

HAF Agreement and Action Plan Summary Vancouver, British Columbia

Summary of Agreement Targets and Funding

Status as of December 20, 2024

Overall Permitted Unit Targets (3 years)	15,700
Units expected without HAF (baseline)	12,500
Units incented by HAF (HAF-incented)	3,200
Municipality's 10-year unit projection	40,300

Permitted Unit Targets with Breakdown	Total Target	Year 1 Forecast	Year 1 Progress
Housing Supply Growth Target	15,700	5,233	5,388
<ul style="list-style-type: none"> • Multi-Unit housing units in close proximity to rapid transit 	15,700	<i>Note: there are no annual forecasts for different unit types.</i>	5,823
<ul style="list-style-type: none"> • Missing middle housing units 	0		0
<ul style="list-style-type: none"> • Other multi-unit housing units 	0		0
Affordable Housing Units	3,611		815

HAF Funding Schedule and Explanatory Notes:

The total funding envelope for HAF recipients is based on the number of HAF-incented units, as described in Section 10 of the Pre-Application Reference Material. Advances are disbursed annually, subject to compliance with the terms and conditions of the HAF agreement.

Total funding eligibility	\$114,983,000
Annual advance amount	\$28,745,750

CMHC has reviewed the City of Vancouver's first annual report and is satisfied that the city is meeting its commitments under the HAF agreement. The second advance will be made in full.

Summary of Initiatives and Milestones

Initiative 1: Streamlining Missing Middle Housing

Updating planning rules to allow a variety of missing middle housing options across Vancouver.

- This initiative includes pre-zoning for rental buildings up to 6-storeys in commercial zones, new townhouse zones along the Cambie Corridor, upzoning to allow multiplexes up to 6 units (up to 8 units for rentals) in all single-family areas, and simplified building rules for low-density zones.
- The City will review the impact of multiplex zoning and explore potential enhancements including higher allowable building size where servicing and amenity capacity exists.
- Vancouver will introduce low-rise density (townhomes, multiplexes and mixed-use buildings up to 6 storeys) at 26 "village areas" outside the downtown core.

Initiative	Due Date	Status
Streamlining Missing Middle Housing	2026-03-31	On track
Milestones	Due Date	Status
Streamlined policy for rental in C2 zones enacted	2023-07-01	Completed
Streamlined zoning for townhouses will be enacted	2023-09-30	Completed
Multiplex zoning and streamlined amendments enacted	2023-12-31	Completed
Review of Multiplex Zoning	2025-10-31	Not Started
Village Areas Pre-Zoning Initiative	2026-03-31	On Track

Initiative 2: Optimizing Below-Market Rental

Improving developers' ability to build below-market rental homes.

- Vancouver will update and standardize policies, bylaws and housing agreement terms to increase the financial viability of below-market rental projects.
- These changes will unlock proposed projects that require additional supports to proceed to construction, while improving predictability for future below-market rental developments.

Initiative	Due Date	Status
Optimizing Below-Market Rental Initiative	2023-12-31	Completed
Milestones	Due Date	Status
Policies and By-laws enacted	2023-12-31	Completed

Initiative 3: Broadway Plan Implementation

Enabling significant additional transit-oriented housing, job space, and community amenities along the new Broadway Subway line.

- Zoning bylaw changes will allow significantly more new homes to be built around transit and eliminate parking requirements for new developments.
- Based on early learnings from implementation of the Plan approved in 2022, the City made policy adjustments such as allowing more flexibility for building heights and increased densities in certain locations.

Initiative	Due Date	Status
Broadway Plan Implementation	2024-12-01	Completed
Milestones	Due Date	Status
Commercial and industrial zoning by-laws enacted	2023-09-30	Completed
Broadway Plan Review and Policy Improvements*	2024-12-01	Completed

*The City of Vancouver replaced the milestone referencing a review of Amenity Contribution Policies in Initiative 3 with a new milestone on Broadway Plan Review, due to changes in provincial legislation.

Initiative 4: Unlocking Non-Market Housing

Supporting social housing through financial supports and targeted changes to zoning rules.

- Changes to planning rules will add additional density to unlock new social housing across three sites in Northeast False Creek.
- A new funding program will make capital contributions towards shovel-ready social housing projects that require additional funding to proceed to construction.

Initiative	Due Date	Status
Unlocking non-market housing	2024-03-31	Completed
Milestones	Due Date	Status
NFC zoning changes approved at Public Hearing	2023-09-30	Completed
Patient Equity Fund approved by Council	2024-02-29	Completed

Initiative 5: Streamlining Permit Conditions

Simplifying development requirements and accelerating review timelines.

- Vancouver will eliminate, simplify, and/or streamline development conditions across all relevant City functions: engineering, planning, urban design, landscape, sustainability, parks, arts, culture, community services, real estate, and facilities management.

Initiative	Due Date	Status
Streamlining Permit Conditions	2024-05-31	Completed
Milestones	Due Date	Status
Phase 1 Roll Out Complete	2023-08-31	Completed
Phase 2 Roll Out Complete	2024-02-28	Completed
Phase 3 Roll Out	2024-05-31	Completed

Initiative 6: Modernizing Permitting Services – Digital Transformation Program

Enhancing digital and automated systems to accelerate development reviews.

- Vancouver will begin automating elements of the development and building permit services, including zoning compliance for low density housing, and explore a proof of concept for automated building code compliance.
- Digital transformation of regulations and bylaws will support future iterations of e-permitting.

Initiative	Due Date	Status
Modernizing Permitting Services - Digital Transformation Program	2026-09-30	On track
Milestones	Due Date	Status
Project Requirements Exploration Tool for Permitting Services (Low Density Housing)	2024-04-30	Completed
Automated Zoning Compliance Check (Low Density Housing)	2025-04-30	On Track
Automated Building Code (VBBL) Compliance Check Proof of Concepts (PoC)	2025-06-30	On Track
Digital Rules Framework and Platform	2026-09-30	On Track

Initiative 7: Zoning for High Density Apartments City-Wide

Updating planning permissions to simplify the process for building high-density market and non-market housing.

- This initiative will pilot zoning changes ahead of extending them city-wide.
- Standardized zoning districts will clarify and speed up approval timelines for high-density developments (up to 25 storeys) in residential areas, and encourage housing off arterials in quiet neighbourhoods served by transit.
- Vancouver will also create opportunities for non-market housing city-wide without the need for a rezoning approval.

Initiative	Due Date	Status
Zoning for High Density Apartments City-wide	2025-12-31	On track
Milestones	Due Date	Status
Explore zoning changes to increase housing density around transit areas City-wide.	2025-03-31	Completed
Council Approval of new zones	2025-06-30	On Track
Enactment Process	2025-12-31	Not Started