



COUNCIL REPORT

Report Date: September 5, 2023
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Meeting Date: October 4, 2023
[Submit comments to Council](#)

TO: Standing Committee on Policy and Strategic Priorities
FROM: Acting General Manager of Planning, Urban Design and Sustainability
SUBJECT: Below-Market Rental Housing Program Optimization

Recommendations

- A. THAT Council approve an amended Moderate Income Rental Housing Pilot Program (MIRHPP) Rezoning Policy generally as presented in Appendix A.
- B. THAT Council approve an amended Below-Market Rental Housing Policy for Rezoning, generally as presented in Appendix B.
- C. THAT Council approve an amended Rezoning Policy for Sustainable Large Developments, generally as presented in Appendix C.
- D. THAT Council approve an amended Secured Rental Policy, generally as presented in Appendix D.
- E. THAT Council approve, in principle, amendments to the Vancouver Development Cost Levy By-law and the Area Specific Development Cost Levy By-law to update the requirements for and administration of the for-profit affordable rental housing waiver, generally in accordance with Appendix E.
- F. THAT Council instruct the Director of Legal Services to bring forward for enactment the amendments to the Vancouver Development Cost Levy By-law and Area Specific Development Cost Levy By-law to come into force and take effect on October 4, 2023.
- G. THAT Recommendations A through F be adopted on the following conditions:
 - (i) THAT passage of the above resolutions creates no legal rights for any person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost; and
 - (ii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or

discretion, regardless of when they are called upon to exercise such authority or discretion.

- H. THAT Council approve the amended Rezoning conditions to align with the proposed policy and by-law amendments included in Recommendations A through E, generally as presented in Appendix F and instruct the Acting General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to integrate the amended conditions into the Housing Agreements for projects listed in Appendix F, subject to agreement by the applicant.
- I. THAT the Acting General Manager of Planning, Urban Design and Sustainability and Director of Legal Services be instructed to apply the amended Rezoning conditions, generally as presented in Appendix F, to below-market and market rental housing project applications that have been received but not approved by Council as required.

Purpose and Executive Summary

The purpose of this report is to present for Council's consideration a number of policy and by-law changes to standardize the City's approach and requirements for below-market rental (BMR) housing projects. These changes will streamline and speed up the process of delivering BMR homes to meet the needs of Vancouver renters, address long-term operating and compliance risks, improve viability of these projects and create program clarity to encourage the creation of more BMR homes.

Council Authority/Previous Decisions

- Secured Rental Policy (2012)
- Housing Vancouver Strategy and 3 Year Action Plan (2017)
- Moderate Income Rental Housing Pilot Program (2017)
- Rezoning Policy for Sustainable Large Developments (2018)
- Below-Market Rental Housing Policy for Rezonings (2019)
- Vancouver Plan (2022)
- On [June 13, 2023](#), Council directed staff to adopt a 3-3-3-1 Permit Approval Framework to help eliminate the City's housing construction backlog, increase the supply of market, non-market, and supportive housing, with permit approval time targets as follows:
 - Three days to approve home renovation permits (including renovations to accommodate mobility and accessibility-related challenges);
 - Three weeks to approve single-family home and townhouse permits;
 - Three months to approve permits for professionally designed multi-family and mid-rise projects where existing zoning is already in place; and
 - One year to approve permits for a high-rise or large-scale project.

City Manager's Comments

The City Manager concurs with the foregoing recommendations.

Context and Background

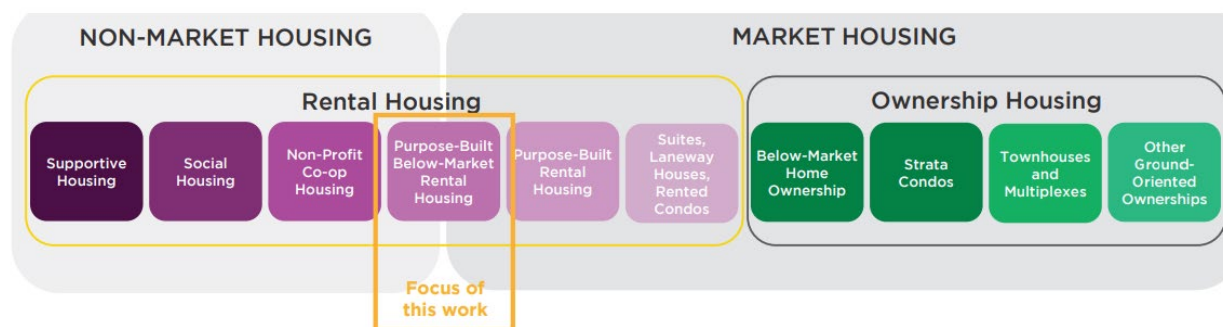
The Housing Vancouver Strategy (2018-2027) provides direction to shift new housing toward a greater proportion of rental housing to maintain income diversity and ensure that housing in the city meets the needs of current and future Vancouver residents. Housing Vancouver further directs staff to focus on the “right supply” of housing affordable to people who live and work in the city. A key gap in the rental housing market are homes affordable to renters who may not qualify for social housing but who struggle to afford new market rental.

Below-Market Rental Housing

Below-market rental (BMR) housing (previously referred to as moderate income rental housing) is rental housing that is more affordable than market rental housing and delivered through incentives or inclusionary requirements. In BMR projects, rents in a portion of the units (e.g. 20%) are permanently secured at below-market rates and are allowed to be ‘re-indexed’ at turnover to the same percentage below market for the next tenant. Below-market rents, eligibility requirements for BMR units, reporting requirements and rental tenure are secured through legal agreements including a Housing Agreement and a Section 219 Covenant for the longer of 60 years or the life of the building.

BMR housing policies are a way to secure permanent affordability in rental housing delivered by the private sector without ongoing subsidies. Over the long-term, the market rental portion of a BMR project cross-subsidizes the below-market units to maintain affordability of those units. BMR units address a critical gap in Vancouver’s rental housing market by providing housing affordable to ‘moderate income’ renters. However, it does not serve very low-income renters or those experiencing homelessness as that requires significant government funding (capital and operating) and non-profit partnerships.

Figure 1. Housing Continuum



Moderate Income Rental Housing Pilot Program (MIRHPP)

The City developed the Moderate Income Rental Housing Pilot Program (MIRHPP) to address this critical gap in the rental market. Approved in 2017 as a “learning pilot”, the program’s goal was to test the ability to deliver new rental units with rents permanently secured for moderate income renters. MIRHPP project proposals were accepted from 2018 to 2022. The program allowed for up to 20 rezonings for new buildings that were 100% secured market rental housing with 20% secured at below-market rents. The projects were enabled through incentives including increases in height and density, parking reductions, and waiving of development fees.

Initial interest in the program was high with 60 pre-enquiry applications received, but over time the majority of enquiries did not proceed. This was due to a combination of the inability to meet program requirements (e.g. insufficient number of below-market units, issues with form of development etc.) and challenges securing project financing due to issues with the program’s rent construct. In total, 16 projects (2,975 total rental units) proceeded under the pilot. Of those projects, nine are currently under construction (1,082 total rental units), three have received

rezoning approval (450 total rental units) and four are at the rezoning enquiry or application stage (1,443 total rental units). No projects approved through the MIRHPP have completed to date. After nearly seven years of implementing the pilot, there is a need to adjust the policy to ensure these projects move forward from application to construction and occupancy. It is also important that the projects are set up to operate successfully over the anticipated life of the buildings.

Below-Market Rental Housing Policy Iterations in Vancouver

Since approval of the MIRHPP, several iterations of below-market rental housing policies have been adopted in four City-wide policies and three community plans. In general, there has been broad support for this model as a way to deliver new below-market rental homes. Incentives, in particular increased density, have been effective in encouraging uptake of new below-market rental policies.

While iterations of the City’s below-market rental policies have expanded the areas of the city where BMR projects can be considered, they have resulted in a patchwork of requirements. This inconsistency and variation creates issues for long term monitoring and compliance of the program as well as uncertainty for both applicants and staff responsible for processing new below-market rental applications. Implementation has also helped identify development process changes that would speed up the review and processing of new below-market rental projects.

The Below-Market Rental Housing Program Optimization initiative proposes a number of policy and by-law changes to standardize the City’s approach and requirements for BMR projects with the goals of:

- Streamlining and speeding up the process of developing BMR homes to meet the needs of Vancouver renters;
- Addressing long-term operating and monitoring/compliance risks for below-market rental projects and contribute to financial viability of BMR projects; and
- Creating program clarity with simplified requirements to encourage the creation of more BMR homes.

Discussion

Lessons Learned from the Moderate Income Rental Housing Pilot (MIRHPP)

Starting rents for the 2017 pilot program were based on the incomes of low and moderate income renter households with incomes between \$30,000 and \$80,000, assuming they would pay 30% of their household income toward rent. This resulted in below-market rents that were an approximate 35% discount to newer market rents.

Table 1. 2017 MIRHPP Rents, Targeted Household Incomes and Newer Market Rents

Unit	MIRHPP Maximum Average Starting Monthly Rent	Household Income Served (if 30% of income spent on rent)	2018 CMHC Average Rents* (buildings constructed 2005+)
Studio	\$950	\$38,000	\$1,607
1 Bedroom	\$1,200	\$48,000	\$1,869
2 Bedroom	\$1,600	\$64,000	\$2,457
3 Bedroom	\$2,000	\$80,000	\$3,235

*Canadian Mortgage and Housing Corporation (CMHC) 2018 Market Rental Report

The pilot program rents did not include a mechanism to allow for annual increases over time to reflect changes in renter incomes or market conditions such as inflation or rising operating costs. These original affordability requirements became increasingly challenging from a financial feasibility perspective as the pilot progressed. Third party financial testing and the drop-off of pilot program proposals, from 60 initial enquiries to the final 16 projects, demonstrated that the majority of projects became unviable over time.

In 2018, the Province amended the Residential Tenancy Act (RTA) to reduce the annual allowable rent increase formula from inflation plus 2% to only inflation. This 2% reduction further affected the viability of MIRHPP projects. For these reasons in 2021 Council approved changes to the pilot which allowed escalation of MIRHPP starting rents by the annual allowable RTA increases from rezoning approval to occupancy. This change impacted five of the pilot projects and eleven remained under the original requirements, creating additional variability in project requirements and confusion for both applicants and staff.

In addition, the original MIRHPP rents (permanently set at the 2017 rates) have become more deeply discounted relative to market rents such that they are now lower than social housing maximum rents, at nearly a 50% discount to newer market rental. These rents do not reflect the original intent of the program, which was to serve moderate income renters through private sector delivery with no ongoing subsidies. This raises concerns that some of these projects may not proceed through to occupancy. It also creates longer term operational risks as cost escalation outpace rent increase allowances over time.

Proposed changes to the MIRHPP and associated policies

There are nearly 2,000 below-market rental units that follow the original MIRHPP rent model currently in application, 333 BMR units are under construction and 39 BMR units are occupied. With a limited number of BMR units completed to date, and given the urgent need for affordable rental housing in the city, focusing on speeding up the development review and permitting process for these projects is a priority.

To improve financial viability of these projects and long-term monitoring and compliance of BMR programs and contribute to a more streamlined development review and permitting process, the following adjustments are proposed in Table 2.

Table 2. Proposed changes to the MIRHPP and associated policies and rationale

	Proposed new/changed requirement	Existing requirement	Rationale
Below-market rent model	<p>Below-market rents will be set at a minimum of 20% below the CMHC average market rents for the city.</p> <p>At unit turnover, the rent may be re-indexed to the current city-wide average rent less 20% (see Table 4 for a comparison of proposed below-market rents and current new market rents in Vancouver).</p>	<p>BMR rents are set based on 2017 program requirements, with some projects allowed to escalate by RTA allowable annual increase until occupancy.</p> <p>At unit turnover, rent increases are limited to RTA allowable annual increase.</p>	<p>Introduces a mechanism to allow rents to update over time as market conditions change, while retaining permanent below-market rent requirement.</p> <p>Would align MIRHPP with other policies for BMR housing (e.g. Secured Rental Policy, Broadway Plan) to create a consistent city-wide approach. A standardized approach will assist with long-term monitoring and compliance of the program.</p> <p>Indexing BMR rents to a reliable and public third party government data source would align with standard practices in other jurisdictions across Canada.</p>

<p>Timing for setting below-market rents</p>	<p>Below-market rents will be set at Occupancy Permit, based on most recent CMHC data.</p>	<p>Below-market rents are set at Rezoning Public Hearing and then escalated each year by RTA allowable annual amounts until occupancy.</p>	<p>Streamlines and simplifies the development process for applicants and staff by reducing complexity of documentation requirements and reducing the administrative burden on staff implementing policy requirements.</p>
<p>Removing maximum unit size requirement</p>	<p>Remove requirement for BMR and market rental projects taking a Development Cost Levy (DCL) waiver to meet maximum unit sizes.</p>	<p>BMR and market rental projects taking a DCL waiver must meet maximum unit sizes.</p>	<p>Simplifies the process for applicants and staff. Original intent of the maximum unit sizes was to prevent “luxury” units. A review of all rental projects that did not take the DCL waiver found that average unit sizes were at or below the current maximum DCL waiver sizes.</p> <p>Conclusion is that regulating maximum unit sizes creates significant administrative burden with minimal impact, and so is unnecessary.</p>
<p>Process for setting DCL wavier-qualifying rents</p>	<p>Maximum rents needed to qualify for a DCL waiver for BMR and market rental housing will be set at Occupancy Permit, based on most recent CMHC data.</p>	<p>Maximum rents needed to qualify for a DCL waiver for BMR and market rental housing are set at Rezoning Public Hearing or at the ‘prior-to’ letter of approval for Development Permit projects and then escalated each year by RTA allowable annual amounts until occupancy.</p>	<p>Streamlines review process by removing the need for staff to update rents each year, calculate and compare to allowable increases, confirm with applicants and document until final rents are set.</p>

Table 3. Comparison of Below-Market Rents and Market Rents

Unit	2017 MIRHPP Maximum Average Starting Monthly Rent	2023 MIRHPP Maximum Average Starting Monthly Rent*	2023 20% Discount to City-Wide Average Rents**	2023 CMHC Average Rents** (buildings constructed 2005+)	2023 CMHC Average Rents for Vacant Units**
Studio	\$950	\$1,091	\$1,135	\$1,884	\$2,291
1 Bedroom	\$1,200	\$1,378	\$1,303	\$2,122	\$2,165
2 Bedroom	\$1,600	\$1,837	\$1,818	\$2,888	\$3,149
3 Bedroom	\$2,000	\$2,296	\$2,447	\$3,704	\$5,539

*Applying the RTA allowable annual rent increases

**CMHC Rental Market Report, Vancouver CMA, 2022

Public Information Sessions and Stakeholder consultation

Three information sessions (two in person and one virtual) were held to inform the public about the proposals, answer questions and provide opportunity to hear feedback. Forty seven participants attended the sessions which were advertised via the City's website and social media channels, a newspaper advertisement and the Housing Vancouver email listserv. Key feedback received from the public and stakeholders included the importance of increasing the number of BMR projects to address renter affordability challenges in the City. Participants also highlighted the affordability needs of all types of renters including singles, couples and families of all ages. The City was asked to consider prioritizing units for specific demographics and equity-denied groups. Concerns were expressed around ensuring units are tenanted by the intended income groups and remain at below-rates forever, highlighting the need to focus on long-term program monitoring and compliance.

Staff also met with BC Housing and CMHC staff to discuss the impacts on and alignment of these proposals with Provincial and Federal funding programs designed to encourage the creation of new affordable rental housing. BC Housing and CMHC staff confirmed that the changes being proposed would allow new below-market rental projects to qualify for existing funding and financing programs. In addition, they stated the depth of affordability proposed would position projects to be competitive in the application processes.

Meetings were held both with representatives of the non-profit renter service sector and below-market rental project applicants. Renter sector feedback focused on the need for more affordable rental housing through both the private and non-market sectors to address renter challenges in a holistic way. Applicants were supportive of the proposed changes stating that they will improve viability of below-market rental projects and the standardized requirements will encourage more take-up of the program. Some applicants expressed that the affordability requirements and current economic conditions continue to challenge projects and a shallower discount or reduced number of below-market rental units should be considered.

Implementation of changes and impacts on different types of projects

Housing Agreements will continue to be required for all BMR projects; the Agreements are filed at the Land Title Office and remain in place for 60 years or the life of the building (whichever is greater) and secure:

- rental tenure (the building cannot be stratified or the units sold separately)
- below-market rents for the required portion of the building
- income-qualification and reporting requirements for the BMR units

Should Council approve the recommendations in this report, the below-market rent model and DCL By-law changes will be implemented as follows:

- For the 25 BMR projects (approximately 750 below-market rental units and 3,500 total rental units) with Housing Agreements already enacted, the proposed amendments to such Housing Agreements will be prepared based on the updated conditions contained

in Appendix F and approving By-laws for each will be brought forward to Council for consideration.

- New and in-application BMR projects will have the amended conditions included in their Housing Agreements as a matter of course during the standard review process and approving By-laws will be brought forward to Council for consideration
- The DCL waiver changes will apply to 100% market rental projects seeking a DCL waiver (Class B projects) that do not have an enacted Housing Agreement as of October 4, 2023; Class B projects which have an enacted Housing Agreement as of October 4, 2023 will proceed under the previous requirements (10 projects with approximately 600 total rental units)

These changes will streamline the process for staff and applicants and make BMR housing projects more viable. Staff will continue to partner with applicants to maximize new BMR opportunities within a program framework that supports these projects to proceed in a timely manner from application through to construction and occupancy.

Financial Implications

The City uses a variety of tools to encourage the creation of purpose-built rental and below-market rental housing, including bonus height and density, and optional waivers of certain Development Cost Levies (DCLs). The recent comprehensive review and update of the City's DCL programs was completed in 2022 and Council approved the DCL By-Law Update, which included an amendment to the City-wide DCL waiver for for-profit affordable rental and came into effect on September 30, 2022. These updates will continue to apply to below-market and market rental projects going forward which includes payment of Utilities DCLs and the option of an 86.24% waiver of City-wide DCLs for market rental housing and a 100% waiver for below-market rental projects. Waiver of City-wide DCLs supports viability of these types of rental housing projects.

Economic testing and analysis of projects advanced under the City's various below-market rental housing programs have demonstrated these types of projects do not generate land value increases that would support additional Community Amenity Contributions (CACs) beyond the provision of below-market rental housing. This holds true under the rent model changes proposed in this report. Testing has also illustrated that the additional density available through city incentive programs is necessary to enable below-market rental projects to be viable development options in comparison to what can be built under existing zoning.

Legal Implications

Should Council approve the recommendations included in this report, further work will be required by Legal Services to implement the changes. Legal staff will work with individual project applicants to draft Housing Agreements that include the amended conditions and bring them forward for Council consideration. See Appendix F for a list of projects that have an enacted Housing Agreement that is authorized by an enacted by-law or have a rezoning that has been approved in principle at Public Hearing where the Housing Agreement has not yet been authorized by an enacted by-law.

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**APPENDIX A
MODERATE INCOME RENTAL HOUSING PILOT PROGRAM (MIRHPP) REZONING
POLICY AMENDMENTS (CHANGES IN RED)**

Policy

Moderate Income Rental Housing Pilot Program (MIRHPP) Rezoning Policy

Approved by Council November 28, 2017

Last amended [Month, day, year]

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Background and Context

On November 26, 2019, Council approved amendments to the Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives originally approved by Council on November 28, 2017. Amendments approved on November 26, 2019 include:

- Extension of the timeline of the pilot to enable staff to continue to select up to 20 proposals to submit rezoning applications until January 1, 2021;
- Addition of a new consideration for large developments as defined by the [Rezoning Policy for Sustainable Large Developments](#) in Section 3.7;
- Clarification of additional requirements in Section 2.4;
- Updated information regarding available incentives in Section 3;
- Removal of outdated administrative information in Section 1.

Further amendments, approved on July 21, 2021 include:

- Extension of the pilot to enable staff to consider new proposals until January 31, 2022, by which date a formal rezoning enquiry or application must have been received;
- Changes to the application process to allow consideration of new proposals on a rolling basis, remove the requirement for a Pre-Enquiry Application, and associated edits to Section 1;
- Changes to the starting rent requirements for moderate income rental units and associated edits to Section 2;
- Updated information regarding eligibility for existing C-1, C-3A, RT, RS and CD-1 zoned sites.

Further amendments, approved on [Month, Day, Year] include:

- Changes to the starting rent requirements for moderate income rental units and associated edits, to Section 2.1;
- Removal of outdated information in Section 2.1 and 3.1, and clarification of existing requirements in Section 2.2.

Intent

This **policy** provides information on the application process, project requirements and incentives approved by City Council on November 29, 2017 (including amendments) relating to the construction of moderate income rental housing.

Beginning January 1, 2018, the City began accepting development proposals for new buildings where 100% of the residential floor area is secured rental housing and at least 20% of the residential floor area that is counted in the calculation of the floor space ratio is made available to moderate income households; **defined in 2017 as households** earning between \$30,000 and \$80,000/ year **based on the most recent census data available for the City of Vancouver**. As per Council direction, rental units for moderate income households will be provided in a variety of unit types (studios, 1, 2 and 3 bedrooms).

This is a pilot program to test and demonstrate what is possible in different parts of the city. Staff will select up to 20 proposals to submit full rezoning applications between January 1, 2018 and July 1, 2019. On November 26, 2019, Council extended the timeline of the pilot to enable staff to continue to select up to 20 proposals to submit full rezoning applications until January 1, 2021. On July 21, 2021, Council extended the opportunity for staff to consider new proposals until January 31, 2022, by which date a formal rezoning enquiry or application must have been received in order to be eligible to proceed under

the pilot. This deadline applies to all new submissions received in 2021 and 2022 as well as pre-enquiry applications supported for consideration in 2018 and 2019.

All applications will proceed through a full rezoning process including public hearing. Following the pilot program, Staff will report back to City Council with lessons learned and, if appropriate, recommendations for a new, long term program to encourage the construction of moderate income rental housing.

On [Month, Day, Year], Council received a report recommending adjustments to the pilot program to standardize requirements of the City's various below market rental housing policies in line with the approach adopted in the Broadway Plan (2022) and to encourage construction of new moderate income rental housing. As a result, Council approved changes to the affordability requirements for moderate income rental housing units to set rental rates using a discount to average rents for the City of Vancouver as published by the Canada Mortgage and Housing Corporation (CMHC).

Policies

1 Application Process

1.1 Pre-enquiry Application

Proposals under the pilot will only be accepted during specified intake periods, and information on submission opportunities will be posted on the City's website at vancouver.ca/rentalhousing.

During previous intake periods in 2018 and 2019, interested proponents were required to complete and submit a Pre-Enquiry Application Form, along with other materials as required, which were reviewed by an interdepartmental staff team. Projects that best met and exceeded the criteria of the pilot program and other Council policies and guidelines were selected to submit a full rezoning enquiry package, as program capacity permitted.

Key criteria that staff applied in the review of the Pre-Enquiry Application forms included the depth and breadth of affordability being provided, the inclusion of family housing and locational considerations. As the purpose of the pilot is to demonstrate what is possible in different parts of the city, staff sought to identify sites in a diversity of locations and zoning districts.

As part of updates approved on July 21, 2021, a third rolling intake period **was** open until January 31, 2022. To be eligible for consideration under the Pilot, a full rezoning enquiry or application package must have been received by this date. During this extended intake period in 2021 and 2022, interested proponents **were** no longer required to submit a pre-enquiry application form before proceeding with a formal rezoning enquiry or application. Interested proponents **were** encouraged to engage Rezoning Centre staff early for advice on a proposal under this policy before proceeding with a formal submission.

1.2 Rezoning Enquiry Package

As part of the previous intake periods in 2018 and 2019, an interdepartmental staff team reviewed and compared proposals at the enquiry stage to evaluate and assess the fit with the requirements of the pilot program and other Council policies and guidelines. Proposals that scored well against set criteria were selected to proceed with the rezoning application process, as program capacity permits.

During the rolling intake period in 2021 and 2022, full rezoning enquiry submissions **were** accepted through Monday, January 31, 2022.

1.3 Rezoning Application

Where applicable, proponents of selected projects will be notified and advised of the requirements to submit a full rezoning application.

2 Project Requirements

2.1 Affordability in the Moderate Income Rental Units

The incentives outlined in section 3 below are designed to encourage the delivery of new buildings where 100% of the residential floor area is secured rental housing, and at least 20% of the residential floor area that is counted in the calculation of the floor space ratio **is secured as moderate income rental housing with rents that do not exceed a rate that is 20% less than the average rents by unit type for the City of Vancouver as published by the CMHC. Rent rates for any proposed Micro Dwelling units are expected to be lower than the rents for studio units.**

Moderate income unit rents are set at initial project occupancy. After initial occupancy, rent increases in the moderate income rental units during a tenancy will be limited to the maximum allowable increase set out by the Province as per the *Residential Tenancy Act*. Between tenancies, the rent for a moderate income rental housing unit may be re-indexed to the current CMHC average rent by unit type, applying the 20% discount.

2.2 Requirements for Projects Proponents

As a condition of approval, applicants will be required to enter into a Housing Agreement pursuant to section 565.2 of the Vancouver Charter including no stratification and no separate sales covenants (and any other legal mechanism deemed necessary by the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability) with the City of Vancouver to secure the applicable starting rents and the rental units for a term of 60 years or life of the building, whichever is greater.

The Housing Agreement will also include the following requirements for the proponent regarding the operation of the moderate income rental units:

- The Proponent will verify eligibility for new tenants in Moderate Income Rental Units.
 - For new tenants, household income cannot exceed 4 times the annual rent for the unit (i.e. at least 25% of income is spent on rent).
 - There should be at least one occupant per bedroom in the unit.
- The Proponent will verify eligibility for existing tenants in Moderate Income Rental Units.
 - Building operator will test existing tenants to ensure eligibility every 5 years after initial occupancy.
 - For existing tenants, household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent).
 - There should be at least one occupant per bedroom in the unit.
 - If an existing tenant no longer qualifies for their moderate income rental unit, **using the maximum rents for the year of verification**, the operator will issue a notice to end tenancy in accordance with the BC Residential Tenancy Act. The notice will take effect 6 months after the date of issuance.
 - Note: in order to support stability of tenure, Provincial regulations allow additional flexibility for operators who meet the definition of a “housing society”. The City will consider alternative proposals for ensuring that moderate income units continue to serve targeted households over the long term while ensuring that existing tenants have stability of tenure.

- The Proponent will provide an Annual Report to the City of Vancouver on the operation of the Moderate Income Rental Housing Units.
 - The report will be in a format deemed acceptable by the General Manager of Planning, Urban Design and Sustainability or their designate.
 - The report will be designed to ensure that the City can confirm that the building is operating as agreed and will include information on:
 - Rents collected in all moderate income rental units;
 - Unit turnover and incomes of new qualified tenants;
 - Updated incomes for households who have occupied a moderate income unit for 5 years.
 - The City may audit the information provided in the annual report.

2.3 Unit Mix Guidelines

In order to ensure a variety of unit types in both the market and below-market housing units, projects should achieve the following unit mix distribution targets.

Table 2: Unit Mix Distribution Targets

Unit Type	% of Total
Studios	25%
1-Bedrooms	40%
2 & 3-Bedrooms	35%
Total	100%

The unit type mix in the moderate income units should generally match that of the market rate units. The City encourages the provision of 3-bedroom rental housing units.

2.4 Additional Requirements

(a) Tenant relocation and protection

Where existing tenants are impacted, comprehensive tenant relocation planning is required in accordance with the [Tenant Relocation and Protection Policy](#).

The *Tenant Relocation and Protection Policy* was updated in June 2019 to enhance and increase protections for renters in Vancouver. Changes included increased compensation, support and requirements for ongoing notice and communication, and an extension of the policy coverage to secondary rental housing (e.g. rented houses, secondary suites, etc.) in some circumstances where there is a proposal for a new multiple dwelling.

(b) Housing for families

The City's [Family Room: Housing Mix Policy for Rezoning Projects](#) requires that at least 35% of units in secured market rental housing projects have two or more bedrooms.

This requirement for 35% family units will apply to projects that include at least 20% of the residential floor area that is counted in the calculation of the floor space ratio as moderate income rental housing and the unit type mix in the moderate income units will need to match that of the market rate units.

3 Available Incentives

3.1 Development Cost Levy (DCL) Waivers

Projects will be eligible for a DCL waiver provided they meet the requirements of the DCL by-laws. Updates to the DCL by-laws approved by Council on November 26, 2019 enable projects where 100% of the residential floor area is secured rental, and at least 20% of the residential floor area that is counted in the calculation of the floor space ratio is secured at the starting rents applicable to moderate income rental housing to qualify for a waiver of City-wide and Area-specific development cost levies. [See the *Rental Incentive Programs Bulletin* for details on administration of the DCL waiver.](#)

3.2 Senior Government Programs to Support Rental Housing Construction

(a) Government of BC programs

The BC Housing Community Partnership Initiative provides financing to support the creation of affordable housing for low and moderate income households in communities across British Columbia. The following financing streams may be available to support proposals that include moderate income rental housing.

Interim Construction Financing – available to both for profit and non-profit developers

BC Housing can provide interim construction financing for the development of affordable housing that includes new construction and the purchase of existing buildings to preserve affordability. Interim financing may be approved up to 100% of the construction cost to complete the affordable housing portion of the project.

Take-out Financing – available to non-profit developers

BC Housing may also help eligible non-profit housing partners obtain take-out financing. BC Housing will make arrangements with a large number of approved lenders to obtain low interest rates and favourable terms through a competitive tender and selection process conducted and approved by BC Housing. All approved BC Housing take-out loans will have low cost Canada Mortgage and Housing Corporation (CMHC) loan insurance. This stream of financing is only available to non-profit developers.

Additional details including eligibility criteria are available on the BC Housing website.

(b) Government of Canada programs

Interested proponents are encouraged to review the following CMHC programs that may be available to assist with project viability:

- [Rental Construction Financing Initiative](#)
- [Seed Funding Program](#)
- [Mortgage Loan Insurance](#)

3.3 City of Vancouver Capital Grants for Non-Profit Developers

The City provides capital grants to improve the viability and/or to enhance affordability of social housing developments that meet the definition of “social housing”, as outlined in the City of Vancouver’s Zoning and Development By-law. Eligibility information (including affordability levels) and application forms are available by contacting affordable housing projects staff at: housing@vancouver.ca.

3.4 Parking Requirement Reductions

The City of Vancouver’s Parking By-Law outlines the reductions to parking requirements that can be considered for projects that provide “Secured Market Rental Housing.”

In order to encourage the construction of projects that include moderate income rentals, the City may consider additional parking reductions in excess of those described in the [Transportation Demand Management for Developments in Vancouver Bulletin](#) (the TDM Bulletin). For moderate income rental units only, the allowable reductions for transit accessibility are as follows:

- For sites with Transit Accessibility Level A, the minimum parking requirement can be reduced by an additional 10%.
- For sites with Transit Accessibility Level B, the minimum parking requirement can be reduced by an additional 5%.

Additional parking reductions may also be achieved through a Transportation Demand Management (TDM) Plan. Interested proponents should refer to the TDM bulletin and worksheets.

The amount of parking that is provided will be discussed with the proponent during the enquiry stage.

3.5 Relaxation of Minimum Unit Size and Configuration Requirements

As an incentive to encourage construction of moderate income rental housing, the Director of Planning may relax minimum unit size and configuration requirements in the moderate income units. Potential relaxations in unit size (e.g. micro dwellings) and configurations (e.g. in board bedrooms) may be considered where permitted by the Zoning and Development By-law and subject to evaluation of livability and design performance.

Proposals that include dwelling units that are less than 398 sq. ft., including Micro Dwellings (as defined in the Zoning and Development By-law), will need to be in appropriate locations and should include building design features to support livability in the smaller units (e.g. balconies on the smaller units and enhanced common amenity space(s) in the building).

3.6 Expedited Processing

Proposals that meet the requirements of the Moderate Income Rental Housing Pilot Program will be prioritized for expedited processing by City staff.

3.7 Additional Floor Area

The City of Vancouver’s Secured Rental Policy provides the opportunity for additional floor area for projects that deliver 100% of residential floor area as secured rental housing. The table below identifies areas of the city where additional height and density may be considered for rental projects that include at least 20% of the residential floor area that is counted in the calculation of the floor space ratio as moderate income rental housing.

Table 3: General Guidelines for Additional Height and Density

Zone	100% Secured Market Rental	<u>Additional Height and Density for Projects that Include at Least 20% of Residential Floor Area as Moderate Income Rental Housing</u>
C-1	Generally consider C-2 form	<ul style="list-style-type: none"> • As of July 21, 2021, no additional proposals in C-1 will be considered. • Over 4 and up to 6 storeys on arterial streets
C-2, C-2B, C-2C & C-2C1	Up to 6 storeys	Over 6 and up to 14 storeys at arterial intersections
C-3A	Consider additional density; adhere to existing height limits and generally to guidelines	<ul style="list-style-type: none"> • As of July 21, 2021, no additional proposals in C-3A will be considered. • Supportable height and density will vary depending on the site.
MC-1	Consider modest increases in height and density	Over 6 and up to 14 storeys at arterial intersections.
CD-1	Consider redevelopment of sites with no existing rental housing	<ul style="list-style-type: none"> • Consider redevelopment of a limited number of highly underutilized sites with a low number of existing tenants. • Supportable height and density will vary depending on the site.
RM zones	Consider redevelopment of sites with no existing rental housing	<ul style="list-style-type: none"> • Consider redevelopment of a limited number of highly underutilized sites with a low number of existing tenants – buildings with a maximum of 3 existing rental units. • Up to 6 storeys on arterials • Consider higher forms at arterial intersections • On larger sites off-arterials, consider up to 6 storeys where appropriate.
RT & RS zones	Refer to the Secured Rental Policy for eligibility	<ul style="list-style-type: none"> • As of July 21, 2021, no additional proposals in RS or RT zones will be considered. • Over 4 and up to 6 storeys on arterials • Consider higher forms at arterial intersections • On larger sites off-arterials, consider up to 6 storeys where appropriate.

Downtown District ODP (excluding areas A, B, C1, F, K1, K2 & K3)	<ul style="list-style-type: none"> • Consider development sites that allow for residential density where there are no conflicts with existing policies for social housing (e.g. the density bonus for social housing for small sites in the Downtown South) • Consider additional density appropriate to context; adhere to existing height policies and limits
Large developments	For large developments (on sites $\geq 8,000$ sq. m or that contain $\geq 45,000$ sq. m of new floor area) in zones that qualify as per this table, supportable height and density will vary depending on the site.

Additional Considerations:

- Projects must consider and respect transitions to surrounding areas and homes.
- Neighbourhood context is an important consideration. In single family and duplex areas, projects in areas with existing precedents for higher buildings will be considered more appropriate locations for additional height and density.
- Policy direction in plan areas must be respected (e.g. Marpole, DTES, West End, Grandview-Woodland, Joyce Station Area, Cambie Corridor, Oakridge Transit Centre, Broadway).
- Where existing zoning or street context supports provision of ground floor retail space, proposals should include ground floor retail.
- Proposals for projects in areas not identified in the table above will not be considered. In particular, sites not identified as General Urban in the Regional Context Statement ODP cannot be considered.

**APPENDIX B
BELOW-MARKET RENTAL HOUSING POLICY FOR REZONINGS AMENDMENTS
(CHANGES IN RED)**

Policy

Below-Market Rental Housing Policy for Rezonings

Approved by Council November 26, 2019

Last amended [Month, Day, Year]

Background and Context

In November 2017 City Council approved *Housing Vancouver* (2018-2027), a 10-year strategy with targets to deliver the right supply of housing that meets the needs of a broad range of incomes and households types. A central goal of *Housing Vancouver* in achieving this right supply is to align city policies and processes to shift new housing supply toward rental and social housing to meet the greatest need in the city. The Strategy targets 20,000 new secured market rental housing units over ten years, 14,500 of which are targeted to be affordable to households with incomes between \$30,000 and \$80,000 per year, **based on the most recent census data available for the City of Vancouver at the time of Strategy development.**

After three years of monitoring, the City is not achieving the annual targets set out in *Housing Vancouver* for new secured rental housing affordable to households earning \$80,000 per year and below. Concurrently, Vancouver's purpose-built rental vacancy rate has been **1.1 per cent or less** since **2011 (not including 2020 when COVID-19 impacts were felt in the rental market)** while the proportion of renter households in Vancouver continues to rise, resulting in more renters competing for a limited number of rental units.

Intent

This policy provides the project requirements and criteria which will guide consideration of additional height and density for rezoning projects to achieve below-market rental housing in areas of the city where change is already enabled. The intent of the policy is to enable new projects to deliver rental housing with a below-market component that is affordable to households earning under \$80,000 per year in place of delivering new strata-titled ownership housing. The timing will take advantage of the slowing of an overheated condominium market by offering modest increases in height and density where appropriate so that projects may shift from delivery of ownership housing to below-market and market rental housing.

Policies

1 Below-Market Rental Housing Policy for Rezonings

In areas of the city where existing plans and policies already enable redevelopment to apartment forms, allow modest increases in height and density for projects which include 100% of the residential floor area as secured rental housing and at least 20% of the residential floor area that is counted in the calculation of the floor space ratio as below-market rental housing made available to **moderate income** households, **including those** earning below \$80,000/year. Qualifying projects may be mixed-use (e.g. include a commercial component), but all of the residential units proposed in the development must be rental in tenure.

Additional height and commensurate density will be considered generally up to:

- 1.1 Two additional storeys for projects 8 – 11 storeys enabled under existing plans or policies; or
- 1.2 Three additional storeys for projects 12 storeys or more enabled under existing plans or policies.

Projects will be evaluated on a case-by-case basis with proposed additional height and commensurate density evaluated alongside public realm impacts and urban design considerations, including view cones, shadow impacts on important public open spaces.

2 Additional Considerations for Project Proponents

2.1 Location

This policy applies city-wide to areas where residential and mixed-use developments in apartment forms 8 storeys and above are already enabled through existing plans and policies.

The following areas are excluded from the Below-Market Rental Housing Policy for Rezoning:

- (a) Areas where a community planning process is currently taking place
- (b) Areas where a recent community planning process has enabled delivery of below-market rental housing (e.g. Cambie Corridor, Major Project Sites)
- (c) Areas where delivery of social housing is a requirement of redevelopment (e.g. areas of the Burrard Corridor area under the West End Plan, the Downtown Eastside Oppenheimer District under the Downtown Eastside Plan, parts of the Cambie sub-area of Marpole)

2.2 Affordability

All below-market units will be secured at rents that do not exceed a rate that is 20% less than the average rents by unit type for the City of Vancouver as published by the CMHC. Below-market rents are set at the time of occupancy permit issuance. After initial occupancy, rent increases in the below-market units during a tenancy will be limited to the maximum allowable increase set out by the Province as per the Residential Tenancy Act. Between tenancies, the rent for a below-market unit may be re-indexed to the current CMHC average rent by unit type, applying the 20% discount. Refer to the [Rental Incentive Programs Bulletin Section 2.4.2](#) for current applicable rents.

2.3 Security of Tenure and Operational Requirements

All the rental units will be secured for a term of 60 years or the life of the building, whichever is greater, through legal agreements (e.g. Housing Agreement pursuant to section 565.2 of the Vancouver Charter, including no stratification and no separate sales covenants) or any legal mechanisms deemed necessary by the Direction of Legal Services and the Director of Planning.

For details related to eligibility requirements for new and existing tenants, refer to the [Rental Incentive Programs Bulletin Section 2.4.6](#).

2.4 Community Amenity Contributions (CACs)

Projects involving 100% of the residential floor area as secured rental housing with 20% of the floor area as below market rental housing will be subject to a negotiated CAC process to determine if a CAC is warranted beyond securing the affordability in the project.

2.5 Housing for Families and Unit Mix

The City's [Family Room: Housing Mix Policy for Rezoning Projects](#) will apply to the below market rental units. The target for family housing units is set at 35%, defined as 2 or more bedrooms, designed to meet the Council-adopted [High Density Housing for Families with Children Guidelines](#).

For more information on incentives available for rental projects (e.g. Development Cost Levy waiver and parking reductions), please refer to the [Rental Incentive Programs Bulletin](#).

APPENDIX C
REZONING POLICY FOR SUSTAINABLE LARGE DEVELOPMENTS AMENDMENTS
(CHANGES IN RED)

REZONING POLICY FOR SUSTAINABLE LARGE DEVELOPMENTS

Adopted by City Council on July 25, 2018

*Effective Date September 1, 2018**

Amended on September 15, 2020, January 19, 2021, July 20, 2021, July 25, 2023, and [Month, Day, Year]

Note: This policy replaces Revised Action A-2 of the EcoDensity/EcoCity Revised Charter and Initial Actions

** Note: The affordable housing requirements in this policy apply to all large developments city-wide, except those areas that have recently adopted community plans (e.g. Cambie Corridor Unique Sites, large inclusionary housing projects in the West End) and large developments that have submitted a formal rezoning enquiry (application for rezoning advice) as of June 20, 2018. Those projects with an accepted letter of enquiry will proceed under the previous affordable housing requirements contained in the Rezoning Policy for Sustainable Large Developments amended December 16, 2014.*

This policy is effective September 1, 2018 and is mandatory for all large development rezoning applications accepted as complete on or after September 1, 2018.

Large developments are those that:

- (a) Involve a land parcel or parcels having a total site size of 8,000 sq. m (1.98 acres) or more,
or
- (b) Contain 45,000 sq. m (484,375 sq. ft.) or more of new development floor area

Projects that are limited in scope may be excluded from the requirements of this policy, including:

- (a) Text amendments to the existing zoning for minor changes to large developments
- (b) Projects that contain less than 4,700 sq. m (50,590 sq. ft.) of new development.

In such cases, a request for partial or total exemption from the policy requirements should be discussed with the rezoning planner prior to rezoning application submission. Alternatives can be considered and, if warranted, some of the requirements may be waived by the Director of Planning in cases of hardship or conflict between requirements.

OVERALL POLICY INTENT

Large developments are expected to demonstrate leadership in sustainable design. While the policy is divided into sections for ease of readability and implementation, it is expected that large developments will use an integrated design approach and employ district-scale solutions where appropriate.

Note that City staff may involve external agencies such as TransLink, Vancouver School Board, and Vancouver Coastal Health to inform the rezoning review.

REQUIREMENTS

A. Sustainable Site Design

A.1 Objective

The proposal must contribute to meeting the City's Greenest City 2020 Action Plan targets of improving access to nature and planting trees. The proposal must also contribute to meeting the Urban Forest Strategy, Biodiversity Strategy and Rain City Strategy objectives

A.2 Intent

Principles of sustainable site design should be applied to large site land development and management practises. This can be done by retaining or mimicking natural processes and re-modelling healthy systems. Including nature in the city improves the health and wellbeing of the community, provides habitat, enhances ecosystem function and services, creates public open spaces for people to gather and socialize, and creates opportunities for people to directly experience nature in the city. Sustainable site design is directly linked to rainwater management and proposed designs should reflect this by providing integrated solutions that meet the requirements of Sections A and E. In addition to natural systems, large developments should ensure a rich mix of uses to bring the majority of daily needs within a 5 minute walk of residents, contributing to walkable communities with the associated health, social, and environmental benefits. Consideration of building orientation and shading will be important for meeting energy performance requirements of the *Green Buildings Policy for Rezoning*s.

A.3 Requirement

A.3.1 Development projects should consider current and future need for parks and incorporate design responses suitable for the site. Provision of parks space and recreation amenities shall be determined on a case by case basis, in consultation with the Vancouver Board of Parks and Recreation (Park Board).

Park dedication will be required where the Park Board determines that the site size is able to support it. At times, the Park Board may consider park dedication on smaller sites. On smaller sites where park dedication is not achievable, sites should be evaluated to determine how they can contribute to improving the connectivity of the park system. Anticipated population density and site size will be significant drivers in determining appropriate land dedicated for park. The Park Board's 1992 Management Plan metric of 1.1 ha/1000 residents will be updated as Vancouver Board of Parks and Recreation strategies are updated.

Reference should be made to Vancouver Board of Parks and Recreation city wide strategic plans to guide delivery of parks and recreation opportunities, these plans will assist in identifying requirements, including, but not limited to, site area per capita metrics.

A.3.2 At the parcel scale, maximize opportunities for a variety of open spaces that are contiguous, such as accessible rooftops, courtyards, or ground-level spaces. Non-accessible roofs should include extensive green roof treatment in combination with other sustainable features (e.g. solar panels, water storage). Accessible rooftops should prioritize common use (rather than private) with intensive green roof areas. Residential uses proposing significant private rooftop patios and decks may be subject to rooftop vegetative cover targets that strike a balance between hardscape and softscape ratio.

A.3.3 Setbacks to some underground parking structures will be required to achieve benefits such as:

- (a) access to continuous soil volumes for rainwater management practises
- (b) soil conservation by minimizing site disturbance
- (c) significant tree retention
- (d) establishing long lived trees, planting, habitat and food production

Note: Consideration to relax this requirement may be given to highly urbanized or sites with unique conditions causing conflict with this requirement.

- A.3.4 Sites should explore and identify opportunities to maximize ecosystem benefits, biodiversity, and habitat provision through the redevelopment. Sites with existing high value ecosystems or significant established habitat or biodiversity should explore retention and enhancement of those items where possible. This could include creating connections between adjacent existing parks or biodiversity hotspots, habitat corridors, etc.
- A.3.5 Protect and retain healthy site trees and their soil protection zones, where feasible.
- A.3.6 Projects should strive to meet the canopy cover and vegetative cover targets specified in the *Sustainable Large Developments Admin Bulletin*.
- A.3.7 Incorporate opportunities for long-living “legacy” trees and landscape approaches that mimic natural environments (such as forest succession and habitat) by providing adequate growing conditions to support large species (e.g. typology A as per the *Sustainable Large Developments Admin Bulletin*).
- A.3.8 Adequate soil volumes are required for all plantings. For soil depth requirements on development projects, refer to the most recent version of the Canadian Landscape Standard. In many cases, staff will require that the standards be exceeded, and specify a performance standard for soil volumes, depending on the particular application and site context. Also, refer to recommended topsoil/ growing medium requirements specified in the City’s Integrated Rainwater Management Plan
- A.3.9 To protect natural and planted areas from damage, residential buildings with an occupant load greater than 30 (excluding townhouse developments) shall have at least one dog relief area marked with a legible sign.

Note: A dog relief area is for the sole purpose of allowing dogs to relieve themselves. It is not intended to be an off leash space for socialising of dogs, and should not be fully enclosed. Dog relief areas are well-draining areas, ideally at grade, that are easily cleaned, designed and constructed to be low maintenance, and suitable for intensive use.

A.4 Submission Checklist

- A.4.1 At time of rezoning application, applicants must provide the following that show how items A.3.1 to A.3.9 will be achieved, noting that for large master-planned sites, staff may defer some detailed submission documents to development permit stage.
 - (a) A Parks and/or Open Space plan(s), as per the *Sustainable Large Developments Admin Bulletin*.
 - (b) A schematic Site plan, Landscape plans and sections for each development parcel to verify the location of open spaces in relation to the parking garage setbacks, tree retention (where applicable) and excavation limits. Additional details can be provided in the design guidelines for the project.
 - (c) A written Landscape/Planting Strategy with landscape plans showing details for soft and hard landscaping, including a plant palette for drought tolerant, native, or adaptive plant species.
 - (d) Provide an assessment of existing high value ecosystems or significant established habitat or biodiversity, both on-site and adjacent to the site.
 - (e) Incorporate retained and proposed elements on Open Space Plan or Landscape plan and written strategy to highlight ecological and biodiversity benefits, in response to the Biodiversity Strategy, *Bird-Friendly Guidelines* and Re-Wilding Strategy.
 - (f) Overlay sheets showing vegetation cover area and ratio percentage, including: overall vegetative cover locations and calculations,
 - (g) Separate calculations for types of vegetative cover, including soft landscape area, tree canopy, extensive and intensive green roof cover, (excluding hardscape area). Note: the calculations should forecast canopy cover of trees at time of maturity.

- (h) An overall Tree Strategy, including: detailed arborist report documenting status of all existing trees, a written rationale for proposed retention plan, proposed tree planting plan, proposed tree management plan.
- (i) A Soils Strategy (written and plans) with an accurate soil volume overlay sheet to describe the area and type/quality of soils. This should consider the site's rainwater management strategy, soil conservation practices, low impact construction practices, site constraints, enhancement opportunities and landscape soil standards.

A.4.2 At time of development permit application, for individual development parcels, applicants must provide the following to show how requirements A.3.1. to A.3.9 will be achieved:

- (a) A detailed site plan, landscape plans, sections for each development parcel to verify the location of open spaces in relation to the parking garage setbacks, tree retention (where applicable) and excavation limits. Additional details can be provided in the design guidelines for the project.
- (b) A written rationale and Landscape Plan/Planting Plan verifying details for soft and hard landscaping, including a plant palette for drought tolerant, native, or adaptive plant species.
- (c) A written rationale and verification on the Landscape plan of retained and proposed ecological and biodiversity benefits, in response to the Biodiversity Strategy, *Bird-Friendly Guidelines* and Re-Wilding Strategy. This should include a detailed assessment of existing high value ecosystem resources or significant established habitat or biodiversity, both on-site and adjacent to the site.
- (d) Detailed overlay sheets showing vegetation cover area and ratio percentage, including: overall vegetative cover locations and calculations, separate calculations for types of vegetative cover, including soft landscape area, tree canopy, extensive and intensive green roof cover, (excluding hardscape area). Note: the calculations should forecast canopy cover of trees at time of maturity.
- (e) A detailed Arborist Report and Tree Management Plan;
- (f) A site specific soil volume overlay sheet to describe the area, volume and type/quality of soils with emphasis on specifications for tree planting, re-landscape specifications, special soils and rainwater infiltration/absorption.

B. Sustainable Food Systems

B.1 Objective

The proposal will contribute to increasing city and neighbourhood food assets and supporting local and sustainable food systems as outlined in the Greenest City 2020 Action Plan and the Vancouver Food Strategy.

B.2 Intent

The City will require the applicant to demonstrate the overall increase of food system assets. Food assets are defined as resources, facilities, services, and spaces that are available to residents of the city (either at the citywide or neighbourhood scale) that enable a healthy, just, and sustainable food system.

B.3 Requirements

B.3.1 Deliver a minimum of three food assets.

B.3.2 If site is greater than 40,470 sq. m (10 acres), food assets will be expected to have more significant presence and impact than for smaller sites. Arrangements must be made for programming and maintenance of food assets for a minimum of five years (starting from date of occupancy).

B.4 Submission Checklist

B.4.1 At time of rezoning application, applicants must provide the following to show how items B.3.1 to B.3.2 will be achieved:

- (a) Identification and description of a **minimum of three food assets** to be delivered
- (b) Description of how selected food assets fit with the site context
- (c) Early indication of how the food asset may be effectively programmed and maintained
- (d) Drawings showing food asset locations and adequate space provision and infrastructure
- (e) If site is greater than 40,470 sq. m (10 acres), provide a summary of arrangements for programming and maintenance of food assets for a minimum of five years

B.4.2 At time of development permit application, applicants must provide the following to show how items B.3.1 to B.3.2 will be achieved:

- (a) Detailed design and layout for the three food assets:
- (b) If site is greater than 40,470 sq. m (10 acres), provide documentation for operationalizing the asset, including any confirmed programmers, coordinators, or operators where relevant and outline of maintenance plans.

C. Green Mobility**C.1 Objective**

The proposal will contribute to meeting the following citywide goals:

- (a) Transportation 2040 and Greenest City targets of having walking, cycling, and public transit trips make up at least 66% of all trips by 2040 and to reduce motor-vehicle kilometer traveled per resident by 20% from 2007 levels.
- (b) Greenest City target to reduce community-based greenhouse gas emissions by 33% by 2020 levels and the Renewable City target to reduce greenhouse gas emissions 80% below 2007 levels before 2050
- (c) Greenest City Clean Air target to always meet or beat the most stringent air quality guidelines.

C.2 Intent

The intent is to encourage sustainable transportation to:

- (a) Make walking and cycling safe, convenient and enjoyable
- (b) Support access to fast, frequent, and reliable transit
- (c) Reduce reliance on private automobiles
- (d) Accelerate the transition to electric vehicles, particularly for shared vehicles
- (e) Improve air quality and resident health

C.3 Requirements

C.3.1 Provide a Transportation Demand Management Plan as per the Parking Bylaw.

C.3.2 For sites 40,470 sq. m (10 acres) and larger, provide one publically-accessible fast charging hub with at least two chargers.

C.4 Submission Requirements:

At time of rezoning application, applicants must provide the following to show how items C.3.1 to C.3.3 will be achieved:

- (a) Submit a Transportation Demand Management Plan
- (b) Include a summary of electric vehicle charging provision in the project statistics.
- (c) Identify fast charging hubs on site plans, where applicable.

At time of development permit application, applicants must provide the following to show how items C.3.1 to C.3.3 will be achieved:

- (a) Submit a Transportation Demand Management Plan
- (b) Include a summary of electric vehicle charging provision in the project statistics.
- (c) Identify fast charging hubs on site plans, where applicable.

D. Potable Water Management

D.1 Objective

The proposal will contribute to the Greenest City goals of reducing potable water use by 33% from 2006 levels and meeting stringent water quality standards.

D.2 Intent:

The City of Vancouver is moving to an integrated water management approach, where all water within and around the city will be managed together as one system. This approach improves resiliency against climate change, allows the City to address current and future water demands and to protect aquatic systems. The City's objective for potable water management (conservation and efficiency) is to promote the sustainable use of the City's potable water supply, aspiring to offset growth impacts on water demand and avoid, defer, or minimise the financial, environmental and social costs associated with expanding potable water infrastructure. At a building scale, water conservation and efficiency can provide a beneficial reduction in water use by reducing waste, using less water to accomplish the same function or task and by using alternative non potable sources water that match the appropriate level of water quality to its end use. Water conservation and efficiency can provide operation cost management benefits and on site supply resiliency.

D.3 Requirements

Integrated Water Management Approach

- D.3.1 An integrated approach to water management at the site scale should be used. Opportunities to conserve water and use it more efficiently, as well as methods for managing rainwater more effectively through green infrastructure and harvesting rainwater for non-potable use should be taken advantage of.

The integrated water management approach for the building(s) and the site shall be demonstrated through the production of a Water Balance for the building(s) and parcel that quantifies water inputs, uses, and outputs. This shall include input water sources including potable water, and rainwater, and outflows to the sanitary, combined, and storm sewers. The Water Balance shall be produced for the 'baseline' and 'proposed' scenarios and demonstrate compliance with the minimum potable water use reductions over baseline specified in D.3.2 and D.3.3, achieved by taking an integrated approach to water management at the site scale.

Note: The Water Balance and accompanying supporting data, calculations, plans, reports and other materials shall be prepared by subject matter experts (such as an Engineer, Geoscientist, or other professional) and signed/sealed by same, subject to review by the City. Refer to Sustainable Large Developments Admin Bulletin for baseline calculation assumptions and other details.

- D.3.2 A minimum 20 per cent reduction in indoor potable water use is to be achieved through any combination of water conservation, efficiency and/or onsite non-potable water re-use. The reduction in potable water use shall be demonstrated by provision of 'baseline' and 'proposed' indoor water use figures, which shall be calculated as outlined in the *Sustainable Large Developments Admin Bulletin*.

- D.3.3 A minimum 50 per cent reduction in outdoor potable water is to be achieved through a combination of water conservation, efficiency and/or onsite non potable water re-use. The reduction in potable water use shall be demonstrated through the use of the City of Vancouver's *Water Wise Landscape Guidelines* and the provision of 'baseline' and 'proposed' outdoor water use figures, calculated using the most recent version of the LEED Outdoor Water Use Reduction Calculator or other approved method. Note that planted landscapes on structures will require irrigation and as such these areas must be included when preparing the landscape plan and determining outdoor water use.

D.4 Submission Checklist

At time of rezoning application, applicants must provide the following to show how items D.3.1 to D.3.3 will be achieved:

- (a) Provide a preliminary Water Balance for the building(s) and parcel with the content and supporting documentation as per the specifications outlined in the *Sustainable Large Developments Admin Bulletin*.

At time of development permit application, applicants must provide the following to show how items D.3.1 to D.3.3 will be achieved:

- (a) Provide a refined Water Balance for the building(s) and parcel using final proposed occupancy figures.

E. Groundwater Management

E.1 Objective

The proposal aims to preserve sewer capacity, reduce the risk of combined sewer overflows and maintain wastewater treatment effectiveness through the reduction of groundwater flows entering the sewer system in alignment with the Metro Vancouver 2010 Integrated Liquid Waste and Resource Management Plan.

E.2 Intent

City sewers are limited in their capacity and are not designed to convey groundwater. Problems arise when developments such as those with deep basements and/or underground parkades that intercept the water table implement sub-drain systems that pump water to the sewer as a means to intercept groundwater seepage and limit hydrostatic forces on foundation walls and floor slabs. The intent of this policy is to prevent permanent groundwater discharges to the City sewers. Accordingly, developments are required to wholly manage groundwater onsite.

Definitions:

- (i) Groundwater: Water occurring below the surface of the ground within voids in a rock or soil matrix.
- (ii) Water table: The level below which the soil or rock voids are saturated with water at a pressure of 1 atmosphere or greater.

E.3 Requirements

- E.3.1 All buildings and the site as a whole shall be designed such that no groundwater from systems at or below the yearly high water table is discharged to City sewers. Exceptions may be made for temporary construction dewatering.
- E.3.2 A Hydrogeological Study shall be undertaken at the site that evaluates the potential for the proposed building(s) and site design to intercept the yearly high water table. The study shall be prepared by a subject matter expert, and include at minimum the items identified in the

Groundwater Management Bulletin. If any groundwater interception is proposed (post-construction), a Groundwater Management Plan must be submitted as part of the Hydrogeological Study. The Groundwater Management Plan will demonstrate that no permanent groundwater discharge to City sewers will occur, and must include at a minimum the items identified in the *Groundwater Management Bulletin*.

Note: If temporary construction dewatering is proposed, an Impact Assessment must be submitted as part of the Hydrogeological Study. The Impact Assessment will demonstrate that no significant negative impacts result from groundwater extraction, and must include at a minimum the items identified in the Groundwater Management Bulletin.

E.4 Submission Checklist

At time of rezoning application, applicants must provide the following to show how items E.3.1 and E.3.2 will be achieved:

- (a) Provide a preliminary Hydrogeological Study completed by a professional with experience in hydrogeology as per the specifications outlined in the *Groundwater Management Bulletin*.
- (b) Geotechnical Study shall be undertaken at the site that evaluates the potential and risks for onsite rainwater infiltration. The study shall be prepared by a subject matter expert and registered professional, and include at minimum:
 - (i) Infiltration testing at likely locations for infiltration practices and a proposed design infiltration rate;
 - (ii) Soil stratigraphy;
 - (iii) Depth to bedrock and seasonally high groundwater; and
 - (iv) Assessment of infiltration risks such as slope stability and soil contamination.

At time of development permit application, applicants must provide the following to show how items E.3.1 and E.3.2 will be achieved:

- (a) Provide a final signed and sealed Geotechnical Study prepared by a subject matter expert and registered professional. The content and supporting documentation is to be updated to reflect all material changes to the proposed development and new/refined supporting data, calculations, plans, reports and other materials following submission of the preliminary Plan and preliminary Geotechnical Study.
- (b) Provide a final signed and sealed Hydrogeological Study, including Groundwater Management Plan and Impact Assessment, if applicable, completed by a certified professional with experience in hydrogeology. The content and supporting documentation is to be updated to reflect all material changes to the proposed development and new/refined supporting data, calculations, plans, reports and other materials following submission of the preliminary Hydrogeological Study submitted at time of Rezoning Application.

F. Zero Waste Planning

F.1 Objective

The proposal will contribute to the City's Greenest City target on Zero Waste and the objectives set out in the City's Zero Waste 2040 strategic plan with respect to waste avoidance, reduction, increased opportunities for material re-use and recycling, and reduced greenhouse gas emissions, and the overall goal of eliminating Vancouver waste disposed to landfill and incinerator by 2040

F.2 Intent

Projects are expected to be leaders in waste minimization and waste diversion. The ultimate objective is to facilitate the reorientation of peoples' habits and practices toward the City's zero waste target. The key objectives of a project's Zero Waste Design and Operations Plan are to foster ongoing waste reduction and increased diversion of products and materials from the waste stream through avoidance, re-use, composting and recycling. The intent is to achieve the following:

- (a) Infrastructure and systems to facilitate product repair and re-use.
- (b) Infrastructure and systems to enable the reduction and/or elimination of single-use items (e.g. dishwashers to enable use of reusable dishware).
- (c) Innovative and leading edge measures to support waste diversion and minimize the environmental impacts of waste collection activities, such as the use of a pneumatic collection system, high-capacity waste containers (i.e. deep burial), and communal composting.
- (d) Increased opportunities to re-use/donate/exchange materials.
- (e) Connections with charities and other non-profit organizations to support the rescue and redistribution of nutritious food that would otherwise be disposed.
- (f) Reduce waste operations-related environmental emissions, notably GHG emissions, through strategies such as reduced service-vehicle trips.

F.3 Requirements:

- F.3.1 Buildings must be designed with adequate and well-designed storage spaces/collection points for waste management materials, including multi-stream recycling, food scraps, and extended producer take back items - as described in the *Sustainable Large Developments* Admin Bulletin.
- F.3.2 Zero waste/waste management communications and education programs for residents and businesses must be created and implemented, including a minimum number of actions from the *Sustainable Large Developments* Admin Bulletin.
- F.3.3 Buildings must incorporate zero waste efforts beyond the provision of standard recycling bins. A number of additional zero waste actions are required, as per the *Sustainable Large Developments* Admin Bulletin.
- F.3.4 Post Occupancy Plan Implementation Report. The applicant must provide the City with a report on implementation of the Zero Waste Design and Operations Plan within 18 months of occupancy. The implementation report shall include:
 - (a) Types and quantities of waste diverted.
 - (b) Types and quantities of waste disposed.
 - (c) Names and locations of recycling processing facilities used.
 - (d) Description of on-site re-use options, product stewardship facilities, NGO drop-off bins, etc. and estimates of the amount of waste reduced through those initiatives.
 - (e) Description of annual education initiatives undertaken.
 - (f) Overview of exterior litter removal program.
 - (g) Summary of other initiatives undertaken to facilitate zero waste on-site.

F.4 Submission Checklist

At time of rezoning application, applicants must provide the following to show how items F.3.1 to F.3.4 will be achieved:

- (1) A Zero Waste Design and Operations Plan that includes the sections outlined below. The Plan should identify which zero waste actions are included in the design (see *Sustainable Large Developments* Admin Bulletin for details on required actions):
 - (a) Vision/goal statement
 - (b) Description of project and diversion objectives
 - (c) Space Allocations (site-wide and/or building scale)
 - (d) Operations

- (i) Occupant/public education and outreach
 - (ii) Facility operations training and support
- (2) Acknowledgement of intent to provide a Plan Implementation Report post-occupancy, with details regarding who will be responsible for submitting.

At time of development permit application, applicants must provide the following to show how items F.3.1 to F.3.4 will be achieved:

- (a) A refined, detailed Zero Waste Design and Operations Plan for each building. The refined Plan should reference, in the Space Allocation section, plan drawings confirming physical spaces provided.
- (b) Prior to DP issuance, a Letter of Commitment to supply a Plan Implementation Report post-occupancy will be required with details regarding who will be responsible for submitting.

G. Affordable Housing

G.1 Objective

The proposal will contribute to meeting the affordable housing objectives and targets of the Housing Vancouver Strategy (2018-2027), in particular to achieve the target of 12,000 new units of social, supportive and co-op housing through the delivery mechanisms outlined in the Affordable Housing Delivery and Financial Strategy (2018-2027).

G.2 Intent

The intent of this policy is to clarify the minimum requirements and priorities for delivering affordable housing on large development sites while providing flexibility in delivery to ensure financial viability and to accommodate varying development contexts. The Affordable Housing Delivery and Financial strategy identifies large developments as important sites to contribute to the delivery of social and supportive housing options for lower-income households and housing for moderate-income households. The priority for securing dirt sites under this policy contributes to the City's ability to provide publicly-owned sites for affordable housing development in a sustainable way to meet both current and future housing needs.

The affordable housing requirements in this policy apply to all large developments city-wide, except those areas that have recently adopted community plans (e.g. Cambie Corridor Unique Sites, large inclusionary housing projects in the West End) and large developments that have submitted a formal rezoning enquiry (application for rezoning advice) as of June 20, 2018. Those projects with an accepted letter of enquiry will proceed under the previous affordable housing requirements (the 20% policy) contained in the *Rezoning Policy for Sustainable Large Developments* amended December 16, 2014.

G.3 Requirements

The inclusionary housing requirements for large developments are a minimum of 30% of total residential floor area set aside for affordable housing. This includes two components: a minimum 20% social housing target and minimum 10% **secured rental and below-market rental** housing target, as detailed below:

- G.3.1 A minimum of 20% of total residential floor area set aside for social housing, prioritizing the transfer of unencumbered dirt site(s) to the City of sufficient size to accommodate the 20% of floor area as social housing.

Note: If it can be demonstrated by the proponent that providing dirt site(s) is not possible due to project context, consideration will be given to delivery of all or a portion of the 20% floor area requirement as turn-key social housing designed in accordance with the Housing Design and Technical Guidelines, with ownership transferred to the City in the form of an Air Space Parcel.

- G.3.2 **A minimum of 10% of total residential floor area set aside for secured rental housing and below-market rental housing targeted to households with moderate incomes in the City of Vancouver provided in a variety of unit types (studios, 1, 2 and 3 bedrooms). The below-market rental units will have rents that do not exceed a rate that is 20% less than the average rents by unit type for the City of Vancouver as published by the Canada Mortgage and Housing Corporation (CMHC). Rental rates for these units will be secured through a Housing Agreement with the City.**

The approach described above clarifies the City’s policy priorities and outlines a standard approach to affordable housing delivery on large development sites. However, given the diversity amongst large development sites in Vancouver, the General Manager of Planning, Urban Design and Sustainability may recommend alternative approaches to Council where there is clear rationale and evidence in the context of individual projects that demonstrates an alternative approach is merited and would contribute to the goals of the Affordable Housing Delivery and Financial Strategy.

G.4 Submission Checklist

Refer to the *Sustainable Large Developments Admin Bulletin*.

H. Resilience

H.1 Objective

To better position the city to deal with significant shocks and stresses, particularly: earthquakes, extreme weather, extreme temperatures, sea level rise; and to assist in improving disaster preparedness and social connection. To meet the objectives of the Climate Change Adaptation Strategy, including the objective to increase resilience of the built environment to future climate conditions.

H.2 Intent:

The City of Vancouver is undertaking two initiatives related to resilience:

- (a) A broader Resilience Strategy, with forthcoming policies related to Vancouver specific shocks and stresses
- (b) The Climate Change Adaptation Strategy update, adopted by Council in 2012, the adaptation strategy is being updated with new climate projections and actions

While specific resilience policies are being developed, development projects should consider social and physical resilience and incorporate design responses where possible. Projects must identify building strategies that eliminate, reduce, and mitigate adverse impacts including those due to changing climate conditions.

H.3 Requirement

- H.3.1 Show how resilience is incorporated in the design. Submit a resilience worksheet summarizing design features that improve resilience for the development.

Notes: that this submission should be treated as a public disclosure and the City may display some or all of the information publically. Submission of the completed worksheet will meet this requirement, no further action is required.

- H.3.2 All buildings with an occupant load greater than 30 (except townhouse developments) shall have at least one accessible, self-closing drinking water fountain, located in a common area inside buildings at or near the level 1 entrance and visible from the exterior. The fountain must be capable of operating on city water pressure alone and without electricity. The apparatus must also include an appropriate fitting for filling water bottles. Fountains are to be installed on the shortest dead leg possible off of a line that is flowing regularly; this line would preferably be serving a washroom

H.4 Submission Checklist

At time of rezoning application, applicants must provide the following to show how items H.3.1 to H.3.2 will be achieved:

- (a) A preliminary resilience worksheet and text summary of any design features that contribute to site/building resilience.

At time of development permit application, applicants must provide the following to show how items H.3.1 to H.3.2 will be achieved:

- (a) An updated resilience checklist and text summary of any design features that contribute to site/building resilience.

APPENDIX D
SECURED RENTAL POLICY AMENDMENTS (CHANGES IN RED)

Policy

Secured Rental Policy

Incentives for New Rental Housing

Approved by Council May 15, 2012

Last amended [Month, Day, Year]

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Background and Context

On November 26, 2019, Council approved amendments to the Secured Market Rental Housing Policy originally approved by Council in May 2012. This includes the following:

- Retitling of the policy.
- A framework to allow simplified rezonings in low-density areas previously enabled by the Affordable Housing Choices Interim Rezoning Policy, through standardized regulations in new rental zones. This was to be implemented as a pilot on a time-limited basis until June 30, 2022. Further details of the new zones to be brought back to Council for approval at a later date.
- Changes to the family housing requirements.
- Additional Green Buildings requirements.

Additionally, Council directed Staff to prepare changes to the C-2, C-2B, C-2C and C-2C1 district schedules to allow new 6 storey rental buildings through a development permit process instead of a rezoning, and that this be brought back to public hearing for Council's consideration.

On December 14, 2021, Council approved amendments to the Secured Rental Policy, including the following:

- Changes to align with amendments to the C-2, C-2B, C-2C and C-2C1 district schedules to allow secured rental building up to 6 storeys as a conditional use, and to generally remove C-2 zones from eligibility for rezoning under section 2.3 of this policy.
- Changes to align with the new RR-1, RR-2, and RR-3 district schedules introduced for use in future rezonings under section 2.4 of this policy, including further clarification of affordability requirements for below market rental and social housing projects.
- Changes to the eligibility requirements for sites in low density transition areas, including locational considerations, addition of a map illustrating eligible areas, and clarification of circumstances in which a CD-1 rezoning may be required.
- Other minor amendments to better align with rezoning opportunities previously enabled by the Affordable Housing Choices Interim Rezoning Policy in C-1 and RM-1 and RM-1N zones.

Housing Choice Supports a Diverse Population

Vancouver is a growing and diverse city with significant housing challenges. Creating new housing for all Vancouverites through a range of housing options is critical to ensuring a vibrant and diverse city.

As of 2016, 53% of households in Vancouver were renters¹. Renters in the city are a diverse group, including singles, families, and roommate households, and have a wide range of household incomes ranging from under \$30,000 to over \$80,000. The diversity of renters in Vancouver means that a broad range of housing types is required to meet the needs of these households.

Purpose-built market rental housing is a key source of secure, long-term housing for renter households earning a broad range of incomes. A robust supply of rental housing is also crucial for supporting a broad range of renter households in locations across the city, including areas accessible to transit and jobs, as well as in neighborhoods away from major arterial roads.

¹ Census 2016

Rental Housing Challenges

Vancouver has the tightest rental market and one of the lowest vacancy rates in Canada, which over the last 30 years has averaged 0.9 percent². This is partly the result of limited new supply of rental housing in recent decades, along with the demand for rental housing from a growing population facing significant increases in the cost of home ownership. In this context, the need for suitable housing choices for renter households has grown dramatically.

Housing Vancouver Strategy Context

On November 28, 2017 City Council adopted the 10-year Housing Vancouver Strategy. A core objective of Housing Vancouver is to shift the supply of new housing toward the “Right Supply” that meets the needs of the diversity of households in the city. The Strategy identified the need for an additional 72,000 housing units over 10 years, of which 20,000 units are new purpose-built rental housing.

The Secured Rental Policy is part of the larger Housing Vancouver Strategy that also addresses the housing needs of moderate and low income households. The regulations contained in the Rental Housing Stock Official Development Plan and Single Room Accommodation By-law are in place to protect the stock of existing market rental housing. In addition, the Housing Vancouver Strategy targets 4,000 of the total 20,000 purpose-built market rental units as below-market rental, and includes aggressive targets for social, supportive, and co-op housing (12,000 units by 2028) to meet the needs of low income residents.

Rental Housing Policies in this Document

This document contains policies to encourage new purpose-built market rental housing. These policies are intended to increase the supply of secure market rental housing that is available to renter households. Affordability will be achieved through tenure, location, modesty in unit size, and over time as the buildings age, and through terms secured in Housing Agreements for projects including below-market rental units.

Use of Residential Rental Tenure Zoning

In May 2018, the Government of British Columbia amended the Local Government Act and Vancouver Charter to provide local governments with a new authority to zone for residential rental tenure. This tool allows municipalities to require new housing to be developed as rental in multi-family or multi-use areas; set different rules that restrict the form of tenure of housing units for different zones and locations within a zone; and require that a certain number, portion or percentage of housing units in a building be rental. This authority is utilized in the Secured Rental Policy in several ways:

- Amendments to the C-2, C-2B, C-2C and C-2C1 zoning districts approved by Council on December 14, 2021 include unique zoning provisions (e.g. height, density, and setback regulations) for residential rental tenure development.
- New RR-1, RR-2, and RR-3 district schedules approved by Council on December 14, 2021 enable new apartment, townhouse and mixed use buildings where 100% of the residential units are rental in tenure, for use in privately-initiated rezonings in low density transition areas (see section 2.4 of this policy and Table 2)

² CMHC Rental Market Report

Secured Rental Policies

1 Residential Rental Projects Under Existing Zoning

Development permit applications for projects which can be approved under the existing zoning will be considered where 100% of the residential rental floor space is secured as non-stratified rental housing. Qualifying projects may be mixed use (i.e. include a commercial component), but all of the residential floor space must be rental.

1.1 Incentives

Projects which can be developed under the existing zoning are eligible for the following:

- Parking reductions as described in the Vancouver Parking By-law;
- City-wide and Area Specific DCL waiver for the residential floor space of the project; and
- Relaxation of unit size to a minimum of 29.7 sq. m (320 sq. ft.) provided that the design and location of the unit meets the livability criteria as defined in the Zoning and Development By-law.

Specific regulations for rental housing, such as increased maximum building height and density (e.g. allowances for 6 storey rental), are described in the C-2, C-2B, C-2C, and C-2C1 district schedules, the C-2, C-2B, C-2C, and C-2C1 Residential Rental Tenure Guidelines, and the Rental Incentives Program Bulletin.

For more information on available incentives, please refer to the Rental Incentive Programs Bulletin.

2 Residential Rental Projects Requiring a Rezoning

Rezoning applications may be considered for projects only if 100% of the residential floor space is secured as non-stratified rental housing. Qualifying projects may be mixed-use (e.g. include a commercial component), but all residential units must be rental in tenure.

2.1 Incentives

Projects requiring a rezoning are eligible for the following incentives:

- Additional floor area, height and new uses;
- Parking reductions as described in the Vancouver Parking By-law;
- City-wide and Area Specific DCL waiver for the residential floor space of the project; and
- Relaxation of unit size to a minimum of 29.7 sq. m (320 sq. ft.) provided that the design and location of the unit meets the livability criteria as defined in the Zoning and Development By-law.

For more information on available incentives, refer to the Rental Incentives Programs Bulletin.

2.2 Exclusions

These rezoning policies (section 2.3 and 2.4) apply city-wide, except in areas that have recently approved community plans (e.g. Cambie Corridor Plan, West End Plan, Grandview-Woodland Plan, Marpole Plan, and the Downtown Eastside Plan) or that are undergoing community planning programs and have interim rezoning policies in place (e.g. Broadway, Jericho Lands).

In community plan areas, secured rental projects may be eligible for incentives, with height and density set as per the applicable community plan policy.

2.3 Rezoning in Commercial, Multi-Family, Industrial and ODP Areas

Rezoning for 100% residential rental projects will be considered in the following locations:

- Areas close to transit, employment and services (e.g. commercial and mixed use zones);
- Multi-family areas (e.g. RM zones) for infill projects or projects on sites that do not have existing rental housing;
- Areas with existing rezoning policies or Official Development Plans that accommodate higher residential density (e.g. Downtown District and existing CD-1 zoning) and which do not conflict with existing policies for social housing; and
- Light industrial areas that currently allow residential (e.g. MC-1 and MC-2).

Table 1 outlines the additional height and density that may be considered for rezonings to CD-1 in commercial, multi-family, industrial, and ODP areas. Where appropriate, staff may support rezoning to a RR-1, RR-2 or RR-3 district rather than a CD-1.

2.3.1 Rezoning in C-2, C-2B, C-2C and C-2C1 Districts

As the C-2, C-2B, C-2C, and C-2C1 zoning districts include unique provisions for rental housing, rezoning for rental housing development will only be considered in exceptional circumstances, subject to staff review. Most secured rental projects in these zones will be required to develop in accordance with the applicable District Schedule.

In general, projects proceeding through a rezoning stream will not be considered for more height or density than can be achieved through the C-2, C-2B, C-2C, or C-2C1 district schedules (e.g. 6 storeys and 3.5 FSR or 3.7 FSR on large corner sites). These projects should also generally conform with the applicable C-2 district schedule and the associated design guidelines.

Circumstances where CD-1 rezoning may be considered will generally be limited to the following:

- Projects proposed on sites that are split zoned with a portion of the site zoned as C-2, C-2B, C-2C, or C-2C1; or
- Projects on sites to be created through a consolidation including parcels that are not zoned C-2, C-2B, C-2C, or C-2C1 and where all parcels are immediately adjacent to each other and more than 50% of the site area is zoned C-2, C-2B, C-2C, or C-2C1.

Table 1: Consideration for Rezoning in Commercial, Multi-family, Industrial, and ODP Areas

Areas	Existing Zoning District	Direction
Commercial Areas	C-1	Consider 4 storey mixed use, generally consistent with the RR-3A district

		Consider 6 storey mixed use, generally consistent with the RR-3B district, for projects including a minimum 20% of the residential floor area as units secured at below-market rents <i>(See section 4 for specific requirements)</i>
	C-2, C-2B, C-2C, C-2C1	In exceptional circumstances consider rezoning for 6 storey mixed use, generally consistent with the height and density regulations for rental housing specified in the applicable C-2, C-2B, C-2C, or C-2C1 district schedule. See section 2.3.1 of this policy for further details and criteria.
	C-3A	Consider additional density; adhere to existing height limits and generally to guidelines
Multi-family Areas	RM-1 and RM-1N	Consider additional height and density up to 6 storeys and generally consistent with the RR-2A, RR-2B, and RR-2C Districts Schedule or the RR-3A and RR-3B Districts Schedule and the locational and site context considerations for RS and RT zones <i>(See Table 2)</i>
	RM-3, RM-3A	Consider redevelopment of sites where existing rental units do not current exist and infill development where appropriate on sites where existing tenants are not displaced Adhere to existing height limits and generally to guidelines
CD-1 zoned areas	CD-1	Consider redevelopment of sites where existing rental units do not currently exist and infill development on suitable sites where existing tenants are not displaced; height and density as appropriate to location and context
Industrial Areas that allow residential	MC-1	Consider modest increases in height and density
Areas with Official Development Plans that allow residential	Various ODP areas	Consider development sites which allow for residential density where there are no conflicts with existing policies for social housing (e.g. the density bonus for social housing for small sites in the Downtown South) Consider additional density appropriate to context; adhere to existing height limits

2.4 Rezoning in Low Density Transition Areas

Rezoning for 100% residential rental projects will be considered for sites zoned RS or RT (except for RT-5 and RT-5N, RT-7, RT-8 and RT-10 and RT-10N) that are:

- On a block adjacent to an arterial road that is part of a TransLink bus route and that is within approximately 400 m of a larger neighbourhood shopping area; or
- On a block adjacent to an arterial road that is within 800 m of a TransLink rapid transit station (including RapidBus, 99 B-Line, Canada Line, Expo Line or Millennium Line stations) and that is within approximately 200 m of a smaller neighbourhood shopping area; and
- In an eligible area as illustrated by Map A in the Appendix.

2.4.1 Eligibility Requirements for Regular Sites – Rezoning to a Rental Tenure District Schedule

Table 2 provides direction for consideration of additional density for 100% rental projects seeking a rezoning in RS and RT zoned areas. To be eligible, sites should be generally regular in shape (rectangular), part of the regular street grid, and have a full lane to the rear, or be double-fronting.

Rezoning opportunities as described in Table 2 will generally only be enabled through rental tenure district schedules; rezoning to a site-specific CD-1 will only be considered as per section 2.4.2.

2.4.2 Eligibility Requirements for Irregular Sites – Rezoning to a Site-Specific CD-1

Sites that meet the location and site context considerations in Table 2 but are highly irregular in size, shape, context or other attributes may be eligible for rezoning subject to a customized review and response.

In general, irregular sites will not be considered for more height or density than may be achieved on a regular lot through the set rental tenure district schedule(s). In some cases, increased setbacks and reduced FSR may be required commensurate to the irregular context to allow for reasonable adjacencies.

Examples of sites where a CD-1 rezoning will generally be required include:

- Sites with limited street frontage or no lane
- Sites where a standard building shape as generally allowed in the applicable standard rental zone(s) and guidelines cannot be accommodated

2.4.3 Social Housing

Rezonings for projects where 100% of the residential floor area is secured as social housing will be considered on sites zoned RS or RT, including in locations that are not illustrated by Map A in the Appendix. The RR-2C district includes provisions to enable some additional density for 6 storey social housing developments on arterials. As appropriate, staff may also support consideration of rezoning to another RR district or a CD-1.

Table 2: Considerations for Rezoning in RS and RT Zones

Location	Building Types	Requirements and Guidelines
On arterial	<ul style="list-style-type: none"> • Up to 4 storey mixed use • Up to 5 storey residential apartment • Up to 6 storey residential apartment or mixed use for projects including a minimum 20% of the residential floor area that is counted in the calculation of FSR secured as below-market rental units (<i>See section 4 for specific requirements</i>) or where 100% of the residential floor area is secured as social housing 	<p>Refer to the RR-2 and RR-3 district schedules</p> <p>Site should not leave any remaining RS or RT lot(s) with a total continuous frontage of less than 99 feet, or obstruct access to a lane for any remaining lot(s)</p> <p><u>Mixed use requirements (RR-3)</u></p> <p>Mixed use will generally be required for sites that:</p> <ul style="list-style-type: none"> • are immediately adjacent to a property that has existing zoning for commercial use (C-1, C-2, C-2, C-2B, C-2C, C-2C1 or CD-1 with commercial retail at grade), or • include a corner lot at an intersection where two or more of the other corner sites are zoned for commercial use <p>Mixed use will generally be optional for sites that include a corner lot or that have existing non-residential uses</p>
Off arterial	<ul style="list-style-type: none"> • Up to 4 storey residential apartment • or 4 storey townhouse • 3 storey triplex or townhouse with up to 8 units 	<p>Refer to the RR-1 District Schedule, and the RR-2A district</p> <p>Site must not obstruct access to a lane for any remaining lot(s)</p>
	Up to 5 storey residential apartment flanking the arterial with a 4 storey transition to the off arterial block face	<p>Refer to the RR-2B district</p> <p>Site must be located at the corner of an arterial road, with a side property line flanking the arterial</p>
	Up to 4 storey mixed use	<p>Refer to the RR-3A district</p> <p>Site must have existing non-residential use</p>

Please also refer to the Rental District Schedules Design Guidelines for further guidance.

Other Policy Requirements

3 Security of Tenure and Housing Agreement

The rental units will be secured for a term of 60 years or life of the building, whichever is greater, through legal agreements, (i.e. Housing Agreement pursuant to section 565.2 of the Vancouver Charter, including non-stratification and no separate sales covenants), or any other legal mechanism deemed necessary by the Director of Legal Services and the Director of Planning.

4 Affordability

Projects proposing a 6 storey building under section 2.4 of this policy are required to achieve a minimum of 20% of the residential floor area that is counted in the calculation of FSR as units secured at below-market rents. In addition, all below-market units are required to meet the following requirements:

- Starting rents by unit type will not exceed a rate that is:
 - For 100% residential buildings, 10% less than the average rents as published by the Canada Mortgage and Housing Corporation (CMHC) for the city; or
 - For mixed-use buildings, 20% less than the average rents as published by CMHC for the city

Please refer to the most recent annual Rental Market Report for private apartment buildings published by CMHC for more information. Starting rents will be secured at the time of **occupancy permit issuance**, and

- After initial occupancy, rent escalation during a tenancy will be limited to the increases authorized by the Residential Tenancy Act. Between tenancies, the rent may be re-indexed to the current CMHC average rent by unit type, applying the same discount rate (minimum 10% for 100% residential buildings and 20% for mixed-use buildings) as was secured at the time of **occupancy permit**.

Targeting a deeper level of affordability in a portion of the below-market rental units is encouraged where possible. For more information on starting rent information and program administration, please refer to the Rental Incentive Programs Bulletin.

5 Housing for Families

The Secured Rental Policy encourages the inclusion of family housing. The requirement for family housing units is set at 35% of units for all secured market rental developments under rezonings, as per the City's Family Room: Housing Mix Policy for Rezoning Projects. Family units are defined as units with 2 or more bedrooms, designed to meet the Council adopted High Density Housing for Families with Children Guidelines.

For projects that do not require rezoning, residential unit mix requirements may be specified in the applicable district schedule. The C-2, C-2B, C-2C, and C-2C1 district schedules require that residential rental tenure projects seeking density above 2.5 FSR and height above 4 storeys provide 35% family units (with 2 or more bedrooms). These units should be designed to meet the High Density Housing for Families with Children Guidelines.

6 Tenant Relocation and Protection

Where tenants will be displaced as a result of redevelopment, a tenant relocation plan as outlined in the City's Tenant Relocation and Protection Policy will be required. Please also refer to the Tenant Relocation and Protection Policy – Process and Requirements Bulletin.

7 Green Buildings

The Secured Rental Policy supports green building objectives and the development of near-zero emission buildings.

All rezoning applications considered under this policy will be expected to meet the Green Buildings Policy for Rezonings. Development permit applications for residential rental tenure buildings not requiring rezoning in the C-2, C-2B, C-2C and C-2C1 districts made before March 15, 2023 are required to meet the energy efficiency requirements in the relevant district schedule at the time of the application.

For more information on these requirements and the documentation to be submitted, please refer to the Green Buildings Policy for Rezonings, the Green Buildings Policy for Rezonings – Process and Requirements Administration Bulletin, and the Rental Incentive Programs Bulletin.

8 Community Amenity Contributions

Community Amenity Contribution (CAC) policies apply to private rezoning applications. Routine, lower density rezoning applications for secured market rental housing that meet the criteria set out in the Community Amenity Contributions Policy for Rezonings and other applicable Council approved policies and guidelines are not subject to a CAC.

Implementation and Monitoring

Implementation

The policies in this document provide clarity on the incentives offered to enable rental housing, as well as the scale of rental developments that may be considered. New development will be managed through privately initiated rezoning applications to unique CD-1s or through the use of rental zones in low density areas (e.g. RR-1, RR-2 and RR-3 district schedules). In addition, new rental development may proceed through development permit applications, including through district schedules which include provisions for residential rental tenure development (e.g. C-2, C-2B, C-2C and C-2C1).

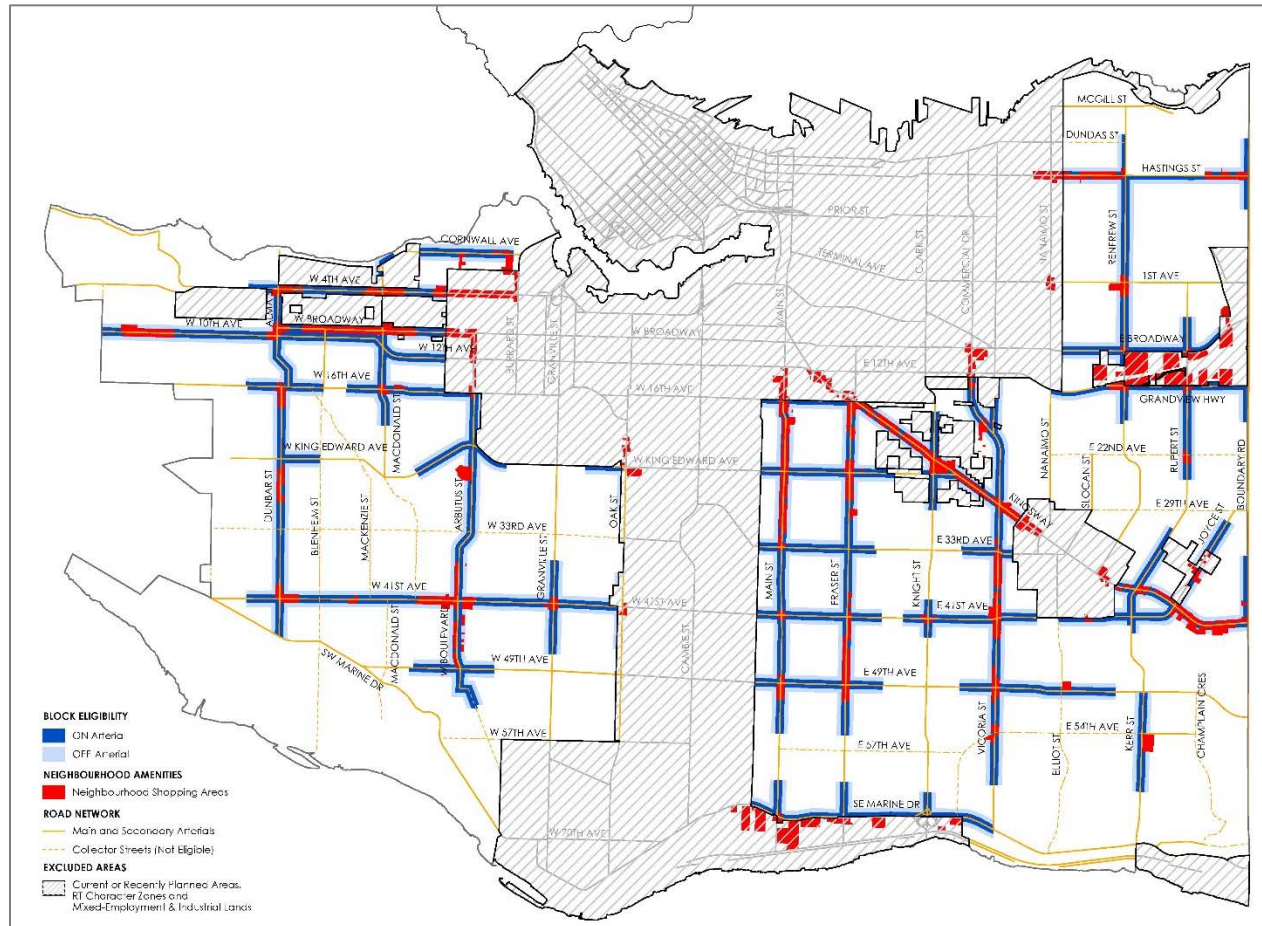
Monitoring

The Housing Vancouver Annual Progress Report will track the rental units created through this policy on an annual basis, and measure and evaluate progress towards the City's approved housing targets in relationship to supply, income, and family housing.

Appendix: Eligibility Map

The map illustrates the areas that meet the locational criteria that apply under section 2.4 of this policy to sites zoned RS or RT. Other policy requirements beyond the locational criteria will also apply to determine eligibility. Further description is provided in the Rental Incentive Programs Bulletin.

Map A: Eligibility Map for Low Density Transition Areas



APPENDIX E
DEVELOPMENT COST LEVY BYLAW AMENDMENTS

BY-LAW NO. ____

**A By-law to amend the Vancouver Development Cost Levy By-law No. 9755
regarding for-profit affordable rental housing**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This By-law amends the indicated provisions of Vancouver Development Cost Levy By-law No. 9755.
2. Council strikes out sections 3.1A and 3.1B and substitutes the following:

“Waiver or reduction for for-profit-affordable housing

3.1A Notwithstanding section 3.1, Council waives or reduces the levy otherwise required under Schedule C by the rates set out herein for the construction of for-profit affordable rental housing, which shall mean housing where:

- (a) all dwelling units in the building are rental units;
- (b) no dwelling units are strata units;
- (c) **DELETED**
- (d) At least 20% of the residential floor area that is counted in the calculation of the floor space ratio consists of units with average rents per unit type at initial occupancy and upon a change in tenancy of a unit that do not exceed a rate that is at least 10% less than the average rents for studio units, one bedroom units, two bedroom units and units with three or more bedrooms in the city, as published by the Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables in the previous calendar year, or where instead of complying with (d);
- (e) agreed upon average rents per unit type for initial occupancy do not exceed the average rents for studio units, one bedroom units, two bedroom units and units with three or more bedrooms built in the City since 2005, as published by the Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables in the previous calendar year, except that such rents may be 10% higher than the rents otherwise stipulated under this section if the housing is located in the West Area as shown on the map attached to this By-law as Appendix “A”, and rents shall also be adjusted annually on January 1:
 - (i) for all studio units, one bedroom units, two bedroom units and units with three or more bedrooms to reflect the change in average rents for studio units, one bedroom units, two bedroom units, and units with three or more bedrooms built in the City since 2005, as those rents are set out by the Canada Mortgage and Housing Corporation in the Rental Market Survey Data

Tables published in the previous calendar year, or the most recently published data for the newest building age category for private rental apartment units published in the Canada Mortgage and Housing Corporation's Rental Market Survey Data Tables; or

- (ii) when the average rent data for any bedroom type is not reported in the Canada Mortgage and Housing Corporation's Rental Market Survey Data Tables, the change in average rents will reflect the average rents for the most recent building age category available in the Canada Mortgage and Housing Corporation's Housing Market Information Portal, as those rents are set out for the previous calendar year,
- (f) the owner of the property on which such housing is situated has registered against title to that property an instrument, in form and substance, and with priority of registration, satisfactory to the Director of Legal Services, ensuring the initial rents are in accordance with 3.1A (d) or 3.1A (e), and otherwise in compliance with this By-law, and restricting the tenure of such housing to rental for:
 - (i) the longer of the life of the building in which they are situated and 60 years, or
 - (ii) such other term to which the City and owner may agree; and
- (g) class A for-profit affordable rental housing shall mean housing in compliance with subsections (a), (b), (d) and (f), and class B for-profit affordable rental housing shall mean housing in compliance with subsections (a), (b), (e) and (f).

Administration of waiver

3.1 B The waiver under section 3.1A shall be administered as follows:

- (a) rents to be agreed upon at initial occupancy shall not exceed the average rents stipulated in section 3.1A and this By-law and for clarity, the rents to be charged may be lower than the rents stipulated by this By-law, but may not exceed the rents stipulated by this By-law;
- (b) if a new zoning by-law was required to authorize the development of the site, the rents to be agreed upon should be stipulated at the time of Council's approval in principle of any zoning by-law required to authorize the development of the site and included in the conditions of enactment of the zoning by-law approved by Council following the public hearing, and if no new zoning by-law was required to authorize the development of the site, the rents to be agreed upon should be stipulated at the time the 'prior-to permit issuance' letter related to the development permit is issued;
- (c) notwithstanding sections 3.1B (a) and (b), if a new zoning by-law was required to authorize the development of the site and the tenure of the residential area of the building for which a waiver is being sought was not secured as rental housing as a condition of enactment, the rents to be agreed upon shall not exceed the rents at occupancy stipulated in section

3.1A and this By-law and do not need to be stipulated in accordance with 3.1B (b);

(d) **DELETED**

(e) any waiver of a development cost levy authorized under section 3.1A is to be calculated and determined at the time of issuance of a building permit authorizing construction of the building subject to the waiver;

(f) a building that qualifies under section 3.1A for a development cost levy waiver shall not forfeit the waiver because other housing otherwise exempt from development costs levies under City by-laws or the Vancouver Charter is also located in the building; and

(g) all units of all unit types must meet all the requirements in section 3.1A (a) and (b), all units of all unit types that comprise the 20% of residential floor area used to calculate 3.1A (c) must meet the rents specified in 3.1A (c), and all units, of all units types must be used to calculate the average rents specified in 3.1A (d), except that a building that contains studio units, one bedroom units and two bedroom units that meet all requirements in 3.1A (a),(b), and (d) qualifies for a waiver for all those units in each of those unit types on a pro rata basis even if the building contains units with three or more bedrooms that do not meet the requirements in section 3.1A (d), in which case none of the units with three or more bedrooms qualifies for the waiver.

3. This By-law is to come into force and take effect on October 4, 2023, except that the provisions set out in section 2 of this By-law governing the administration of the for-profit affordable rental housing waiver do not, unless agreed to, come into force or take effect with regard to any rezoning applications that were subject to an enacted Housing Agreement By-law, or if no new zoning by-law was required to authorize the development, any development permit applications where the development permit has been approved before October 4, 2023.

ENACTED by Council this day of , 2023

Mayor

City Clerk

BY-LAW NO. ____**A By-law to amend the Area Specific Development Cost Levy By-law No. 9418 regarding for-profit affordable rental housing**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

3. This By-law amends the indicated provisions of Area Specific Development Cost Levy By-law No. 9418.

4. Council strikes out sections 3.1A and 3.1B and substitutes the following:

“Waiver or reduction for for-profit-affordable housing

3.1A Notwithstanding section 3.1, Council waives or reduces the levy otherwise required under this By-law for the construction of for-profit affordable rental housing, which shall mean housing where:

- (h) all dwelling units in the building are rental units;
- (i) no dwelling units are strata units;
- (j) **DELETED**
- (k) at least 20% of the residential floor area that is counted in the calculation of the floor space ratio consists of units with average rents per unit type at initial occupancy and upon a change in tenancy of a unit that do not exceed a rate that is at least 10% less than the average rents for studio units, one bedroom units, two bedroom units and units with three or more bedrooms in the city, as published by the Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables in the previous calendar year, or where instead of complying with (d);
- (l) agreed upon average rents per unit type for initial occupancy do not exceed the average rents for studio units, one bedroom units, two bedroom units and units with three or more bedrooms built in the City since 2005, as published by the Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables in the previous calendar year, except that such rents may be 10% higher than the rents otherwise stipulated under this section if the housing is located in the West Area as shown on the map attached to this By-law as Appendix “A”, and rents shall also be adjusted annually on January 1:
 - (i) for all studio units, one bedroom units, two bedroom units and units with three or more bedrooms to reflect the change in average rents for studio units, one bedroom units, two bedroom units, and units with three or more bedrooms built in the City since 2005, as those rents are set out by the Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables published in the previous calendar year, or the most recently published data for the newest building age category for private rental apartment units published in the Canada Mortgage

and Housing Corporation's Rental Market Survey Data Tables;
or

- (ii) when the average rent data for any bedroom type is not reported in the Canada Mortgage and Housing Corporation's Rental Market Survey Data Tables, the change in average rents will reflect the average rents for the most recent building age category available in the Canada Mortgage and Housing Corporation's Housing Market Information Portal, as those rents are set out for the previous calendar year,
- (m) the owner of the property on which such housing is situated has registered against title to that property an instrument, in form and substance, and with priority of registration, satisfactory to the Director of Legal Services, ensuring the initial rents are in accordance with 3.1A (d) or 3.1A (e), and otherwise in compliance with this By-law, and restricting the tenure of such housing to rental for:
 - (i) the longer of the life of the building in which they are situated and 60 years, or
 - (ii) such other term to which the City and owner may agree; and
- (n) class A for-profit affordable rental housing shall mean housing in compliance with subsections (a), (b), (d) and (f), and class B for-profit affordable rental housing shall mean housing in compliance with subsections (a), (b), (e) and (f).

Administration of waiver

3.2B The waiver under section 3.1A shall be administered as follows:

- (a) rents to be agreed upon at initial occupancy shall not exceed the average rents stipulated in section 3.1A and this By-law and for clarity, the rents to be charged may be lower than the rents stipulated by this By-law, but may not exceed the rents stipulated by this By-law;
- (b) if a new zoning by-law was required to authorize the development of the site, the rents to be agreed upon should be stipulated at the time of Council's approval in principle of any zoning by-law required to authorize the development of the site and included in the conditions of enactment of the zoning by-law approved by Council following the public hearing, and if no new zoning by-law was required to authorize the development of the site, the rents to be agreed upon should be stipulated at the time the 'prior-to permit issuance' letter related to the development permit is issued;
- (c) notwithstanding sections 3.1B (a) and (b), if a new zoning by-law was required to authorize the development of the site and the tenure of the residential area of the building for which a waiver is being sought was not secured as rental housing as a condition of enactment, the rents to be agreed upon shall not exceed the rents at occupancy stipulated in section 3.1A and this By-law and do not need to be stipulated in accordance with 3.1B (b);

APPENDIX F AMENDED MODERATE INCOME AND BELOW-MARKET RENTAL HOUSING REZONING CONDITIONS

The following table details the new rezoning conditions that align with the policy and by-law amendments recommended in this report. It lists projects that include moderate income or below-market rental units and have a Housing Agreement that is authorized by an enacted by-law or have a rezoning that has been approved in principle at Public Hearing where the Housing Agreement has not yet been authorized by an enacted by-law (the latter project type is indicated by *italics*) that would be amended to include the new conditions.

Project Address	Part of Rezoning Condition being deleted	New Condition to replace deleted language
1956-1990 Stainsbury Ave	2.5(f)	<p>That the initial starting monthly rents for each moderate income rental housing unit, which comprise at least 20% of the residential floor area that is counted in the calculation of the floor space ratio, will not exceed an amount that is 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;</p> <p>That a rent roll indicating the agreed maximum initial monthly rents for the moderate income rental housing units is to be provided prior to issuance of an occupancy permit, to the satisfaction of General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services</p>
1111-1123 Kingsway Ave	2.9(f)	
1805 Larch St	2.7(g)	
2460-2484 Renfrew St	2.10(e) & (f)	
2543-2583 Renfrew St & 2895 E 10th Ave	2.10(f)	
2603-2655 Renfrew St	2.10(f)	
3600 E Hastings St	2.7(f)	
3680 E Hastings St	2.8(f)	
3701-3743 W Broadway	2.10(e)	
445 Kingsway Ave & 2935 St. George St	2.9(f)	
277-291 W 42nd Ave	2.8(e)	
325-341 W 42nd Ave	2.6(f)	
3609-3687 Arbutus St	2.5(g)	
441-475 W 42nd Ave	2.9(f)	
1477 W Broadway	2.5(e) & (f)	
<i>2010 Harrison Dr</i>	<i>2.8(e) & (f)</i>	
<i>5-15 W 2nd Ave & 1751 Ontario St</i>	<i>2.11(f)</i>	
<i>5562-5688 Manson St</i>	<i>2.5(e) & (g)</i>	

<p>906-966 W 18th Ave & 907-961 W 19th Ave</p>	<p>2.13(e) & (f)</p>	
<p>1977 W 41st Ave & 5688 Maple St</p>	<p>2.6(d), (e) & (f)</p>	
<p>3803-3823 W 10th Ave</p>	<p>2.7(e) & (f)</p>	
<p>650 W 41st Ave</p>	<p>2.4(f)</p>	
<p>427-449 W 39th Ave</p>	<p>2.5(e) & 9g)</p>	
<p>3084 W 4th Ave & 2010 Balaclava St</p>	<p>2.8(e)</p>	
<p>809 W 41st Ave</p>	<p>2.7(e)</p>	
<p>2538 Birch St</p>	<p>2.6(f)</p>	<p>The average initial starting monthly rents for each moderate income unit will not exceed an amount that is 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;</p> <p>That a rent roll indicating the agreed maximum initial monthly rents for the moderate income rental housing units is to be provided prior to issuance of an occupancy permit, to the satisfaction of General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services</p>
<p>325-343 W 41st Ave</p>	<p>2.10(f) & (g)</p>	<p>That the initial starting monthly rents for each moderate income rental housing unit, which comprise at least 10% of the residential floor area that is counted in the calculation of the floor space ratio, will not exceed an amount that is 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;</p> <p>That a rent roll indicating the agreed maximum initial monthly rents for the moderate income rental housing units is to</p>

		<p>be provided prior to issuance of an occupancy permit, to the satisfaction of General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services</p>
<p><i>357-475 W 41st Ave</i></p>	<p>2.12(f) & (g)</p>	<p>That the initial starting monthly rents for each moderate income rental housing unit, which comprise at least 18% of the residential floor area that is counted in the calculation of the floor space ratio, will not exceed an amount that is 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;</p> <p>That a rent roll indicating the agreed maximum initial monthly rents for the moderate income rental housing units is to be provided prior to issuance of an occupancy permit, to the satisfaction of General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services</p>
<p><i>949 W 41st Ave & 5469-5507 Willow St</i></p>	<p>2.34(f)</p>	<p>That the initial starting monthly rents for each moderate income rental housing unit, which comprise at least 25% of the residential floor area that is counted in the calculation of the floor space ratio, will not exceed an amount that is 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;</p> <p>That a rent roll indicating the agreed maximum initial monthly rents for the moderate income rental housing units is to be provided prior to issuance of an occupancy permit, to the satisfaction of</p>

		<p>General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services</p>
<p>2133 Nanton Ave & 4189 Yew St</p>	<p>2.15(v)</p>	<p>The average starting monthly rents of the units secured at moderate income rates will be at or below the following rates, applicable at the time of initial occupancy:</p> <ul style="list-style-type: none"> • Studio \$950 • 1 Bedroom \$1,200 • 2 Bedroom \$1,600 • 3 Bedroom \$2,000 <p>Following initial occupancy, on a change in tenancy for a moderate income rental unit, the starting rent for such a new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy</p>
<p>1444 Alberni St & 740 Nicola St</p>	<p>c.12(iv)(a)</p>	<p>That the initial starting monthly rents for each moderate income rental housing unit, which comprise a minimum of 13 units (10% of the rentable floor area), will not exceed an amount that is 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;</p> <p>That a rent roll indicating the agreed maximum initial monthly rents for the moderate income rental housing units is to be provided prior to issuance of an occupancy permit, to the satisfaction of General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services</p> <p>Following initial occupancy, on a change in tenancy for a moderate income rental unit, the starting rent for such a new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent</p>

		Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy
<i>500-650 West 57th Ave</i>	<i>2.2(e) & (f)</i>	<p>That the initial starting monthly rents for each moderate income rental housing unit, which comprise at least 25% of the residential floor area that is counted in the calculation of the floor space ratio, will not exceed an amount that is 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;</p> <p>That a rent roll indicating the agreed maximum initial monthly rents for the moderate income rental housing units is to be provided prior to issuance of an occupancy permit, to the satisfaction of General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services</p>

<p>1040-1080 Barclay St</p>	<p>2.19(d)(i) & (ii)</p>	<p>30% of the below-market rental units will, subject to condition 2.19(j), be rented at rates at or below an amount that is 50% below the CMHC average market rent for zone 3 according to the CMHC Rental Market Survey publication that is current at the time of Occupancy Permit issuance</p> <p>70% of the below-market rental units will, subject to condition 2.19(j), be rented at rates at or below and amount that is 20% below the CMHC average market rent for zone 3 according to the CMHC Renal Market Survey publication that is current at the time of Occupancy Permit issuance</p> <p>Except that in the event that the average market rent data for zone 3 is unavailable in the CMHC Rental Market Survey publication at the time of unit initial occupancy or change of tenancy, below-market unit rents will be based on the average city-wide market rent as published by the most recent CMHC Rental Market Survey publication.</p>
<p>1045 Burnaby St</p>	<p>2.4(d)(i) & (ii)</p>	<p>30% of the below-market rental units will, subject to condition 2.4(k), be rented at rates at or below an amount that is 50% below the CMHC average market rent for zone 2 (English Bay) according to the CMHC Rental Market Survey publication that is current at the time of Occupancy Permit issuance</p> <p>70% of the below-market rental units will, subject to condition 2.4(k), be rented at rates at or below and amount that is 20% below the CMHC average market rent for zone 2 according to the CMHC Renal Market Survey publication that is current at the time of Occupancy Permit issuance</p> <p>Except that in the event that the average market rent data for zone 3 is unavailable in the CMHC Rental Market Survey publication at the time of unit initial occupancy or change of tenancy, below-market unit rents will be based on the average city-wide market rent as published by the most recent CMHC Rental Market Survey publication.</p>

1332 Thurlow St & 1065 Harwood St	2.10(i)	That a rent roll indicating the agreed maximum initial monthly rents for the below-market rental housing units is to be provided prior to issuance of an occupancy permit, to the satisfaction of General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services
622 SW Marine Dr	2.10(g)(ii)	
650 W 41st Ave	2.4(e)	
1956-1990 Stainsbury Ave	2.5(g)	Following initial occupancy, on a change in tenancy for a moderate income rental unit, the starting rent for such a new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy
1111-1123 Kingsway	2.9(g)	
1805 Larch St	2.7(h)	
2460-2484 Renfrew St	2.10(g)	
2538 Birch St	2.6(f)	
2543-2583 Renfrew St & 2895 E 10th Ave	2.10(g)	
2603-2655 Renfrew St	2.10(g)	
3600 E Hastings St	2.7(g)	
3680 E Hastings St	2.8(g)	
3701-3743 W Broadway	2.10(f)	
445 Kingsway Ave & 2935 St. George St	2.9(g)	
277-291 W 42nd Ave	2.8(f)	
325-341 W 42nd Ave	2.6(g)	
325-343 W 41st Ave	2.10(h)	
357-475 W 41st Ave	2.12(h)	
441-475 W 42nd Ave	2.9(g)	
1477 W Broadway	2.5(h)	
1649 E Broadway	2.5(h)	
3609-3687 Arbutus St	2.5(i)	
949 W 41st Ave & 5469-5507 Willow St	2.34(g)	
2010 Harrison Dr	2.8(g)	

5-15 W 2 nd Ave & 1751 Ontario St	2.11(g)	
500-650 West 57th Ave	2.2(k)	
5562-5688 Manson St	2.5(h)	
906-966 W 18th Ave & 907-961 W 19th Ave	2.13(h)	
650 W 41st Ave	2.4(g)	
427-449 W 39th Ave	2.5(h)	
3084 W 4th Ave & 2010 Balaclava St	2.8(f)	
809 W 41st Ave	2.7(f)	
5055 Joyce St	2.10(g)	Following initial occupancy, on a change in tenancy for a moderate income rental unit, the starting rent for such a new tenancy will be at least 20% below the CMHC average market rents for Zone 10 for that unit type at the time of the change in tenancy
4949-5255 Heather St and 657 W 37th Ave	2.15(g)	Following initial occupancy, on a change in tenancy for a moderate income rental unit, the starting rent for such a new tenancy will be at least 25% below the CMHC city-wide average market rent for that unit type at the time of the change in tenancy
1805 Larch St	2.7(f)	As the applicant has requested to seek a waiver of the Development Cost Levies (“DCL”) pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law No.9755 (the “DCL By-law”), the Housing Agreement and Section 219 Covenant, will also include the following terms and conditions:
1332 Thurlow St & 1065 Harwood St	2.10(k)(i) & (ii)	
1066-1078 Harwood St	2.9(k)(i) & (ii)	
5590 Victoria Dr	2.8(f)	
2010 Harrison Dr	2.8(k)	

<p>1040-1080 Barclay St</p>	<p>2.19(i)</p>	<p>(i) a rent roll will be provided for review and confirmation by the General Manager of Planning, Urban Design and Sustainability, indicating the agreed initial monthly rents for the moderate income rental housing units at occupancy permit issuance;</p> <p>(ii) The average starting monthly rents for each moderate income rental housing unit type will for initial occupancy not exceed the rents outlined by Section 3.1A(d) of the DCL By-Law.</p>
<p>1045 Burnaby St</p>	<p>2.4(i), (j) & (k)</p>	
<p>5-15 W 2nd Ave & 1751 Ontario St</p>	<p>2.11(l) & (m)</p>	<p>If the applicant elects to seek a waiver of the Development Cost Levies (“DCL”) pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law No.9755 (the “DCL By-law”), the Housing Agreement and Section 219 Covenant, will also include the following terms and conditions:</p> <p>(i) a rent roll will be provided for review and confirmation by the General Manager of Planning, Urban Design and Sustainability, indicating the agreed initial monthly rents for the moderate income rental housing units at occupancy permit issuance;</p> <p>(ii) The average starting monthly rents for each moderate income rental housing unit type will for initial occupancy not exceed the rents outlined by Section 3.1A(d) of the DCL By-Law.</p>
<p>1332 Thurlow St & 1065 Harwood St</p>	<p>2.10(j)</p>	<p>N/A</p>
<p>1066-1078 Harwood St</p>	<p>2.9(j)</p>	
<p>1477 W Broadway</p>	<p>2.5(g)</p>	
<p>3609-3687 Arbutus St</p>	<p>2.5(h)</p>	
<p>5-15 W 2nd Ave & 1751 Ontario St</p>	<p>2.11(e)</p>	
<p>500-650 West 57th Ave</p>	<p>2.2(j)</p>	

5562-5688 Manson St	2.5(f)	
906-966 W 18th Ave & 907-961 W 19th Ave	2.13(g)	
1977 W 41st Ave & 5688 Maple St	2.6(g)	
3803-3823 W 10 th	2.7(g)	
427-449 W 39th Ave	2.5(f)	
3084 W 4th Ave & 2010 Balaclava St	2.8(k)	
5055 Joyce St	2.10(h)	<p>That the applicant will verify eligibility of new tenants for the units secured at below-market rates based on the following:</p> <ul style="list-style-type: none"> (i) for new tenants, annual household income cannot exceed four (4) times the annual rent for the units (i.e. at least 25% of household income is spent on rent); and (ii) That there should be at least one occupant per bedroom in the unit.
4949-5255 Heather St and 657 W 37th Ave	2.15(h)	
5055 Joyce St	2.10(j)	<p>The applicant will verify the ongoing eligibility of existing tenants in the units secured at below-market rates every five (5) years after initial occupancy:</p> <ul style="list-style-type: none"> (i) For such tenants annual household incomes cannot exceed five (5) times the annual rent for the unit (i.e. at least 20% of the income is spent on rent); and (ii) There should be at least one occupant per bedroom in the unit.
4949-5255 Heather St and 657 W 37th Ave	2.15(h)	
4949-5255 Heather St and 657 W 37th Ave	2.15(i)	<p>On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the moderate income rental units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the moderate income rental units, and a summary of the results of eligibility testing for these units</p>