

# Bulletin

## Rental Housing Stock Official Development Plan Bulletin

*Effective September 1, 2018*

*Last amended April 27, 2021*

*Authority: Director of Planning*

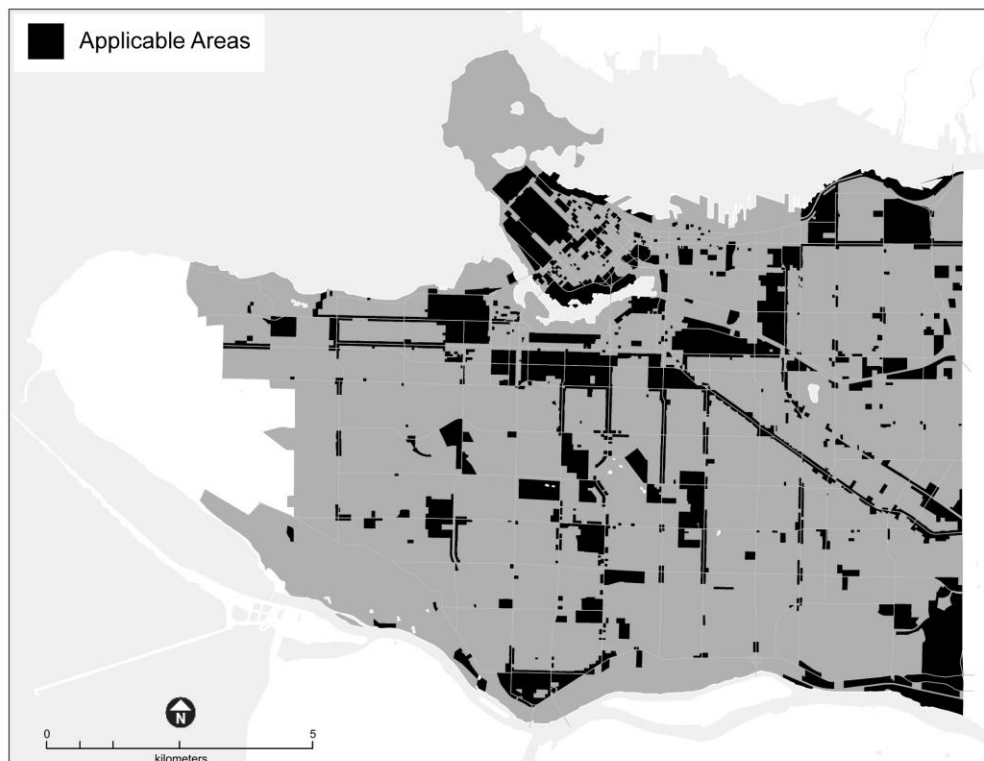
## 1. Background and Context

This bulletin provides further information on the amendments to the Rental Housing Stock ODP approved by Council on June 5, 2018 and enacted on June 6, 2018 to take effect on September 1, 2018. The information contained in this document is intended to help inform the way in which rental replacement requirements will be applied to specific projects in areas covered by the Rental Housing Stock ODP.

## 2. Explanation

The Rental Housing Stock ODP applies to the RM-2, RM-3, RM-3A, RM-4 and 4N, RM-5, RM-5A, RM-5B and RM-5C, RM-5D, RM-6, FM-1, C-2, C-2B, C-2C, and C-2C1, or CD-1 District or Districts Schedules of the Zoning and Development By-law to developments of three or more residential units that includes the demolition or change of use or occupancy of a rental housing unit. See map below.

**Rental Housing Stock ODP – Map Illustrating Applicable Areas**



**Note:** this map is for illustrative purposes only and is up to date as of November 2, 2020. New CD-1 districts added after November 2, 2020 are not included.

### What is a Rental Housing Unit?

A rental housing unit is a dwelling unit, housekeeping unit, or sleeping unit on a site that is:

- Currently being rented by a tenant for 30 days or more; or
- Has previously been rented by a tenant for 30 days or more in the 3 years preceding the date of the rezoning application or the development permit application (if made under existing zoning)

## Exclusions

Rental replacement requirements under the Rental Housing Stock ODP does not apply to the following cases, which are not considered rental for the purposes of this ODP:

- non-profit co-operative housing,
- community care facility or group residence,
- rented units in hotels, including stays longer than 30 days,
- strata-titled building where the majority of the units were within the last three years individually owned and
  - a) for which a petition has been filed with the Supreme Court of BC to dissolve the strata corporation, or
  - b) for which all the strata lots within the corporation are now under single ownership.

## 3. Rental Replacement Requirements

For applicable sites under the Rental Housing Stock ODP, there are two scenarios for rental replacement requirements, depending on the scale and nature of the proposed development:

- Full redevelopment that involves demolition of one or more buildings on the existing site, or development requiring major alterations
- Renovation projects requiring a change of use or occupancy of a rental housing unit on site but does not require major alterations or additions

### 3.1 New Developments Requiring Full Redevelopment or Major Alterations

For new development that requires:

- demolition of one or more buildings on the site; or
- alterations or additions resulting in a change to the unit mix within the buildings(s) and/or the reconfiguration of a majority of the existing residential units. Some of examples include:
  - complete renovations where everything down to the raw framing has been replaced, including: pipes and plumbing, electric, walls, etc.,
  - a major renovation involving the majority of units (e.g. 50 per cent or more of the units) in an existing building that results in the overall change of the layout, number, and/or bedroom mix of units in the building

A housing agreement, satisfactory to Council, must be entered into that requires the following:

- **One-for-One Replacement of Existing Rental Units:**
  - One-for-one replacement of all existing rental housing units with self contained dwelling units on the site or in the same zoning district, or
  - One-for-one replacement with another type of affordable housing (e.g. social housing) if permitted under an applicable community plan

**Note:** in cases of major alterations where the existing rental 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

- a **Tenant Relocation Plan** in keeping with the city’s Tenant Relocation and Protection Policy, if applicable, and
- **Family Housing Units** - at least 35% of the total number of dwelling units must include two or more bedrooms, except where the Director of Planning considers that such requirement would deter or prevent:
  - conservation of a protected heritage property or a building on, or eligible for addition to, the Vancouver Heritage Register;
  - the renovation of a building where there are physical constraints due to light, access, and the form and structural elements of the existing building;
  - development of low-rise and midrise buildings on mid-block or unique sites with significant design challenges in meeting the requirement; or
  - development of projects on sites or in areas identified in Council-approved plans or policies as targeted to single and couple households.

### 3.2 Development Requiring Renovations resulting in a change of use or occupancy of a rental housing unit on site but does not require major alterations or additions

For existing developments requiring renovations resulting in a change of use or occupancy of a rental housing unit on that site but does not require alterations or additions resulting in a change to the unit mix within the buildings(s) and/or the reconfiguration of a majority of the existing residential units , the following is required:

- one for one replacement of all existing rental housing units with self contained dwelling units on the site or in the same zoning district is secured to the satisfaction of the Director of Planning

**Note:** in cases where the existing rental 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

- a **Tenant Relocation Plan** in keeping with the city’s Tenant Relocation and Protection Policy is provided, if applicable.

**Note:** the requirements under section (3.2) will be secured as conditions of the development permit approval.

## 4. Tenant Relocation

The City approved the Tenant Relocation and Protection Policy and Guidelines in December, 2015. Please refer to these policies and guidelines prior to making an application if there are existing tenants that will be impacted or displaced due to major renovation or redevelopment.

## 5. Housing Agreements and Security of Tenure

Security of tenure of the rental units will be held 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.

### **Projects in C-2 areas**

A separate airspace parcel is required to secure the commercial component of any project as per the City's standard practice. For the residential component, where the replacement rental units are required in a mixed tenure strata project, an additional airspace parcel is required to secure the rental units. Alternatively, the applicant can apply to the Superintendent of Real Estate to designate the rental units as one block, ensuring the units are not strata-titled. For projects where there are a small number of rental replacement units (e.g. less than 10 rental units), security of tenure will be achieved through a Housing Agreement.

## **6. Development Cost Levy (DCL) Waiver for New Rental Housing**

Rental replacement projects resulting in a new market rental building, where 100% of the residential development is rental in tenure are eligible for a DCL waiver for the residential portion of the development. For more information about the specific requirements for the waiver, please refer to the City's Rental Incentive Guidelines.

**Note:** rental projects proposing changes to an existing building—involving renovation or alterations—are not eligible for the DCL waiver.