

CITY OF VANCOUVER

Rental Housing Stock Official Development Plan

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RENTAL HOUSING STOCK

OFFICIAL DEVELOPMENT PLAN

Section 1 Interpretation

1.1 Definitions

In this instrument:

“ODP” means this instrument, being the official development plan for the real property in the zoning districts;

“rental housing unit” means a dwelling unit, housekeeping unit, or sleeping unit on a site that a tenant rents or has rented for the purpose of living accommodation, but does not include:

- (a) a unit rented by a not for profit housing cooperative to a member of the cooperative;
- (b) unit in a community care facility or group residence;
- (c) a unit in a hotel;
- (d) units in an equity co-op where, at the time of rezoning application, or at the time of development permit application for projects that do not require rezoning, the building was operated as an equity co-op within the last three years; or
- (e) units in a strata titled building where, at the time of rezoning application, or at the time of development permit application for projects that do not require rezoning, the majority of the units were within the last three years individually owned and:
 - (i) for which a petition has been filed with the Supreme Court of BC to dissolve the strata corporation; or
 - (ii) for which all the strata lots within the corporation are now under single ownership; and

“zoning districts” mean the C-2, C-2B, C-2C, C-2C1, RM-2, RM-3, RM-3A, RM-4 and RM-4N, RM-5, RM-5A, RM-5B, RM-5C and RM-5D, RM-6, FM-1, and CD-1 zoning districts referred to in section 9.1 of the Zoning and Development By-law, the boundaries of which the Zoning District Plan, and amendments to it, attached as Schedule D to the Zoning and Development By-law, delineate.

1.2 Imported Definitions

Except for the definitions set out in section 1.1, the definitions in section 2 of the Zoning and Development By-law apply to this ODP.

1.3 Incorporation by Reference

This ODP incorporates by reference all policies and guidelines referred to herein.

1.4 Table of Contents and Headings

The table of contents and headings in this ODP are for convenient reference only, and are not for use in interpreting or enforcing this ODP.

1.5 Severability

A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

1.6 Application

This ODP applies to real property in the zoning districts.

Section 2 Rental Housing Policy

2.1 Housing Vancouver Strategy and Housing Vancouver 3 Year Action Plan

On November 27, 2017, Council adopted the Housing Vancouver Strategy and the Housing Vancouver 3 Year Action Plan, which includes specific direction to continue “protecting affordability and ensuring one-for-one replacement of rental housing

2.2 Concerns About Rental Housing

Council has concerns about preserving the existing rental housing stock because it continues to be some of the most affordable and secure rental housing in the city, compared to the relatively high rents of newly-constructed rental housing. In Vancouver, the existing stock of low-rise, wood-frame market rental buildings, largely constructed before 1980, makes up over 80 per cent of the city’s purpose-built rental housing stock and has rents that are nearly 30 per cent lower than newly-constructed rental housing. Located in the zoning districts, which are some of the city’s most desirable neighborhoods, this stock has come under redevelopment pressure in recent years, driven by housing price growth and development opportunities. The key to preserving this affordability requires policies and programs that aim to protect and renew the city’s rental stock.

2.3 Location of Rental Housing

The zoning districts include a significant supply of rental housing.

2.4 Rental Housing Policy

Council’s policy regarding real property in the zoning districts is that development on any site consisting of three or more dwelling units that requires the demolition or change of use or occupancy of a rental housing unit on that site, or would have required such demolition or change of use or occupancy had a person, during the three years preceding the date of application for a development permit, not demolished one or more rental housing units or changed their use or occupancy, is not permissible unless:

- (a) for new development that requires demolition of one or more buildings on that site, or for an existing development that requires major alterations or additions resulting in a change to the unit mix of the building(s) and the reconfiguration of a majority of the existing dwelling units, housekeeping units, or sleeping units:
 - (i) a housing agreement, satisfactory to Council, is entered into that secures:
 - A. one for one replacement of existing rental housing units with dwelling units on the site or in the same zoning district, or on another site that was subject to this RHS ODP before it was rezoned to allow for replacement housing, and is adjacent to the contiguous area of the zoning district of the site that requires the replacement housing, or one for one replacement with another type of affordable housing if permitted under an applicable community plan, except that in cases where the existing rental housing units are sleeping or housekeeping units, the Director of Planning may permit less than one for one replacement, having regard for the Council’s intention to maximize the replacement of such rental units; and
 - B. a Tenant Relocation Plan in keeping with the city’s Tenant Relocation and Protection Policy, if applicable, and

- (ii) at least 35% of the total number of dwelling units include two or more bedrooms, except where the Director of Planning considers that such requirement would deter or prevent:
 - A. the conservation of a protected heritage property or a building on, or eligible for addition to, the Vancouver Heritage Register;
 - B. the renovation of a building where there are physical constraints due to light, access, and the form and structural elements of the existing building;
 - C. development of low-rise and midrise buildings on mid-block or unique sites with significant design challenges in meeting the requirement; or
 - D. development of projects on sites or in areas identified in Council-approved plans or policies as targeted to single and couple households,

and

- (b) for an existing development that requires renovations resulting in a change of use or occupancy of a rental housing unit on that site, but does not require major alterations or additions resulting in a change to the unit mix of the building(s) and the reconfiguration of a majority of the existing dwelling units, housekeeping units, or sleeping units:
 - (i) one for one replacement of existing rental housing units with dwelling units on the site or in the same zoning district is secured to the satisfaction of the Director of Planning, except that in cases where the existing rental housing units are sleeping or housekeeping units, the Director of Planning may permit less than one for one replacement, having regard for the Council’s intention to maximize the replacement of such rental units; and
 - (ii) a Tenant Relocation Plan in keeping with the city’s Tenant Relocation and Protection Policy is provided, if applicable.

2.5 Affordable Housing and Special Needs Housing Policies

Council’s existing policies respecting affordable housing and special needs housing are to continue to apply to real property in the zoning districts. Such policies include, among others: Housing Vancouver Strategy 2018 – 2027, West End Community Plan (2013), Downtown Eastside Community Plan (2014), Marpole Plan (2014), Grandview-Woodlands Community Plan (2016), Cambie Corridor Plan (2018), Moderate Income Rental Housing Pilot Program (2017), Family Room Housing Mix in Apartments Rezoning Policy (2016), and the Tenant Relocation and Protection Policy (2015).