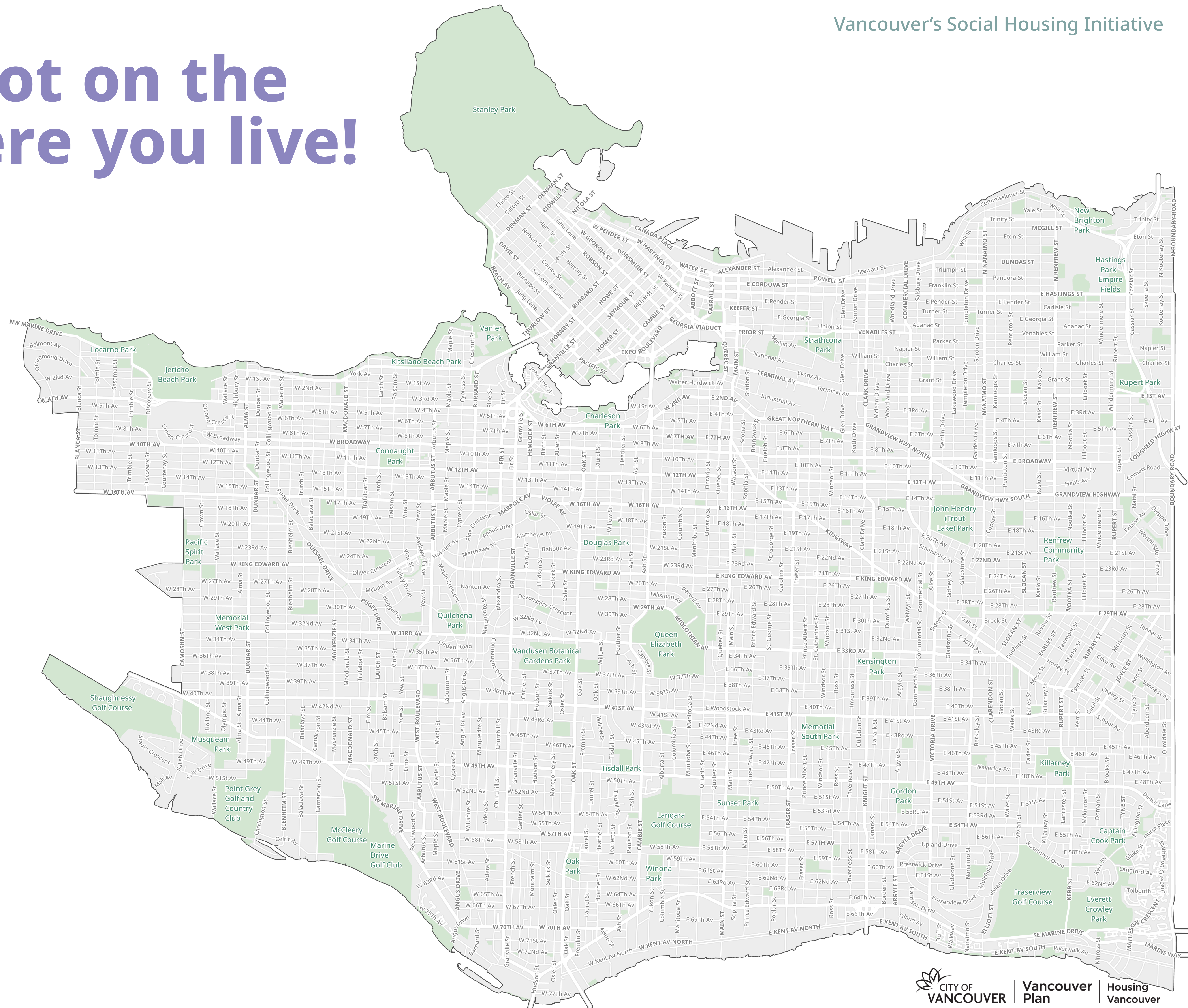


Rent your home  
Own your home  
Other



 [shapeyourcity.ca/social-housing](https://shapeyourcity.ca/social-housing)





# Land Acknowledgment

Acknowledging the unceded homelands of the xʷməθkʷə́yəm (Musqueam), Sḵw̓x̓wú7mesh (Squamish) and sə́lilwə́tał (Tsleil-Waututh) Nations



The City of Vancouver is located on the unceded, ancestral, and traditional homelands of the xʷməθkʷə́yəm (Musqueam), Sḵw̓x̓wú7mesh (Squamish) and sə́lilwə́tał (Tsleil-Waututh) Nations.



These lands have been stewarded by xʷməθkʷə́yəm (Musqueam), Sḵw̓x̓wú7mesh (Squamish) and sə́lilwə́tał (Tsleil-Waututh) Peoples since time immemorial, and their unique and inherent relations, history, Title and rights in these territories remain intact. The City of Vancouver endeavors to strengthen its future as a City of Reconciliation by working collaboratively with the Nations.



Scan the QR code to learn more.

[Visit \*shapeyourcity.ca/social-housing\*](https://www.vancouver.ca/social-housing)



# Welcome

## WHY ARE WE HERE TODAY?

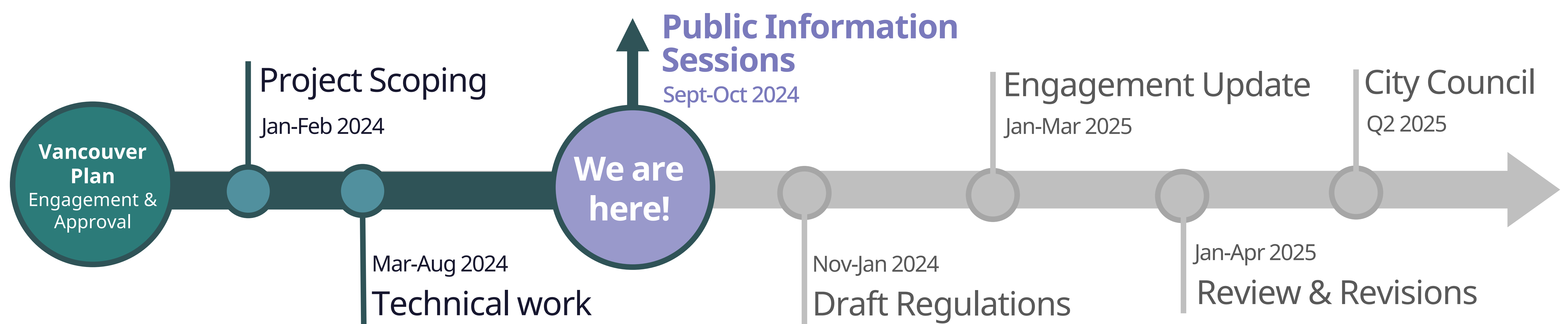
The purpose of today's event is to provide information about **Vancouver's Social Housing Initiative**, answer questions and collect your feedback, before finalizing the proposal and presenting it to City Council in 2025.

The Initiative proposes to simplify and change zoning regulations to allow mixed-income social and co-operative housing to be built without a rezoning in all Vancouver neighbourhoods.

This change is an important step toward implementing the Vancouver Plan and addressing the critical need for affordable housing in the city by prioritizing homes for those who need it most.



## PROJECT TIMELINE



## CONTENTS

- 1. Background Information**  
See boards [4-9](#)
- 2. Vancouver Plan Implementation**  
See board [10-11](#)
- 3. Vancouver's Social housing Initiative**  
See board [12-19](#)
- 4. Next-steps**  
See board [20](#)

## COMMUNITY GUIDELINES

To ensure everyone has an opportunity to review the materials, ask questions, and discuss the initiative in a safe manner, we ask that you follow our community guidelines:

- Respect the opinions of others. Every participant brings information, points of view and ideas to contribute.
- The City has a zero tolerance policy for abusive or discriminatory behaviour.
- Photography and video recording are limited to the presentation materials.
- The photographing or recording of participants or conversations is not permitted (without advance permission).



Scan the QR code to learn more.

Visit [shapeyourcity.ca/social-housing](https://shapeyourcity.ca/social-housing)



# Housing Vancouver Strategy

*Housing Vancouver* is the City's 10-year housing strategy. It seeks to enable the 'Right Supply' of housing for people who live and work in Vancouver, which includes housing options that are affordable to local incomes and a shift to prioritize more non-profit social, supportive, and co-operative housing.

The Strategy includes housing targets that outline the specific type and quantity of housing the City plans to deliver over the next 10 years. They provide direction on the City's priorities in development, planning, and policy making, and will support a diverse and fair housing system.

Vancouver has had housing targets for over a decade. Originally approved in 2017 and most recently updated in 2024, the targets aim to retain income diversity in the city, and to shift housing production towards more rental housing to meet the greatest need.

The updated targets aim to provide:



10,000

social, supportive, and non-profit co-operative housing units for low-income residents. This includes:

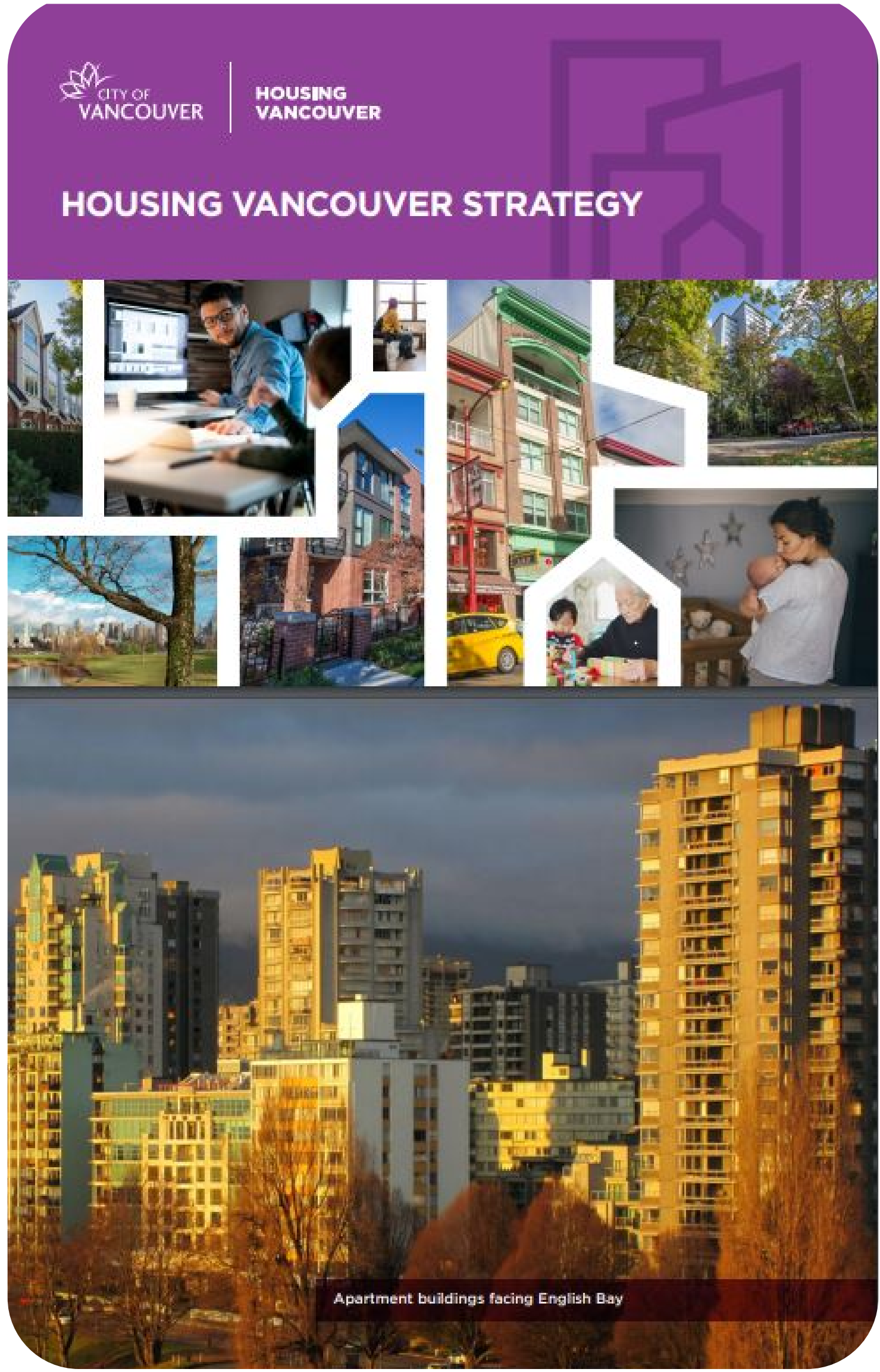
2,500

co-operative housing units

2,500

homes for people experiencing or at risk of homelessness, with 1,500 of these having on-site supports.

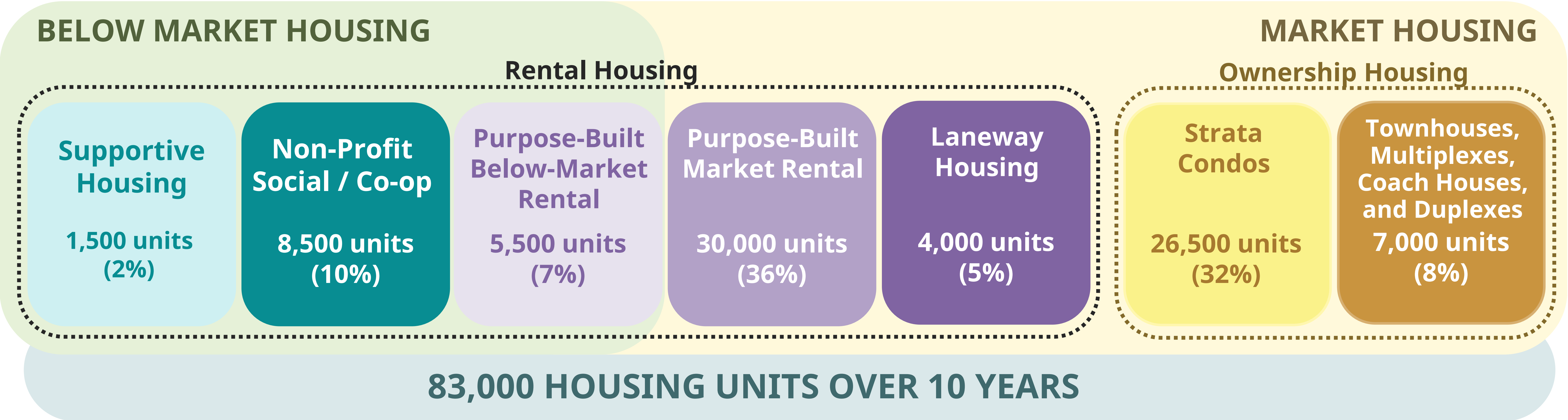
The new Three-year Action Plan (2024 – 2026) includes direction to proactively zone for social and co-operative housing in every neighbourhood to speed up approval of projects as part of implementation of Vancouver Plan's equitable housing directions.



Read about Housing Vancouver Strategy at: <https://vancouver.ca/people-programs/housing-vancouver-strategy.aspx>



## UPDATED HOUSING VANCOUVER 10-YEAR TARGETS (2024-2033)



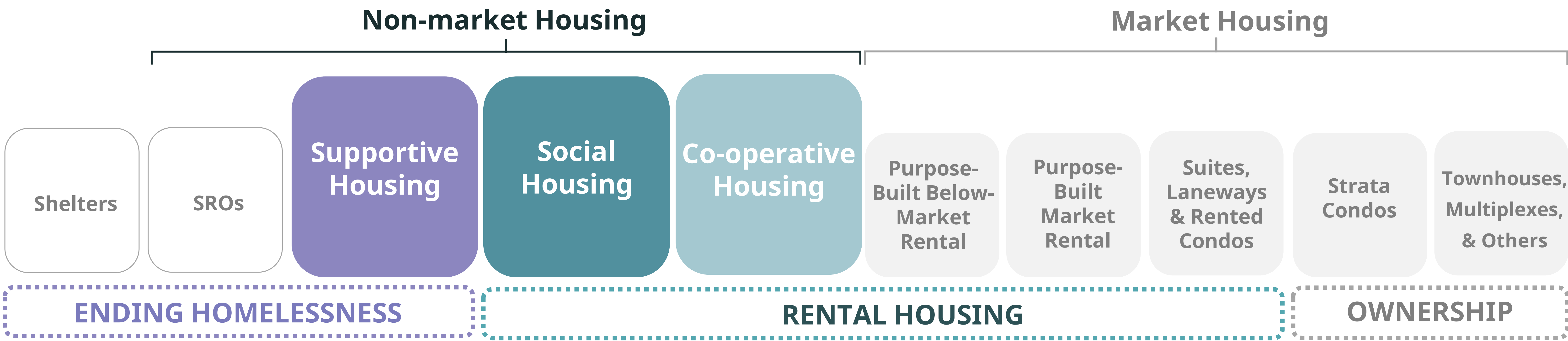
Scan the QR code to learn more.  
[Visit \*shapeyourcity.ca/social-housing\*](https://shapeyourcity.ca/social-housing)



# What is non-market housing?

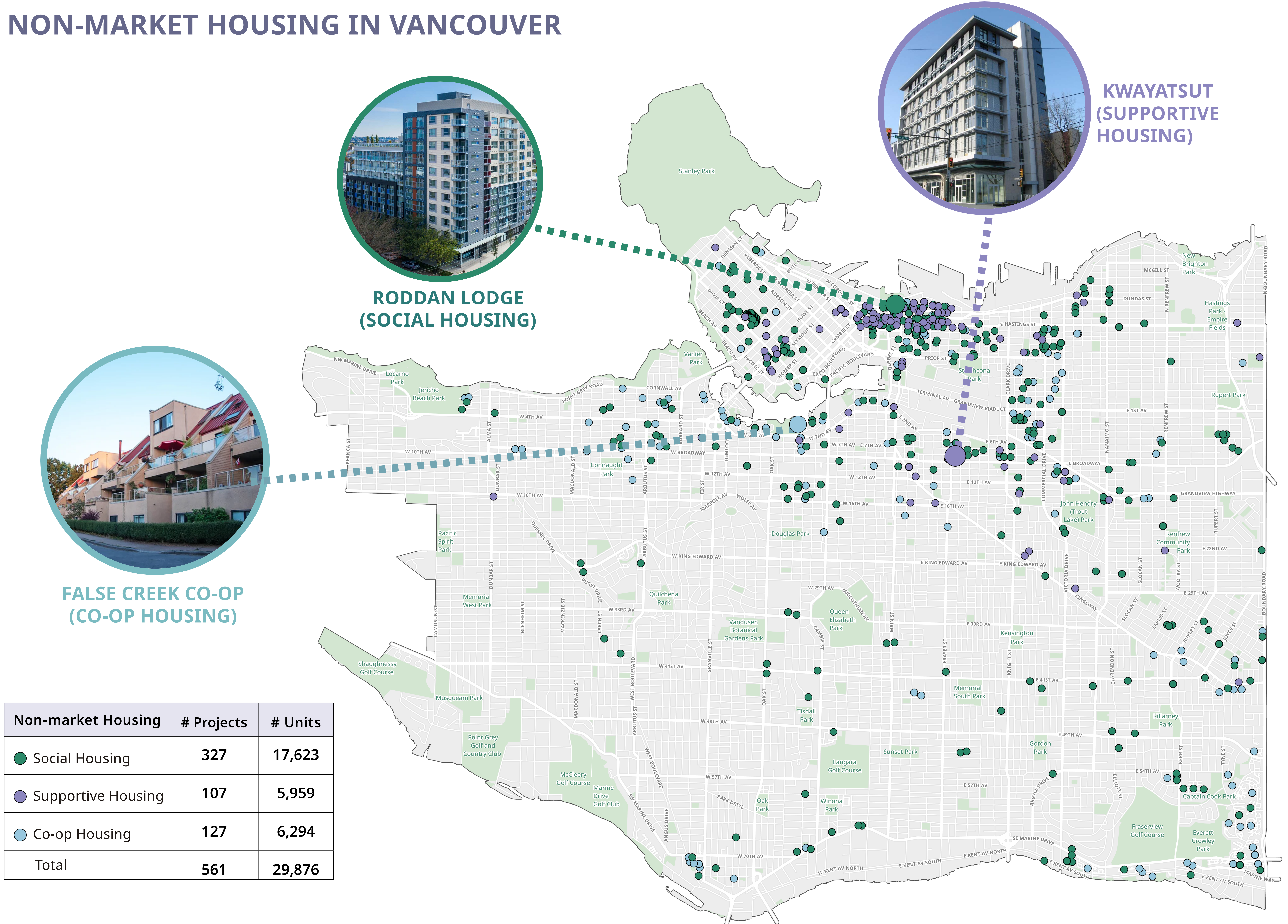
## UNDERSTANDING HOUSING NEEDS

The City of Vancouver faces challenges across the entire range of housing options, from emergency shelters for people experiencing homelessness to affordable rentals and homeownership for all income levels.



**Non-market housing** is the umbrella term for housing that is intended for low and moderate income households. Non-market housing includes different types of housing such as supportive, social and co-operative housing. In order to maintain low rents, non-market housing is often subsidized through government programs that can include grants, low-cost loans and ongoing operating subsidies.

## NON-MARKET HOUSING IN VANCOUVER



Non-market Housing	# Projects	# Units
● Social Housing	327	17,623
● Supportive Housing	107	5,959
● Co-op Housing	127	6,294
Total	561	29,876



Scan the QR code to learn more.  
[Visit \[shapingyourcity.ca/social-housing\]\(https://www.vancouver.ca/shapingyourcity/social-housing\)](https://www.vancouver.ca/shapingyourcity/social-housing)



# What is social housing?

## HOW THE CITY DEFINES SOCIAL HOUSING IN THE ZONING AND DEVELOPMENT BY-LAW

In the Zoning and Development By-law, the term social housing refers to **social housing**, **supportive housing** and **co-operative housing**. All of these types of non-market housing meet the city's definition of social housing.

The minimum requirements for **social housing** are:

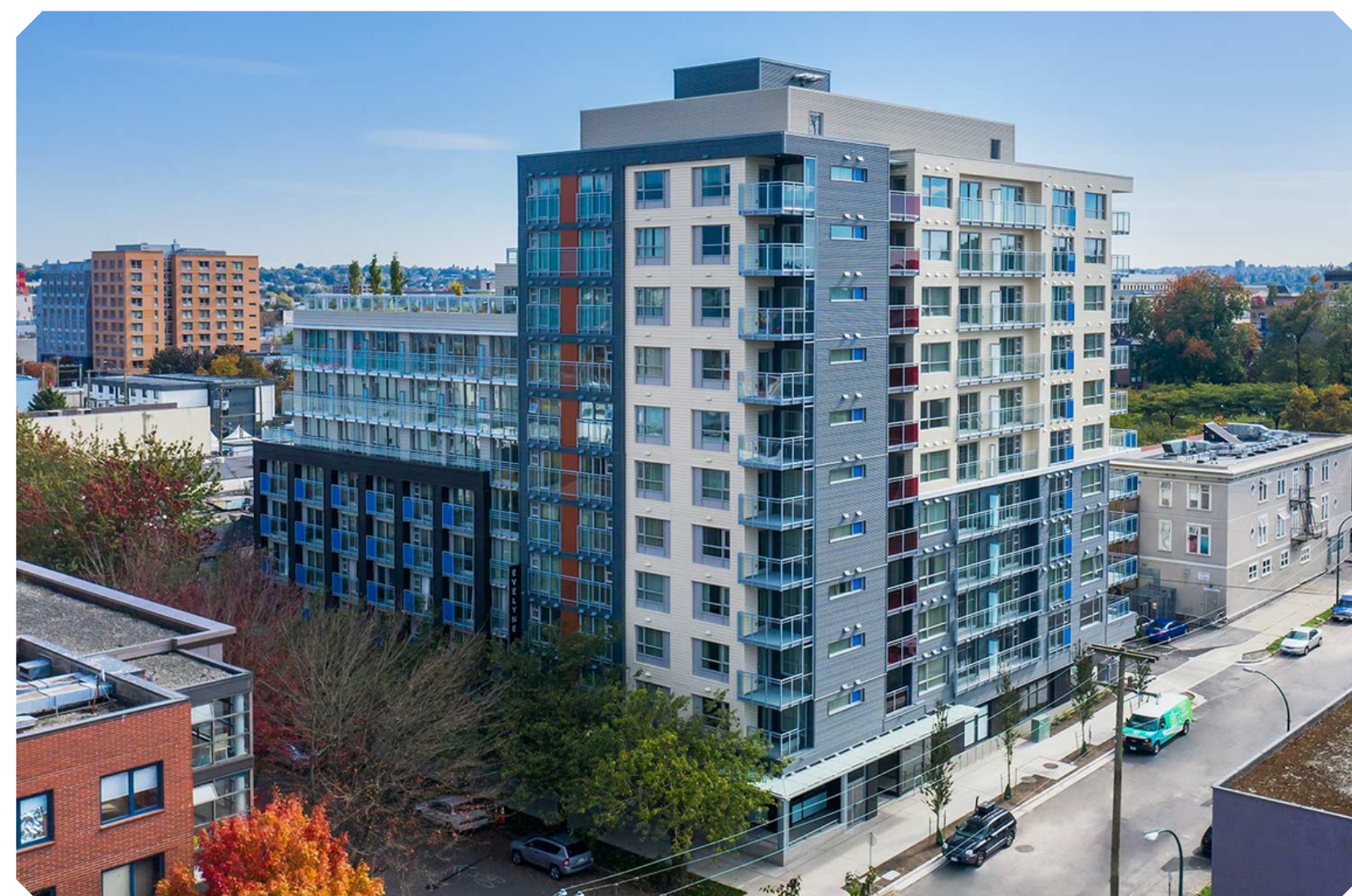
- All the units are owned by non-profits or the government\*.
- At least 30% of the units are affordable for people with incomes at or below Provincial *Housing Income Limits (HILs)*. See board 7 for more info on HILs.

The City sets a minimum affordability level to make sure new social housing projects are financially feasible. While these projects may be more affordable with extra funding, this level helps get them built and allows for deeper affordability over time as the mortgage is paid off.

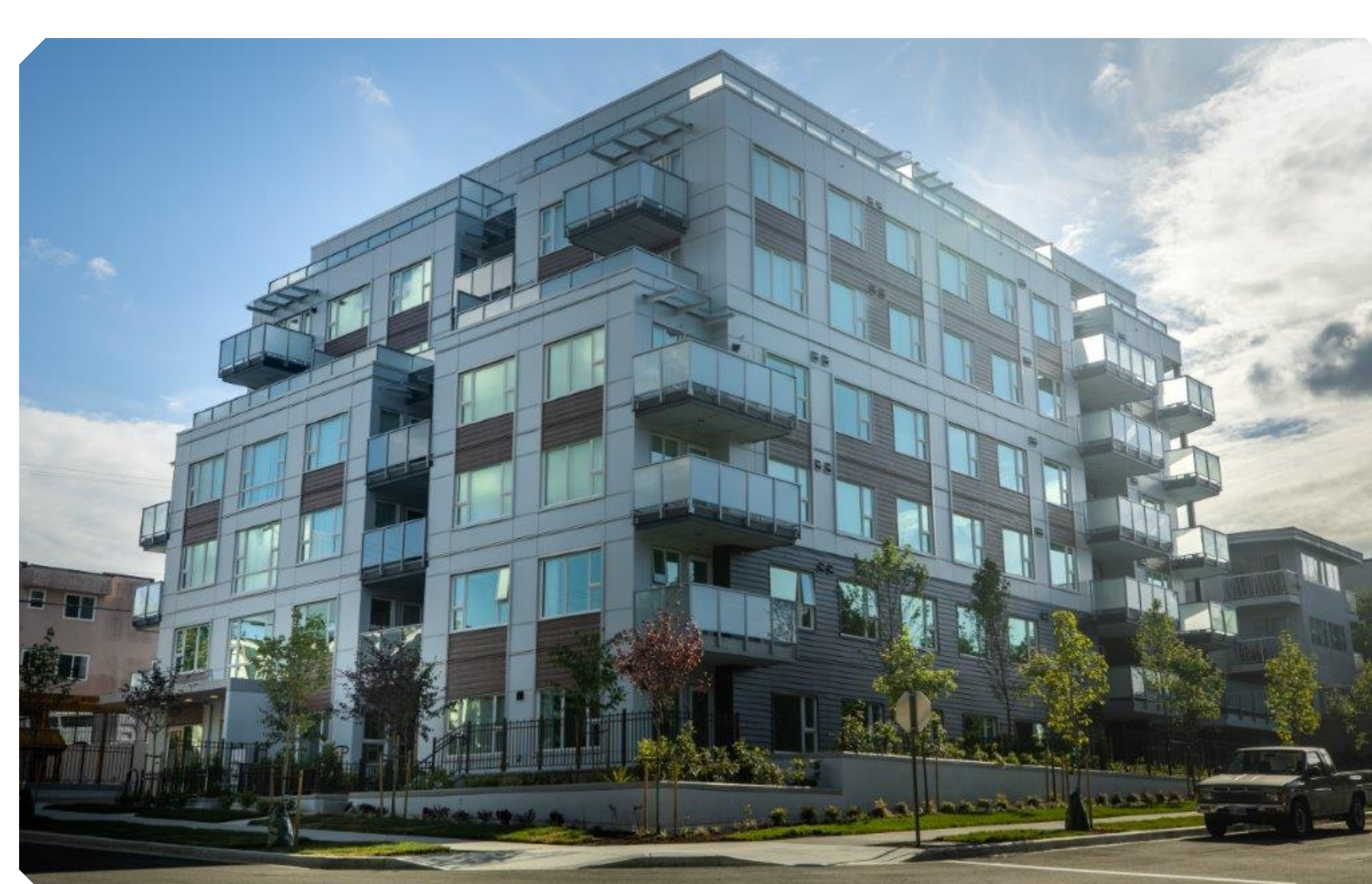


The Aster - 349 E 6th Ave, Social Housing

### Social housing projects in recent years



Roddan Lodge - 124 Dunlevy Ave



Mi Casa - 870 E 8th Ave



Dogwood Gardens - 603 W 59th Ave



The Anjok - 288 E Hastings St

## Financial Viability of Social Housing

Social housing needs government subsidies to be viable including low-cost loans, capital grants, and/or ongoing operating subsidies. Non-profit housing providers also often conduct their own fundraising in addition to applying for government funding programs.

The affordability of a new social housing project depends on the amount of funding assistance the project receives. New social housing projects are almost always mixed-income and include a portion of higher, near market rents to help with project viability. Over time, as the mortgage for the project is paid down, rents become more affordable, providing affordable housing options for the life of the building.



\* In April 2024, the Province of BC passed legislative amendments to grant First Nations the same exemptions that are applied to non-profit organizations and other levels of government for social housing projects under the Vancouver Charter. The City of Vancouver is in the process of updating the definition of Social Housing in the Zoning and Development By-law to reflect these changes.



Scan the QR code to learn more.

[Visit \*shapeyourcity.ca/social-housing\*](https://www.vancouver.ca/social-housing)



# Who needs social housing?

## RENTS FOR SOCIAL HOUSING

Social Housing allows a range of household types earning different incomes to live in the building, contributing to mixed income communities. Rent is based on what residents can afford, usually set at **30%** of their income or the **shelter rate** of income assistance.



*If you earn moderate income:*

To be eligible for social housing, your gross household income must be **at or below Housing Income Limits (HILs)** set by BC Housing. Rent is set based on **30%** of your total income.

*If you are receiving Income Assistance from the province:*

Rent will be charged at the shelter allowance of income assistance.

2023 Housing Income Limits (HILs) by BC Housing

# of Bedroom(s)	1 Bedroom or Less	2 Bedrooms	3 Bedrooms	4+ Bedrooms
Maximum Income limits	\$58,000	\$72,000	\$86,000	\$107,500
Maximum rent for social housing*	\$1,450	\$1,800	\$2,150	\$2,687

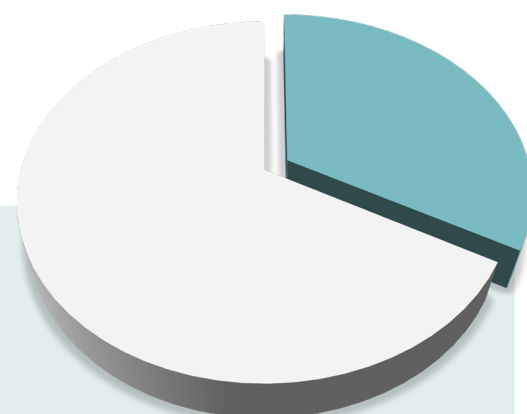
*\*estimated based on maximum income/12mo\*30%, may vary case-by-case per housing agreement.*

BC Shelter Allowance Rate\*

Size of family unit	1 person	2 persons	3 persons	4 persons
Maximum Shelter Allowance	\$500	\$695	\$790	\$840
Monthly rent for social housing	\$500	\$695	\$790	\$840

*\*for full list, please see BC Income Assistance Rate Table <https://www2.gov.bc.ca/gov/content/governments/policies-for-government/bcea-policy-and-procedure-manual/bc-employment-and-assistance-rate-tables/income-assistance-rate-table>*

## Housing Affordability



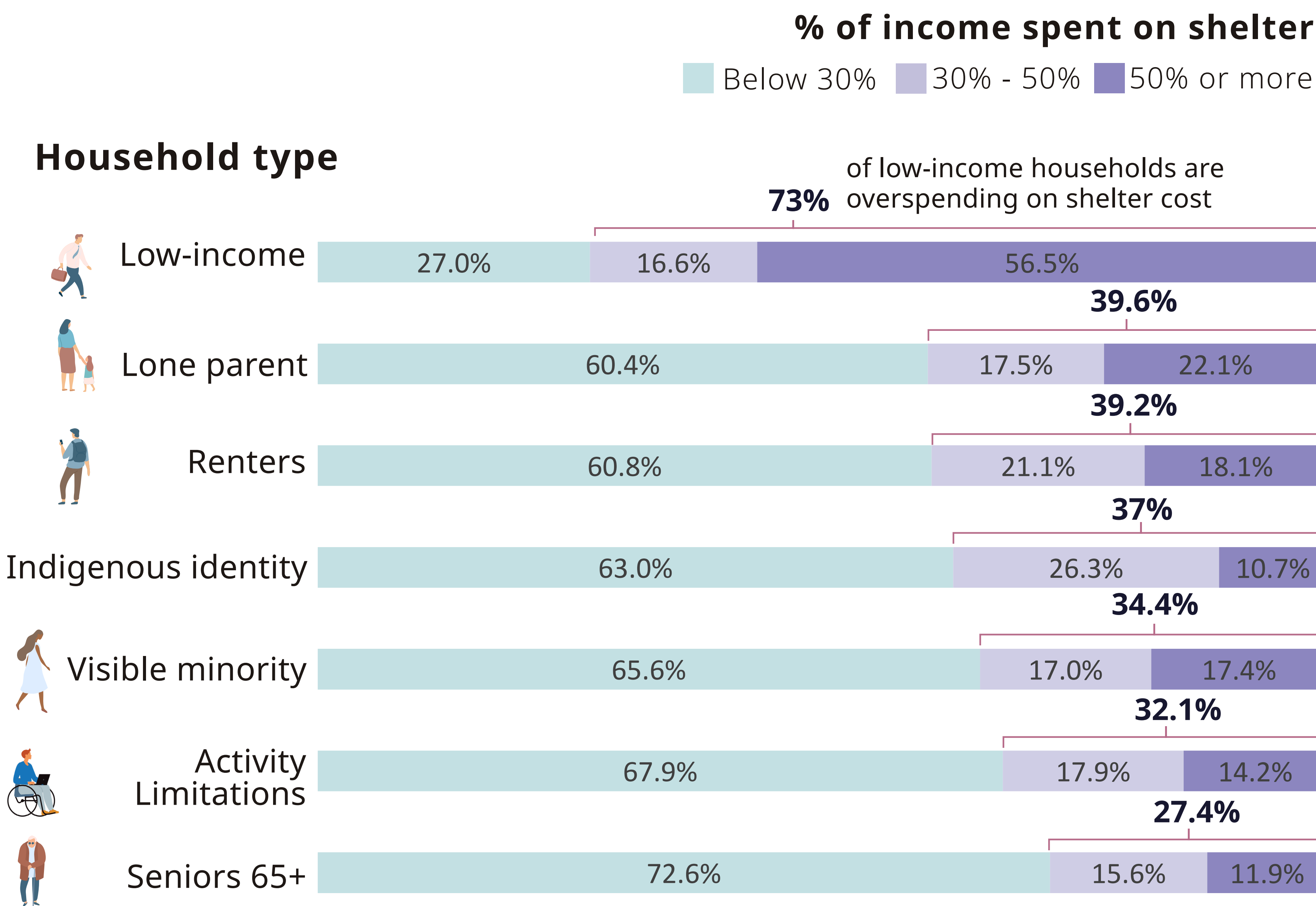
Housing is considered **affordable** when it costs **30%** or less of a household's total income before taxes.

Households spending over 30% of their income on housing are considered "housing cost burdened". This is particularly relevant for low- and moderate-income households whose expenses make up a higher overall share of their monthly budgets.

## Who needs social housing?

A range of households and incomes live in social housing: seniors on income assistance, families with children, people transitioning out of homelessness, early childhood educators, to name just a few. Social housing can benefit many different people, especially those who are burdened by housing cost.

In the City of Vancouver, many households are **spending 30% and 50% or more of income on shelter costs:**



Data from Census 2021, Statistics Canada



Scan the QR code to learn more.  
[Visit \*shapeyourcity.ca/social-housing\*](https://www.vancouver.ca/shapingyourcity/social-housing)



# What is supportive housing?

Supportive housing is included in the City's definition of social housing in the Zoning and Development By-law.

Supportive housing is subsidized housing that offers a variety of services to help individuals maintain stable housing. These supports help tenants stabilize their lives, improve independent living skills, and reconnect with their communities.

The services provided to tenants are flexible, and vary from building to building. Some services are provided by on-site staff, while others are offered through outreach programs.



Examples of support services:



Primary  
health care



Meal  
programs



Employment &  
training programs

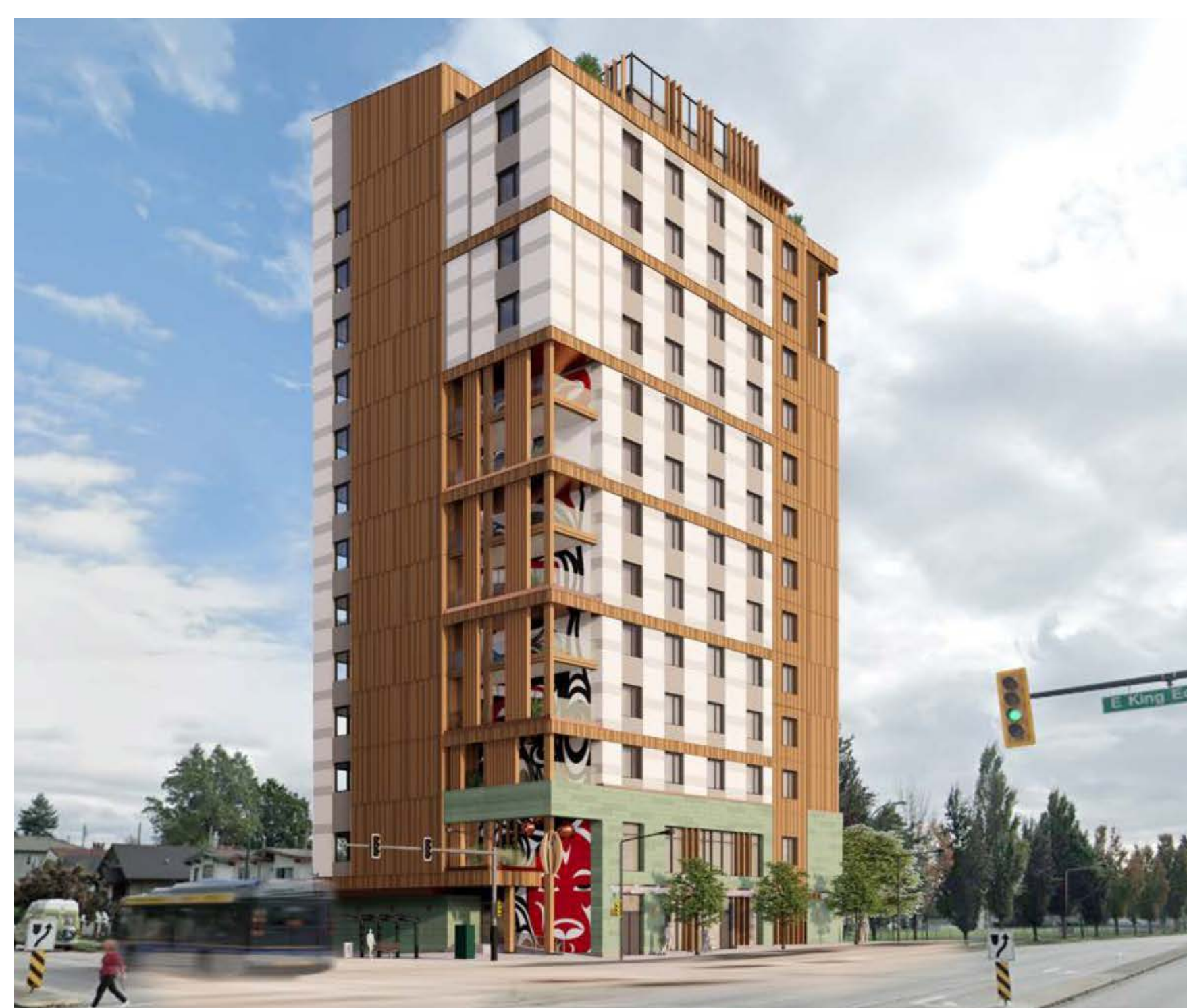


Substance  
use services

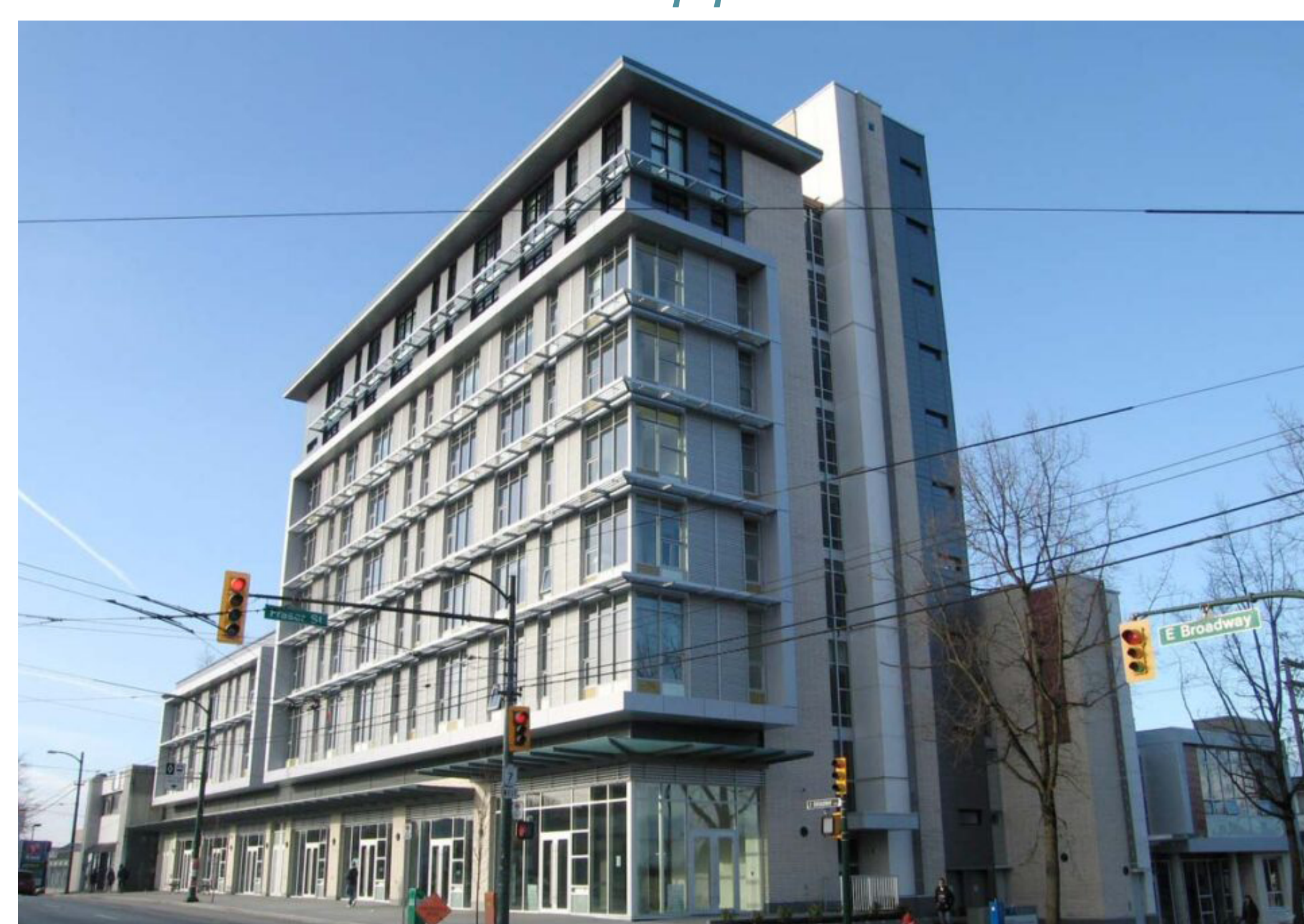
There are several forms of supportive housing available:

- Buildings where all of the units are supportive (dedicated)
- Social housing buildings where some of the units are supportive (mixed)
- In scattered market apartments with rent supplements

## Permanent supportive homes



1406 & 1410 E King Edward Ave



Kwayatsut, 2465 Fraser St



720 E Hastings St

## Temporary modular homes



Naomi Place, 3598 Copley St



Álewem-1580, 1582 Vernon Dr



Nora Hendrix Place, 258 Union St



Scan the QR code to learn more.

Visit [shapeyourcity.ca/social-housing](https://shapeyourcity.ca/social-housing)



# What is co-op housing?

Co-operative housing (co-op housing) is also included in the City's definition of social housing in the Zoning and Development By-law.

Co-ops are independent groups that provide housing to their members. Members buy a share in the co-operative and pay a housing charge which the co-op board uses to pay for the expenses and maintenance needed by the co-op. Because co-ops charge their members only enough to cover costs, repairs and reserves, they can often offer housing at lower monthly cost than what you would pay in the private market.

Some members pay a reduced housing charge based on their income, with internal subsidies or senior government funding covering the difference between their payment and the full housing charge.



Co-op members work together to run the co-op and make decisions about governance. Typically, members contribute their skills and time to the co-op, fostering a sense of community. Co-ops often include various types of households, especially families with children.

## Non-profit co-ops



North Arm Housing Co-op



Marina Housing Co-op



Crossroads Housing Co-op



Northern Way Housing Co-op



Trout Lake Housing Co-op



Maple Creek Housing Co-op



Scan the QR code to learn more.

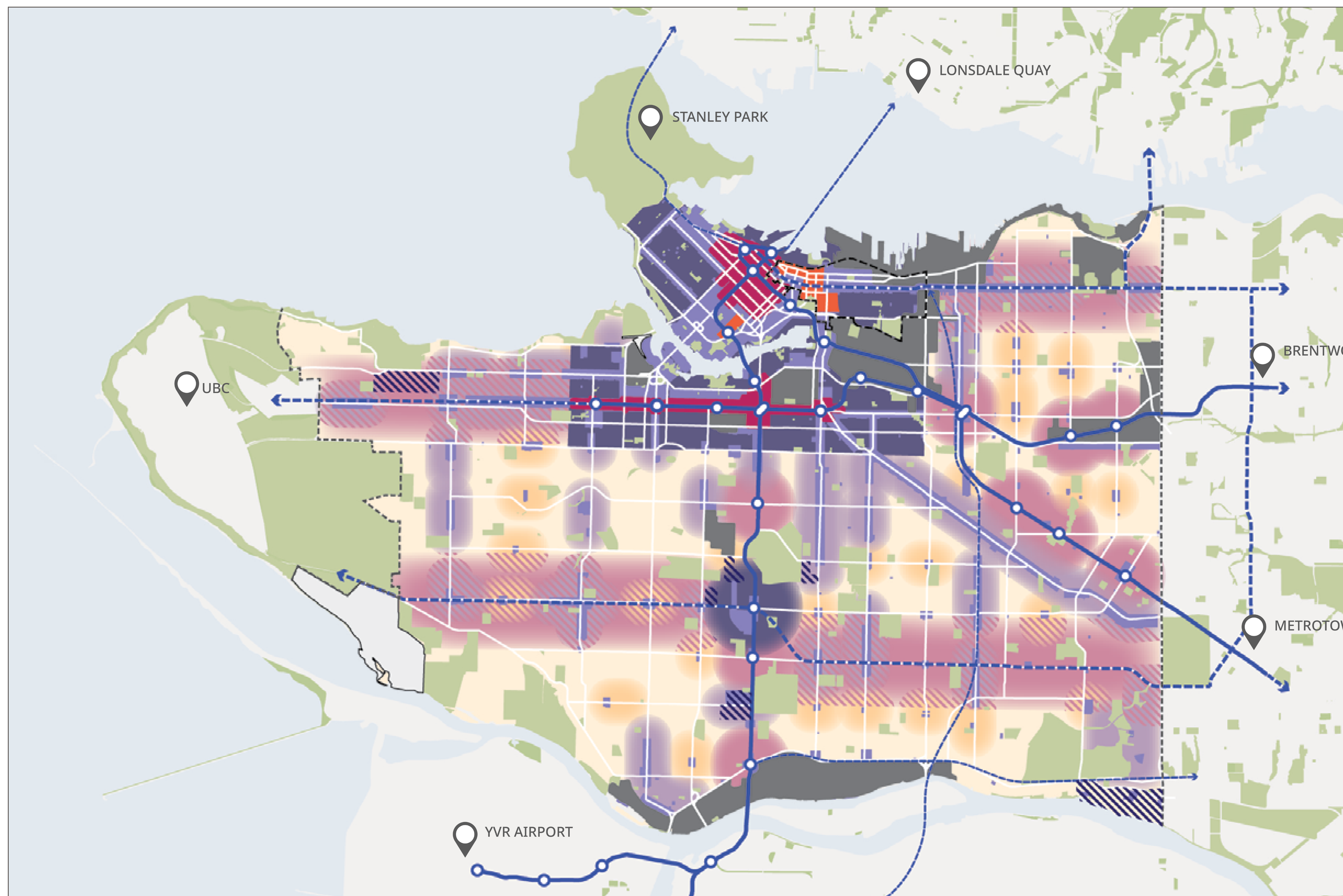
Visit [shapeyourcity.ca/social-housing](https://shapeyourcity.ca/social-housing)



# Vancouver Plan & City Council Direction

## WHAT IS VANCOUVER PLAN

Approved by City Council in July 2022, the Vancouver Plan guides the long-term growth of the city in an intentional way, clarifying where growth and change will occur over the next 30 years and beyond. It was developed through an extensive planning process and broad-based public engagement.



Read about Vancouver Plan at: [shapeyourcity.ca/vancouver-plan](https://shapeyourcity.ca/vancouver-plan)

- Neighbourhood Types**
- Metro Core/Broadway + MTC
  - Rapid Transit Area
  - Neighbourhood Centre
  - Village
  - Multiplex Area
  - Industrial/Employment
  - Village/Neighbourhood Centre overlap with Rapid Transit Area
  - First Nations Reserves
  - Major Projects sites in progress
- Transportation**
- Existing Rapid Transit Station
  - Major Transit Network
  - West Coast Express
- Ecology**
- Parks and open space
  - Greenspace in other jurisdictions
  - Ecological corridor/Ecologically sensitive zones
  - Waterbody

## Implementing Vancouver Plan

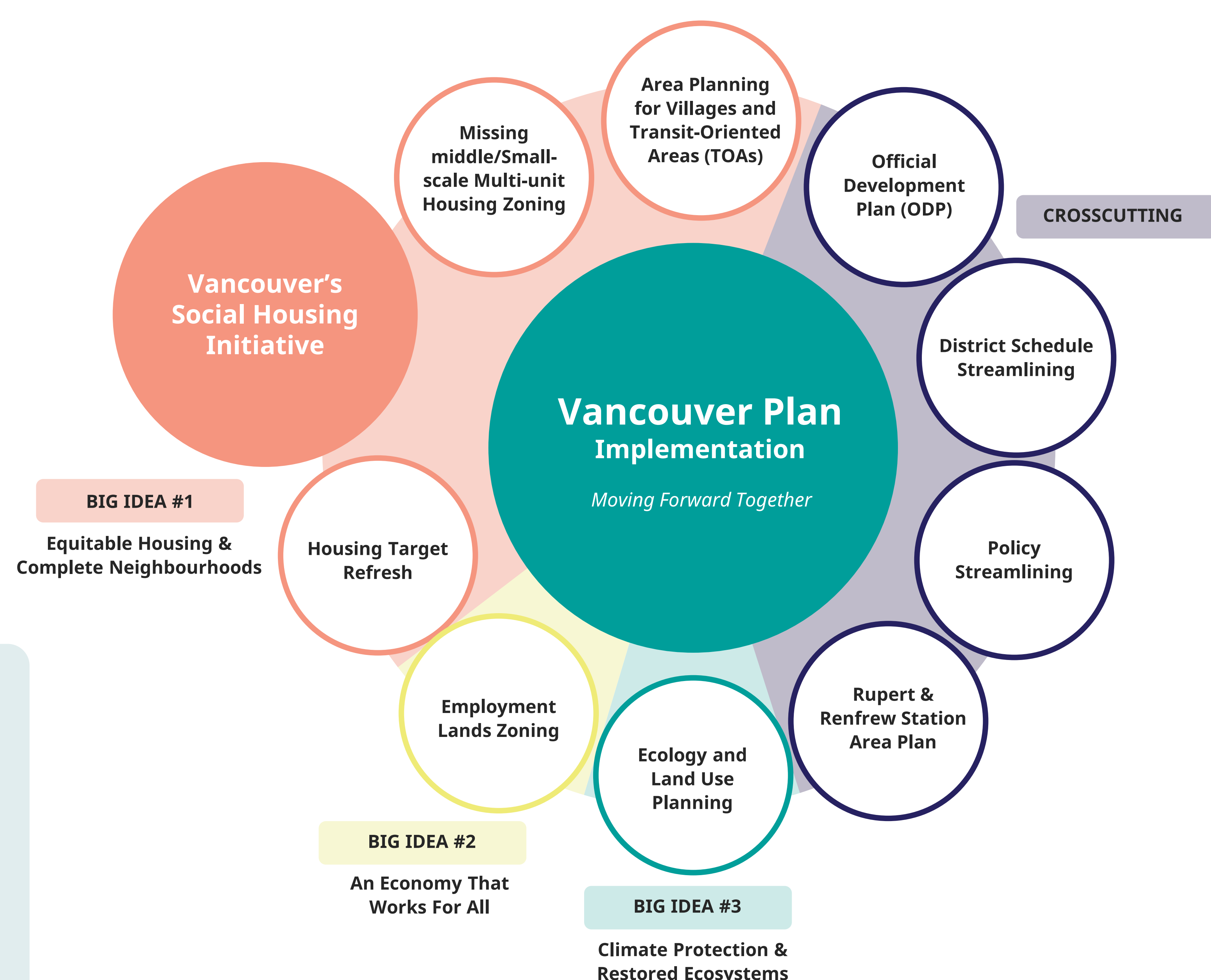
We're currently working to turn the Vancouver Plan into the Vancouver Official Development Plan (ODP) to respond to new provincial legislation and implement the Plan.

To find out more please visit: <https://vancouver.ca/home-property-development/vancouver-official-development-plan.aspx>.

## City Council Direction

In December 2022, City Council passed a motion directing staff to reduce barriers to building non-profit, co-operative and social housing by allowing this type of housing to be built without rezoning in every neighbourhood.

Vancouver's Social Housing Initiative implements this motion and the complimentary directions for equitable housing in Vancouver Plan.



Scan the QR code to learn more.

Visit [shapeyourcity.ca/social-housing](https://shapeyourcity.ca/social-housing)

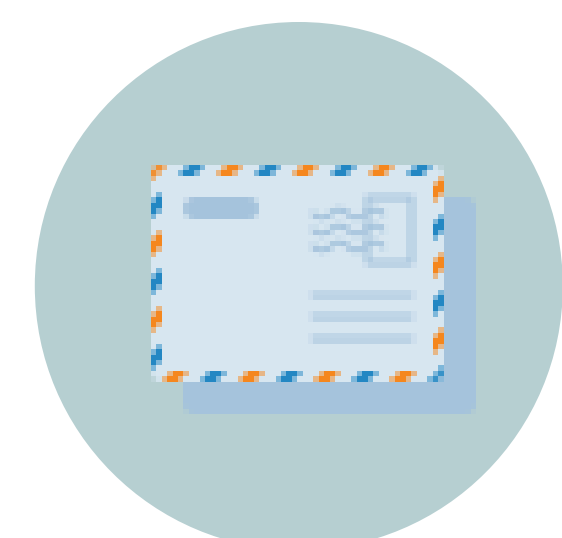


# Vancouver Plan

## HOW WE GOT HERE

From 2020-2022, the City undertook a four phase public engagement process reaching more than 52,480 engagement touchpoints, including surveys, workshops, and meetings with stakeholders and community groups.

Added emphasis was placed on centering voices that have typically been left out of planning conversations, particularly equity-denied and under-represented groups.



Postcards  
**318,000**  
mailed



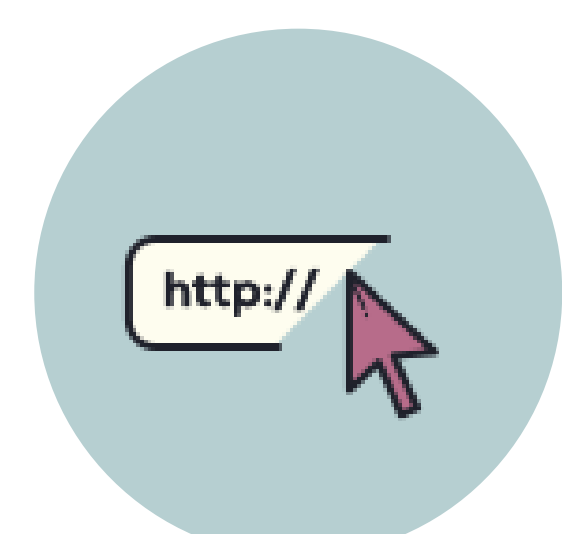
Online surveys (12)  
**25,000**  
responses



Youth workshops  
**100**  
sessions



Stakeholders & community groups  
**119**  
meetings



VancouverPlan.ca  
**153,000**  
page views



Engagement contacts  
**53,000**  
'touchpoints'



## Housing Survey Results, 2021

**76%**

of respondents strongly agree/agree to prioritize making neighbourhoods more inclusive to **low to moderate income households**

**77%**

strongly agree/agree that all neighbourhoods should have **all types of housing** (supportive, social, purpose-built rental, condos, houses)

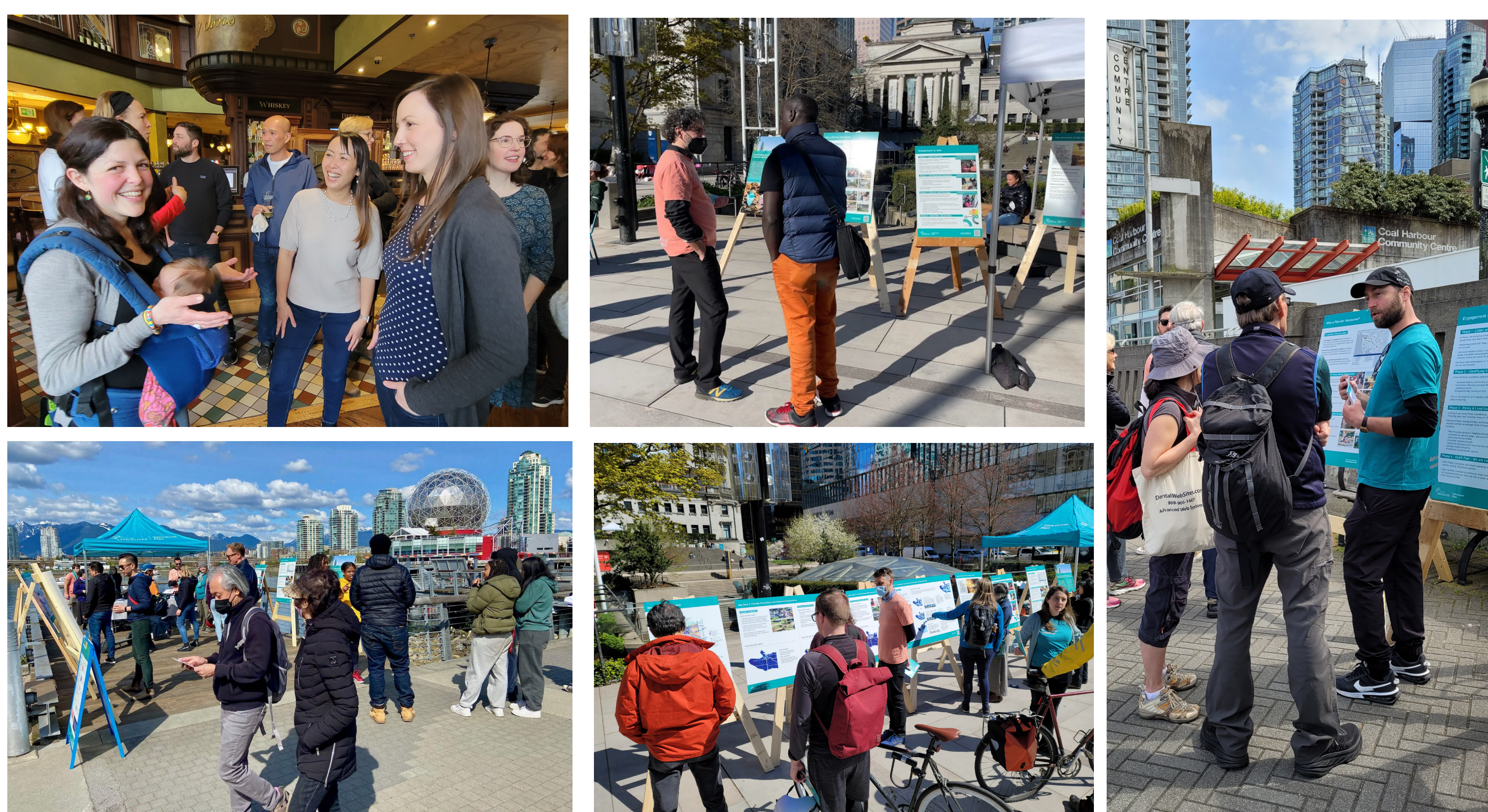
*"I feel that a neighborhood or community with a diverse population is much healthier for both its inhabitants and the city as a whole."*

*"We need to support each other and provide room to include everyone."*

*"Diversity builds stronger neighbourhoods."*

*"Affordable housing and services should be located where the most units can be provided for the amount of money invested."*

*"It makes no sense to have most of the city being single-family when so many are homeless. Vancouver needs to transition to a mixed use kind of zoning. Commercial in the lower levels, residential in the upper levels."*



Scan the QR code to learn more.  
[Visit shapetheyourcity.ca/social-housing](https://shapetheyourcity.ca/social-housing)



# Vancouver's Social Housing Initiative

## WHAT IS IT?

This initiative will change zoning regulations to allow non-profits and government to build social and co-operative housing **without a rezoning and under simplified regulations in all Vancouver neighbourhoods.**



## WHY ARE WE DOING THIS?

- 1.** Streamlining and speeding up delivery of social, supportive and co-operative housing
- 2.** Helping to increase the number of affordable homes for low- and moderate-income Vancouverites
- 3.** Reducing cost and risk for housing non-profits and enabling faster access to senior government funding
- 4.** Supporting equitable housing objectives by enabling social, supportive and co-operative housing in all neighbourhoods that is near transit, green spaces, schools, amenities and services
- 5.** Aligning with Provincial legislation seeking to increase the number of affordable homes



## Implementing Vancouver's Housing Vision

Vancouver Plan's housing vision is for **an equitable housing system that prioritizes housing for those who need it most.**

Relevant policies that this initiative is implementing include:

1.2.2 Enable social, supportive, and purpose-built rental housing off major streets and near transit, green spaces, schools, and other amenities and services.

1.4.1 Increase the supply of new social and supportive housing through land use policy and zoning approaches (including prezoning), financial incentives, and streamlined approval processes.



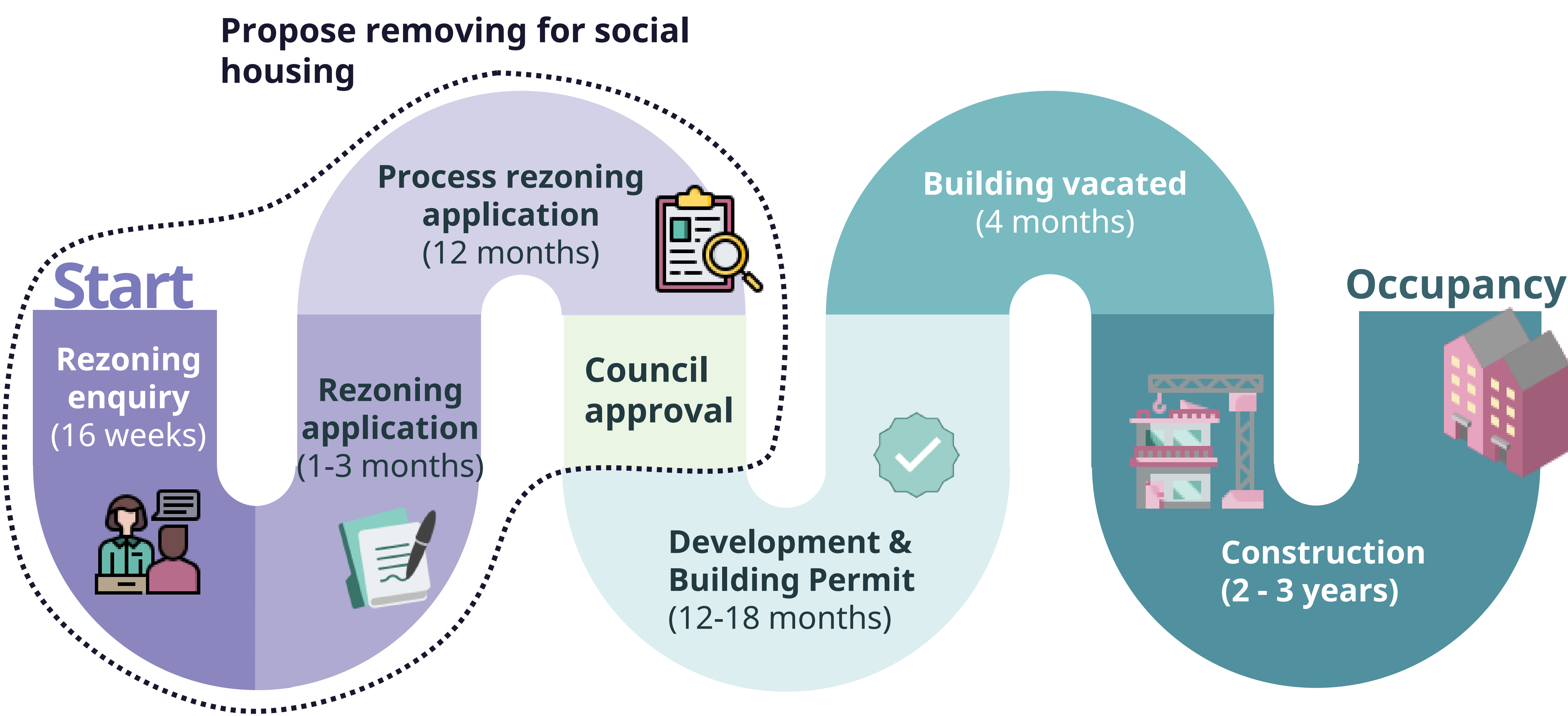
Scan the QR code to learn more.  
[Visit \*shapeyourcity.ca/social-housing\*](https://www.vancouver.ca/social-housing)



# Vancouver's Social Housing Initiative

## STREAMLINED APPROVALS PROCESS

Currently, most non-market housing projects are required to go through a rezoning process. Removing this process can save cost and reduce 1-2 years to the process of building a new project.



### Rezoning

A rezoning application is required when a proposal does not conform to allowances under the City's Zoning and Development By-Law. As a result, an amendment must be made to the Zoning and Development By-Law, which requires Council approval at a Public Hearing.

### Development & Building Permit

A development permit is required for proposals that conform to allowances under the City's Zoning and Development By-Law. Development permit applications are approved by the Director of Planning or Development Permit Board.

### City-initiated rezoning/pre-zoning

The City of Vancouver can proactively change zoning in certain areas to align with policies and priorities approved by City Council. Future proposals can then apply directly for a development permit in these areas as long as they follow the new zoning allowances.

## SIMPLIFIED REGULATIONS

The proposal includes simplified design requirements for 6 storey and tower non-market buildings. This will:

- improve clarity for applicants
- reduce the need for variances due to unique site conditions
- allow for design flexibility and different types of buildings
- increase predictability

See boards # and # for what these projects could look like.

## WHAT TYPES OF PROJECTS ARE ELIGIBLE?

In order to qualify under the proposed zoning changes the project must meet the following criteria:

1. At least **30%** of the units are rented to households with incomes below the Provincial "Housing Income Limits".
2. Owned by a **non-profit** corporation, a non-profit co-operative association or by a **level of government**.
3. The housing is secured as **social housing** for **the life of the building** through a legal agreement with the City





# Tenant Relocation and Protection Policy

## TENANT RELOCATION AND PROTECTION POLICY FOR NON-MARKET HOUSING (APPROVED BY CITY COUNCIL IN 2019)

This policy seeks to balance the need to protect existing non-market housing tenants while recognizing that renewal and expansion of non-market housing is needed to address affordability needs in Vancouver.

Under the policy, applicants seeking to redevelop non-profit social housing must provide a Tenant Relocation Plan that:

1. Ensures permanent rehousing options that limit disruption to residents
2. Maintains affordability for existing residents by providing a suitable replacement home that is affordable to them
3. Provides support with relocation and consideration of special circumstances e.g. moving expenses, additional services
4. Provides early and ongoing communication and engagement with residents



### Tenant support resources

All renters are covered by the Province of British Columbia's **Residential Tenancy Act**. Find out more at [gov.bc.ca/landlordtenant](http://gov.bc.ca/landlordtenant)

Vancouver's **Tenant Relocation and Protection Policy** supplements the RTA while addressing challenges unique to Vancouver, providing support for renters who are affected by redevelopment or major renovations.

**City of Vancouver TRPP enquiry line:**  
604-673-8001 / [trp@vancouver.ca](mailto:trp@vancouver.ca)

**Tenant Resource and Advisory Centre** provides free legal information and referral services:

<http://tenants.bc.ca/>

Tenant info line: 604-255-0546 or 1-800-665-1185

### What types of projects are we likely to see if this is approved?

Since 2017, there has been an average of **12** non-market housing projects approved **annually** across the city.

The majority of these projects have been redevelopment of existing non-market housing sites. There are a number of reasons for this:

- Existing non-market housing buildings are aging and senior government operating funding programs have ended
- Land in Vancouver is expensive and non-profits have limited funds to acquire new sites, making redevelopment of existing sites a more economically viable option
- Many existing non-market housing sites are relatively low density, providing an opportunity to both renew aging buildings and increase the number of affordable homes through redevelopment



Scan the QR code to learn more.

[Visit \[shapeyourcity.ca/social-housing\]\(http://shapeyourcity.ca/social-housing\)](http://Visit.shapeyourcity.ca/social-housing)

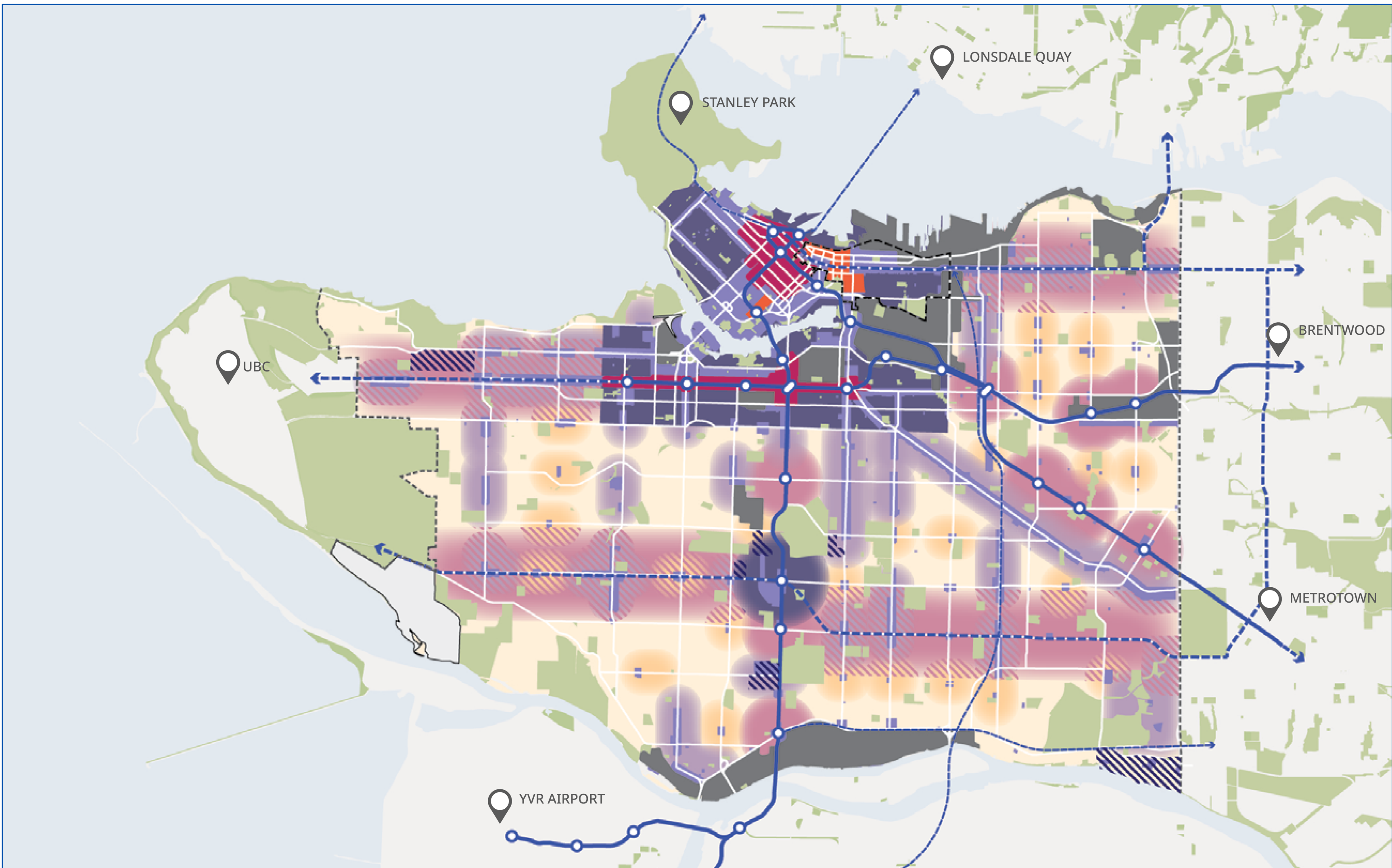


# Vancouver's Social Housing Initiative

## PROPOSAL

This initiative proposes changes to the City's Zoning and Development by-law to allow social, supportive and co-operative housing to be built without a rezoning in the areas identified as Villages and Neighbourhood Centres in the Vancouver Plan.

The proposal supports Vancouver Plan's call for a transformation of the city's development approval process toward a faster, more outright approach, starting with the most needed housing – social housing.



- Neighbourhood Types**

  - Metro Core/Broadway + MTC
  - Rapid Transit Area
  - Neighbourhood Centre
  - Village
  - Multiplex Area
  - Industrial/Employment
  - Village/Neighbourhood Centre overlap with Rapid Transit Area
- Transportation**

  - Existing Rapid Transit Station
  - Major Transit Network
  - West Coast Express
- Ecology**

  - Parks and open space
  - Greenspace in other jurisdictions
  - Ecological corridor/Ecologically sensitive zones
  - Waterbody
- Other**

  - First Nations Reserves
  - Major Projects sites in progress

**Villages** are areas with opportunities to complete neighbourhoods by adding shopping areas and housing choice to these lower density residential areas\*.

**Neighbourhood Centres** are areas oriented around existing local shopping streets with opportunities to evolve over time to provide more housing choice and employment opportunities\*

### Rezoning Policy Proposed for Unique Sites

In addition to the new rules allowing non-market housing to be built without a rezoning, staff are proposing a new **Rezoning Policy** for unique sites.

A non-profit may need to pursue rezoning in certain situations, such as a site is oddly shaped, lacks a lane, or requires a market housing component for the project to be viable.

Offering a rezoning option alongside the option to build directly allows City Council to review and consider projects with unique characteristics on a case-by-case basis.

*\*This initiative focuses on social housing only in these areas. Future area planning will address other housing options, commercial uses, and public spaces among other things in the Villages and Neighbourhood Centre areas. The final boundaries of identified Villages will be determined through those process.*

See this page for more information on other actions to implement the Vancouver Plan: <https://vancouver.ca/home-property-development/vancouver-plan.aspx>



# Proposed Zoning Map

## WHERE NON-MARKET HOUSING PROJECTS WILL BE ALLOWED WITHOUT A REZONING

This map shows the areas where new social, supportive and co-operative housing projects would be allowed to be built without a rezoning. The proposed boundaries for social housing are guided by the Village and Neighbourhood Centre areas identified in Vancouver Plan, noting that the final boundaries of Villages and Neighbourhood Centres will be determined through future area planning.

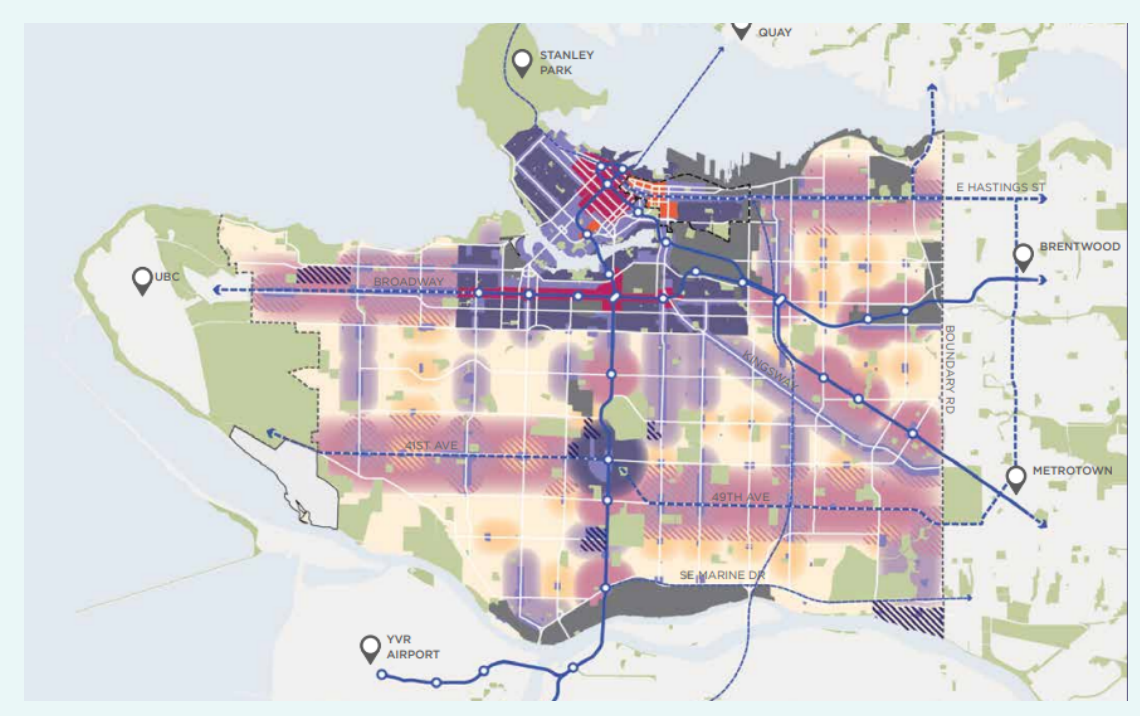
Under the current proposal, social housing projects would be allowed without a rezoning up to 6 storeys in **Villages** (yellow areas) and generally 15-18 storeys in **Neighbourhood Centres** (purple areas).

### DRAFT SOCIAL HOUSING INITIATIVE BOUNDARIES

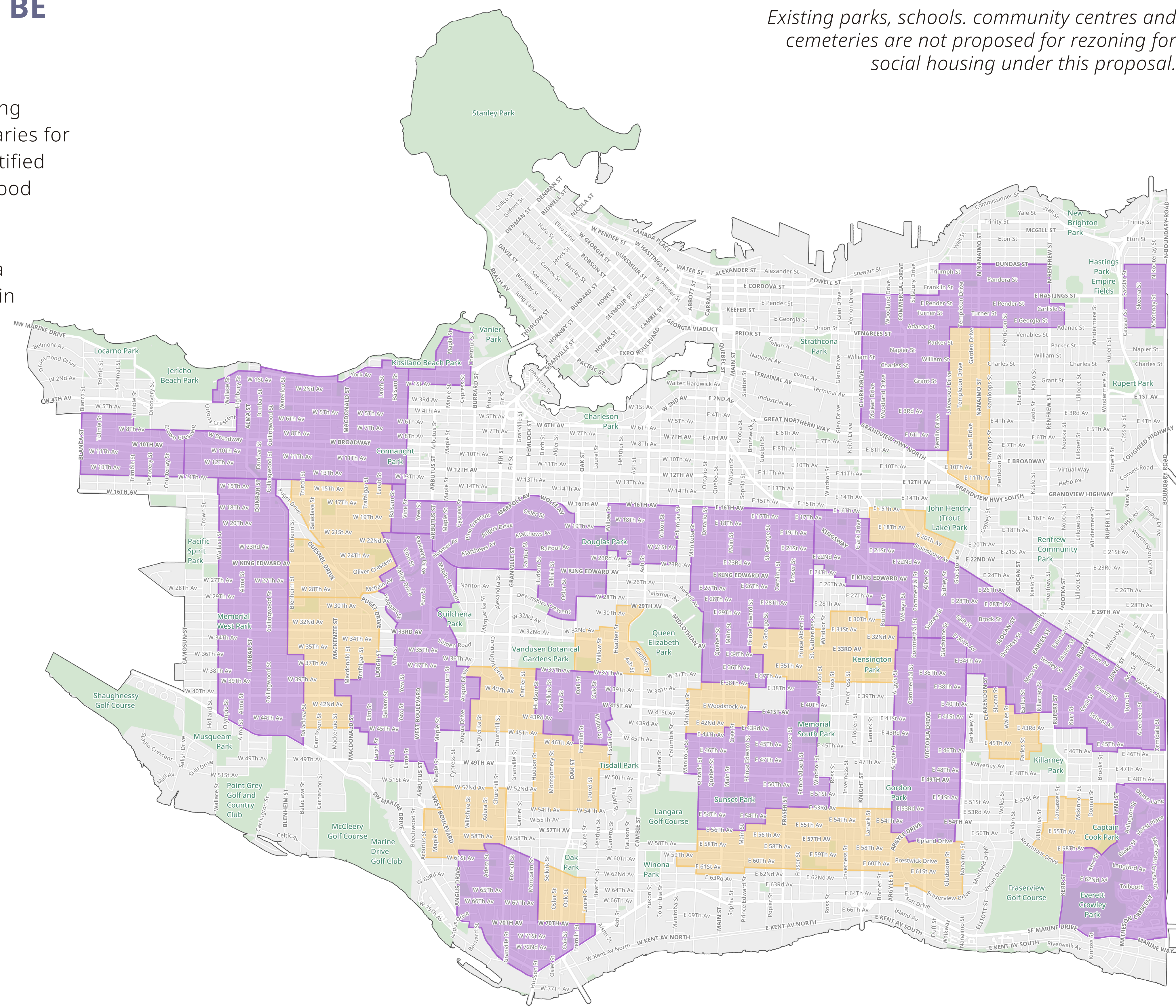
- Neighbourhood Centre (social housing generally 15-18 storeys)
- Village (social housing up to 6 storeys)

*Existing parks, schools, community centres and cemeteries are not proposed for rezoning for social housing under this proposal.*

Why doesn't this map look like the Vancouver Plan land use strategy map?



To implement the Vancouver Plan Land Use Strategy, a more detailed map is needed to be put in the Zoning and Development By-law. This detailed map is intended to show clearly which specific blocks and parcels are allowed to be considered for non-market housing. This is why the proposed zoning map looks different than the higher-level strategy map.



Scan the QR code to learn more.  
[Visit \[shapeyourcity.ca/social-housing\]\(https://visit.shapeyourcity.ca/social-housing\)](https://visit.shapeyourcity.ca/social-housing)



# Proposed Map & Related Initiatives

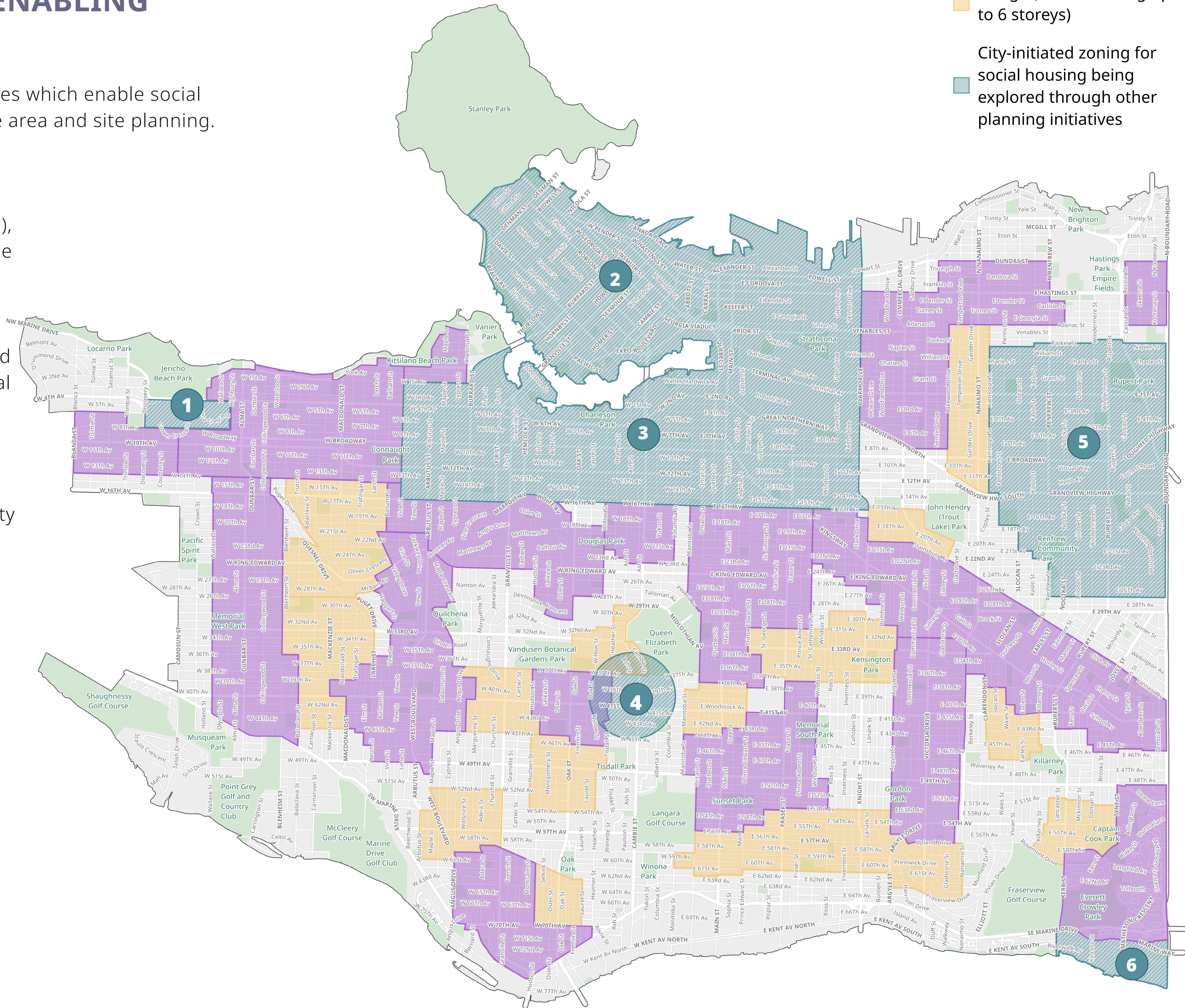
## MULTIPLE INITIATIVES WORKING TOWARDS ENABLING SOCIAL HOUSING

In addition to Vancouver's Social Housing Initiative, there are other initiatives which enable social housing both through City-initiated rezoning and as part of comprehensive area and site planning. This map shows where these other initiatives are.

- 1 Jericho Lands Planning Program:** Vision for these lands developed in partnership with the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliwətał (Tsleil-Waututh) Nations to enhance reconciliation, protect the environment, offer parks, provide housing for people with different income levels and celebrate the indigenous heritage.
- 2 Downtown + Strathcona:** These areas are guided by area specific plans and policies, including the West End, Downtown Eastside and Chinatown cultural district, to name a few.
- 3 Broadway Plan:** 30-year plan focusing on opportunities to integrate new housing, jobs, and amenities around the new Broadway Subway. An opportunity area for city-initiated zoning for social housing in higher-density forms.
- 4 Cambie Corridor Plan:** Regionally significant municipal Town Centre accommodating a range of job, retail, cultural and public spaces, and opportunities for city-initiated zoning for social housing in higher-density forms.
- 5 Rupert + Renfrew Station Area Plan:** Creating a vision for how the neighbourhood will grow and change over the next 30 years. Includes an array of new housing opportunities including social housing.
- 6 East Fraser Lands (River District):** Guided by the vision of a complete and sustainable community including a variety of housing opportunities with a range of supporting amenities, this area is being developed under its own Official Development Plan.

DRAFT SOCIAL HOUSING INITIATIVE BOUNDARIES

- Neighbourhood Centre
- (social housing generally 15-18 storeys)
- Village (social housing up to 6 storeys)
- City-initiated zoning for social housing being explored through other planning initiatives



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# What will a project look like?

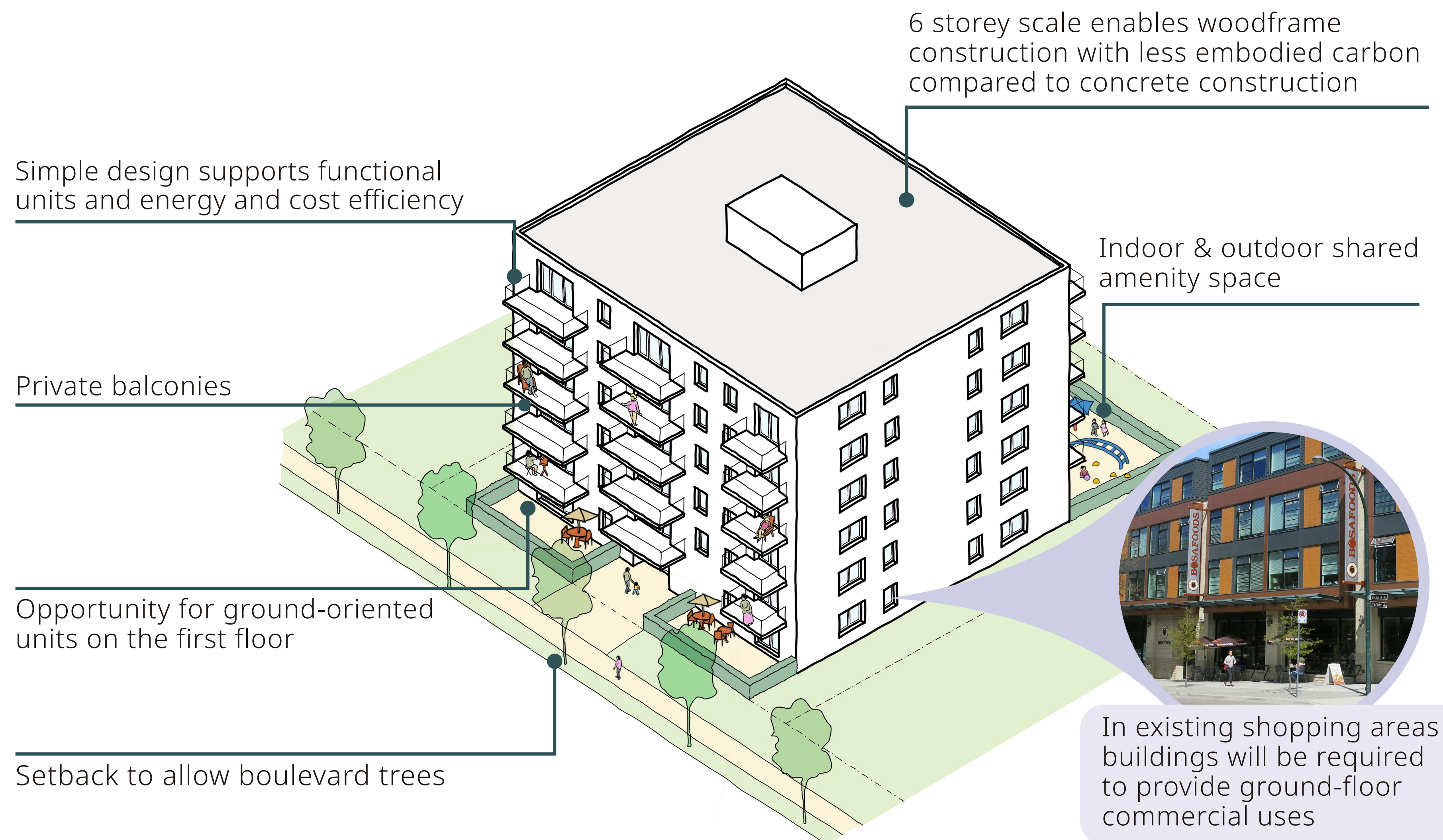
## SOCIAL HOUSING LOW-RISE OPTION (UP TO 6 STOREYS)

Under the current proposal, non-market housing up to 6 storeys could be built in **Villages** and **Neighbourhood Centres** without rezoning. Depending on the site and the project's purpose, buildings might include retail, commercial spaces, or childcare facilities on the ground level. The proposed simplified regulations allow for flexible design to suit different sites. In all building types:

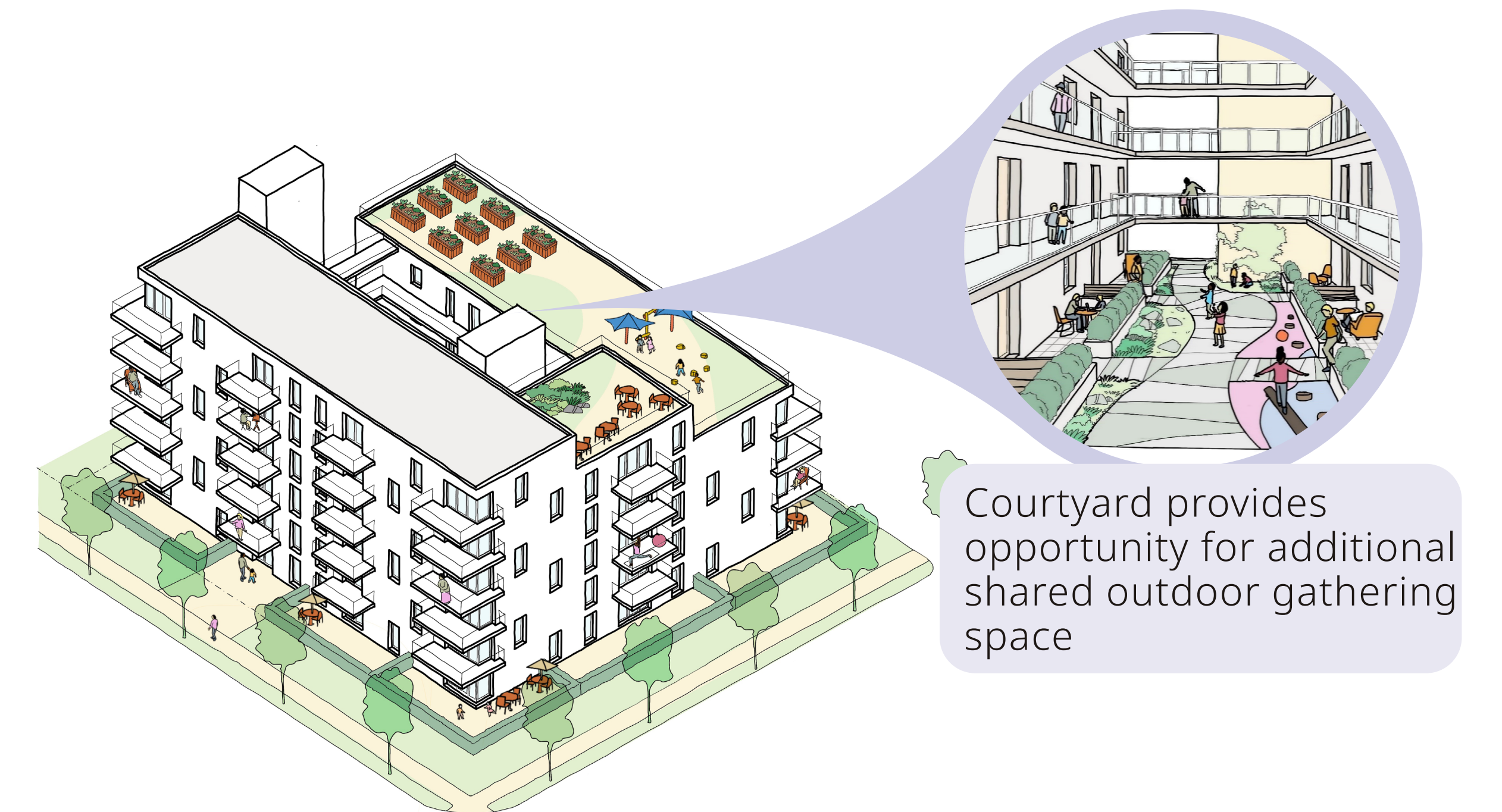
- Units will be secured as social housing for the life of the building
- A mix of unit types, including family-sized units, will be included
- There is the opportunity for commercial space or a childcare facility

Examples of potential building designs under the proposed regulations:

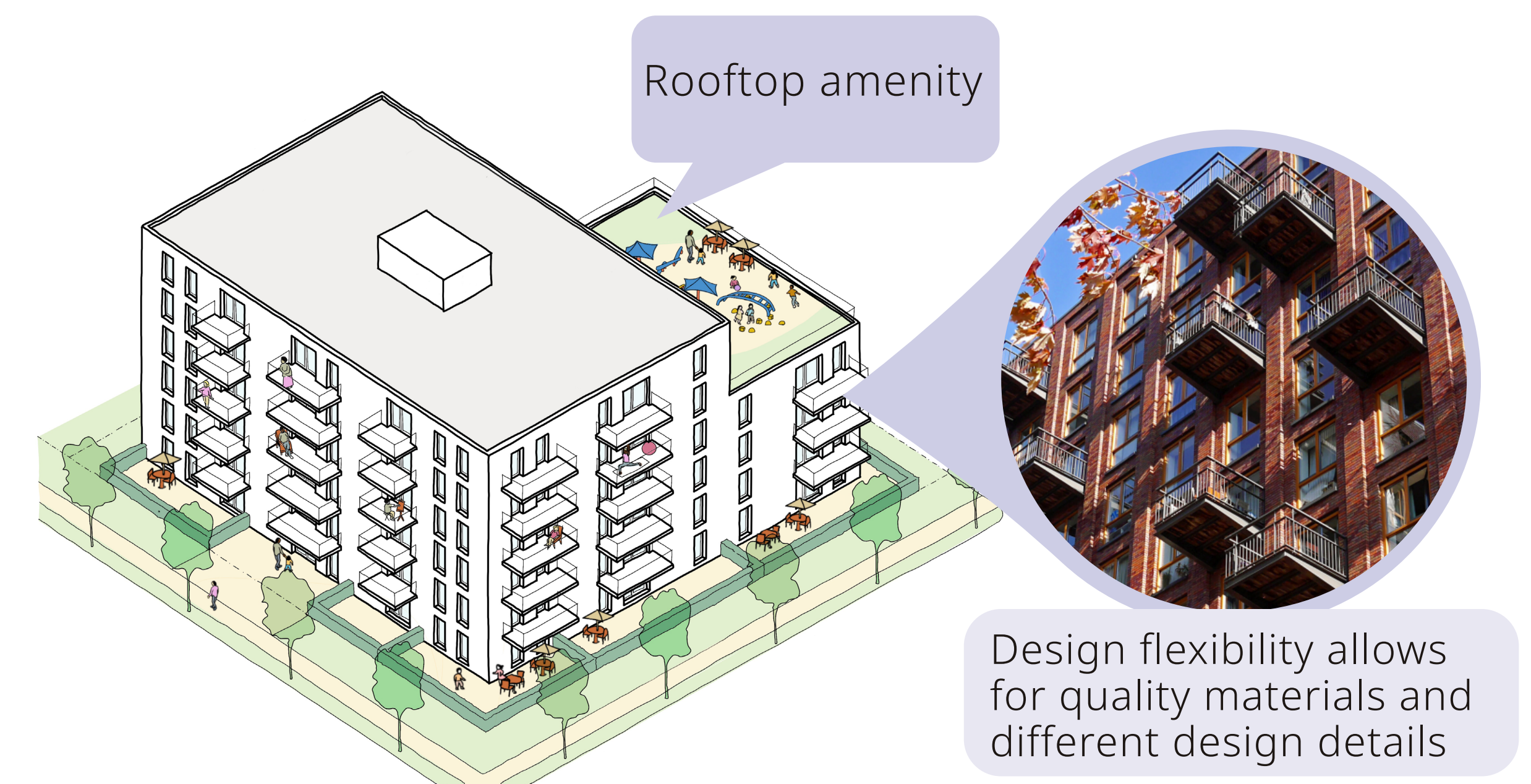
### Example: Typical 6 Storey Apartment



### Example: Courtyard Building on a Corner Site



### Example: Building on a Corner Site



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# What will a project look like?

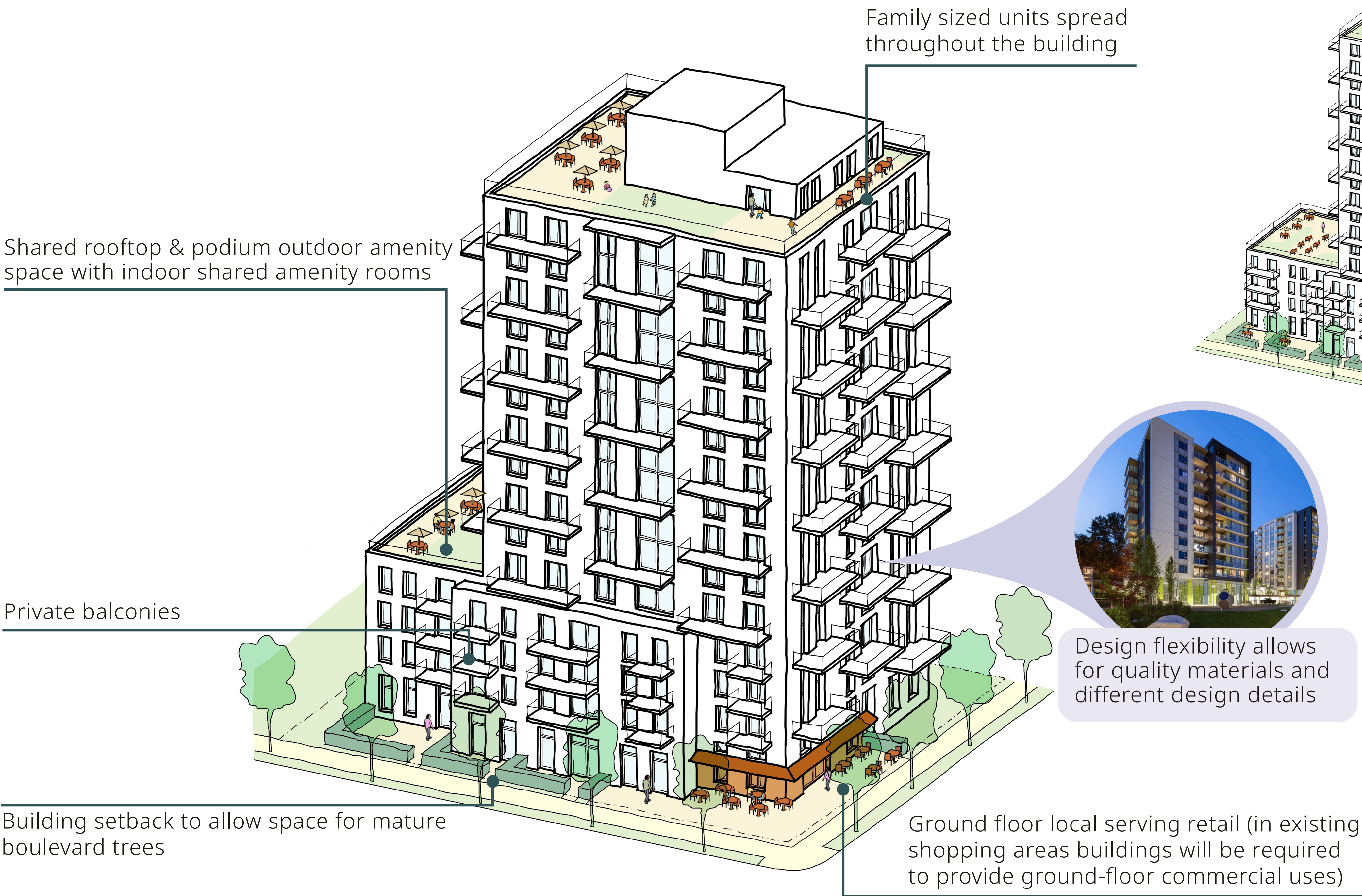
## SOCIAL HOUSING TOWER OPTION (15-18 STOREYS)

Under the current proposal, in **Neighbourhood Centres**, non-market projects up to 15-18 storeys could be built without rezoning. Depending on the site and project needs, buildings might include retail, childcare facilities, or public open space at ground level. The proposed simplified regulations allow for flexible design to suit different sites. In all building types:

- Units will be secured for the life of the building
- A mix of unit types, including family-sized units, will be included
- There is the opportunity for commercial space or a childcare facility

Examples of potential building designs under the proposed regulations:

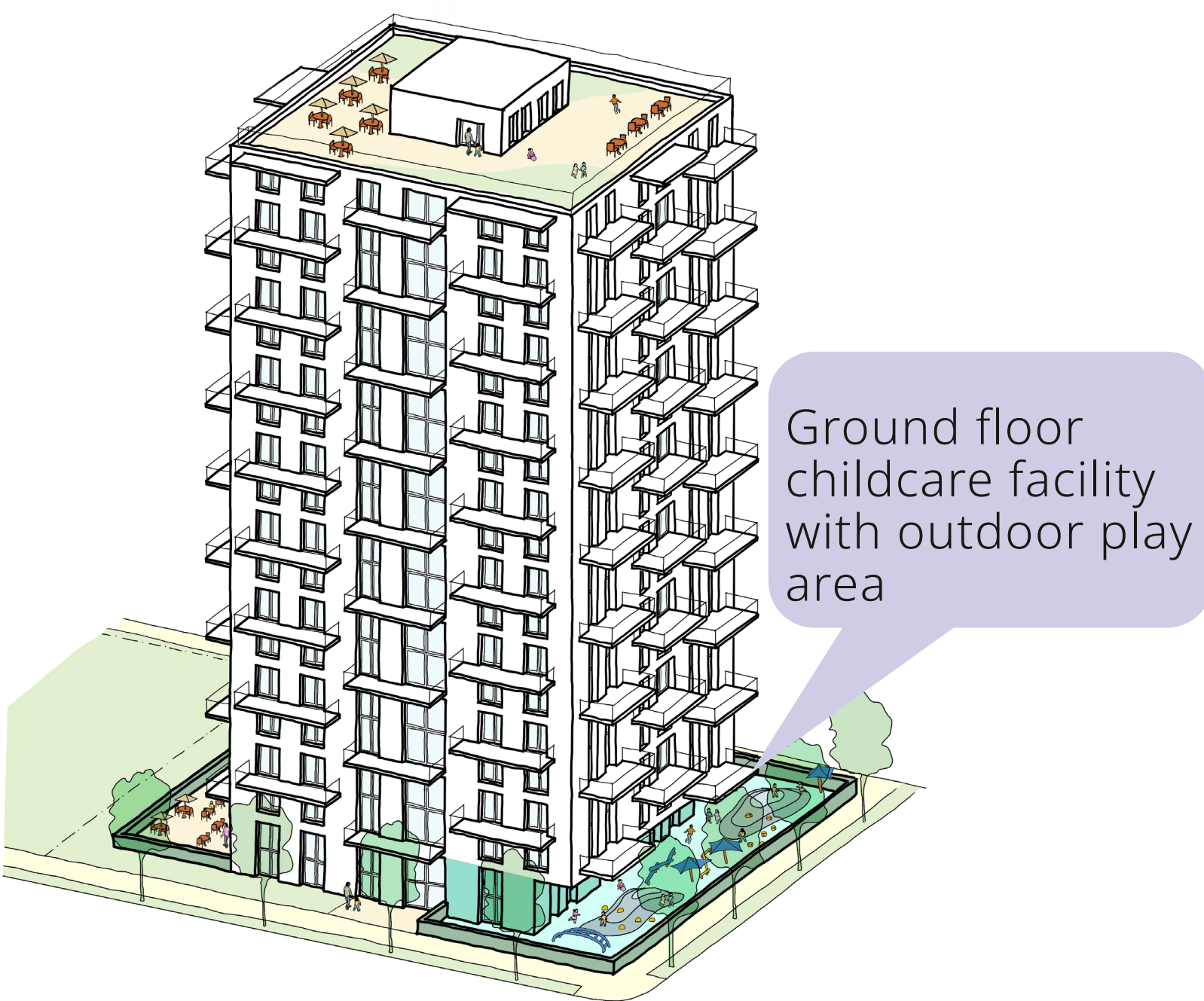
### Example: Tower with Podium



### Example: Tower with Podium & Enhanced Open Space



### Example: Tower in Open Space



Scan the QR code to learn more.  
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# Timeline & Next Steps

## PROJECT TIMELINE



## HOW TO GET INVOLVED

For those interested in learning more about these proposed changes, the City is hosting a series of information sessions.

Please take an opportunity to review these boards, and consider providing your feedback.

Scan the QR code to learn more and register for virtual open houses or visit: [shapeyourcity.ca/social-housing](https://shapeyourcity.ca/social-housing)



- October 1** - 4:30 PM - 7:30PM  
Seniors Centre Multipurpose Room, Kerrisdale Community Centre (5851 West Blvd, Vancouver)
- October 2** - 6:00 PM - 7:30 PM  
Online
- October 3** - 4:30 PM - 7:30 PM  
Room A, Croatian Cultural Centre (3250 Commercial Dr, Vancouver)
- October 8** - 6:00 PM - 7:30 PM  
Online

## HAVE QUESTIONS / FEEDBACK?

Fill out a comment form or talk to our staff on-site or via:

- [housingpolicy@vancouver.ca](mailto:housingpolicy@vancouver.ca)
- [shapeyourcity.ca/social-housing](https://shapeyourcity.ca/social-housing)

