

Seniors Housing Strategy – Related Amendments to By-laws and Land-use Documents

October 22nd, 2024



**HOUSING
VANCOUVER**

- Recommendations for Public Hearing
- Context and Background
- Proposed Updates
- Consequential Amendments



- A. THAT Council approve, in principle, the application to amend the Zoning and Development By-law to update definitions to clarify types of seniors housing and care, generally as presented in Appendix A;
 - FURTHER THAT the Director of Legal Services be instructed to bring forward for enactment an amendment to the Zoning and Development By-law generally in accordance with Appendix A.

- B. THAT subject to Council's approval of Recommendation A, Council also approve, in principle, related amendments to the Downtown-Eastside/Oppenheimer Official Development Plan By-law, Parking By-law and Sign By-law, to align definitions with the Zoning and Development By-law, generally as presented in Appendix B.

- C. THAT at the time of enactment of the amended Zoning and Development By-law, the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for approval by Council proposed consequential amendments to various land use documents to align definitions with the Zoning and Development By-law, generally as presented in Appendix C.

Context and Background

- The Seniors Housing Strategy was approved by Council on July 23, 2024
- Through development of the Strategy, it was found that amendments to the existing Zoning and Development By-law definitions of **Community Care Facility** and **Seniors Supportive or Assisted Housing** would be beneficial.
- The amendments proposed will improve clarity for the public, potential applicants, and City Staff, while continuing to support the development of these uses.



Proposed Updates to Definitions

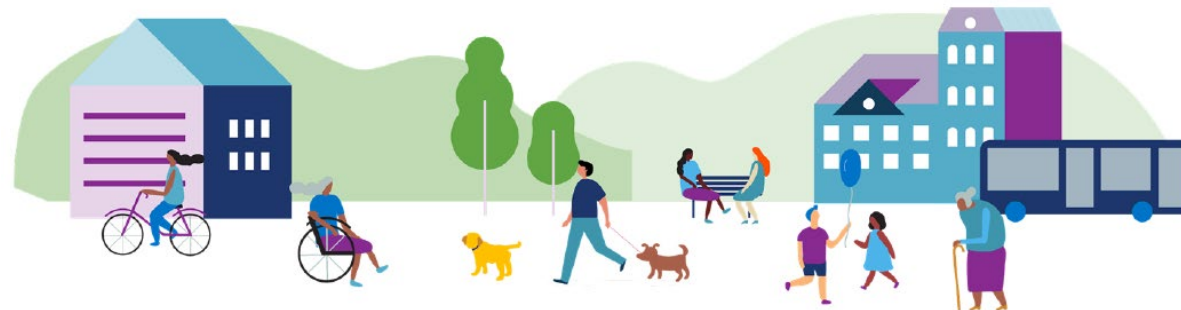
- Clarify that registered Assisted Living is treated similarly to a Community Care Facility
- Both uses regulated by the Provincial Community Care and Assisted Living Act
- Assisted Living provides housing, hospitality services and regulated assisted living services; it is not covered under the Residential Tenancy Act
- Community Care and Assisted Living may be operated within one building, providing a continuum of care

Term	Proposed Updates to Definitions*
Community Care or Assisted Living Facility	Where used without a qualifier, both a Community Care or Assisted Living Facility - Class A and a Community Care or Assisted Living Facility - Class B.
Community Care or Assisted Living Facility - Class A	The use of premises operated as a licensed community care facility or registered assisted living facility in compliance with by a licensee under the Community Care and Assisted Living Act (British Columbia) to provide residential care to 6 or fewer persons not related by blood or marriage to the licensee or, if the licensee is a corporation, to any director, officer or member of the corporation.
Community Care or Assisted Living Facility - Class B	The use of premises operated as a licensed community care facility or registered assisted living facility in compliance with by a licensee under the Community Care and Assisted Living Act (British Columbia) to provide residential care to 7 or more persons not related by blood or marriage to the licensee or, if the licensee is a corporation, to any director, officer or member of the corporation.
Seniors Supportive or Independent Living Assisted -Housing	The use of a building for residential units designed to accommodate seniors as they age including separate common areas for dining and socializing, and the provision of meals, housekeeping and personal care but does not include a community care or assisted living facility or group residence.

*Proposed changes are identified in red.

Strike and replace the existing use title with the newly proposed language in by-laws, policies and guidelines as detailed in Appendix A, B and C, including:

- Downtown-Eastside/Oppenheimer Official Development Plan By-law
- Parking By-law
- Sign By-law
- Seniors Housing Rezoning Policy
- Resident Relocation Policy for Community Care and Assisted Living Residences
- Community Amenity Contributions Policy for Rezoning
- Rupert and Renfrew Interim Rezoning Policy
- Various guidelines



Thank you!



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