



West End

Area D

Area E



**Rezoning Policy for the West End: Secured Rental Housing
Option in the Burrard Corridor**
Standing Committee on Policy and Strategic Priorities – March 29, 2023

Overview

1. Recommendations
2. Area and Policy Context
3. Outcomes of Time-Limited Option
4. Engagement
5. Conclusion



THAT Council consider:

1. **Amendments to the Rezoning Policy for the West End** to continue to allow rezoning applications for 100% secured market rental with 20% below-market rental to be considered in areas D and E of the Burrard Corridor
2. **Consequential amendments to the West End Community Plan**





2013

2013

2017

2020

West End Community Plan (2013)

Directs growth through corridors, housing targets, and public benefits strategy

Rezoning Policy for the West End (2013)

Implement rezoning areas for market development and inclusionary housing

Housing Vancouver Strategy (2017)

Shift to delivering the 'right supply' including targets for social and purpose-built rental housing

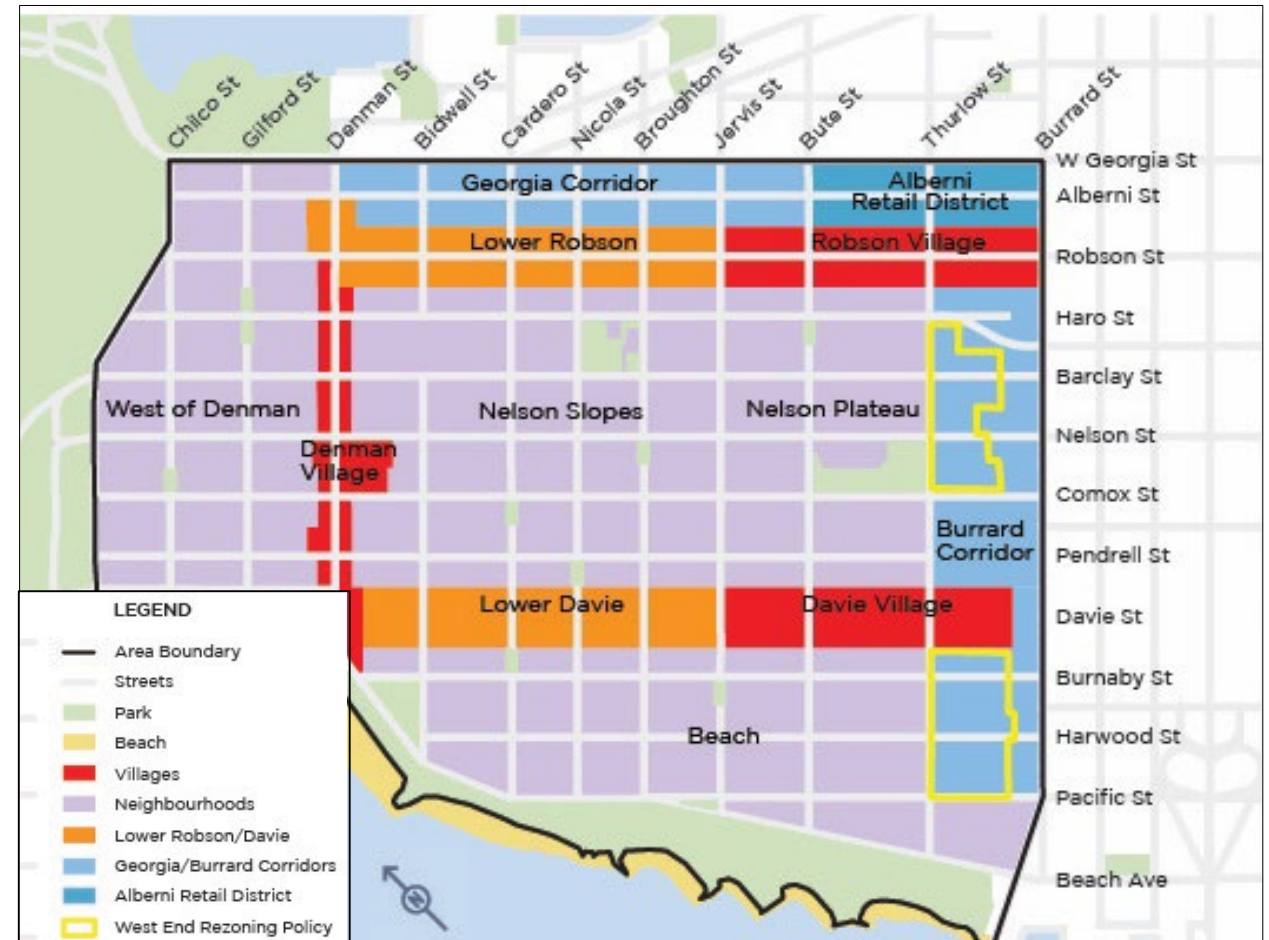
Council Report RTS. 14116

Establishes criteria to consider 100% rental rezoning applications in Burrard Corridor



- Provides direction for new housing and job space
- Concentrate new development in Corridors (Georgia, Burrard, Davie, Robson)
- Existing rental stock is protected in the Neighbourhood areas

West End Community Plan (2013)



Time-limited Option – Areas D and E (2020)

- Council approved the rezoning criteria for 100% secured rental and 20% below-market housing
- Alternative to inclusionary social housing in the Burrard Corridor
- Supports a shift to secured rental housing
- Expired on December 31, 2022

West End Rezoning Policy (2013)

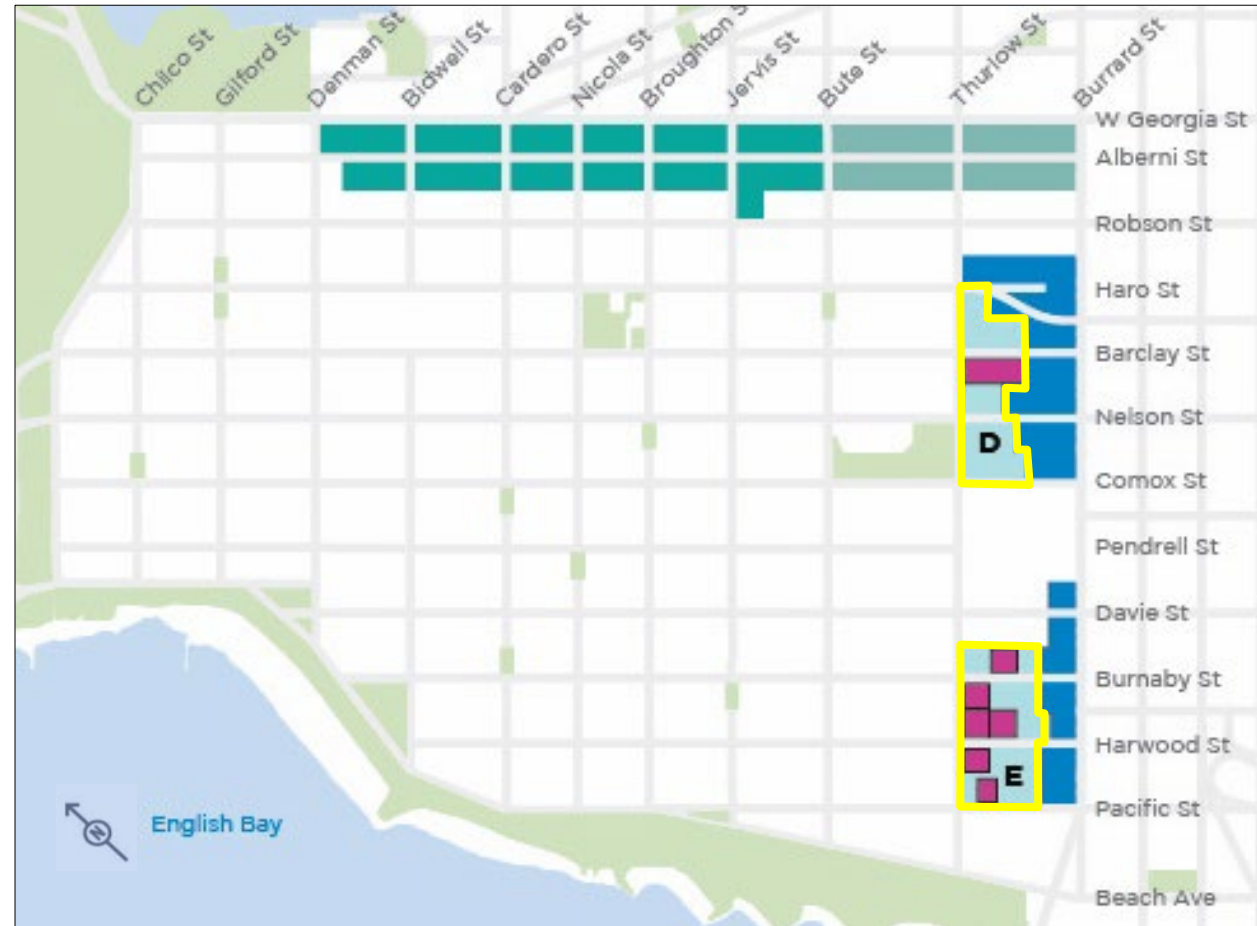


Outcomes of the Time-Limited Option

Rezoning applications 2020-2022

Successful take up from applicants:

- 7 rezoning applications were received
 - Includes market rental, below-market rental, and social
- Two applications have been approved
 - 462 secured market rental units
 - 113 below-market rental units
- Similar affordability mix for below-market rental units



Rezoning Policy Requirements

- Affordability requirements consistent with time-limited option:
 - 100% secured rental with greater of min. 20% as below-market rental (BMR) OR 1:1 replacement of existing rental units
 - Starting rents for BMR at a minimum 20% discount to CMHC average market rents
 - Target 30% of BMR units at a 50% discount to CMHC
 - Market and BMR units to include at least 35% family-sized units
- Tenant Relocation and Protection Policy applies
- Up to 20% additional floor area beyond existing policy
- Applications are assessed to ensure high-quality of liveability of units, built form, urban design, and shadowing



Online Engagement

- January 23 to February 12, 2023
- Shape Your City webpage

Public Notification

- ~ 650 E-newsletters
- Notified Urban Development Institute

Public responses


- Support for rental housing as it aligns with the existing area and growth set out in the Plan
- Concerns around neighbourhood impact



THAT Council approve the following:

1. **Amendments to the Rezoning Policy for the West End** to continue to allow rezoning applications for 100% secured market rental with 20% below-market rental to be considered in areas D and E of the Burrard Corridor
2. **Consequential amendments to the West End Community Plan**





Thank you.
Questions?