Vancouver's Social Housing Initiative

Virtual Information Session

June 25, 2025



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Outline

1. Project Overview
2. Updated Proposal
3. Next Steps
4. Questions



Land Acknowledgement

The City of Vancouver is on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilw̓ətaɬ (Tsleil-Waututh) Peoples.

Recognizing the lives, cultures, languages, and peoples of this land, the City seeks to build on our commitment as a City of Reconciliation

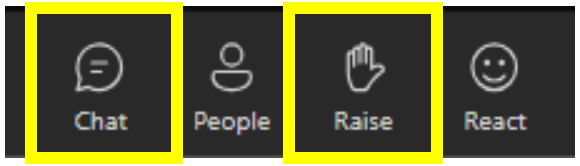


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Session Guidelines

- Presentation slides will be available online

- There will be a question period at the end of the session, participants can either raise their hand to verbally ask a question or type their question in the chat box



- Please be respectful to others. Racist or other forms of discriminatory, prejudicial, or hateful comments and questions will not be tolerated.



Project Overview

Vancouver's Social Housing Initiative



Objectives

Remove roadblocks to delivering social housing

- ✓ Removing rezoning process which reduces cost and risk for non-profits
- ✓ Enables faster access to senior government funding

Increase the number of affordable homes for low-income Vancouverites

- ✓ Provincial Housing Targets Order - 28,900 unit completions over 5 yrs
- ✓ Housing Vancouver Targets - 10,000 social housing units over 10 yrs

Transforming our development approvals system

- ✓ Moving toward outright approvals system
- ✓ Beginning with housing we need the most, social housing

Implement Vancouver Plan equitable housing directions

- ✓ Prioritize housing for those who need it most in all neighbourhoods
- ✓ Enable social housing off major streets, near transit, green spaces, schools, amenities & services







Project Timeline

Purpose of this round of engagement is to share the updated proposal and seek further input prior to bringing a final report to City Council for consideration.



Engagement summary available on the project page

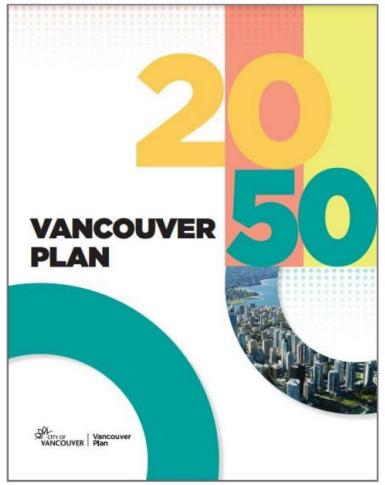


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Vancouver Plan

Housing Vision:

"Vancouver has an equitable housing system that prioritizes housing for those who need it most."





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Vancouver Plan Engagement

Postcards
318,000
mailed

Youth workshops
100
sessions

VancouverPlan.ca
153,000
page views

Online surveys (12)
25,000
responses

Stakeholders & community groups
119
meetings

Engagement contacts
53,000
'touchpoints'

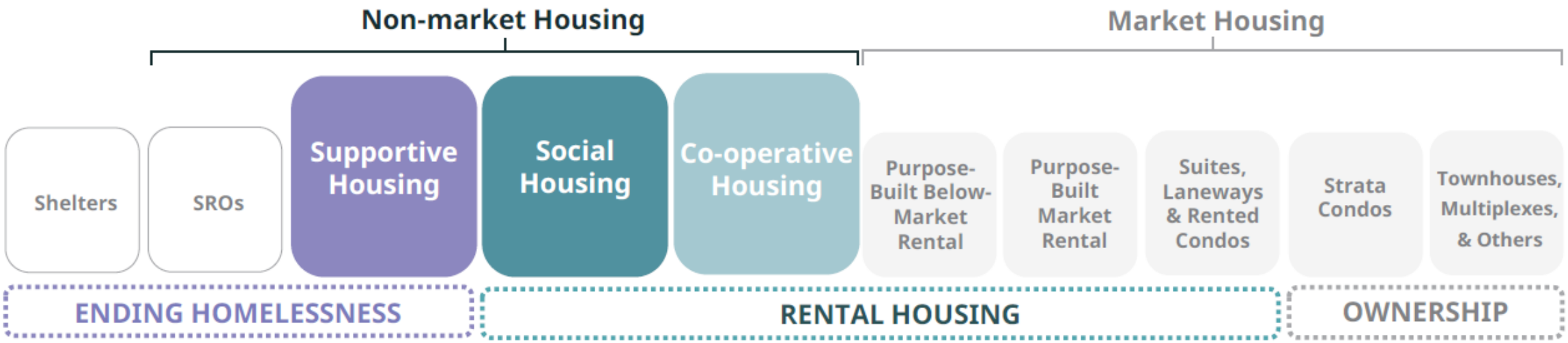







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What is Social Housing



Urgent need for social housing in Vancouver

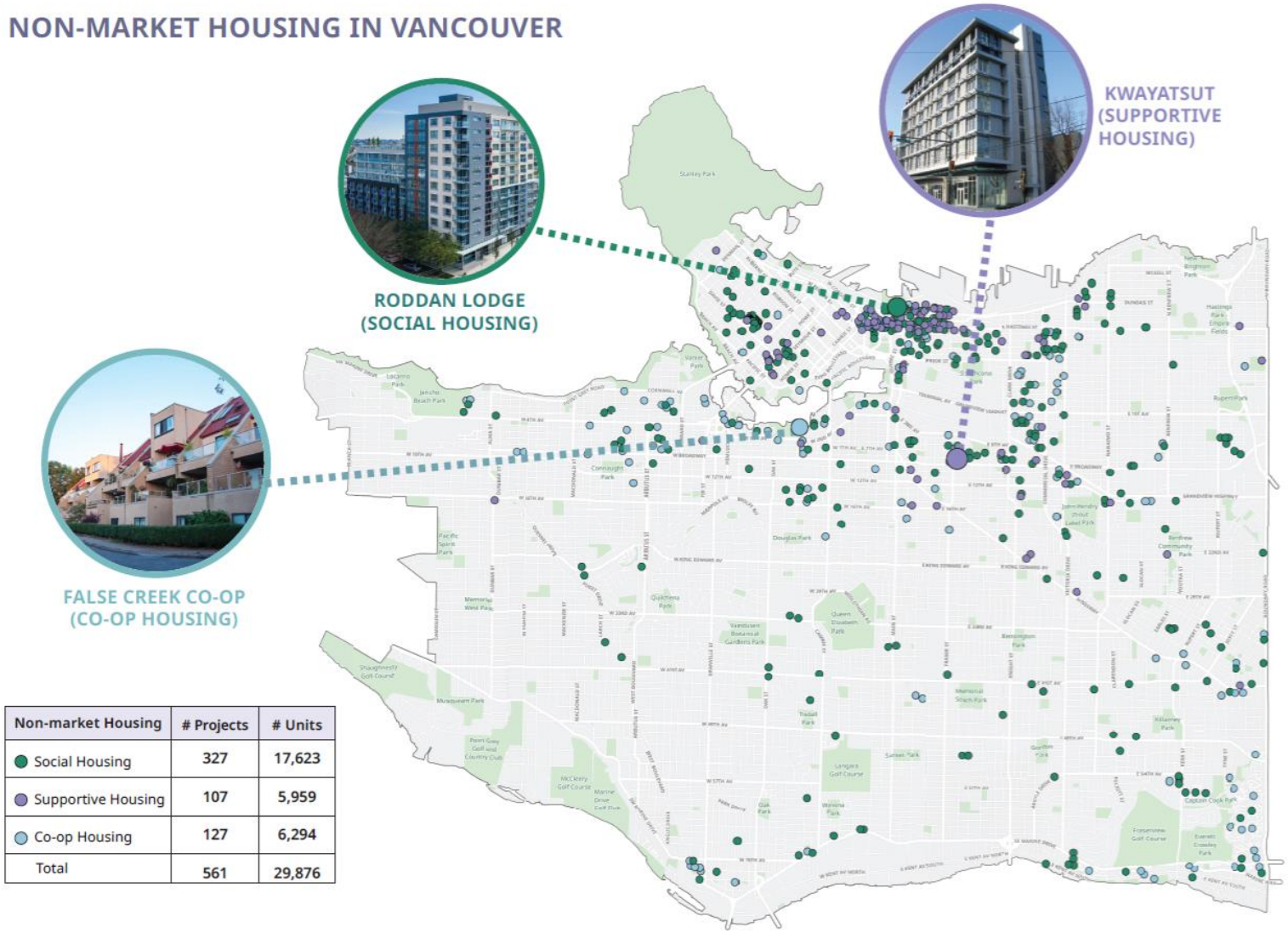
- 5,677 households on BC Housing Waitlist in Vancouver
- Homeless Count March 2023 = 2,420 people



What is Social Housing

City of Vancouver Definition

- ✓ 100% of units in the building must be owned by a non-profit or government agency
- ✓ At least 30% of units are affordable to incomes at or below Housing Income Limits (HILs) set by BC Housing
- ✓ Secured as social housing for the life of the building
- ✓ Includes social, supportive, and co-operative housing



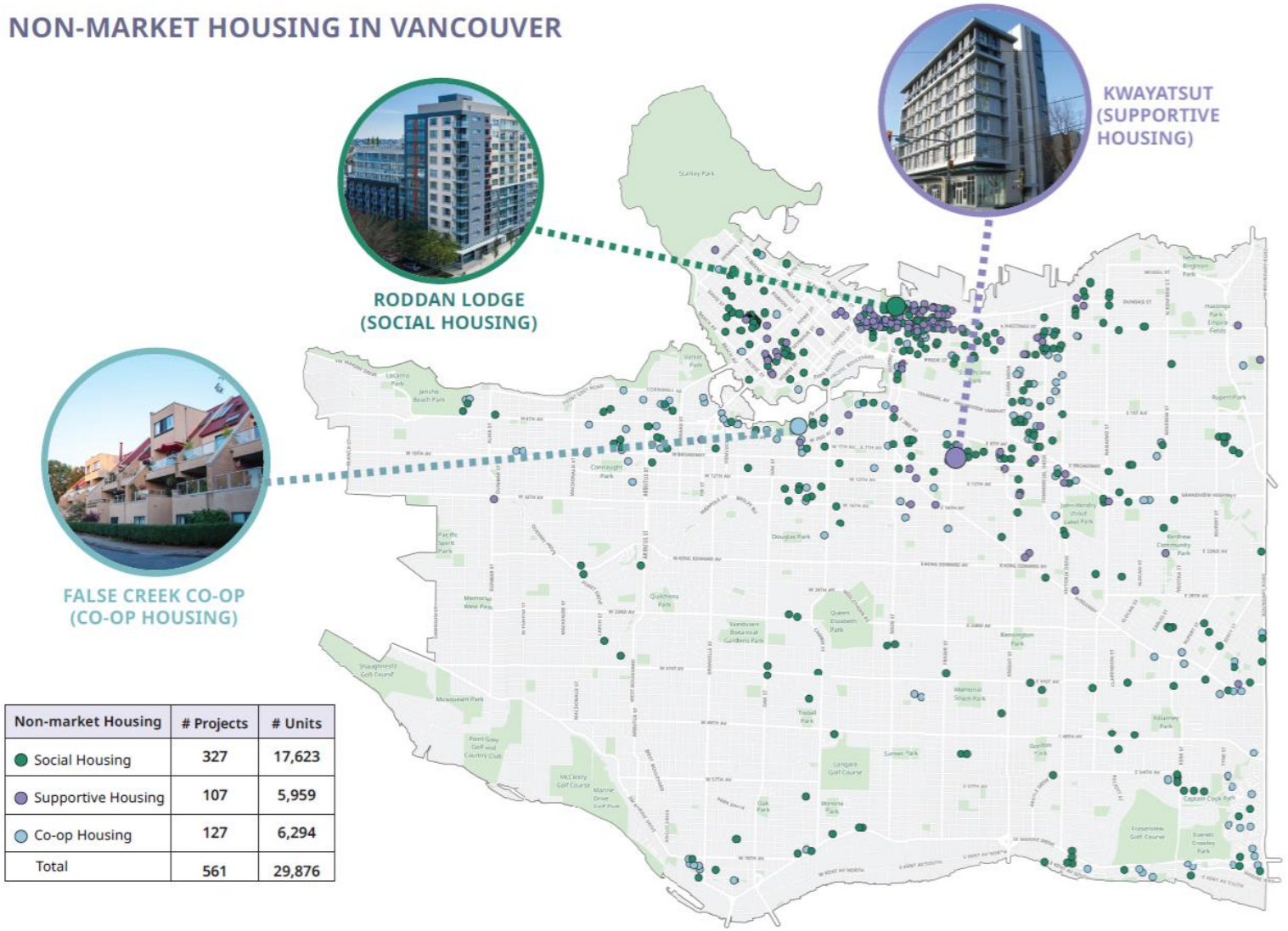
Non-market Housing	# Projects	# Units
Social Housing	327	17,623
Supportive Housing	107	5,959
Co-op Housing	127	6,294
Total	561	29,876

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What is Social Housing

Why set a minimum affordability level in the definition of social housing?

- Non-profit social housing relies on senior government funding programs
- With senior government funding projects can be more affordable on day one, however these programs do not cover the full cost
- Units that rent near market help to cross-subsidize the more affordable units as buildings do not get operating subsidies



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

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Who Lives in Social Housing

- Social housing allows a range of household types and incomes, contributing to mixed-income communities.
- Rent is based on what households can afford, usually set at **30%** of their income or the **shelter rate** 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**

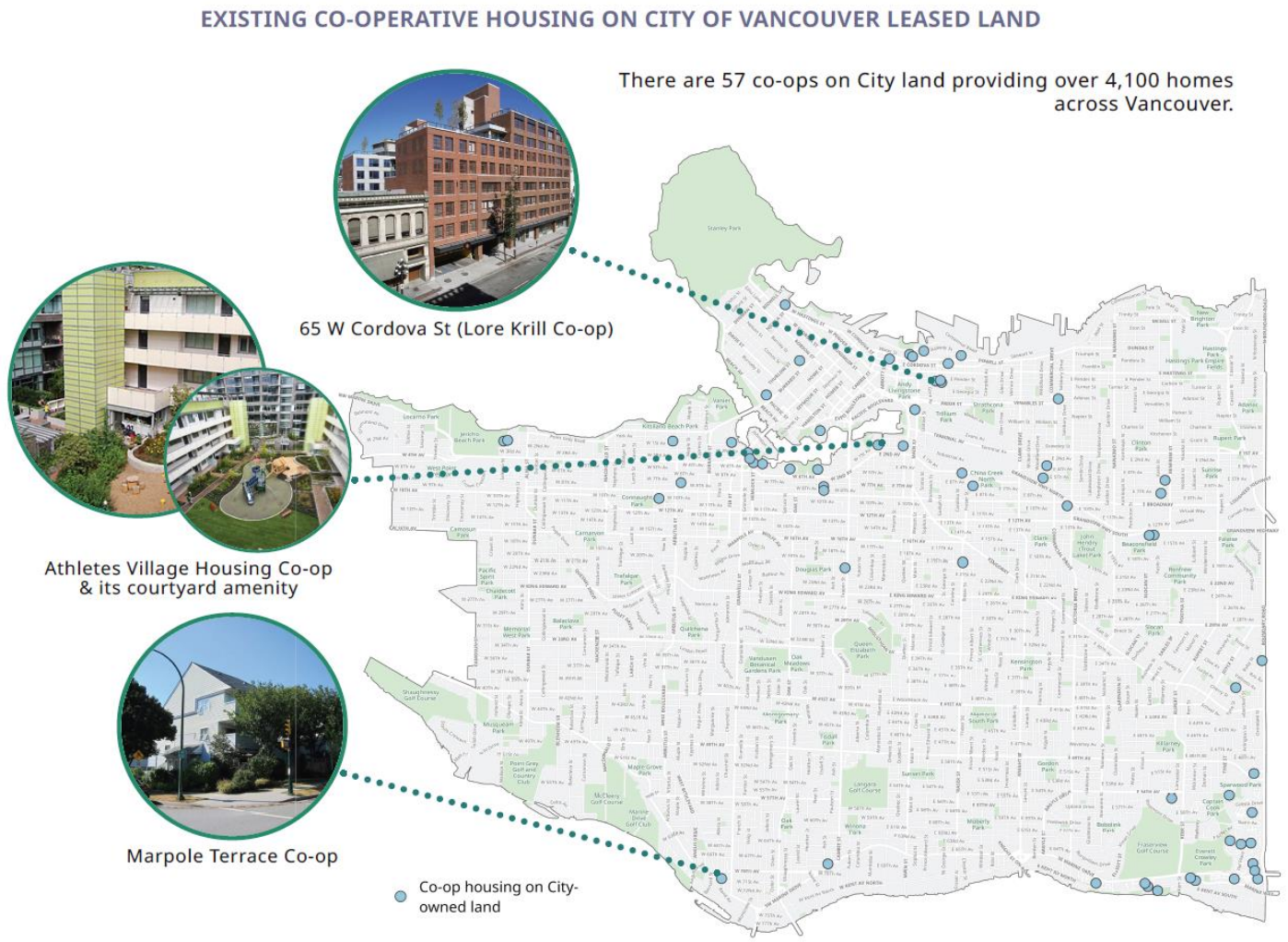


City of Vancouver Leased Land

Council approved a Co-op Lease Renewal Framework for Land Lease Renewals in 2021

- Provides co-op members with clarity on the lease renewal process
- Includes principles for co-ops on sites with redevelopment potential
- Involvement of co-ops as partners if redevelopment is being considered

This proposal does not overrule existing leases which will be guided by the Framework.



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Updated Proposal

Vancouver’s Social Housing Initiative



Reducing Barriers to Building Social Housing

What is it?

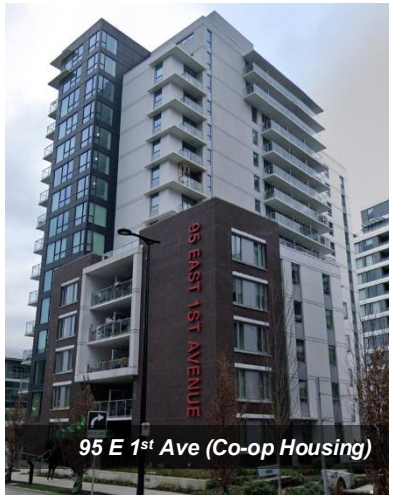
Proposal to change zoning regulations to allow non-profits and government to build social housing **without a rezoning and under simplified regulations in all neighbourhoods** (i.e. city-initiated rezoning or pre-zoning)

In Scope

- ✓ Include opportunities for different building types (low-rise and mid-rise/ towers)
- ✓ Include opportunities for mixed-use projects (i.e. retail, childcare, culture)
- ✓ Include rezoning policy for unique sites/projects

Out of Scope

- Inclusionary social housing projects (i.e. strata with social housing projects delivered by the private sector)
- Changes to the definition of social housing



95 E 1st Ave (Co-op Housing)


(349 E 6th Ave (social housing)


870 E 8th Ave (social housing)

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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

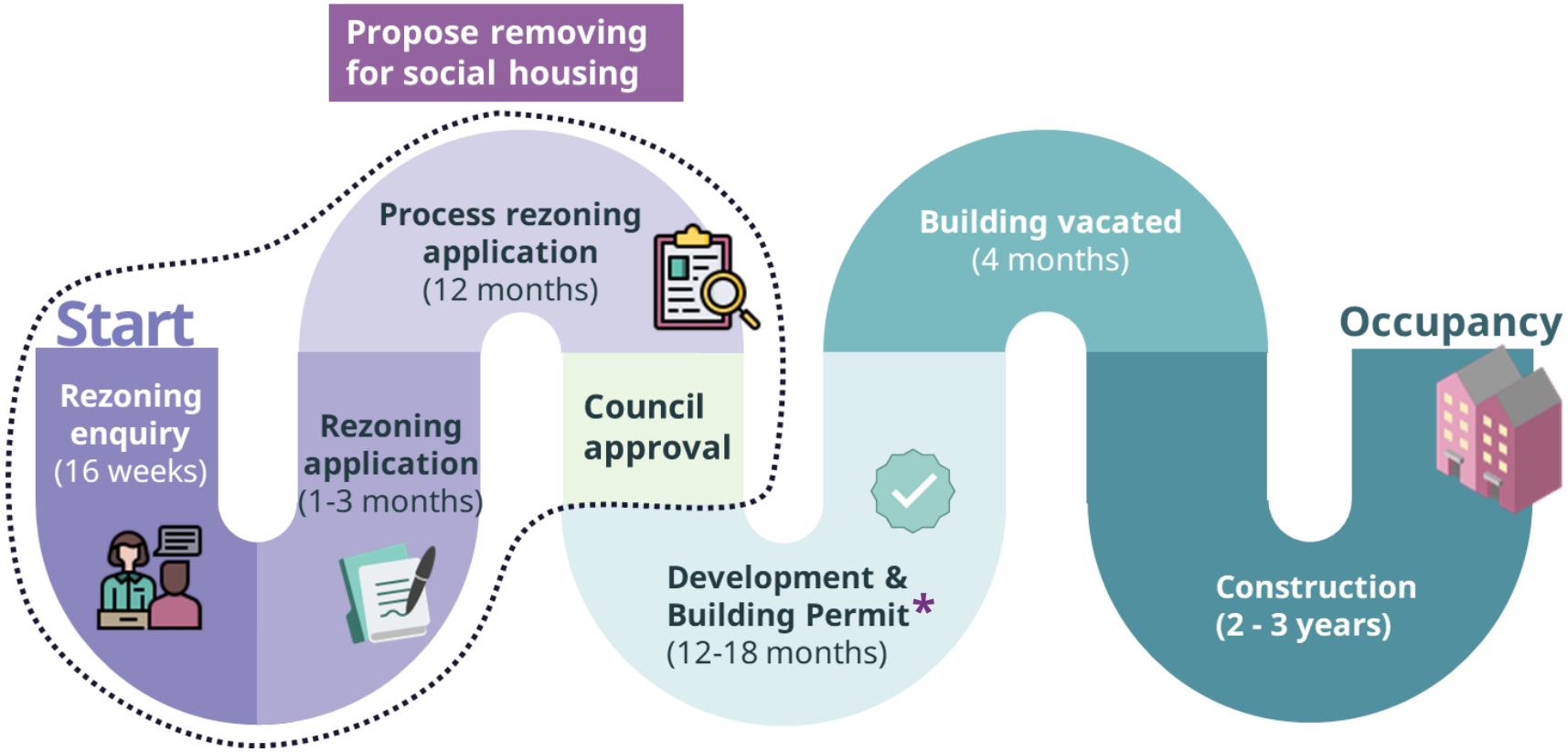
3. Reducing cost and risk for housing non-profits and enabling faster access to senior government funding

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



Reducing Barriers to Building Social Housing



***Process includes:** public notification, opportunity to provide comments, advice from panel/committees



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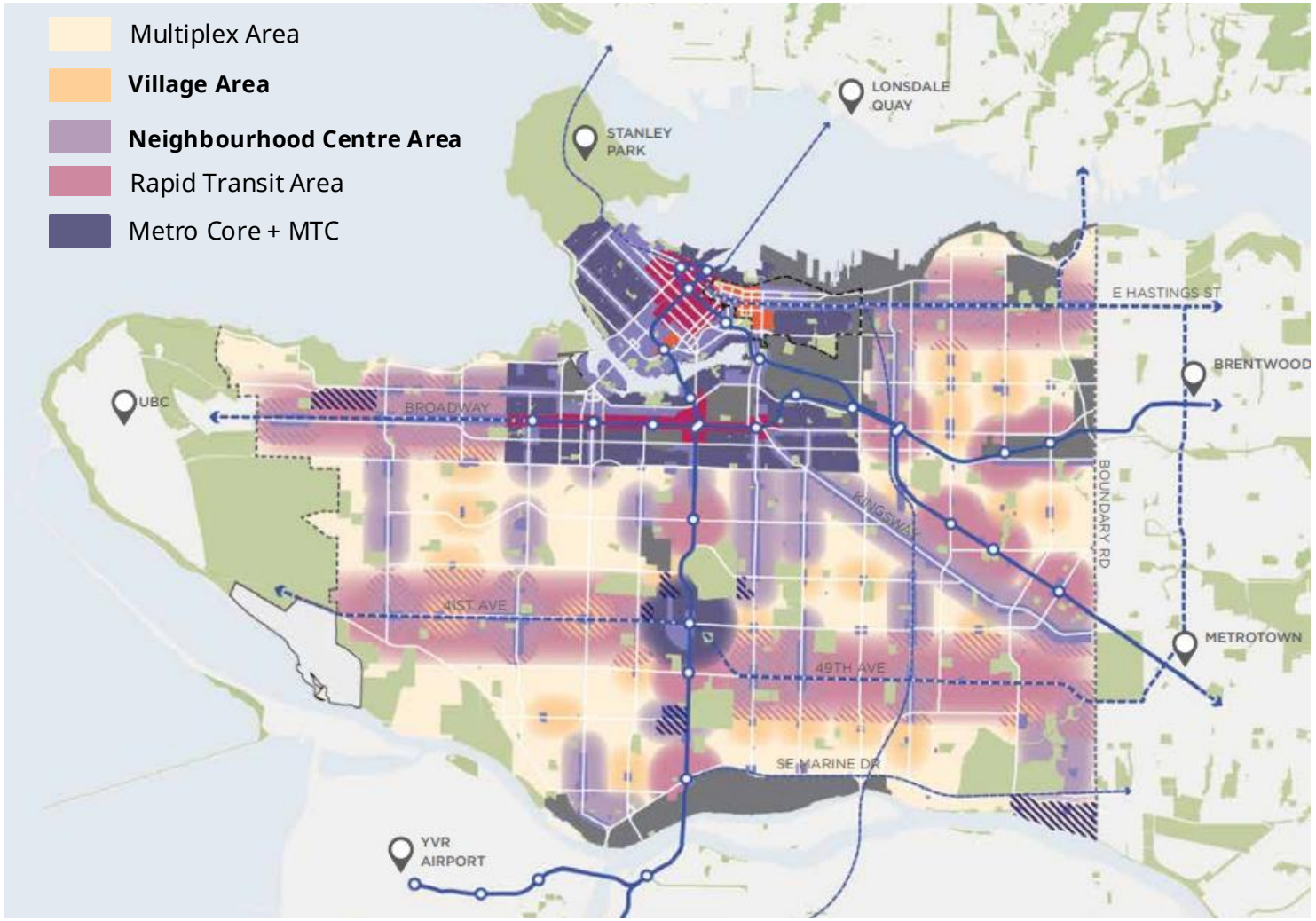
Vancouver Plan Land Use Strategy

Vancouver Plan guides the long-term growth of the city over the next 30 years

Future Villages* are currenlty low-density areas that, over time will grow into more complete neighbourhoods with housing choice, 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.

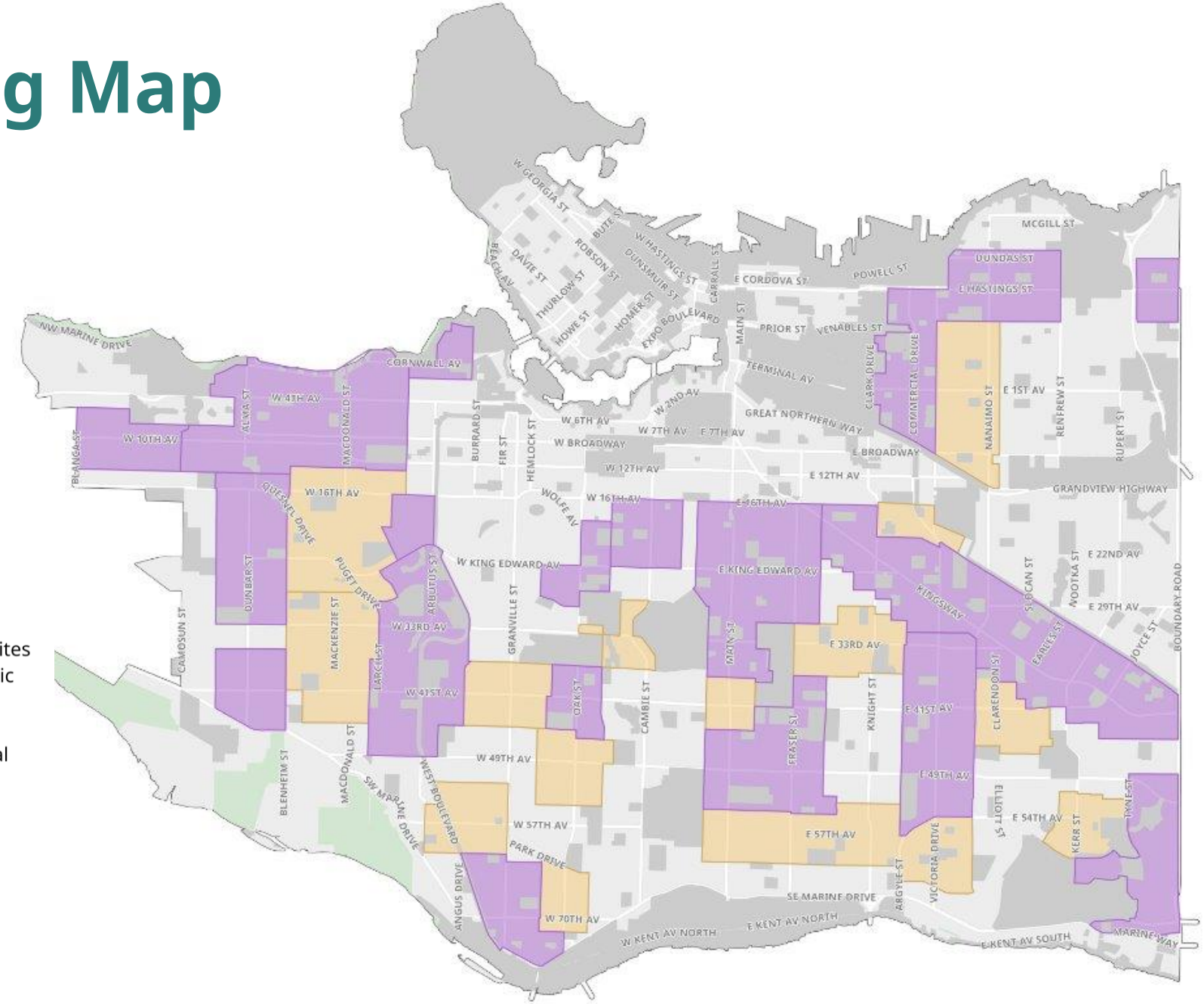
**In November 2024, the City launched the Villages Planning program. On-going and future area planning such as this will address a wider range of topics in these areas as well as determine the final boundaries.*



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Proposed Zoning Map

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



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

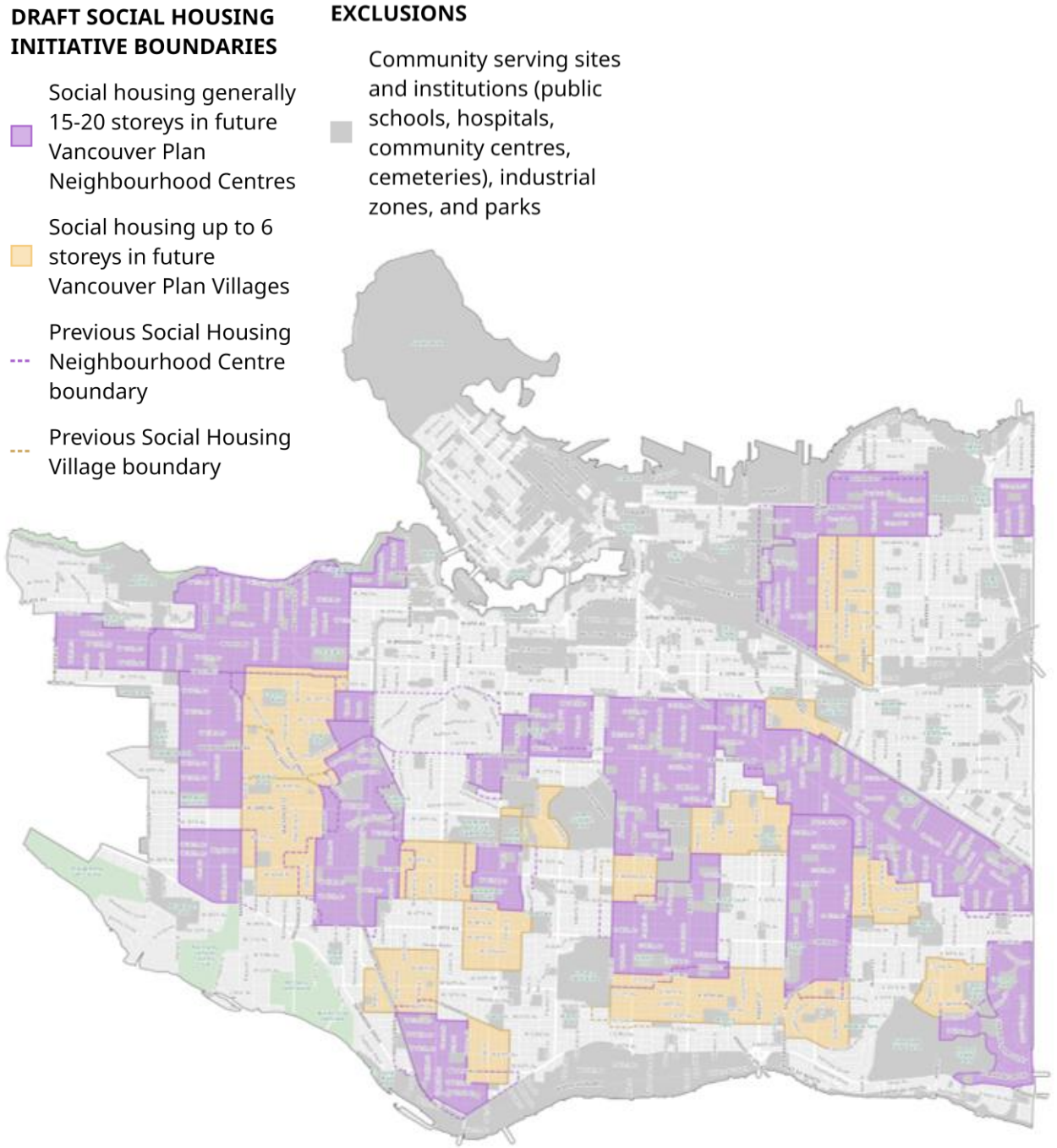
- Community serving sites and institutions (public schools, hospitals, community centres, cemeteries), industrial zones, and parks

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Proposed Zoning Map

What has changed?

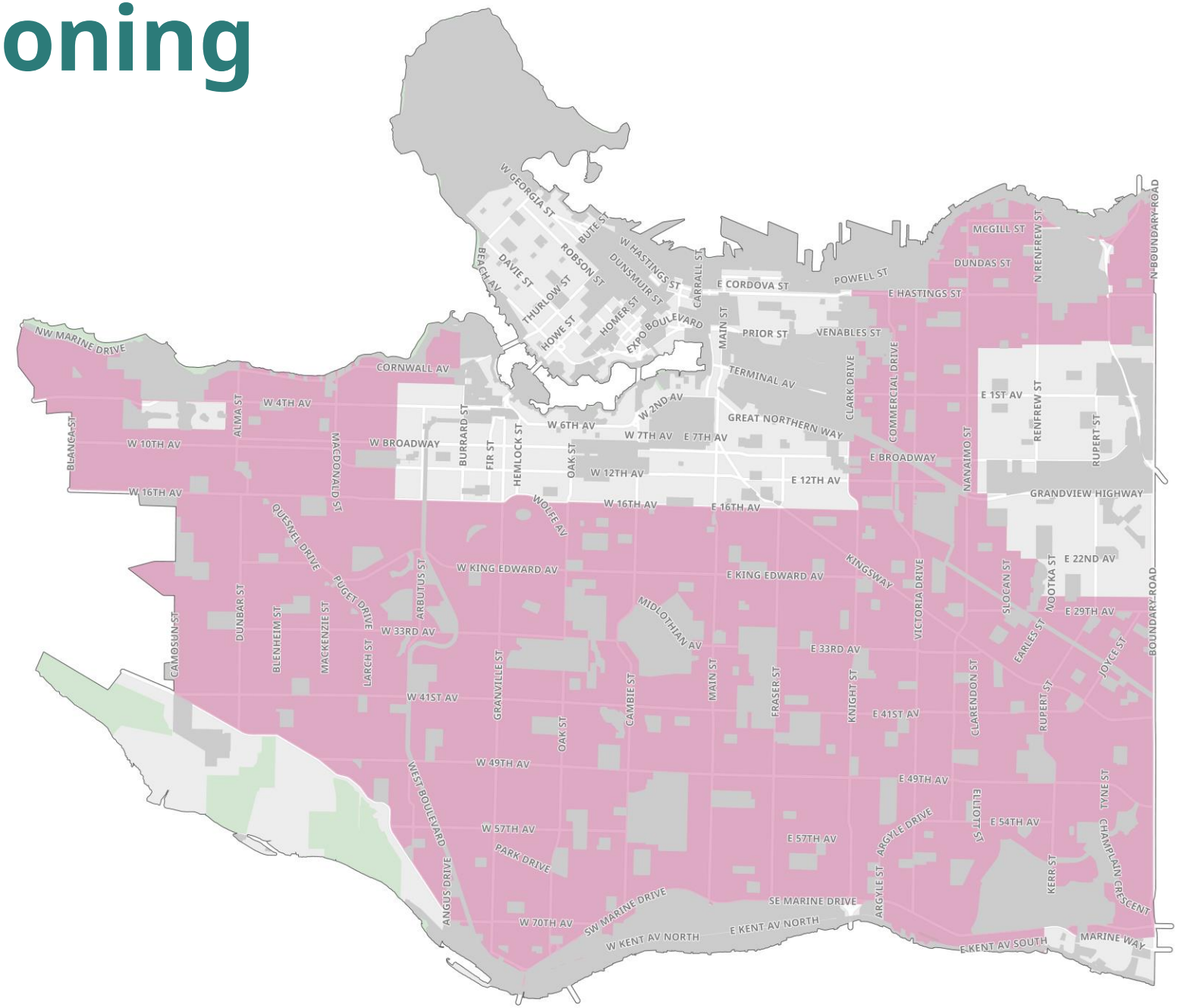
- **Expanded some Village areas** to provide more mid-rise options
- **Reduced some Neighbourhood Centre areas** to be closer to existing shopping and service centres
- **Increased maximum height for tower-form social housing** for flexibility to accommodate different site conditions and uses
- **Require First Shaughnessy District and large sites (+2 acres) to go through rezoning** to address site contexts
- **Refined boundaries** to ensure they align with city streets



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Proposed Rezoning Policy

This maps shows where new social, supportive, and co-op housing would be allowed to be built through rezoning.



Social Housing Initiative Rezoning Policy

EXCLUSIONS

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

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Proposed Rezoning Policy

Rezoning Policy allows for consideration of social housing proposals that do not fit into standard zoning.

Proposed requirements include:

- Must be non-profit or government-led and owned
- Must increase amount of social housing above what exists
- Require a Tenant Relocation Plan
- Heights/densities assessed based on viabilty of social housing, considering Vancouver Plan land use guidance, design requirements (e.g. solar access, open space), and inclusion of community serving uses
- Allow consideration of a market housing component to help with social housing and community serving use viability, provided above requirements are met



Tenant Relocation and Protection Policy

Existing social housing tenants are covered by the Tenant Relocation and Protection Policy for Non-Market Housing

Applicants 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 and opportunity to return to the new building
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



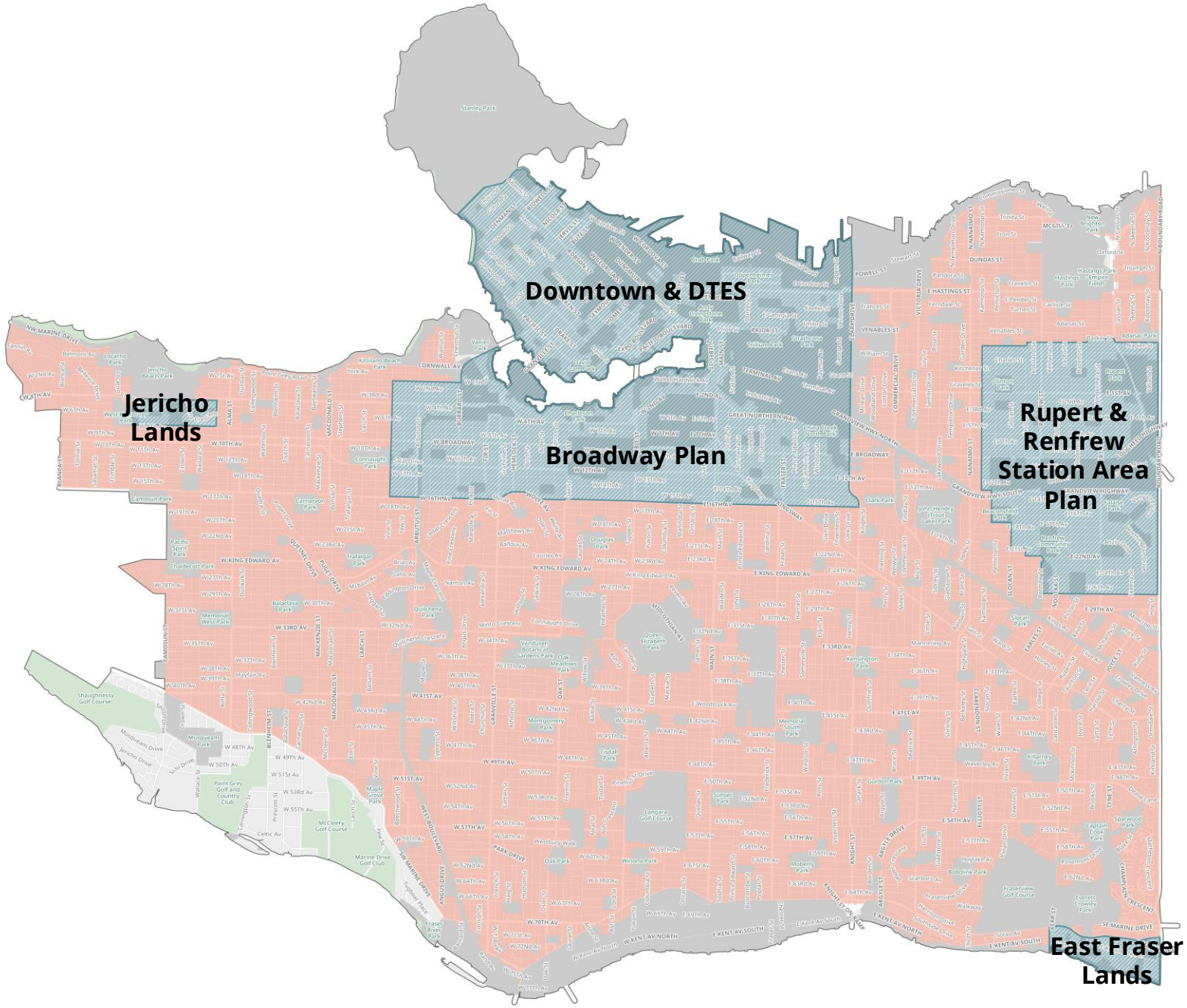






Related City Initiatives

This map shows where other initiatives enable social housing both through city-initiated rezoning and as part of comprehensive area and site planning.



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

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Champlain Heights

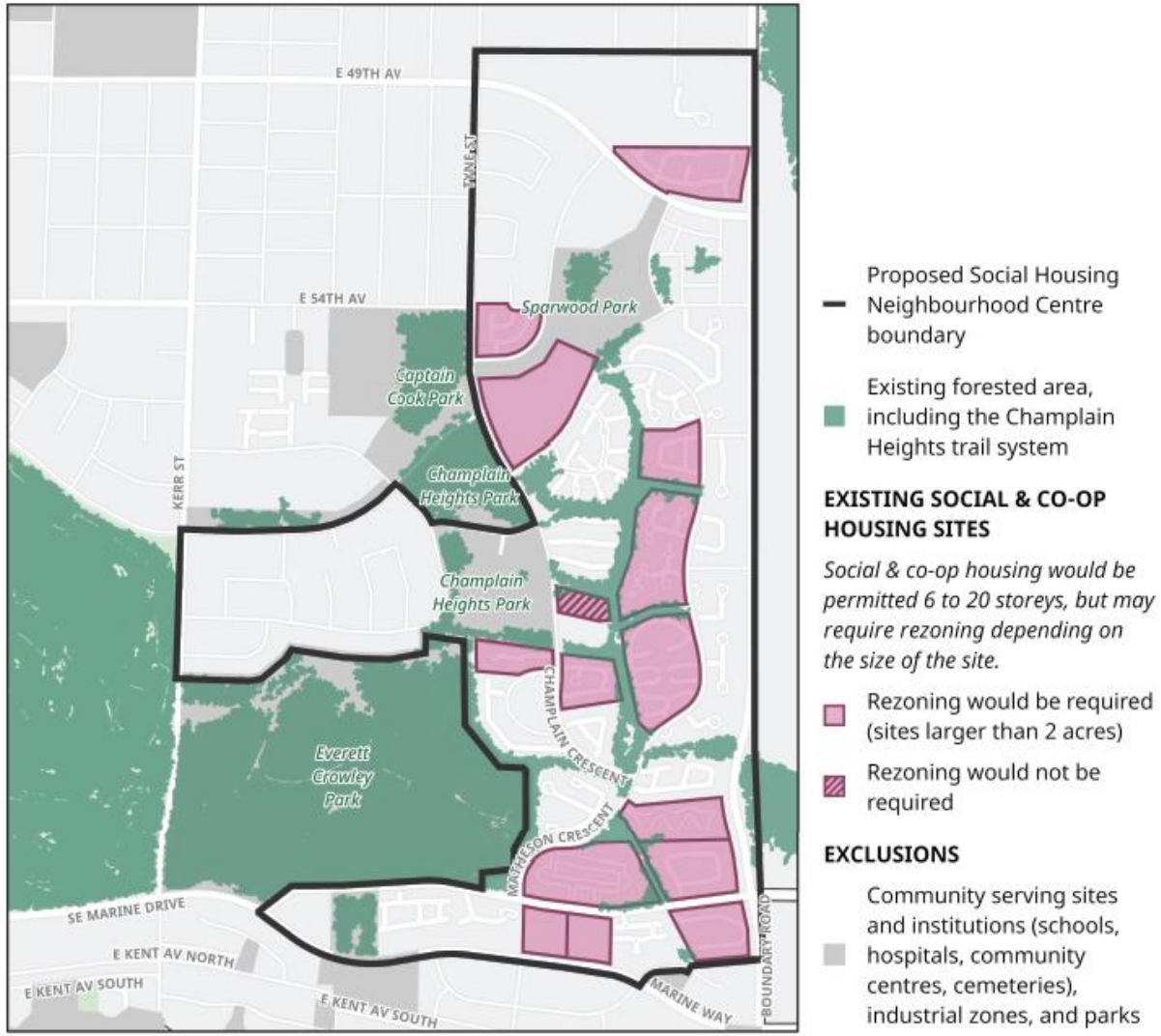
This unique area includes ~1,300 social and co-op homes across 15 sites on city-leased land.

- Existing leases guided by Framework
- Rezoning required for large sites (2+ acres)
- Conservation of existing forest and trail system

Vancouver's Official Development Plan (ODP)

Will include maps and policies for lands that are environmentally sensitive, including terrestrial and aquatic habitat, shoreline and foreshore areas, and watercourses and waterbodies.

New social housing development options in Champlain Heights

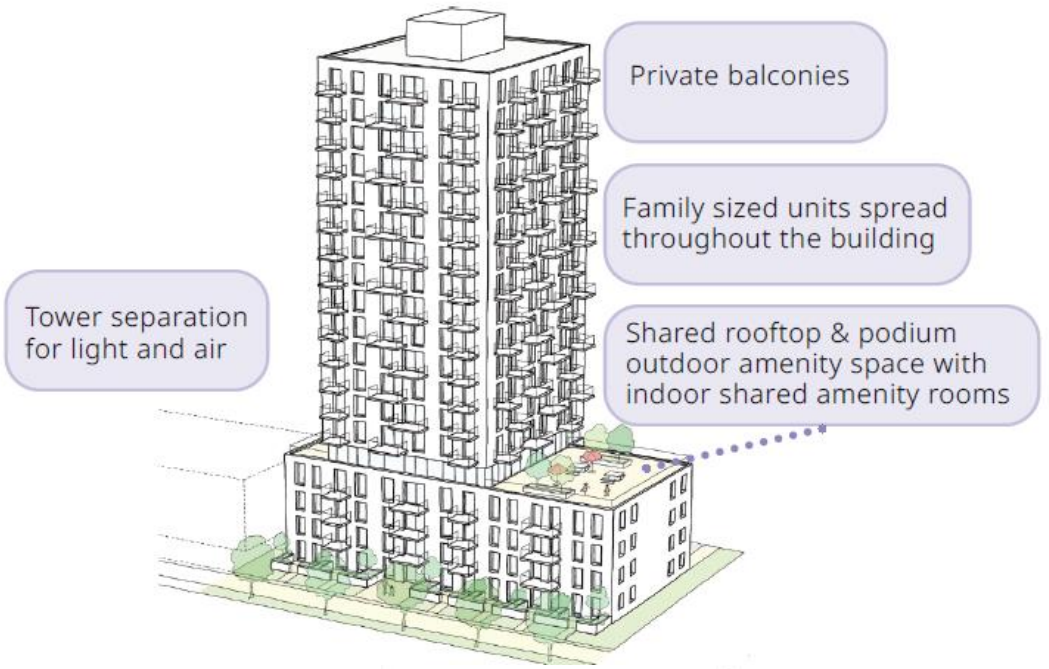


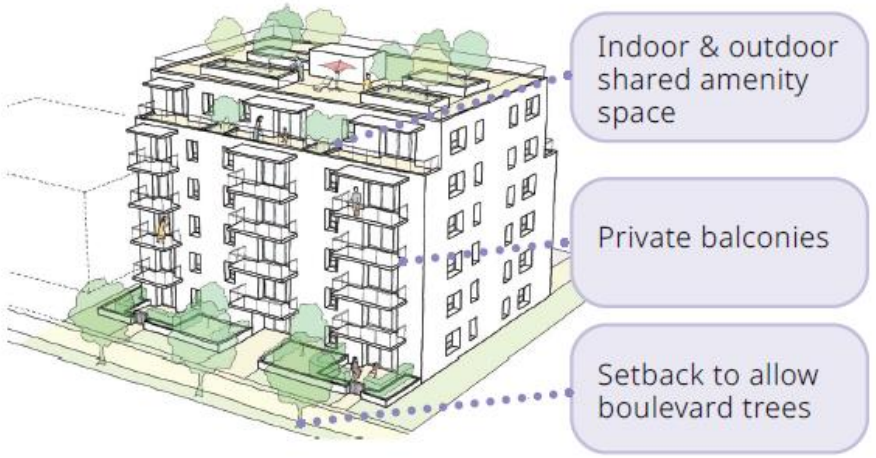
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Standard Regulations & Design Requirements

New social housing buildings will follow simplified regulations and design requirements which will:

- Improve clarity for non-profits and governments
- Reduce the need for variances due to unique site conditions
- Allow for design flexibility and different types of buildings
- Increase predicatability



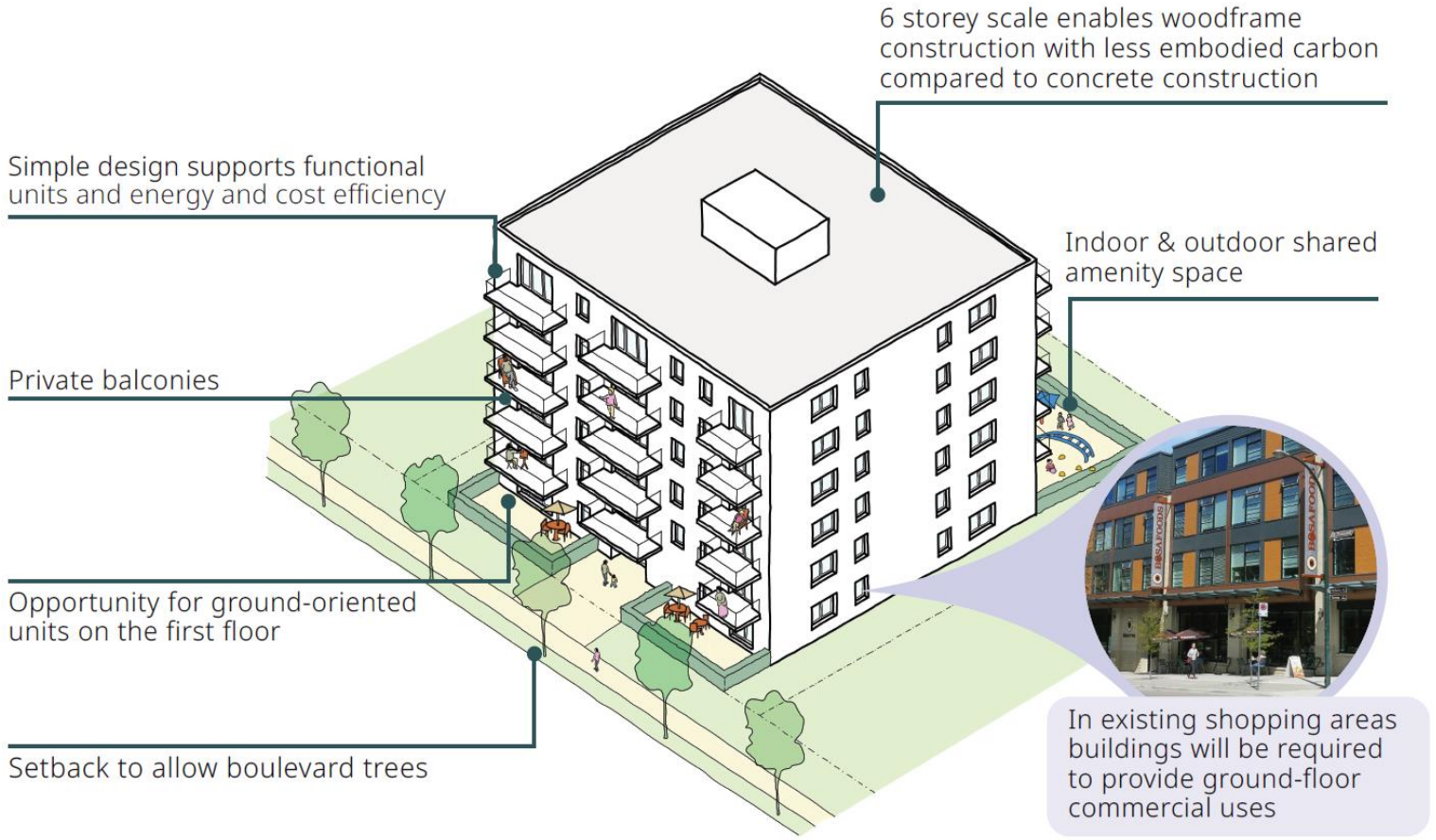


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Low Rise Form of Development

6 Storey Apartment

- Enabled in Villages and Neighbourhood Centres
- Depending on site and project, buildings may include commercial space or childcare
- Mix of unit types, including minimum 35% family-sized units
- All units secured as social housing for the life of the building



Low Rise Form of Development

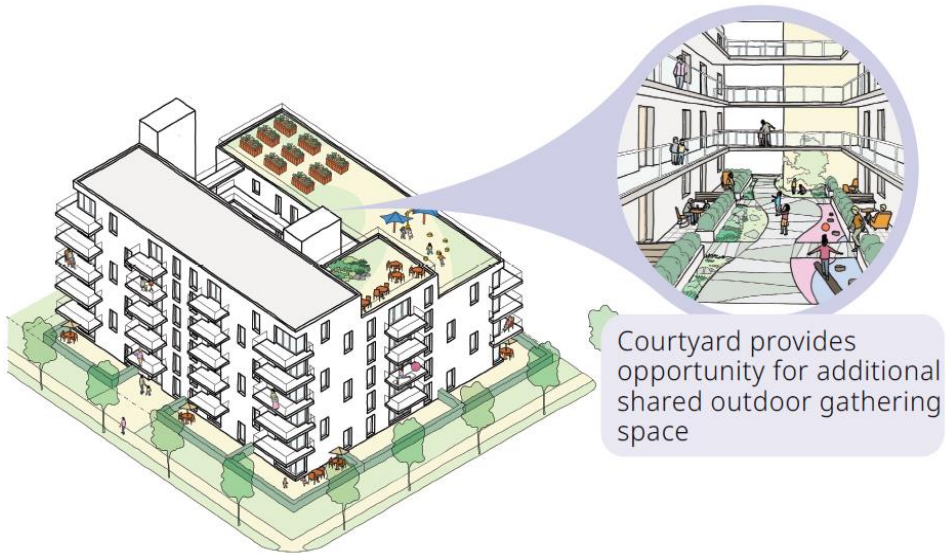
6 Storey Apartment

- A variety of building types allowed through simplified regulations

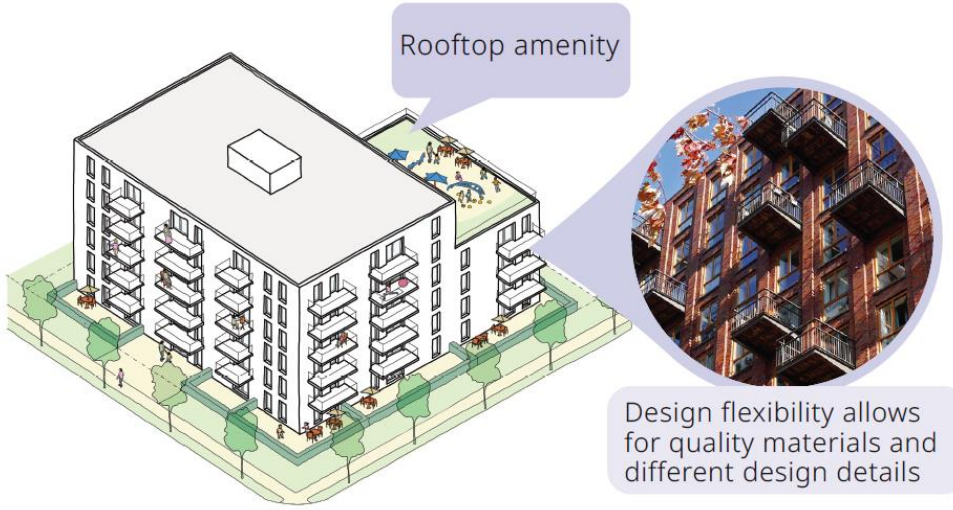

3510 Fraser St (North Arm Co-op)


2060 Rupert St (Social Housing)

Example: Courtyard Building on a Corner Site



Example: Building on a Corner Site

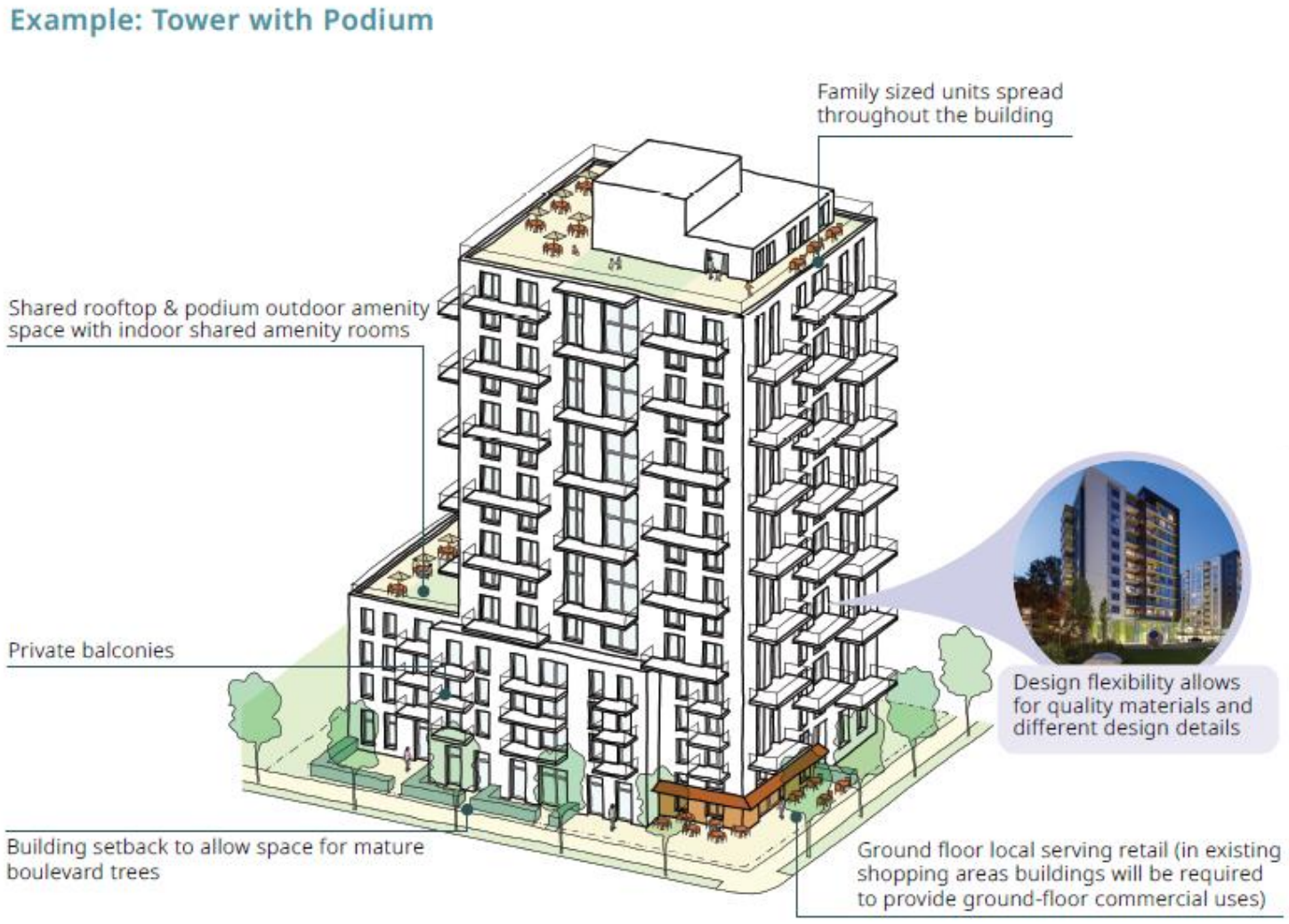


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Tower Form of Development

15-20 Storey Apartment

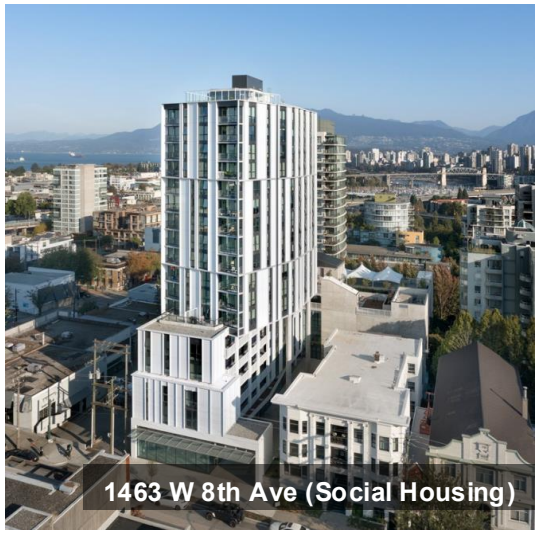
- Enabled in Neighbourhood Centres
- Depending on site and project, buildings may include commercial space, childcare, or public open space at the base
- Mix of unit types, including minimum 35% family-sized units
- All units secured as social housing for the life of the building



Tower Form of Development

15-20 Storey Apartment

- A variety of building types allowed through simplified regulations

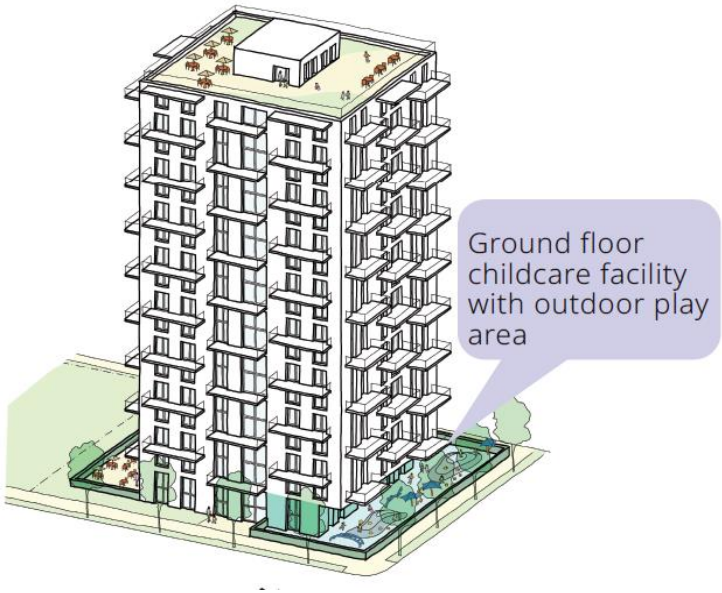

1463 W 8th Ave (Social Housing)


2833 E Kent Ave N. (Co-op Housing)

Example: Tower with Podium & Enhanced Open Space

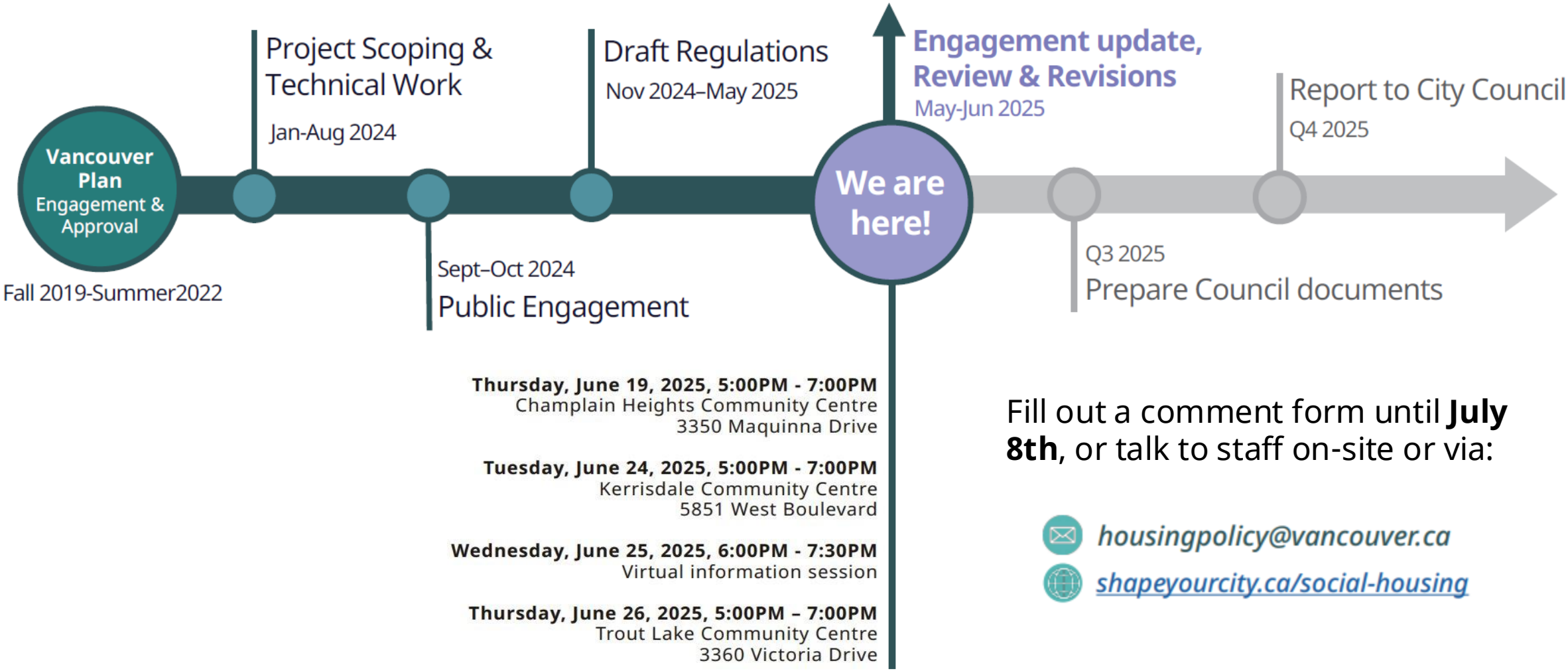


Example: Tower in Open Space



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How To Get Involved



Fill out a comment form until **July 8th**, or talk to staff on-site or via:

housingpolicy@vancouver.ca

shapeyourcity.ca/social-housing

Next Steps

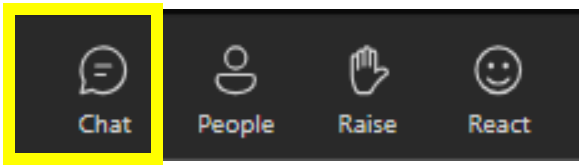


Input gathered during this round of enagement will help shape the final version of this proposal. It is scheduled to be presented to City Council for consideration at a Public Hearing in late 2025.

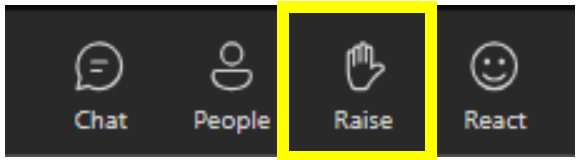
To stay informed on the Public Hearing date, sign up for updates on the Shape Your City project page: shapeyourcity.ca/social-housing

Questions

- Add your questions in the Chatbox



- Raise your hand and we'll call on you to unmute and ask a question



- Additional questions after the session?
  - Shape Your City project page
  - Email: housingpolicy@vancouver.ca
  - Call: 311 (direct your question to housing policy)

Scan for Project Page

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Thank you

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