

HAF Action Plan Summary – Vancouver, BC

Explanatory Notes:

- *The following summary is a high-level overview of the approved Housing Accelerator Fund (HAF) Action Plan.*
- *Local governments are expected to follow statutory processes and procedures when considering and adopting bylaws and policies, including public notification and input processes. HAF recipients have committed to follow regulatory requirements and to actively pursue the relevant council or other approvals needed to advance these initiatives.*
- *HAF recipients are also required to complete and regularly update a Housing Needs Assessment Report.*

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 (*implemented by end of 2023*).
- The City will review the impact of multiplex zoning and explore potential enhancements including higher allowable building size where servicing and amenity capacity exists (*implementation in 2025*).
- Vancouver will introduce low-rise density (townhomes, multiplexes and mixed-use buildings up to 6 storeys) at 26 "village areas" outside the downtown core (*implementation through 2026*).

Initiative 2: Optimizing Below-Market Rental

Improving developers' ability to build below-market rental homes (*implemented in 2023*).

- 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 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 (*bylaws enacted in 2023*).
- A new fixed rate approach to community amenity contributions will streamline the development process and improve approval timelines (*implementation in 2024*).

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 (*completed in 2023*).
- A new funding program will make capital contributions towards shovel-ready social housing projects that require additional funding to proceed to construction (*program launch in 2024*).

Initiative 5: Streamlining Permit Conditions

Simplifying development requirements and accelerating review timelines (*implementation through 2024*).

- 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 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 (*implementation through 2025*).
- Digital transformation of regulations and bylaws will support future iterations of e-permitting (*implementation through 2026*).

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 (*implementation through 2025*).

- 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.