

2022 Housing Progress Update

Housing Vancouver Strategy Implementation

RTS no. 15579

Outline

1. Housing Vancouver and Vancouver Plan Background and Context
2. 2022 Housing Approvals
3. Progress Towards Housing Vancouver 10-year Goals
4. Housing Policy Actions/Response



- **Housing Vancouver Strategy Priorities:**
 - Shift toward rental and non-market housing
 - Protect and retain the existing rental stock
 - Support marginalized residents

Goal: Shift new housing toward the “Right Supply” to address a diversity of incomes and building forms.



Shifting toward the Right Supply

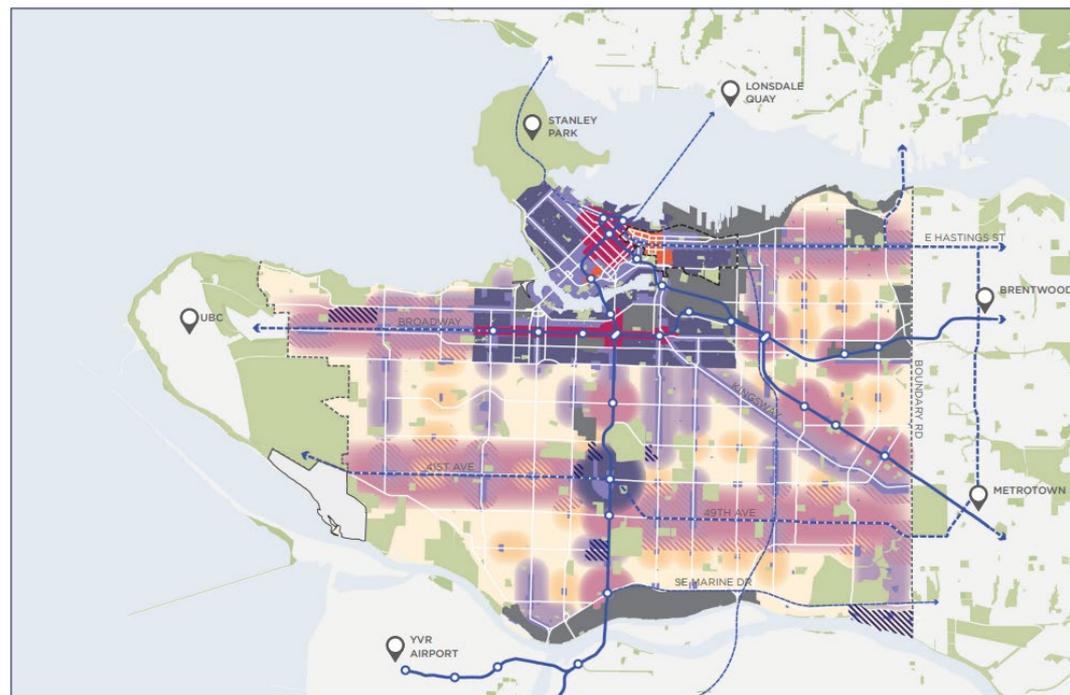
10-year housing targets with 5 key goals:

- ✓ 72,000 new homes over 10 years
- ✓ 2/3 of all new homes be rental
- ✓ Half of all new homes to be affordable to incomes earning less than \$80,000
- ✓ 40% of new homes to be suitable for families
- ✓ Increase low density ground-oriented forms such as townhouses and laneways



Vancouver Plan

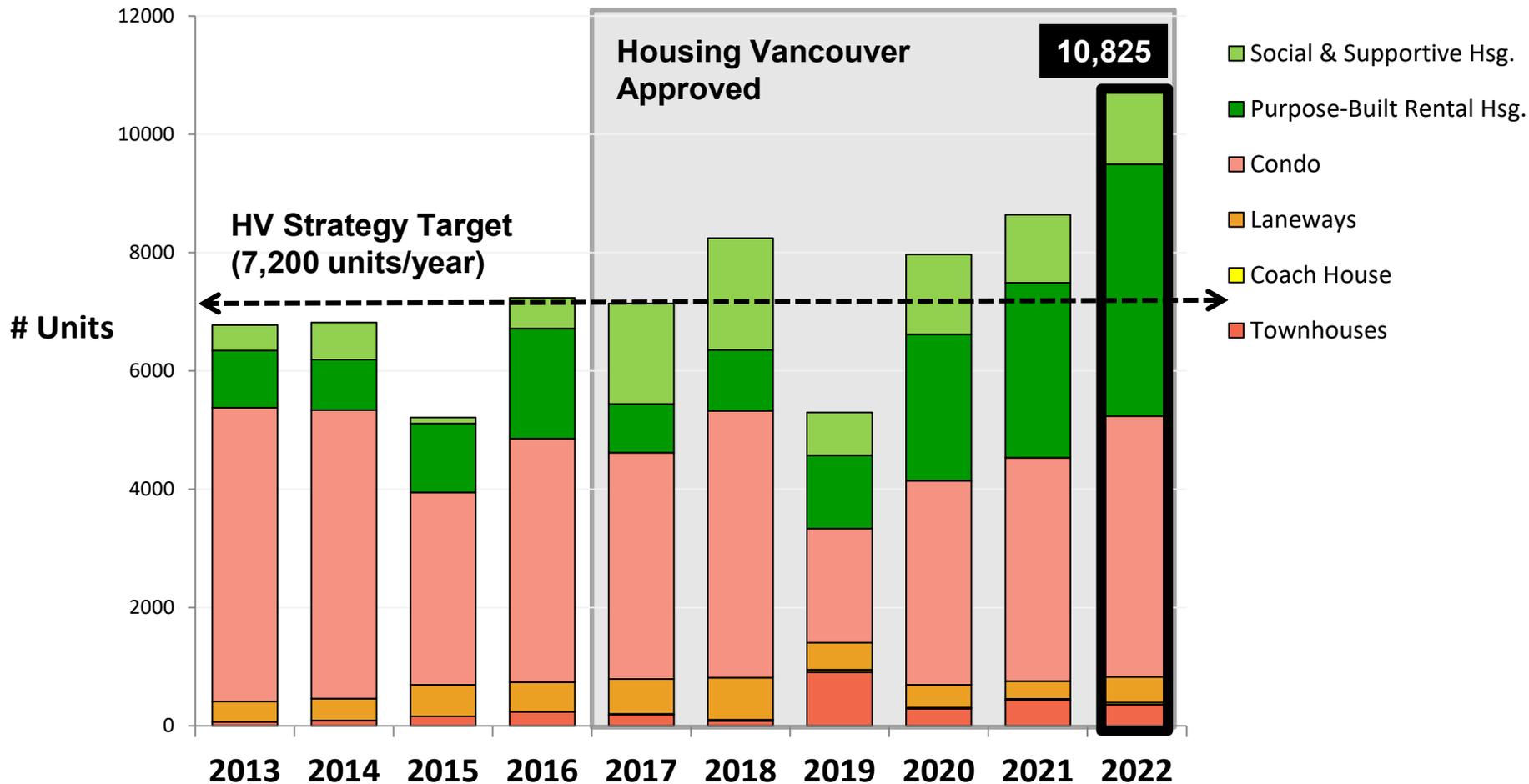
- Advances Housing Vancouver through city-wide land-use policies, with a **focus on adding rental and non-market housing**
- Direction to develop **demographic-based housing strategies** and embeds development of the next **Housing Vancouver Three Year Action Plan**



High Level Land Use	Neighbourhood Types	Transit Network	Ecology
First Nations Reserves	Metro Core/Broadway + MTC	Existing Rapid Transit Station	Parks and open space and greenspace in other jurisdictions
High Streets and Commercial Hubs	Rapid Transit Area	Existing Rapid Transit	Waterbody
Industrial/Employment	Neighbourhood Centre	Major Transit Network	
Business Districts	Village		
Downtown Heritage Districts	Multiplex Area		
Downtown Eastside	Village/Neighbourhood Centre overlap with Rapid Transit Area		
Major Projects Sites in Progress			

2022 Housing Approvals

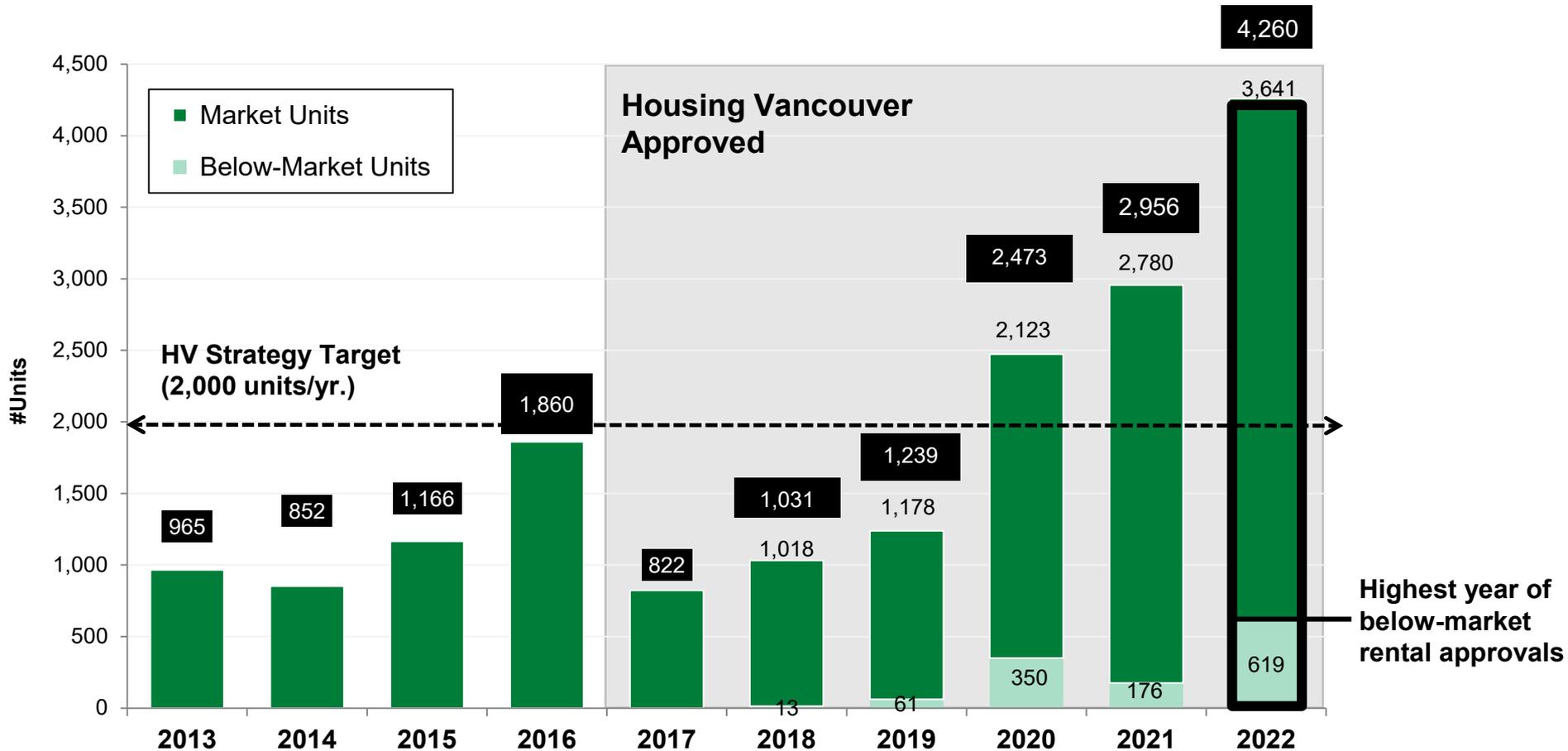
Record housing approvals over the last 10 years



Targets are a measure of approvals – defined as project approvals at public hearing for developments requiring a rezoning, or development permit issuance for projects that do not require a rezoning.

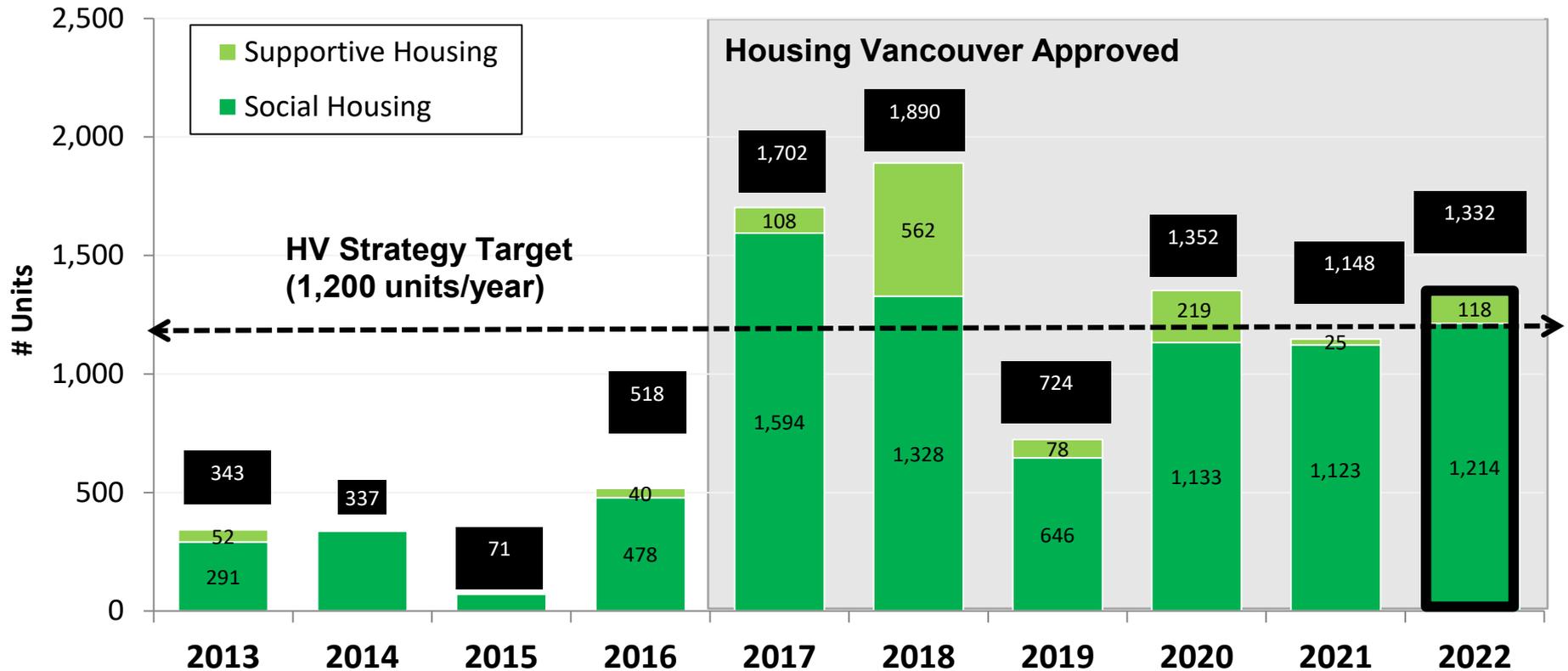
Purpose-Built Market Rental: Record year in approvals – highest in recent decades

Purpose-Built Rental Approvals By Year (2013-2022)



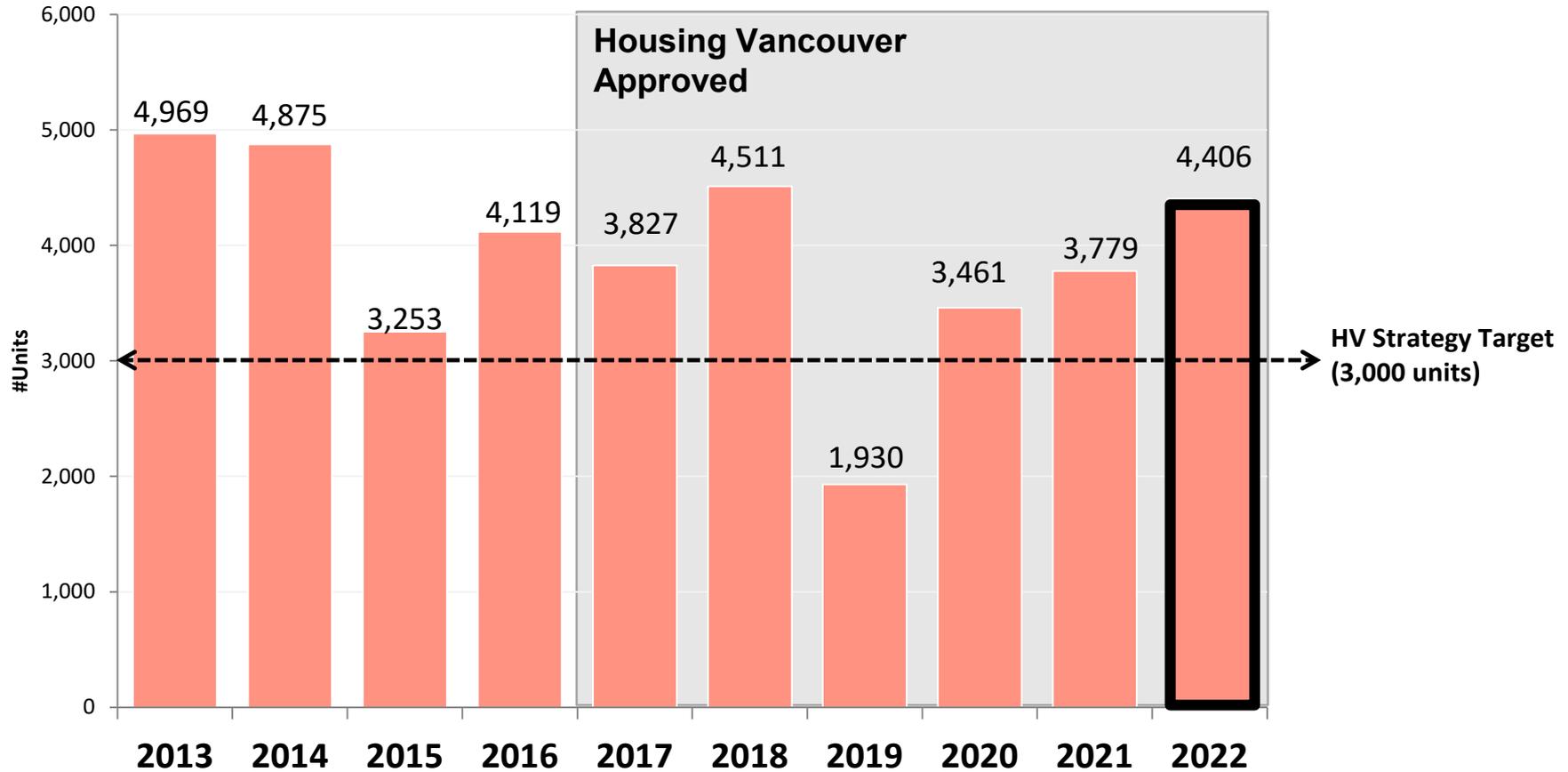
Social/Supportive Housing: Significant increase in approvals compared to 2019

Social and Supportive Housing Approvals by Year (2013-2022)



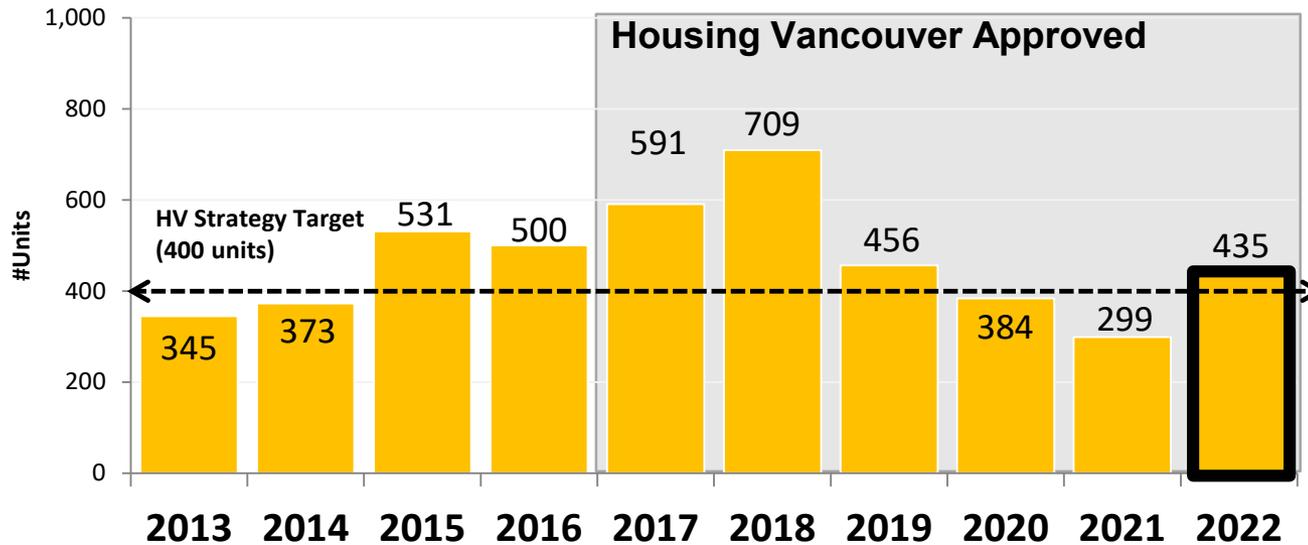
Condominiums: Rebound in approvals since 2019

Condo Approvals By Year (2013-2022)



Laneway Houses: Approvals are down from recent years*

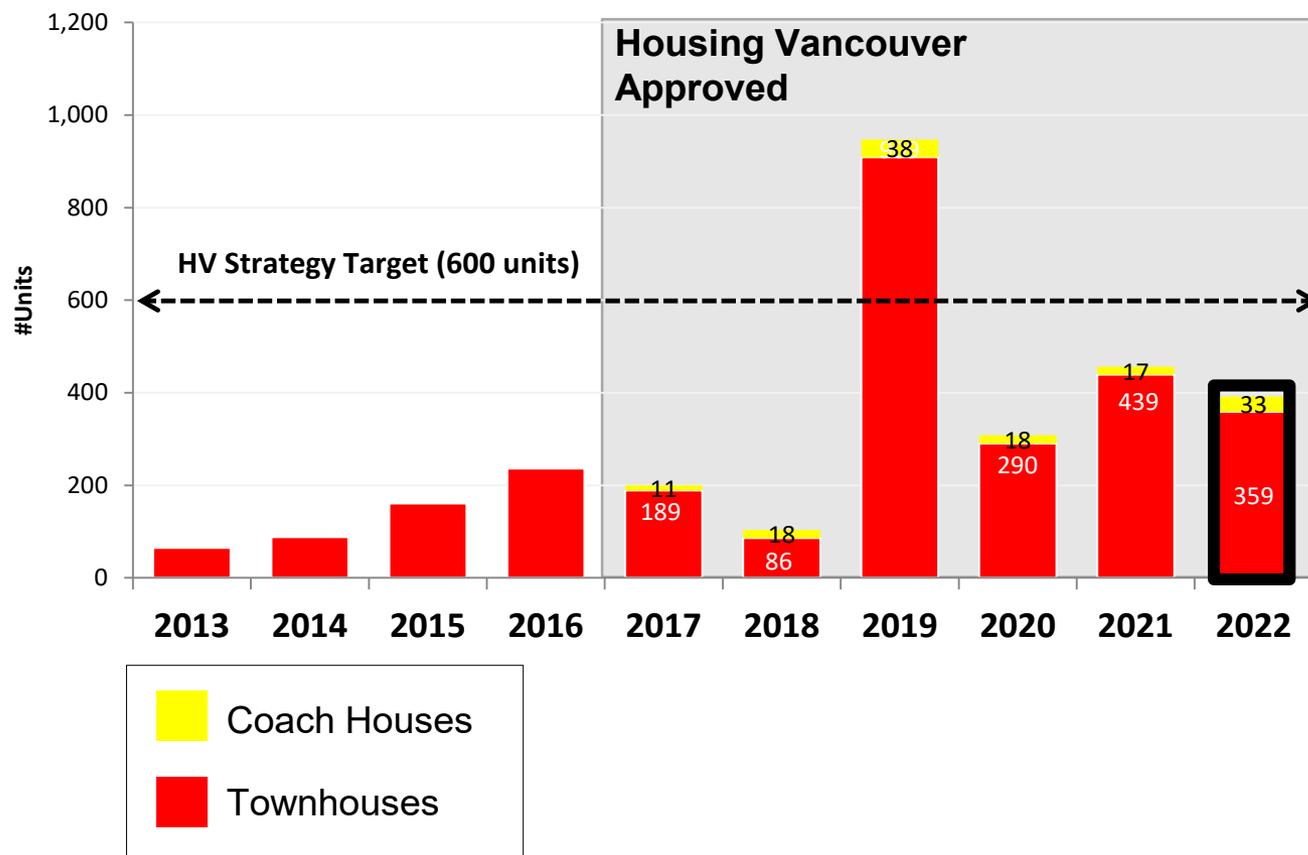
Laneway Approvals by Year (2013-2022)



Laneways are a form of infill housing that cannot be strata-titled

Townhouse and Coach Houses: Approvals just under annual target and above 10 year average

Townhouse and Coach House Approvals By Year (2013-2022)



Townhouses provide new ground-oriented home-ownership options for families and downsizing seniors.



Coach houses are a form of infill housing that can be strata-titled and are saleable separate from the main property

2022 Approved Housing for Diverse Communities



622 SW Marine – 573 units, inc. 28 supportive units for single women and their children



2050 Rupert – 64 social housing units for seniors



1410 E King Edward – 100 social & supportive housing units for Indigenous peoples



2009 Stainsbury – 123 social housing units for low to medium-income people and families

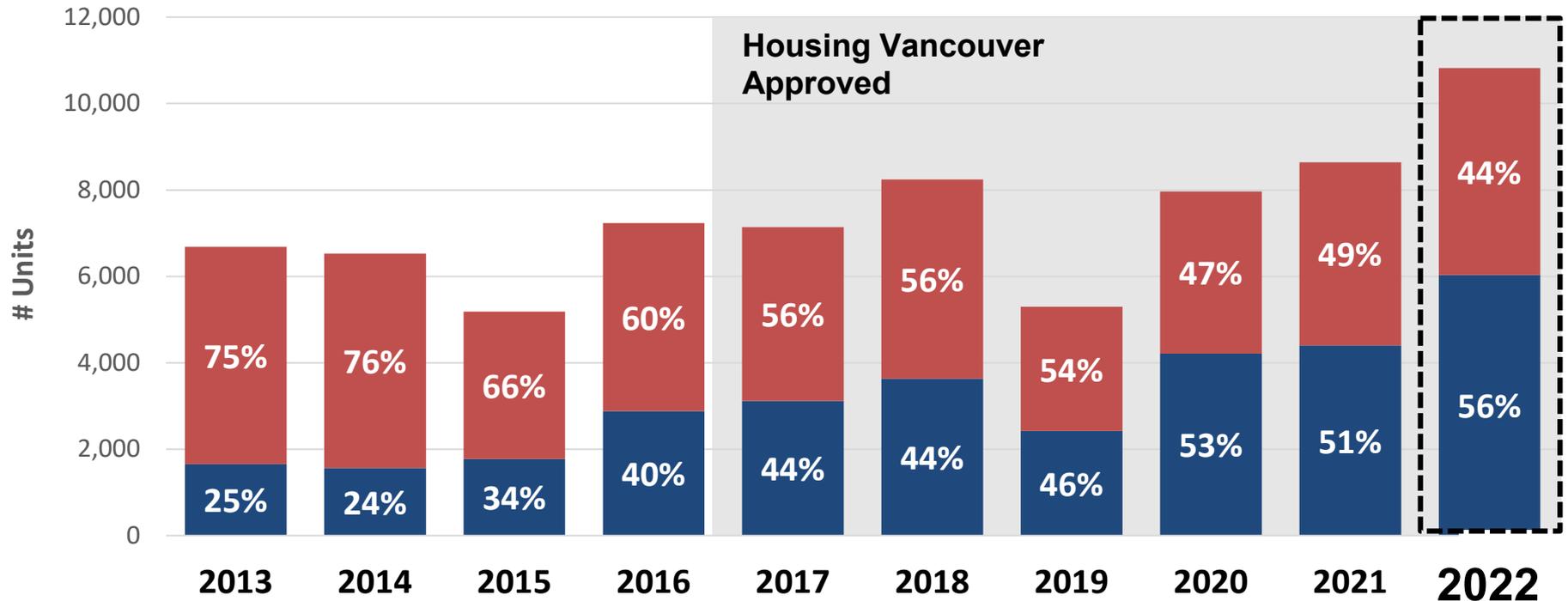


Heatherlands – Approx. 1,670 units across multiple buildings with a variety of unit types, inc. 540 social housing units

Progress toward Housing Vancouver 10-year goals

Successfully making the shift towards secured rental since 2017: 2022 had the highest share of rental housing in the last decade

- Ownership:** includes newly approved condominium and townhouse units
- Primary Rental:** includes social, supportive, purpose-built rental housing, and laneways



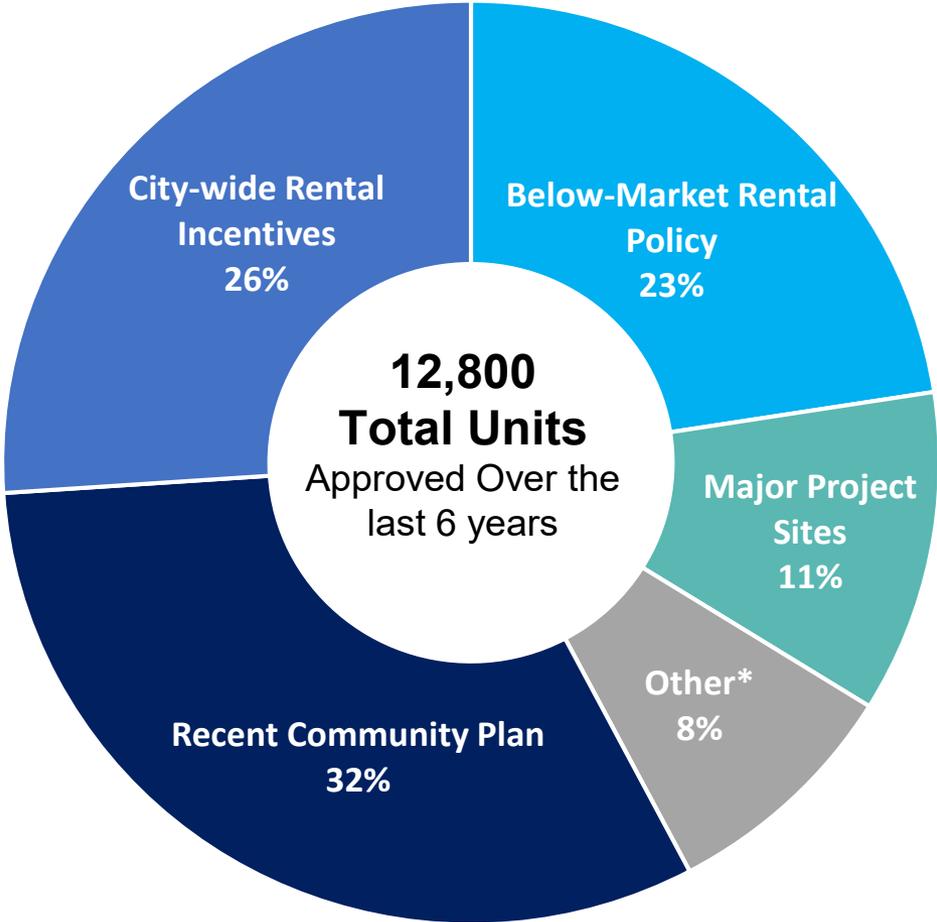
**Please see Progress Report Dashboard 2021 Annual Update for an annual count of social, supportive, and purpose-built rental completions*

City-wide and area specific rental policies are key to enabling new rental

Purpose-Built Rental Approvals from 2017-2022

Rezoning In-Stream As of March 2023:

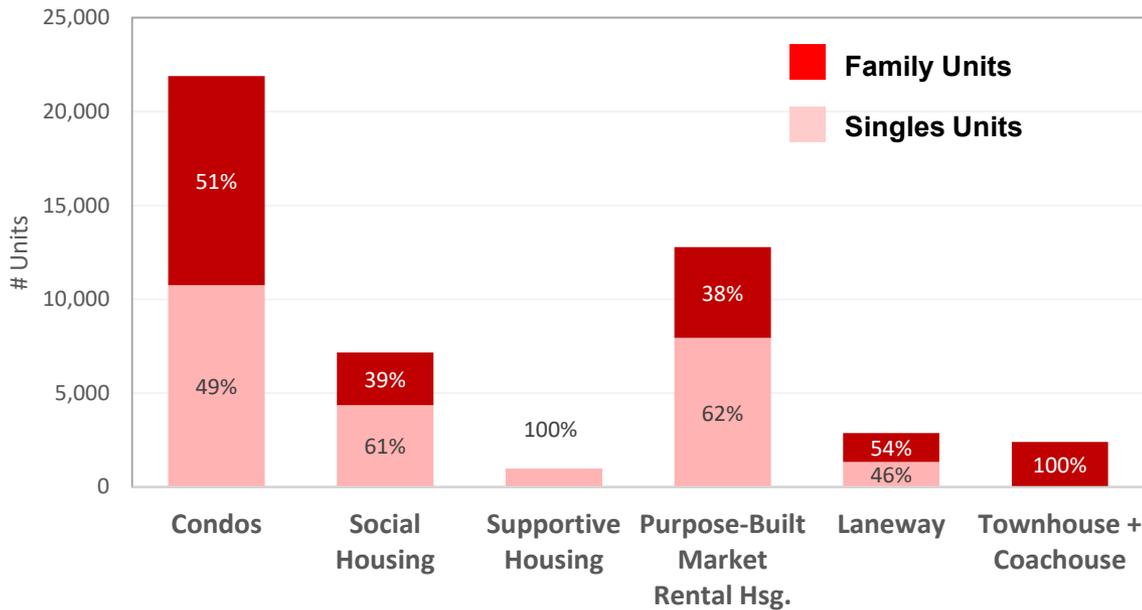
- Applications in review for **7,200** market rental and **800** below-market rental units
- Proposals for **15,800** market rental and **3,500** below market rental units



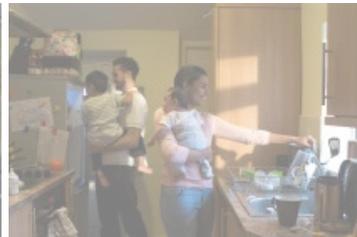
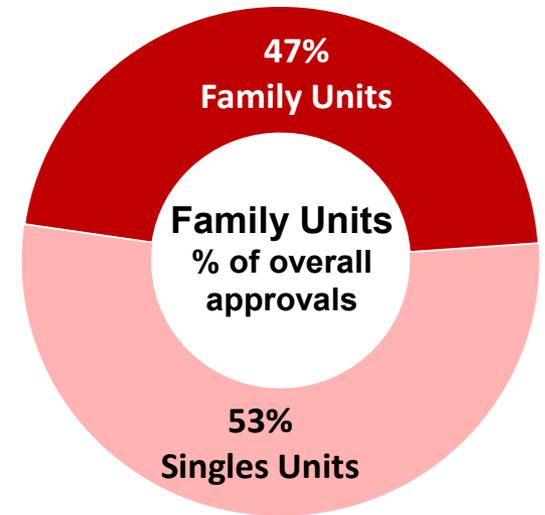
*Other refers to projects approved under existing zoning, renovations, or projects where 1 for 1 rental replacement was a requirement since redevelopment was located within a Rental Housing Stock ODP zoning district

Exceeding family housing target: 47% of approved units from 2017-2022 have 2+ bedrooms

% of 6-Year Family Unit Target Achieved by Housing Type



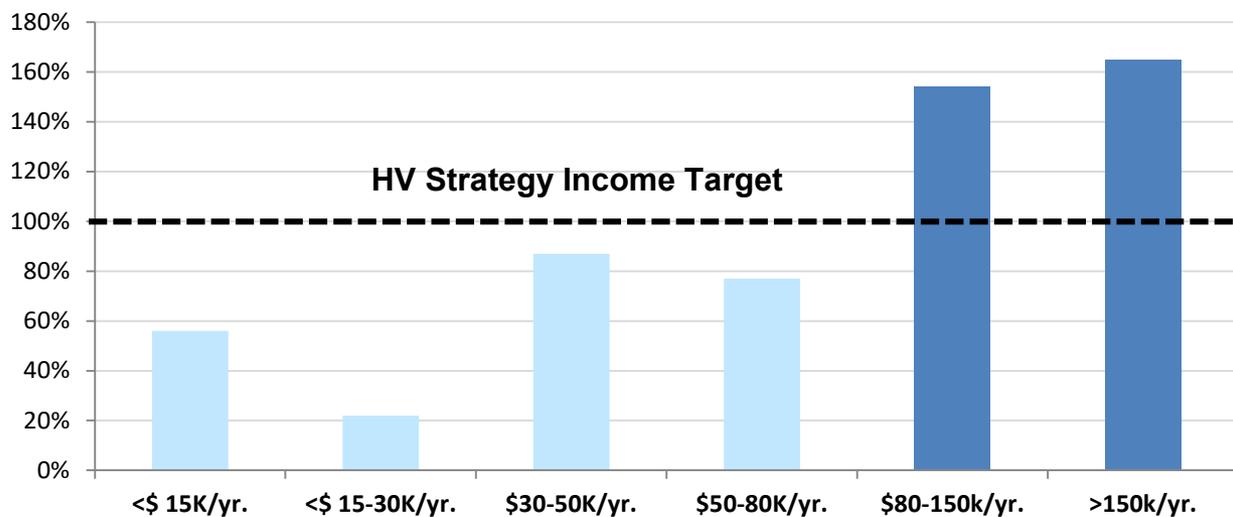
Housing Vancouver Goal: ~40% of new approved units to be family-sized



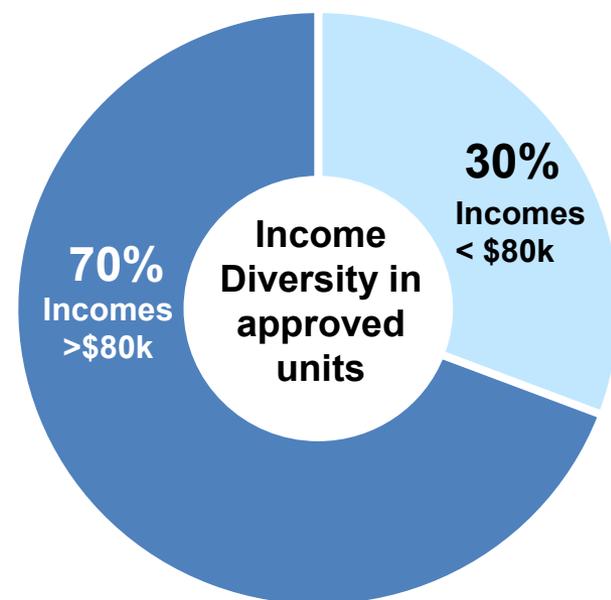
Falling below targets to serve low-moderate incomes: Only 31% of approved homes from 2017-2022 are affordable to <\$80K

% of 6-Year Unit Targets by Income Diversity

Trends towards achieving deeper affordability



Housing Vancouver Goal: 48%
of new homes for incomes
<\$80k/year

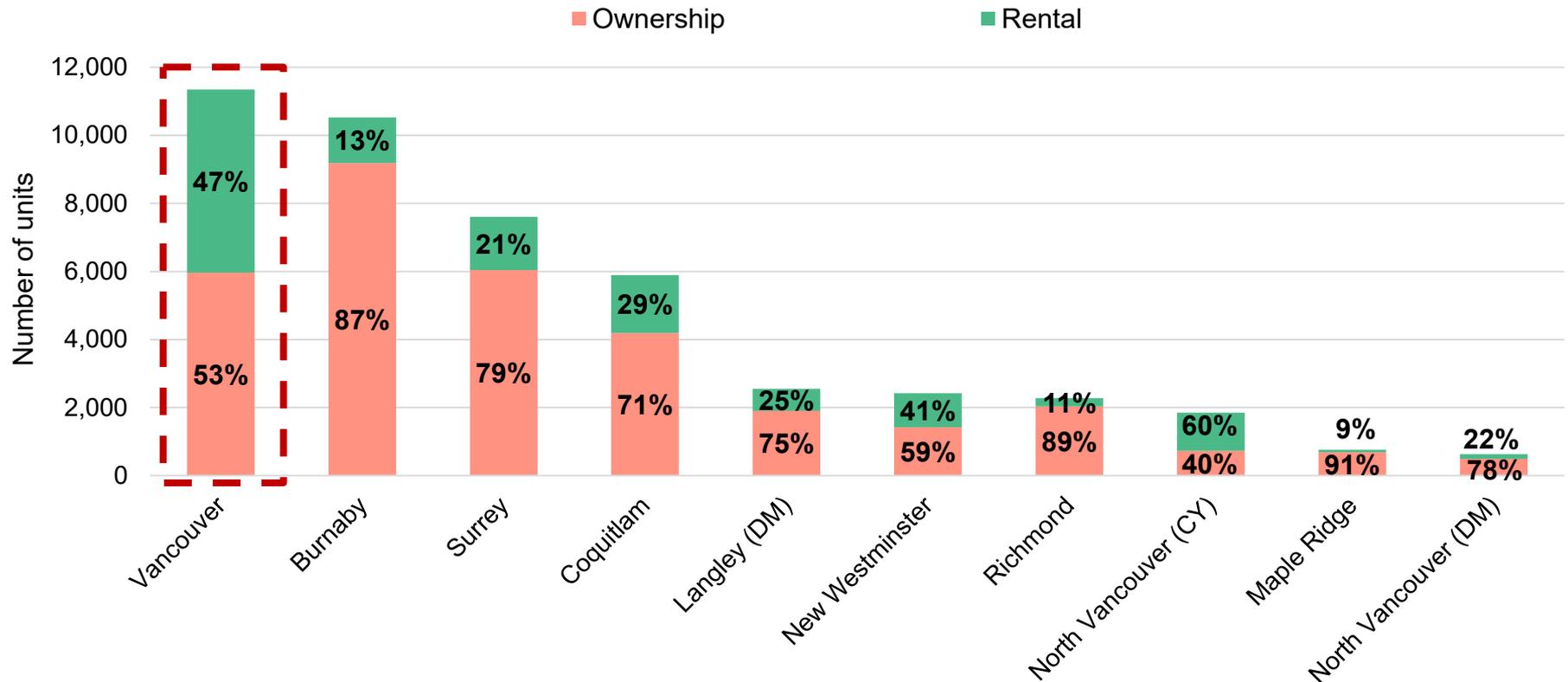


Vancouver leading the region in creating new housing

Over 11,000 homes are currently under construction in Vancouver

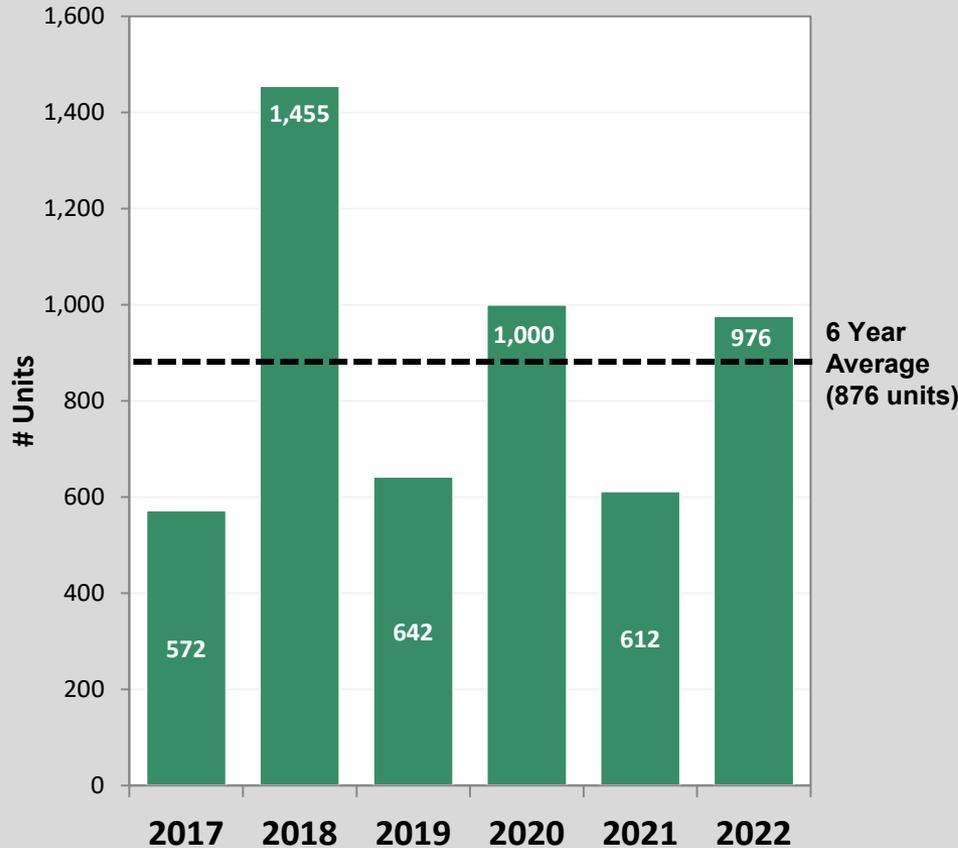
3,379 market rental + 2,331 non-market housing units

Units Under Construction and Share by Type of Unit (Dec 2022)



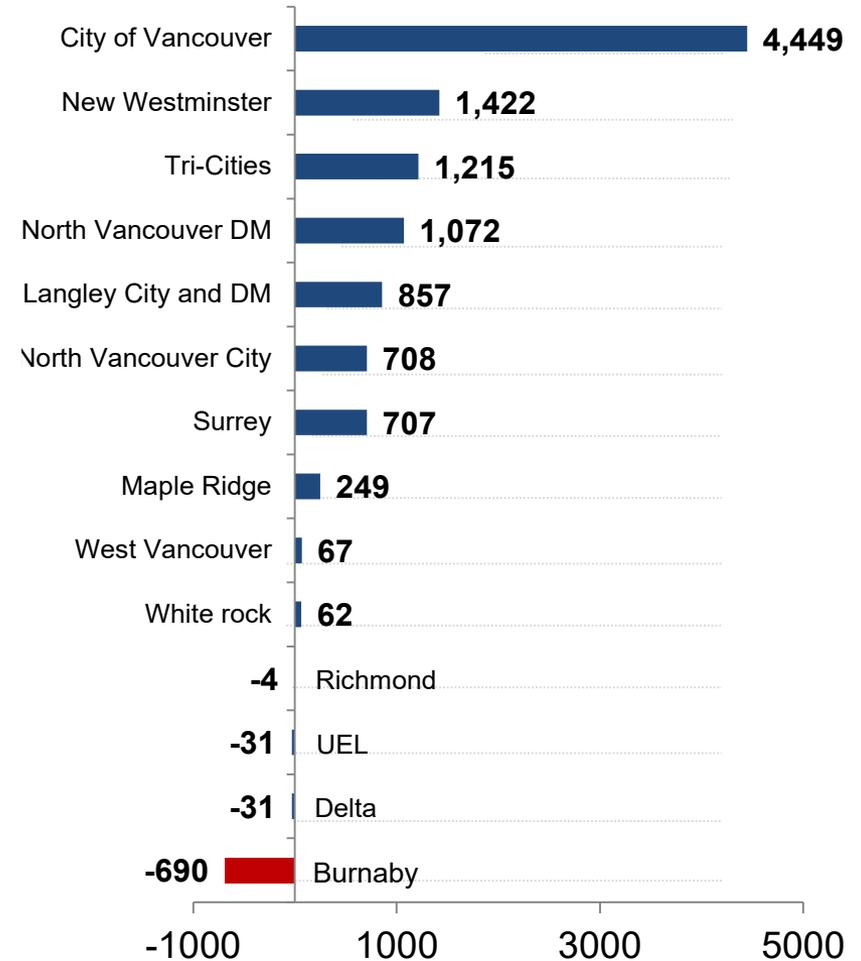
Significant Gains in New Purpose-Built Rental Housing from Recent Completions Compared to the Rest of the Region

Annual Purpose-Built Rental Completions in the City of Vancouver



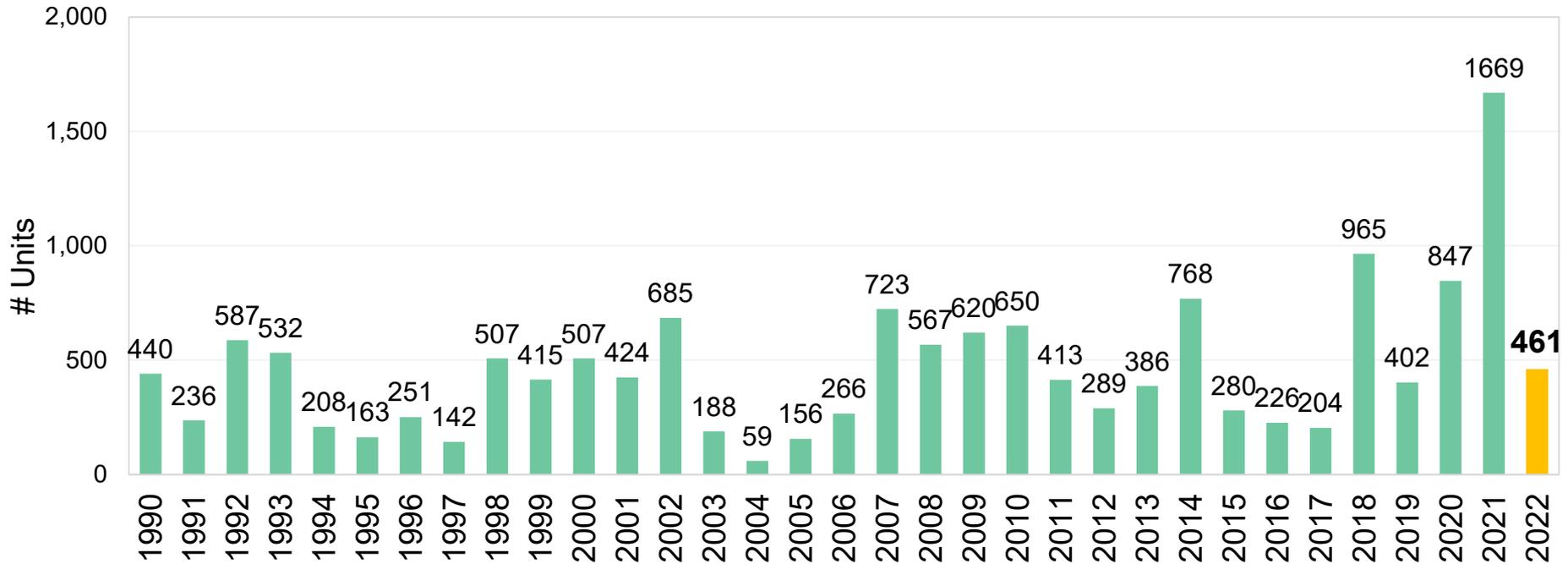
Source: CoV Development Permit System

Change in Purpose-built Rental Stock in the Region from 2017-2022



Source: CMHC Rental Market Survey

Social and Supportive Housing Completions and Acquisitions



2022 net completions: 383 units



616 E Cordova St
UGM Women & Families Centre



75-95 SW Marine Dr
Chelsea Marine



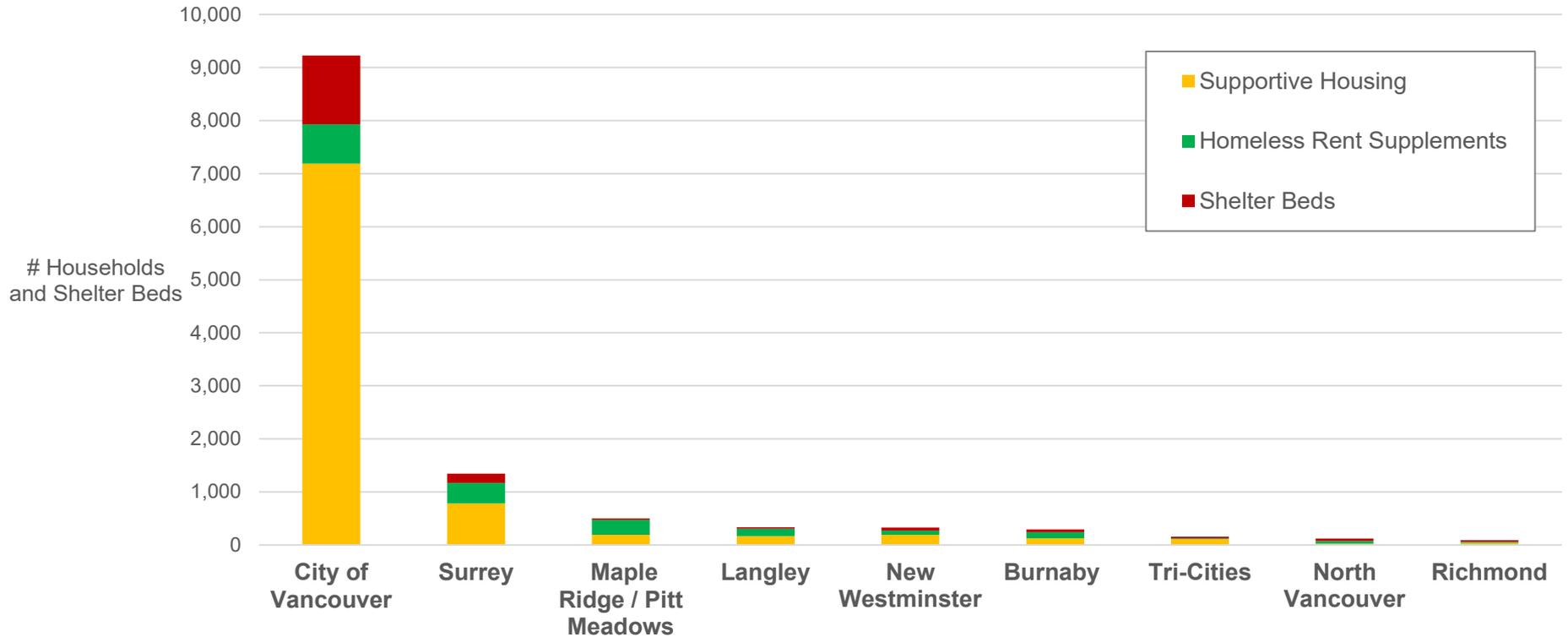
603 W 59th Ave
Dogwood Gardens



33 W Cordova St
The Stanley

Addressing Homelessness Across the Region

Metro Vancouver Housing Resources and Shelters By Municipality



Sources:

*Metro Vancouver Data Book – March 31, 2022

**All shelter bed counts for City of Vancouver are sourced from internal metrics as of March 31, 2023

Housing Actions 2023-2024

Context & Challenges

Significant Immigration & Existing Housing Need

- Record-breaking **431,000** people became permanent residents in 2022
- Canada to welcome up to **500,000** immigrants per year by 2025
 - ~46-66K per year for Metro Van
- Pent-up need from existing and forming households
- Regional approach needed to meeting high housing need

Ottawa reveals plan to welcome 500,000 immigrants per year by 2025



Plan to boost immigration comes as country faces labour shortage

The Canadian Press - Posted: Nov 01, 2022 9:36 AM PDT | Last Updated: November 1, 2022



Trudeau's immigration push wins support despite housing crunch

Nearly half of Canadians support this year's immigration target



Bloomberg News
Randy Thanthong-Knight

Published Mar 09, 2025 • Last updated 3 days ago • 2 minute read

Context & Challenges

Economic Uncertainty & Rental Market Challenges

- High inflation & increasing interest rates - mortgage carrying costs see sharp increase
- Fewer renters moving into homeownership, low vacancy rates
- Strong upward pressure on rents, especially at turnover
- Affordable housing projects stalling due to lack of funding

 NEWS
VANCOUVER

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Canada's inflation rate slows, but grocery prices and mortgage interest costs rise

Rental Market Report

January 2023 Edition

PURPOSE BUILT RENTAL MARKET

Vacancy Rate

0.9%

Average Two-Bedroom Rent

\$2,002

UP by 5.7%

Canada



Recent Announcements from Senior Governments

Provincial Budget includes with **\$4.2 billion for housing** initiatives, including:

- \$1.7 billion for Building BC programs
- \$1.5 billion for new and expanded responses to address homelessness and encampments
- \$588 million to increase supports to income and disability assistance



Federal Government announces **\$4 billion for the Housing Accelerator Fund**



Challenges – Five Key Responses

1. Increasing the **right supply**
2. Creating **homes and supports** for people
3. Ensuring homes get **built**
4. **Faster**, more predictable **permitting**
5. Planning the **next big moves**



Increasing the Right Supply

**Rupert Renfrew Area Plan –
Q2 2024**

**Broadway Implementation –
Ongoing**

**Jericho Lands Policy Statement –
Q4 2023**

**Missing Middle Low Density
Housing & Simplifying
Regulations – Q4 2023**

**Vancouver Plan Implementation –
2023 - 2024**



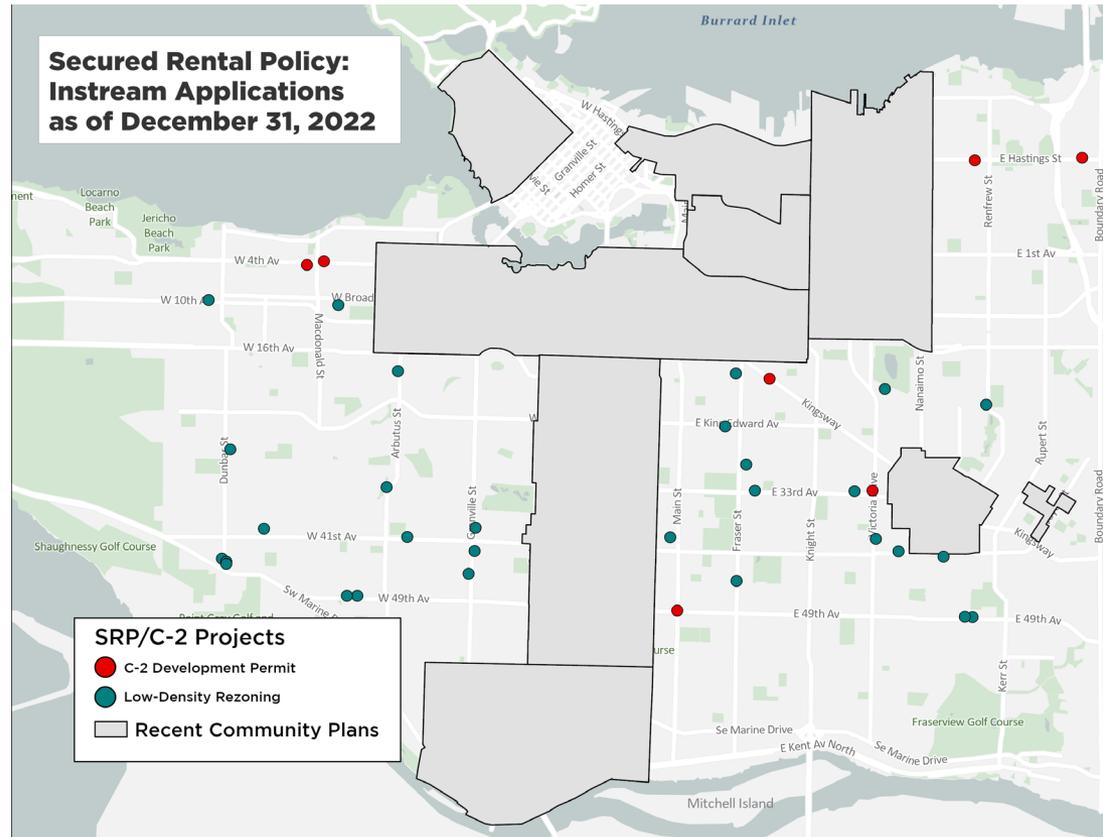
Secured Rental Policy Example

The newly approved **Secured Rental Policy** creates new rental supply throughout the City, in proximity to commercial areas and transit, while limiting displacement of existing renters, streamlining the application process and creating new commercial space in neighbourhoods.

38 applications submitted in 2022:

- 350 units approved + 2,800 in application
- ~58,000 sq. ft. of net new commercial space

And more to come!



Increasing the Right Supply Continued

Permanent Modular Supportive Housing & Rapid Housing Initiative – Ongoing

City owned sites – 2023

False Creek North 3 sites with > 650 units expected at Public Hearing in summer 2023, and ~200 units direct to DP Board

Community Housing Incentive Program (CHIP) – 2023

Four grants for approval valued at ~\$20M and enabling ~500 units



Creating Homes & Supports For People

Seniors Housing Strategy – Q2 2024

Improving apartment living - Design Guidelines Update – Q2 2024

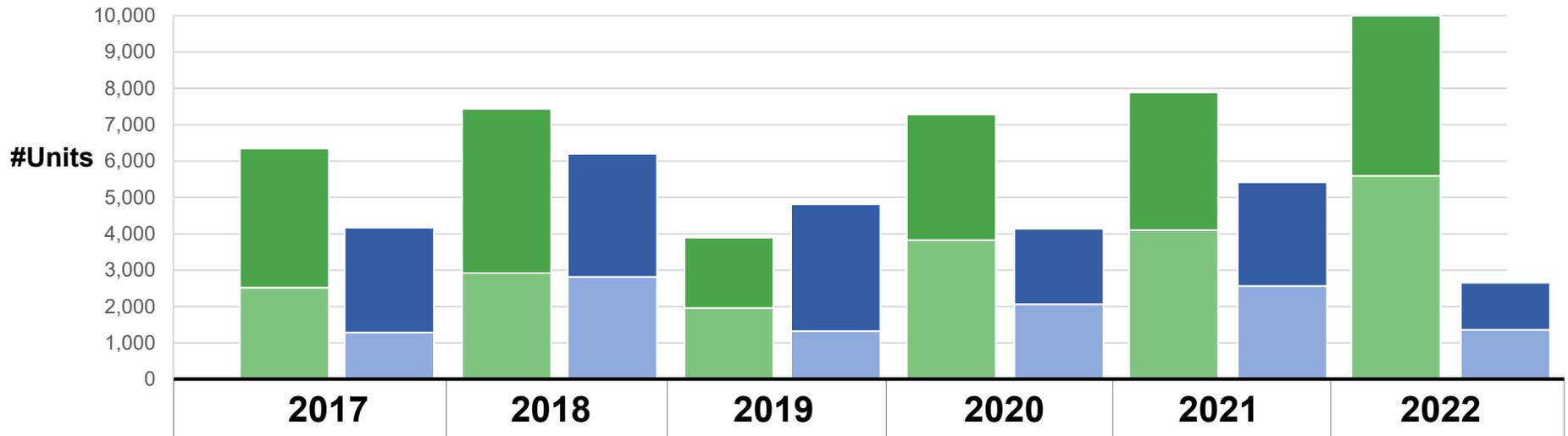
Enhance accessibility in City-owned inclusionary housing – Implementing higher accessibility design standards and piloting requirements for Rick Hansen gold certification

SRO Investment Strategy Update – Q2 2024

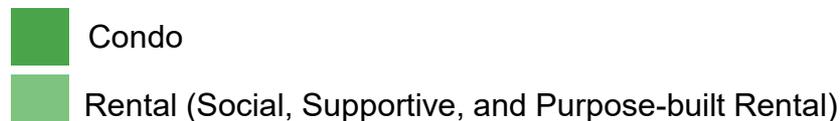


Ensuring Homes Get Built

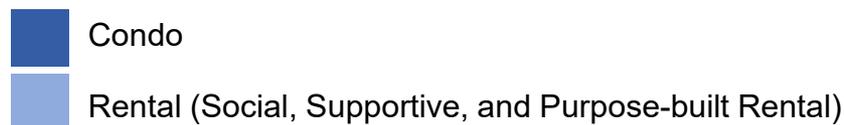
Apartment Approvals and Completions in the last 6 Years



Approvals¹



Completions²

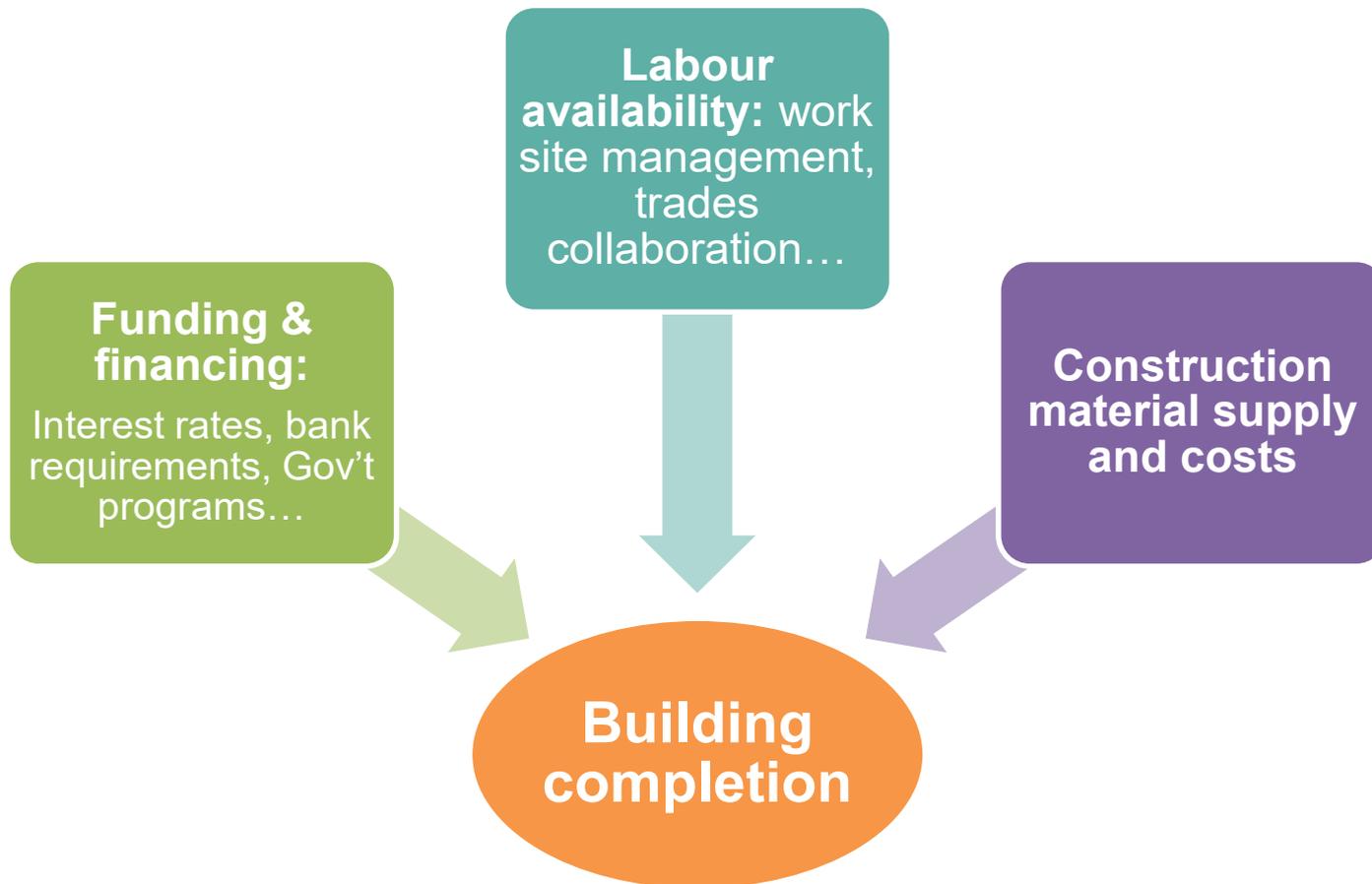


Over the last 6 years the City has approved just under **43,000** housing units compared to just under **28,000** housing units completed

1. Approvals sourced from City of Vancouver Public Hearings and Development Permits
2. Completions sourced from CMHC Starts and Completions Survey

Ensuring Homes Get Built

After municipal approvals, many factors may impact construction start and timeline



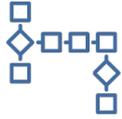
Ensuring Homes Get Built

Unsticking approved projects in challenging market conditions:

- **Below-market Rental Optimization** to ensure moderate income rental projects can proceed – Q3 2023
- **Work with Provincial and Federal governments** on funding, financing and other approaches to move projects to construction
- **Finalize City's submission to the Housing Accelerator Fund**



Faster, more predictable permitting



Process

Streamline processes and eliminate unnecessary steps



Policy and Regulation

Simplify and clarify existing policies



Governance

Ensure issues are escalated to the right person(s) quickly to make a decision



Applications

Develop tools to improve the quality of applications



External consultation

Work collaboratively with applicants to identify and implement solutions



Work culture

Shift internal culture to be customer centric and work collaboratively with applicants

Planning the Next Big Moves

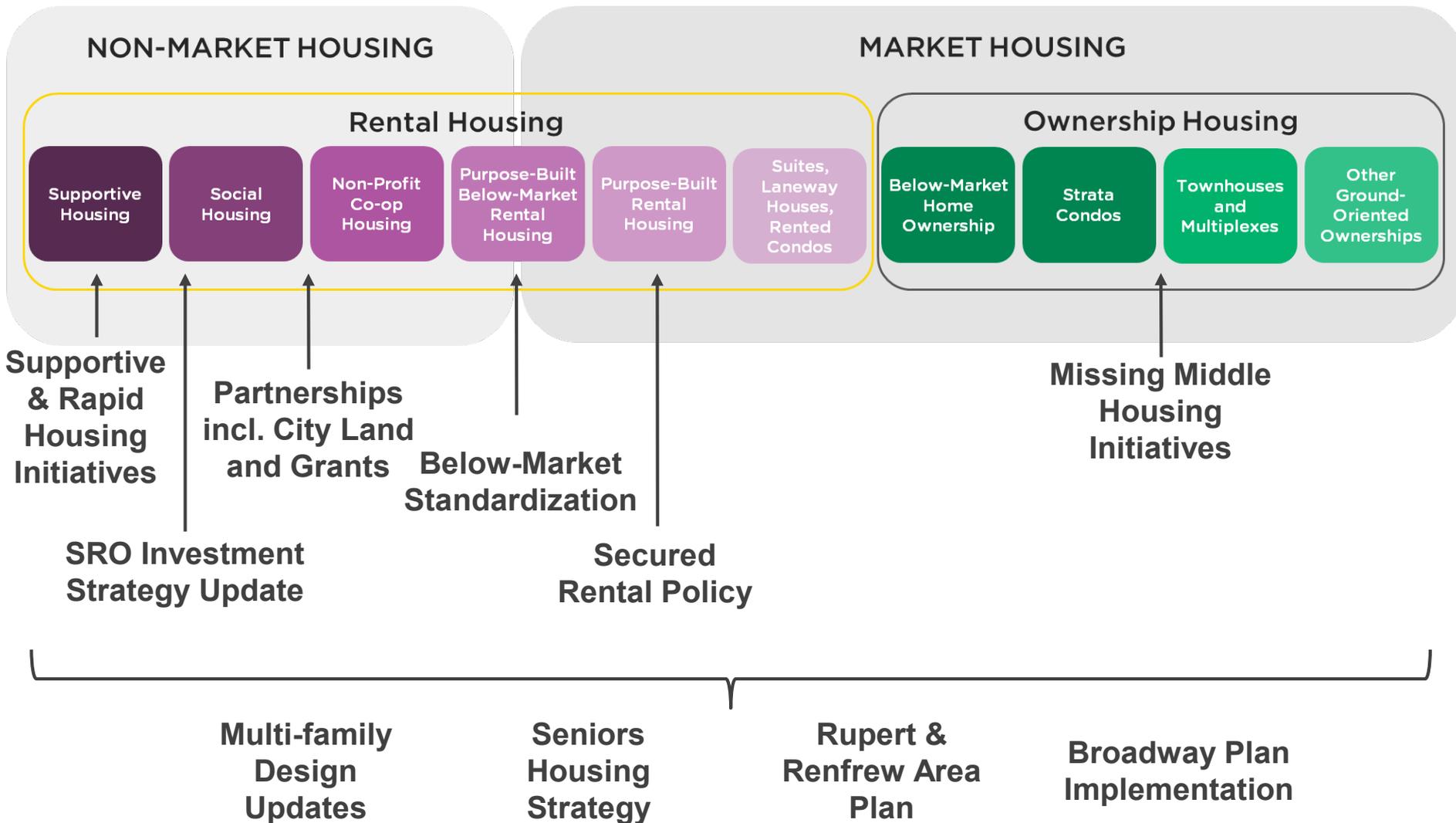
Initiate New Housing Vancouver 3-Year Action Plan – 2023-2024

Includes updated Housing Needs and Targets, Advocacy Strategy, actions to advance UNDRIP and other short- and long-term actions to advance land-use changes.

Work to be informed by:

- Implementation of **Vancouver Plan**
- New **BC Housing Supply Act** requirements anticipated June
- New **2021 Census Data** custom data anticipated Fall 2023 and 2024

Actions Happening Across the Continuum



Progress Report & Actions Summary

1. Highest year of total housing approvals in several decades*
2. More land-use changes and actions to come
3. Strong partnership opportunities with other levels of government



**Total approvals counted towards target excludes single-family dwellings, secondary suites, and duplexes*