

Policy

Attainable Home Ownership Pilot Rezoning Policy

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1 BACKGROUND AND CONTEXT

In November 2024, Council approved a motion directing staff to bring back recommendations related to Attainable Home Ownership (AHO) options in Vancouver. This Rezoning Policy responds to Council direction as part of that motion to explore the feasibility of piloting new AHO projects.

This document is to be interpreted within the context of Vancouver's land use framework, with the Vancouver Official Development Plan (ODP) as the guiding policy document. Rezoning applications will be reviewed for consistency with the Vancouver ODP, including the Generalized Land Use designations and related policies within the Vancouver ODP.

2 INTENT

Over multiple years, successive City Councils have directed staff to develop policies and programs that would enable Attainable Home Ownership projects to be developed. As part of the introduction of the R1-1 Residential Inclusive zoning that enabled multiplex housing in 2023, the City approved a provisional AHO option. That option was contingent on a partnering agreement dealing with program administration being finalized with the Province, and as that remains no applications for projects incorporating AHO units have been able to proceed.

Following further discussion with Provincial officials and industry representatives, the intent of this policy is to enable AHO pilot projects in apartment forms that may be more attractive to partners. Following Council direction, the policy seeks to enable projects that do not conflict with or detract from existing policies that support the development of rental housing, and do not create significant administrative burdens for City staff.

Under this policy, AHO projects will be considered on a pilot basis through rezoning applications that respond to the parameters outlined below. Following the pilot, staff will report back to City Council with lessons learned and, if appropriate, recommendations for a new, long-term policy.

3 APPLICABILITY

This policy applies to parcels of land that fall within off arterial locations within low density transition areas as identified in section 2.4 of the [Secured Rental Policy](#).

Rezoning applications under this policy will be accepted between January 1, 2026 and December 15, 2027. All applications will undergo a full rezoning process including a Public Hearing or decision of Council as applicable.

4 POLICIES

4.1 Development Requirements

Rezoning applications submitted under this Policy should generally follow the form of development outlined in the [RR-2A District Schedule](#) and associated guidelines.

Applications under this Policy should seek to secure a minimum of 20 per cent of floor area in the proposed development as AHO units.

The AHO units should include a unit mix that reflects the unit mix in the development as a whole, and that complies with the City's housing policies and regulations.

4.2 Attainable Home Ownership Criteria

This Policy is intended to generally align with Provincial Attainable Housing Initiatives, such as the Affordable Home Ownership Program (AHOP) and the Attainable Housing Initiative Heather Lands (AHI)¹, as Provincial support is anticipated to administer projects on an individual basis. As such, this Policy adopts AHO criteria generally as outlined by the Provincial Government.

The City acknowledges that, while the Provincial AHI Heather Lands involves a significant funding component, Provincial funding is not currently anticipated to be a core element of the implementation of this Policy. Rather, the City is looking to the Province to provide administrative capacity and expertise to the implementation of the AHO Policy.

The AHI criteria that are applicable to this Policy include:

4.2.1 General Structure

- An eligible buyer owns the home but pays only a portion of the market price for the unit using a traditional real estate transaction. The remaining market price is secured in a second mortgage, registered to the Province of BC or their delegate. For illustrative purposes, the Provincial AHI

¹ <https://www2.gov.bc.ca/gov/content/housing-tenancy/attainable-housing-initiative-heather-lands>

Heather Lands targets 60 per cent of the market price to be purchased by an eligible buyer, and 40 per cent of the market price to be secured in a second mortgage. This discount is achieved through significant Provincial investment. Through this policy, the discount from market price will be determined through the rezoning process.

- The second mortgage contribution is repaid by the buyer when the owner sells an AHI unit or when the mortgage expires after 25 years, whichever comes first. The second mortgage contribution will be repaid to the appropriate party, depending on how the discount from market value is secured (e.g., municipal versus Provincial or third-party contributions).
- The purchase arrangement only applies to the original first-time purchaser of the unit and not to secondary or subsequent purchase/sale transactions.

4.2.2 For eligibility, potential buyers must:

- Have a total annual household income that does not exceed the Provincial Middle Income Limits; \$136,210 (as of 2025) to be eligible for studio and one-bedroom homes, or below \$201,030 (as of 2025) to be eligible for two-bedroom, or larger homes;
- Be a citizen or permanent resident of Canada;
- Have resided in B.C. for the past 24 months consecutively;
- Be at least 18 years of age;
- Not own an interest in any other property anywhere else in the world at the time of purchase closing; and
- Use the home as the owner's principal residence.

4.3 Community Amenity Contribution Exemption

Applications for rezoning under this Policy may be exempt from payments and/or provision of amenities pursuant to the City's Community Amenity Contributions Policy for Rezoning. However, this Policy does not pre-empt Council decisions on potential exemptions from future Financing Growth tools, including the upcoming Amenity Contribution Charge (ACC) By-law. Submission of a pro forma with the rezoning application is required to assist staff in reviewing the financial feasibility of AHO proposed under this Policy and to help inform potential future AHO policies.

4.4 Director of Planning Flexibility

This Policy is intended to test the ability of the private market to deliver AHO projects generally as outlined above. The City acknowledges that strict adherence to the Policy may not be possible in all cases. For example, some of the parameters of the Provincial Attainable Housing framework may not be relevant, and the absence of secured funding may mean trade offs are needed between policy objectives at the project level.

The Director of Planning may bring forward for Council consideration projects that vary from the AHO structure outlined in 4.2 above, provided that project addresses the general intent outlined in this Policy. For clarity, projects are not anticipated to propose significant variations from the Development Requirements outlined in 4.1 above, because these requirements are fundamental to achieving Council's intent (e.g., that the AHO Policy does not detract from rental housing priorities).

4.5 Implementation

This Policy will be implemented through privately-initiated rezoning applications. A Housing Agreement securing the basic conditions of the City's requirements will be registered on title.

The AHO pilot will be administered on a project basis by the Province of BC or its delegate, including securing a second mortgage, determining eligibility of prospective buyers, managing the resale process and repayment of the amount secured on the second mortgage, and all other aspects of administration deemed necessary by the Director of Planning. As an alternative, administration by another qualified third-party organization with demonstrated expertise in delivering AHO, financial administration and program administration may be considered. Applicants will be responsible for ensuring that legal agreements pertaining to the administration of attainable home ownership are in place prior to rezoning enactment.