

Rezoning Policy Updates for Low Density Areas

Secured Rental Policy - Draft Eligibility Map (Updated May 2021)

The City of Vancouver has had a policy supporting rental housing in low-density residential areas since 2012. To encourage more secured rental housing, improve livability and address climate change, Council updated the policy in 2019. We are now working to refine and implement the policy.

Locational Requirements

The Secured Rental Policy enables rezonings to be considered for sites in low density areas (RS and some RT zones) within a short walk or roll of daily need, including public transit, shops and services. One of the following locational criteria must be met:

1. **On the first block adjacent to a bus route OR an arterial near a rapid transit stop* AND within a ~5 minute walk (~400 m) of a neighbourhood shopping area**
2. **Near a rapid transit stop* AND within a ~2-3 minute walk (~200 m) of a commercial node**

Almost all sites meeting these criteria are also located within a ~5 minute walk of a park or public school

**near rapid transit is considered to be within a ~5 minute walk (~400 m) of a rapid bus stop OR a ~10 minute walk (~800 m) of a skytrain or subway station*

Minor refinements have been made to the map to ensure clarity and consistency, including:

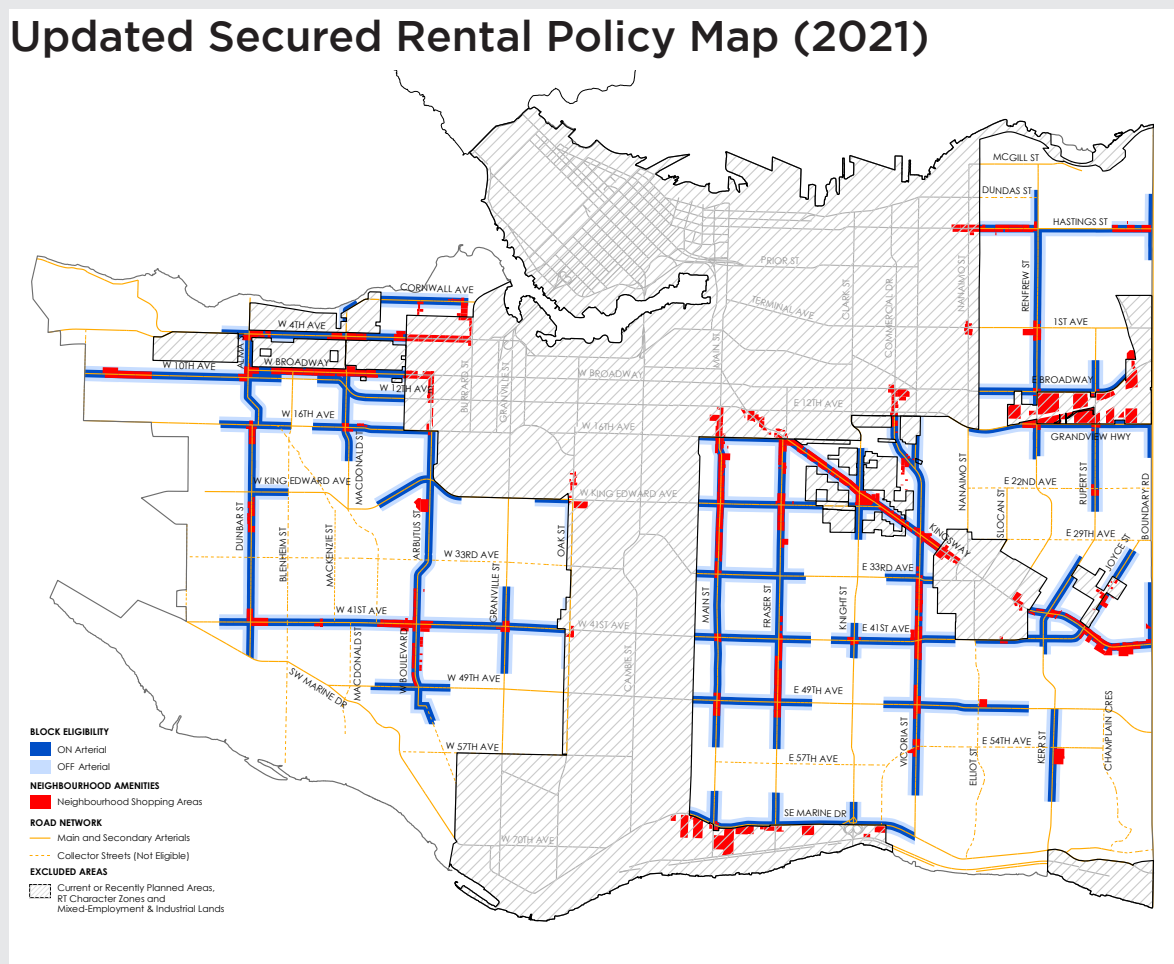
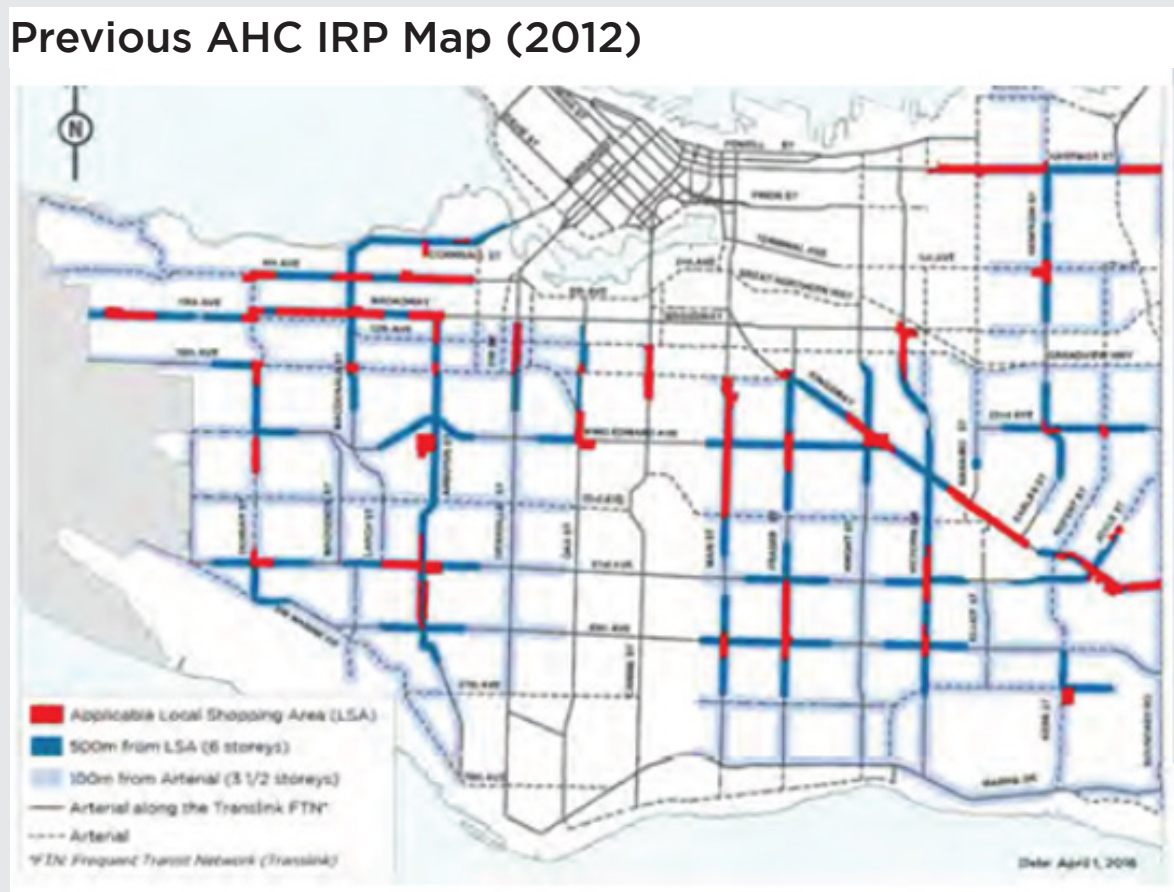
- Individual blocks that meet the criteria, but were isolated from other eligible blocks, were removed.
- Individual blocks that created a gap between other eligible blocks were added.

Comparing the Secured Rental Policy with Previous Policy

Since 2012, rental housing has been encouraged in many of the same low-density areas through the [Affordable Housing Choices Interim Rezoning Policy](#) (AHC IRP).

The Secured Rental Policy includes updated locational criteria to better focus new rental housing near existing shops, services, amenities and transit. As an initial layer of opportunity this would help:

- Create more complete neighbourhoods by adding secured rental housing and opportunities for new businesses in locations where existing businesses won't be displaced
- Make Vancouver more sustainable and equitable by providing opportunities in more neighbourhoods for more people to live close to their daily needs.



A detailed version of this map is provided on the next page.

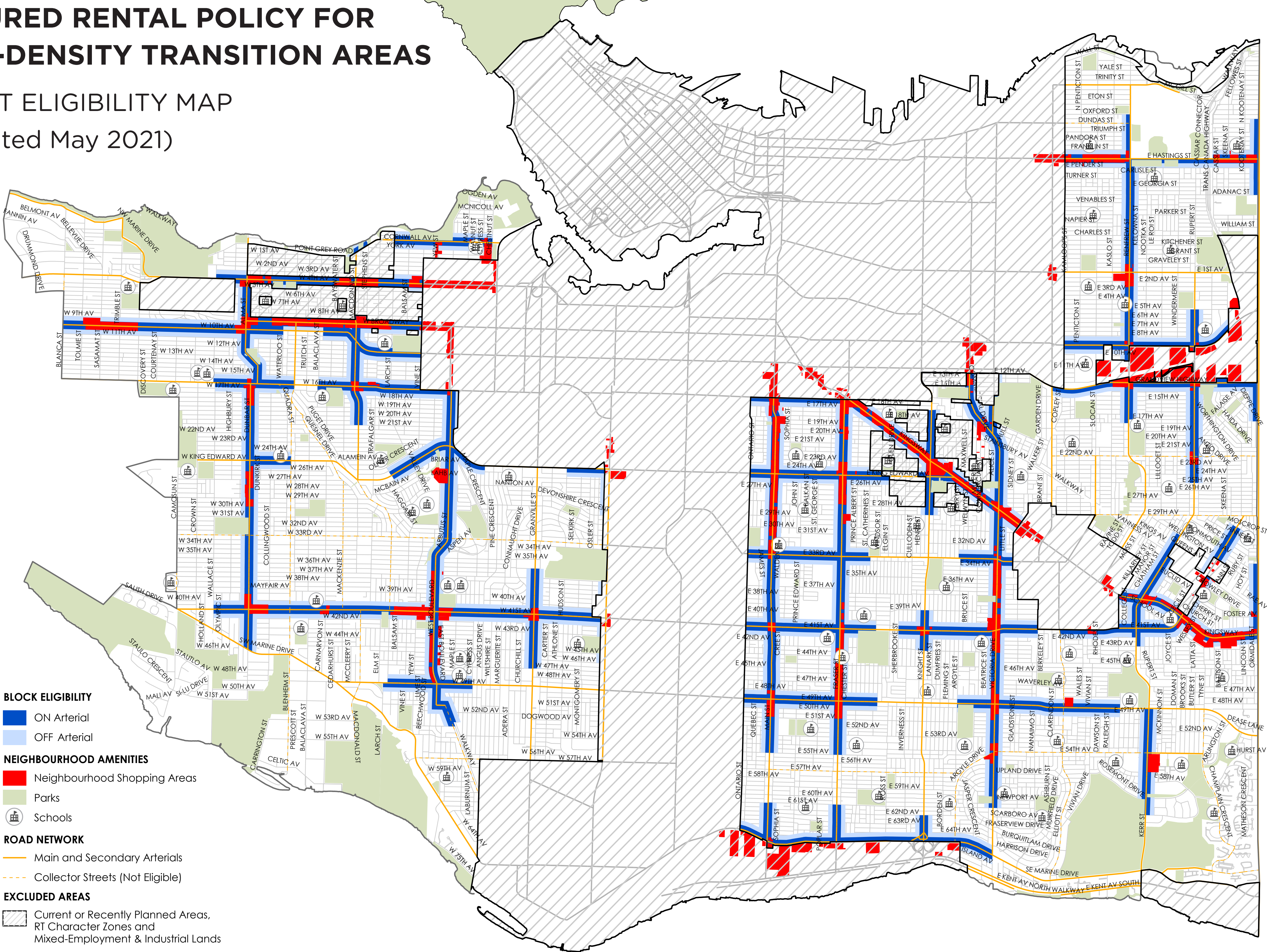
Expanded future opportunities for rental housing along with other elements that support complete neighbourhoods (such as businesses, job space, amenities) will be explored through the Vancouver Plan.

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SECURED RENTAL POLICY FOR LOW-DENSITY TRANSITION AREAS

DRAFT ELIGIBILITY MAP
(Updated May 2021)



The draft Eligibility Map shows the areas that meet the the Secured Rental Policy’s locational criteria for low-density zones (RS/RT).

Sites in all RS and RT zones outside of areas covered by recent ommunity plans and official development plans, or that are undergoing local area planning (e.g. the Broadway Plan area) are eligible, except for RT-5, RT-7, RT-8 and RT-10 zones in Kitsilano and Kensington-Cedar Cottage.

The map is a general illustration, and other policy requirements beyond the locational criteria will also apply to determine eligibility.

Diagrams that further illustrate how the policy applies to specific blocks in the areas identified on the map are provided on the next page.

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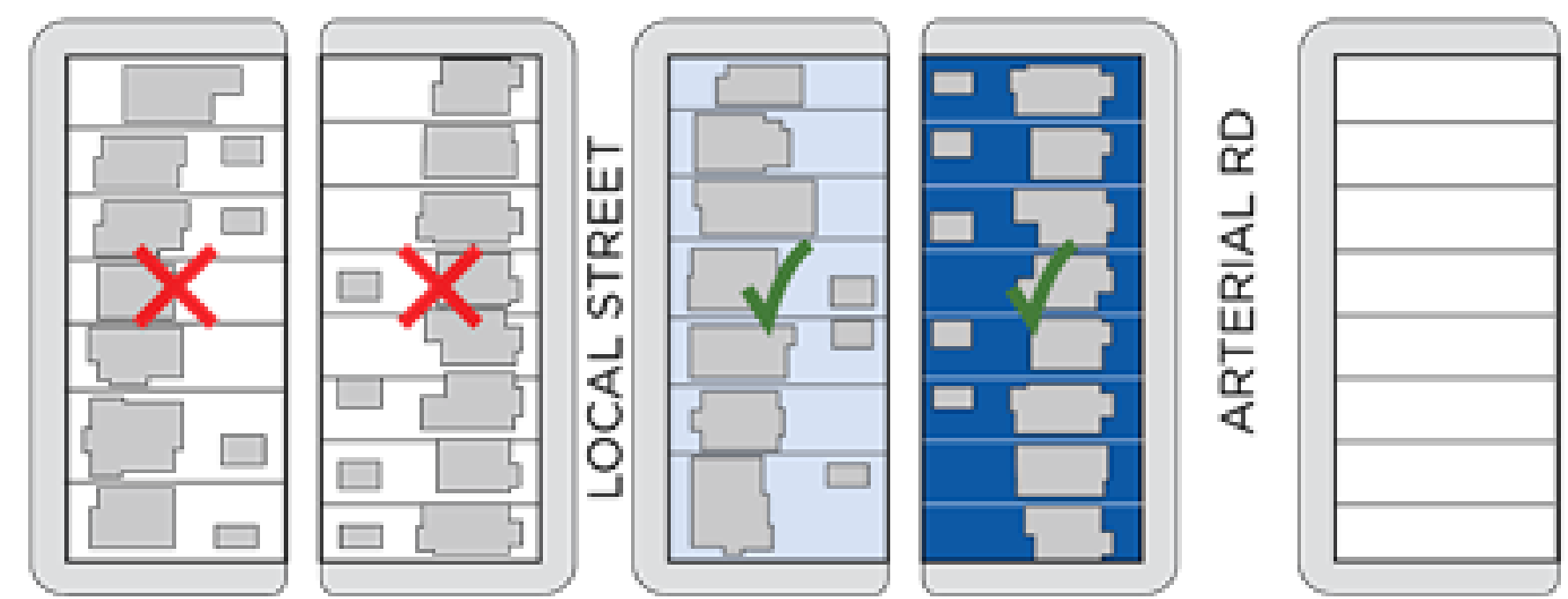
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Diagrams to Explain the Eligibility Map

Parallel Blocks

In cases where blocks are parallel to arterial roads, the block face on the arterial road illustrated in dark blue would be eligible for “on arterial” options. The other block face that is part of that block (across the lane) illustrated in light blue would be eligible for “off arterial” options.



Perpendicular Blocks

In cases where blocks are perpendicular to an arterial road and none of the lots front onto the arterial road, both block faces would be eligible only for “off arterial” options.



Mixed Blocks

In cases where blocks include block faces with different orientations, the block face on the arterial road would be eligible for “on arterial” options. The other block faces (across the lane) would be eligible for “off arterial” options.



What is a block face?

A block face is a part of a block where all the houses face in the same direction. A block usually includes more than one block face that are separated by a laneway, as shown below.

