

# Policy

Interim Rezoning Policy for Social Housing, Seniors Housing, and Institutional, Cultural and Recreational Uses in Former Community Visions Areas

Approved by Council November 1, 2023

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# **1 BACKGROUND AND CONTEXT**

This interim rezoning policy is a consolidation of rezoning policies for social housing, seniors housing, and institutional, cultural and recreational uses that were previously contained in Community Visions documents. Except for these aspects, the policies and directions in the documents have been superseded by those in the Vancouver Plan, Housing Vancouver Strategy, and other more recent policy directions.

This document is interim until additional work is completed to replace this with enabling policies that further align with Vancouver Plan goals for improving equity, liveability, and affordability across the city.

# **2 INTENT**

In line with directions in the Vancouver Plan and Housing Vancouver Strategy, the policies in this document enable consideration of the rezoning applications for social housing, seniors housing, and institutional, cultural and recreational uses in the former Community Visions areas shown on Map 1: Areas Where Rezoning for Social Housing, Seniors Housing and Institutional, Cultural and Recreational Uses May be Considered. Where area plans have been adopted subsequent to the Community Visions, these areas are excluded from the map as the land use policy in those plans supersedes the Community Visions.

Enabling rezoning for these types of projects is intended to allow development that advances city-wide policies and directions. Rezoning typically includes public consultation as part of considering an application; staff look at not only the needs of the project, but also how it relates to its existing surroundings and to the future of the area as described in the Vancouver Plan.

## **3 INTERIM REZONING POLICIES**

### **3.1 Social Housing**

Social housing is important to the overall health of Vancouver's housing system. It provides a secure housing option for many low and moderate income households. However, it is generally concentrated in a few limited areas of the city. The Vancouver Plan, Housing Vancouver Strategy, and other more recent policies aim to create more inclusive and affordable neighbourhoods throughout the city and expand opportunities for social housing.

- 3.1.1 Council may consider rezoning applications in any area shaded on Map 1 for the development of 100% social housing as defined in Section 2 of the Zoning and Development By-law.

### **3.2 Seniors Housing**

Similar to the majority of Canadian cities, Vancouver's population is aging. The proportion of the population over 65 grew at five times the rate of the under-65 population between 2016 and 2021, making it the fastest-growing demographic group in the City<sup>1</sup>. The Vancouver Plan, Housing Vancouver Strategy, and other more recent policies aim to improve housing options to better meet the needs of seniors and to allow seniors to stay in the community as their housing needs change.

- 3.2.1 Council may consider rezoning applications for the development of low-rise (typically 4 to 6 storeys) seniors supportive or assisted housing or community care facilities as defined in Section 2 of the Zoning and Development By-law targeted to seniors aged 55+, if the site is:
- (a) located in the area shown on Map 1; and
  - (b) located near local shopping and services, transit, or a park.

### **3.3 Institutional, Cultural and Recreational Uses**

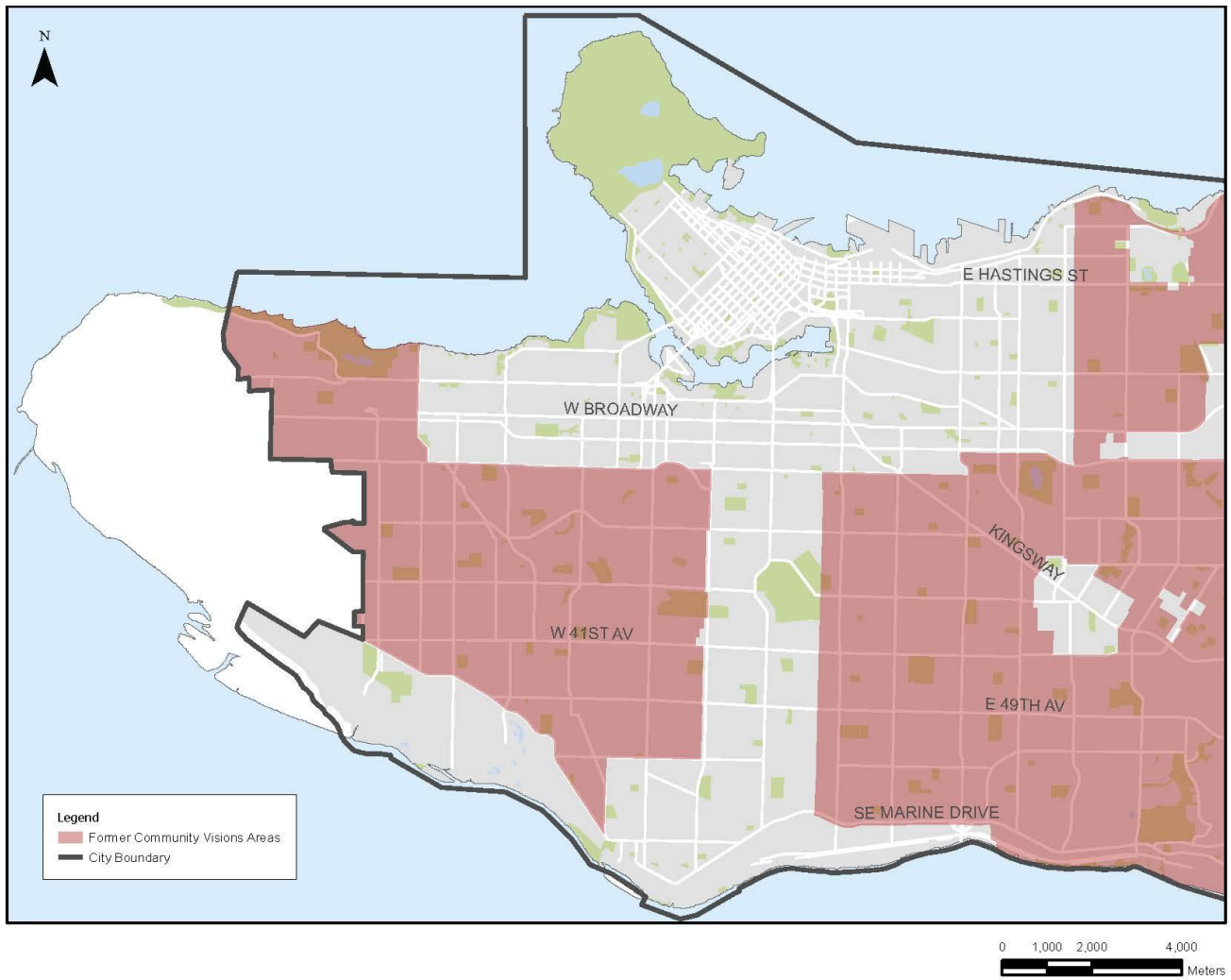
The Vancouver Plan, Housing Vancouver Strategy, and other more recent policies aim to facilitate a variety of housing options to meet the diverse range of housing needs and to improve access to community-serving uses.

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<sup>1</sup> 2021 Census, Statistics Canada, Census of Population

- 3.3.1 Council may consider rezoning applications located in the area shown on Map 1 to enable the expansion, downsizing, or reuse of existing publicly owned or non-profit institutional, cultural and recreational uses.

**Map 1: Areas Where Rezoning for Social Housing, Seniors Housing, and Institutional, Cultural and Recreational Uses May be Considered<sup>2</sup>**



<sup>2</sup> In residential areas outside of the former Community Vision areas identified in Map 1, the City will continue to consider social housing projects through the use of the Affordable Housing Policies (1989).