

## **Purpose Built Rental – New Westminster**

### **Retention of the Existing Rental Housing Stock Objective Actions**

#### **Objectives**

- Reduce the likelihood that the existing purpose-built rental stock will be redeveloped.
- If demolition occurs, reduce the impact of the loss of the rental housing stock on tenants.

#### **Actions**

- Continue the moratorium on the conversion of rental buildings to strata title (except for heritage revitalization).
- For properties containing purpose-built rental housing, no support for rezoning to higher density developments or variances to increase the building height.
- In cases where demolition of purpose-built rental housing occurs, require developer to present a plan addressing tenant relocation and replacement housing options.
- Explore the use of the density transfer to preserve the existing purpose-built stock.

### **Renewal of the Rental Housing Stock Objective Actions**

#### **Objectives**

- Increase investment into the existing purpose-built rental housing stock.
- Increase the life span of the existing stock.
- Improve the operating costs of the purpose-built rental housing stock.

#### **Actions**

- Use the density bonus program to permit the construction of additional secured market rental units on site (up to 10% of the number of existing units), including the conversion of unused storage or recreation areas for additional units (subject to livability/Building Code issues being addressed).
- Eliminate the parking requirement for additional secured rental units created in existing buildings.
- Consider including existing rental buildings in a future phase of the Building Energy Efficiency Program that is part of the Community Energy & Emissions Plan.
- Consider relaxations to Engineering servicing requirements when adding new units.

### **Enhancement to the Secured Rental Housing Stock**

**Objective:** Create new secured market rental housing stock to offset the loss in the existing stock  
Category of Secured Market Rental Housing Actions/Incentives

#### **Type 1: Long Term**

- Rental for 60 years or life of the building.
- Restrictions on stratification.
- Owned and managed by one entity.

#### **Actions/Incentives:**

- Increase in density, offered through a density bonus process, or rezoning if appropriate.  
Concurrent processing of Rezoning and Development Permit Applications.

*we do this already!*

- Reduction in required parking and payment in lieu policy not applicable for buildings located within 400 metres of a Frequent Transit Network or SkyTrain Station or Downtown.
- Payment in lieu for parking policy not applicable for buildings located further than 400 metres from a Frequent Transit Network or SkyTrain Station where the reduction in parking is approved through a DVP process.
- City payment of legal fees to prepare Housing Agreement.
- Consider relaxations to servicing requirements.

#### **Type 2: Medium Term**

- Rental for 30-59 years.
- Some flexibility on stratification.
- Units are managed by one entity.

#### **Actions/Incentives**

- Concurrent processing of Rezoning and Development Permit Applications.
- Not applying payment in lieu for parking policy where the reduction in parking is approved through a DVP process.
- City payment of legal fees to prepare Housing Agreement.

#### **Type 3: Short Term**

- Rental for a minimum of 10 years.
- Units can be stratified.
- Units are held and managed by one entity.

#### **Actions/Incentives**

- Concurrent processing of Rezoning and Building Permit Applications.
- City payment of legal fees to prepare Housing Agreement.

# **CITY OF VANCOUVER**

## **SECURED MARKET RENTAL HOUSING POLICY**

### **City of Vancouver's Housing & Homeless Strategy**

**POLICY 1: Secured Market Rental Housing for Projects where 100% of the Residential Floor Space is Rental**

This policy applies to projects where 100% of the residential floor space is unstratified rental housing. Qualifying projects may be mixed use (i.e. include a commercial component), but all of the residential floor space must be rental.

**Residential Rental Projects under Existing Zoning Development applications for residential rental projects which can be developed under the existing zoning are eligible for the following incentives:**

- Parking reductions as described in the Vancouver Parking Bylaw;
- Development Cost Levy waiver for the residential floor space of the project;
- Relaxation of unit size to a minimum of 320 sq. ft provided that the design and location of the unit meets the liveability criteria as defined in the Zoning and Development By-law.

#### **Affordability**

Affordability will be achieved through location, reduced parking, modest size, limited on-site common amenities, level of finishing and other design considerations.

- suggested guidelines for size of units are generally based on BC Housing standards for affordable housing
- All projects will be reviewed by the City Manager to ensure the affordability of units receiving incentives.
- The DCL waiver is conditional upon staff review and assessment under the Development Cost Levy By-law subject to the discretion of the City Manager.

#### **Security of Tenure**

The rental units will be secured for a term of 60 years or life of the building, whichever is greater, through legal agreements, or any other legal mechanism deemed necessary by the Director of Legal Services and the Managing Director of Social Development.

#### **Residential Rental Projects Requiring a Rezoning for Projects where 100% of the Residential Floor Space is Rental**

Rezoning applications may be considered for residential rental projects requesting a change in zoning. These projects are eligible for the following incentives:

- Additional floor area;
- Parking relaxations;
- DCL waiver for the residential rental floor area of the project;
- Relaxation of unit size to a minimum of 320 sq. ft provided that the design and location of the unit provides satisfactory living accommodation; and
- Concurrent processing (Rezoning and Development Permit applications processes concurrently).

Qualifying projects may be mixed-use (e.g. include a commercial component), but all of the residential units proposed in the development must be rental in tenure.

### **Locations for Rezoning for 100% Rental Projects**

Rezoning for 100% residential rental projects will be considered in the following locations:

- areas close to transit, employment and services (e.g. commercial zones, RT zones along arterials;
- multi-family areas (e.g. RM zones) for infill projects or projects on sites that do not have existing rental housing;
- areas with existing rezoning policies or Official Development Plans that accommodate higher residential density (e.g. Downtown District and existing CD1s) and which do not conflict with existing policies for social housing;
- light industrial areas that currently allow residential

### **Affordability**

Affordability will be achieved through location, reduced parking, modest size, limited on-site common amenities, level of finishing and other design considerations. The suggested guidelines for maximum size of units are generally based on BC Housing standards for affordable housing (please refer to General Administrative Bulletin "Rental Incentive Guidelines for the Secured Market Rental Housing Policy" for more information). All projects will be reviewed by the City Manager to ensure the affordability of units receiving incentives. The DCL waiver is conditional upon staff review and assessment under the Development Cost Levy By-law subject to the discretion of the City Manager.

### **Security of Tenure**

The rental units will be secured for a term of 60 years or life of the building, whichever is greater, through legal agreements, (e.g. Housing Agreement pursuant to section 565.2 of the Vancouver Charter, including no stratification and no separate sales covenants), or any other legal mechanism deemed necessary by the Director of Legal Services and the Managing Director of Social Development.

## **RENTAL INCENTIVE GUIDELINES – effective May 15, 2012**

### **Parking Requirement Reductions**

Parking reductions will be considered for all market rental housing units that are secured for a term of 60 years or life of the building, whichever is greater, through a Housing Agreement. Market rental housing applications involving new buildings, alterations of or extensions to existing dwelling units are eligible for parking reductions.

### **Development Cost Levy (DCL) Waivers**

Projects creating new rental supply, where 100% of the residential development is rental in tenure are eligible for a DCL waiver for the rental portion of the development. The DCL waiver regulates maximum unit size and rents by unit type and hard construction cost for the project.

### **Additional Floor Area**

Applications made under Policy 1.2 (Residential Rental Projects Requiring a Rezoning for Secured Purpose-Built Rental Housing for projects where 100% of the residential floor space is rental) are eligible for additional density.

# **CITY OF NORTH VANCOUVER**

## **1 - Expand the supply and diversity of housing**

### **Policy:**

1. Continue to encourage diversity and growth of housing in town and village centres and in accordance with OCP and Centre Implementation Plan policies.
2. Ensure that housing supply includes a diverse mix of built forms and unit sizes to accommodate the needs of families and other households.

### **Action Plan:**

1. Monitor the District's housing inventory over time, and use this information to adjust housing form and affordability demand estimates to better respond to changing community needs.
2. Continue to apply the Strata Rental Protection and Accessible Design Policy for Multi-Family Residential Apartments policies.

## **2 - Prioritize Retention of Existing Affordable Housing Outside Centres**

### **Policy:**

1. Prioritize maintenance, restoration and retention of existing older rental buildings outside of centres.
2. Continue to enforce acceptable standards of maintenance for rental properties.
3. Continue to apply strata rental protection policies.

### **Action Plan:**

1. Update the Standard of Maintenance Bylaw to provide additional clarity on maintenance best practices.
2. Work with community partners and other agencies to develop solutions to retain non-profit, social and co-operative housing potentially impacted by expiring operating agreements.

## **3 - Enable Replacement of Existing Affordable Housing**

### **Policy:**

1. Where opportunities for onsite maintenance, renovation and restoration have been exhausted, rental redevelopment proposals may be considered based on their demonstrated ability to:
  - i. provide rental replacement at a ratio which may be less than 1:1 as long as these replacement units are affordable to low and moderate income households;
  - ii. ensure affordable units that are integrated as part of market housing development; and
  - iii. include a diverse mix of unit sizes, including 3+ bedrooms for families.
2. Prioritize redevelopment within town and village centres where residents will have ready access to frequent transit, commercial and other community services.

### **Action Plan:**

1. Continue to monitor the number, size and affordability of existing and new affordable units by area, on an annual basis and compare to projected demand estimates.
2. Provide guidance to developers on unit sizes, mix and affordability in response to community profiles and community need.

#### **4 - Minimize Impacts on Existing Tenants**

**Policy:**

1. Require existing purpose built rental redevelopment projects to (as a minimum) adhere to the Tenant Assistance Policy, to provide assistance to tenants in the search for new housing.
2. Where redevelopment is being considered, work with land owners and developers to explore a phased approach to development to minimize impacts to existing tenants.

**Action Plan:**

1. Develop a Tenant Assistance Policy, to be applied at rezoning, to provide assistance for tenants where existing rental buildings are to be redeveloped.

#### **5 - Expand Supply of New Rental and Affordable Housing**

**Policy:**

1. Expand the supply of rental and affordable rental housing in a manner that is consistent with the OCP, and enables low and moderate income households to access frequent transit, community services, retail and employment within walking distance from their residences.
2. Encourage and consider innovative ways to deliver rental and affordable housing.
3. Ensure a diversity of unit sizes in rental and affordable housing to accommodate the needs of families, seniors, first time homebuyers, students and other households.
4. Require that multi-family residential projects undergoing rezoning contribute to the provision of affordable housing by:
  - i. Providing land dedicated for affordable housing (typically larger sites);
  - ii. Providing a cash in lieu community amenity contribution towards an Affordable Housing Opportunities fund (typically smaller sites);
  - iii. Including a portion of affordable rental or ownership units as part of the project;
  - iv. Some combination of the above, as appropriate for the site.
5. Consider the use of incentives to encourage the provision of new rental and affordable housing. Such incentives may include:
  - i. Consideration of 0.75 parking spaces and 0.1 visitor parking spaces per unit for market rental apartments located in frequent transit development areas, and where appropriate transportation demand management measures can be provided;
  - ii. Consideration of further reduced parking requirements for affordable rental apartments located in frequent transit development areas, and where appropriate transportation demand management measures can be provided; and/or
  - iii. Consideration of increased density and height for the delivery of affordable housing.

**Action Plan:**

1. Identify potential sites for new rental and affordable housing.
2. Develop an Affordable Housing Opportunities Fund with appropriate policy to guide its use.
3. Explore opportunities for density bonus zoning and height adjustment for the delivery of affordable housing.
4. Explore opportunities for additional parking reductions for affordable rental apartments located in frequent transit development areas.