

# What We've Heard

## Streamlining Rental - 2021 Engagement Update



Starting in May 2021, additional community engagement on the Streamlining Rental Initiative has included 2 public information sessions, 3 days of ‘office hours’ meetings with staff and a Shape Your City online survey. Along with other industry and stakeholder meetings, the full results of this engagement will be summarized in a report to Council, expected in fall 2022.

### Online Public Information Sessions (June 2021)

Two public information sessions were held (June 1 and 3) to provide an additional opportunity to learn more about the Streamlining Rental Initiative, ask questions and provide comments. The first half of the sessions included a presentation from staff that covered background on rental housing in Vancouver, an overview of previous engagement that has helped inform the proposal, and the updated policy and zoning changes being proposed. The second half of each session was spent in small breakout groups, with staff facilitating discussion on the proposals, asking attendees to share their input and responding to questions. At the end of the sessions, staff were available for some further one-on-one discussions.

Between the two events, 102 total members of the public attended, with a roughly even split between renters and homeowners.

### Example Virtual Whiteboard Responses

Previous incentives did not work so the timeline for city approvals being reduced may provide a bit more push to developers to take on these projects. But I don't think it will be enough

Where is the money for rental coming from? What about other levels of government?

Support to ensure rental can compete with strata.

Yes, renters often don't have access or can't afford a car so we should make it easier for people to live in transit oriented developments. Make not owning a car feasible for people

Yes but need affordability for renters. Home ownership outside of reach for renters - not only being displaced but have affordable places to live.

What flexibility is there for commercial in C-2? 2nd storey?

Supportive but wondering if they will meet demand

Absolutely yes, strongly support plan as proposed and would go further (10 storey on arterials, 4 storeys everywhere). Don't need to limit it to 6 storeys one block off arterials.

Get housing off-arterials!!!

If this is about sustainability - shouldn't they be centred around active transportation network (as opposed to roads)

Why so much space was taken away from the last iteration of this project? Surprising - this plan should be as expansive as possible. This seems very small in scope (want more progress than this)

I think that we should be concerned with shadowing impacts and overcrowding is not healthy

Been to a few of these sessions - same concerns- what is the city doing to address the core problem, making housing more affordable to own, rental helps developers but not residents

### Emerging Themes

#### Broad support to make it easier to build rental housing by streamlining the development process

- Many participants agreed the process to build rental housing should be faster
- Some questioned the fairness of the current system that favour ownership housing

#### Support for new rental housing near parks, schools, transit, shopping areas and amenities to improve walkability and help address the climate emergency

- Many participants agreed that rental housing should be enabled in walkable and transit-oriented neighbourhoods
- Some commented that the proposal should focus more on active transportation corridors and bikeways

#### Proposal doesn't go far enough to enabling new rental housing away from arterials and addressing affordability

- Many questioned why some areas are no longer eligible compared to previous versions of the map
- Some expressed a desire for secure rental housing to be allowed in all residential zones
- Some were concerned about the feasibility of the smaller off-arterial rental options
- Many expressed concerns that new market rental is not affordable
- Some were concerned that families are struggling to afford 2 and 3 bedroom units in newer rental buildings

#### Concern for displacement and affordability impacts on existing rental housing

- Some felt that new rental housing should only be allowed on sites with no existing rental to minimize displacement of existing renters

#### Some concern regarding the potential scale and pace of change in low density areas

- Some expressed concerns about the size of new rental buildings and their compatibility with existing homes
- Some were concerned about new rental buildings shadowing neighbouring properties and reducing privacy

# Rezoning Policy Updates for Low Density Areas

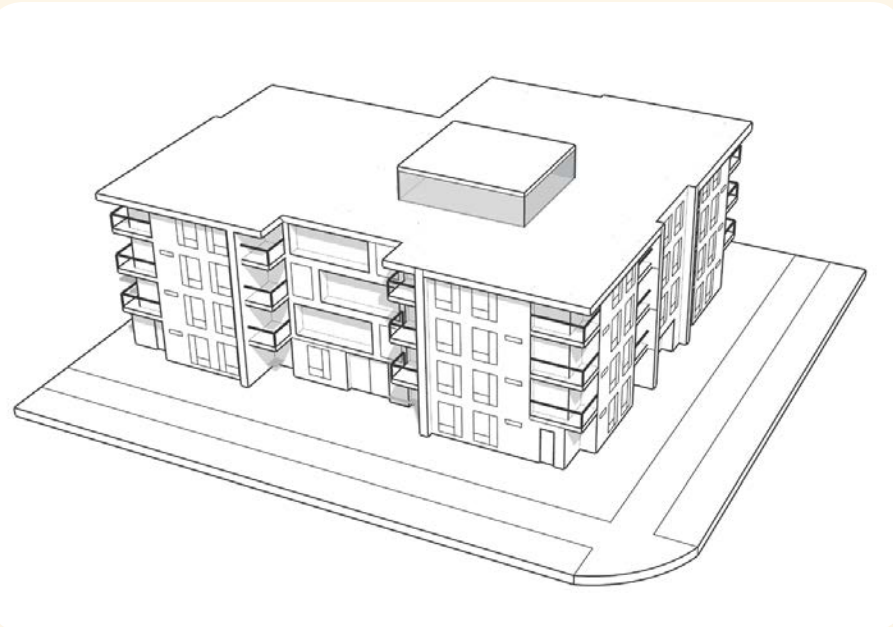
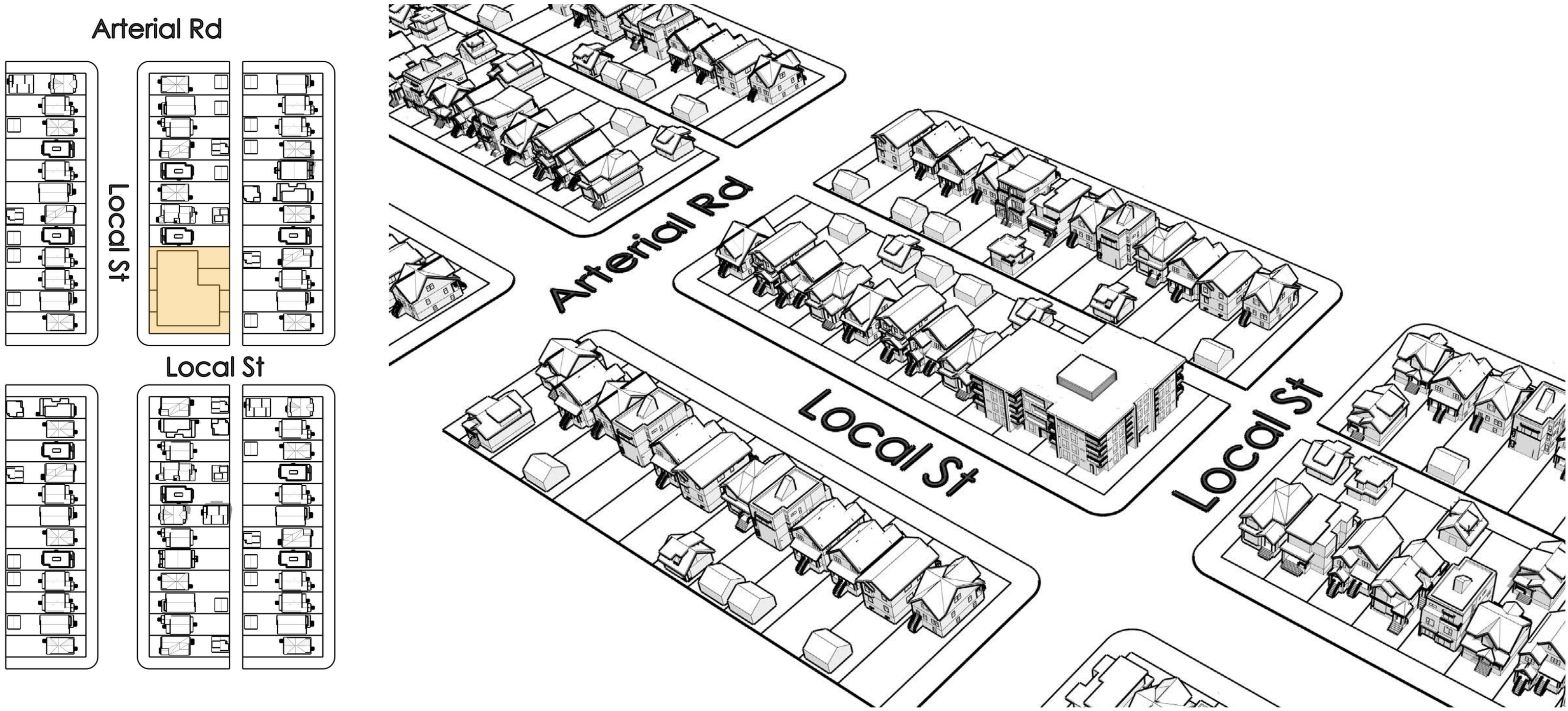
## Draft Rental Zones - Building Types

New  
Content!  
Updated July 2021

### Improving Opportunities for New Rental Housing Off Arterials

As previously proposed ([see board 11 from May 2021](#)), the 4 storey apartment option for off arterial sites was generally limited to smaller sites (maximum 99' of frontage for assemblies) and basic rectangular building types with a density limit of 1.75 FSR. Two updates for corner sites off arterials are proposed to better support opportunities for new rental housing in more locations and to better align options for corner sites along arterials with options for sites that qualify as on arterial.

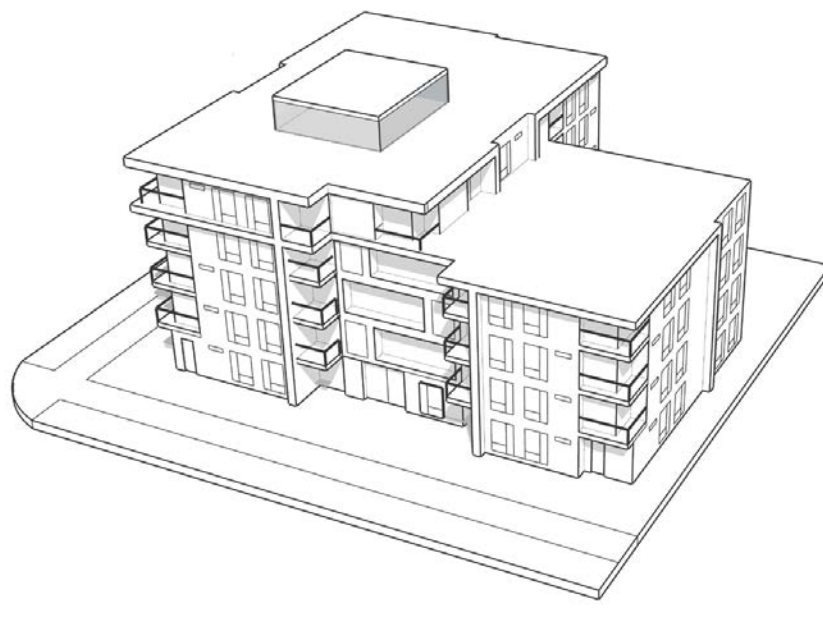
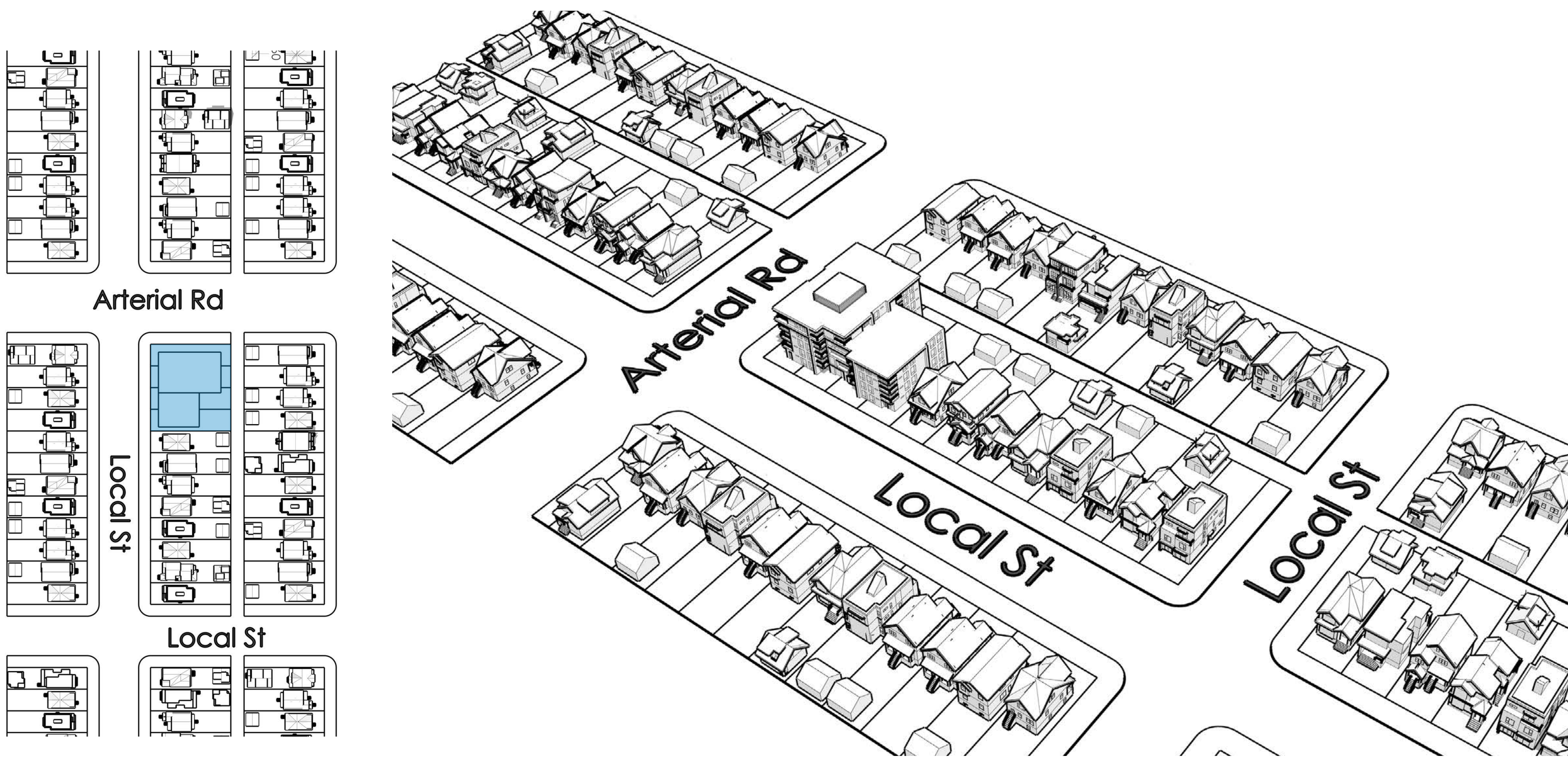
#### 1. Greater flexibility for 4 storey apartments on corner sites



**PROPOSED REGULATIONS:**

- Height: 4 stories
- FSR: 2.0
- Lot Assembly: 132 ft. min. 150 ft. max
- Lot Depth: 122 ft. min.
- Front Yard Setback: 12 ft. min.
- Building Depth: up to 75 ft. max.
- Rear Yard Setback: 25 ft. min. (reduced to 15 ft. min. for the building extension)
- Side Yard Setback: 6 ft. min. (increased to 50 ft. min. along internal sideyard for the building extension)

#### 2. Option for 5 storey apartments on corner sites flanking an arterial



**PROPOSED REGULATIONS:**

- Height: 5 stories on the arterial 4 stories on the local street
- FSR: 2.2
- Lot Assembly: 132 ft. min. 150 ft. max
- Lot Depth: 122 ft. min.
- Front Yard Setback: 12 ft. min.
- Building Depth: up to 75 ft. max.
- Rear Yard Setback: 25 ft. min. (reduced to 15 ft. min. for the building extension)
- Side Yard Setback: 8 ft. min. (increased to 50 ft. min. along internal sideyard for the building extension)

# Shadow Studies

New  
Content!  
Updated July 2021



## Examining the Shadow Impacts of Example Rental Buildings

To illustrate the shadowing expected to be created by new rental buildings that would be supported by the Secured Rental Policy updates and C-2 zoning changes, the following boards contain a series of shadow studies. Example sites and building options have been selected to show the most typical types of rental buildings expected to be built, and those that would generally create the greatest shadow impacts. For example, sites on the north side of arterial roads are shown, as buildings on these sites will cast shadows to the north where there is typically less separation from adjacent properties (across a laneway) than for sites on the south side of an arterial road. All exhibits show shadowing during the fall equinox at standard intervals of 10:00am, noon, 2:00pm and 4:00pm. A full urban design analyses, including discussion of shadow impacts, will be included in the report to Council.

### Shadow Studies On the Following Boards Include:

#### Low Density Areas

- Exhibit 1a: 6 Storey Residential Apartment Buildings - On Arterial, Corner Site
- Exhibit 1b: 6 Storey Residential Apartment Buildings - On Arterial, Mid-Block Site
- Exhibit 2: 5 Storey Residential Apartment Building - Off Arterial Site Flanking an Arterial
- Exhibit 3a: 4 Storey Residential Apartment Buildings - Off Arterial, Corner Site
- Exhibit 3b: 4 Storey Residential Apartment Buildings - Off Arterial, Mid-Block Site

#### C-2 Areas

- Exhibit 4a: 6 Storey Mixed-Use Apartment Buildings - On Arterial, Corner Site
- Exhibit 4b: 6 Storey Mixed-Use Apartment Buildings - On Arterial, Mid-Block Site

### Considerations For Proposed Building Types & Shadow Impacts

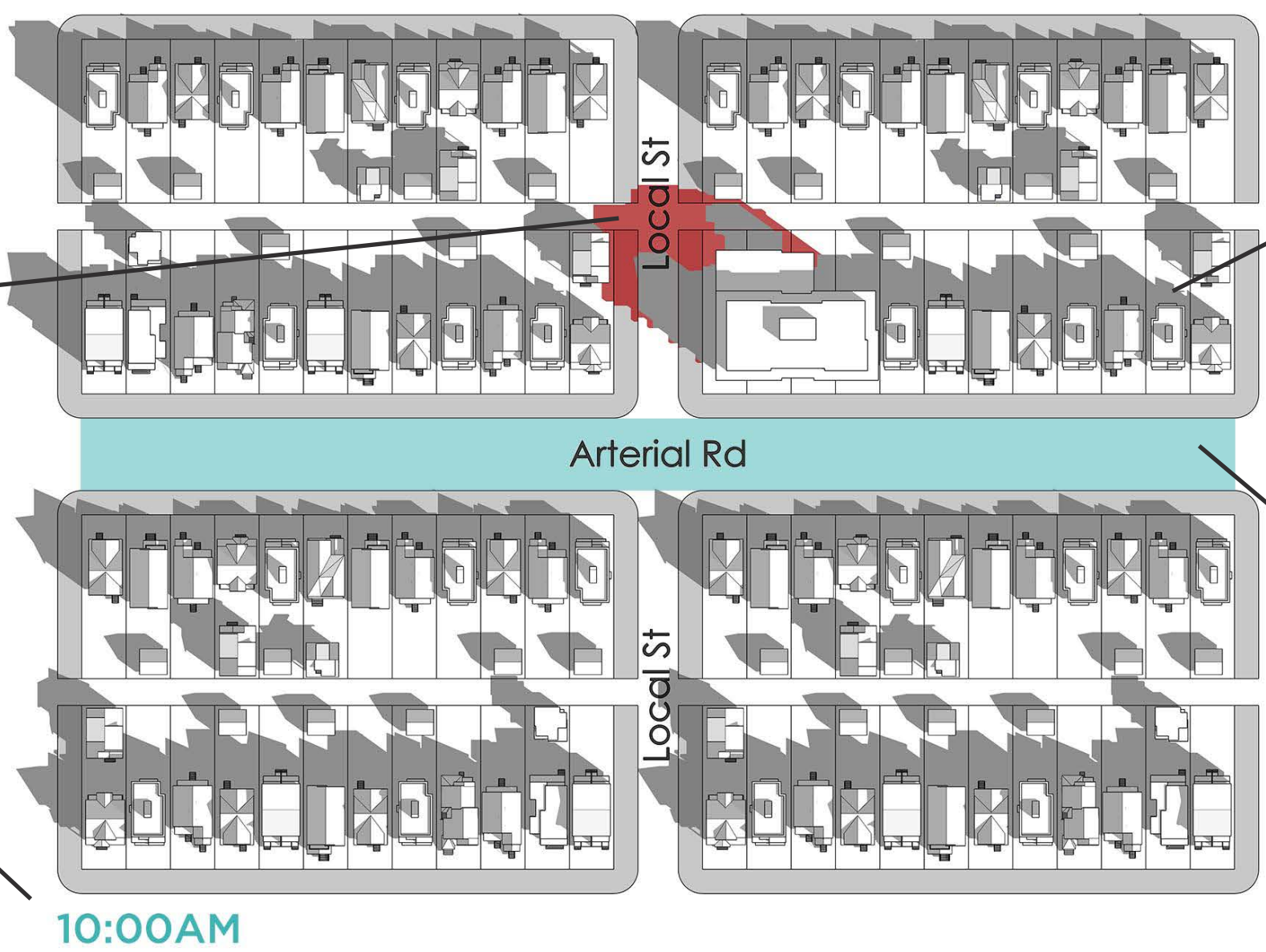
The proposed buildings types have been developed with consideration of the impacts they would have on their surroundings, including on neighbouring properties and public space.

- To help limit shadow impacts for apartment buildings in low density areas, specific requirements include front, rear and side yard setbacks, limited building depths, stepback of the 6th storey, maximum assembly sizes and maximum building widths.
- In the C-2 zones where building yards and setbacks are more limited, the regulations prioritize limiting shadow impacts on the public realm in existing local shopping areas.

### Reading the Exhibits

6 Storey Residential Apartment Building - On Arterial  
East-West Arterial Road

Red illustrates the additional shadowing created by the specific example rental building type at a particular time of day (all exhibits show shadowing on the fall equinox)



Grey illustrates the shadows created by example houses and duplexes in low density areas or by 4 storey condo buildings or smaller commercial buildings in C-2 areas (note that for clarity, no trees or associated shadows are illustrated)

Arterial roads are shown in teal (colour does not represent shadow)

6 Storey Mixed-Use Apartment Building - On Arterial  
North-South Arterial Road



# Shadow Studies: Exhibit 1a

## Low Density Areas - 6 Storey Apartment On Arterial

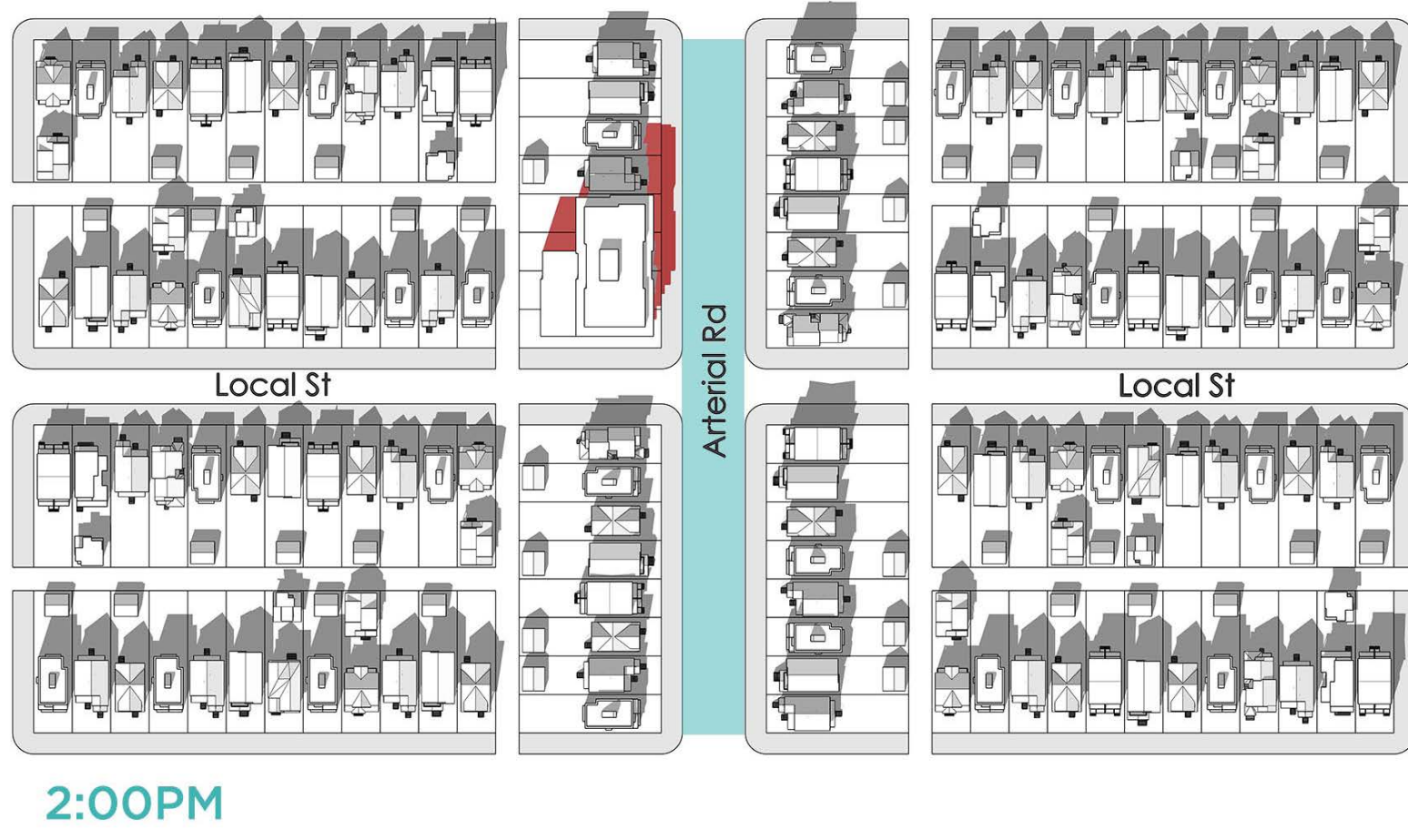
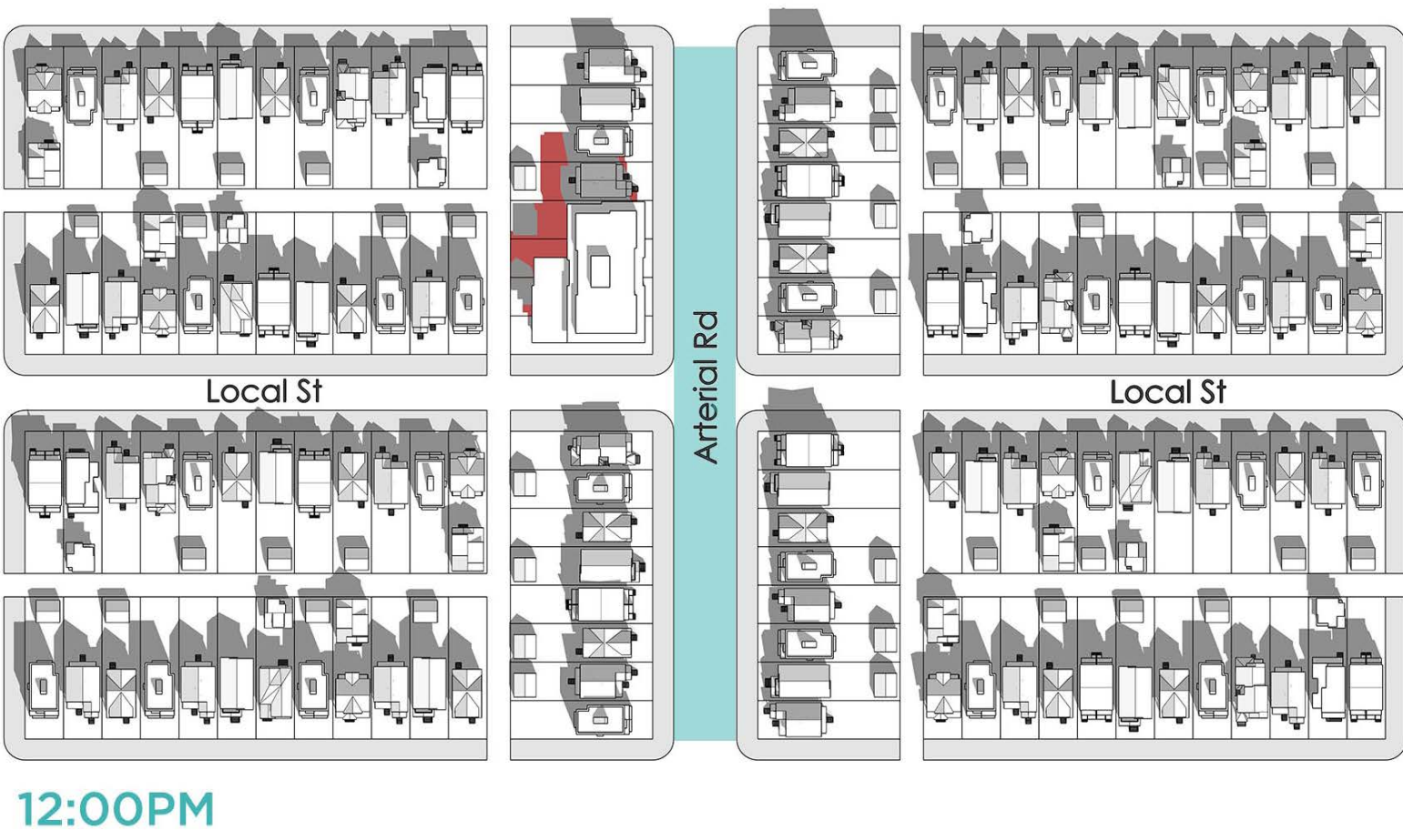
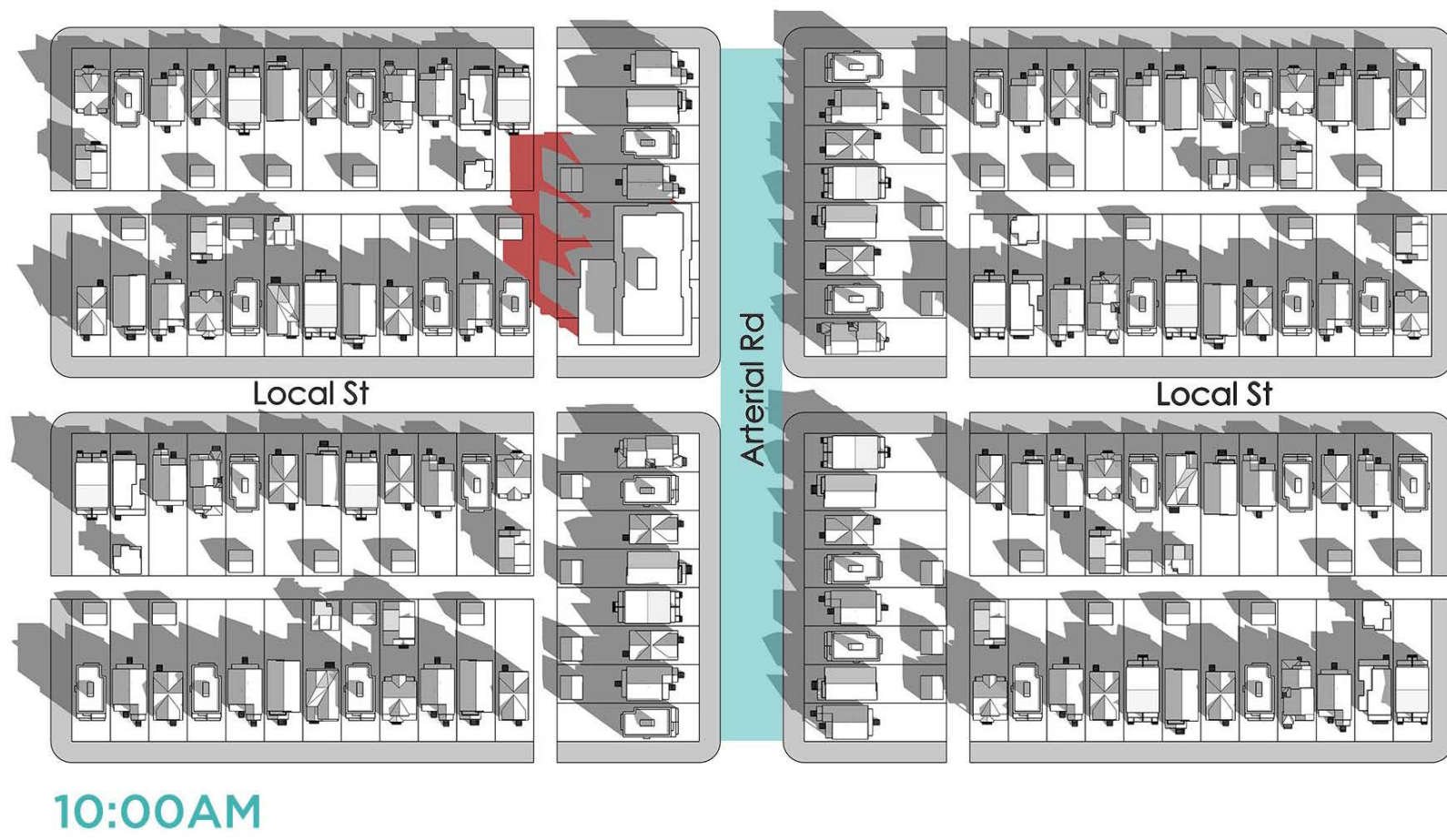
New  
Content!  
Updated July 2021

### 6 Storey Residential Apartment On Arterial Option

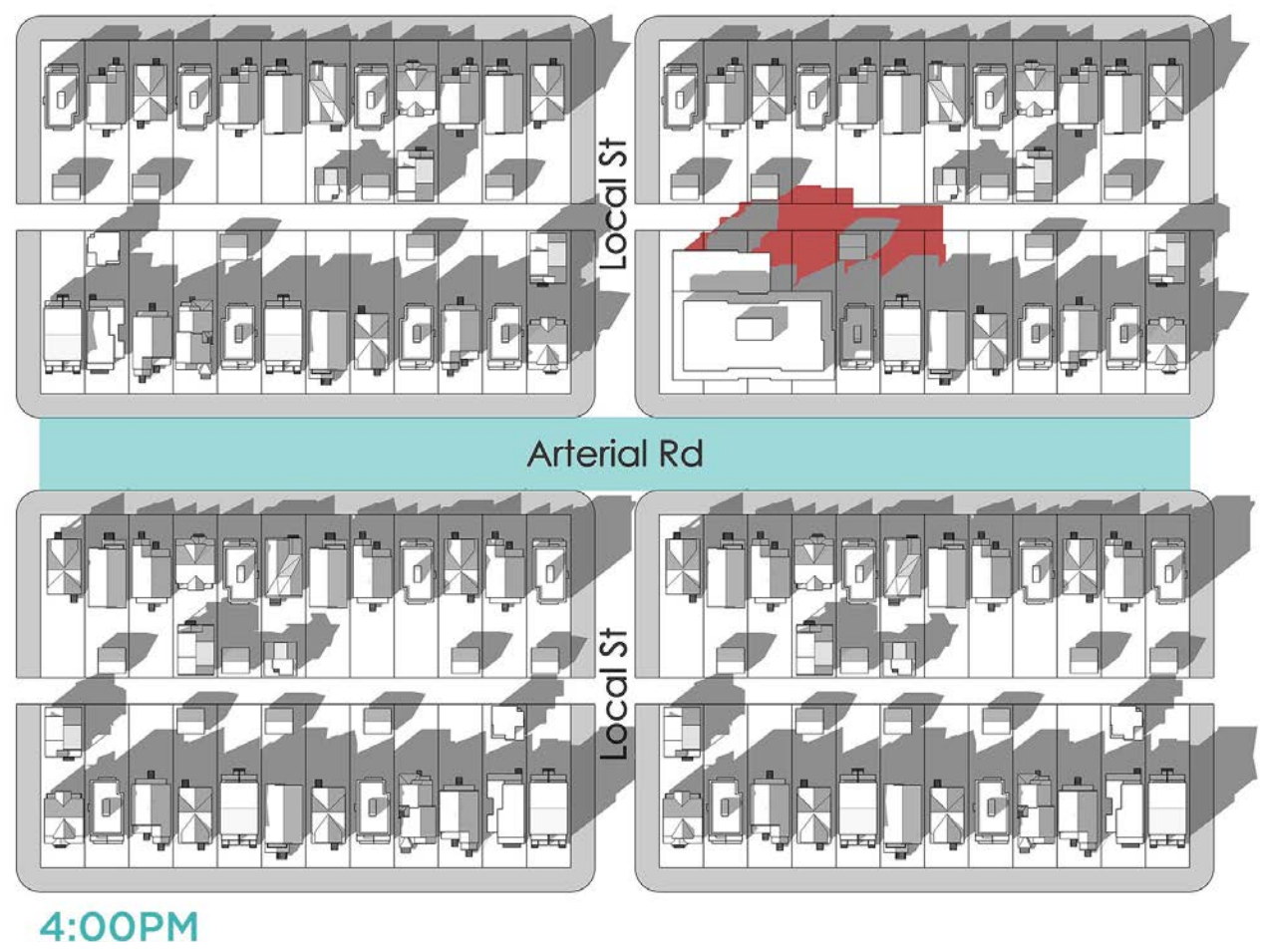
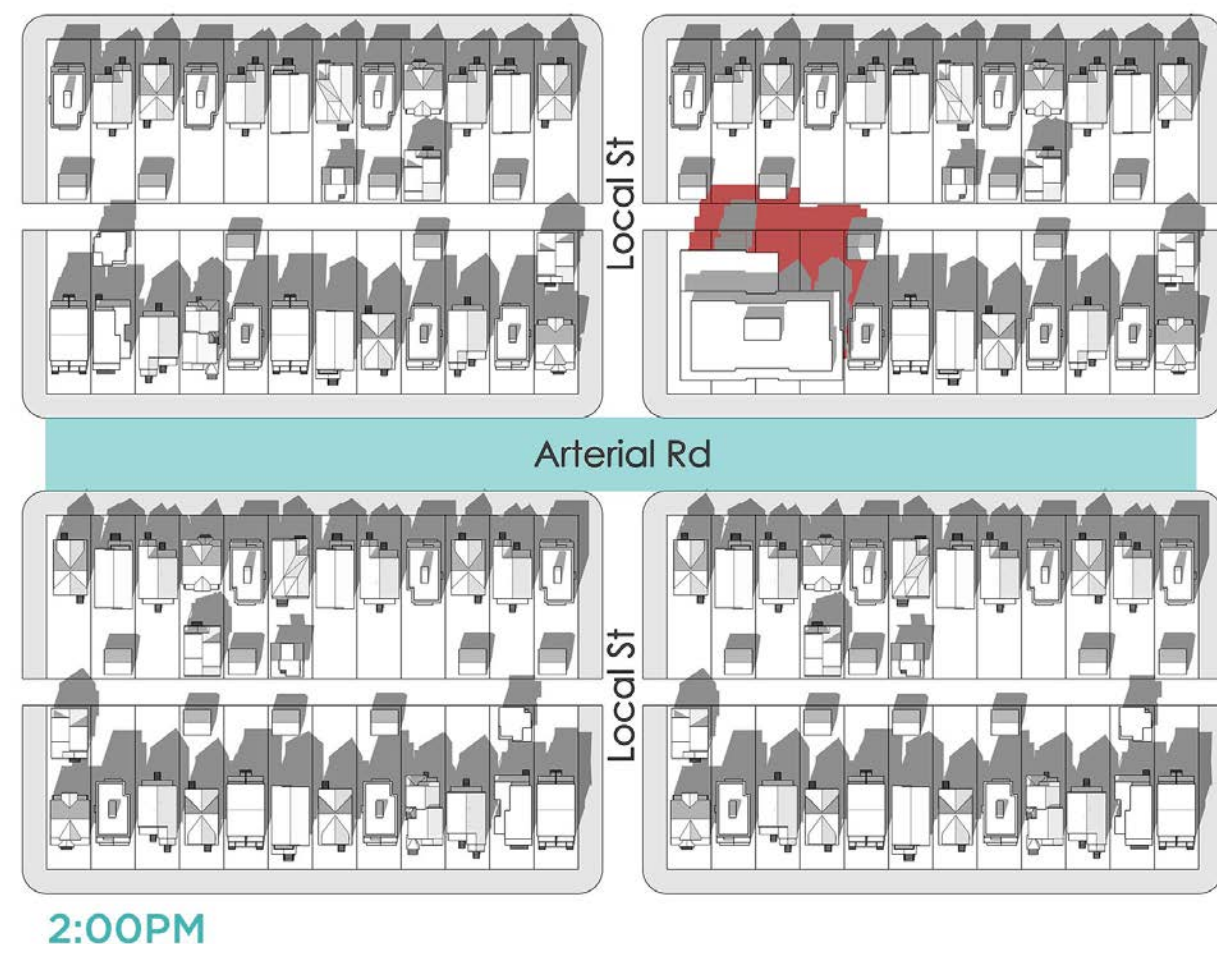
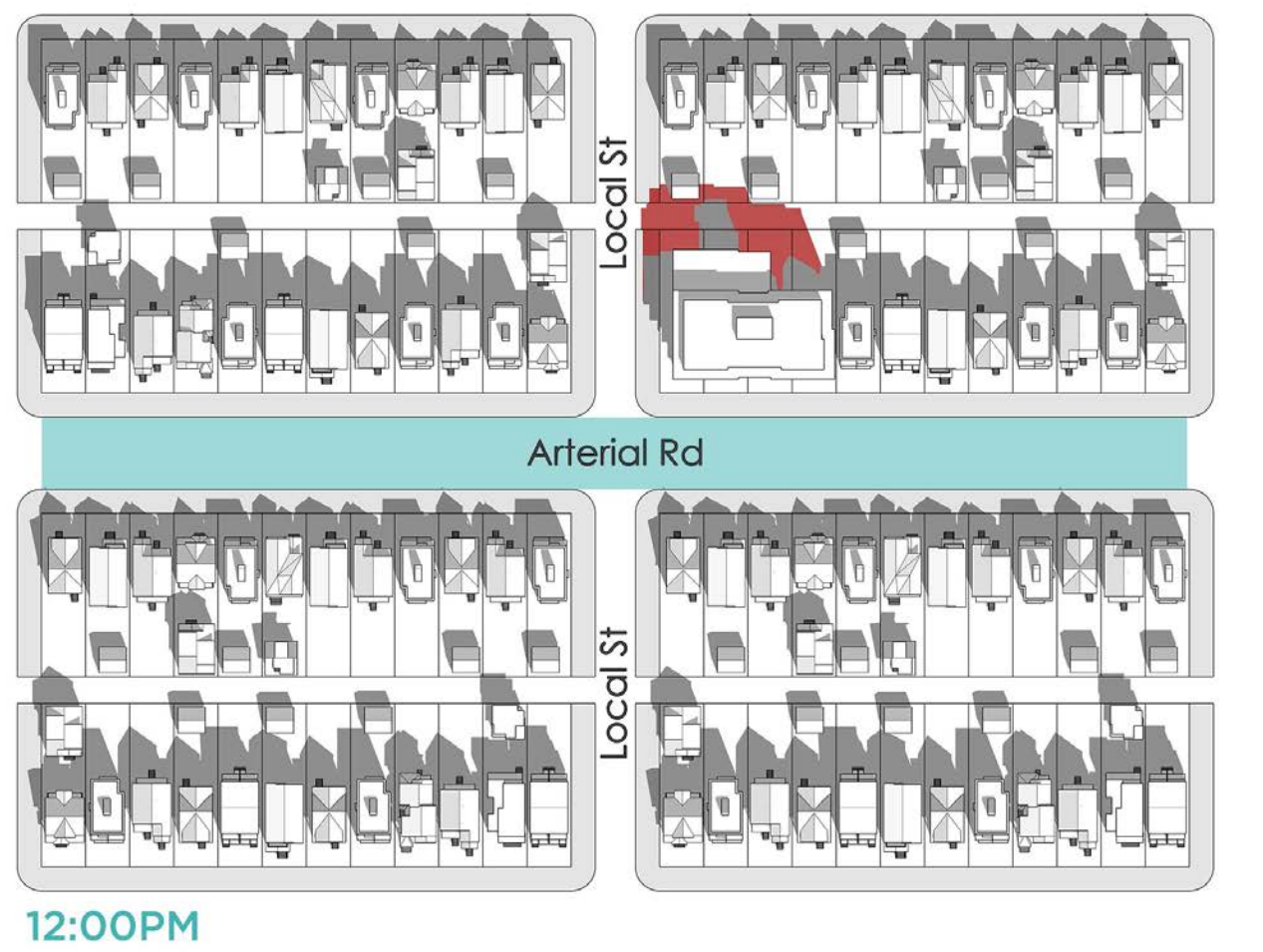
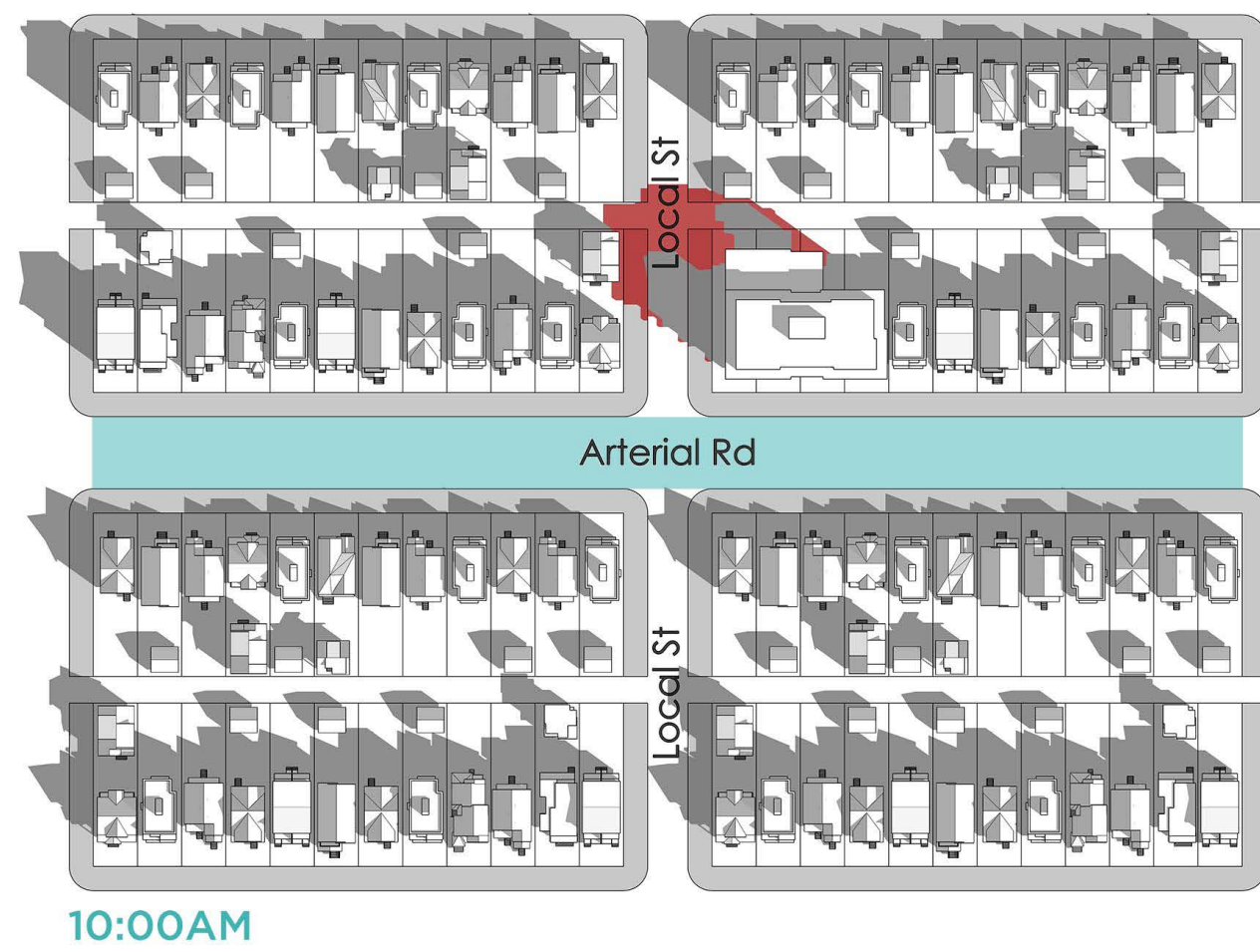
Corner Site



#### North-South Arterial Road



#### East-West Arterial Road



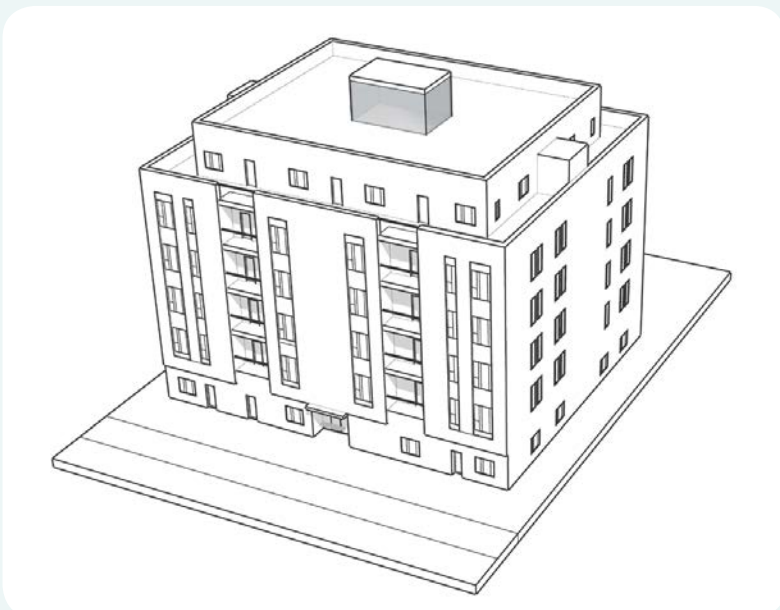
# Shadow Studies: Exhibit 1b

## Low Density Areas - 6 Storey Apartment On Arterial

New  
Content!  
Updated July 2021

### 6 Storey Residential Apartment On Arterial Option

Mid-Block Site



#### North-South Arterial Road



#### East-West Arterial Road



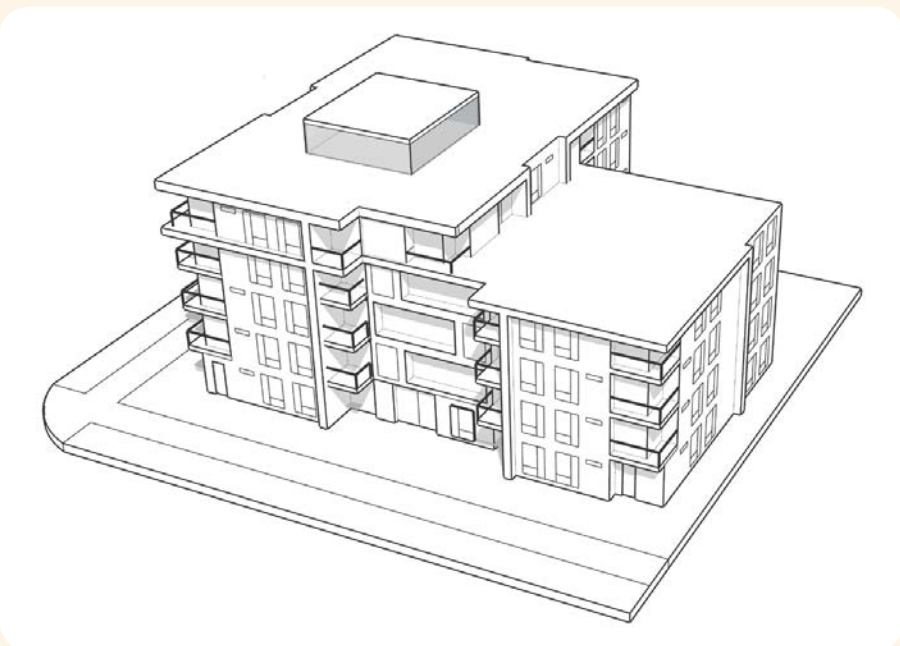
# Shadow Studies: Exhibit 2

## Low Density Areas - 5 Storey Apartment Flanking an Arterial

New  
Content!  
Updated July 2021

### 5 Storey Residential Apartment Off Arterial Option

Corner Sites Flanking an Arterial



#### North-South Arterial Road



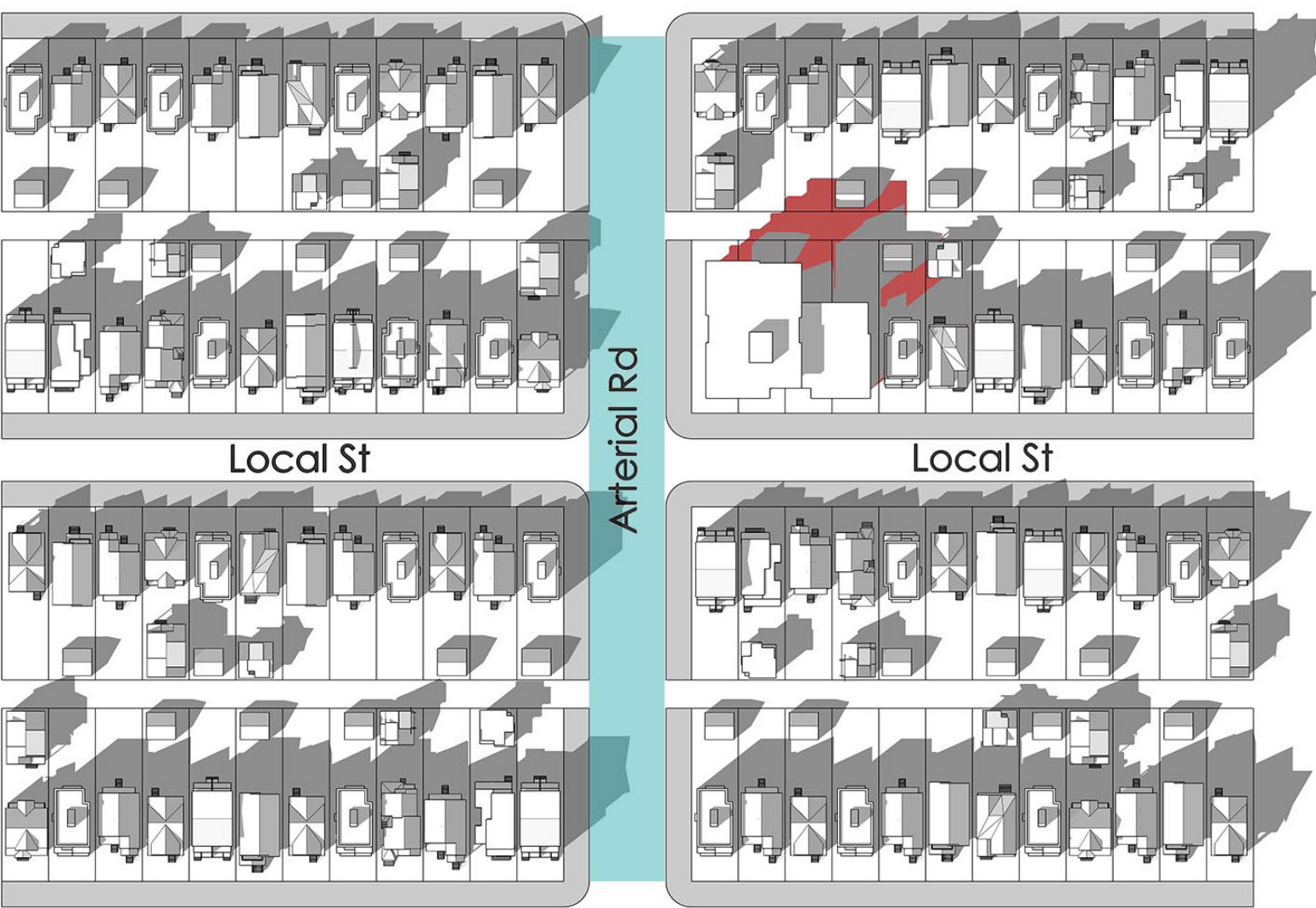
10:00 AM



12:00 PM



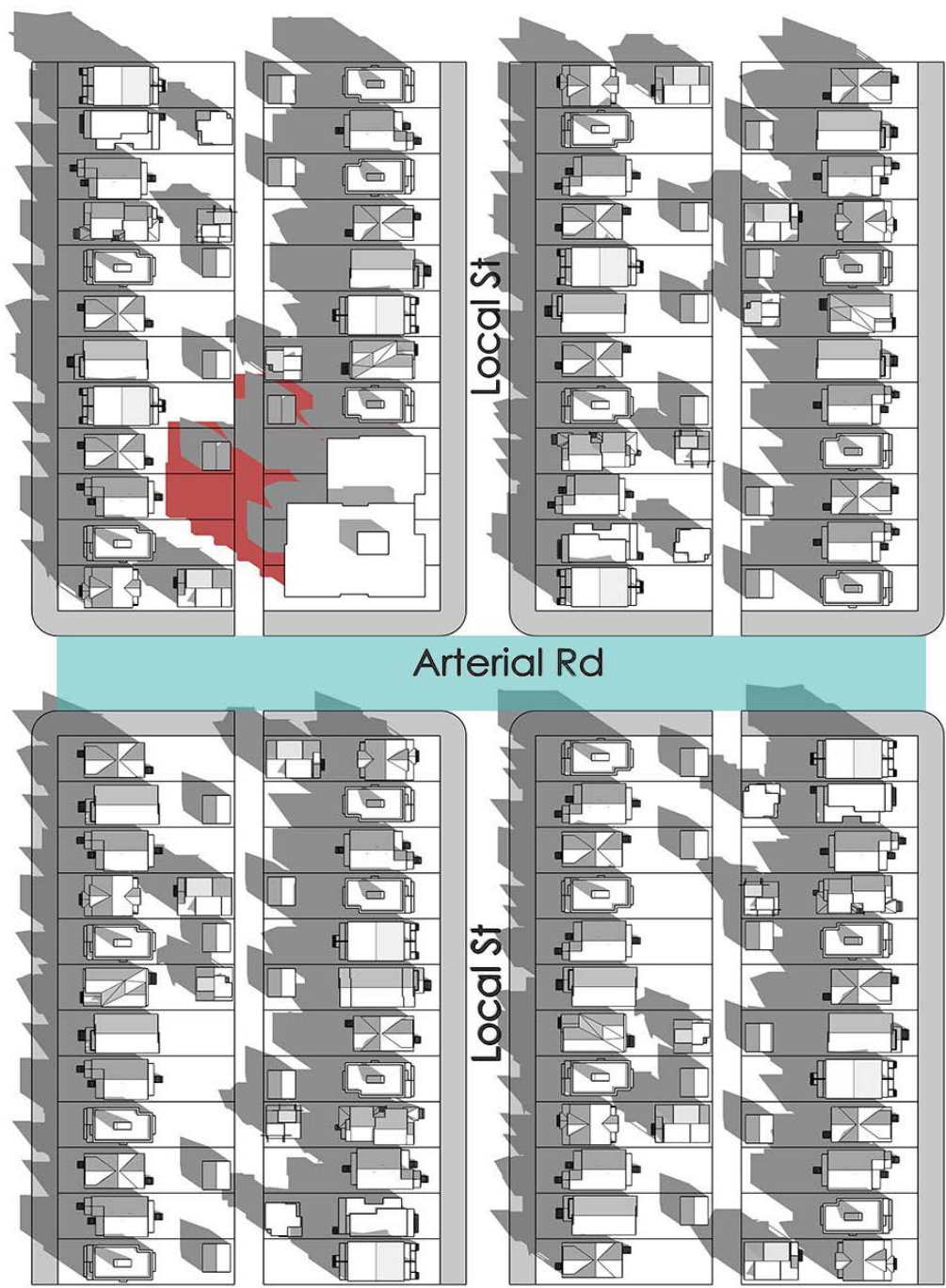
2:00 PM



4:00 PM

#### East-West Arterial Road

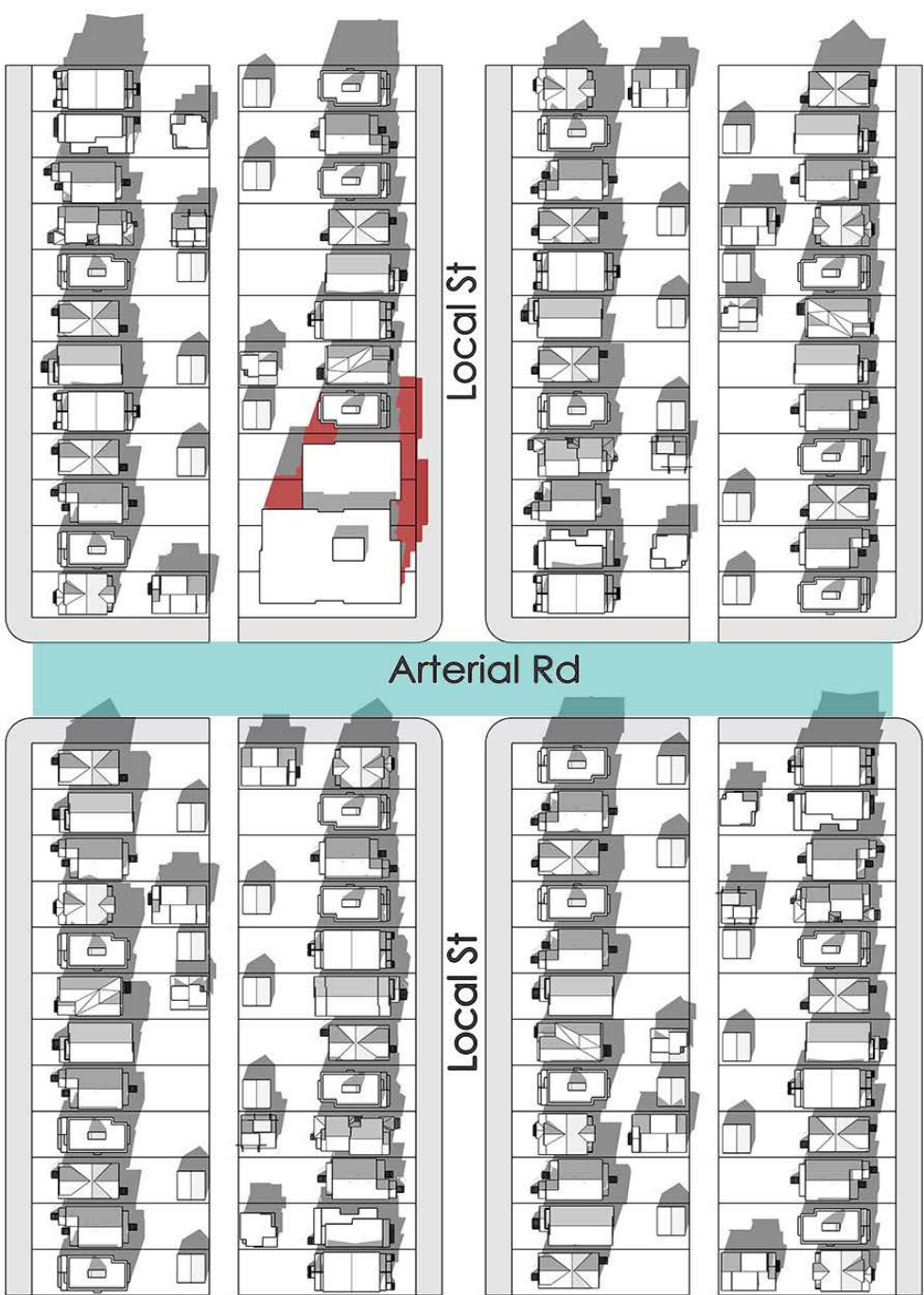
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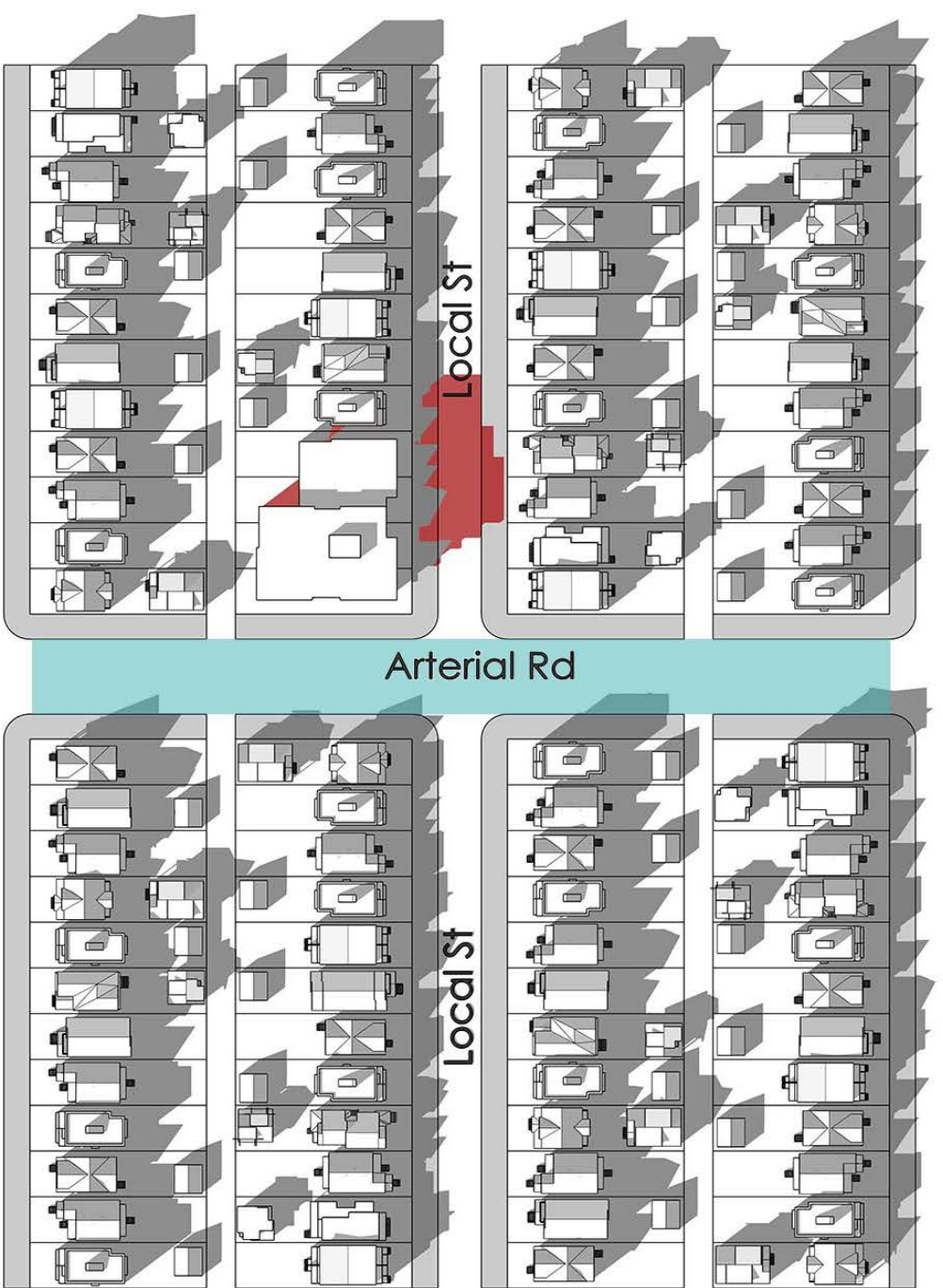
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2:00PM



4:00PM



# Shadow Studies: Exhibit 3a

## Low Density Areas - 4 Storey Apartment Off Arterial

New  
Content!  
Updated July 2021

### 4 Storey Residential Apartment Off Arterial Option

Corner Site



#### North-South Arterial Road



#### East-West Arterial Road



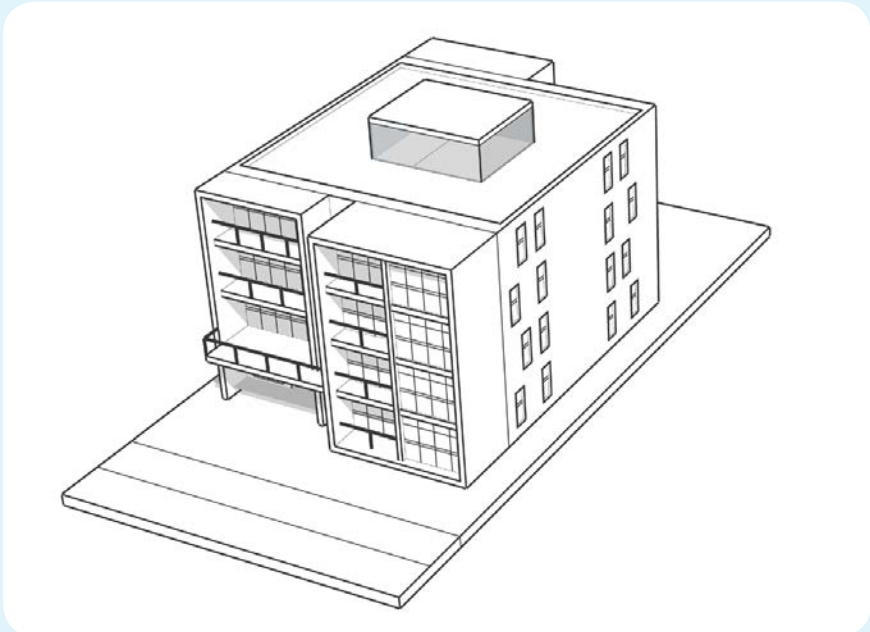
# Shadow Studies: Exhibit 3b

## Low Density Areas - 4 Storey Apartment Off Arterial

New  
Content!  
Updated July 2021

### 4 Storey Residential Apartment Off Arterial Option

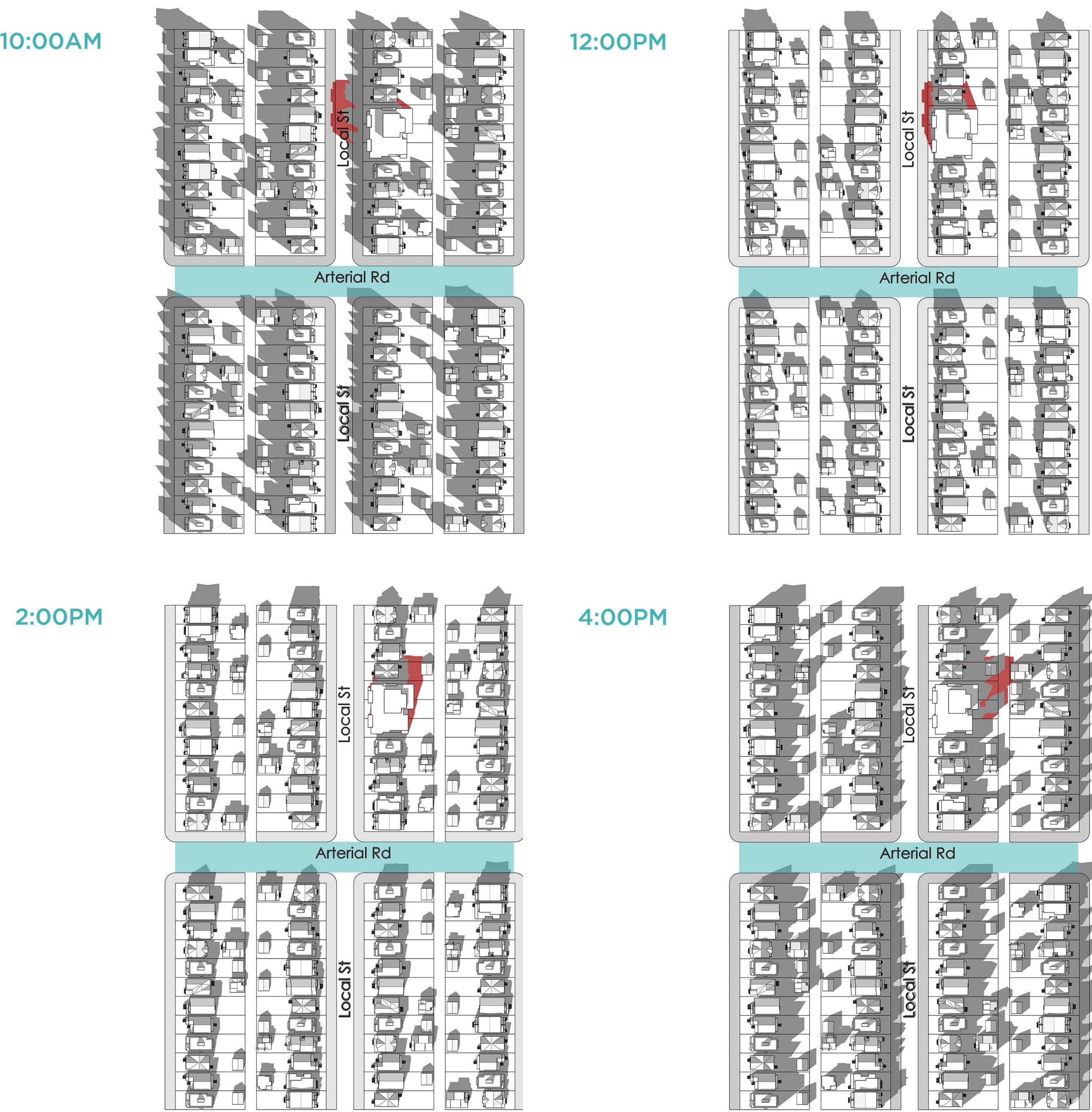
Mid-Block Site



#### North-South Arterial Road



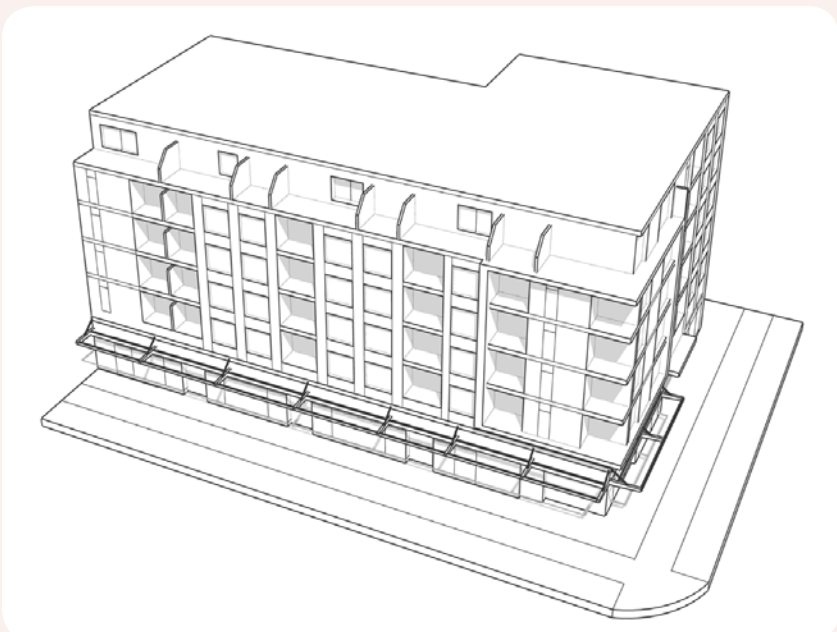
#### East-West Arterial Road



# Shadow Studies: Exhibit 4a

## C-2 Zoning Changes: 6 Storey Mixed-Use Apartment On Arterial

New  
Content!  
Updated July 2021



### 6 Storey Mixed-Use Apartment C-2 Zoned Sites

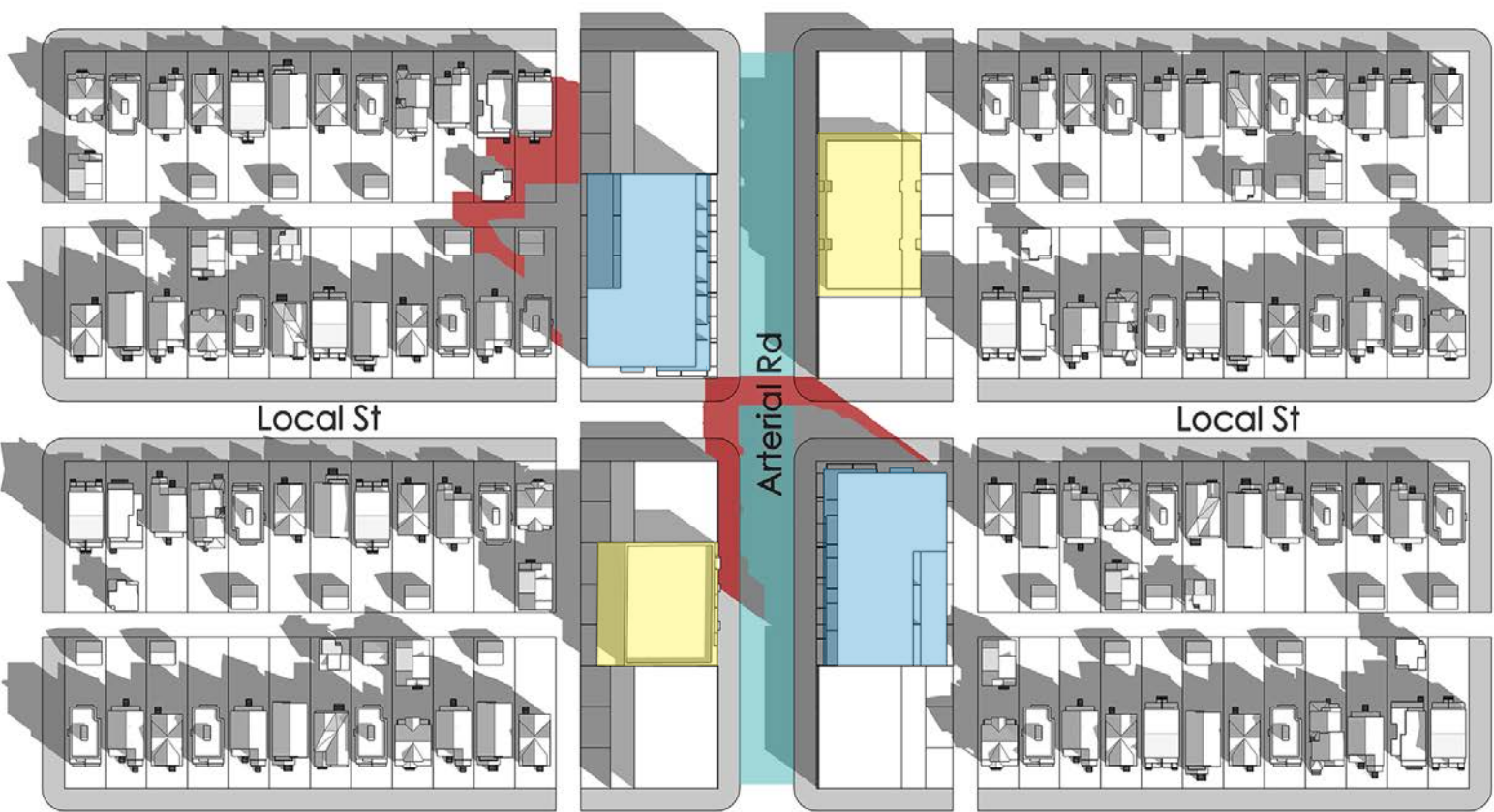
#### Corner Site

80' Arterial Right-of-Way Width

Example rental building includes upper floor setback to meet requirements for narrower arterial roads - building designs on wider arterial streets may vary

#### North-South Arterial Road

- 6 storey rental building
- 4 storey strata condo building



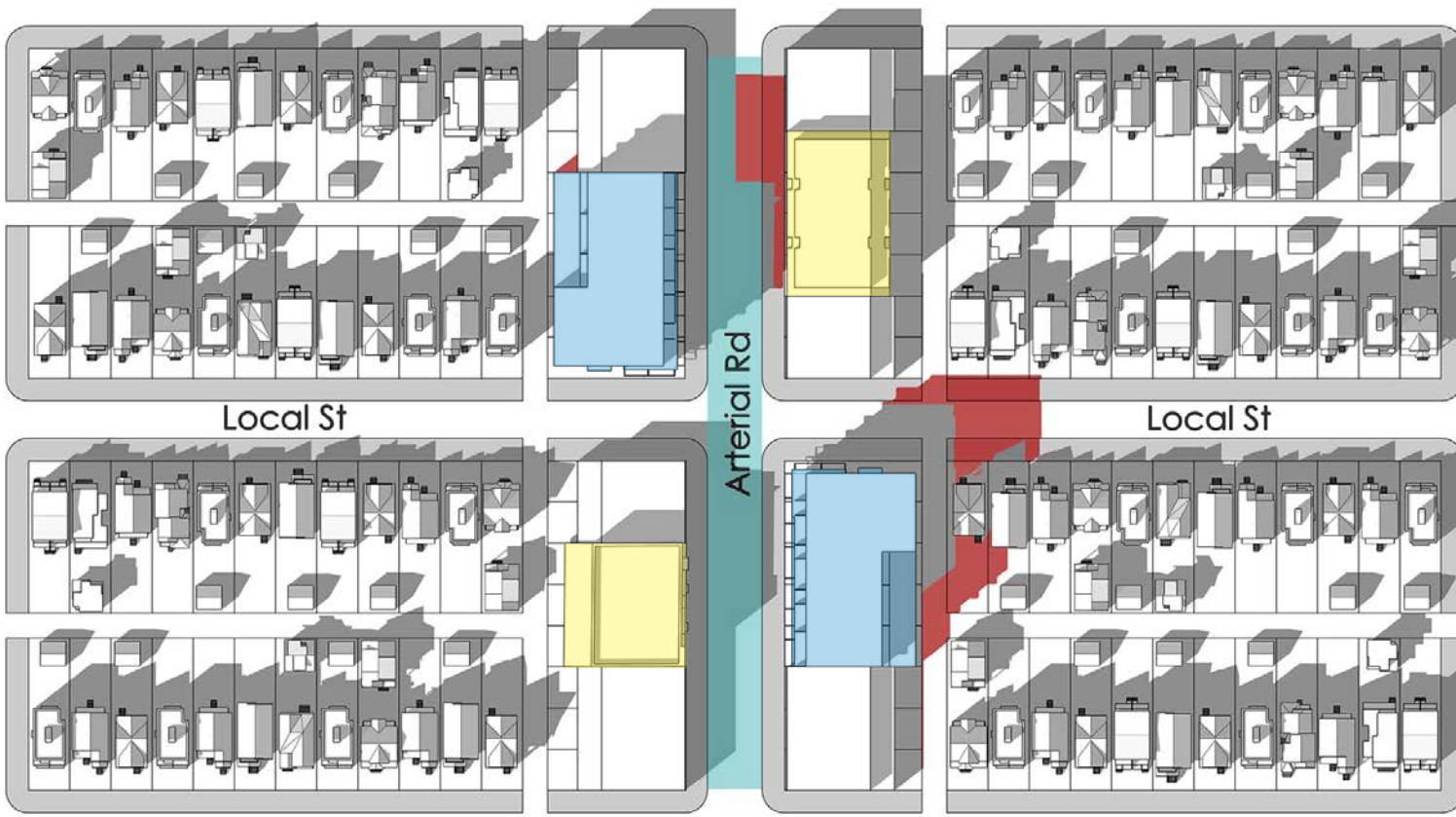
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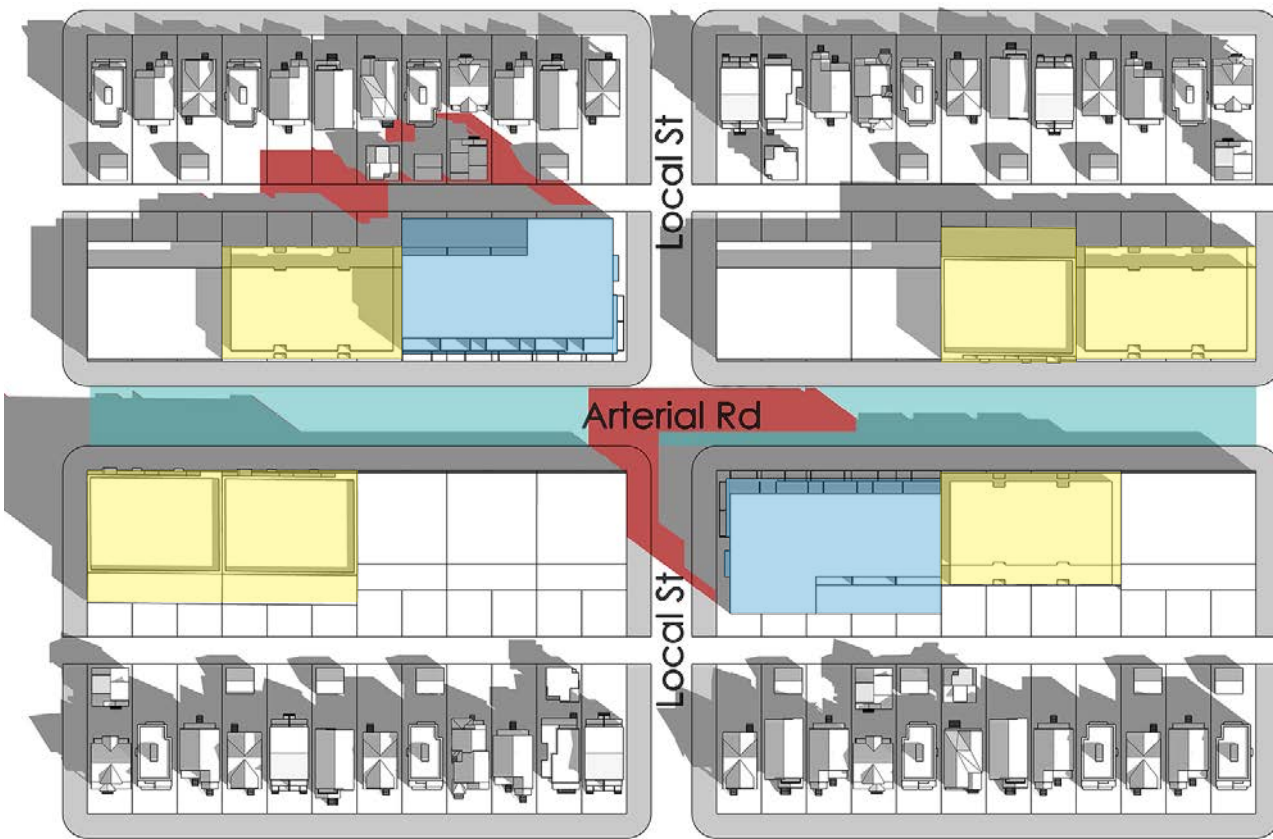


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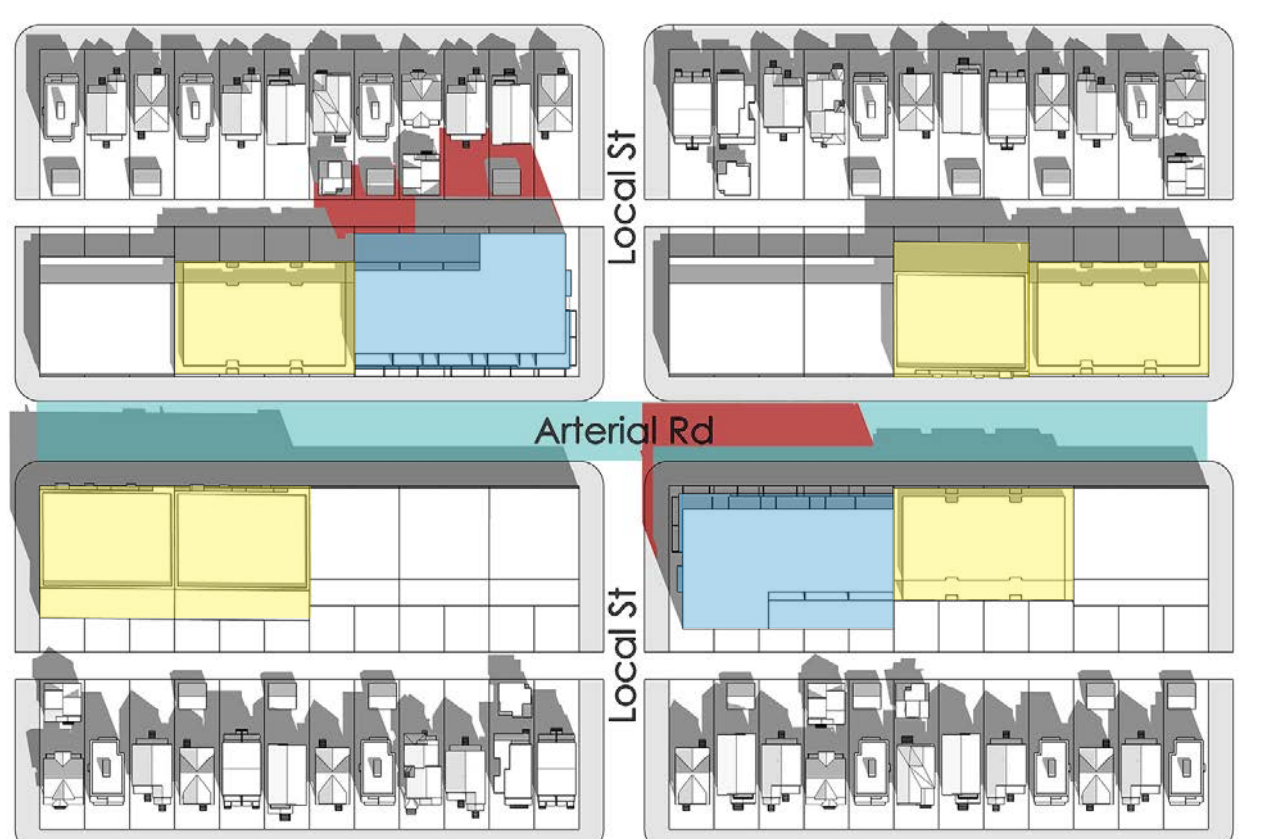


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#### East-West Arterial Road



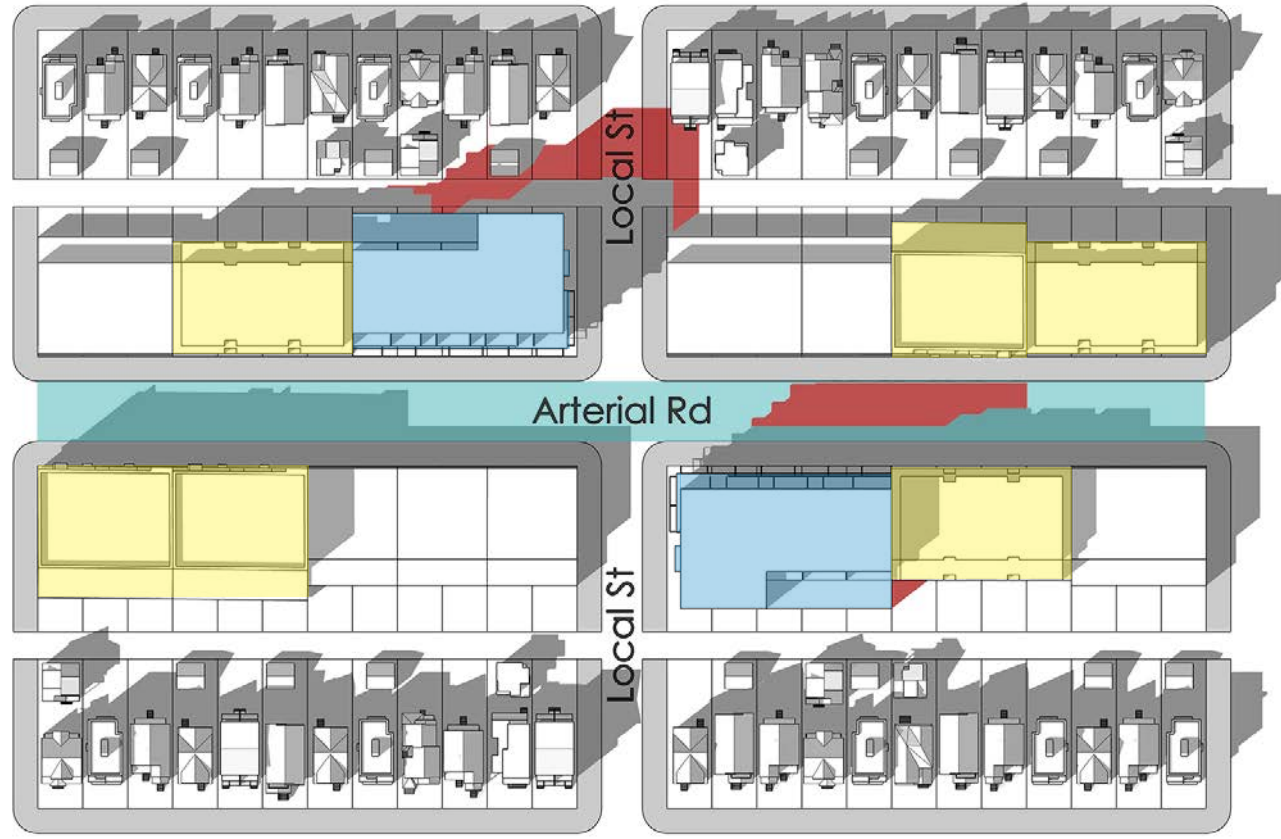
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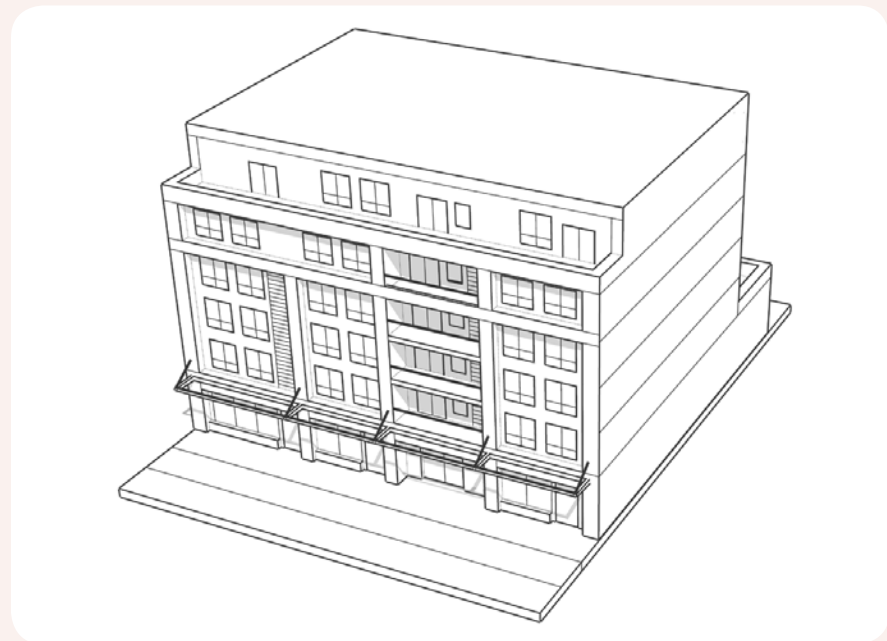


4:00PM

# Shadow Studies: Exhibit 4b

## C-2 Zoning Changes: 6 Storey Mixed-Use Apartment On Arterial

New  
Content!  
Updated July 2021



### 6 Storey Mixed-Use Apartment C-2 Zoned Sites

#### Corner Site

80' Arterial Right-of-Way Width

Example rental building includes upper floor setback to meet requirements for narrower arterial roads - building designs on wider arterial streets may vary

#### North-South Arterial Road

- 6 storey rental building
- 4 storey strata condo building



#### East-West Arterial Road

