

Fast-Tracking Rental Housing

Updates to Residential Rental Districts

Council Presentation
May 19, 2026



CITY OF
VANCOUVER

HOUSING
VANCOUVER

- Overview of Recommendations
- Current State: Housing Targets, City's Policy Objectives, Residential Rental Districts
- Today's Recommendations: Proposed Updates to RR Districts
- Engagement & What We Heard
- Summary and Next Steps

Amend the Zoning & Development By-law (Recommendation A)

- Remove below market rental requirements in rental apartment districts: RR-2 districts
- Allow up to 8 storeys in RR-2 districts for Transit-Oriented Areas (TOA) compliance
- Reduce requirements for below market rental in 6-storey mixed-use RR-3B district (applicable to the west side)
- Create new 6-storey mixed-use RR-3C district with no below market rental requirement (applicable to the east side)

Applying changes to in-stream applications - Approvals in principle (Recommendations B & C)

- Apply district changes to four in-stream projects to support development viability
- Adopt resolutions to approve in principle applications to rezone four projects
- Terminate existing approvals in principle for the four projects above

Consequential changes (Recommendations D & E)

- Secured Rental Policy
- Other by-laws and policies (e.g., Subdivision By-law, Sign By-law)

Vancouver's 10-Year Housing Targets

BELOW-MARKET HOUSING

MARKET HOUSING

Rental Housing

Ownership Housing

Supportive Housing

1,500 units
(2%)

Non-Profit Social / Co-op

8,500 units
(10%)

Purpose-Built Below-Market Rental

5,500 units
(7%)

Purpose-Built Market Rental

30,000 units
(36%)

Laneway Housing

4,000 units
(5%)

Strata Condos

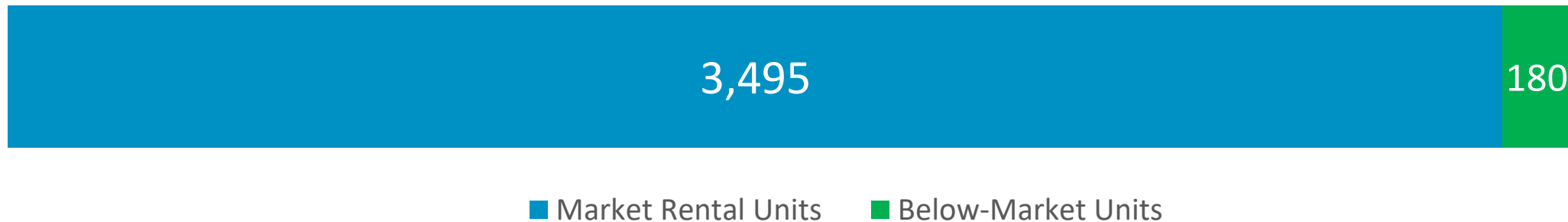
26,500 units
(32%)

Townhouses, Multiplexes, Coach Houses, Duplexes

7,000 units
(8%)

83,000 HOUSING UNITS OVER 10 YEARS

Secured Rental Approvals in RR Zones in Recent Years: Market & Below-Market Delivery



- Close to 3,500 secured rental units (including ~180 below-market units) in 44 projects have been approved in the last 5 years under RR District Schedules
- 5% of all approved units are below-market rental units

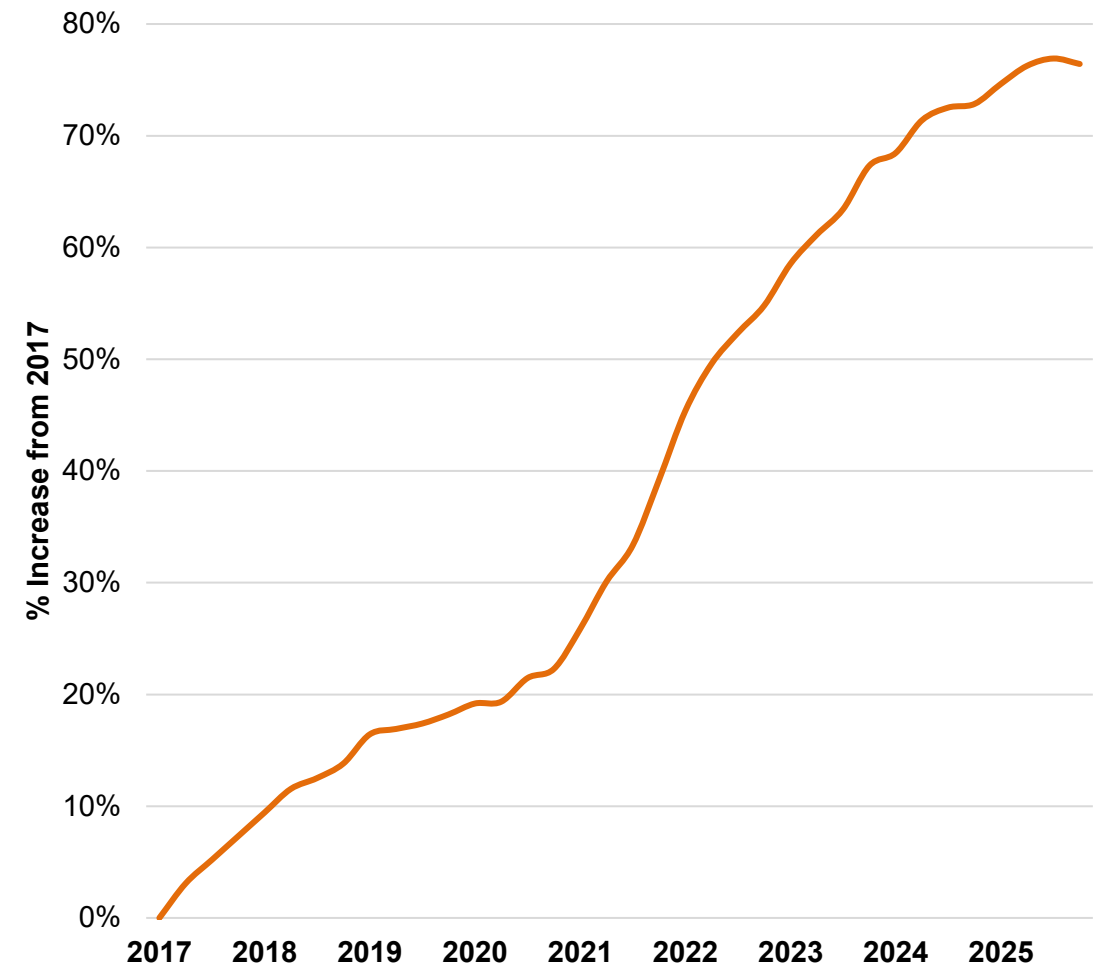
Factors challenging construction of new housing supply across Canada:

- High construction costs (with early signs of tapering)
- Low labour availability
- Difficult access to financing
- Trade and economic instability
- Slower population growth

Housing starts momentum to slow as economic uncertainty weighs on demand

Canada Mortgage and Housing Corporation (CMHC)
February 10, 2026

Residential Construction Price Index Metro Vancouver



Source: Statistics Canada



Secured Rental Policy (2019)

Promotes the supply of secure market rental housing available to renter households.



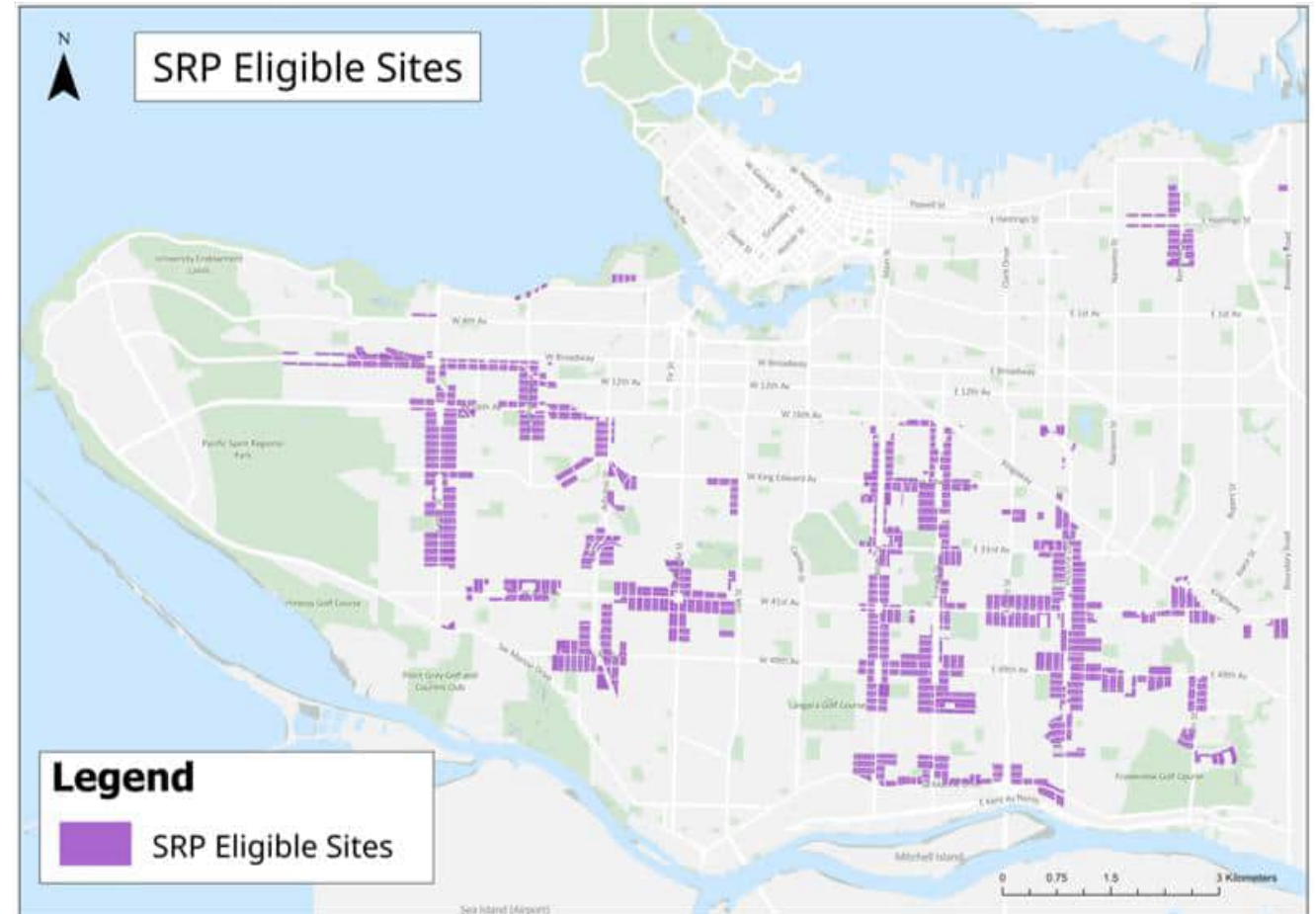
Development Viability and Unlocking New Housing Supply (2025)

Proposes a set of measures to address immediate development viability challenges

Current State: Residential Rental (RR) Districts

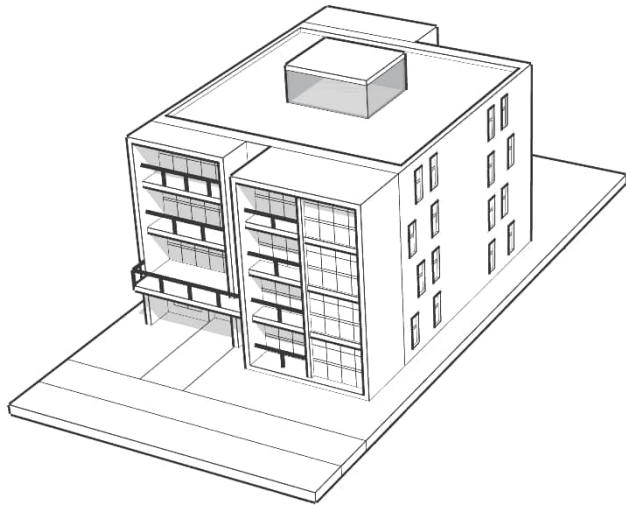
Residential Rental Districts

- Require applicant-initiated rezoning
- All residential units in projects are secured as rental tenure through Housing Agreements



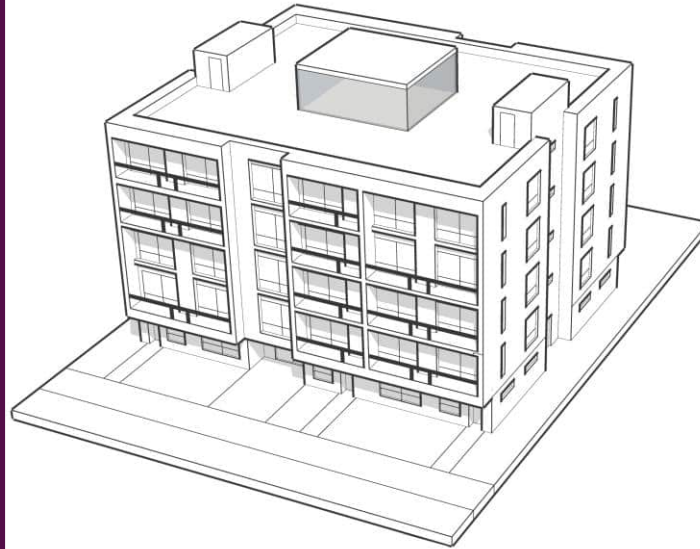
Current State: RR-2 Residential Apartments

RR-2A



4-storey apartment
100% market rental

RR-2B



5-storey apartment
100% market rental

RR-2C



6-storey apartment
20% below market rental

- 10% below CMHC average monthly rents

Current State: RR-2 Residential Apartments

RR-2B



5-storey apartment
100% market rental

93% of projects

RR-2C



6-storey apartment
20% below market rental

- 10% below CMHC average monthly rents

7% of projects



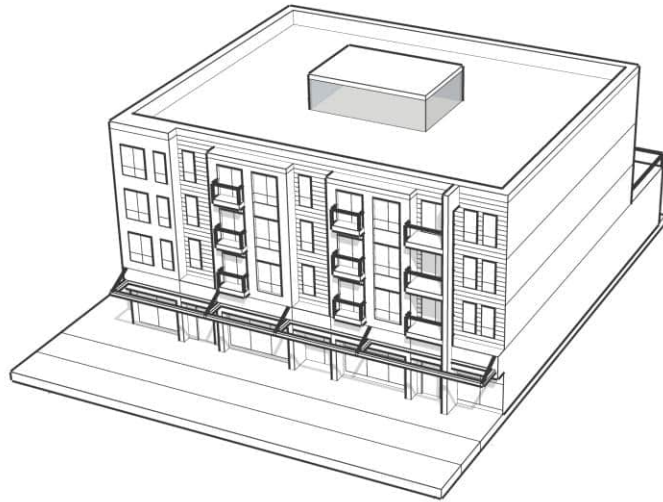
RR-2
Residential Apartments

Proposed Changes to RR-2 Districts

- Create a 6-storey 100% market rental option to support development viability (previously 5-storey)
- Repeal RR-2C (6-storey with below market rental requirement)
- Allow for 8-storeys/3.00 FSR option in TOAs to comply with provincial legislation

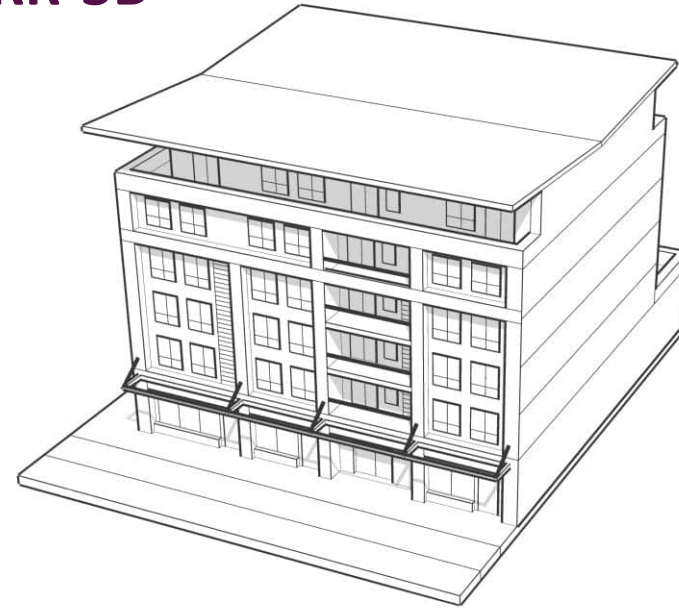
Current State: RR-3 Mixed-Use Residential

RR-3A



4-storey mixed-use
100% market rental

RR-3B

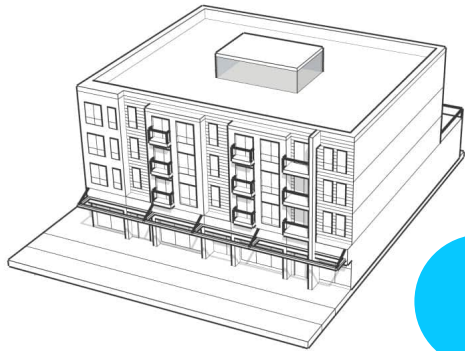


6-storey mixed-use
20% below market rental

- 20% below CMHC average monthly rents

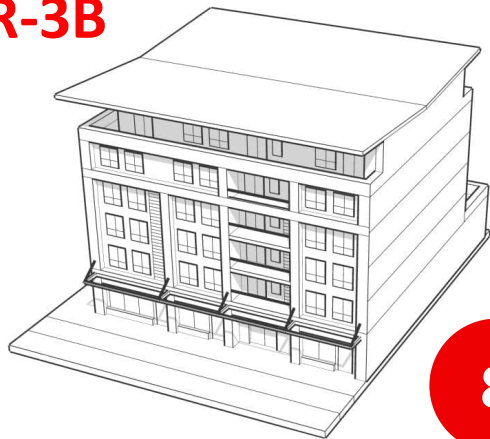
Current State: RR-3 Mixed-Use Residential

RR-3A

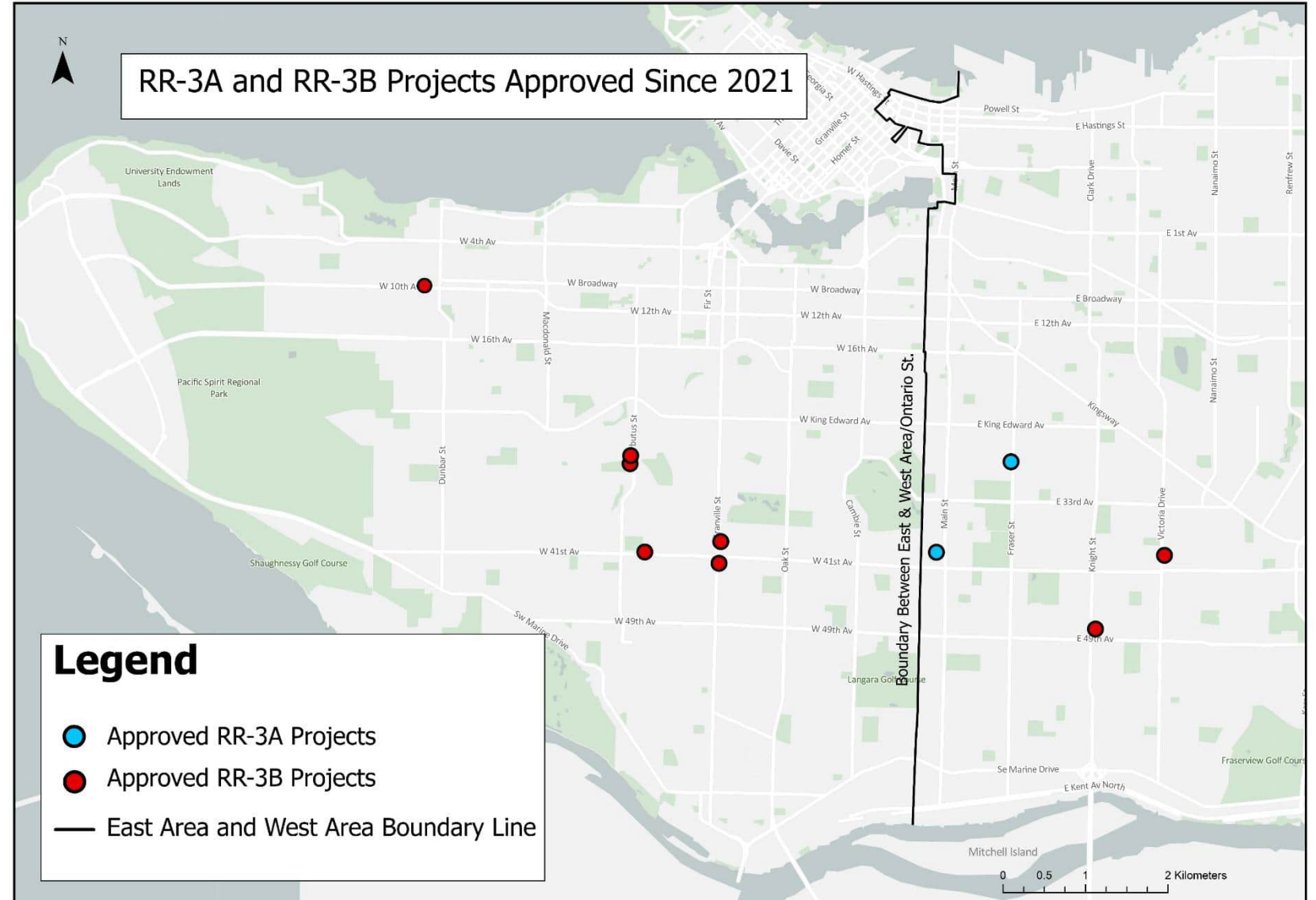


2

RR-3B



8





RR-3

Mixed-use residential (rental with retail at grade)

Proposed Changes to RR-3 Districts

- Reduce below market rental requirement from 20% down to 10% below CMHC average rents on the west side (RR-3B)
- Add 6-storey mixed-use 100% market rental option on east side (RR-3C)

Summary of Proposed Changes to RR Districts



RR-2A 4-Storey Residential
100% Market Rental

RR-2B **6-storey** Residential
100% Market Rental

~~RR-2C 6-Storey Residential
20% Residential Area @ 10% Discount~~



RR-3A 4-Storey Mixed-Use
100% Market Rental

RR-3B 6-Storey Mixed-use
20% Residential Area @ **10%** Discount

**RR-3C 6-Storey Mixed-Use
100% Market Rental**

Simplification of Residential Rental Districts Schedules

- Removes design guidelines from district schedules
- Relocates affordable housing requirements to the Affordable Housing Schedule (Schedule J) of the Zoning and Development By-Law

TOA Compliance

Some existing RR-2B sites are located in TOA Tiers 3 (800 m from a SkyTrain station) and 5 (400 m from a bus exchange). The proposed changes to RR-2B allows for 3.00 FSR and 8-storeys within those areas



Four Projects with Current Rezoning Approval in Principle (AIP)

- Apply district changes to four in-stream rezoning projects to support development viability
- Change projects from RR-2C to RR-2B (to be repealed) and east side mixed-use projects to new RR-3C
- Terminate existing rezoning approvals in principle

Project	Old AIP	New AIP
4708-4742 Joyce Street and 3604 Tanner Street	RR-2C	RR-2B
4471-4485 Fraser Street and 691 East 29th Avenue	RR-3A	RR-3C
2005-2045 West 49th Avenue	RR-2C	RR-2B
1401-1455 East 49th Avenue	RR-3B	RR-3C

Other In-Stream Projects

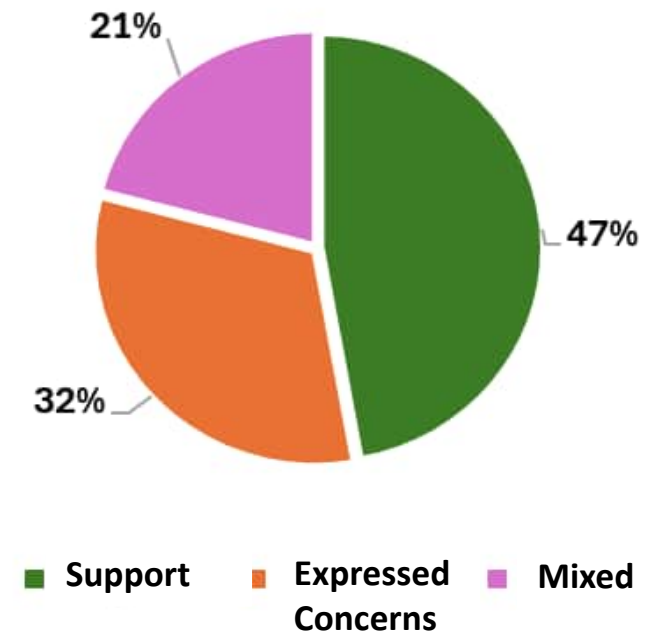
- In-stream applications will continue to be processed – RR-2A, RR-2B, RR-3A (West), RR-3B (West)
- Staff will begin accepting new development permit applications after enactment

Engagement Period: November 27, 2025 – January 5, 2026

Overview:

- Shape Your City summary: 131 comment forms and 24 questions
- Virtual Open House: 19 Attendees
- Industry session: 31 attendees
- BIA session: 7 attendees

Level of support from comment forms received (n=131)



Themes from Engagement:

Public:

- Support for building more rental housing
- Concerns around neighbourhood character and reduced affordability

Development Community:

- Strong support for increasing project viability
- Interested in implementing this as soon as possible

Stakeholder Feedback

**Building height and
neighbourhood character**

**Reduced requirements for
below market rental units**

Staff Response

- 6 storeys are already allowed on most sites through the existing rezoning process
- In TOAs, heights are consistent with TOA legislation
- Current economic conditions have decreased viability of requiring below market rental units
- Proposal maintains requirement for below market rental units where the market is most likely to deliver
- Existing requirements have produced minimal below market rental units, approximately 180 of total 3,500

Proposed changes to RR districts would:

- Improve development viability of rental housing
- Simplify and modernize regulations for residential rental districts

Next Steps if approved:

- By-laws will be brought forward for enactment targeting June 2, 2026
- New applications using updated district schedules can be submitted after enactment
- Staff will continue working through implementation with in-stream applicants
- Continue intergovernmental discussions on tools available to the City for delivering below market housing

The background consists of several overlapping, semi-transparent purple shapes. A large, dark purple shape is on the left, partially overlapping a lighter purple shape on the right. A thick, dark purple border-like shape is also present, creating a sense of depth and structure. The text 'Thank you' is centered in the white space of the lighter purple area.

Thank you