



**Amendments to the First Shaughnessy  
District Schedule and Heritage Conservation  
Area Official Development Plan  
to Comply with Bill 44**  
Provincial Small-Scale Multi-Unit Housing Legislation

# Summary of Recommendations

## That Council:

- A. Approve amendments to the First Shaughnessy District Schedule to enable multiple dwelling, multiple conversion dwelling, and infill 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 amendments to the Heritage Conservation Area (HCA ODP) to:
  - i. better comply with Bill 44; and
  - ii. repeal the Terms of Reference for the First Shaughnessy Advisory Design Panel, and other minor amendments for procedural alignment.



# Outline



**Background & Context**



**SSMUH Requirements**



**Proposed Changes**



**Summary**

# Outline



**Background & Context**



**SSMUH Requirements**



**Proposed Changes**



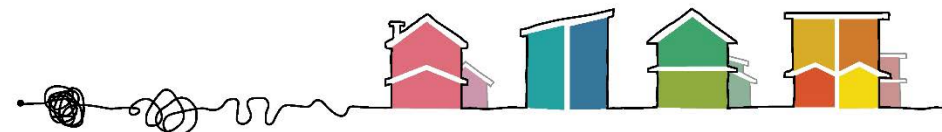
**Summary**



# Provincial Housing Legislation

## Background & Context

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

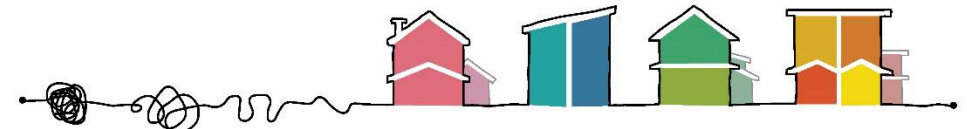
### Core Principles

- 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

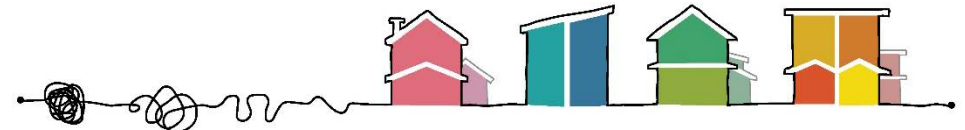
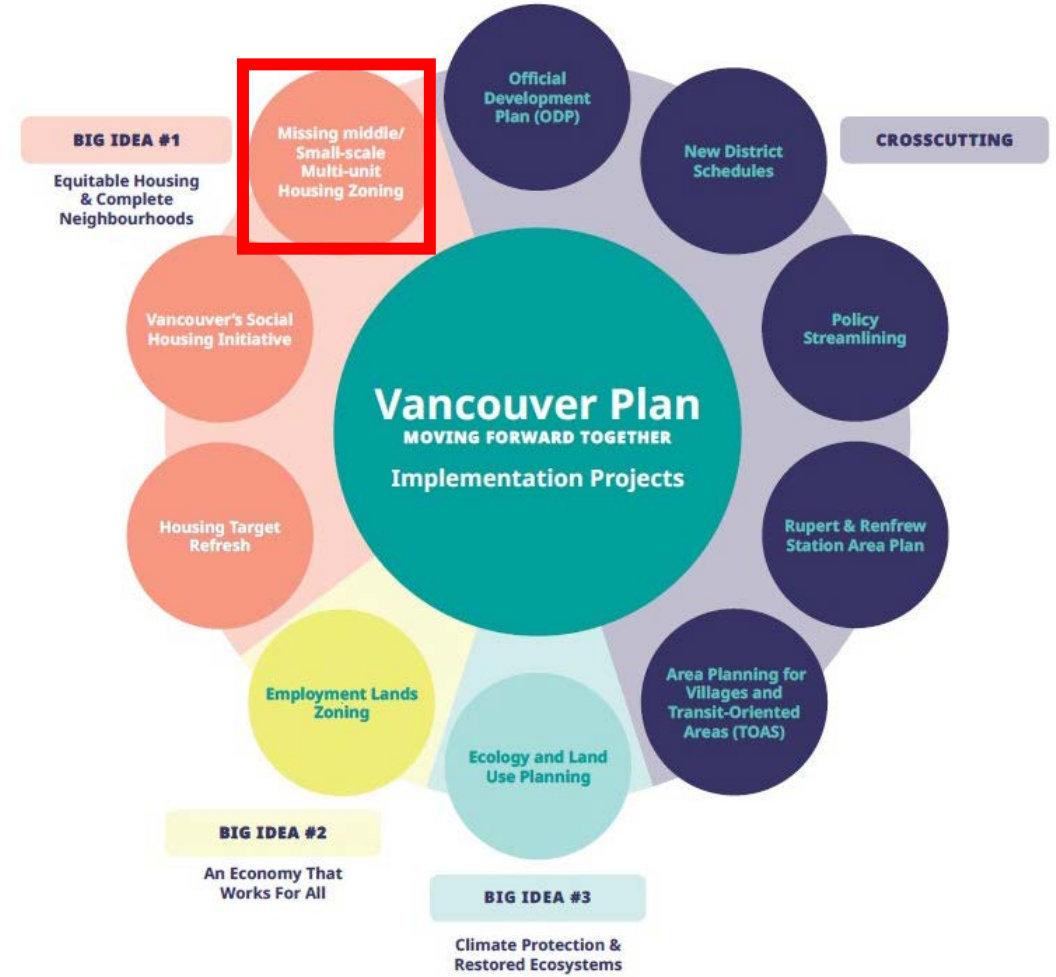
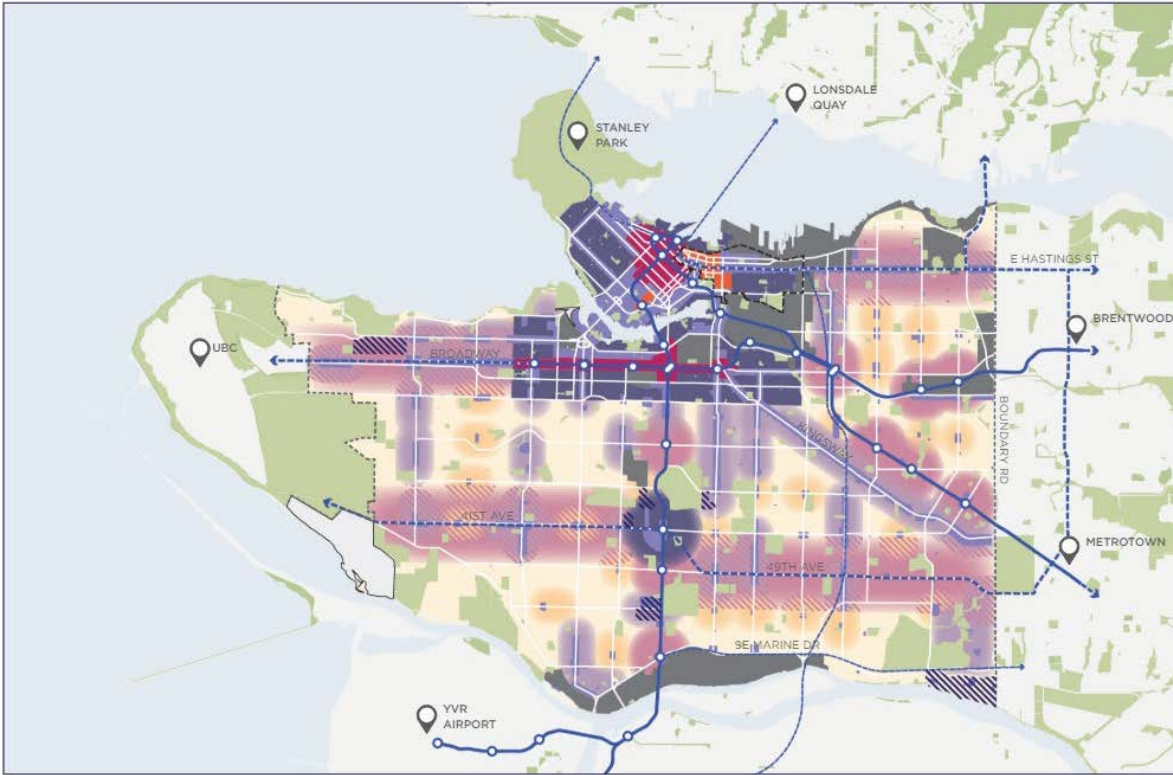




# Vancouver Plan

## Background & Context

### Land Use Strategy



# Outline



Background & Context



**SSMUH Requirements**



Proposed Changes



Summary



# ⊕ Vancouver Charter & Regulations

## SSMUH Requirements

### New Vancouver Charter Requirements & Associated Regulations

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

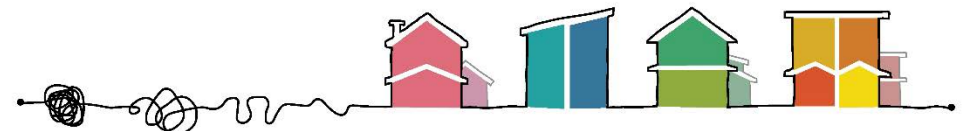
Lot Size	Proximity to a Prescribed Bus Stop	Min. Number of Units
≤280 m <sup>2</sup>	n/a	3
>280 m <sup>2</sup>	n/a	4
>281 m <sup>2</sup>	Within 400m	6

#### Exemptions

- Designated TOAs
- Non-residential, hazardous or agricultural lands
- Large parcels >4,050m<sup>2</sup>
- Land not connected to sewer or water services
- Land protected under the Heritage Conservation Act or Heritage Designation By-laws

#### Restrictions/Conditions

- 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



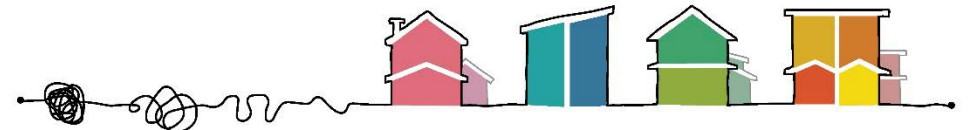
# ⊕ Policy Manual & Site Standards

## SSMUH Requirements

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### 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)
- SSMUH projects not subject to review by Advisory Design Panels

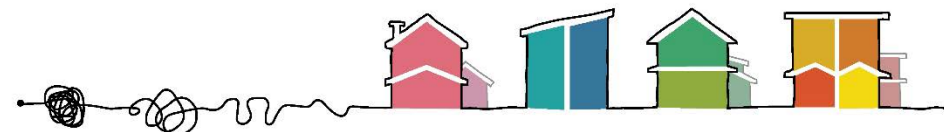


# ⊕ Restricted Zones

## 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)	
<b>First Shaughnessy District (FSD)</b>	Not exempted by HCA ODP and did not enable sufficient housing options on lots where heritage property is not protected





# Restricted Zones

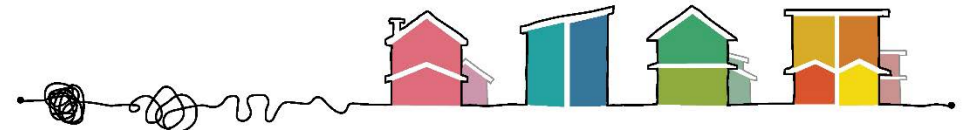
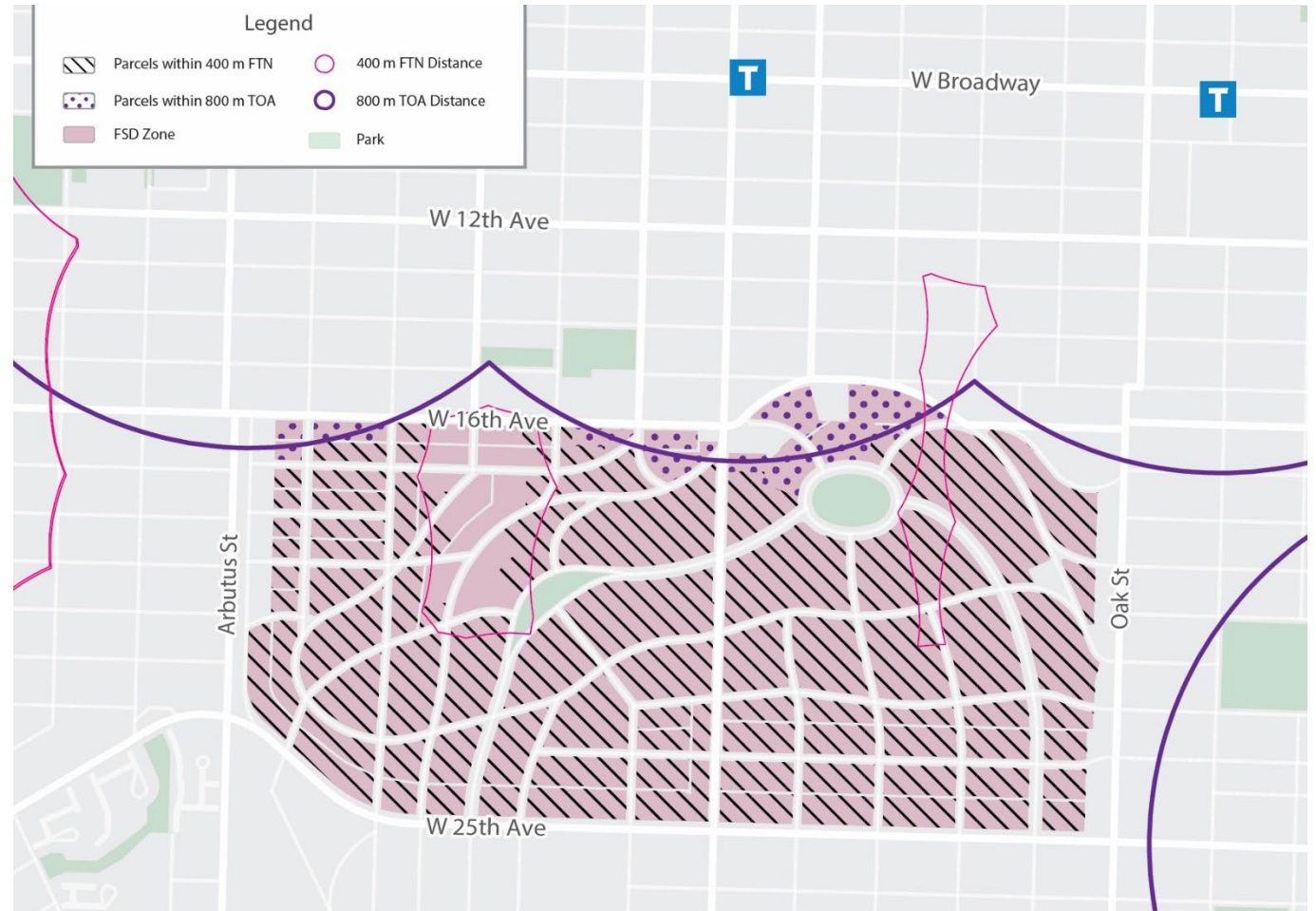
## SSMUH Requirements

### FSD

- 604 total parcels
- 100% >280 m<sup>2</sup>
- 94% within 400m of prescribed bus stop
- 6% in TOA

### Current Opportunities

- Higher density for protected heritage properties vs. other sites
- 3+ units only available for protected heritage properties
- Rezoning policy for social/rental housing on arterials



# Outline



Background & Context



SSMUH Requirements



Proposed Changes



Summary



# →|← Approach

## Proposed Changes

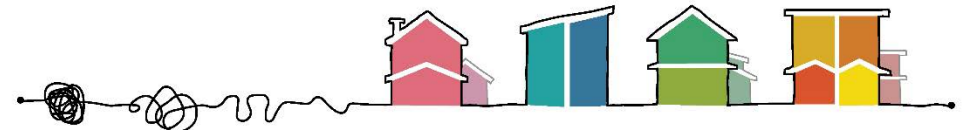
### 1) Comply With Provincial Requirements by Deadline (June 30, 2024)

- Changes to restricted zones only
- Enable SSMUH options as required

### 2) Changes to support processing efficiency

### 3) Maintain heritage protections

- HCA ODP remains in place



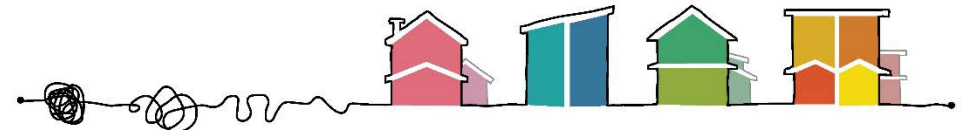
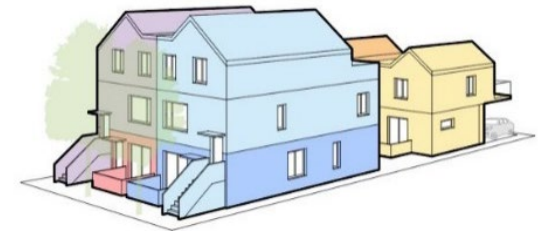
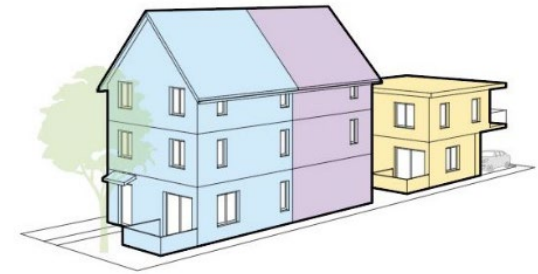
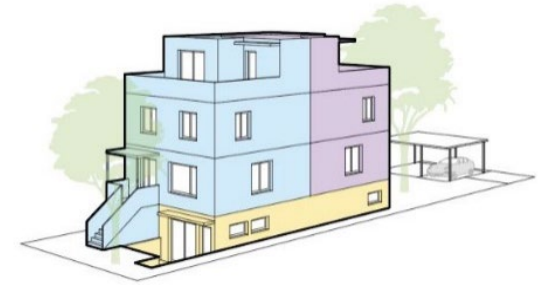
# →← SSMUH Options

## Proposed Changes

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### Proposed FSD SSMUH Multiplex

- Up to 6 ownership units (8 for protected heritage property or rental)
- New construction or conversion/infill option
  - Maintain current options for protected heritage property (conversion/infill only)
  - Density bonus required for new construction to achieve similar density as protected heritage property
- No required vehicle parking

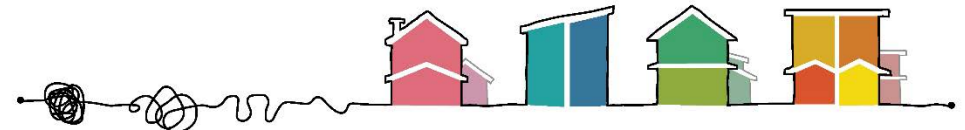


# SSMUH Multiplex

## Proposed Changes

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

Proposal	Rationale
6 units on all lots	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
No neighbourhood notification for permit applications	Processing efficiency, align with R1-1
Modernize structure of district schedule	Align with Zoning and Development By-law
Repeal Terms of Reference for the First Shaughnessy Advisory Design Panel	Follow Provincial policy manual recommendation for processing efficiency, majority of meetings cancelled over past 10 years



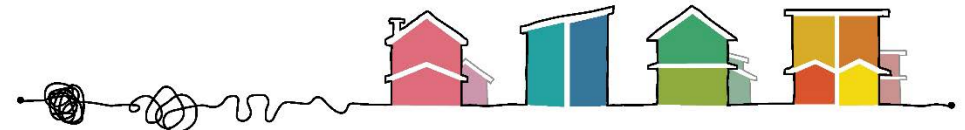
# →← SSMUH Multiplex

## Proposed Changes

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### Why is density > 0.5 not recommended in FSD?

- Large lot sizes and able to achieve 6 family-sized units (~1,500 s.f./unit)
- 0.5 FSR is financially feasible; further financial testing would be required if more density is proposed
- Tree canopy loss
- Impact on utilities and sewer capacity

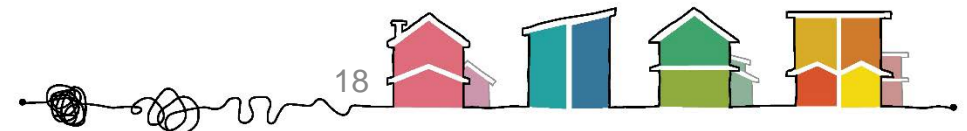


# →|← Process & Timeline

## Proposed Changes

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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	<b>Public Hearing</b>
	June 25/26	Enactment (June 30 effective date – new applications can be accepted)
	June 30	<b>Provincial Compliance Deadline</b>





# Outline



Background & Context



SSMUH Requirements



Proposed Changes

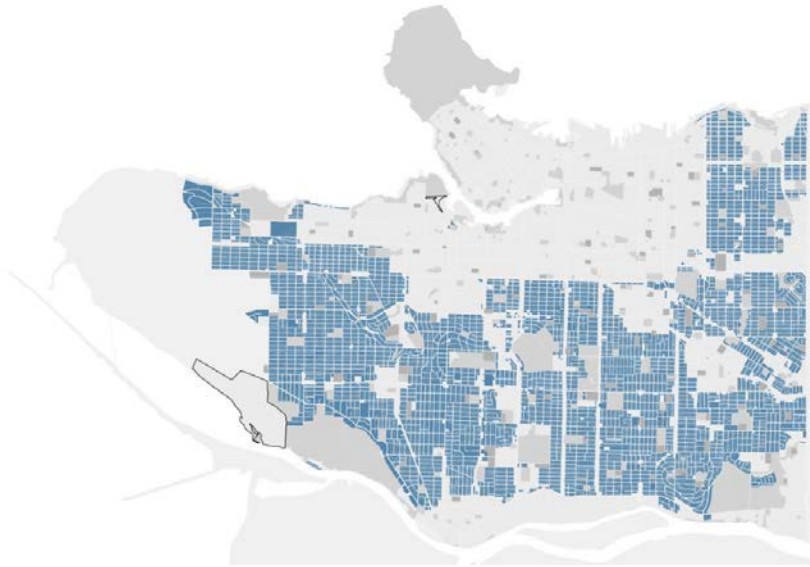


Summary

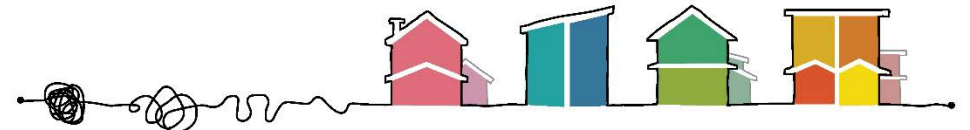
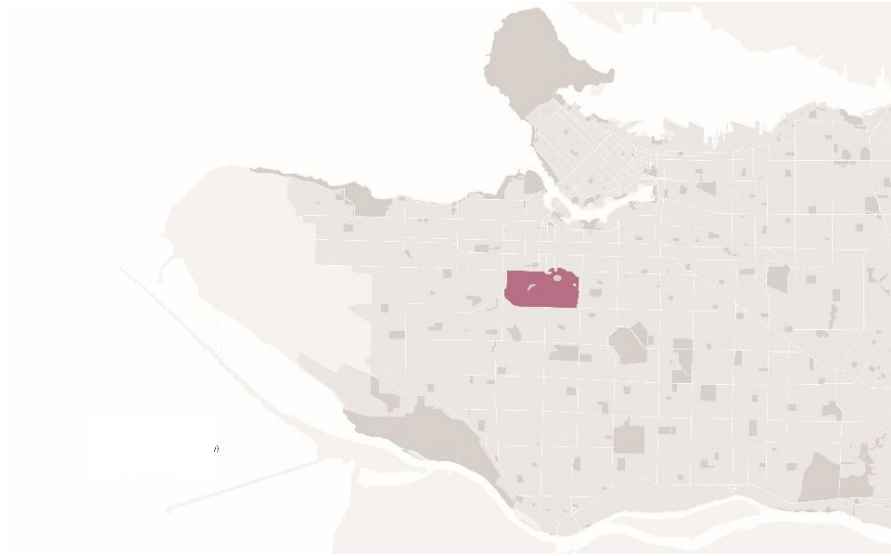
# SSMUH Compliance

## Summary

R1-1 - ~65,000 lots



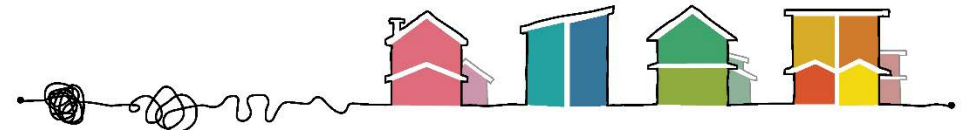
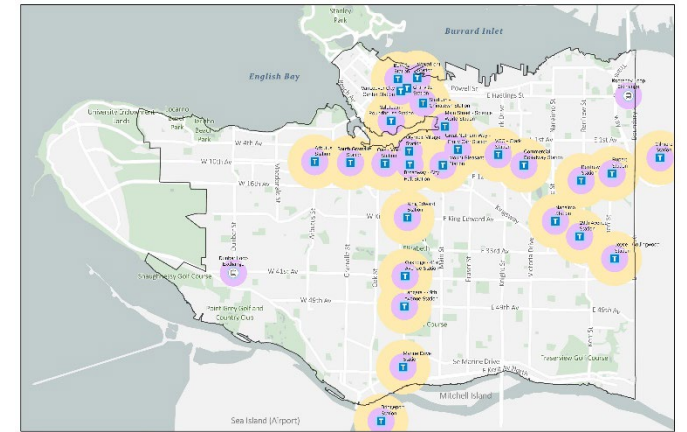
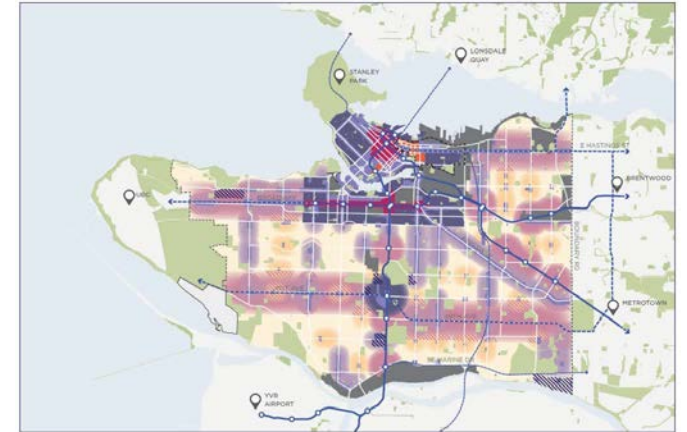
FSD ~600 lots



# Other Priority Housing Actions

## Summary

- **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**



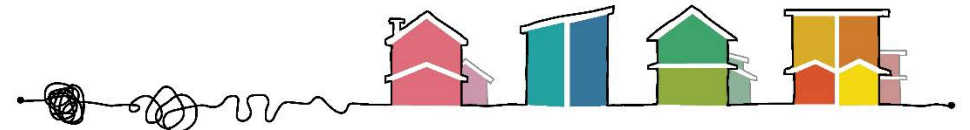
# **Conclusion** Summary

## **Proposed Changes Would Allow New SSMUH Options in FSD**

- Required to comply with Provincial legislation by June 30, 2024 deadline
- Changes to support processing efficiency
- Continue heritage conservation while enabling more units

## **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

