

A.1

MOTION

1. Updating Apartment Regulations

WHEREAS on July 28, 2026, Council approved, in principle, amendments to the Zoning and Development By-law, generally as presented in Appendix A of the Council Report dated July 10, 2026, entitled “Updating Apartment Regulations”;

WHEREAS on July 28, 2026, Council also directed staff to bring forward for approval by Council amendments to the Family Room: Housing Mix Policy for Rezoning Projects; the Secured Rental Policy; and the Below-Market Rental Housing Policy for Rezoning; generally as presented in Appendix C of the Council Report dated July 10, 2026, entitled “Updating Apartment Regulations” to be adopted following the enactment of the By-law amendments noted above;

AND WHEREAS the By-law amendments noted above have now been enacted.

THEREFORE BE IT RESOLVED THAT the amendments to the various land use documents as described in the Appendix below entitled “Proposed Amendments” are hereby adopted and are to come into effect on October 27, 2026.

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PROPOSED AMENDMENTS

Notes:

- When new sections, policies or figures are proposed for addition or removal, subsequent sections, policies or figures will be renumbered accordingly.
- The page numbers referenced correspond to the existing policy document, but they may change.
- Proposed amendments are shown in red if the amendments are an addition and are shown in red with a strikethrough if the amendments are a deletion. Black text indicates existing text.

Section	Proposed Amendment
FAMILY ROOM: HOUSING MIX POLICY FOR REZONING PROJECTS	
1.0 Application and Intent (p. 2)	The housing mix policy for rezoning projects outlined in this document applies to rezonings city-wide and supersedes any existing family unit housing mix requirements and targets for rezonings that are set out in Council-approved community plans, area plans or policies as of the date that this policy is adopted or amended by Council, unless the subject site being rezoned is specifically identified as a site that warrants an exception. In this policy, family units are defined to mean units that have two or more bedrooms. ~~Family unit housing mix requirements and targets for rezoning projects are set out in many Council-approved plans and policies, including but not limited to the following:~~ ~~• Marpole Community Plan~~ ~~• Norquay Village Neighbourhood Centre Plan~~ ~~• West End Community Plan~~ ~~• Cambie Corridor Plan~~ ~~• Little Mountain Adjacent Area Rezoning Policy~~ ~~• Joyce-Collingwood Station Precinct Plan~~ ~~• Secured Market Rental Housing Policy~~
1.0 Application and Intent (p. 2)	The housing mix policy for rezoning projects outlined in this document does not apply to or supersede family unit housing mix requirements and targets for rezoning projects where a Council-approved plan includes an intentional, alternate housing mix, such as the: • Downtown Eastside Plan This housing mix policy for rezoning projects outlined in this document does not apply to developments where 100% of the residential floor area is social housing and is either seniors housing or supportive housing.

Section	Proposed Amendment
1.0 Application and Intent (p. 2)	Finally, the housing mix policy for rezoning projects outlined in this document does not apply or supersede family unit housing mix requirements or targets for development projects proceeding under existing zoning, ~~including zoning districts which have density bonus provisions.~~
2.0 Policy Background (p. 4)	While the City cannot mandate that family units be occupied by families, a supply of larger apartments creates options for families with children, inter-generational households, downsizing seniors and other larger households that currently do not exist. Standardizing and expanding the family unit mix requirements Since the introduction of the Family Room: Housing Mix Policy for Rezoning Projects in 2016, the City has seen steady growth in the stock of two- and three-bedroom apartments. New planning programs, like the Broadway Plan and the Rupert and Renfrew Station Area Plan, also introduced unit mix requirements emphasizing the need for diversity, including minimums of two- and three-bedroom units. These policies have contributed to a doubling of the inventory of three-bedroom rental apartments between 2016 and 2025 (CMHC Rental Market Survey). Through 2025, economic uncertainty, rising construction costs, and softening housing demand raised serious concerns about project viability. In response, City Council directed staff in December 2025 to update apartment regulations to address these challenges. This included replacing fragmented, area- and tenure-specific unit mix policies with a single, standardized, city-wide requirement in the Zoning and Development By-law. This new regulation, in effect as of October 27, 2026, applies to most new apartment, townhouse, and mixed-use residential developments. Updates to align this policy with the new By-law requirements were approved by Council on October 27, 2026.
3.0 Housing Mix Policy for Rezoning Projects (p. 4)	Rezoning applications to a site-specific CD-1 that include housing are required to include at least 35% of the total number of dwelling units with two or more bedrooms, of which at least five per cent of the total number of dwelling units must have three or more bedrooms. These units must be designed to meet the Council adopted City-wide Design and Development Guidelines. ~~POLICY 1: Rezoning applications that include any residential strata housing are required to include a minimum of 35 percent family units (units having two or more bedrooms), including a minimum of 10 percent three-bedroom units and a minimum of 25 percent two-bedroom units.~~ ~~POLICY 2: Rezoning applications for secured market rental projects are required to include a minimum of 35 percent family units with two or more bedrooms.~~ ~~The City's secured market rental policies and programs provide incentives to improve the economic feasibility of purpose-built rental projects delivered through the private market. It has been shown that, all else being equal, strata-~~

Section	Proposed Amendment
	~~titled housing for sale will almost always be a more viable development prospect than rental. In the absence of government subsidies or incentives to encourage rental housing, this means strata development generally out-competes rental for financing and other resources critical for development, particularly in the context of high land prices. Council has prioritized rental housing as a key source of long-term affordability and diversity of housing choice in Vancouver. As such, the City has taken steps to use incentives to support rental housing development.~~ ~~Even with these incentives, rental housing development is still often a difficult prospect from a viability standpoint. Economic analysis demonstrated that adjusting the existing 25 percent family unit requirement to 35 percent with the inclusion of a minimum 10 percent three-bedroom requirement would be a significant shift from current market practice that could render some projects unviable. Staff are sensitive to the need to ensure that City requirements do not discourage projects delivering on critical rental housing. Rental projects are required to include 35 percent two or more bedroom units but there is no inclusion of a three bedroom unit minimum. Inclusion of three bedroom units is encouraged when and where possible. Additionally rental is identified in the policy as a type of project where relaxation of the 35% requirement can be considered for projects demonstrating hardship or a project would be unable to proceed.~~
3.0 Housing Mix Policy for Rezoning Projects (p. 5)	The Director of Planning may relax the requirements of this policy where literal enforcement of the policy would result in unnecessary hardship or deter: a) carrying out any restoration or renovation of a building or site on the Vancouver Heritage Register; ~~or~~ b) conservation of a building or site designated by Council as a protected heritage property or a building or site on the Vancouver Heritage Register; c) development of projects that meet Council approved priorities or policies for affordable housing, including but not limited to social and non-market, affordable home ownership, ~~below-market~~ or ~~market~~ rental housing; ~~and~~ d) a project from achieving Council approved policy objectives for sustainable development, such as passive house; e) development of low-rise and mid-rise buildings on mid-block, ~~small corner~~ or unique sites with significant design challenges in meeting the ~~recommended~~ ~~required~~ percentage of three-bedroom units; ~~or~~ f) development of projects on sites or in areas identified in Council-approved plans or policies as targeted to single and couple households.
4.1 Implementation (p. 5)	This policy will apply to new rezoning applications received after the date on which Council adopts this policy (July 13, 2016). ~~New requirements approved as of October 27, 2026 will apply to new rezoning applications received after that date.~~ Project applicants are expected to demonstrate early in their enquiry that their project meets the requirement ~~or target~~ for family units. In cases where the ~~applicants seek a relaxation project is unable to meet the percent requirement~~, applicants will be required to submit a comprehensive design and financial rationale for staff review. Staff from Planning, Housing and Real Estate Services will review the request for relaxation and provide a recommendation to the Director of Planning. Council reports for projects requiring a relaxation, will need to include data and information on why the project is not compliant.

Section	Proposed Amendment
4.2 Monitoring (p. 5)	The impact of the family unit requirement will be monitored annually in the Housing ~~Vancouver Progress Report and Homeless Strategy Housing Report Card~~ , including the tracking of approved family units and family rental units in rezoning applications. Periodic assessment of the state of the supply, need and demand for family units will be undertaken to determine if this policy should be adjusted.
SECURED RENTAL POLICY	
Background and Context (p. 3)	On May 19, 2026, Council approved amendments to the Secured Rental Policy to permit 6-storey 100% market rental developments in certain areas, including low-density transition areas, establish East and West Areas for the purposes of the affordability requirements for certain 6-storey mixed-use development, and to align with associated amendments to the RR-2 and RR-3 district schedules. On July 28, 2026, Council approved amendments to the Secured Rental Policy to align with new Zoning and Development By-law requirements for unit mix in new apartment buildings, in effect as of October 27, 2026.
5 Housing for Families (p. 11)	5 Housing for Families ~~and Unit Mix~~ The Secured Rental Policy encourages the inclusion of family housing. The ~~unit mix~~ requirement for ~~family housing housing units is set at 35% of units for all~~ secured market rental developments under rezonings is for 35% of the units to have 2 bedrooms or more, including 5% of units with 3 bedrooms or more, as per the Section 10.40 of the Zoning and Development By-law and the City's Family Room: Housing Mix Policy for Rezoning Projects. ~~Family units are defined as units with 2 or more bedrooms. Units must be designed to meet the Council-adopted High Density Housing for Families with Children Guidelines City-wide Design and Development Guidelines.~~ For projects that do not require rezoning, residential unit mix requirements ~~are specified in Section 10.40 of the Zoning and Development By-law may be specified in the applicable district schedule.~~ Section 10.40 of the Zoning and Development By-law requires at least 35% of the units to have 2 of more bedrooms, including 5% with 3 bedrooms or more. ~~The C-2, C-2B, C-2C, and C-2C1 district schedules require that residential rental tenure projects seeking density above 2.5 FSR and height above 4 storeys provide 35% family units (with 2 or more bedrooms).~~ These units should be designed to meet the City-wide Design and Development Guidelines ~~High Density Housing for Families with Children Guidelines.~~
BELOW-MARKET RENTAL HOUSING POLICY FOR REZONINGS	
2.5 Housing for Families and Unit Mix (p. 5)	The City's Family Room: Housing Mix Policy for Rezoning Projects will apply to the below market rental units. The ~~target for family housing units is set at~~ requirement is for 35% of units to have 2 bedrooms or more ~~defined as 2 or more bedrooms~~ , including 5% with 3 or more bedrooms, designed to meet the Council-adopted ~~City-wide Design and Development Guidelines High Density Housing for Families with Children Guidelines.~~