



Temporary Modular Housing

*Zoning and
Development By-Law
Amendment to
Extend the Term of
Development Permits
for Temporary
Modular Housing*

Public Hearing
December 4, 2025

Agenda



- Background on Temporary Modular Housing
- Context and Rationale
- Proposed Amendment
- Current Status of TMH Sites
- Engagement and Consultation
- Conclusion

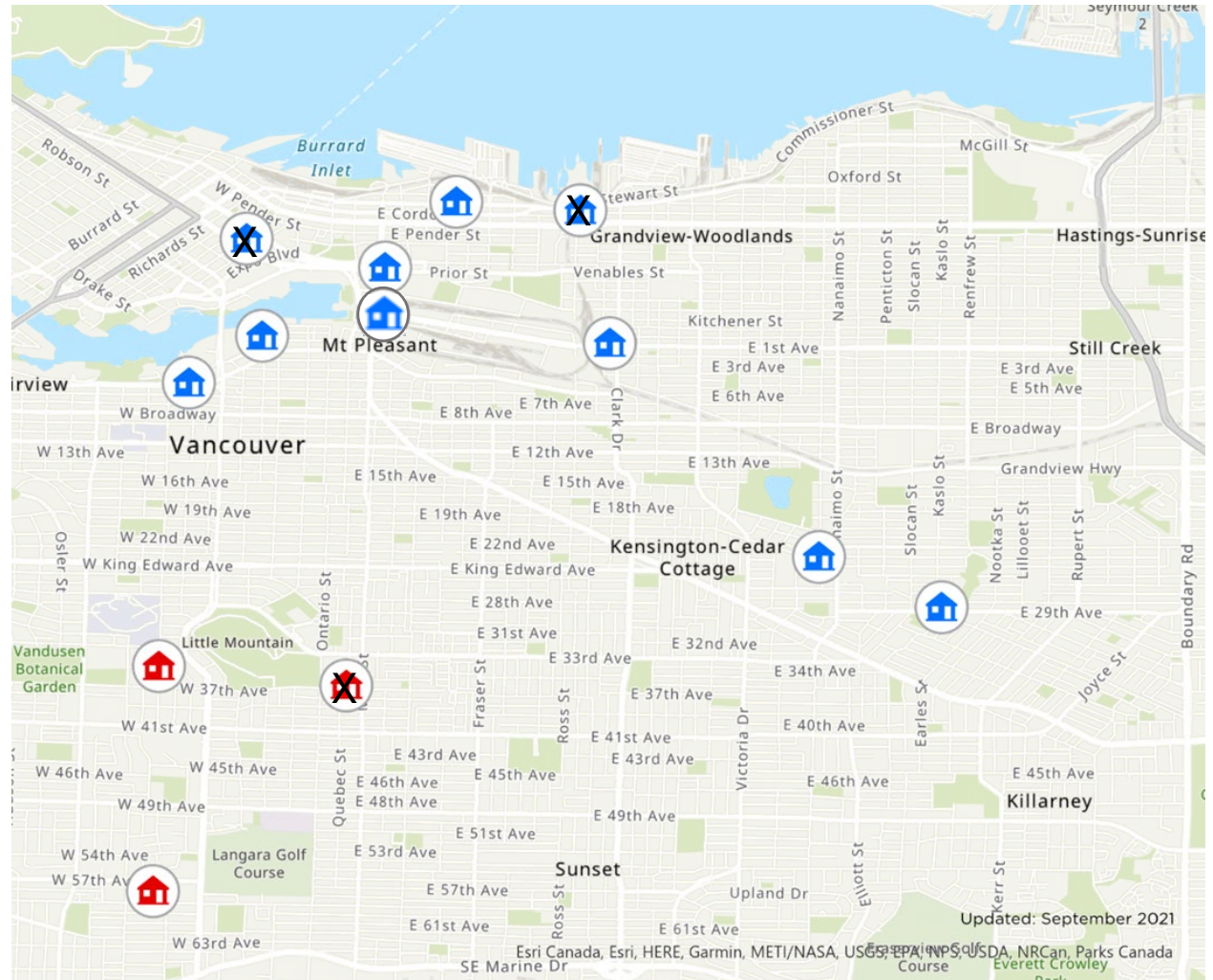


- 2016, Council approved amendments to the ZDBL to permit expedited development of TMH to provide immediate housing for individuals experiencing homelessness
- TMH deployed on vacant or underutilized lands across the City, such as sites waiting to be redeveloped
- Under current zoning, DP's for TMH are limited to a maximum of 5 years, unless extended in writing for up to an additional 5 years by the Director of Planning (10-year max)
- While deployed for a temporary use, TMH buildings are actually designed and built for long-term use



TMH Sites in Vancouver

Legend Symbol	Sites	# of Units
	TMH – City owned sites	443
	TMH – Privately owned sites	174
	Total	618
"X"	Units Relocated	183



- The initial 10 yr. max timeframe for TMH anticipated that City-owned sites would be ready for redevelopment
- Due to economic conditions and on-going land-use planning, many sites are not ready for development
- BCH request for extension to reduce relocation costs and due to long notice periods for relocation (18 months - 24 months)
- Creates opportunities for staggered closures and relocation across a longer timeframe, maximizes use of housing before relocating out of Vancouver



Current

- A development permit for temporary modular housing must be **limited in time to a maximum of 5 years, unless otherwise extended in writing for up to an additional 5 years by the Director of Planning**

Proposed

- A development permit for temporary modular housing **must be limited in time to a maximum of 20 years**, but any development permit issued for a period of less than 20 years can be extended by the Director of Planning so that its term does not exceed 20 years in total

Additional Context:

- Applicable to lands where TMH can be authorized under the ZDBL
- Amendment would impact what is allowed under zoning, but each TMH site would still require approval of a license agreement, which governs the specific length of tenure on a site

Current Status of TMH Sites



Address + Building Name	Zoning	Rooms	DP Expiry (10 yr)	City License Expiry	Potential to Extend DP
City-Owned Sites					
220 Terminal Avenue	(FC-2)	40	Feb. 2027	N/A (City-Owned Building)	Yes
Chartrand Place 1131 Franklin St	(M-2)	39	Feb. 2028	Feb. 2028	Yes
Sarah Ross House 4480 Kaslo	(CD-1)	52	Mar. 2028	Mar. 2028	Yes
Margaret Mitchell Place 2132 Ash St	(FCCDD)	52	Apr. 2028	Mar. 2028	Yes
Nora Hendrix Place 258 Union St	(M-1)	52	Jan. 2029	Oct. 2028	Yes
Hummingbird Place 265 W 1st Ave	(M-2)	52	Jan. 2029	Nov. 2028	Yes
Naomi Place 3598 Copley St	(CD-1)	58	Sept. 2029	Sept. 2029	Yes
Álewem 1580 & 1582 Vernon Dr	(I-2)	98	Feb. 2031	Feb. 2026, plus option to extend to Feb. 2031	Yes
Privately-Owned Sites					
Reiderman Residence 7430 & 7460 Heather St - ONNI	(CD-1)	77	Oct. 2027	N/A (Private Land)	TBC
New Beginnings 5077 & 5095 Heather St – MST/CLC	(CD-1)	98	Jan. 2029	N/A (Private Land)	TBC

- Referral to Host Nations
 - Request for update by Tsleil-Waututh Nation
- Notification to Metro Vancouver about proposed amendments
- Advisory Committees
 - Urban Indigenous Peoples Advisory Committee on September 22, 2025
 - Rental Advisory Committee on September 24, 2025
 - Staff received motions of support from the Advisory Committees

- SYC Page: September 2 – 16: opportunity for public comments and question
- Comments of support
 - Addressing the homelessness crisis
 - Addressing the mental health and addictions crisis
 - Expanding the TMH program
 - Community building and minimizing tenant impact
- Comments of concern
 - Length of term of housing
 - Neighbourhood impact
 - Not best use of land

Shape Your City
September 2 – September 16 2025

Survey's Completed	68
Advisory Committee's Engaged	2
Public Questions Asked and Answered	4



- Response to comments
 - Length of term of housing
 - Application to extend DP will require a letter of comfort from the engineer on record
 - CBO will complete site inspections at time of permit extension to confirm life and safety requirements are met
 - Neighbourhood Impact
 - TMH buildings are managed by non-profits in accordance with an Operations Management Plan to ensure sites are managed safely and responsibly
 - Measures include 24/7 onsite staff, 24/7 number neighbours can call, and daily clean up and maintenance in the area surrounding the building
- Not best use of land
 - Does not interfere with long-term redevelopment timelines for each site

Conclusion

- Given continued need for supportive housing across the city, staff recommend approval of the amendment to ZDBL to extend the maximum term of a development permit for TMH to 20 years
- If approved, the amendments will be enacted in January
- Staff are available to answer any questions

