none"> • Haro Street walking, cycling and green rainwater upgrades (1.1 km) • Gilford mini-part improvements • Walking and rolling improvements like new traffic signals, diverters, marked crosswalks • Temporary curbside and patios along three high streets (Robson, Davie and Denman) • Interim sidewalk widening and bus bulges on Robson Street • Beach Avenue interim walking, rolling and cycling improvements (2.2 km) 		<ul style="list-style-type: none"> • Morton Park car-free/Davie Street closure (planning/design) • Commercial Streets Complete Streets (scoping) • Comox Year-Round School Street (planning/design) 	
CULTURE <ul style="list-style-type: none"> • Preserve and stabilize cultural assets • Retain/create multi-use neighbourhood creative spaces • Public art 	<ul style="list-style-type: none"> • 2 public art installations 	<ul style="list-style-type: none"> • 1 public art installation 	<ul style="list-style-type: none"> • 3 public art installations 	→
CIVIC / COMMUNITY <ul style="list-style-type: none"> • Recreation facilities renewal (West End Community Centre, Ice Rink, Vancouver Aquatic Centre) • Joe Fortes Library renewal • Optimize fire hall services in the community through renewal and/or relocation of existing fire halls 			<ul style="list-style-type: none"> • West End Community Hub Master Plan - Renewal & expansion of West End Community Centre, West End Ice Rink, Fire hall #6 and Joe Fortes Library (concept design) 	→
HERITAGE <ul style="list-style-type: none"> • 10% allocation from cash community amenity contributions in West End 	<ul style="list-style-type: none"> • 10% allocation from cash community amenity contributions 			✓
SOCIAL FACILITIES <ul style="list-style-type: none"> • Gordon Neighbourhood House renewal and expansion • QMUNITY renewal and expansion • Explore opportunities for a dedicated seniors' facility • Explore opportunities for community-based non-profit hub 	<ul style="list-style-type: none"> • Gordon Neighbourhood House interim renovation 		<ul style="list-style-type: none"> • 1190 Burrard Street QMUNITY (design – rezoning approved) • 1157 Burrard multi-use cultural NPO space (rezoning approved) 	→
PARKS <ul style="list-style-type: none"> • Rebuild the seawall • English Bay Beach Park and Sunset Beach Park upgrades 	<ul style="list-style-type: none"> • Seawall restoration project (2 phases) • Barclay Heritage Square Calisthenics Park 		<ul style="list-style-type: none"> • West End Waterfront Plan (concept design) 	→

EXPLANATORY NOTES

The Public Benefits Implementation Dashboard assists in monitoring progress toward the delivery of public benefits anticipated from the community plans. Data in this tracker reflects activity within the plan boundaries (and significant public benefits adjacent to the plan area) since Plan approval.

^a **Population Growth:** Growth is calculated by taking the difference between the latest census year and the base population and adding an estimate based on floor area completed between the latest census and the end of the most recent reporting period.

^b **Development Activity:** Development Activity reports on gross new units. The Development Activity Chart includes Building Permits, Development Permits, and rezoning applications:

- Completed: Occupancy Permit issuance
- Under Construction: Building Permit issuance
- Approved: Approved Rezoning Applications, and Development Permits submitted without a rezoning
- In review: In Review Rezoning Applications, and Development Permits submitted without a rezoning

^c **Planning/Design:** Public benefits in planning/design typically include City-or partner-led projects that have begun a public process or have made significant progress in planning or design stages, but have not yet moved to construction. Amenities secured through developer-initiated applications are not included in the planning/design column and not counted towards public benefits achieved prior to construction as numbers and status may change throughout the permitting process

^d **Housing - Planning/Design:** Housing units in developer-initiated applications are not included in the planning/design column and not counted towards public benefits achieved prior to construction as numbers and status may change throughout the permitting process

APPENDIX F Public Consultation Summary

West End Rezoning Policy: secured rental housing option in the Burrard Corridor

Notification, Feedback and Survey Responses

	Dates	Results
Public Notification		
West End E-newsletter distribution	January 24, 2023	647 recipients
Public Responses		
Online question form <ul style="list-style-type: none"> via Shape Your City platform 	January 24, 2023 – February 12, 2023	3 submissions
Online comment forms <ul style="list-style-type: none"> via Shape Your City platform 	January 24, 2023 – February 12, 2023	18 submissions
Other input (email)	January 24, 2023 – February 12, 2023	1 submissions
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	January 24, 2023 – February 12, 2023	255 participants (aware)* 62 informed 19 engaged

*The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the planning initiative, categorized as:

- **Aware:** Number of unique visitors to the application webpage that viewed only the main page.
- **Informed:** Visitors who viewed documents or the photo gallery associated with the proposed amendment; informed participants are a subset of aware participants.
- **Engaged:** Visitors that submitted a comment form or asked a question; engaged participants are a subset of informed and aware participants.

Key themes from Shape Your City comment and question form, and email correspondence received:

Below is an analysis of key themes that respondents shared.

Note: The total number of mentions does not correspond to the total number of submissions as participants may have commented on more than one topic.

Housing (16)

- Responses generally supported the policy changes to allow rental housing to be built in the Corridor, as it aligns with the growth anticipated in the West End Community Plan and helps ease the housing crisis.
- Rental developments should have deeper affordability to support the neighbourhood's diversity of moderate income households.

- Questions and comments were also shared about the affordability levels that would be achieved in the below-market rental units, especially for people on welfare and moderate income families.
- Concerns about displacement of existing renters in the area due to redevelopment.
- Questions were asked about how below-market rental units and other related amenity contributions would be administered.

Land Use (10)

- People value the existing mix of land uses and commercial areas in a walkable area with transportation and housing options.
- Concerns about how the St. Paul's Hospital will no longer remain and the neighbourhood should reflect that for future plans.
- Comments were made about how new developments should help to improve the streetscape in the West End.

Neighbourhood Impact (8)

- Questions about the impact of the Nelson Park West End substation on future tenants, St. Paul's Hospital site in the West End, and demand that would impact school capacity and community services (community centre, aquatic centre, and parks).
- Concerns were raised about the West End not being able to support additional residents and vehicles.
- Comments were made about deferring these projects to other neighbourhoods instead of focusing them all in the West End.

Transportation (5)

- Comments emphasized the need to have housing around public transportation and services that are within walking distance as people working in the area have to commute long distances everyday.
- Respondent proposed that parking requirements should be mandating parking maximums instead of relaxing parking minimums.
- Concerns about the area being impacted because of increased density, road space allocation changes to the neighbourhood arterial streets.

Sustainability (1)

- Respondents indicated the amount of parking in developments is a major contributor to embodied CO2 gases.

Environmental (1)

- Comments suggested to decrease vehicle pollution in the neighbourhood.

Engagement (1)

- Respondent requested for an extension of the virtual engagement period
- Question to clarify the engagement notification approach.

General questions fell into the following categories:

- **Neighbourhood impact:** Seeking information on neighbouring changes to schools, parks, transit around the area.
- **Affordable housing:** Seeking clarification of starting rents for rental housing and below-market rental rates.
- **Scenario data:** Seeking information affected area, forecast growth (unit/population), and public benefit progress.