

West End Rezoning Policy: Interim Inclusionary Social Housing Floor Area Reduction

Council Meeting, September 24, 2024



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THAT Council Consider:

- A. Amendments to the West End Rezoning Policy
- B. Amendments to the West End Community Plan

- **West End Community Plan: 2013**
- **West End Rezoning Policy: 2013. Amended June 30, 2024**

Area / Plan Context



Reduce Inclusionary Social Housing Requirement

Inclusionary Areas	Existing Policy - Required Residential Floor Area	New Policy - Required Residential Floor Area
1 & 2	25%*	20% *

* or one-for-one replacement of the existing rental housing, whichever is greater

Amendment Recommendation 1

- Some progress with WE Plan and Housing Vancouver Strategy targets for new social and rental housing
- Projects with 25% social housing requirement are not moving forward

Social Housing Requirement	Inclusionary Area	Approvals	Completed
20%	3, 4, 5	4 DPs Issued	3 (178 social housing units)
25%	1, 2	3 RZ Approval (approx. 280 social housing units)	0

Cash in Lieu Option

- Reflects City's cost to deliver social housing offsite
- Changes on interim basis until December 31, 2026, or adoption of new Inclusionary Zoning Bylaw (under Bill 16)
- Future Inclusionary Zoning By-law will provide additional detail and expanded scope for cash-in-lieu framework
- If approved, staff will develop:
 - a methodology to calculate cash-in-lieu obligation
 - a standardized approach
- Applicants expected to offer full tenant relocation package to eligible tenants, including Right of First Refusal to return at affordable rents.

Summary of Recommendations

Recommend that Council approve:

- A. Amendments to the West End Rezoning Policy
- B. Amendments to the West End Community Plan

Amendments would:

- Reduce inclusionary social housing requirements in inclusionary areas 1 and 2 from 25% to 20% of the residential floor area
- Introduce a cash-in-lieu option that reflects the costs for the City to deliver social housing offsite

Thank you
Questions ? / Comments