

Planning
Vancouver
Together

Council Vancouver Charter Changes

Response to Provincial legislation

April 23, 2024

Agenda

- **Introduction - Bills 44, 46 and 47**
- **Overview - Impacts on Housing Supply**
- **Bill 44 – Housing Needs report, Zoning and Small-Scale Multi-Unit Housing**
- **Bill 46 – Development Financing – ACCs and DCLs**
- **Bill 47 – Transit Oriented Areas**
- **Implementation strategy**
- **Impacts to Work Plan**
- **Next steps**

Overview of Bill 44, 46 and 47

Overview – Bill 44, 46 and 47

Bill No.	Title	Regulations	Policy Manuals
44	Housing Statutes (Residential Development) Amendment Act, 2023	HNR – Outstanding SSMUH – Dec 7	HNR – Outstanding SSMUH – Dec 7
46	Housing Statutes (Development Financing) Amendment Act, 2023	Outstanding	Interim-guidelines (March 2024)
47	Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023	TOAs – Dec 7	TOAs – Dec 7 Revised March 8, 2024

Overview – Impacts on Housing Supply

Overview – Impacts on Housing Supply

Housing Vancouver Strategy Priorities:

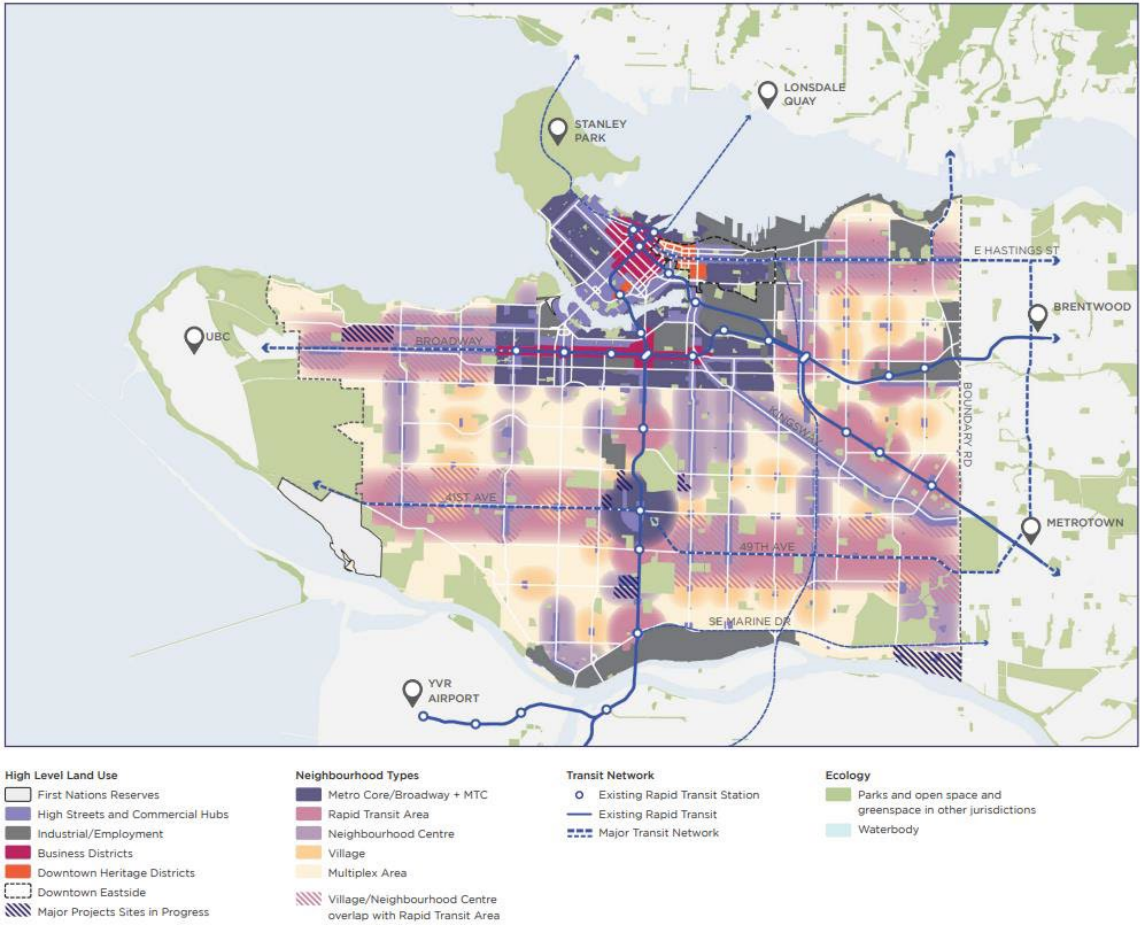
- Shift toward rental and non-market housing
- Protect and retain the existing rental stock
- Support marginalized residents

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

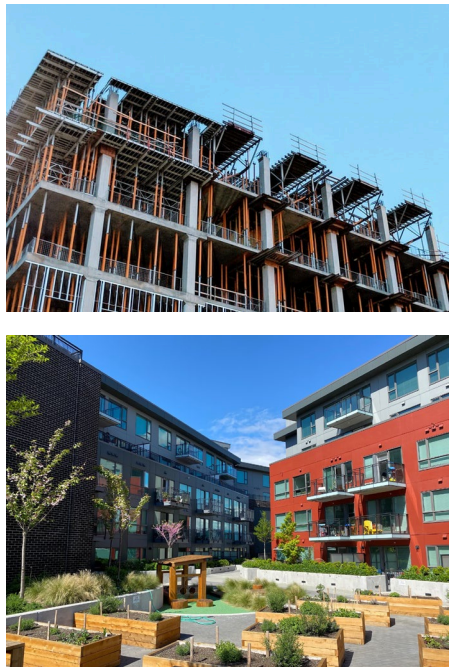


Overview – Impacts on Housing Supply

Vancouver Plan: Advances Housing Vancouver through city-wide land-use policies, with a focus on adding rental and non-market housing

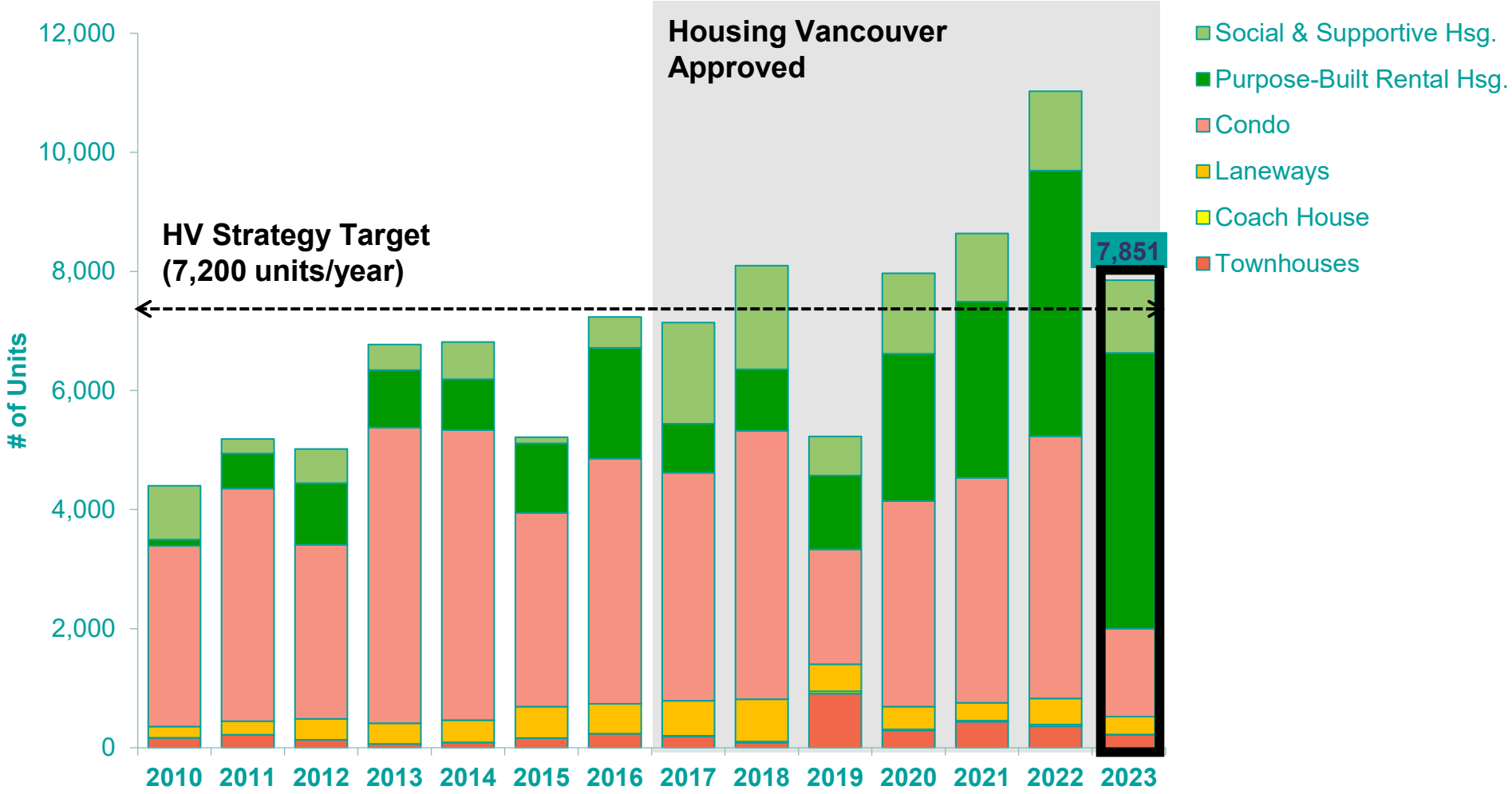


COV is Meeting Overall Supply Targets



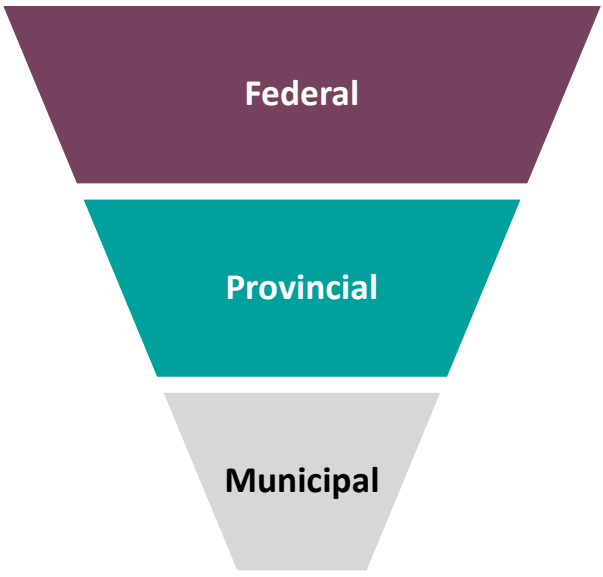
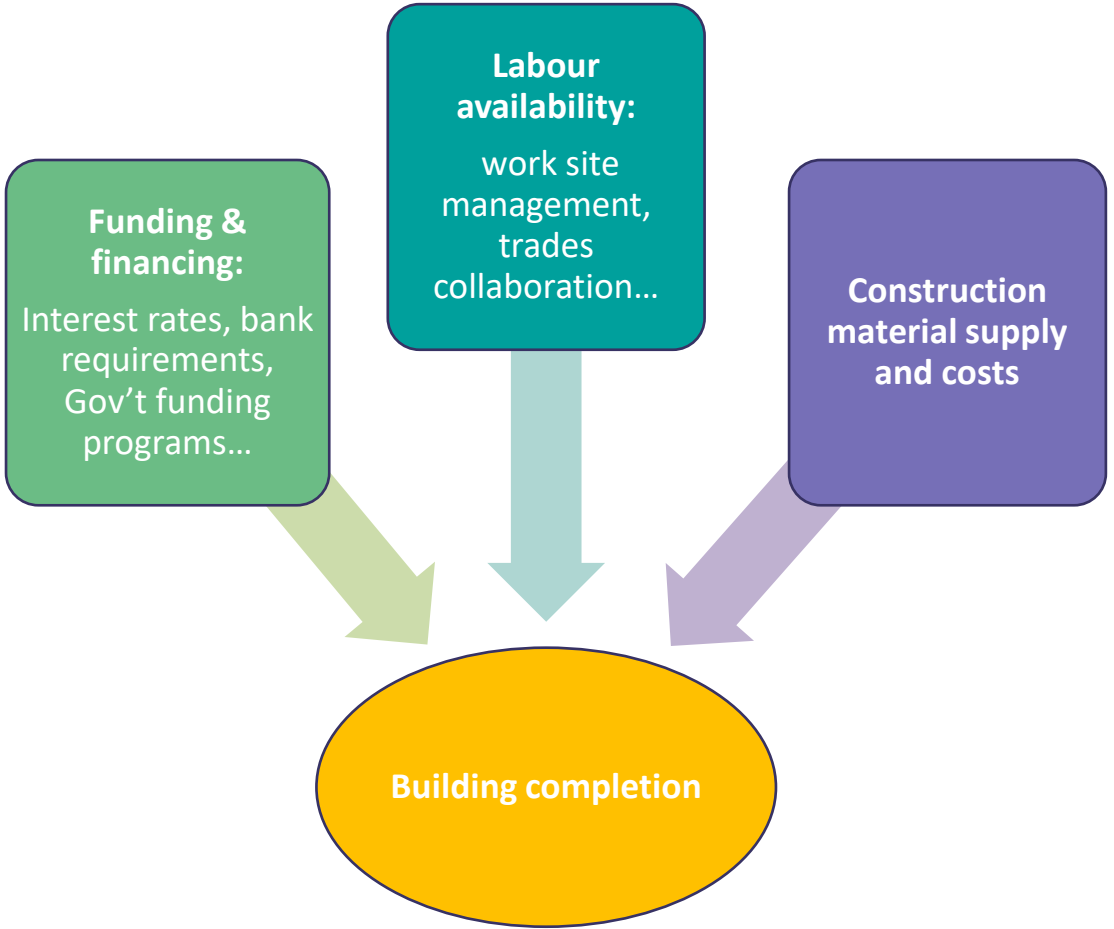
Targets are a measure of approvals – defined as project approvals at public hearing for developments requiring a rezoning, or development permit issuance for projects that do not require a rezoning.

Housing approvals over the last 10 years



Ensuring homes get built requires all hands on deck

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



A coordinated response across all levels of government is needed to address funding gaps and unfavorable market conditions

Progress Report & Actions Summary

1. Have been consistently achieving the overall approvals target in recent years
2. Continue the successful delivery of rental and below market housing options to meet out housing needs and Housing Target
3. Action required from all levels of government to ensure homes get built
4. Achieving deeper levels of affordability remains a challenge in the current economic environment



Bill 44 – Overview

Overview – Bill 44 (Residential Development)

Intent

- To support communities in delivering the homes people need quickly by allowing small-scale multi-unit housing (SSMUH) across BC.
- To speed up the approval process by moving away from spot zoning to ensure more comprehensive upfront planning and zoning.

Regulations / Policy Manuals

- SSMUH – *Received December 2023*
- HNR – Expected February 2024 (Not yet received)

Implementation Timeline:

- SSMUH: June 30, 2024
- Housing Needs Report (Interim): By December 31, 2024
- Zoning: by December 31, 2025

Overview

Key component	Next Steps
<p>Housing Needs Report (HNR)</p> <ul style="list-style-type: none"> • Interim HNR by December 2024 • “Full” HNR by December 2028 	<p>Requires modifications to the existing Housing Needs Report (2022).</p> <p>Requires clarification regarding methodology and alignment with Housing Supply Act / Housing Target Order, and upcoming ODP requirements</p>
<p>Limitations on the use of density bonusing to achieve housing needs</p>	<p>Requires further clarification from the Province.</p>
<p>Zoned Capacity analysis by December 2025 to ensure sufficient lands are zoned to meet 20-year Housing Needs</p>	<p>Requires further clarification regarding methodology.</p>
<p>Small Scale Multi-Unit Housing (SSMUH):</p> <ul style="list-style-type: none"> • By June 30, 2024, municipalities must update zoning bylaws 	<p>Impacts certain RT zones and First Shaughnessy District. Implementation timeline is challenging, though Staff are targeting June 2024 report to Council</p>

Missing Middle – R1-1 & Multiplex



Where Multiplexes Could Be Built today

R1-1 Residential Inclusive zones:

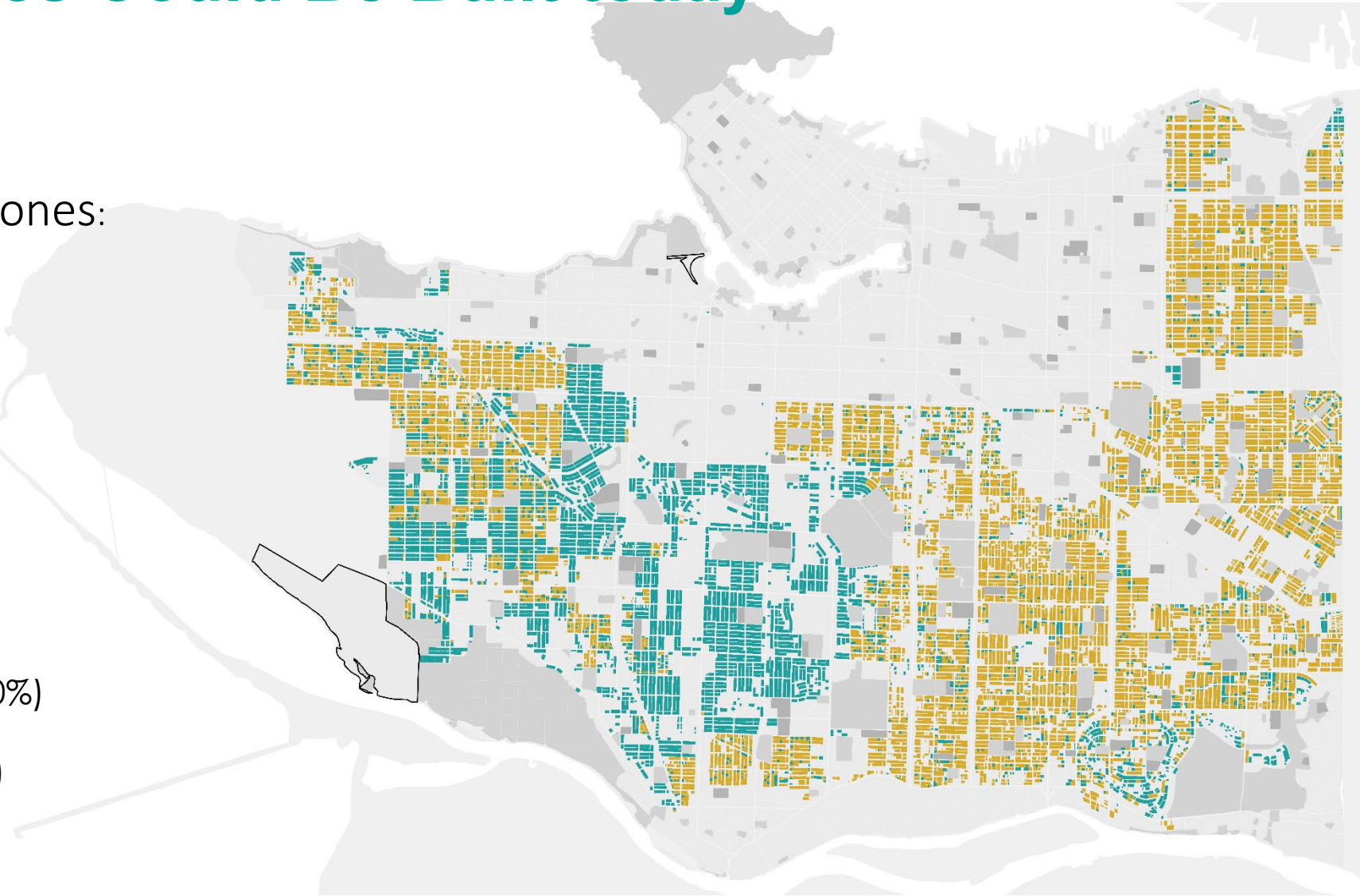
Simplified Process

Manages Utility Impact

Distributes Opportunity

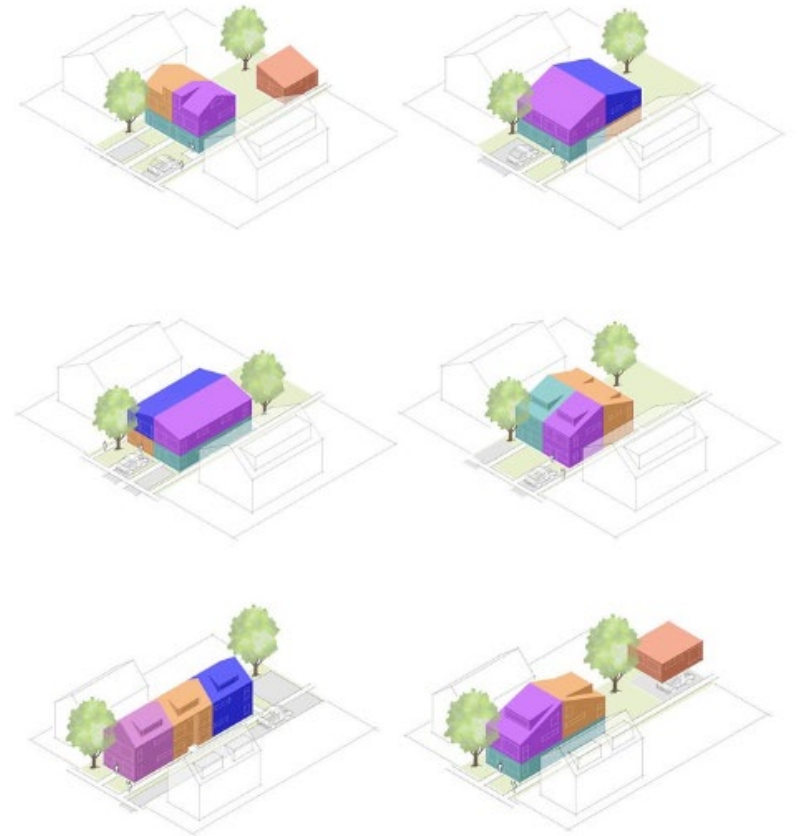
 **Standard lots** - 4 Units (~60%)

 **Larger Lots** - 6 Units (~20%)



Overview – SSMUH Legislation (Bill 44)

- Legislation introduced new requirements into Vancouver Charter. Some details in regulations and policy manual.
 - Applies to "Restricted Zones" (See next slides)
 - Min. of 3 housing units on lots that are 280 m² or smaller, and 4 units on lots >280 m²
 - Min. of 6 units on lots > 280 m² within the 400 m of a bus stop with frequent service
- Legislation prohibits Council from holding a Public Hearing for the sole purpose of considering required changes.



Example Graphic From Provincial Materials

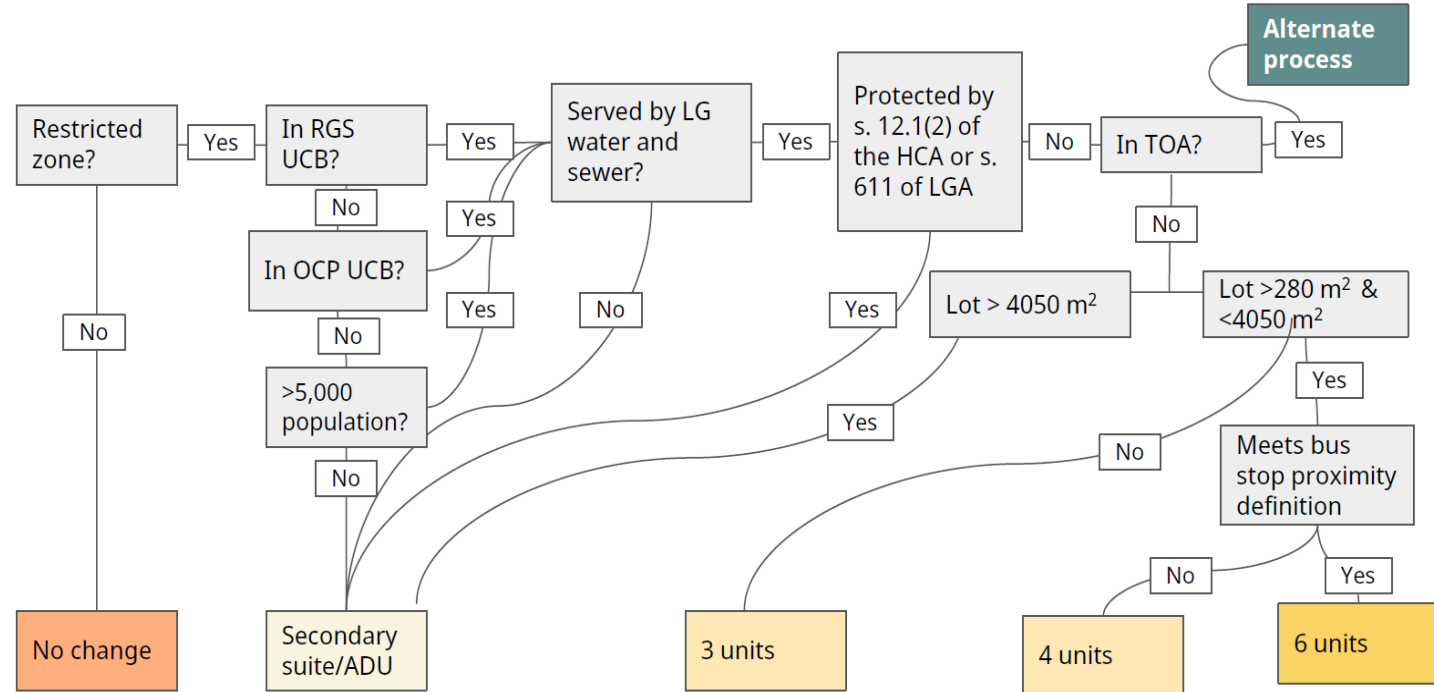
Overview – SSMUH Legislation (Bill 44)

Exemptions - lands that are:

- Hazardous, or within agricultural lands;
- Protected under Heritage Conservation Act or heritage designation by-law on December 7, 2023;
- Not connected to sewer or water services;
- Parcels > than 4,050 m²

Restrictions / Conditions:

- Can't use density bonusing to achieve min. units
- No off-street parking mins
- Not applicable to lands within TOAs
- Can include design considerations like height/density (see manual)
- Can consider reasonable requirements: Laneways, PMT, servicing capacity



Example Process From Provincial Materials

Restricted Zones – *DRAFT / Preliminary Analysis*

Restricted Zone = a zone exclusively for single family houses or duplexes, as well as additional dwelling units and secondary suites

- Considers housing options that were permitted as of effective date (Dec. 2023)
- Must be updated to comply fully with SSMUH requirements (minimal repairs to exceed definition not sufficient)
- Basic test (Draft): 3+ principle dwelling units must already be permitted to avoid being restricted

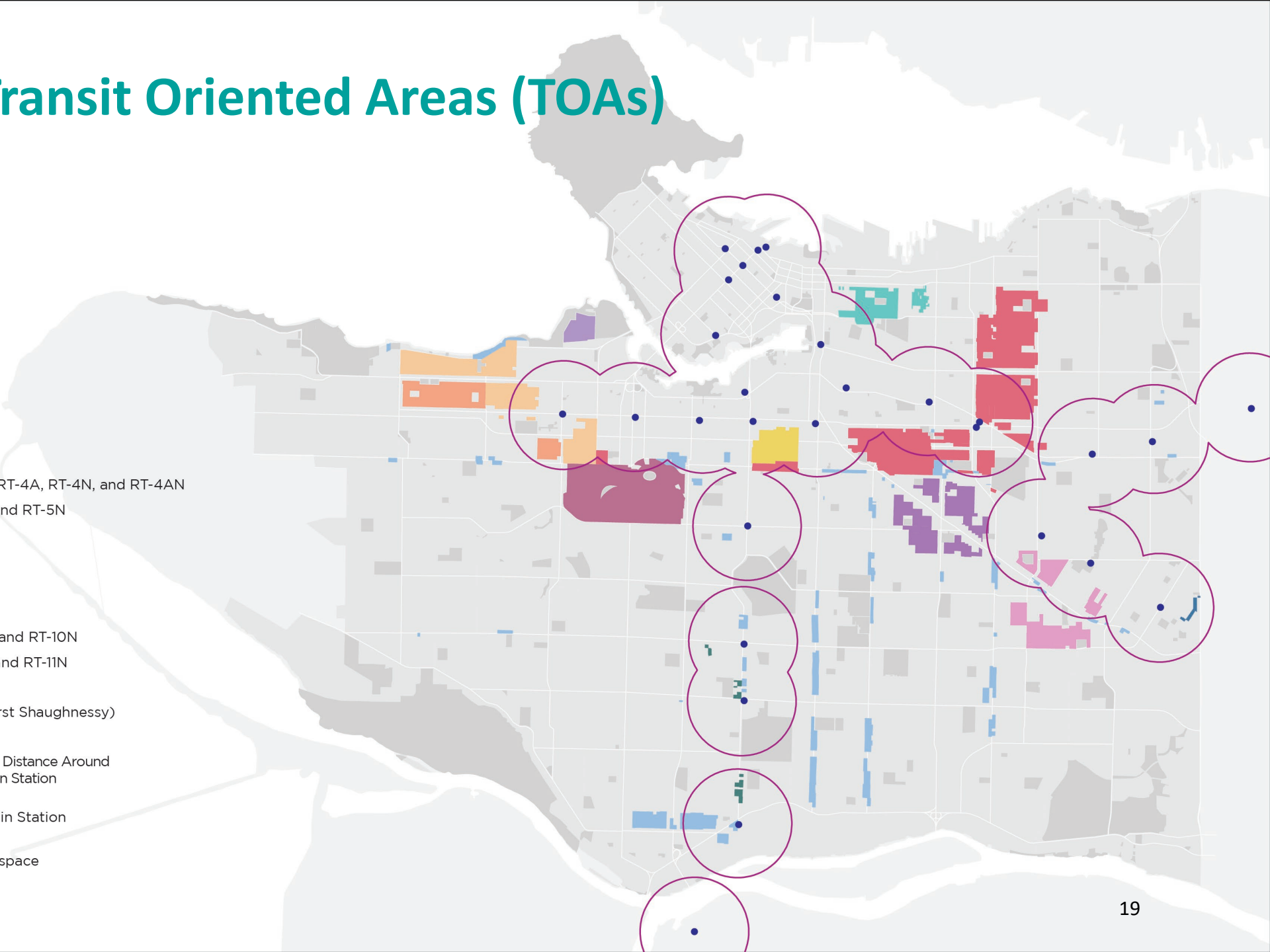
Non-Restricted (No Changes Needed)	Rationale
R1-1, RT-2, RT-3, RT-5, RT-8, RT-10*, RT-11*	<ul style="list-style-type: none"> • Enables sufficient housing options
RA-1 (Southlands)	<ul style="list-style-type: none"> • In ALR / Outside Urban Containment Boundary
RT-1, RT-4*, RT-6	<ul style="list-style-type: none"> • All lots within TOAs
Restricted (Changes Needed)	Rationale
RT-7, RT-9	<ul style="list-style-type: none"> • Does not enable sufficient housing options on lots without an existing character house
First Shaughnessy District (FSD)	<ul style="list-style-type: none"> • Heritage Conservation Area ODP does not provide exemption • Does not enable sufficient housing options on lots where heritage property is not protected – restricted to single detached house

*includes clone zones

RT / FSD and Transit Oriented Areas (TOAs)

RT Zones

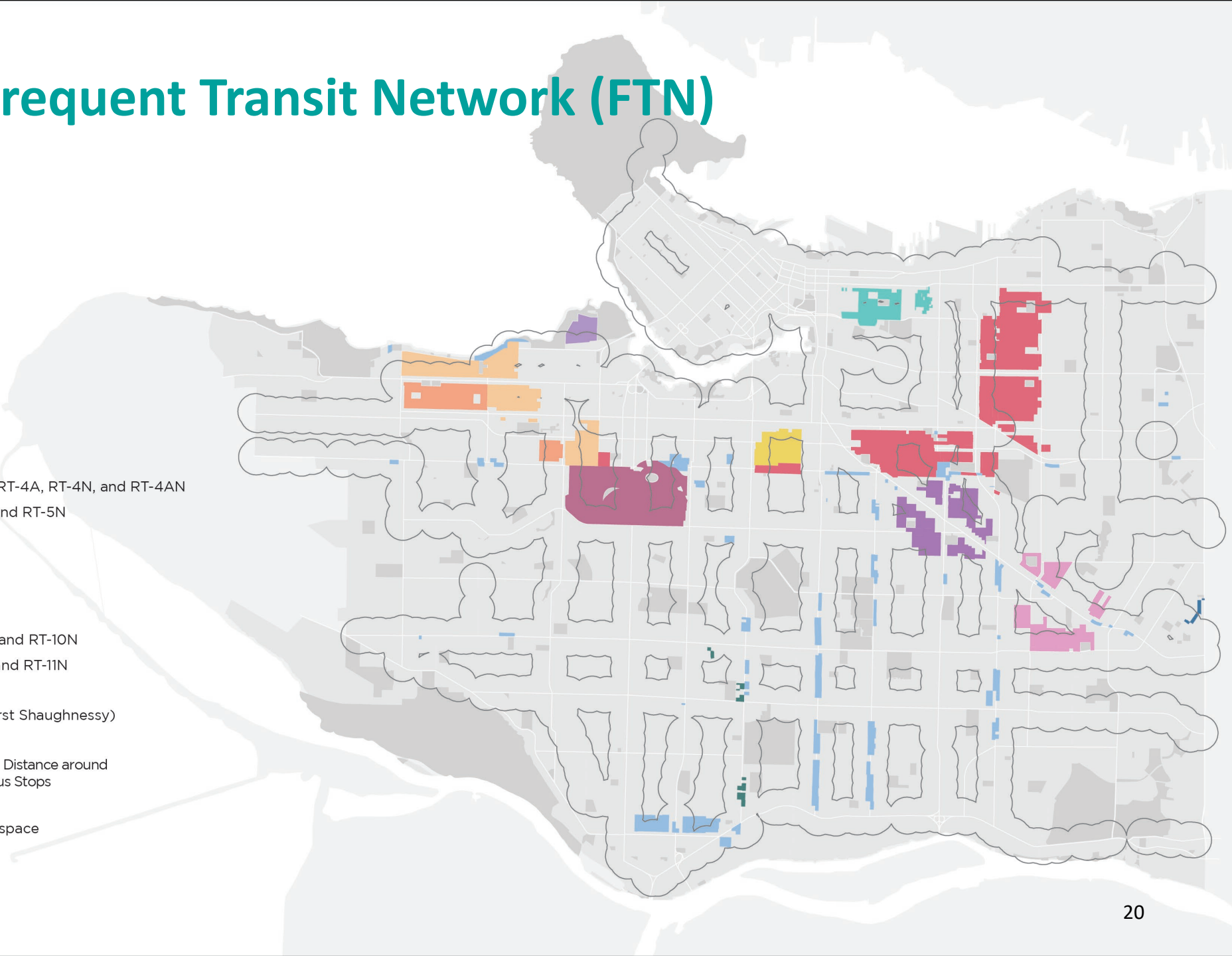
- RT-1
- RT-2
- RT-3
- RT-4, RT-4A, RT-4N, and RT-4AN
- RT-5 and RT-5N
- RT-6
- RT-7
- RT-8
- RT-9
- RT-10 and RT-10N
- RT-11 and RT-11N
- FS (First Shaughnessy)
- 800 m Distance Around Skytrain Station
- Skytrain Station
- Greenspace



RT / FSD and Frequent Transit Network (FTN)

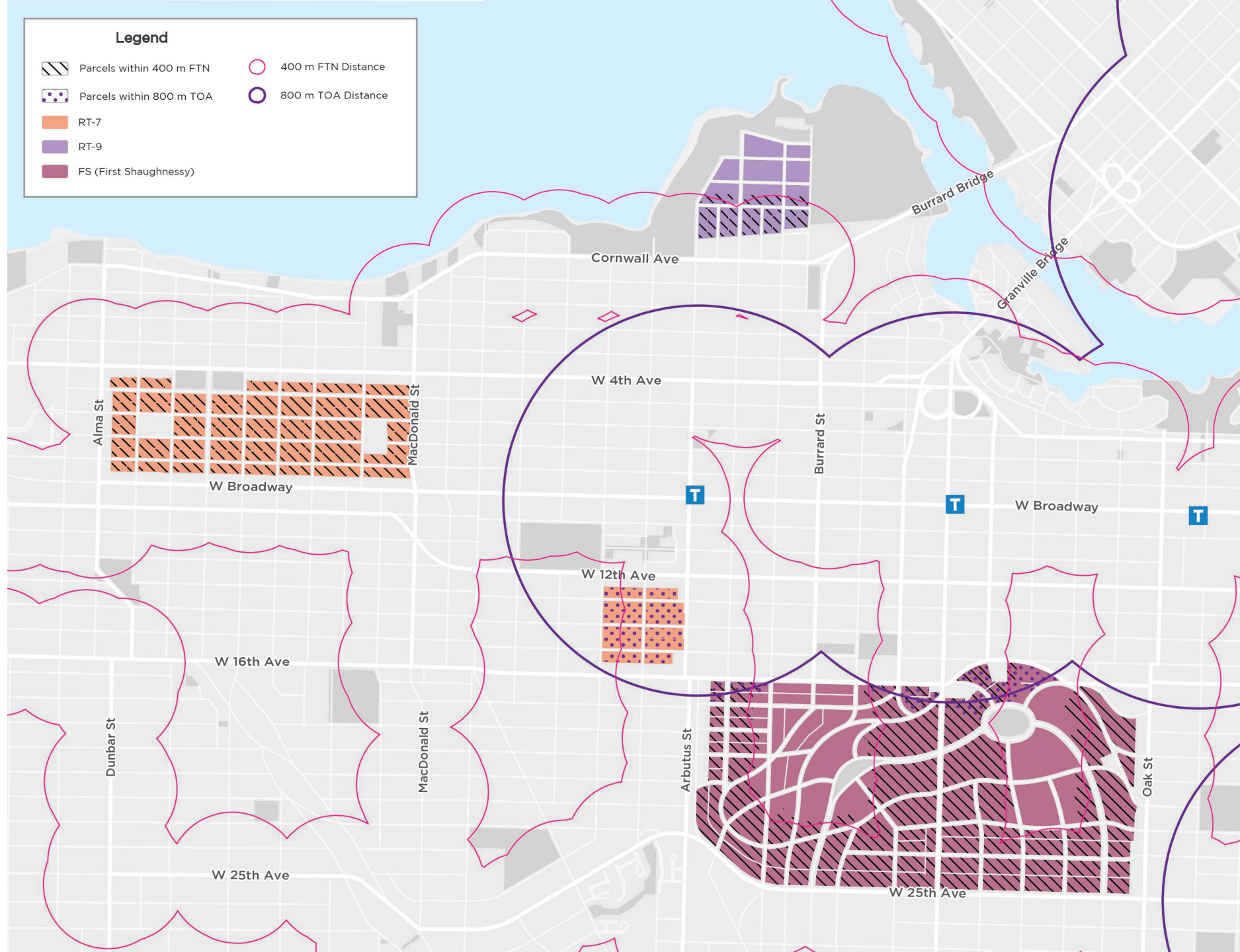
RT Zones

- RT-1
- RT-2
- RT-3
- RT-4, RT-4A, RT-4N, and RT-4AN
- RT-5 and RT-5N
- RT-6
- RT-7
- RT-8
- RT-9
- RT-10 and RT-10N
- RT-11 and RT-11N
- FS (First Shaughnessy)
- 400 m Distance around FTN Bus Stops
- Greenspace



Restricted Zones: RT-7, RT-9 & FSD

- Restricted Zones include RT-7, RT-9 and FSD
- Exploring lots with up to 6 units (within 400m of FTN)
- Exploring lots within TOAs
- Not currently on the work plan to expand SSMUH / Missing Middle housing options to other RT zones as well



Preliminary Staff Direction

- **Proceeding with a report recommendation for June 2024 that will:**
 - Meet the minimum requirements of the legislation
 - Will include those zones deemed to be "Restricted Zones"
 - RT-7, RT-9, and First Shaughnessy
 - No extension being sought (target June 2024 Council)
 - Public Hearings may be required regarding changes to zoning, HCA ODP and density bonusing
 - Report back to Council re Parking By-law updates (June 2024)
- **Report back from R1-1 re: floor space exclusions and character retention – Delayed - tentatively Fall 2024**

Bill 46 – Development Financing

Overview – Bill 46 (Development Financing)

Intent:

- Development Cost Levies (DCLs) – expanded eligible infrastructure categories for COV.
- New Amenity Cost Charges (ACCs) – cash contributions and in-kind delivery of amenities to support livable communities to support growth.

Regulations / Policy Manuals

- ACCs – Expected February 2024 (interim guidelines received March 2024)
- ACCs – regulations not yet released
- Addendum/additional expected later in 2024

Implementation Timeline

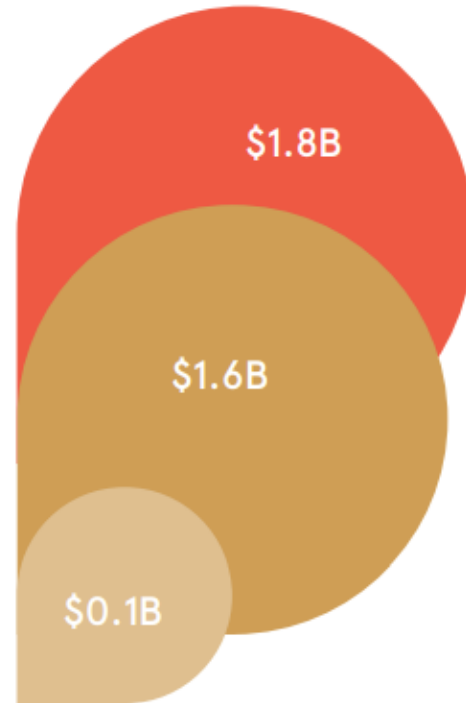
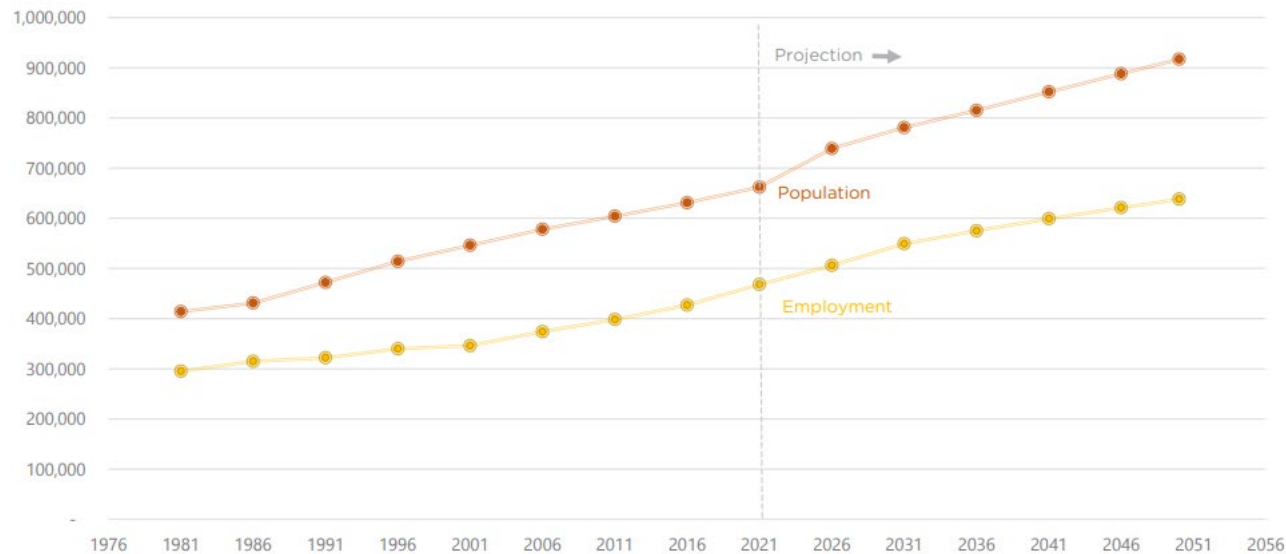
- Targeting 2026

Overview

Key component	Next Steps
<p>Expand eligible categories of DCL, including:</p> <ul style="list-style-type: none">- fire protection,- police,- provincial highway facilities,- solid waste & recycling facilities.	<p>Requires further discussion with the Province regarding DCL limit as stipulated in the Vancouver Charter</p>
<p>Establish a new Amenity Cost Charge (ACC) tool to fund certain “amenities” to support growth</p>	<p>Limitations on use of ACCs for housing and childcare Needs careful consideration on a policy framework</p>

Overview – Capital Infrastructure Delivery

- Over the next 20-30 years, Vancouver is expected to add ~200,000 people and 100,000 jobs
- City’s long-term financial and capital planning contemplates the needs and costs to support this growth
- Key principle: new development should pay its fair share of growth-related costs



Sources of Funds (who pays)

SOURCE: 2023-2026 CAPITAL PLAN
(Approved June 2022)

\$1.8B | 51%

Property tax, user fees
& other revenue

\$1.6B | 46%

Development related
contributions

\$0.1B | 3%

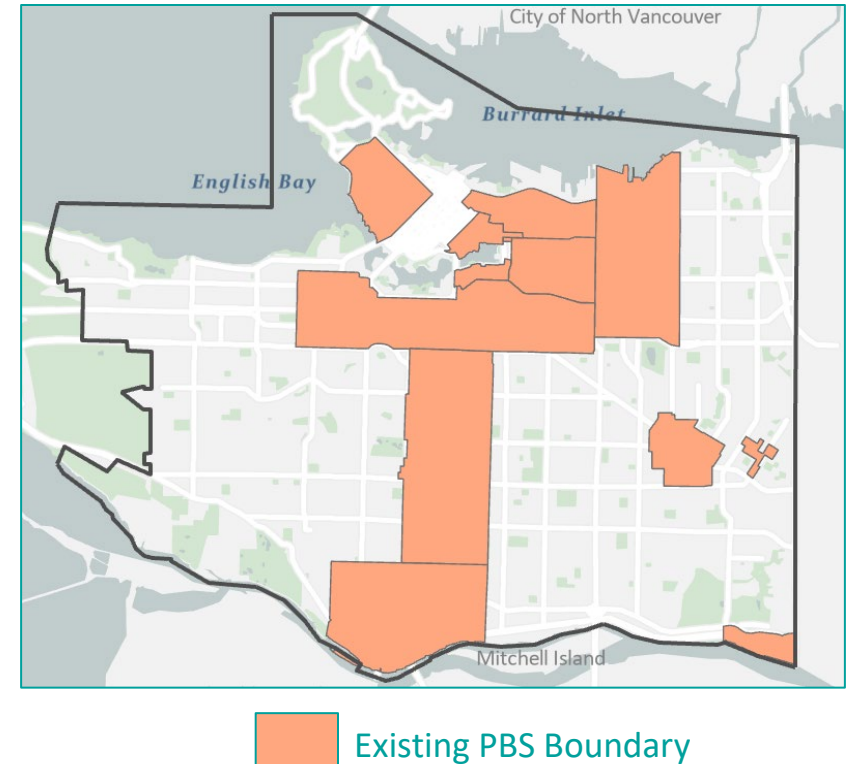
Partnership contributions

Development Contribution Comparison

	DCLs	Density Bonusing CACs		ACCs
Applies to	All developments, in all zones - including those being rezoned	Additional density within certain zones	Only developments that are being rezoned	All developments, in all zones - including those being rezoned
Allocation	<ul style="list-style-type: none"> • Parks • Childcare • Replacement Housing • Transportation • Utilities <p>Legislation adds</p> <ul style="list-style-type: none"> • Firehalls • Police Facilities • Solid Waste / Recycling 	<p>Range of eligible amenities, infrastructure and housing (e.g. housing/childcare/streets)</p> <p>Amenities that are not funded by ACCs</p> <p><i>*Under review per Bill 16</i></p>	<ul style="list-style-type: none"> • Social Housing • Community / Recreation Centres • Social Facilities • Libraries • Childcare • Parks and Open Spaces • Transportation • Arts and Culture • Heritage 	<p>Funds pre-defined list of amenities not funded by DCLs</p> <p>Examples include:</p> <ul style="list-style-type: none"> • Community / Recreation Centres • Arts and Culture • Libraries • Social Facilities • Others

City-wide Service Levels / PBS

- Only recent community plans have a public benefit strategy, despite growth occurring city-wide
- Vancouver Plan identified the need to create a Public Investment Strategy to prioritize investments across the city. Work is being scoped.
- ACC by-law must be based on a capital program that aligns with prevailing city-wide service standards
- City needs to comprehensively review/implement service standards for all categories to inform long-term capital planning and funding strategies



Financing Growth Approach

- Awaiting further information from the Province – Regulations and policy manuals (anticipated Summer 2024)
- ACC policy framework - Scoping & Background work (2024/2025)
 - Review / establish service levels and standards as well as Public Investment Strategy
 - Develop Framework to be applicable to most forms of development, may vary by area
 - Optimize the City's existing financing growth tools such as density bonus cash rates and CAC Targets to secure infrastructure and amenities in an efficient and transparent way

Financing Growth Approach...continued

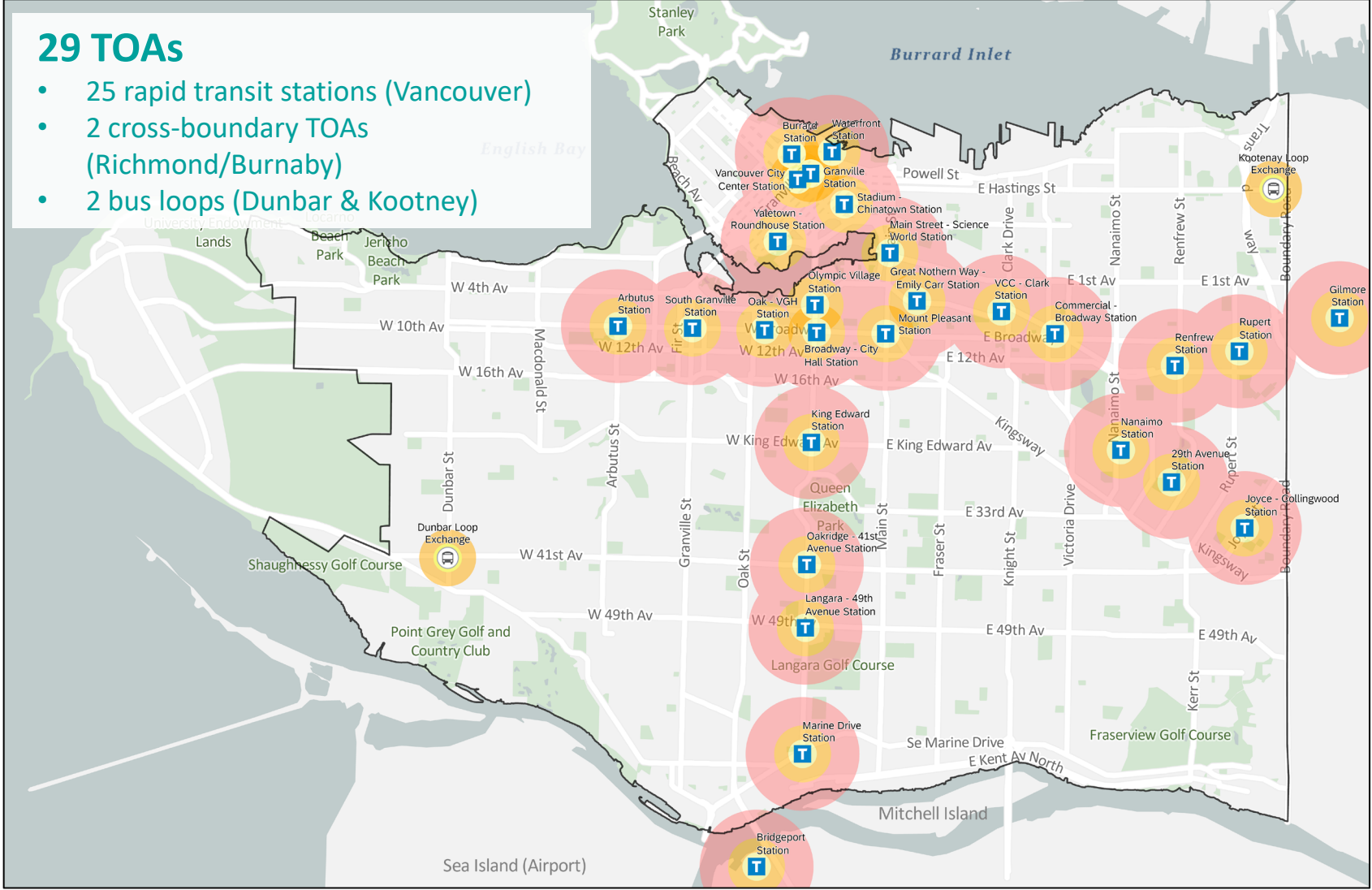
- Comprehensive Financing Growth Update (2026)
 - City-wide growth forecast & capital program update
 - Introduction of ACC by-law
 - Updated DCL program, including new spending categories (fire, police, solid waste)
 - Refinement of other tools (e.g. density bonusing, inclusionary housing)
- In the interim, continue to use CACs for rezonings until other growth tools developed/refined
- Integrated with the City's capital planning framework and informing the next 4-year Capital Plan (2027-2030)

Bill 47 – Transit Oriented Areas (TOAs)

Transit-Oriented Areas - Catchments

Overview

- Bill 47: Transit Oriented Areas (Nov 2023)
- Regulation (Dec 2023)
- Policy Manual
 - Updated March 8, 2023
- Council Deadline:
 - June 30, 2024



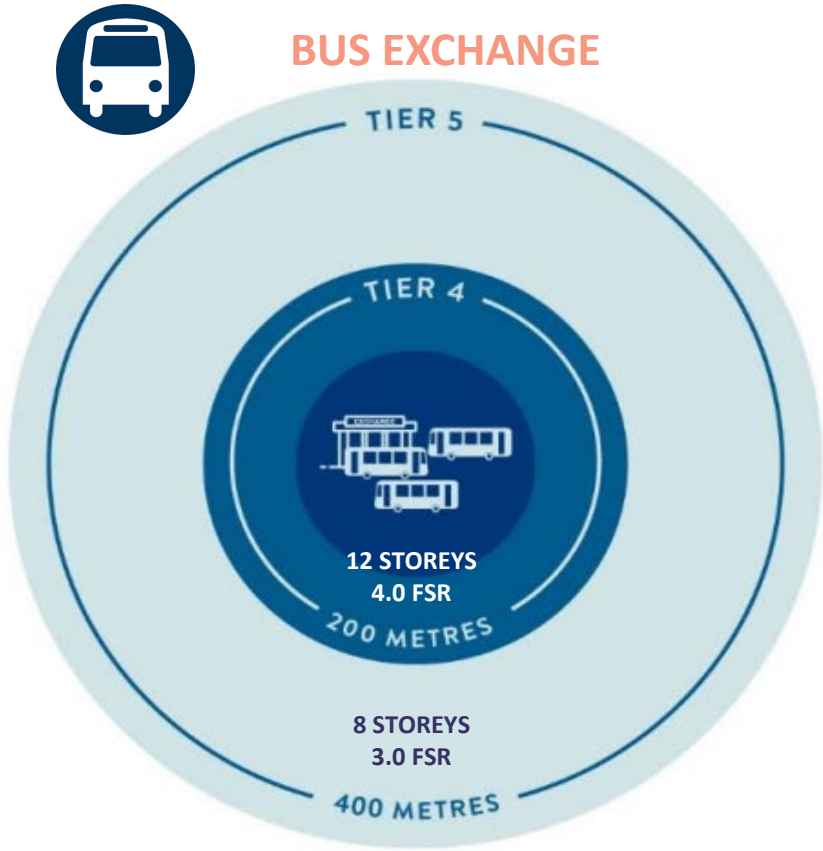
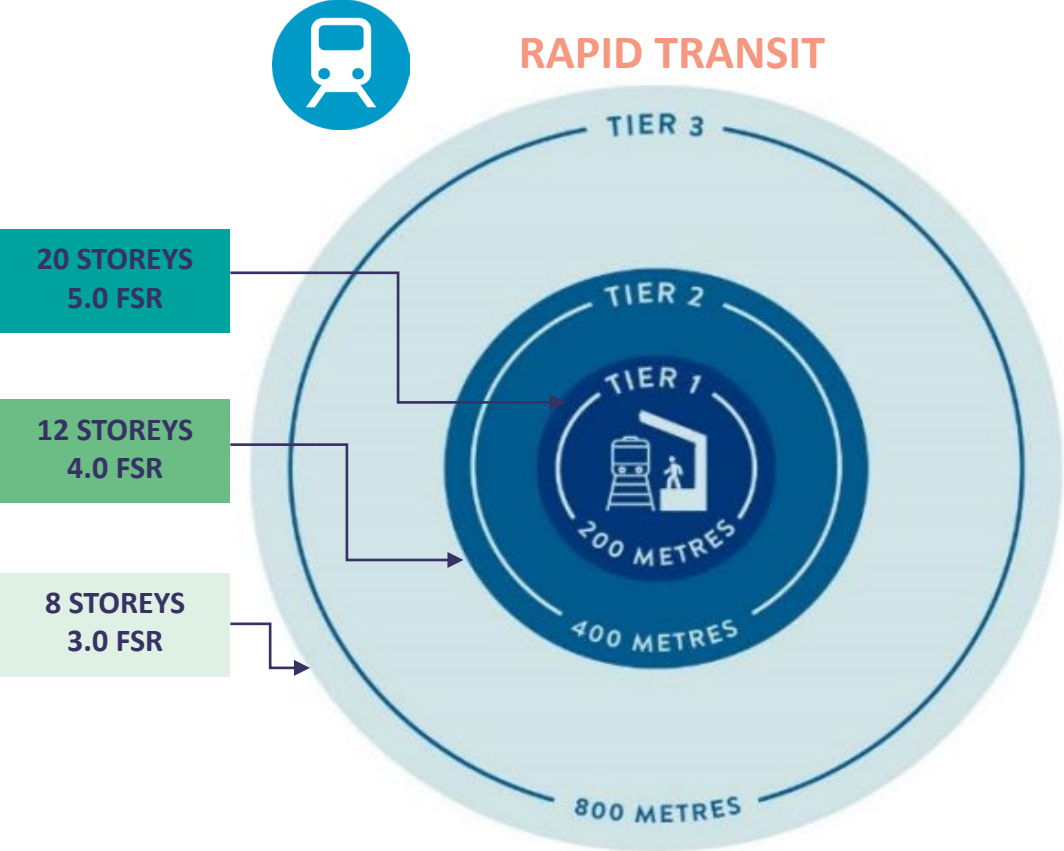
Rapid Transit Station	200 metre Tier	800 metre Tier	Municipal Boundary
Bus Exchange	400 metre Tier	Park	

N
1:70,000

Overview

Key component	Next Steps
Identify and designate Transit-Oriented Areas (TOAs) by-law by June 30, 2024	Preparing a report with TOA by-law for Council consideration by June 2024.
Restrictions on Council’s decision making authority <ul style="list-style-type: none">• Must not prohibiting or restrict a proposal based on density (FSR) and height	Work is underway to ensure we can achieve our Housing Targets.
Establish detailed guidance through regulations and policy manual, which must be considered by Council	Additional recommendations on implementation will form part of the June 2024 report.
Council must update parking regulations to eliminate off-street parking minimums (for residential uses) in TOAs	Preparing a report with proposed amendments to the Parking By-law by June 2024.

TOA - Regulations

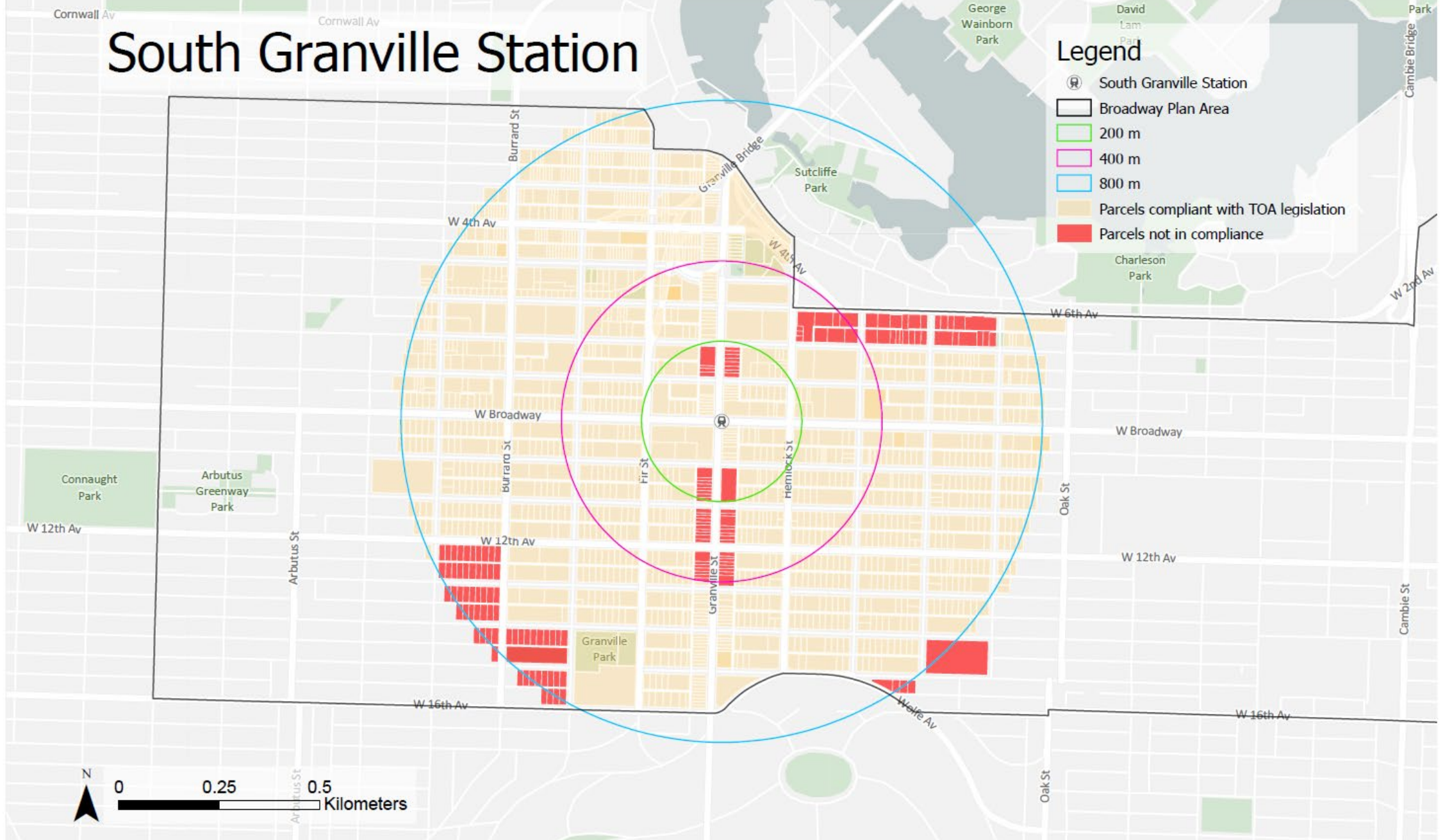


Limited guidance on conditions that municipalities can impose within TOAs

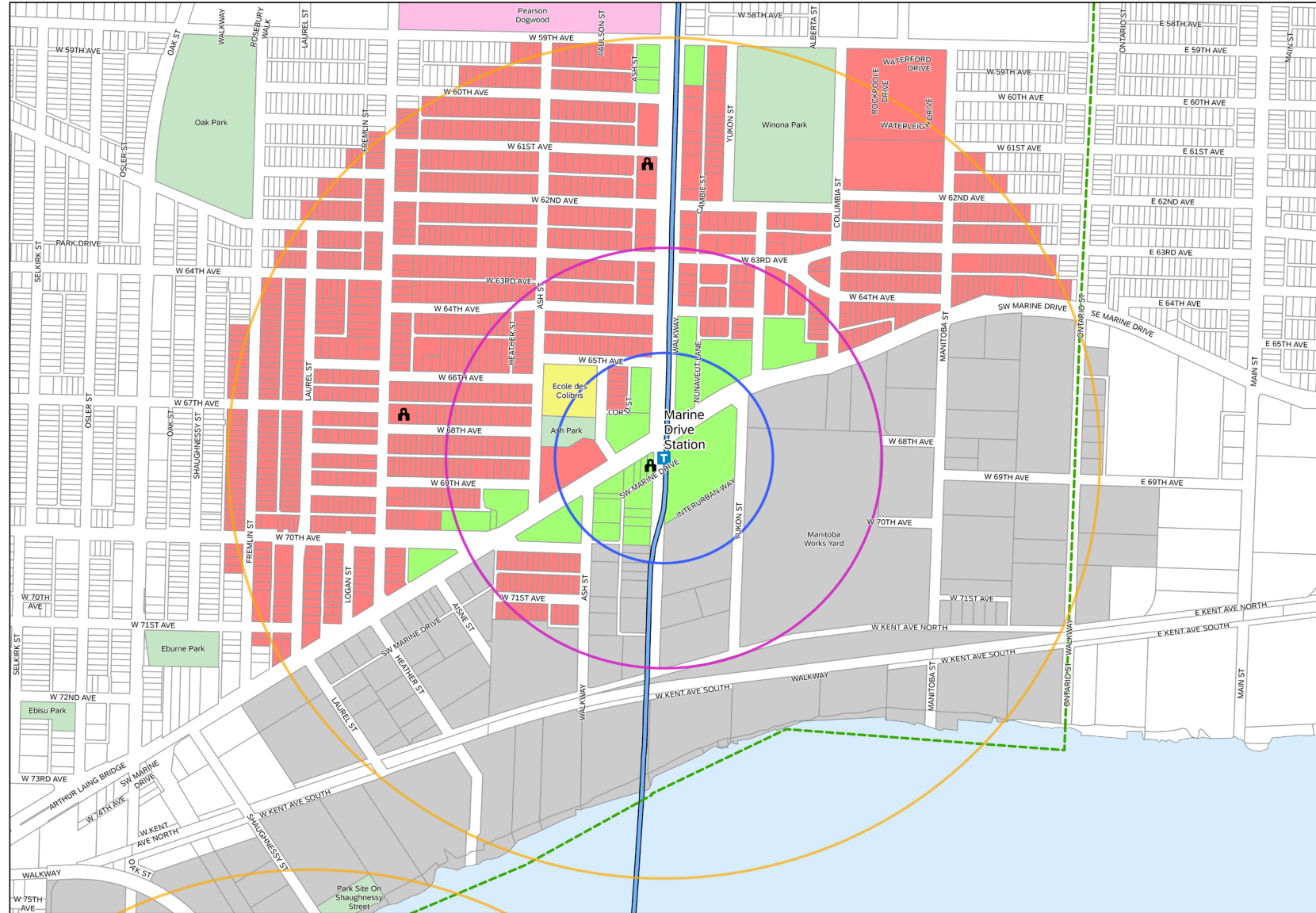
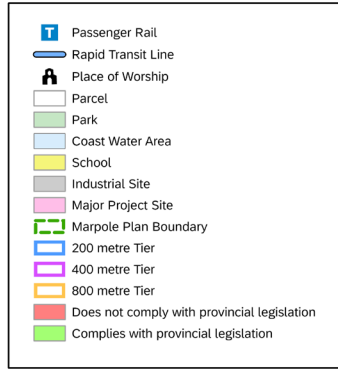
South Granville Station

Legend

- South Granville Station
- Broadway Plan Area
- 200 m
- 400 m
- 800 m
- Parcels compliant with TOA legislation
- Parcels not in compliance



Transit-Oriented Areas - Marine Drive Station - Density Analysis



Densities and heights required by the Province are as follows:

- 200 metre Tier - up to 5.0 FSR or up to 20 storeys
- 400 metre Tier - up to 4.0 FSR or up to 12 storeys
- 800 metre Tier - up to 3.0 FSR or up to 8 storeys



1:7,000



TOA – Parking By-law changes

Legislative Requirement

No minimum parking requirements for **residential** uses in TOAs

Deadline June 30, 2024

Proposed Approach

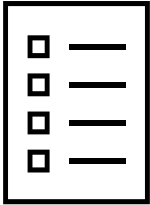
No minimum parking requirements for **any** land uses, **citywide**

- Still require accessible parking, visitor parking, bike parking, loading, pick-up/drop-off

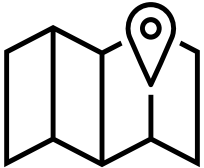
Council June 26, 2024

- Aligned with TOA bylaw
- Includes approach to managing on-street parking as a result of no off-street minimums

TOA – Work Plan / Next steps



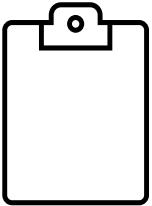
TOA Bylaw
One bylaw for all
TOAs



TOA Maps
27 stations
+ 2 bus loops



**Parking By-law
Amendments**
Remove parking
minimums



RZ Policy
To be developed for June
report

PROVINCIAL REQUIREMENT (by June 30, 2024)

Additional Guidance

Provincial Funding - Resourcing and Prioritization

Provincial Funding – Implementation of Bill 44, 46 and 47

01

Staffing resources
& Consulting costs
(studies, technical
analysis, etc.)

02


Data, Mapping,
Information
& Technology

03

ACC/DCL
Framework

Provincial Funding – Implementation of Bill 44, 46 and 47

Federal



CMHC SCHL
Housing Accelerator Fund
Rapid Housing Initiative (RHI)

Infrastructure
Canada

The Federal section features a light pink header. Below it, the background is a faded image of the Canadian flag and the Parliament Hill building. On the left, a red chevron shape contains the text 'CMHC SCHL' with a red maple leaf between the words. Below this is the text 'Housing Accelerator Fund' and 'Rapid Housing Initiative (RHI)'. In the center, there is a small Canadian flag icon. To the right, the text 'Infrastructure Canada' is displayed.

Provincial



BRITISH COLUMBIA
Ministry of Housing

BC HOUSING
BC Builds
Community Housing Fund

The Provincial section features a light green header. Below it, the background is a faded image of the British Columbia flag and the British Columbia Parliament Building. On the left, the logo for the 'BRITISH COLUMBIA Ministry of Housing' is shown, featuring a sun rising over mountains. On the right, the logo for 'BC HOUSING' is shown, featuring a circular graphic with a house icon in the center, surrounded by various shades of blue and green. Below the BC HOUSING logo is the text 'BC Builds' and 'Community Housing Fund'.

Provincial Mandates – Next Steps

Summary and Next Steps

- 1) Continue ongoing dialogue with the Province regarding the legislation, regulations and policy manuals;
- 2) Develop the (interim) Housing Needs Report by December 31, 2024 (Bill 44);
- 3) Prepare zoning changes to add Small Scale Multi Unit Housing (SSMUH) options in “restricted zones” before June 30, 2024, (Bill 44);
- 4) Designate remaining Transit-Oriented Areas (TOAs) by by-law and Parking By-law update before June 30, 2024 (Bill 47) and prepare a rezoning policy to guide development within these areas;
- 5) Update the City’s Financing Growth framework, including an implementation approach to develop Amenity Cost Charges (ACCs) as well as changes to Development Cost Levies in 2026, (Bill 46);
- 6) Advance work relating to Vancouver Plan Implementation, including Vancouver’s Official Development Plan (2026);

Impacts to the City's Work Plan

Work Plan Item	New Date		
	2024	2025	2026
Increasing Character house FSR and FSR exclusions within R1-1	<i>Tent. Q4</i>		
Renfrew & Rupert Station Area Planning process	<i>Draft – Q3</i>	<i>Final – Q2</i>	
Broadway Plan Urban Design Guidelines (C3-A Zones)			
Target CACs incl. Broadway Plan and City Wide low/mid-rise forms			
Zoning simplification for apartments and social housing			
Future Station Area Planning work			<i>Sequenced →</i>
General Impacts to Rezoning/Development Applications	<i>Ongoing</i>		

Impact on Housing Supply

Work Item	Start	End (est.)	Housing Supply Impact	Ease of Implementation
Vancouver Plan Implementation				
City-wide Official Development Plan	2023	2026	Medium	Low
Standardized District Schedules for Medium and High-Density Housing City Wide	2023	2025	High	Low
Villages Implementation Plan: Pre-zoning low-rise housing up to 6-stories in residential areas	2024	2025	High	Low
Missing Middle Multiplex zoning and consolidating/simplifying RS Zoning Districts (now R1-1)	2022	2024*	Medium	Medium

Impact on Housing Supply

Work Item	Start	End (est.)	Housing Supply Impact	Ease of Implementation
Housing Policy				
Provincial Housing Targets: Housing targets refresh and HVS 3-year Action Plan update	2023	2024	Medium	Medium
Seniors Housing Strategy	2022	2024	Low	Medium
Enabling delivery of student housing	2024	2024	Low	Medium
Enabling social housing without a rezoning	2024	2025	Medium	Medium
DTES Plan: Implementation of Housing Policies	2024	2025	Medium	Low
Housing Livability; Apartment Living Zoning Amendments	2022	2025	Low	Medium

Impact on Housing Supply

Work Item	Start	End (est.)	Housing Supply Impact	Ease of Implementation
Jericho Lands				
Policy statement	2019	2024	High	Medium
Official Development Plan and Phase 1 Rezoning	2024	2025	High	Low
Local Area Planning Initiatives				
Broadway Plan Implementation	2022	Ongoing	High	Medium
UBCx	2022	TBD	High	Low
Rupert and Renfrew Station Area Plan	2022	2024	High	Low
Northeast False Creek	2018	Ongoing	High	Low

New Provincial Mandates – Vancouver Charter Changes

Bill 4

- New authority for dog licensing and tree planting requirements

Bill 11

- New definition / eligibility for DCL / ACC waivers for social housing projects owned/operated by First Nations / First Nations' Corporation

Bill 16

- New authorities to establish inclusionary housing by-laws, density benefit by-laws, as well as new and expanded authorities for the City to secure infrastructure, services and TDM requirements at development permit stages of development

Bill 18

- New authorities and requirements to establish a city-wide ODP, as well as aligning requirements with other municipalities relating to public hearing procedures and development approval procedure bylaws

**Thank You
Questions?**

Appendix

Development Contribution Comparison

	DCLs	Density Bonusing	CACs	ACCs
Applies to	All developments, in all zones - including those being rezoned	Additional density within certain zones	Only developments that are being rezoned	All developments, in all zones - including those being rezoned
Payment due date	Building permit	Building permit	Rezoning enactment	Building permit
Allocation	<ul style="list-style-type: none"> • Parks • Childcare • Replacement Housing • Transportation • Utilities <p>Legislation adds</p> <ul style="list-style-type: none"> • Firehalls • Police Facilities • Solid Waste / Recycling 	<p>Range of eligible amenities, infrastructure and housing (e.g. housing/childcare/streets)</p> <p>Amenities that are not funded by ACCs</p> <p><i>*Under review per Bill 16</i></p>	<ul style="list-style-type: none"> • Social Housing • Community / Recreation Centres • Social Facilities • Libraries • Childcare • Parks and Open Spaces • Transportation • Arts and Culture • Heritage 	<p>Funds pre-defined list of amenities not funded by DCLs</p> <p>Examples include:</p> <ul style="list-style-type: none"> • Community / Recreation Centres • Arts and Culture • Libraries • Social Facilities • Others
Contribution type	Flat rate per square foot of gross floor space to be built	Flat rate per square foot of 'bonus density' to be built Projects can also be delivered as in-kind facilities	Various approaches, including CAC targets and site-specific negotiation	Flat rate per square foot of net floor space to be built In-kind contributions also allowable, but only to value prescribed in ACC by-law