

Vancouver's Social Housing Initiative Summary



Background and context

Vancouver's Social Housing Initiative works toward realizing the critical need for affordable housing in the city by simplifying and changing zoning regulations to allow for mixed-income social, supportive, and co-operative housing to be built without a rezoning in all Vancouver neighbourhoods

- This initiative is an implementation action of the Vancouver Plan, the city's long-term land-use strategy approved by City Council in 2022; working toward two of the Plan's three Big Ideas: **equitable housing** and **complete neighbourhoods**.
- The proposed changes aim to shorten development timelines, reduce risk, and provide increased clarity on building design for non-profit and co-operative housing groups.



Proposal

Taking direction from Vancouver Plan's land-use vision regarding enabling new heights and densities in areas close to transit and service hubs, the proposal would permit non-profit and government organizations to build social housing without a rezoning:

- In areas identified as **Villages**, new social housing buildings would be allowed up to 6 storeys
- In areas identified as **Neighbourhood Centres**, new social housing buildings will be allowed generally between 15-18 storeys

Project timeline

**Vancouver Plan
Engagement &
Approval**

2019-2022

Project Scoping
Jan-Feb 2024

Technical Work
Jan-Feb 2024

We are here!

Public Information Sessions
Sep-Oct 2024

Draft Regulations
Nov 2024 - Jan 2025

Engagement Update
Jan-Mar 2025

Review & Revisions
Jan-Apr 2025

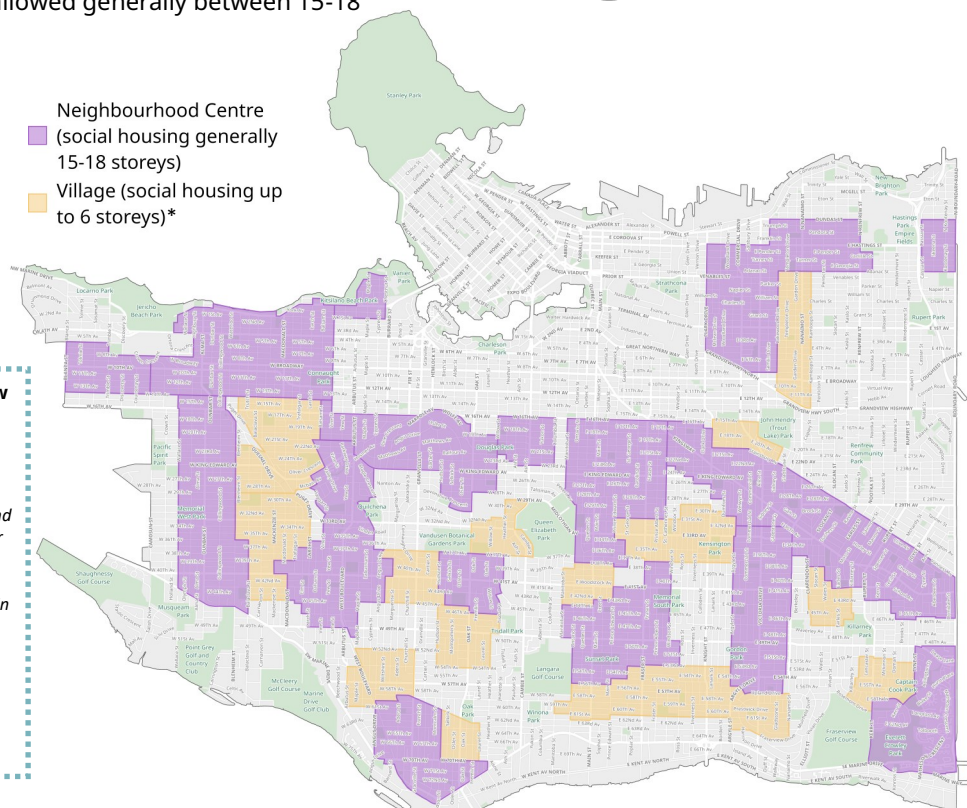
Final Report to City Council
Q2 2025

Proposed Zoning Map

This map shows the areas where new social housing buildings would be allowed to be built without a rezoning.

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

*This proposal focuses on social housing only in these areas. Future area planning will address other housing options, commercial uses, and public spaces etc. in these areas. The final boundaries of these areas will be determined through those processes.





What types of buildings will be allowed under the proposal

Simplified regulations allow for flexible design to suit different sites, contexts, and allow for quality materials and different design details.

However, all buildings will:

- Secure all units as social housing for the life of the building
- Have the opportunity to include childcare and or local-serving retail
- Include a mix of unit types, including family-sized units with two or more bedrooms.

Illustrative examples of low-rise and tower social housing buildings



Fraserview Co-op (2833 E Kent)



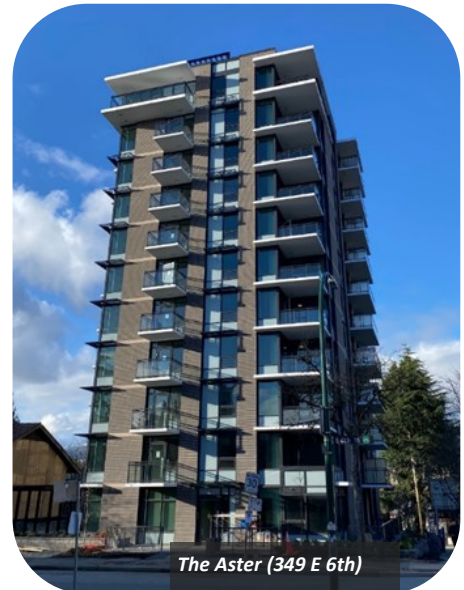
North Arm Co-op (3510 Fraser)



1463 W 8th



1425 & 1451 E 12th



The Aster (349 E 6th)



How to get involved

- Visit our project page to view the full proposal including the zoning map, submit a comment or ask a question
- Attend an in-person information session
 - October 1, 2024; 4:30-7:30pm at Kerrisdale Community Centre Seniors Activity Room
 - October 3, 2024; 4:30-7:30pm at Croatian Cultural Centre
- Attend a virtual information session
 - October 2, 2024; 6:00-7:30pm, sign-up via Eventbrite required
 - October 8, 2024; 6:00-7:30pm, sign-up via Eventbrite required

QR Code for Project Page

