

MOTION

1. Consequential Amendments to Various City Policies and Guidelines as a Result of the Zoning and Development By-law Amendments

WHEREAS on October 22, 2024, Council approved, in principle, amendments to the Zoning and Development By-law to clarify types of seniors housing and care as presented in Appendix A of the Referral Report dated September 10, 2024, entitled “Seniors Housing Strategy - Related Amendments to By-laws and Land-use Documents”;

WHEREAS at the time of the enactment of the Zoning and Development By-law amendments, the General Manager of Planning, Urban Design and Sustainability was instructed to bring forward for approval by Council consequential amendments to the documents as identified in Table 1 and Table 2 below and generally as set out in Appendix C of the Referral Report dated September 10, 2024, entitled “Seniors Housing Strategy - Related Amendments to By-laws and Land-use Documents”;

AND WHEREAS the Zoning and Development By-law Amendments were enacted by Council on November 12, 2024.

THEREFORE BE IT RESOLVED THAT the below consequential amendments to various City policies and guidelines as a result of the Zoning and Development By-law amendments are hereby adopted, and are to come into effect on November 26, 2024.

Table 1: Amendments to Policies

Section	Page Number	Proposed Amendment is shown in red if the amendment is an addition and is shown in red with a strikethrough if the amendment is a deletion.
Seniors Housing Rezoning Policy		
Section 2 Intent	Pages 3 and 4	<p>For this policy seniors housing refers to the following uses, which are defined within the Zoning & Development By-law and which are intended for older adults:</p> <ul style="list-style-type: none"> • 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

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		<p>meals, housekeeping and personal care but does not include a community care or assisted living facility or group residence.</p> <p>To encourage and enable more affordable types of seniors housing, additional heights and densities will be considered to create new seniors social housing, seniors supportive or independent living assisted-housing, and community care or assisted living facilities that are 100% owned by a non-profit corporation, or by or on behalf of the City, the Province of British Columbia, or Canada. Additional heights and densities will also be considered for privately-owned seniors housing that contribute significant public benefits.</p>
Section 3 Eligible Seniors Housing Types	Page 5	<p>Projects must demonstrate that 100% of the residential or institutional floor space is one of, or a combination of, the following uses as defined by the Zoning and Development By-law:</p> <ul style="list-style-type: none"> • Community Care or Assisted Living Facility - Class B • Seniors Supportive or Independent Living Assisted-Housing <p>Seniors Supportive or Independent Living Assisted-Housing and Seniors Social Housing should be restricted to residents aged 55 years of age or older, whereas a Community Care or Assisted Living Facility should be intended for use by older adults but may also serve a broader age range with care needs.</p>
Section 4 Location and Form of Development	Pages 5 and 6	<p>Seniors social housing and 100% government or non-profit owned community care or assisted living facilities may be considered for additional heights and densities above those outlined in Table 1, as described in Section 4.1. Privately-owned seniors housing types that contribute significant additional public benefits may also be considered for additional heights and densities above those outlined in Table 1. It should also be noted that a six storey Community Care Facility may be taller in height than a typical six storey Seniors Supportive or Independent Living Assisted-Housing, Assisted Living, or Seniors Social Housing building due to additional mechanical and electrical systems to meet operational needs.</p> <p>Table 1: Location and Form of Development Seniors Supportive or Independent Living Assisted-Housing or Assisted Living Facility</p>

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Section 4.1 Additional Height and Density Considerations beyond Table 1	Page 7	Qualifying projects for additional height and density may be mixed-use (e.g., include a commercial component), but all of the residential units proposed in the development must be rental in tenure or fall within the definition of a community care or assisted living facility.
Section 4.2 Rezoning Eligible Areas	Page 8	Any site outside of the area identified in Map A that has an existing Community Care or Assisted Living Facility – Class B, Seniors Supportive or Independent Living Assisted -Housing, or Social Housing apartment building. These sites would be considered for the same heights and densities as allowable in the yellow area of Map A.
Section 4.4 Design Guidelines	Page 8	(b) Seniors Housing, Community Care Facility and Group Residence Guidelines: Part B Seniors Supportive or Independent Living Housing and Assisted Living.
Section 7.1 Security of Tenure and Operational Requirements	Page 9	For Seniors Supportive or Independent Living Assisted -Housing, a Housing Agreement or other legal mechanism to restrict occupancy to those aged 55 years of age or older and to secure the units as rental housing (e.g. no stratification and no separate sales covenants), if the project is rental tenure.
Resident Relocation Policy for Community Care and Assisted Living Residences		
Section 3.1 Policy Coverage	Page 5	This Policy applies to existing community care and assisted living residences, as defined under the Zoning and Development By-law under Community Care or Assisted Living Facility.
Community Amenity Contributions Policy for Rezoning		
Appendix	Pages 13 and 14	Rezoning applications for 100% institutional developments (i.e. hospitals, community care or assisted living facilities, and post-secondary schools) Key Map Notes: a. Applies to 100% institutional developments (i.e. hospitals, community care or assisted living facilities, and post-secondary schools).

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Broadway Area West of Vine Street (Interim rezoning policy on consideration of rezoning applications and heritage revitalization agreements for the Broadway Area west of Vine)		
Policy 2	Page 1	Rezoning applications will be considered for projects involving social and supportive housing, community care or assisted living facilities or group residences, secured market rental housing, secured below market rental housing, and affordable student housing associated with educational institutions.
Rupert and Renfrew Interim Rezoning Policy		
Policies	Page 4	On parcels where residential uses can be permitted under the City of Vancouver’s Regional Context Statement Official Development Plan: <ul style="list-style-type: none"> a. Applications for projects involving 100% social and supportive housing, or community care or assisted living facilities or group residences may be considered;

Table 2: Amendments to Guidelines

Section	Page Number	Proposed Amendment
Seniors Housing, Community Care Facility and Group Residence Guidelines		
Section 2 Intent	Page 3	<p>These guidelines are to be used in conjunction with a district schedule of the Zoning and Development By-law or with an official development plan by-law for conditional approval of the following uses:</p> <ul style="list-style-type: none"> • Community Care or Assisted Living Facility - Class B • Seniors Supportive or Independent Living Assisted-Housing • Group Residence <p>Part B: Seniors Supportive or Assisted Independent Living Housing and Assisted Living Guidelines applies to a building or portion of the building used as seniors supportive or independent living assisted housing, or as assisted living, whether registered or unregistered under the CCALA.</p> <p>In buildings with both community care (i.e., long-term care) and seniors supportive or independent living housing or assisted living uses, the relevant guidelines should be used for each portion of the building dedicated to that use.</p>

Section	Page Number	Proposed Amendment
Section 4	Pages 9 to 16	Replace all instances of “independent housing” with “independent living housing”.
RM-1 and RM-1N Guidelines		
Section 3 Uses	Page 15	(d) Seniors Supportive or Independent Living Assisted Housing may be considered on any site, subject to all the regulations and guidelines that would apply to other dwelling uses on the site.
Section 4.7 Floor Space Ratio	Page 19	(c) For Seniors Supportive or Independent Living Assisted Housing, on sites that would qualify in size and frontage for multiple dwelling development, the maximum FSR to be considered should be as in (a)(i) above, and for other sites, as in (a)(ii) above.
RT-10 and RT-10N Small House/Duplex Guidelines		
Section 3 Uses	Page 13	(e) Seniors Supportive or Independent Living Assisted Housing may be considered on any site, subject to all the regulations and guidelines that would apply to other dwelling uses on the site.
Section 4.6 Floor Space Ratio	Page 18	(c) For Seniors Supportive or Independent Living Assisted Housing, on sites that would qualify in size and frontage for SH/D development, the maximum FSR to be considered should be as in (a)(i) above, and for other sites, as in (a)(ii) above.
RT-11 and RT-11N Guidelines		
Section 4.6 Floor Space Ratio	Page 12	(d) For Seniors Supportive or Independent Living Assisted Housing, the maximum FSR to be considered should be the same as other dwelling uses. While the guidelines in this document do not specifically address this use, they should be used as a guide for these buildings especially in regard to neighbourliness and compatibility with their immediate surroundings.
Arbutus C-7 and C-8 Guidelines		
Appendix A Residential Compatibility Table	Page 20	DWELLING Community Care or Assisted Living Facility – Class A* Community Care or Assisted Living Facility – Class B