



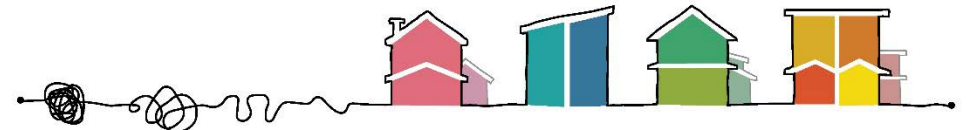
Amendments to Restricted Zones (RT-7, RT-9) to Comply with Bill 44

Provincial Small-Scale Multi-Unit Housing Legislation

Summary of Recommendations

That Council:

- A. Approve amendments to the RT-7 and RT-9 District Schedules to enable multiple dwelling housing options in accordance with new requirements of the Vancouver Charter resulting from Bill 44 and make related amendments for procedural alignment and amendments to Schedule F to add density bonus rates
- B. Approve repeal of design guidelines for RT-7 and RT-9 and amendments to the design guidelines for additions, infill and multiple conversion dwelling



Outline



Background & Context



SSMUH Requirements



Proposed Changes



Summary

Outline



Background & Context



SSMUH Requirements



Proposed Changes



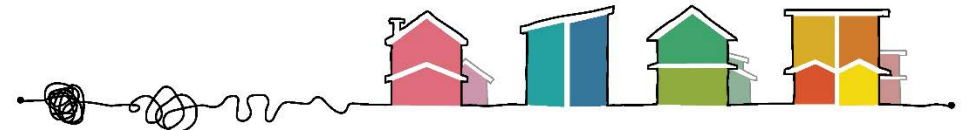
Summary



Provincial Housing Legislation

Background & Context

Bill	Title	Description
43	Housing Supply Act	<p>Effect: Requires municipalities update their Housing Needs Reports and to allow small-scale multi-unit housing (SSMUH)</p> <p>Intent: Increase housing supply, create more diverse housing choices, and over time, contribute to more affordable housing across BC</p> <p>Implementation Timeline: Charter changes & Regulations effective: December 7, 2023 Deadline for SSMUH compliance: June 30, 2024</p>
44	Housing Statutes (Residential Development) Amendment Act	
46	Housing Statutes (Development Financing) Amendment Act	
47	Housing Statutes (Transit-Oriented Areas) Amendment Act	
16	Housing Statutes Amendment Act	
18	Vancouver Charter Amendment Act	



Housing Vancouver Strategy (2018-2027)

Background & Context

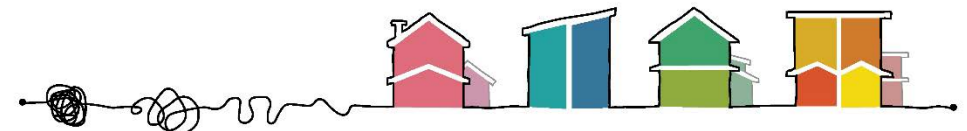
Core Principles

- Create the right supply
- Address speculation
- Protect & grow the rental stock
- Support marginalized residents



Update Report: June 25, 2024

- Refreshed 10 Year Targets
- New 3 Year Action Plan

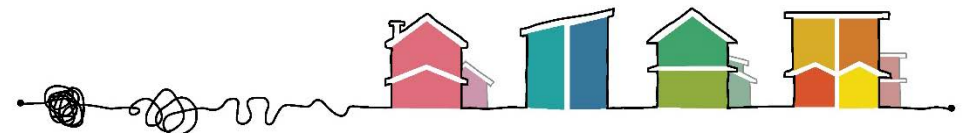
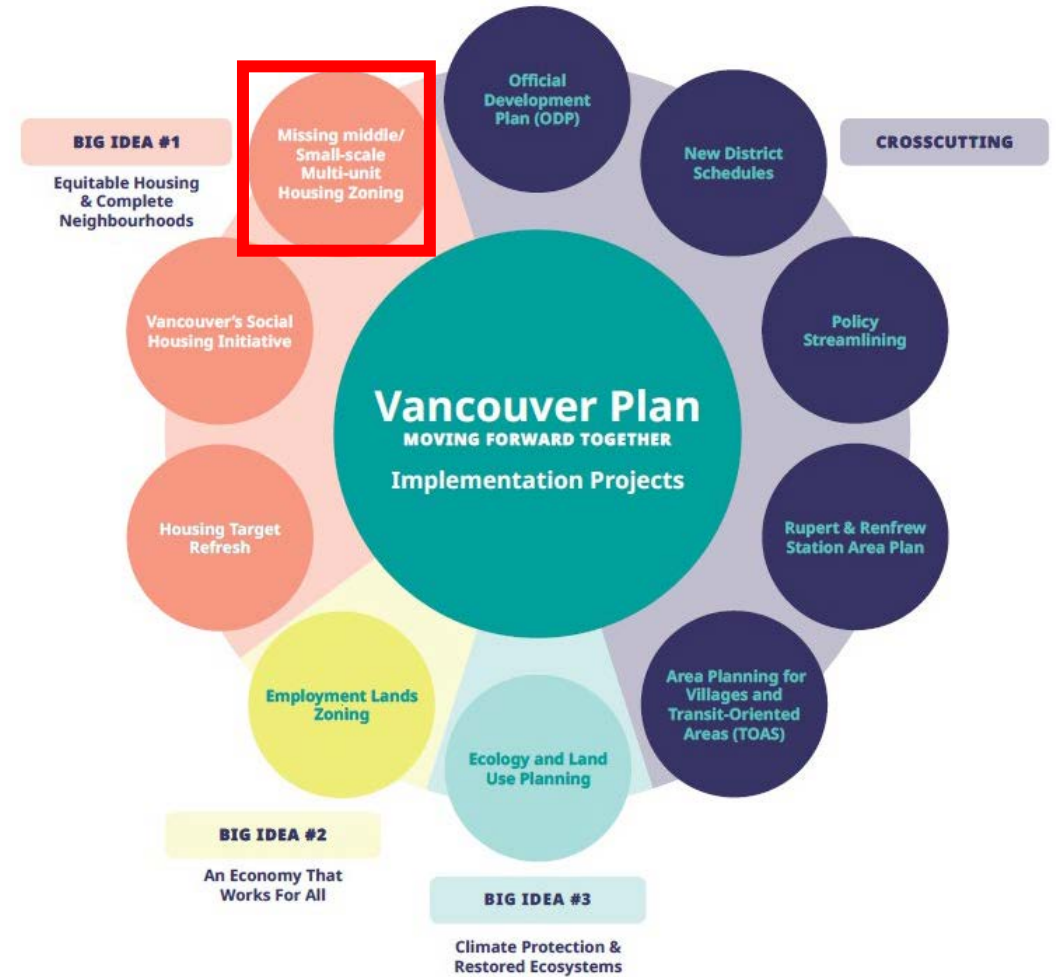
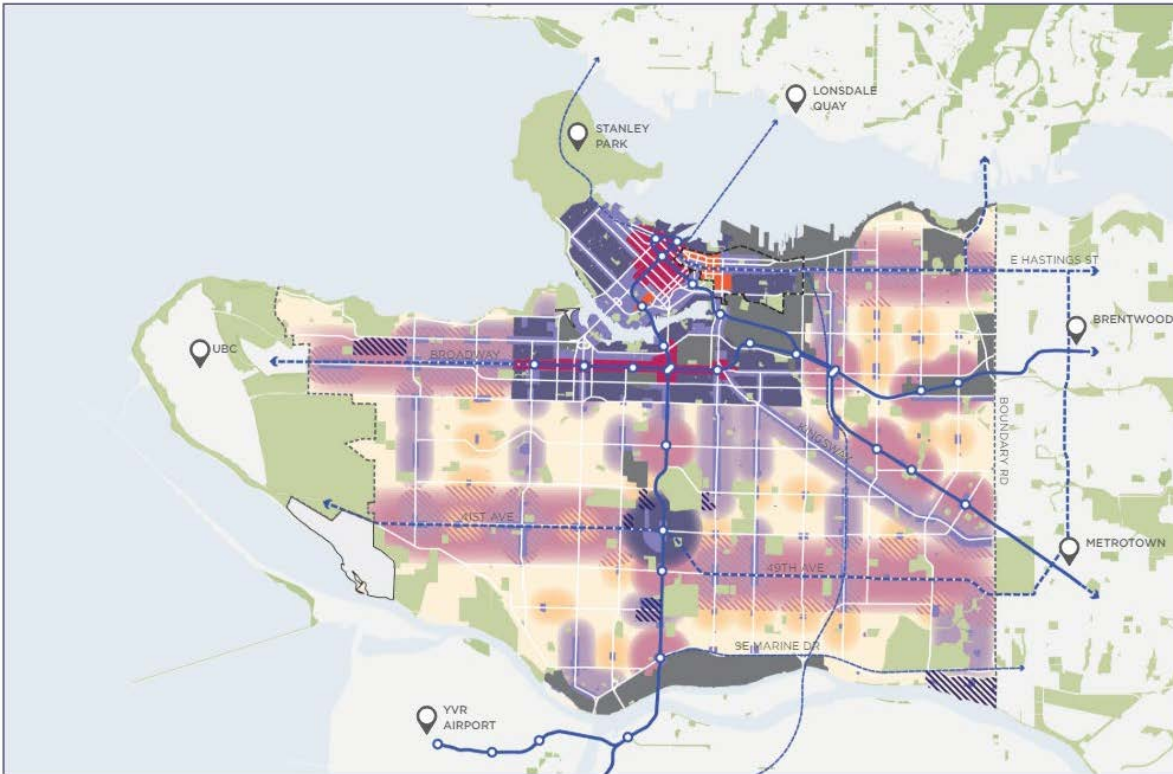




Vancouver Plan

Background & Context

Land Use Strategy



Outline



Background & Context



SSMUH Requirements



Proposed Changes



Summary

⊕ Vancouver Charter & Regulations

SSMUH Requirements

Number of Units That Must Be Permitted in 'Restricted Zones'

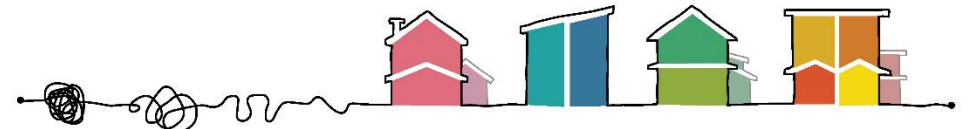
Parcel Size	Proximity to a Prescribed Bus Stop	Min. Number of Units
≤280 m ²	n/a	3
>280 m ²	n/a	4
>281 m ²	Within 400m	6

Exemptions

- Designated TOAs
- Non-residential, hazardous or agricultural lands
- Large parcels >4,050m²
- Land not connected to sewer or water services
- Land protected under the Heritage Conservation Act or Heritage Designation By-laws

Restrictions

- Cannot unreasonably prohibit or restrict required options
- No min. vehicle parking requirement permitted
- Cannot use density bonus to achieve min. required units
- Cannot hold a Public Hearing on zoning changes made for the sole purpose of compliance



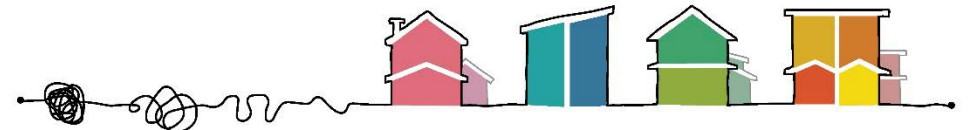
⊕ Policy Manual & Site Standards

SSMUH Requirements

10

Considerations & Suggestions

- Guidance on intent of requirements, exemptions, implementation, etc.
- Recommended zoning regulations (e.g. height, yards, site coverage), not included in statute or regulations
- Does not include specific recommendation on FSR (e.g. 1.5)

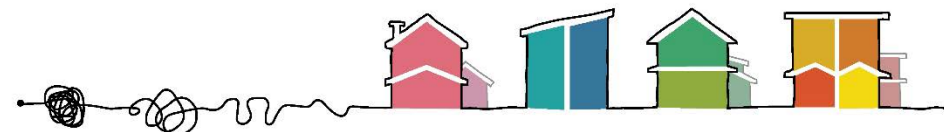


⊕ Restricted Zones

SSMUH Requirements

‘Restricted Zones’ = zones that only permitted single family houses or duplexes (with or without suites or other additional dwelling units) as of December 7, 2023

Non-Restricted Zones (No Changes Needed)	Rationale
R1-1	Enabled sufficient housing options as of Dec 7, 2023
RT-2, RT-3, RT-5, RT-8, RT-10, RT-11	
All RM, RR, FM, C, FC, I, IC, M, HA and CD-1 (except as noted below) districts that permit residential uses	
RA-1 (Southlands)	
RT-1, RT-4*, RT-6	Exempted - all lots within TOAs
Restricted (Changes Needed)	Rationale
RT-7, RT-9	Did not enable sufficient housing options as of Dec 7, 2023
CD-1 (371), CD-1 (463)	
First Shaughnessy District (FSD)	Not exempted by HCA ODP and did not enable sufficient housing options on lots where heritage property is not protected





Restricted Zones

SSMUH Requirements

RT-7

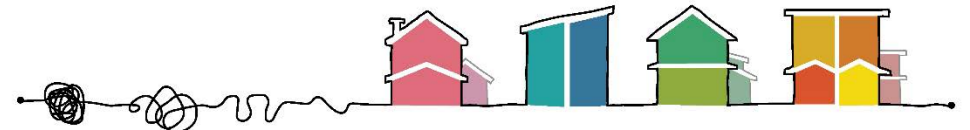
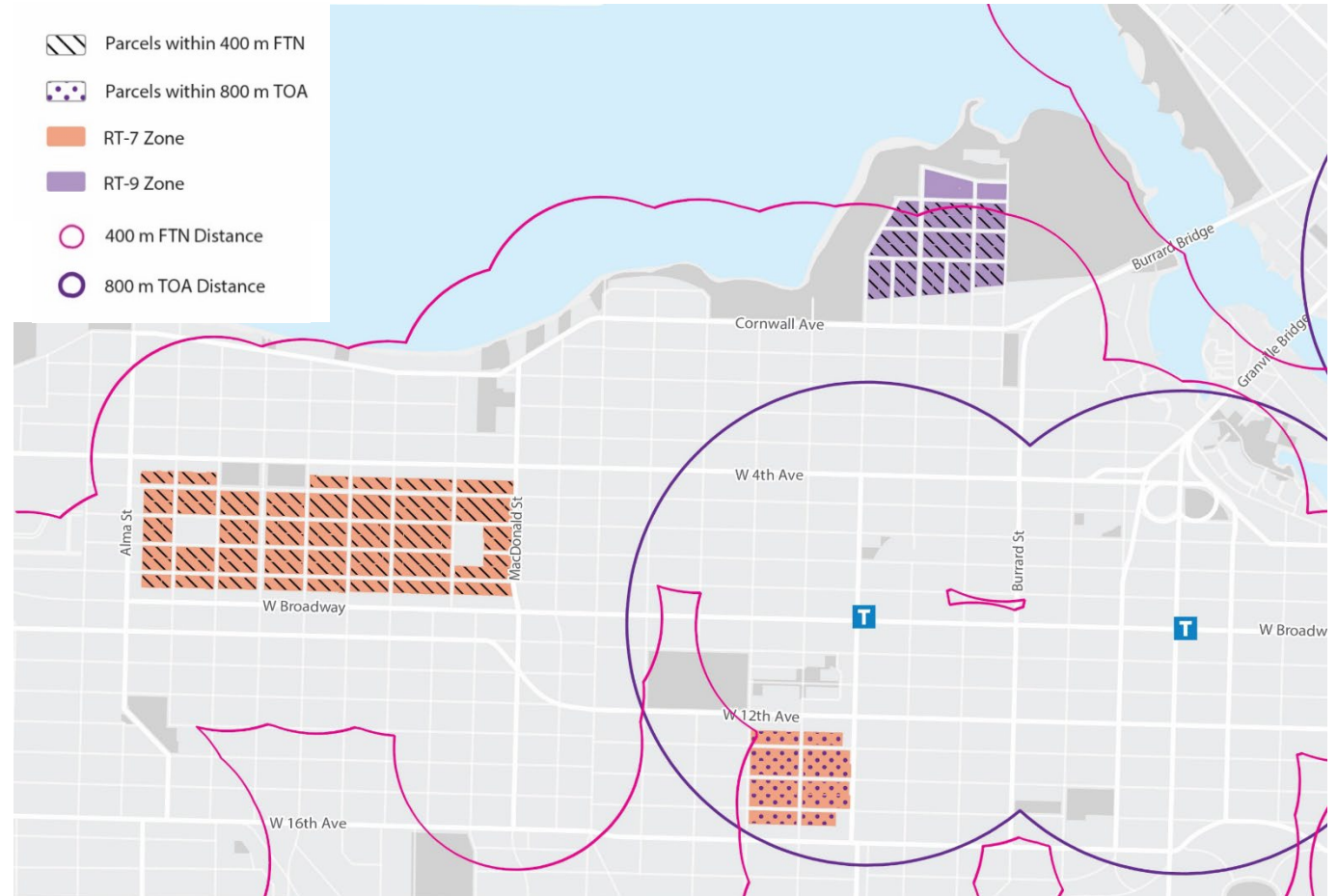
872 parcels

- 92% >280 m²
- 100% within 400m of prescribed bus stop
- 14% in TOA

RT-9

256 parcels

- 99% >280 m²
- 86% within 400m of prescribed bus stop
- 0% in TOA



Outline



Background & Context



SSMUH Requirements



Proposed Changes



Summary

→|← Approach

RT-7 & RT-9 - Proposed Changes

14

1) Comply With Provincial Requirements by Deadline (June 30, 2024)

- Changes to restricted zones only
- Enable SSMUH options as required (3-6 units depending on parcel size)

2) Ensure New SSMUH Options Are Easy to Build

- Simple regulations that support processing efficiency and design flexibility (alignment with 3-3-3-1)

3) Align with R1-1 Multiplex Option

- Balances a broad range of factors and objectives
- R1-1 multiplex proving successful so far – industry support, significant uptake and efficient processing



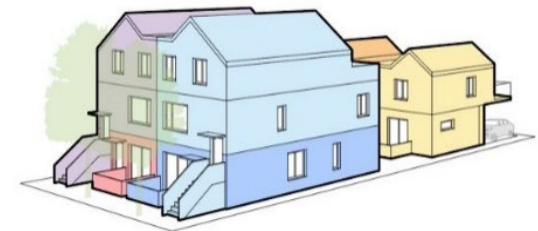
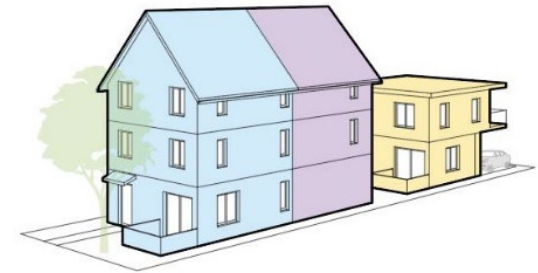
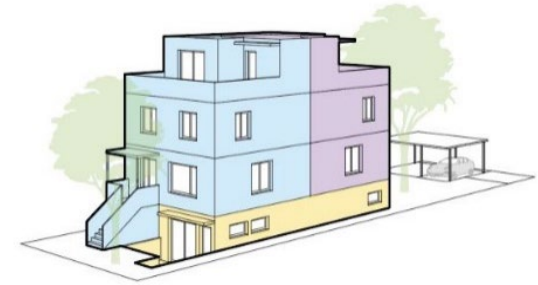
→← SSMUH Multiplex

RT-7 & RT-9 - Proposed Changes

15

Proposed Options

- Up to 6 ownership units (8 for rental)
- New construction or conversion/infill
- 1.0 FSR
 - 0.7 FSR + optional 0.3 FSR density bonus
 - 1.0 FSR (no density bonus) on small lots and for character retention projects
- 3 storeys above ground (shallow basement optional)
- No required vehicle parking



R1-1 Multiplex Examples (1.0 FSR)

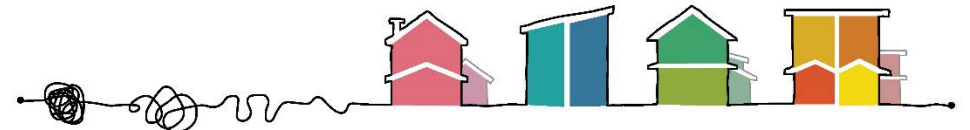


→← SSMUH Multiplex

RT-7 & RT-9 - Proposed Changes

Proposed Regulations Beyond Sole Purpose of Compliance – Purpose of this Public Hearing


Proposal	Rationale
6 units on all lots $\geq 280 \text{ m}^2$	Regulatory simplicity and clarity, vast majority of lots meet proximity requirement
8 units for secured rental	Incentivize rental, align with R1-1 and RR-1
Optional density bonus	Mitigate speculation and potential land value impact, align with R1-1
Require space for PMT where needed	Processing efficiency, align with R1-1
Require new tree planting	Grow urban canopy, align with R1-1
Remove design guidelines for new construction	Regulatory simplicity, processing efficiency, align with R1-1
No neighbourhood notification for permit applications	Processing efficiency, align with R1-1
Increase FSR for character house retention and add to RT-9	Align with FSR for new multiplex options

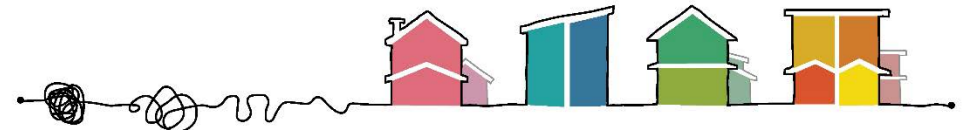


→|← Process & Timeline

RT-7 & RT-9 - Proposed Changes

17

2023	December	Legislation receives Royal Assent, Policy Manual released
2024	April 23	Council Report - Response to Bills 44, 46, 47
	April 25	Information session with small home builders, designers & architects
	May 28	Referral Report to Council
		Letters out to Kitsilano Neighbourhood Associations, vancouver.ca updated
	May 31	Notices of Public Hearing posted (VIA & vancouver.ca)
	June 4	Letters sent to in-stream applicants
	June 13	Public Hearing
	June 25/26	Enactment (June 30 effective date – new applications can be accepted)
	June 30	Provincial Compliance Deadline



Outline



Background & Context



SSMUH Requirements



Proposed Changes

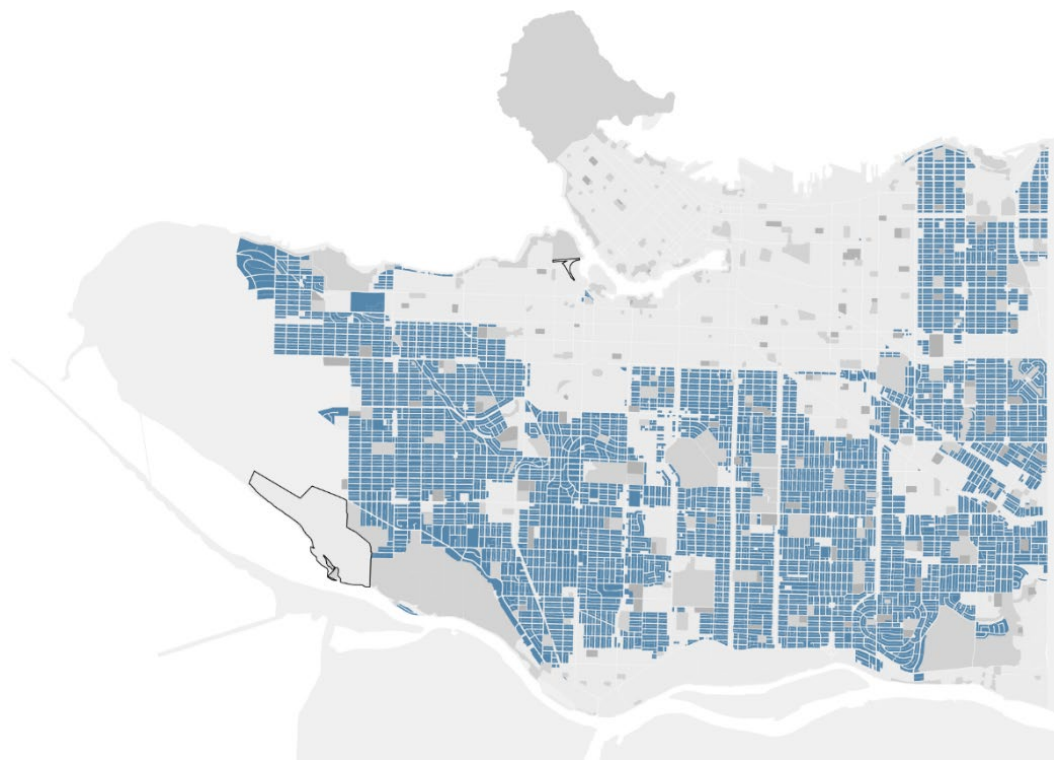


Summary

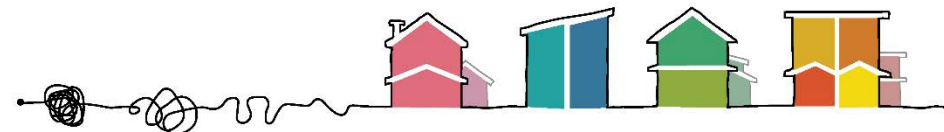
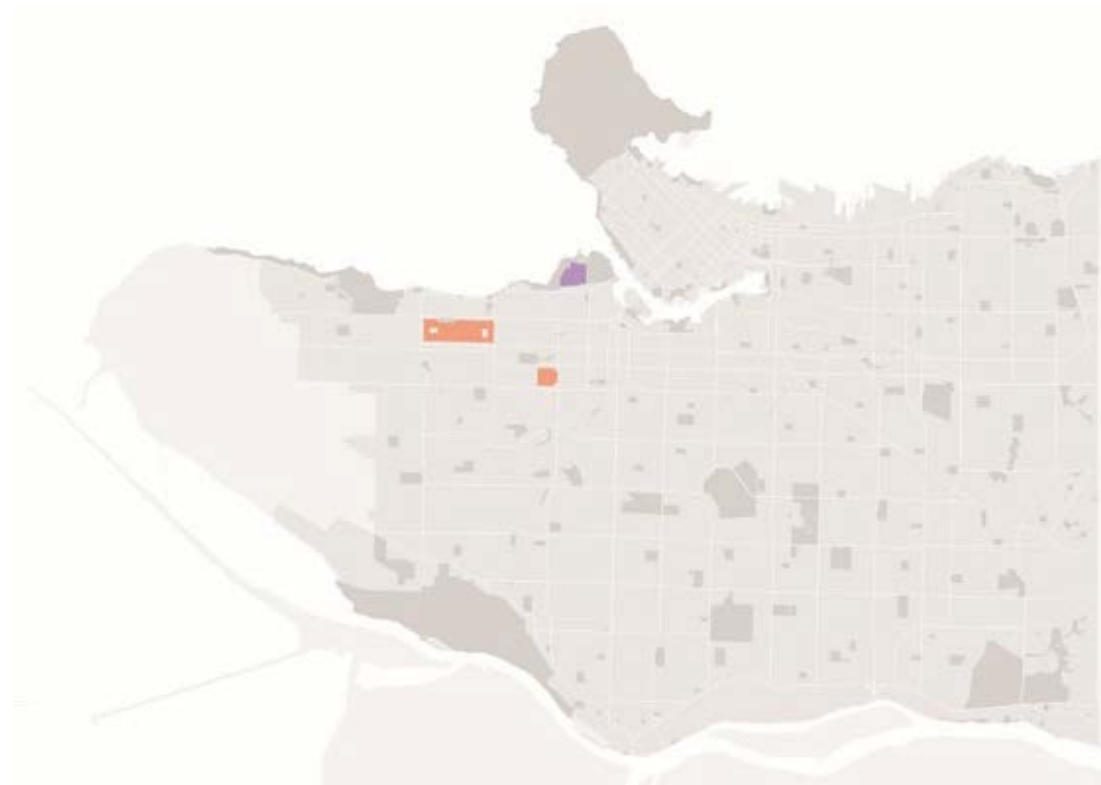
SSMUH Compliance

Summary

R1-1: ~65,000 lots



RT-7, RT-9: ~1,100 lots

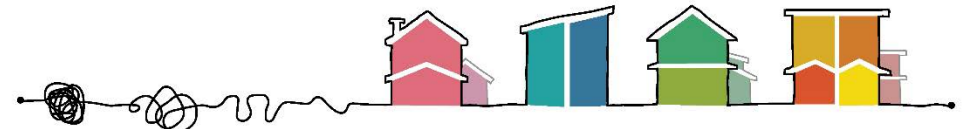
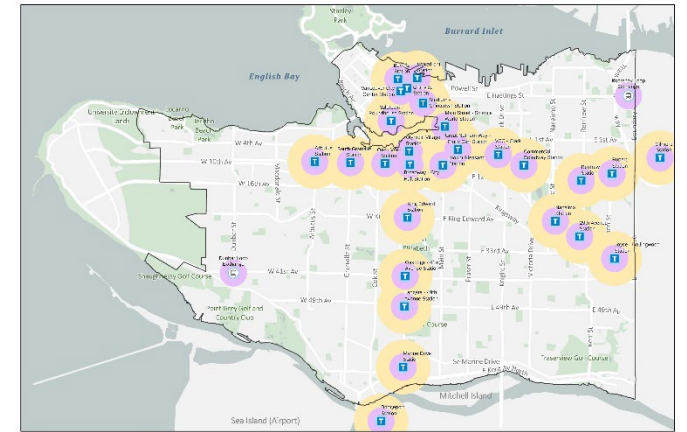
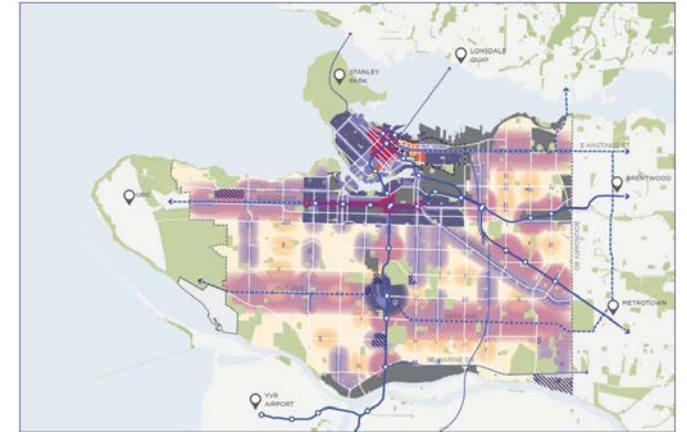


Other Priority Housing Actions

Summary

20

- **Vancouver Plan Implementation** - Including village planning and zoning changes to enable new social housing city-wide
 - **Creating New Standardized Apartment Zones** - To simplify regulations and speed up delivery of new apartments
 - **Rupert + Renfrew Station Area Planning**
 - **Area Plan & City-Wide Housing Policy Implementation** - Including Broadway Plan & Secured Rental Policy
 - **Implementing Transit-Oriented Areas** - Including new opportunities for new low-rise and tower apartment buildings
 - **Housing Vancouver Strategy Implementation** - Including updated housing supply targets and a new 3-year action plan
- **Permitting Improvement Program & 3-3-3-1 Permit Approval Framework**



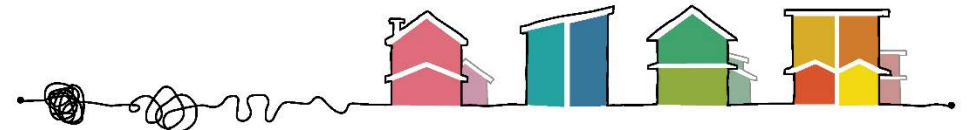
Conclusion Summary

Proposed Changes Would Allow New SSMUH Options in RT-7 & RT-9

- Required to comply with Provincial legislation by June 30, 2024 deadline
- Standardization to minimize regulatory complexity in line with 3-3-3-1 Framework
- Alignment with R1-1 multiplex option where possible
- Character retention options updated in RT-7 and added to RT-9, aligned with new construction SSMUH options

Next Steps Pending Approval

- By-law enactment & approval of design guideline changes – targeting June 25/26
- Staff training & rollout of updated materials to support implementation
- Future work to explore alignment across R1-1 and other RT zones, prioritization and timing to be determined based on other housing-focused work program items



Presentation End

