

Rent your home  
Own your home  
Other

## Outside of Vancouver



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





# Land Acknowledgment

Acknowledging the unceded homelands of the xʷməθkʷə́yəm (Musqueam), Sḵwx̱wú7mesh (Squamish) and səlilwətaɫ (Tsleil-Waututh) Nations.



The City of Vancouver is on the unceded traditional territories of the xʷməθkʷə́y əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɫ (Tsleil-Waututh) Peoples. Each Nation has distinct histories and distinct traditional territories which fully or partially encompass the City.



These lands have been stewarded by xʷməθkʷə́yəm (Musqueam), Sḵwx̱wú7mesh (Squamish) and səlilwətaɫ (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://shapeyourcity.ca/social-housing)



# Welcome \*\*

New and/or updated content is marked with a \*\*



## 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 the need for a rezoning in all Vancouver neighbourhoods.

This change is a key step in advancing the Vancouver Plan and responding to the urgent need for affordable housing in the city by prioritizing homes for those who need them most.

## PROJECT TIMELINE



## JUNE ENGAGEMENT UPDATE

In September 2024, the City launched public engagement on this initiative to gather community input. Since then, we've carefully considered this feedback and combined it with additional technical work to refine our proposal. We are now sharing the updated version and seeking further input prior to bringing a final report to Council for consideration.

## 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 \[shapethecity.ca/social-housing\]\(https://shapethecity.ca/social-housing\)](https://shapethecity.ca/social-housing)



Vancouver Plan

Housing Vancouver



# 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:

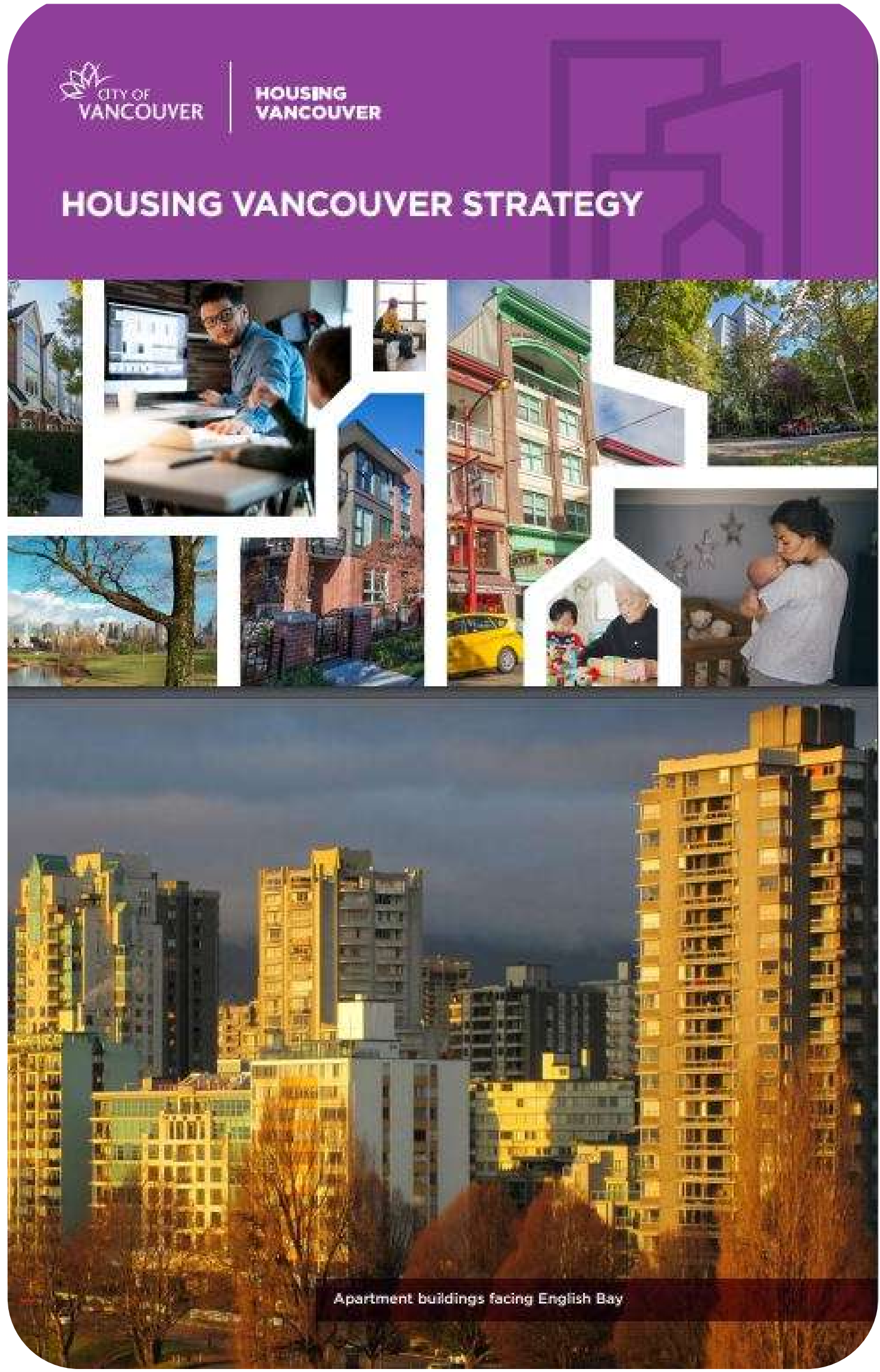
2,500

co-operative housing units

2,500

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

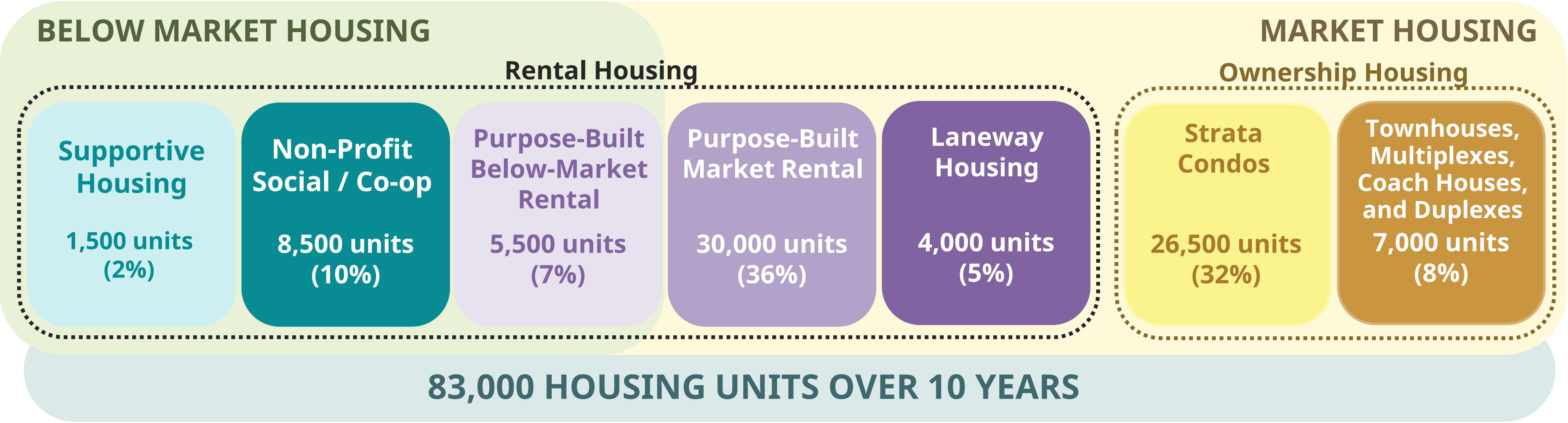
The new Three-year Action Plan (2024 – 2026) includes direction to proactively zone for social and co-operative housing in every neighbourhood to speed up approval of projects as part of implementation of Vancouver Plan's equitable housing directions.



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



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



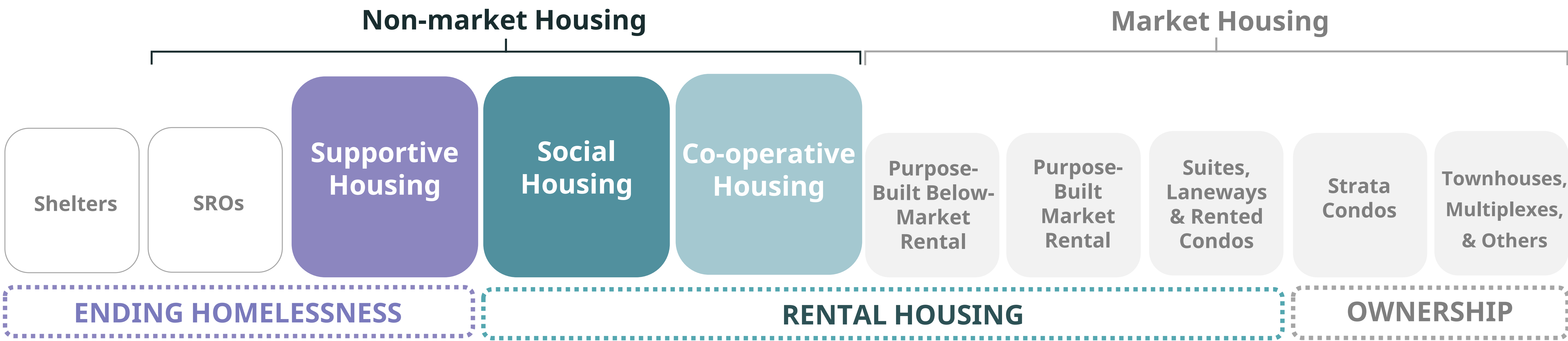
Scan the QR code to learn more.  
[Visit \*shapeyourcity.ca/social-housing\*](https://shapeyourcity.ca/social-housing)



# What is non-market housing?

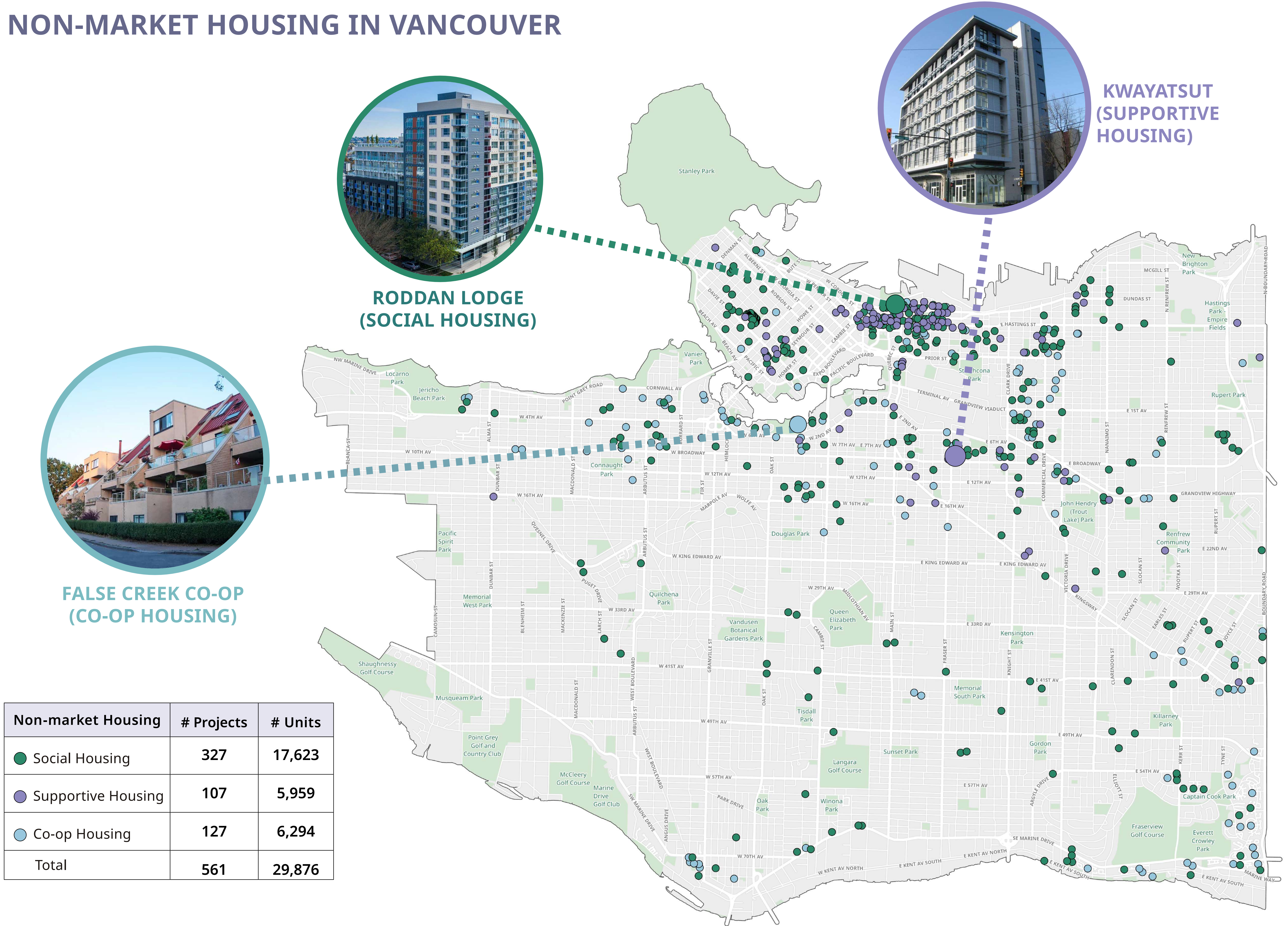
## UNDERSTANDING HOUSING NEEDS

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

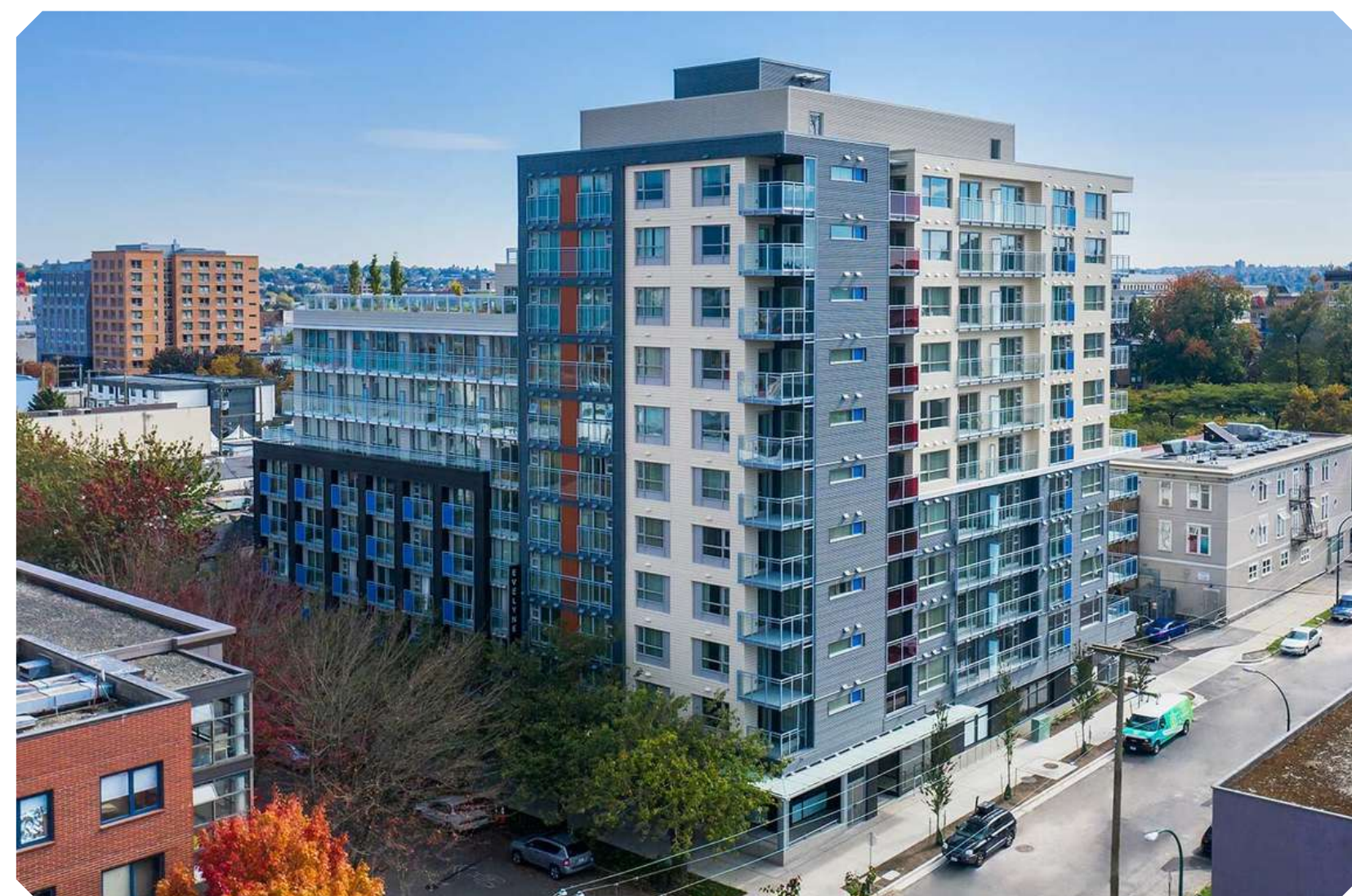
- All the units are owned by non-profits or the government\*.
- At least 30% of the units are affordable for people with incomes at or below Provincial *Housing Income Limits (HILs)*. See board 7 for more info on HILs.

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

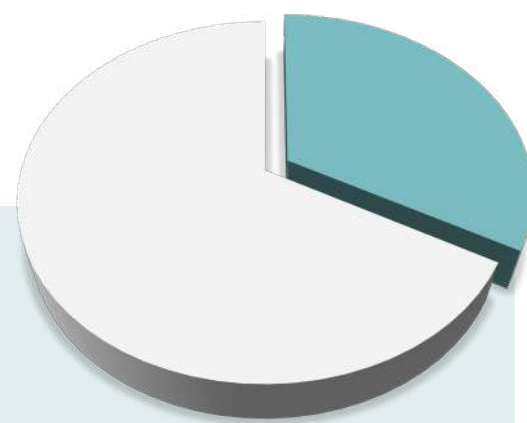
*\*estimated based on maximum income/12mo\*30%, may vary case-by-case per housing agreement.*

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



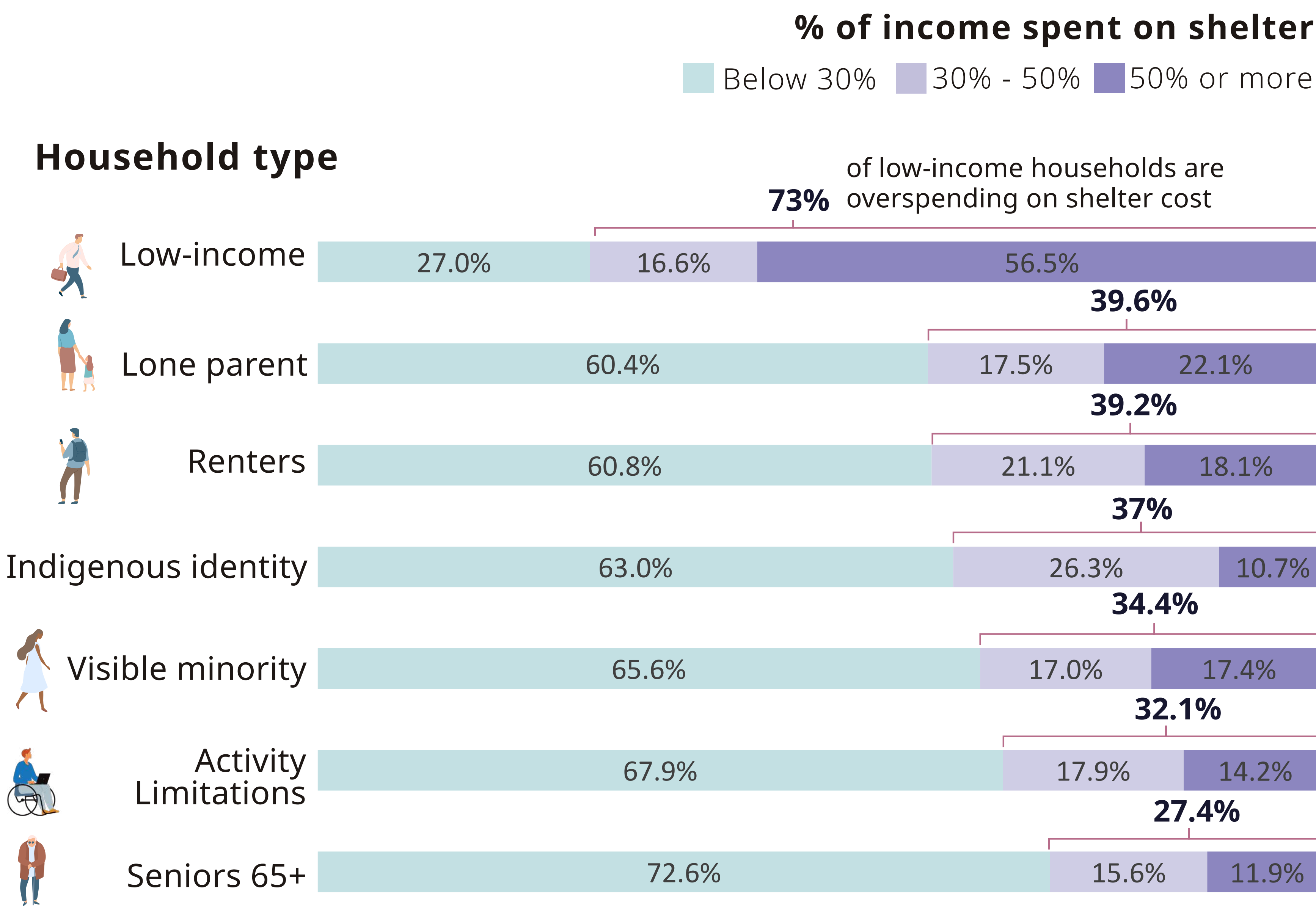
Housing is considered **affordable** when it costs **30%** or less of a household's total income before taxes.

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 \[shapeyourcity.ca/social-housing\]\(https://www2.gov.bc.ca/gov/content/governments/policies-for-government/bcea-policy-and-procedure-manual/bc-employment-and-assistance-rate-tables/income-assistance-rate-table\)](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)



# 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 organizations that provide housing to their members. To join, members purchase a share in the co-operative and pay a monthly housing charge. This charge is used by the co-op's board to cover expenses, maintenance, and reserves. Because co-ops are non-profit and only charge what's needed to cover these costs, they can often offer housing at a lower monthly cost than what is typically found 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



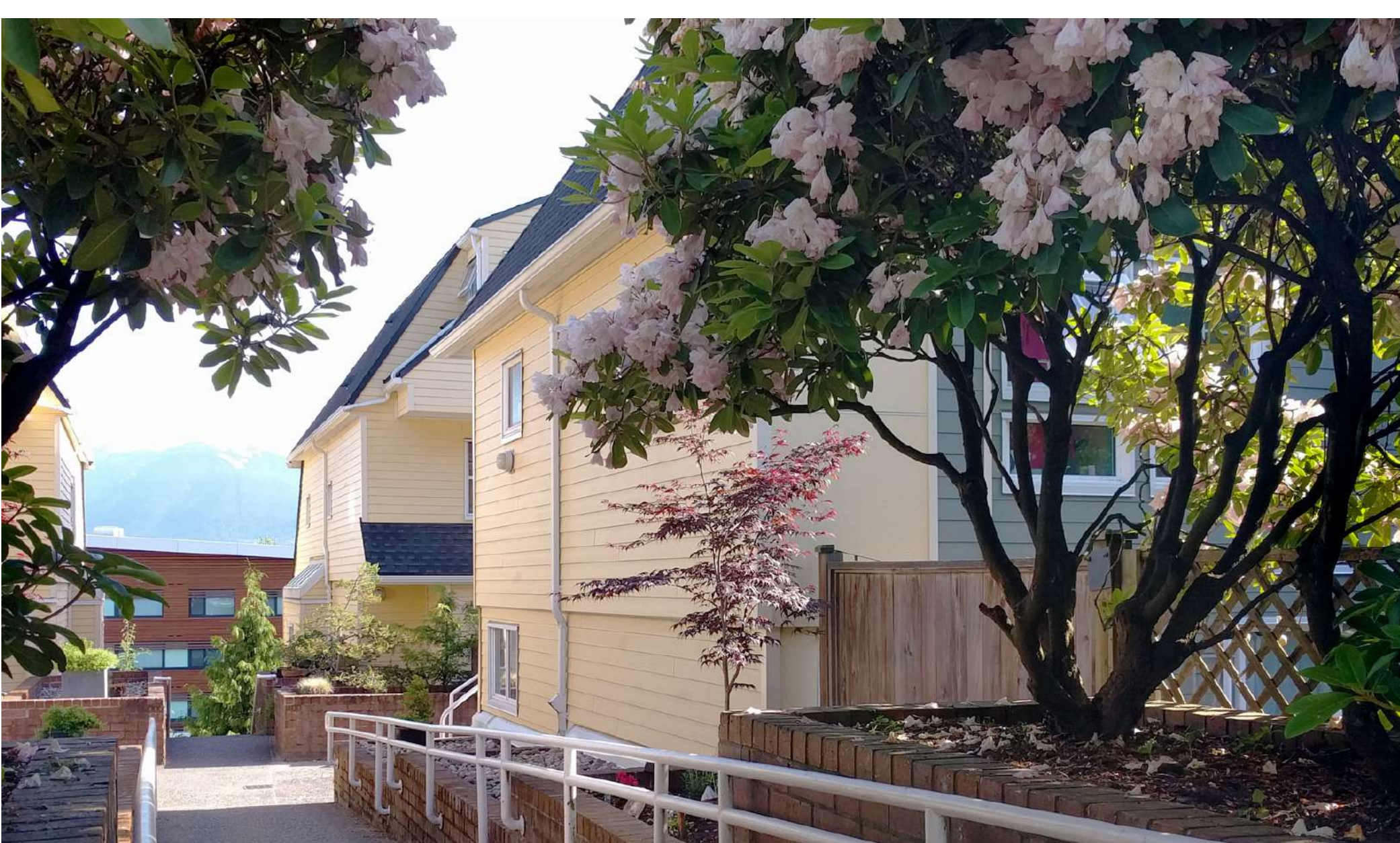
North Arm Housing Co-op



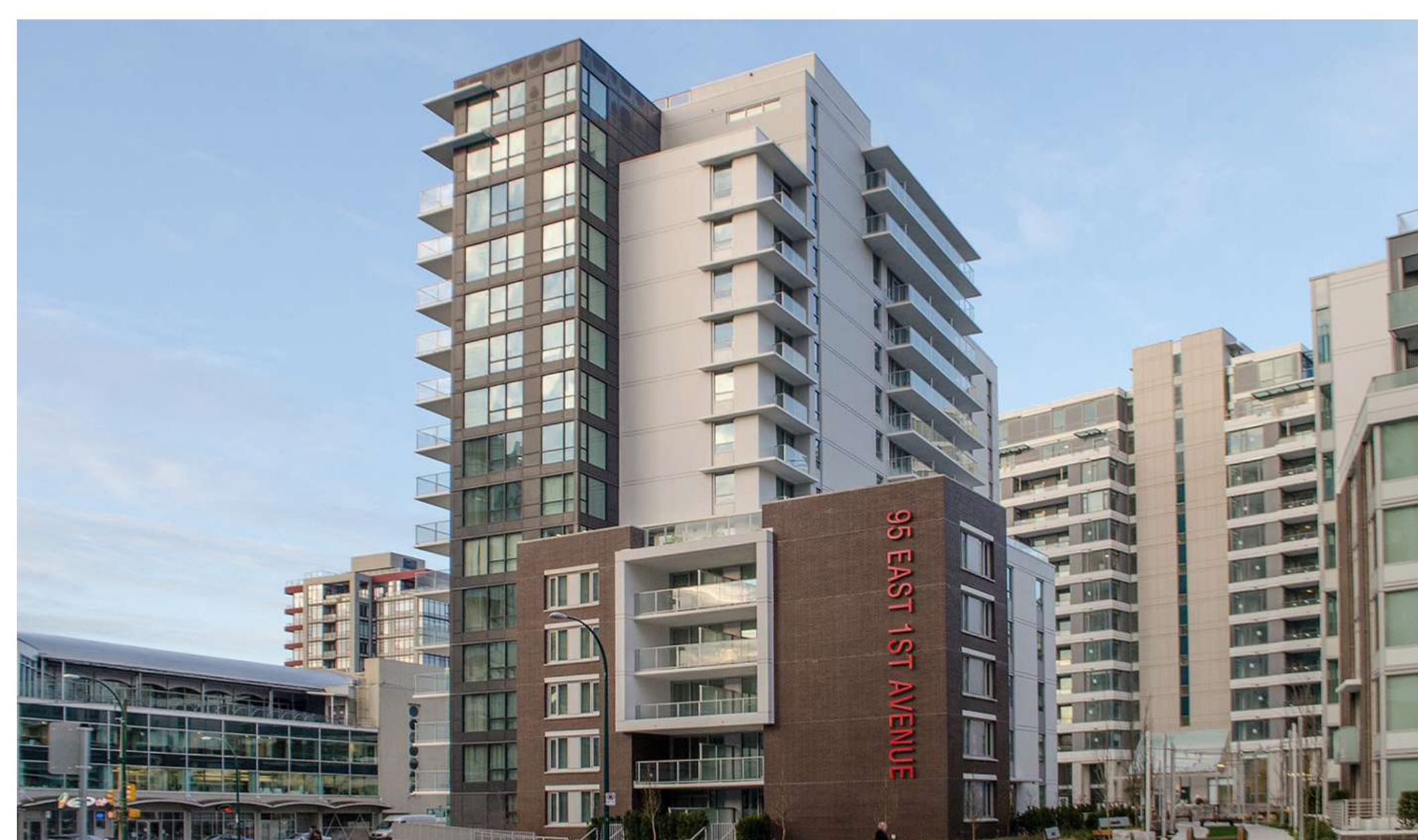
Coal Harbour Housing Co-op



Crossroads Housing Co-op



Northern Way Housing Co-op



Railyard and Aaron Webster Co-op



Kinross Creek Housing Co-op



Scan the QR code to learn more.

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



# Co-operative Housing on City of Vancouver Leased Land \*\*

Co-op housing has offered residents affordable, community-focused housing options in Vancouver for decades. More than 50 co-ops across Vancouver are long-term leased on land owned by the City.

## COUNCIL APPROVED CO-OP LEASE RENEWAL FRAMEWORK FOR LAND LEASE RENEWALS

Most co-op leases on City-owned land are set to expire between 2025 and 2060. However, for co-ops located on sites that may be redeveloped in the future, the City recognized the need to clarify the lease renewal process. This distinction helps provide members with greater housing security, separate from any decisions about potential redevelopment.

Between 2017 and 2021, the City worked with housing co-ops, the Co-op Housing Federation of BC (CHF BC), and the community to create a clear and fair approach to renewing leases—one that supports both affordability and consistency.

In July 2021, City Council approved a framework to guide this process. The framework includes principles for co-ops on sites with redevelopment potential, with a focus on increasing the number of co-op homes. It also encourages the City to involve co-ops early on as partners if redevelopment is being considered.

For more information on the City's Lease Renewal Framework please contact [co-ops@vancouver.ca](mailto:co-ops@vancouver.ca), or visit the [project page](#).



## EXISTING CO-OPERATIVE HOUSING ON CITY OF VANCOUVER LEASED LAND

There are 57 co-ops on City land providing over 4,100 homes across Vancouver.



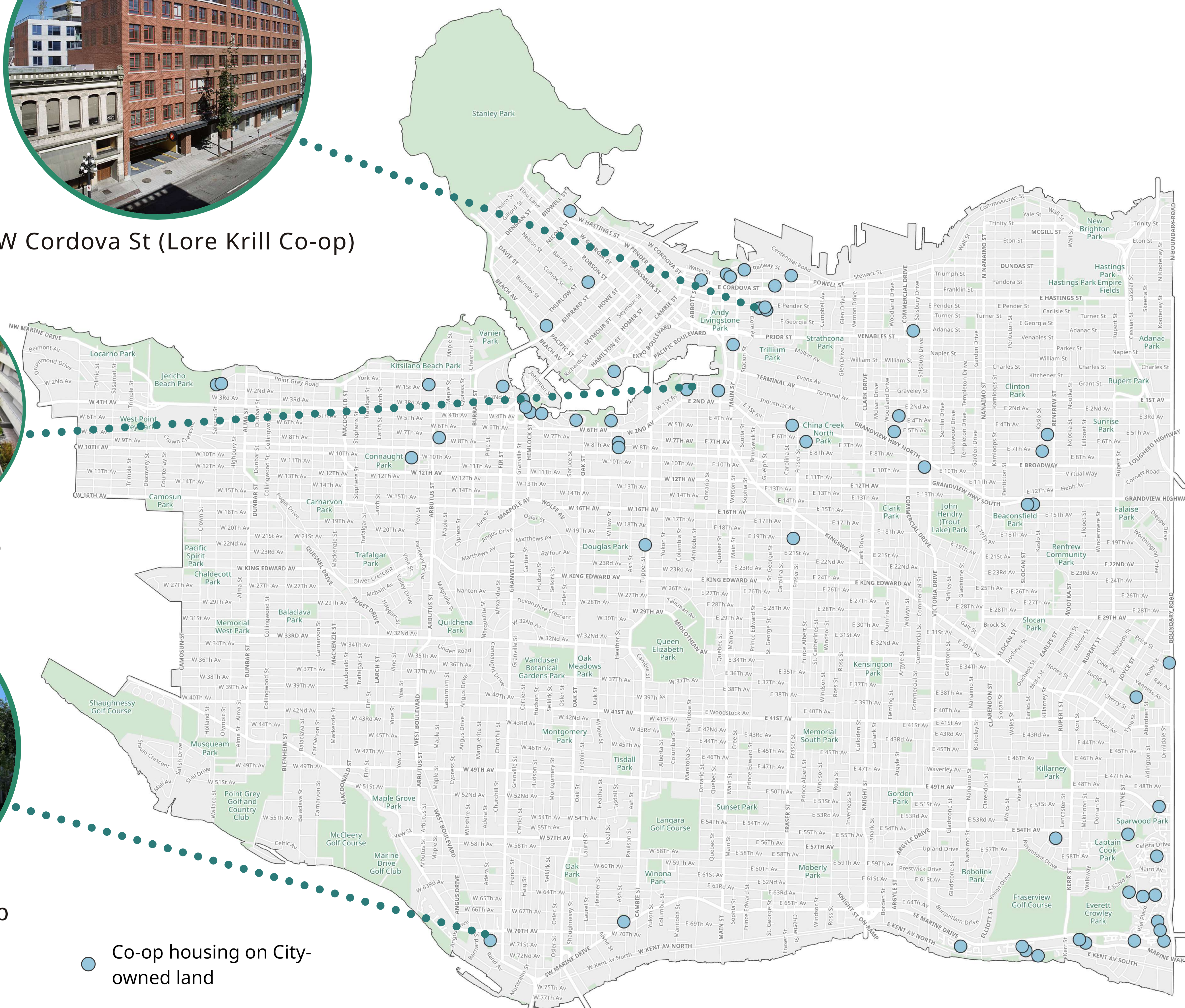
65 W Cordova St (Lore Krill Co-op)



Athletes Village Housing Co-op & its courtyard amenity



Marpole Terrace Co-op



Scan the QR code to learn more.

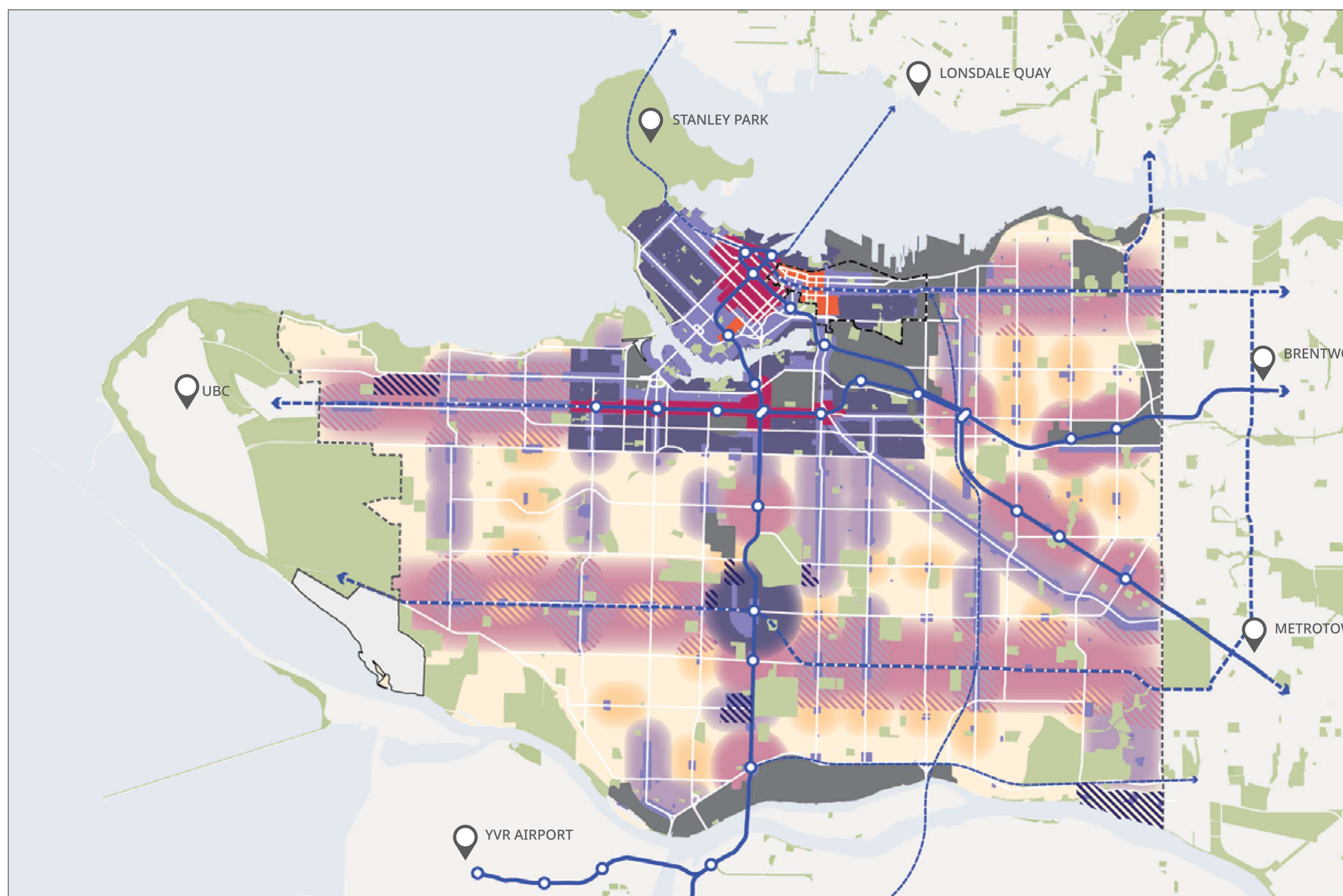
[Visit \[shapeyourcity.ca/social-housing\]\(http://shapeyourcity.ca/social-housing\)](http://Visitshapeyourcity.ca/social-housing)



# 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

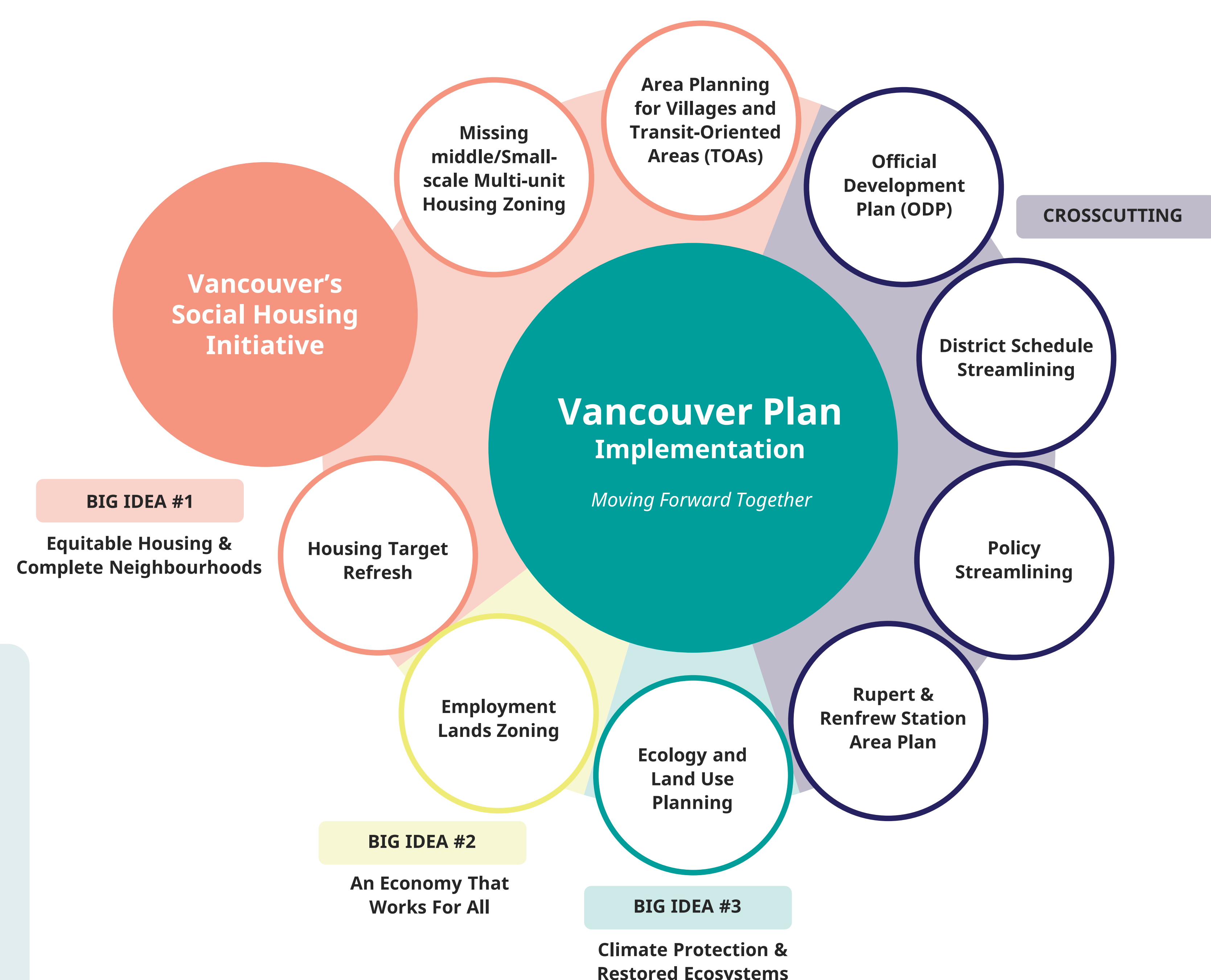
We're currently working to turn the Vancouver Plan into the Vancouver Official Development Plan (ODP) to respond to new provincial legislation and implement the Plan.

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)

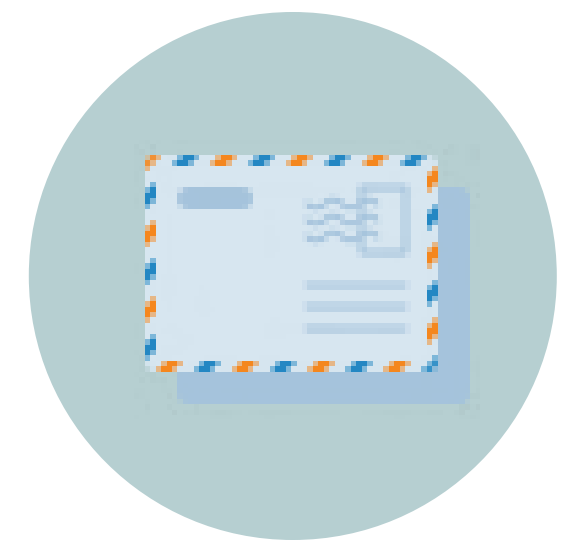


# Vancouver Plan

## 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



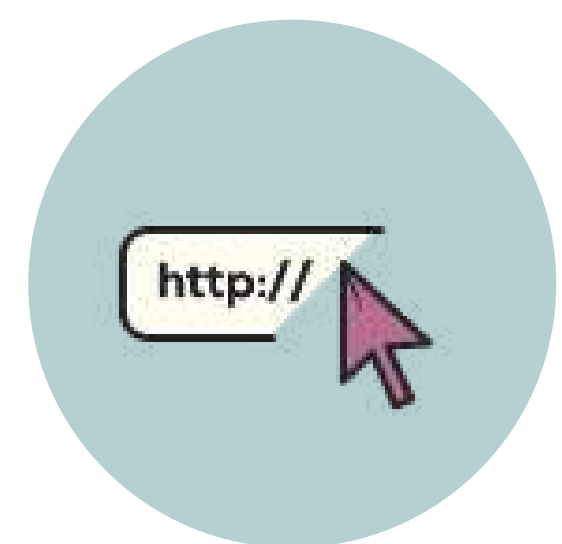
Online surveys (12)  
**25,000**  
responses



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)

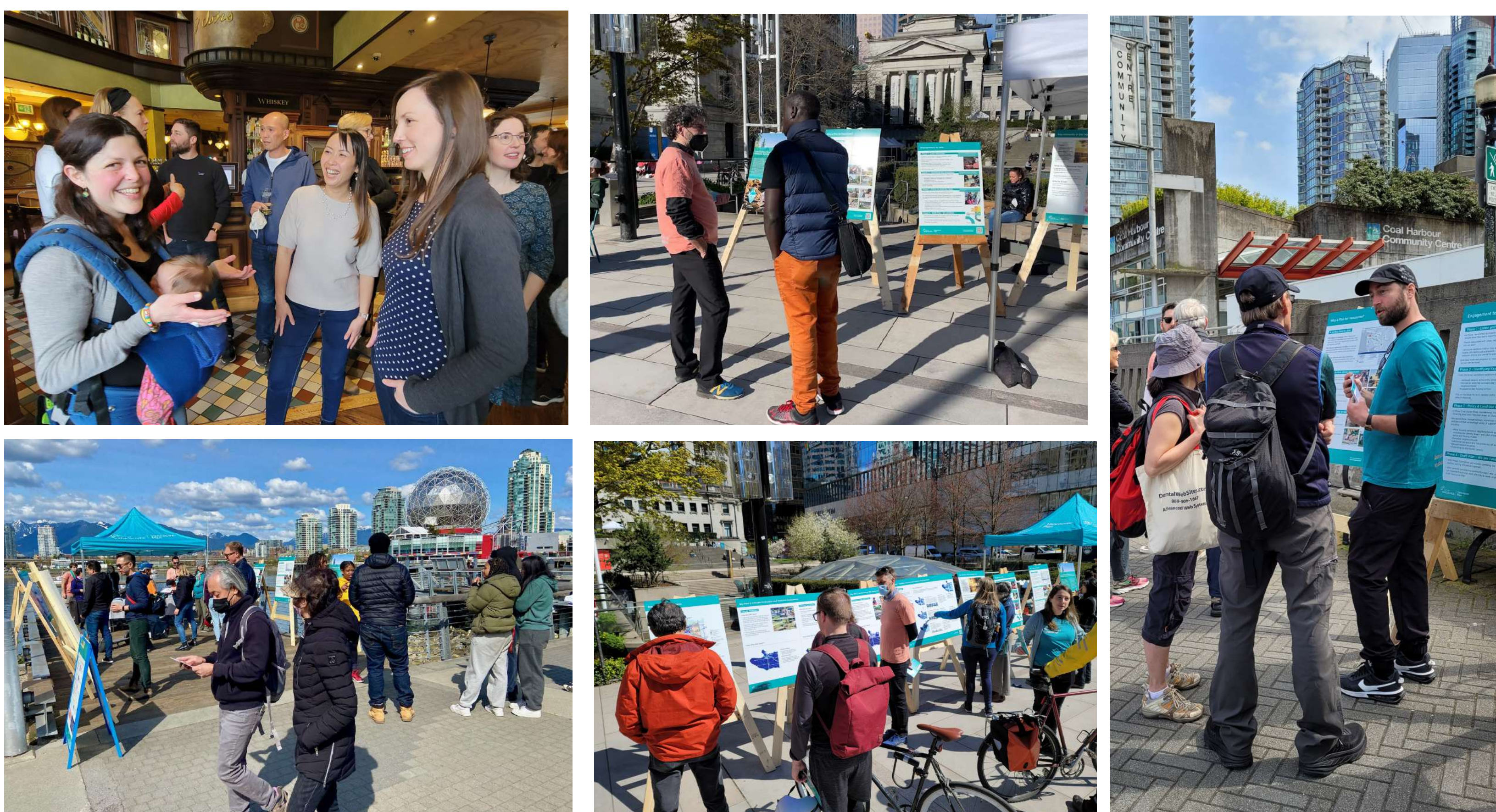
*"I feel that a neighborhood or community with a diverse population is much healthier for both its inhabitants and the city as a whole."*

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

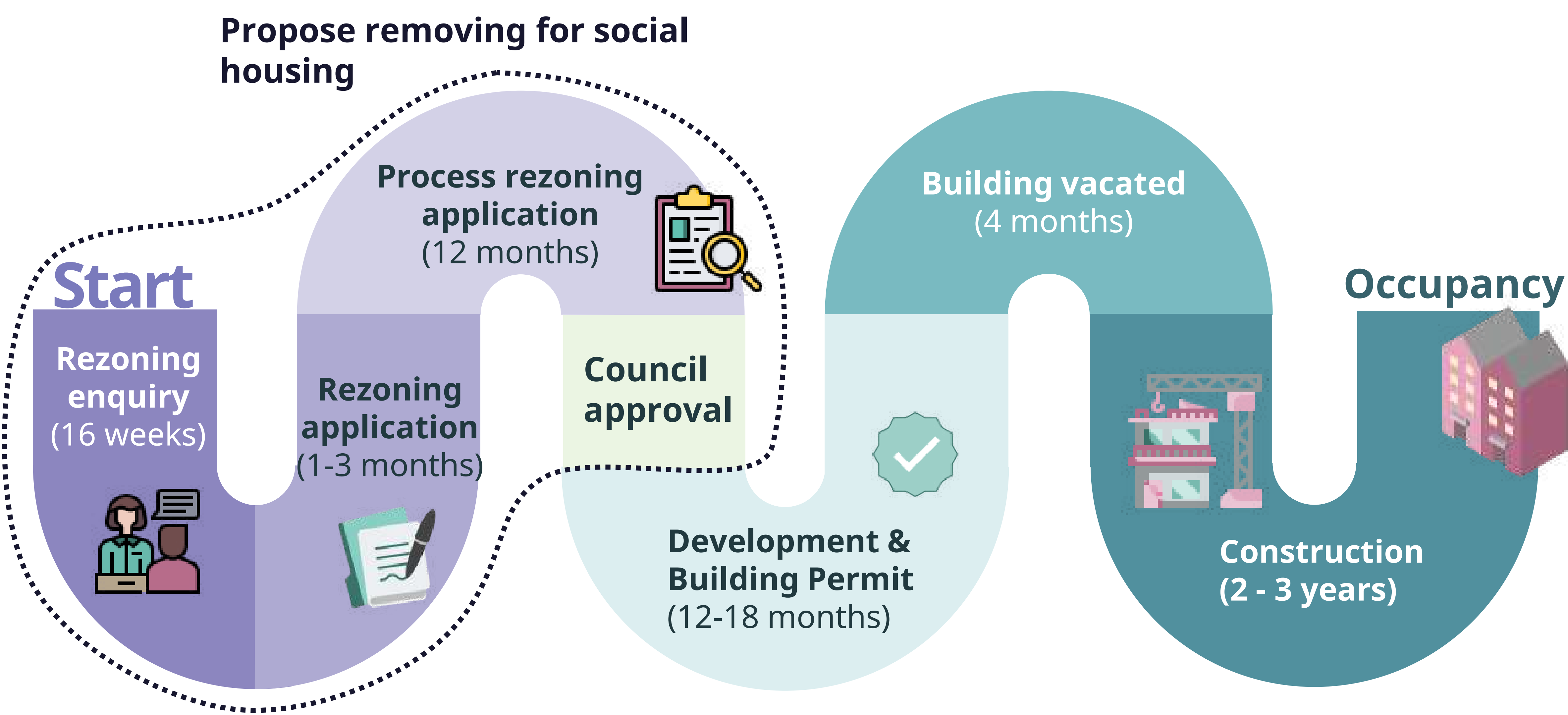
Visit [shapetheyourcity.ca/social-housing](https://shapetheyourcity.ca/social-housing)



# 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 22 and 23 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



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



# 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 \*\*

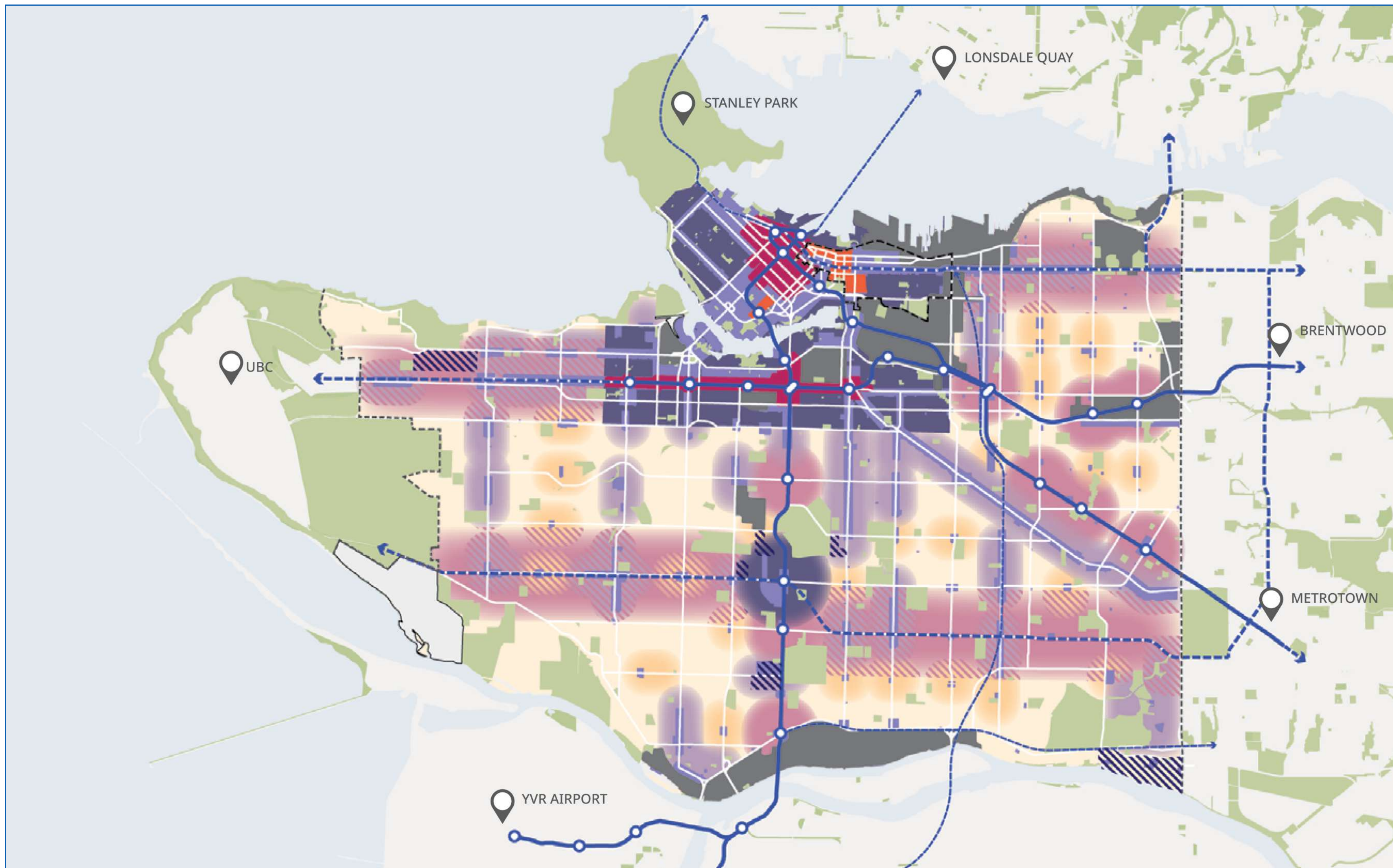
## PROPOSAL

This initiative proposes changes that would allow social, supportive and co-operative housing to be built without a rezoning within future Villages and Neighbourhood Centres areas identified in Vancouver Plan.

The proposal supports the Vancouver Plan’s goal to transform the city’s development approval process into a faster, more straightforward system—beginning with the most urgently needed housing: social housing.

On-going and future area planning such as the Villages Planning Program will address a wider range of topics in these areas as well as determine the final boundaries.

Vancouver Plan Land Use Strategy Map



Future **Villages** are currently low-density areas that, over time, will grow into more complete neighbourhoods with housing choice and shops and services\*.

Future **Neighbourhood Centres** are areas oriented around existing local shopping streets that will evolve over time to provide more housing choice, jobs and amenities.

\* On November 14, 2024, the City launched the first phase of public engagement for the Villages Planning program. See more on the project page: <https://www.shapeyourcity.ca/villages>

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





# Proposed Zoning Map \*\*

This map shows the areas where new social, supportive and co-operative housing projects would be allowed to be built without site-by-site rezoning.

## What has changed as a result of public feedback and further technical work?

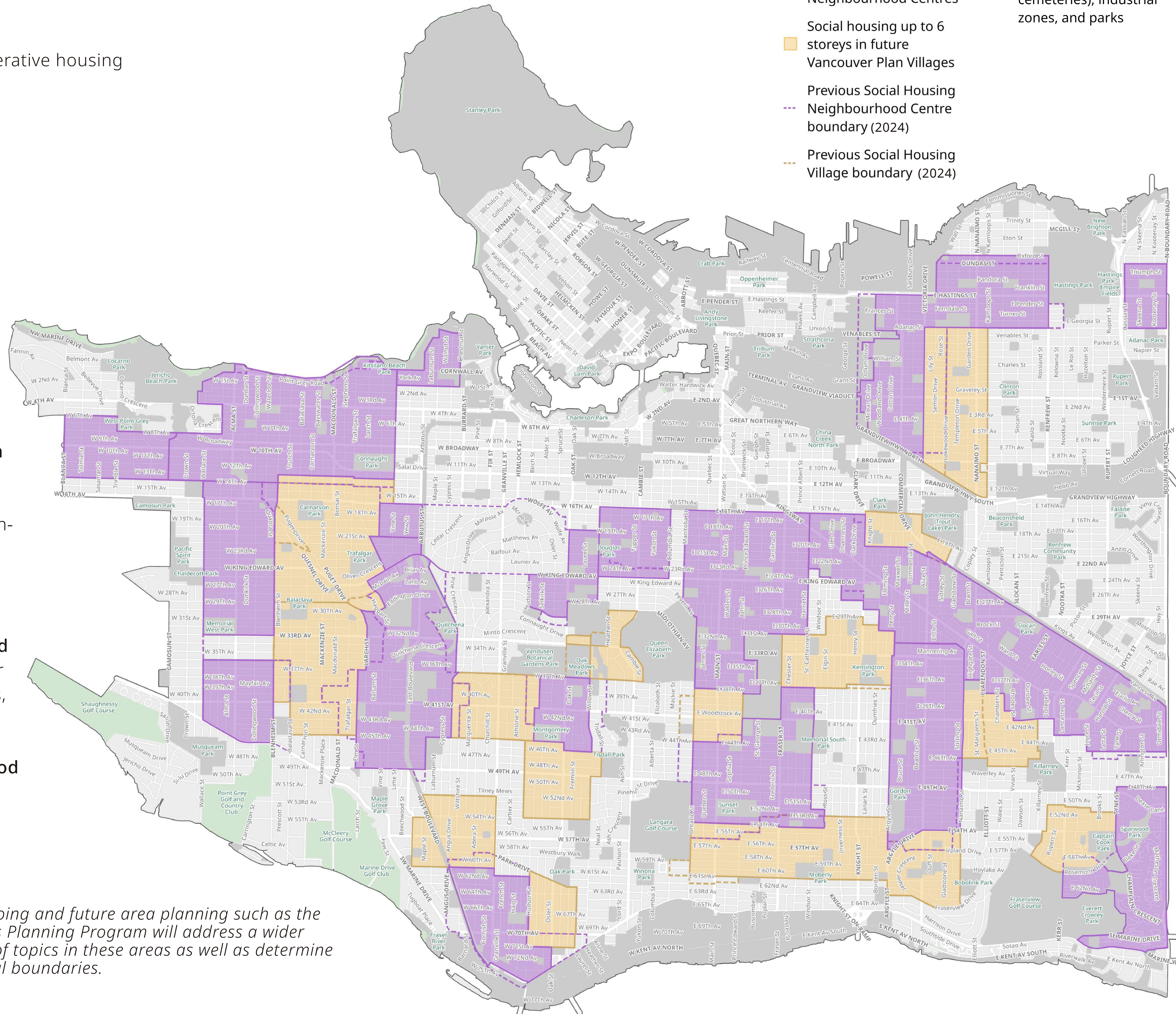
- **Expanded some Village areas to provide more mid-rise social housing options.** Public feedback reflected general support for 6 storey buildings across the city.
- **Reduced some Neighbourhood Centre areas to be closer to existing shopping and service centres.** Public feedback reflected some concern about towers being built too far from amenities.
- **Increased maximum height for tower-form social housing from 18 to 20 storeys to allow more flexibility to to accommodate different site conditions.** Non-profits emphasized the need for flexibility due to varying site conditions and a desire to include non-residential spaces like childcare, social enterprises, and cultural facilities.
- **Removed First Shaughnessy District and large sites (2+ acres) from being allowed to be built without a rezoning, and included these areas in the rezoning policy.** A rezoning process can better address site contexts which involve the need for realigning streets, and significant infrastructure upgrades.
- **Refined social housing boundaries in Village and Neighbourhood Centre areas to ensure they align with city streets for clarity.**

### DRAFT SOCIAL HOUSING INITIATIVE BOUNDARIES \*

- Social housing generally 15-20 storeys in future  
Vancouver Plan  
Neighbourhood Centres
- Social housing up to 6 storeys in future  
Vancouver Plan Villages
- Previous Social Housing Neighbourhood Centre boundary (2024)
- Previous Social Housing Village boundary (2024)

### EXCLUSIONS

Community serving sites and institutions (public schools, hospitals, community centres, cemeteries), industrial zones, and parks



\* On-going and future area planning such as the Villages Planning Program will address a wider range of topics in these areas as well as determine the final boundaries.



Scan the QR code to learn more.

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



# Proposed Zoning Map \*\*

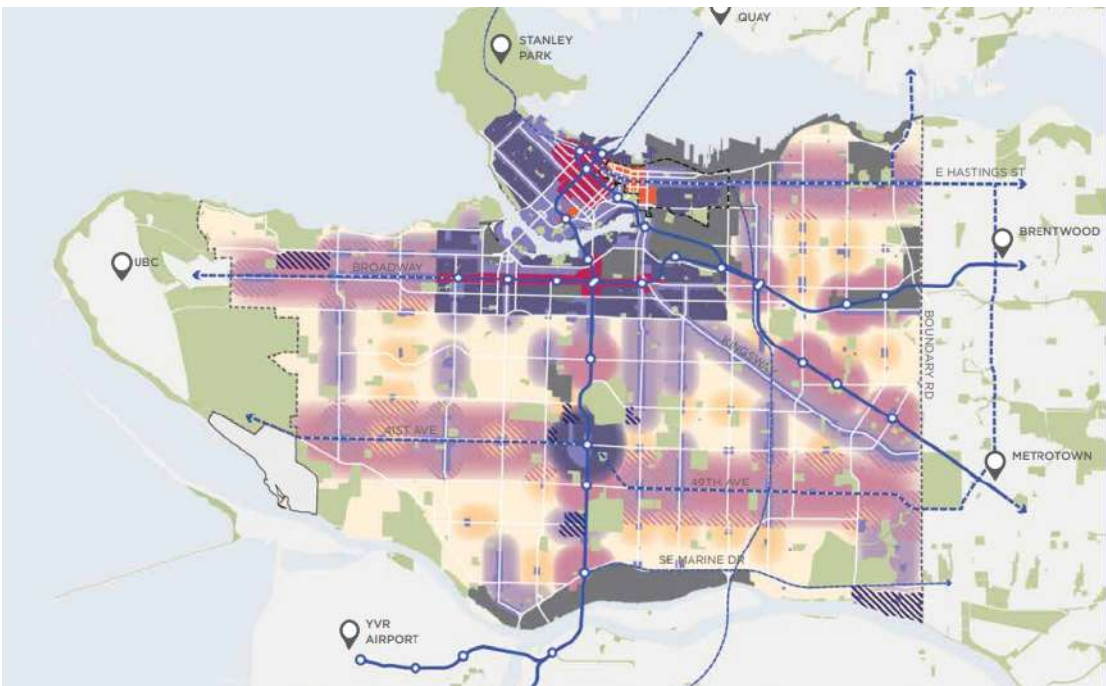
This map shows the areas where new social, supportive and co-operative housing projects would be allowed to be built without rezoning. It is the same map as on Board 17 without the dashed lines indicating where the previous draft boundaries were in 2024.

- DRAFT SOCIAL HOUSING INITIATIVE BOUNDARIES\***

  - Social housing generally 15-20 storeys in future Vancouver Plan Neighbourhood Centres
  - Social housing up to 6 storeys in future Vancouver Plan Villages
- EXCLUSIONS**

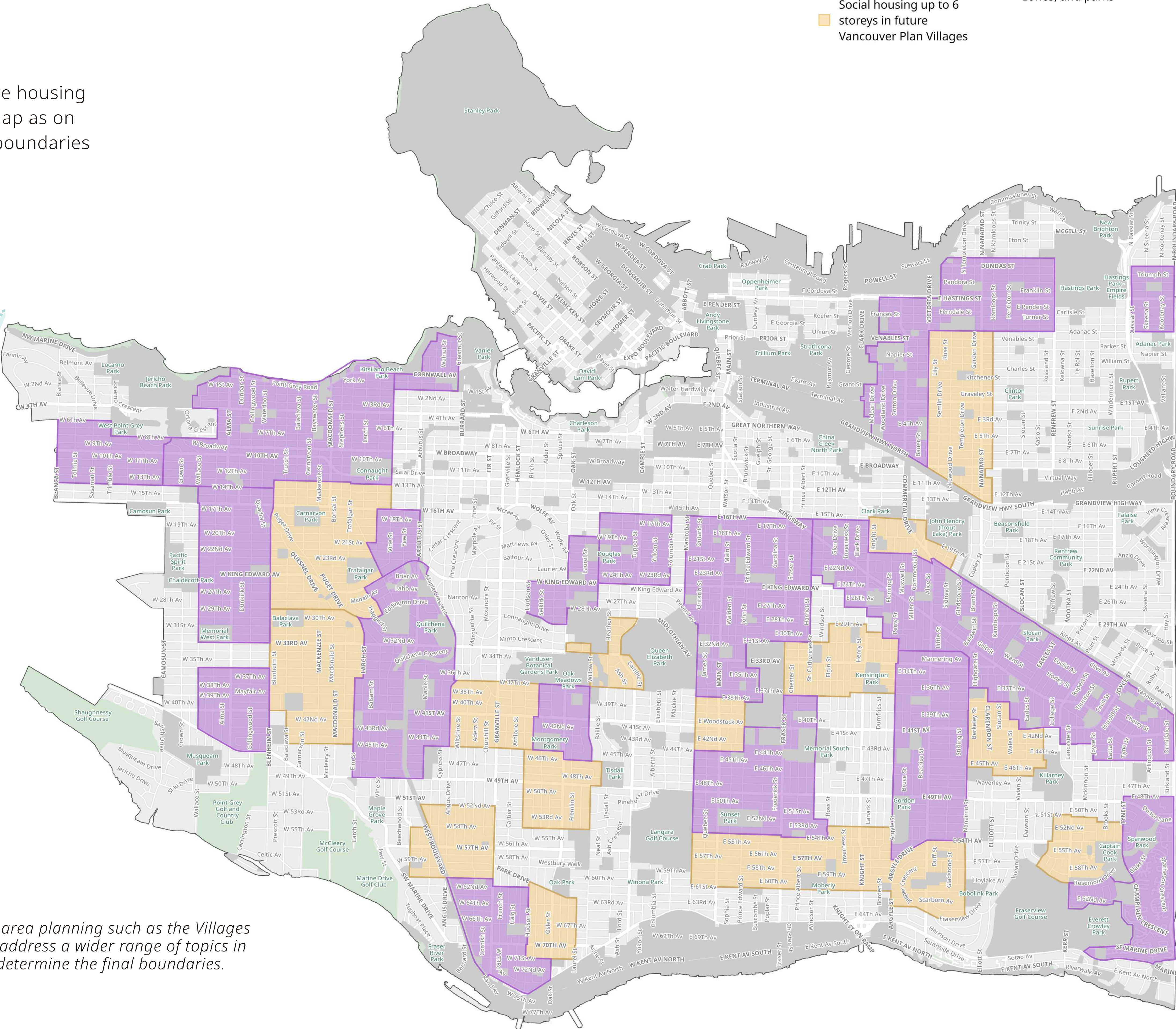
Community serving sites and institutions (public schools, hospitals, community centres, cemeteries), industrial zones, and parks

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.

\* On-going and future area planning such as the Villages Planning Program will address a wider range of topics in these areas as well as determine the final boundaries.



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# Proposed Social Housing Rezoning Policy\*\*

In addition to the new rules allowing social housing to be built without a rezoning, we are proposing a new Rezoning Policy that enables consideration of social housing proposals which do not fit into standard zoning. This option will be available to all social housing projects, however sites that are two acres and larger will be required to go through rezoning.

Requirements for the proposed Rezoning Policy:

- The project must be non-profit or government-led and owned.
- It must increase the amount of social housing compared to what currently exists.
- A Tenant Relocation Plan is required, including help finding affordable temporary housing and the right for tenants to return to the new building.
- Heights and densities will be assessed based on viability of the social housing, taking into consideration Vancouver Plan land use guidance, design requirements (e.g. solar access, open space provision), and inclusion of additional community serving uses (e.g. childcare, cultural space);
- Allow consideration of a market housing component to assist with social housing and community serving use viability, provided the requirements above are met.

## REZONING POLICY MAP

This map shows the areas where new social, supportive and co-operative housing projects would be allowed through rezoning. The proposed map combines an existing Interim Rezoning Policy with Vancouver's Social Housing Initiative to create a single rezoning policy for social housing, contributing to streamlining and simplifying policies.

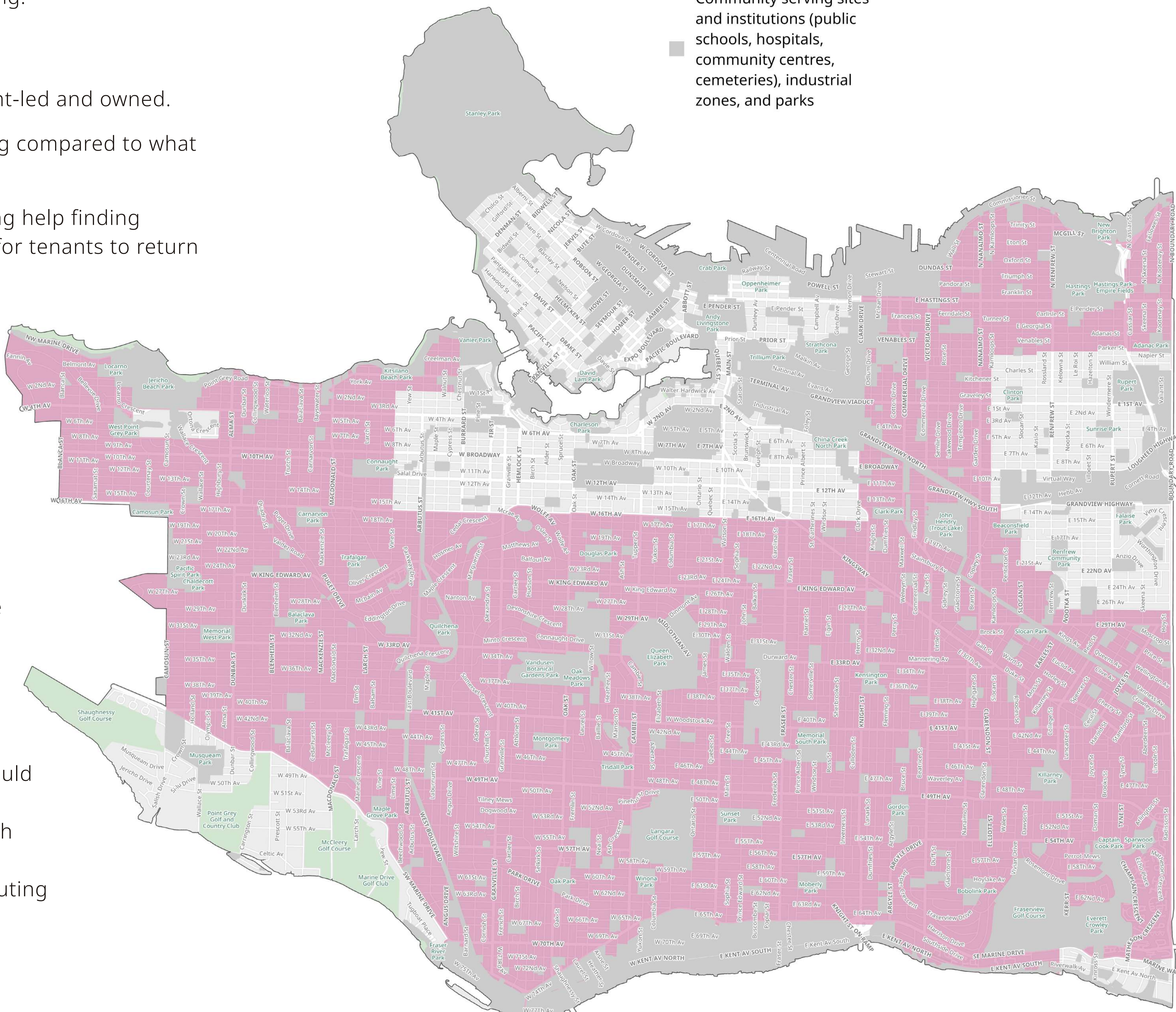


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Social Housing Initiative  
 Rezoning Policy

EXCLUSIONS

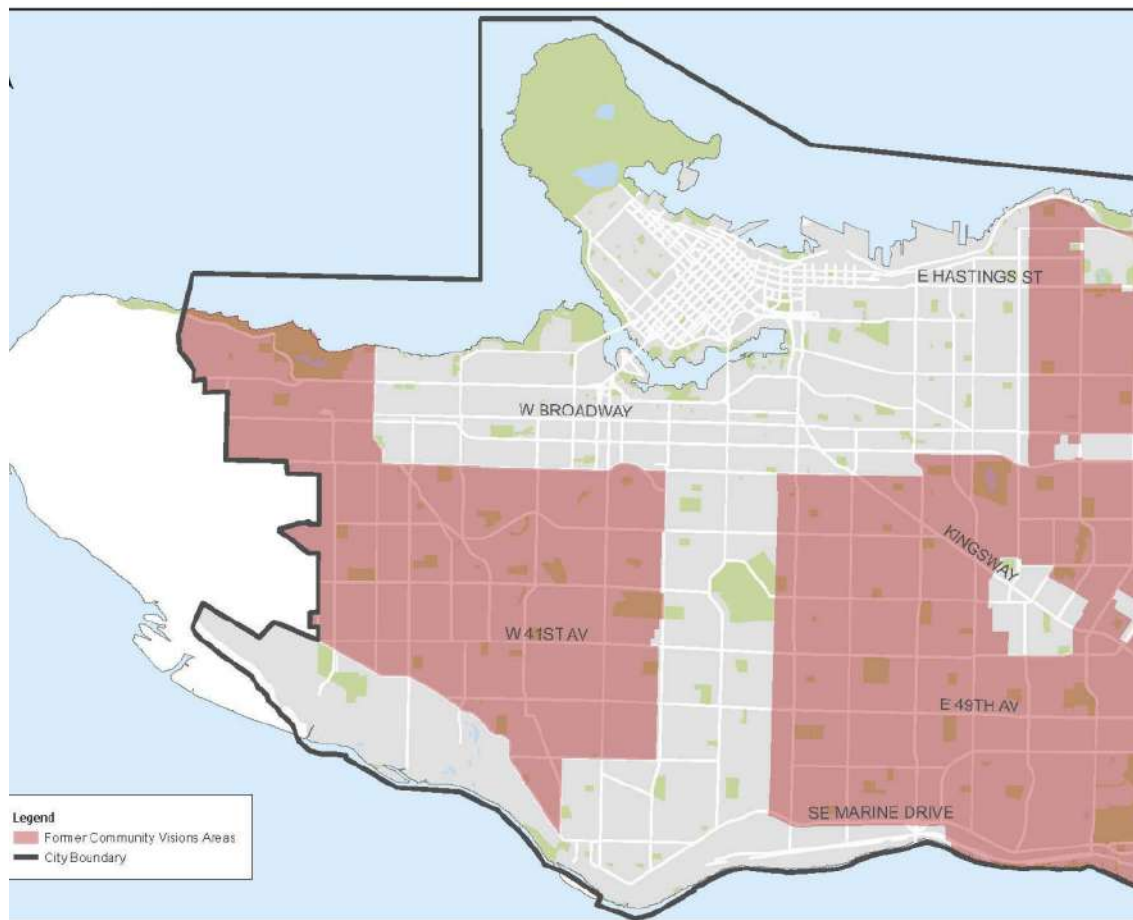
Community serving sites and institutions (public schools, hospitals, community centres, cemeteries), industrial zones, and parks



Interim Rezoning Policy (IRP)  
 for Social Housing, Institutional, Cultural  
 and Recreational Uses in Former  
 Community Vision Areas (2023)

In November 2023, Council repealed the Community Visions (created in 1990s and early 2000s) that were outdated or incompatible with the Vancouver Plan and approved an Interim Rezoning Policy (IRP) to keep some rezoning opportunities that were still relevant, including for social housing. This IRP was intended to be repealed once additional work was completed to replace it with rezoning policies that further align with Vancouver Plan's goals for improving equity and affordability across the city.

Areas where rezoning for social housing allowed under the IRP





# Related City 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.

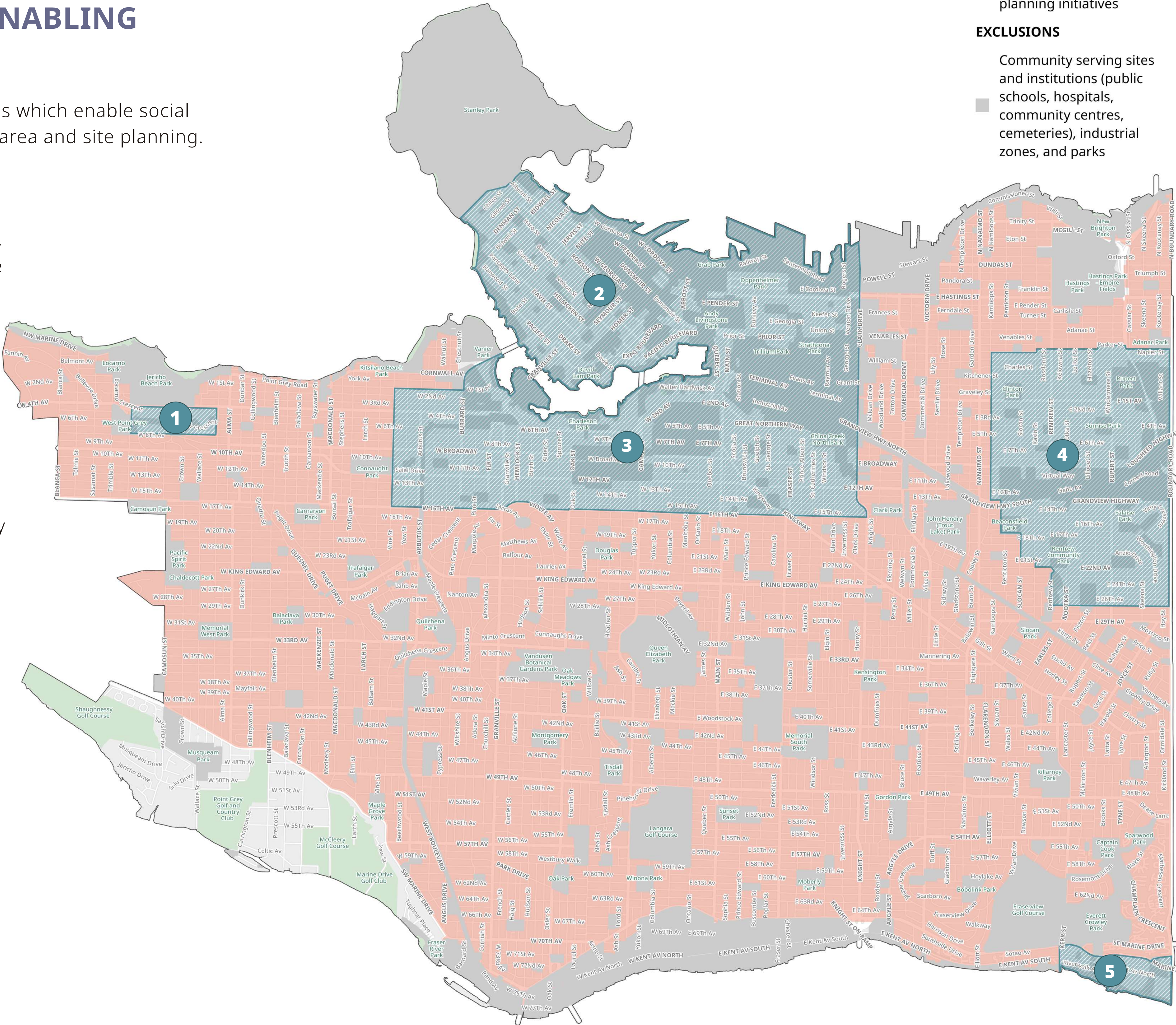
- 1 Jericho Lands Planning Program:** Vision for these lands developed in partnership with the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations to enhance reconciliation, protect the environment, offer parks, provide housing for people with different income levels 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 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.
- 5 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.

Vancouver's Social Housing Initiative where social housing is enabled with and without a rezoning

Social housing already enabled or being explored through other planning initiatives

EXCLUSIONS

Community serving sites and institutions (public schools, hospitals, community centres, cemeteries), industrial zones, and parks





# Champlain Heights \*\*

The Champlain Heights area includes nearly 1,300 social and co-op housing units across 15 sites, accounting for 15% all co-op units citywide. Many of these sites will need to be renewed as the buildings age.

Through our public engagement in September 2024, we received a significant number of comments from the Champlain Heights neighbourhood. Residents wanted more information on how this initiative affects this forested area of Vancouver, where most properties are City-owned and leased long-term to co-ops, non-profits, or stratas.

## WHAT HAS CHANGED AS A RESULT OF PUBLIC FEEDBACK AND FURTHER ANALYSIS?

### Previous proposal

All existing social and co-op sites proposed up to generally 18 storeys without a rezoning.

### Updated proposal

**Rezoning required for large sites (2+ acres).** Large sites offer opportunities to add more housing, amenities, open space and natural areas. Rezoning allows for infrastructure considerations such as street networks, shared open spaces, and natural areas that affect the broader area. See board 17 for the updated city-wide map where social housing projects could be built without site-by-site rezoning.

**Conservation of the existing forest and trail system.** Development proposals under this initiative must consider the existing trails, including a buffer and interface with any new buildings.

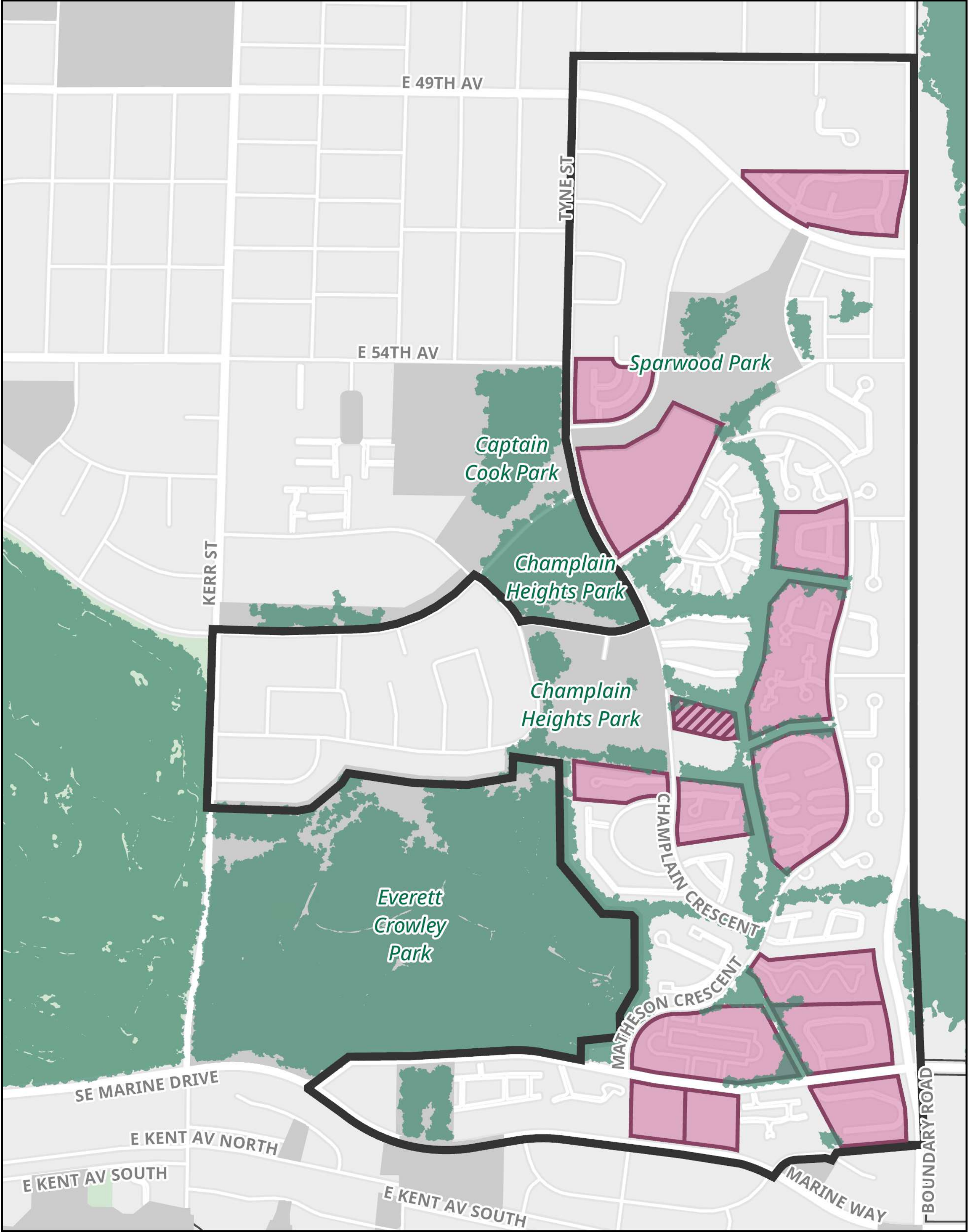
**The height limit for social housing towers has increased from 18 to 20 storeys.** This allows more flexibility in building size, design and placement on the site. On larger sites, buildings may still vary in height to suit the context and interaction with existing features. New buildings must follow design rules to make sure they have good spacing, open areas and connect well with streets, public spaces and natural areas.

### Will this proposal impact existing long-term leases on City land?

Existing co-operatives which have a long-term lease on City land can continue under their lease agreements. If a co-op's lease is ending soon, there is a Council-approved Co-op Lease Renewal Framework for Land Lease Renewals which applies. For details, see Board 10, contact [co-ops@vancouver.ca](mailto:co-ops@vancouver.ca), or visit the project page.



New social housing development options in Champlain Heights



Proposed Social Housing  
Neighbourhood Centre boundary

Existing forested area, including the Champlain Heights trail system

#### EXISTING SOCIAL & CO-OP HOUSING SITES

Social & co-op housing would be permitted 6 to 20 storeys, but may require rezoning depending on the size of the site.

- Rezoning would be required (sites larger than 2 acres)
- Rezoning would not be required

#### EXCLUSIONS

- Community serving sites and institutions (schools, hospitals, community centres, cemeteries), industrial zones, and parks

### Vancouver's Official Development Plan (ODP)

City staff are currently working to turn the Vancouver Plan into the Vancouver ODP, as required by provincial legislation. A draft ODP will be available for public review in late 2025.

The ODP will include maps and policies regarding lands that are environmentally sensitive to development. These include terrestrial and aquatic habitat, shoreline and foreshore areas, and watercourses and waterbodies.

For more information visit the project page: <https://vancouver.ca/home-property-development/vancouver-plan.aspx>.



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



# What will a project look like?

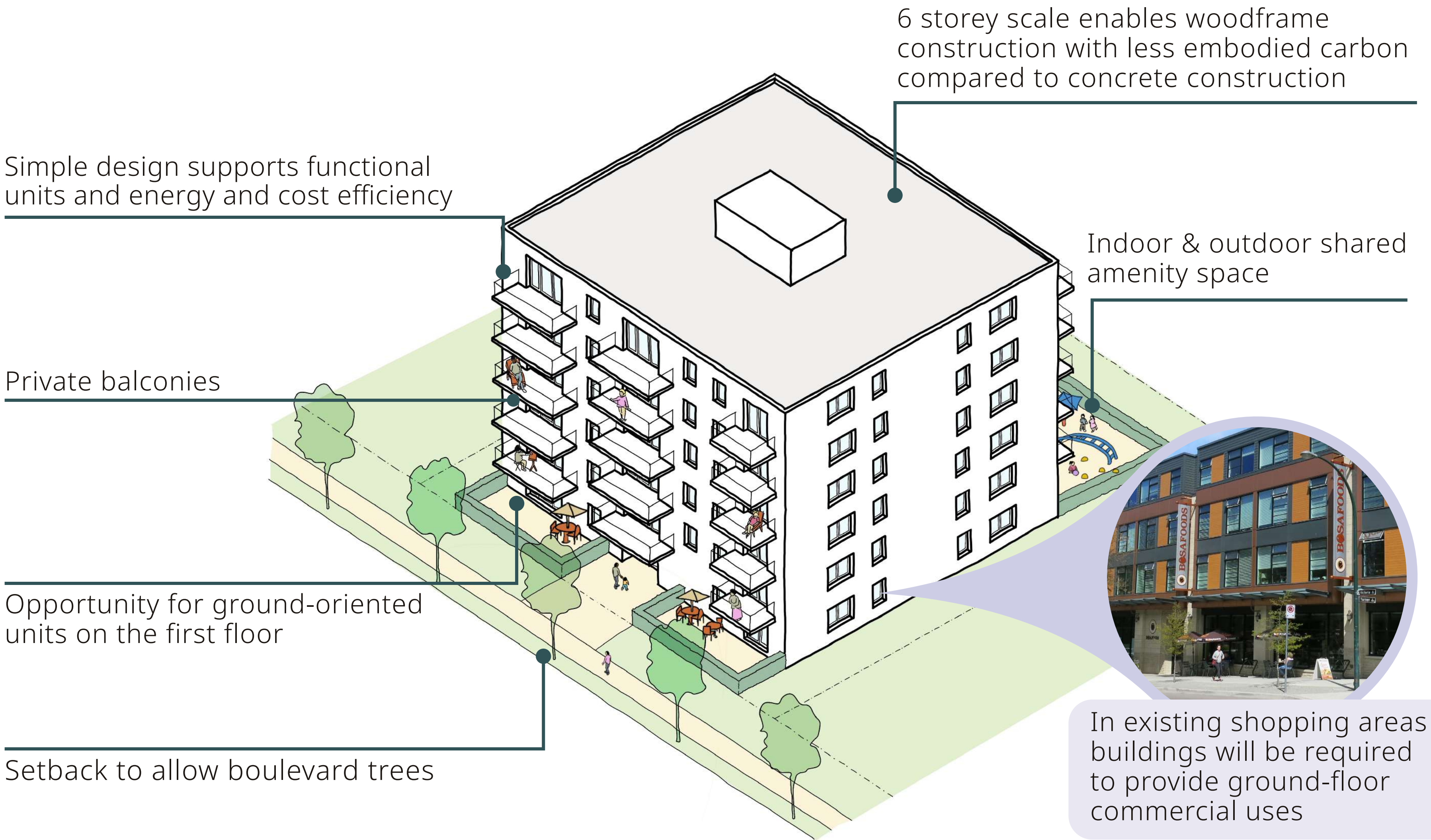
## SOCIAL HOUSING LOW-RISE OPTION (UP TO 6 STOREYS)

Under the current proposal, non-market housing up to 6 storeys could be built in future **Villages** and future **Neighbourhood Centres** without rezoning. Depending on the site and the project's purpose, buildings can 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 buildings:

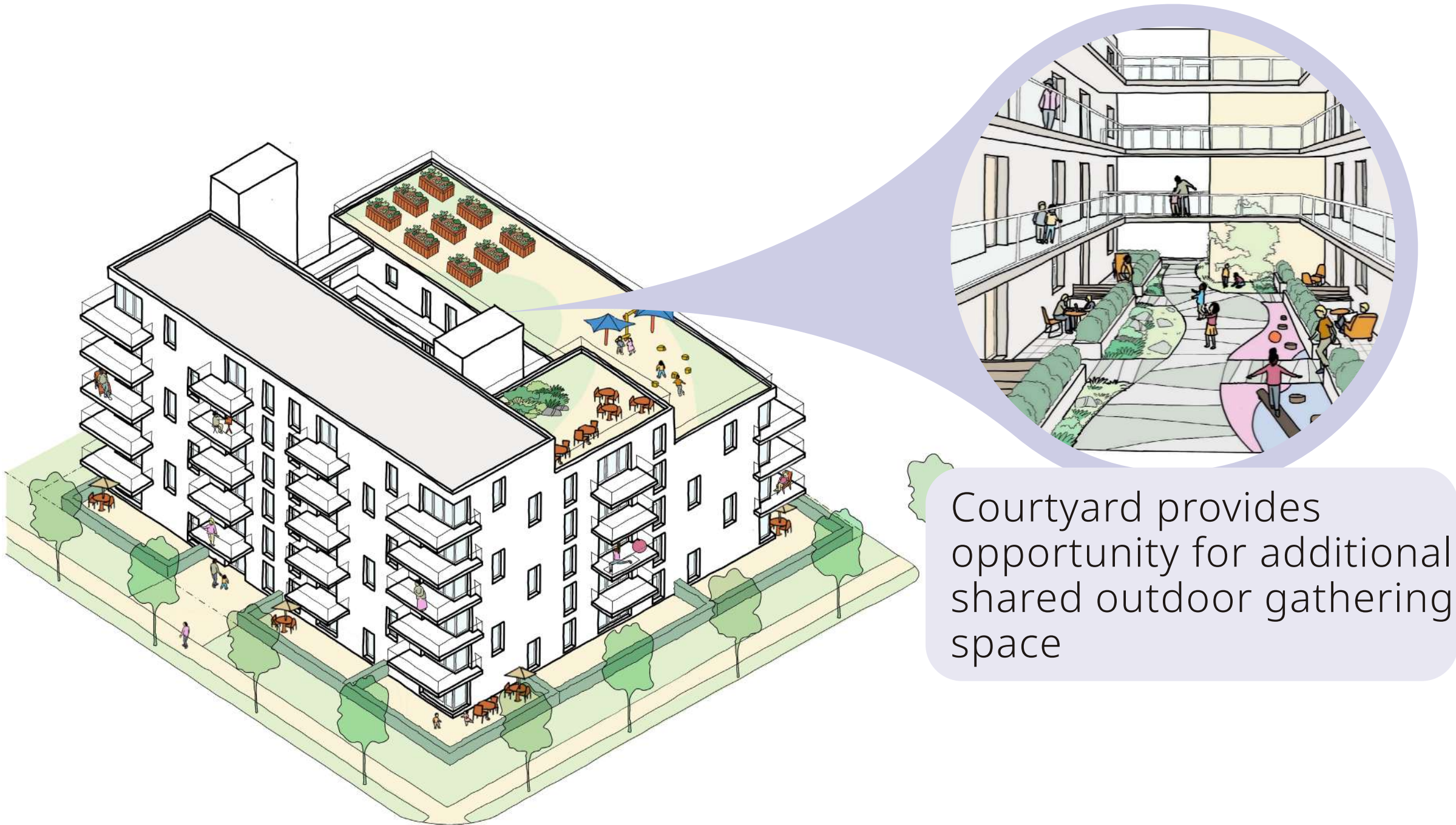
- Units will be secured as social housing for the life of the building
- A mix of unit types, including family-sized units, will be included
- There is the opportunity for commercial space or a childcare facility

Examples of potential building designs under the proposed regulations:

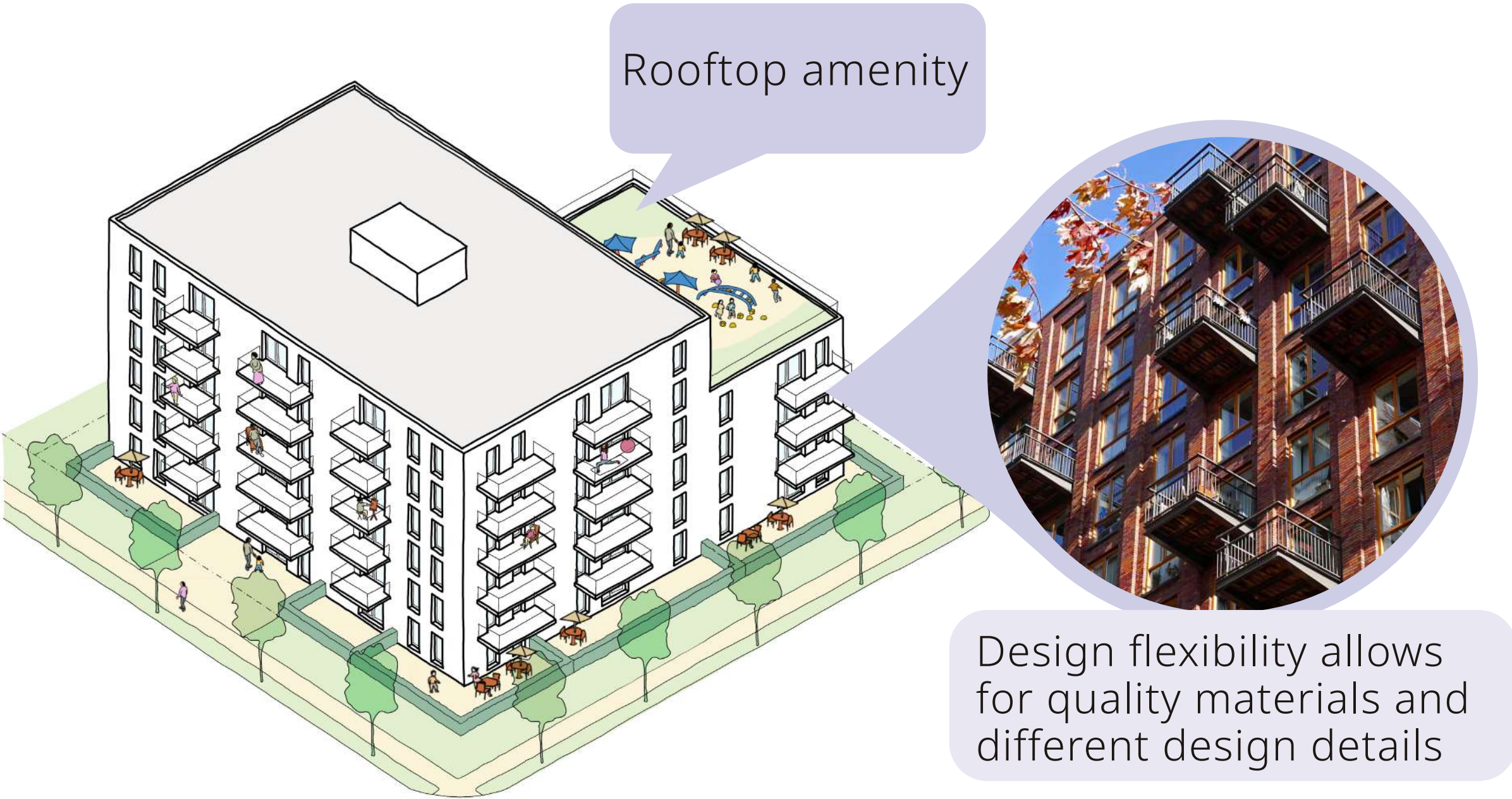
### Example: Typical 6 Storey Apartment



### Example: Courtyard Building on a Corner Site



### Example: Building on a Corner Site



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



# What will a project look like? \*\*

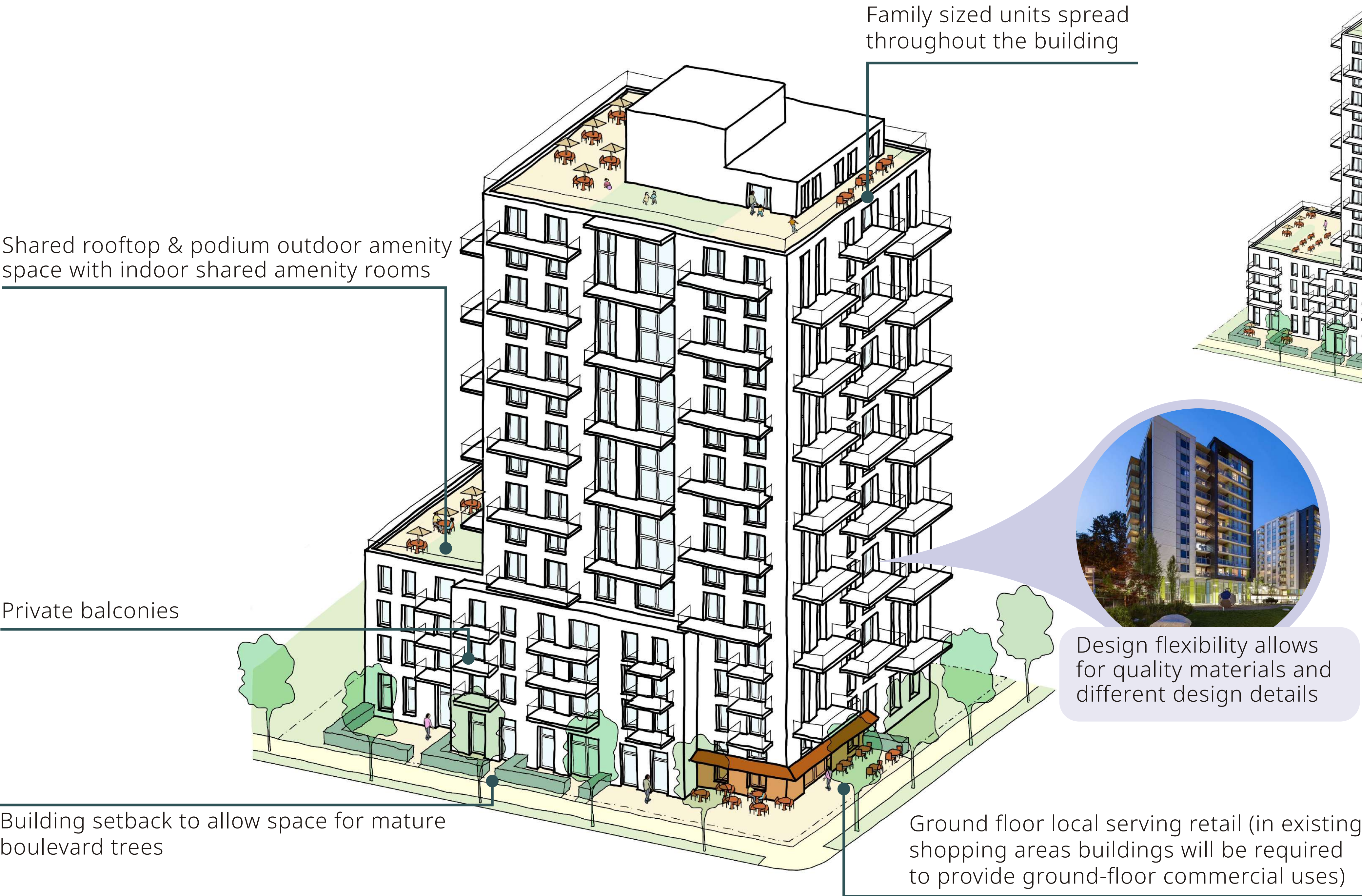
## SOCIAL HOUSING TOWER OPTION (15-20 STOREYS)

Under the current proposal, in future **Neighbourhood Centres**, non-market projects up to 15-20 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:

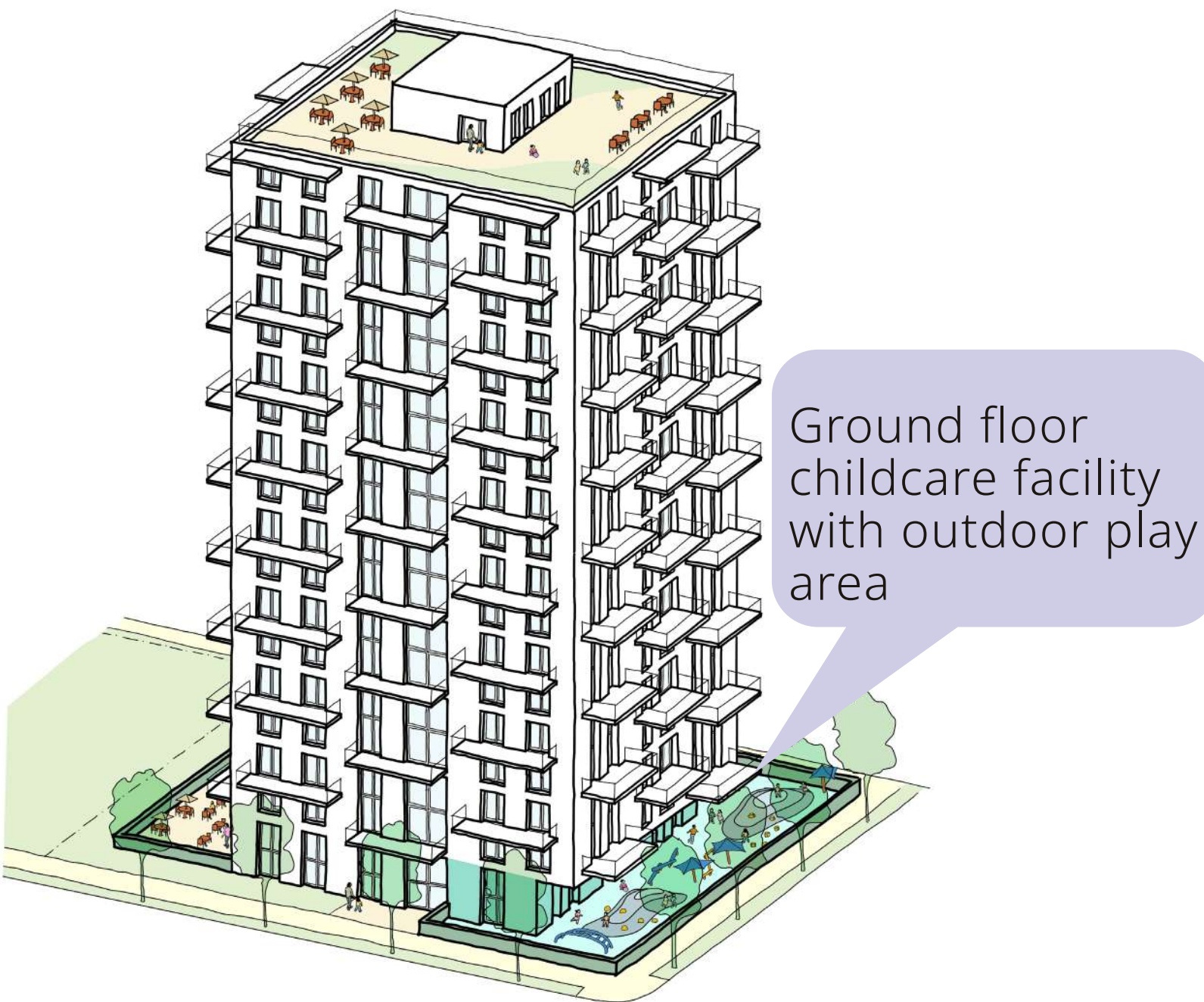
### Example: Tower with Podium



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



### Example: Tower in Open Space



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

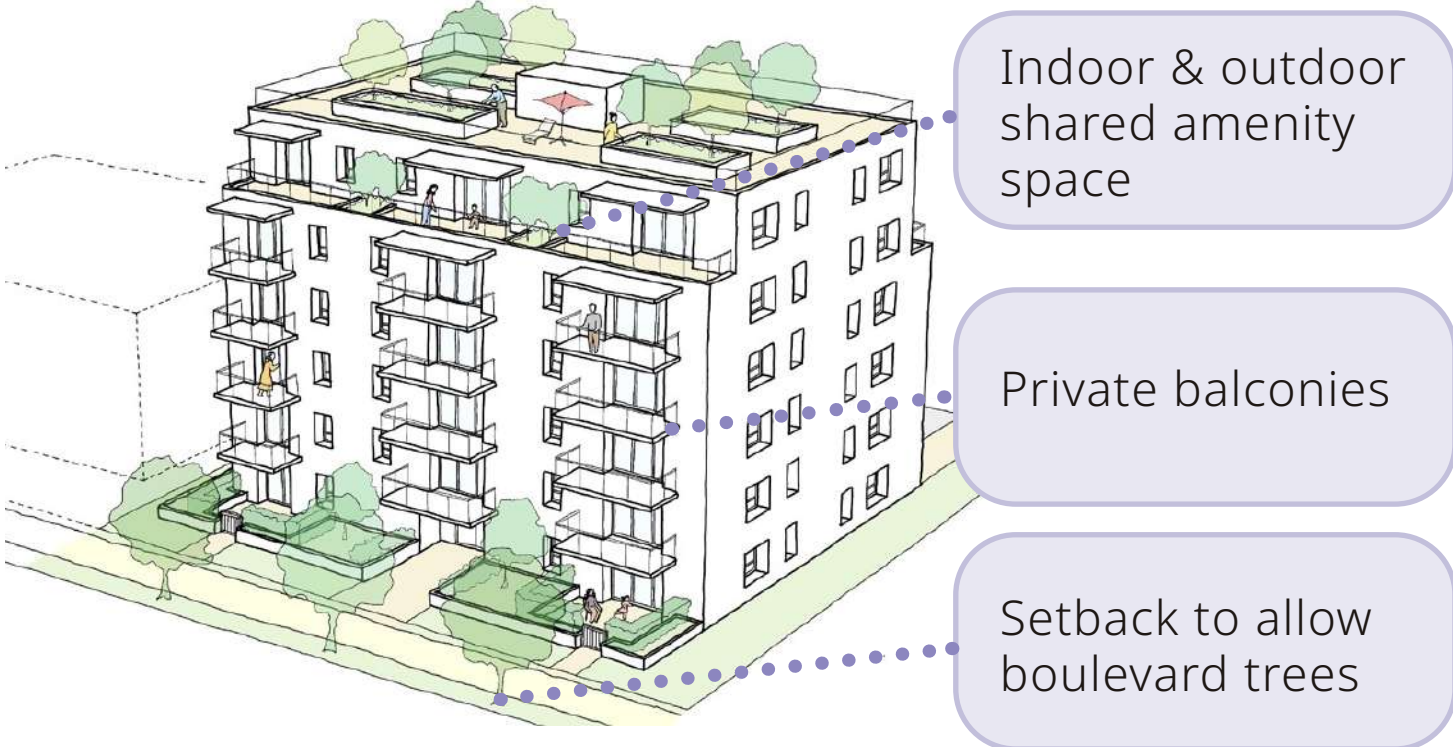


# Standard regulations for new social housing buildings and impacts of Provincial legislation\*\*

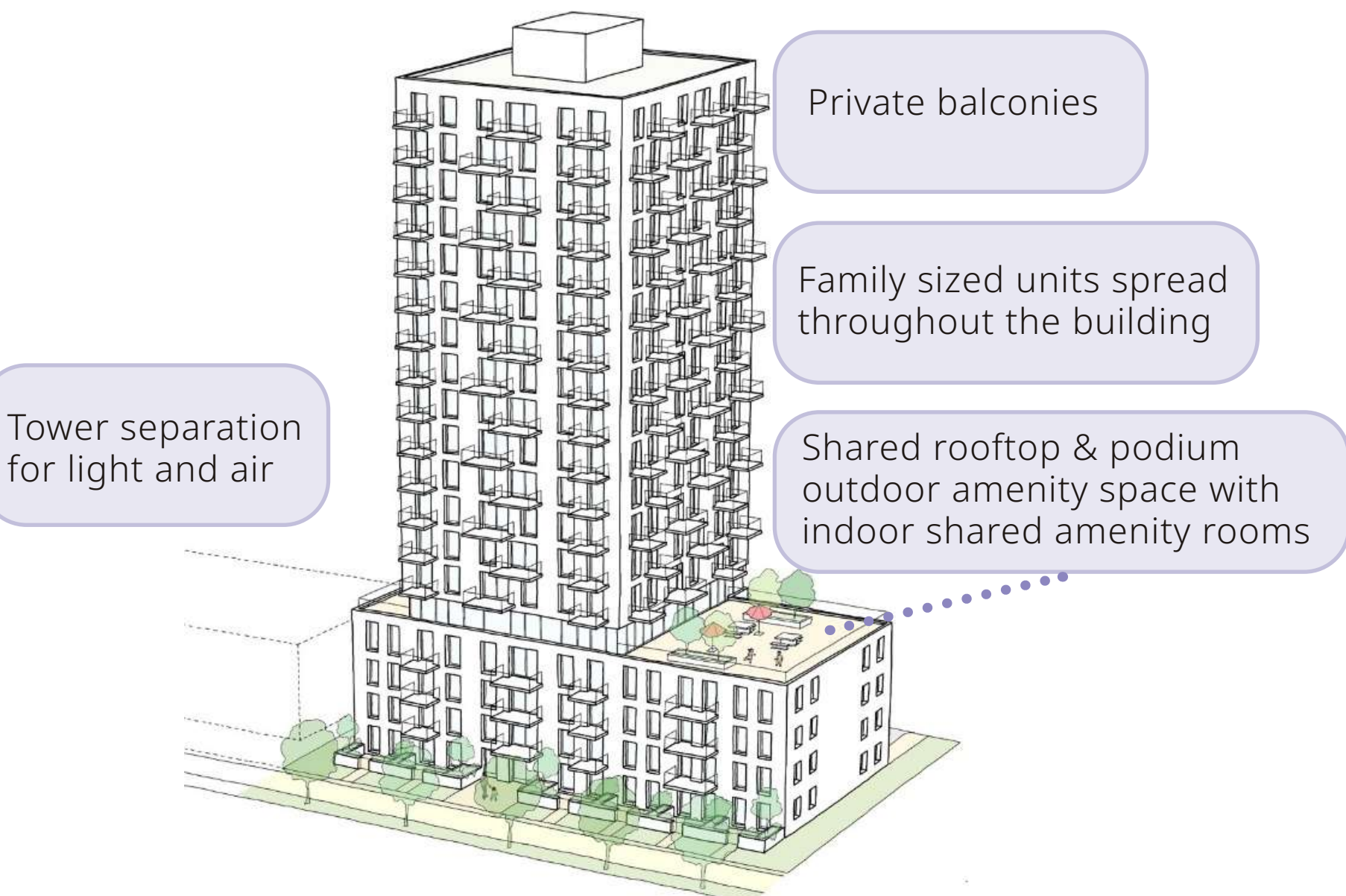
## STANDARD DISTRICT SCHEDULES & CITYWIDE DESIGN AND DEVELOPMENT GUIDELINES

New R3 (low-rise) and R5 (high-rise) district schedules will be brought to Council for consideration through a separate project, see the website for more details: [www.shapeyourcity.ca/zoning-changes-broadway-cambie-plans](http://www.shapeyourcity.ca/zoning-changes-broadway-cambie-plans).

R3 (low-rise) provides direction for social housing up to 6-storeys (see Board 21 for further details)



R5 (high-rise) provides direction for social housing towers (see Board 22 for further details)



Vancouver's Social Housing Initiative will use these standard district schedules to shape how new social housing buildings look. This will make rules clearer and the approval process easier. There will also be design guidelines to help with things like building size, landscaping, parking, and other parts of the building and site design.

### Design choice and flexibility

The new district schedules will maintain maximum densities (FSR) but provide flexibility for maximum building heights to:

- Accommodate a greater range of building forms and urban design options, contributing to diverse building types
- Enhance opportunities to incorporate on-site public open space or landscaping
- Provide flexibility to address different site conditions

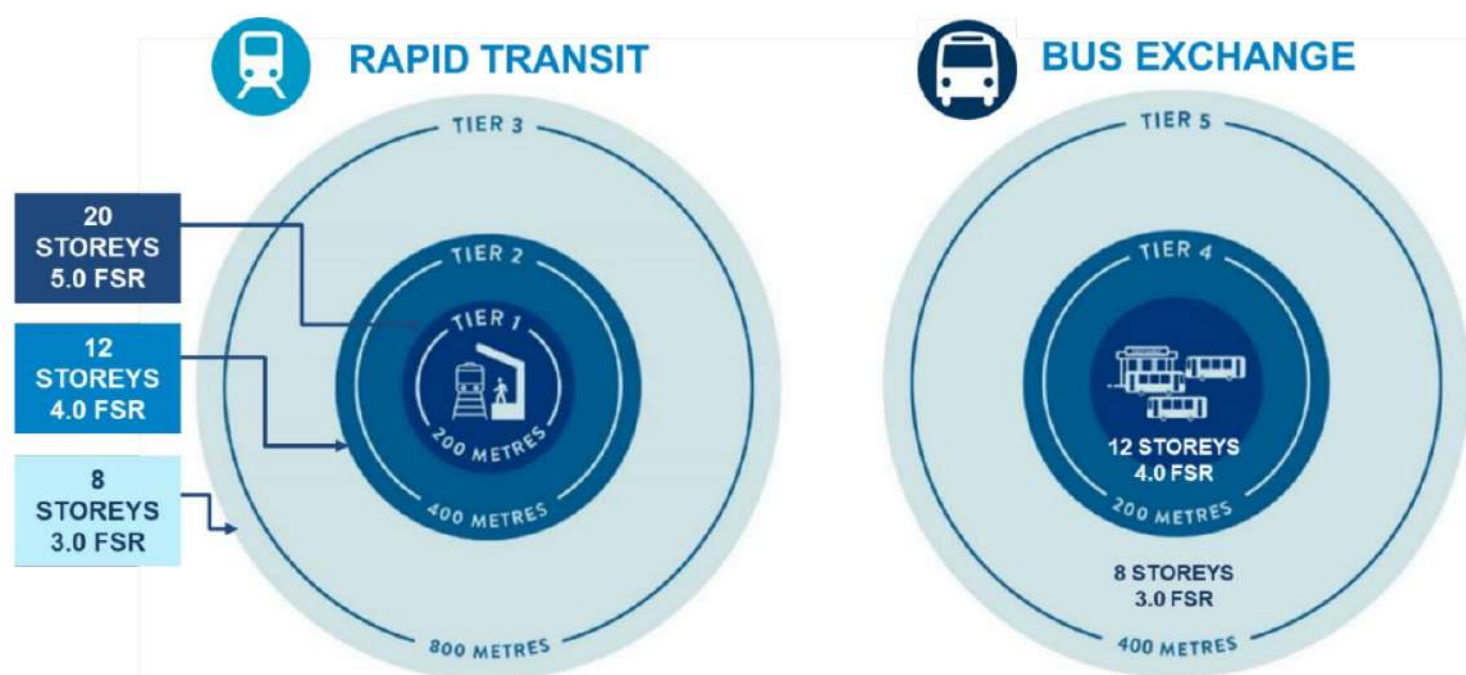
(e.g. sloped sites, larger lot consolidations etc.)

The district schedules also provide guidance on things like tower spacing and indoor and outdoor amenity spaces.

Policies that limit shadowing on key public spaces, with minor exceptions considered for social housing developments on a case by case basis, would continue to apply.

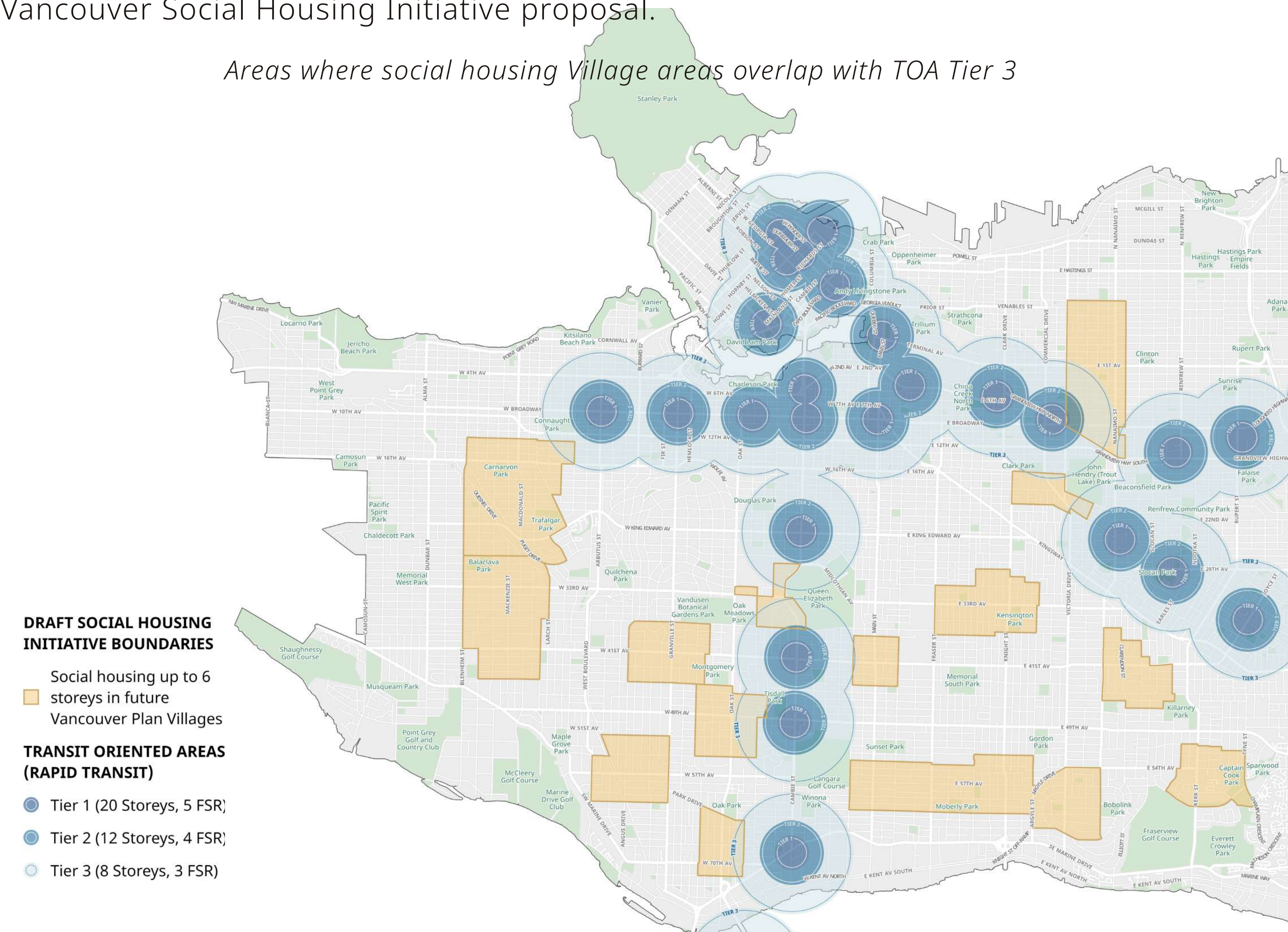
## COMPLYING WITH PROVINCIAL LEGISLATION

In November 2023, the Province of BC introduced Bill 47, which requires local governments to mark areas near rapid transit stations as “transit-oriented areas” (TOAs). In these TOAs, the city must allow specific building heights and densities as listed below.



As a result, social housing projects within Village areas that overlap with TOA Tier 3 would be allowed up to 8 storeys rather than being capped at 6 storeys per the Vancouver Social Housing Initiative proposal.

Areas where social housing Village areas overlap with TOA Tier 3



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



# Timeline & Next Steps \*\*

## PROJECT TIMELINE



## HOW TO GET INVOLVED

**Thursday, June 19, 2025, 5:00PM - 7:00PM**  
Champlain Heights Community Centre  
3350 Maquinna Drive

**Tuesday, June 24, 2025, 5:00PM - 7:00PM**  
Kerrisdale Community Centre  
5851 West Boulevard

**Wednesday, June 25, 2025, 6:00PM - 7:30PM**  
Virtual information session

**Thursday, June 26, 2025, 5:00PM - 7:00PM**  
Trout Lake Community Centre  
3360 Victoria Drive

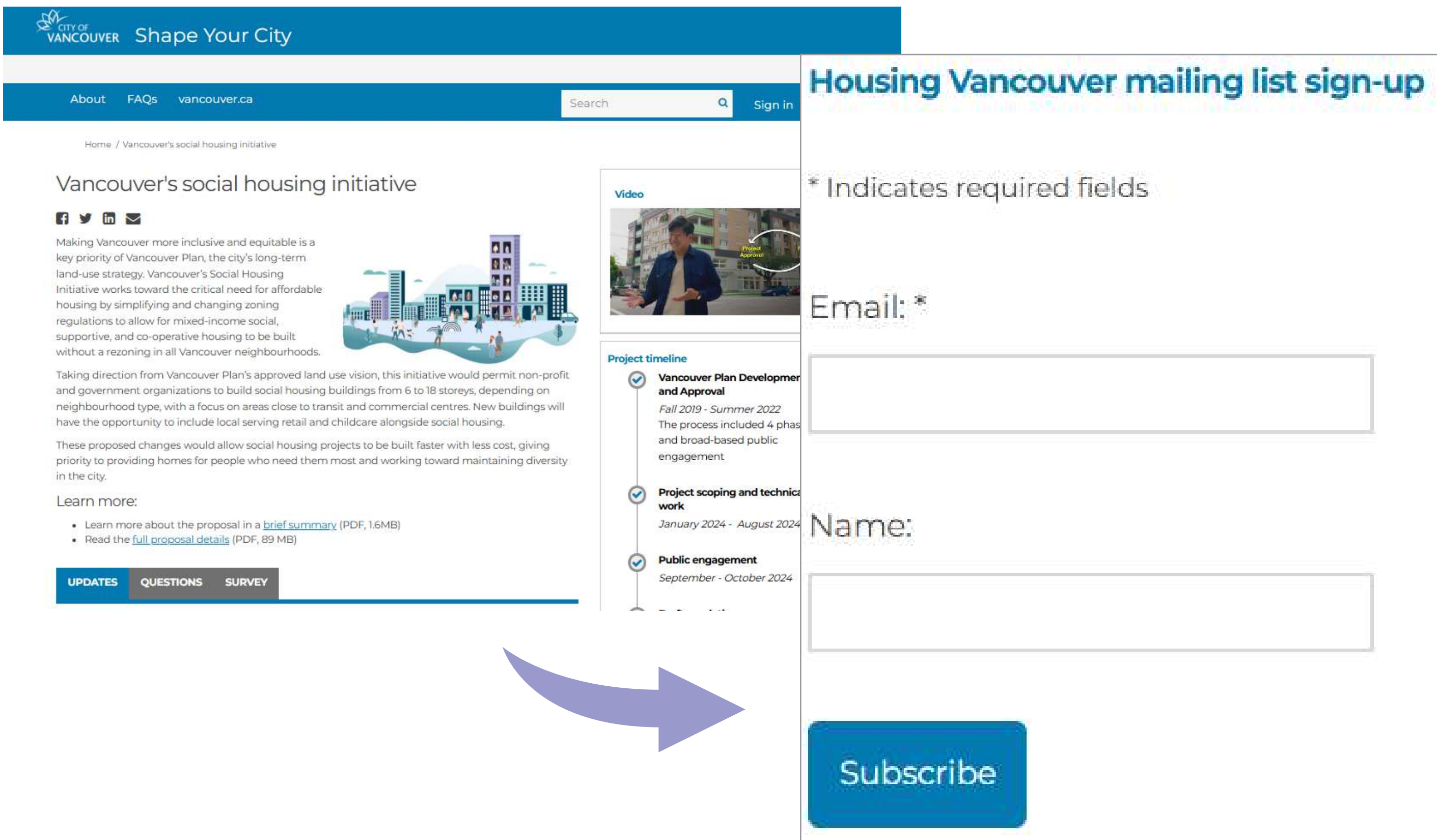
The input gathered during this round of engagement will help shape the final version of Vancouver's Social Housing Initiative, which is scheduled to be presented to City Council for consideration at a Public Hearing in late Q4 2025.

To stay informed on the Public Hearing date, sign up for updates on the [project page](#).

## 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)



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

