

COUNCIL MEMBERS' MOTION

*For consideration at the Standing Committee on Policy and Strategic Priorities meeting on
January 21, 2026*

3. Paving the Way for more Non-Profit Housing in Vancouver

Submitted by: Councillor Maloney

WHEREAS

1. Increasing the supply of non-market housing is essential to addressing Vancouver's housing affordability and homelessness crisis. Non-profit housing organizations are key partners helping the City of Vancouver deliver stable non-market housing;
2. Non-profit housing organizations are exempt from paying Development Cost Levies (DCLs), and as a matter of Council policy, do not pay Community Amenity Contributions (CACs) when they apply to rezone land ([City of Vancouver, 2025](#)). The *Vancouver Charter*, section 523D(10)(d)(i) exempts social housing providers from development charges;
3. The rising cost of construction and other economic pressures are making it more difficult for for-profit residential developers to realise a financial return from completed projects, thereby making it harder for them to commence the construction of new projects. For-profit residential developers may welcome new pathways to divest of completed or near-completed projects to non-profit housing providers;
4. A recent example of this arose with the acquisition by BC Housing of a completed building at 3077 Maddams Street from a for-profit developer. Once the project was rezoned, Council was asked to approve a grant equivalent to the development charges that would not have applied had BC Housing developed the project directly, with a $\frac{2}{3}$ majority vote required. The grant request was initially denied, and Vancouver was at risk of losing out on the opportunity to have 81 turn-key units of social housing for women and children before the decision was reconsidered on December 9, 2025 ([City of Vancouver, 2025](#));
5. It is advantageous to provide certainty of a DCL and CAC refund to non-profit housing organizations that wish to purchase a building. Non-profit housing providers do not have the flexibility to reduce their profit margin to cover delays and unexpected costs. Certainty comes with a policy in place to provide a refund at purchase, instead of the current model, which requires a request for a grant that may not be approved;
6. The benefits of non-profit housing providers purchasing completed projects include allowing them to provide social housing much more quickly, to the people who need it, than if they had to develop a housing project from scratch. It gives the non-profit housing providers more certainty for the end cost of the housing,

and results in housing that has been built to market standards;

7. There is currently no mechanism in the DCL By-Laws, where a completed project is purchased by a non-profit housing organisation and rezoned for social housing, to refund CACs or DCLs previously paid by the original for-profit developer, once the deadline has passed for seeking a refund;
8. Currently, if a non-profit organisation purchases a completed building after the deadline for refunding CACs and DCLs has passed, the new non-profit owner needs to seek a grant from the City for an equivalent amount to the DCLs and CACs they would have been exempt from paying if they had been the original applicant, which is required to be voted on by a two-thirds majority of Council members;
9. The existing process involves a great deal of uncertainty for non-profit housing organizations, who must purchase the property, then apply for rezoning and only then, apply to the City for a grant equivalent to a refund of the DCLs and CACs they would have been exempt from paying if they had developed the project from scratch, and have Council vote on it;
10. The 3077 Maddams Street purchase by BC Housing demonstrates the complexity and uncertainty characterised by the existing system;
11. Providing non-profit housing providers with more certainty that they will be able to recover the DCLs and CACs they would have been exempt from paying if they had developed the building from scratch would provide an incentive for non-profit housing providers to purchase recently completed buildings from for-profit housing developers who wish to divest and to provide badly-needed social housing more quickly and with less risk to their financial stability; and
12. This could be achieved by amending the DCL By-Law to allow non-profit housing providers who purchase recently completed buildings to be eligible for a refund of the amount of DCLs and CACs paid by the original for-profit developer.

THEREFORE BE IT RESOLVED

- A. THAT Council directs staff to explore, and report back on, options to create a streamlined mechanism that allows a refund of Development Cost Levies (DCLs) and Community Amenity Contributions (CACs) be paid to non-profit housing organizations when they purchase a development, for the purpose of providing social housing, that was originally designated for market housing, and was therefore charged DCLs and CACs. As long as the non-profit organization would have been exempt had it developed the project originally.
- B. THAT Council directs staff to consider how such a mechanism might interact with zoning rules, and how acquisition and conversion to social housing might trigger additional regulatory steps, particularly around potential requirements for new public hearings. Where these additional steps exist, Council directs staff to present options to streamline and truncate approvals processes for these projects where the only change proposed to the original approval is the level of housing

affordability required to be met by the new owner of the project and associated or incidental changes.

- C. THAT Council directs staff to analyze and report back on funding mechanisms, such as the Empty Homes Tax reserve, that could support extended time-frame reimbursements without creating disruption to existing City funding commitments or requiring approval of City Council.
- D. THAT Council directs staff to identify and report back on any changes which would need to be made to the Vancouver Charter to effect streamlined mechanism options for refunds of DCLs.

* * * * *