

# Understanding West Vancouver's Purpose-Built Market Rental Housing



## *A Discussion Paper*

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*west vancouver*

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## ATTACHMENT

- A. “Metro Vancouver Purpose-Built Rental Housing Inventory and Risk Analysis: Profile for the District of West Vancouver”, prepared for Metro Vancouver by Coriolis Consulting Corp., May 2012.

## 1.0 INTRODUCTION

A diverse housing mix is a fundamental component of a ‘complete community’. This includes a variety of housing types and tenures that respond to an aging population, changing family and household characteristics, and the full range of household incomes and needs in the community.

Rental housing is important for supporting housing choice and affordability in West Vancouver, particularly given the limited and expensive options for home ownership in this community<sup>1</sup>. The availability of rental housing is particularly important for independent seniors and younger households wishing to establish themselves in the community – both groups which may transition to other housing types in the community over the longer term.

In general, rental housing also provides flexibility for residents whose housing requirements may change from time to time, due to changes in their personal circumstances – e.g., due to family, marital, health, or financial issues.

As of the 2011 census, 21% of all dwellings in West Vancouver (3,615 of a total 17,075 units) are rented:

- The ‘primary’ rental stock comprises ± 1,912 units in purpose-built rental apartment buildings;
- The ‘secondary’ rental stock comprises ± 1,703 units. These units include: owned dwellings that are individually rented out - i.e., houses, duplexes, townhouses, and condominium apartments; and rental suites within houses (i.e., secondary suites).<sup>2</sup>

This Discussion Paper provides an overview of West Vancouver’s primary stock of purpose-built rental housing, including:

- A description and inventory of existing rental apartments;
- Characteristics about West Vancouver’s tenant households;
- Established practices by the District of West Vancouver to support rental housing; and
- Key findings from a study commissioned by Metro Vancouver to examine the vulnerability of purpose-built rental housing in the region. The report titled “Metro Vancouver Purpose-Built Rental Housing Inventory and Risk Analysis” was prepared by Coriolis Consulting Corp., May 2012. As part of this work, a

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<sup>1</sup> 69% of ownership housing in West Vancouver is comprised of single-detached houses (2006 Census). In January 2012, the median selling price of a house in West Vancouver was \$2,071,080 (source: Real Estate Board of Greater Vancouver).

<sup>2</sup> See Section 4.3.

detailed ‘risk analysis’ was prepared for West Vancouver, and is attached as Attachment ‘A’ to this Discussion Paper.

Understanding the characteristics of West Vancouver’s rental housing stock, the residents it serves, and the factors that contribute to its vulnerability or retention, is fundamental for developing future policy and regulations to support community objectives for improved housing choice and affordability.

This Paper provides the basis for informed public discussion on West Vancouver’s purpose-built rental housing, and the required local context for the Metro Vancouver study (see Attachment ‘A’).

## 2.0 WEST VANCOUVER’S PURPOSE-BUILT RENTAL HOUSING

West Vancouver’s existing inventory of purpose-built rental housing includes approximately 1,912 apartment units in 48 buildings of various size and type:

Type of Building	# of Buildings of this Type	# of Units	% of Total Units
High-Rise (≥ 9 storeys)	14	1090	57%
Mid-Rise (5 to 8 storeys)	16	616	32%
Low-Rise (≤ 4 storeys)	18	206	11%
<b>Total</b>	<b>48</b>	<b>1,912</b>	<b>100%</b>

**TABLE 1: RENTAL HOUSING INVENTORY BY BUILDING TYPE**

The number of apartments per building ranges from up to 4 units each in a number of small, older mixed-use buildings primarily in Ambleside and Dunderave; to a single high-rise tower in the Ambleside Apartment Area with 185 units.

There are three distinct groupings of purpose-built rental apartment buildings in West Vancouver, which may be distinguished by scale of development, era of construction, and/or neighbourhood context:

1. Small-scale mixed-use buildings and other rental properties in Ambleside, Dunderave, Westmount, and Horseshoe Bay;
2. The principal stock of rental apartment buildings constructed during the apartment boom of the 1960s and 1970s (located in the Ambleside, Dunderave, and Panorama/Chartwell areas); and
3. A modest number of rental apartments secured as ‘community benefits’ via the development approval process since 2000.

## 2.1 Small-Scale Mixed-Use Buildings and Other Rental Properties

As shown in Table 2, the first grouping comprises 48 units or 2.5% of the total rental apartment inventory. These are primarily small-scale (1 to 4-unit) apartment uses developed in conjunction with retail shops along Marine Drive, some of which date back to the 1910s. There are also a couple of older multi-family residential properties (5 and 12 units each), which are located outside of the commercial areas and pre-date current zoning.

#	ADDRESS	YEAR BUILT	STOREYS	# UNITS
1	1352-1360 Marine Drive	1966	2	3
2	1468 Marine Drive	1961	2	1
3	1480 Marine Drive	1961	2	2
4	1745-1749 Marine Drive	1953	2	1
5	1750 Marine Drive	1971	2	4
6	1735-1757 Marine Drive	1948	2	4
7	1351-61 Marine Drive	1916	2	4
10	2453 Marine Drive	1962	2	4
11	2471 Marine Drive	1952	2	4
12	2523 Marine Drive	1919	3	5
13	3361 Marine Drive	1926	2	12
14	6665 Royal Avenue	1973	2	4
<b>TOTAL</b>				<b>48</b>

**TABLE 2: SMALL-SCALE MIXED-USE BUILDINGS AND OTHER RENTAL APARTMENTS OF VARIOUS AGE**



**EXAMPLES OF MIXED COMMERCIAL-RESIDENTIAL BUILDINGS IN THE 1300 AND 2400 BLOCKS OF MARINE DRIVE**

## **2.2 Principal Stock of Purpose-Built Rental Housing Developed During 1960s–1970s Apartment ‘Boom’**

In 1958, the District adopted a new growth-oriented Official Community Plan (OCP), and in the following year rezoned 50 acres of land in Ambleside for apartment development. The creation of an apartment district in Ambleside was seen as an opportunity to broaden the municipal tax base, revitalize an older residential area, and support the District’s primary commercial centre. This ushered in a ‘boom’ in apartment construction starting in the early 1960s, and continuing through the 1970s.

Development of rental apartments through the 1960s reflected the overall investment climate and tax laws of the time; there were fewer investment options available, and long term investment in revenue-generating apartment buildings was considered attractive.

Between 1974 and 1981, the federal government supported investment in new private rental housing through programs offering tax incentives, subsidies, and direct grants. These included:

- Multiple Unit Residential Building (MURB) tax provision (1974)
- Assisted Rental Program (ARP) (1975)
- Canada Rental Supply Program (1981)

As shown in Table 3, approximately 96% of West Vancouver’s existing purpose-built rental housing stock (1,844 units) was constructed during this ‘boom’ period:

- 1,724 units were built in the Ambleside apartment area; and
- 120 units were developed on Folkestone Way in the Panorama/Chartwell area.

It is important to note that West Vancouver’s rental apartment inventory (see Table 3) does not include “Park Royal Towers”, which is located on Capilano 5 Reserve Lands (immediately west of Park Royal North Shopping Centre). This project was developed in the 1960s, and comprises 507 rental apartments in three towers over a common parkade. While the District of West Vancouver has no local government jurisdiction over this property, Park Royal Towers makes a significant contribution to West Vancouver’s overall rental housing supply.

#	ADDRESS	BUILDING NAME	YEAR BUILT	STOREYS	# UNITS
1	2180 Argyle Avenue	Viewmont	1968	13	50
2	1875 Bellevue Avenue	Village Towers	1965	11	62
3	1919 Bellevue Avenue	Port Royal	1966	11	50
4	1985 Bellevue Avenue	Highgate House	1966	11	48
5	2020 Bellevue Avenue	Shorewood Manor	1970	20	163
6	2025 Bellevue Avenue	West Wind	1963	8	42
7	2085 Bellevue Avenue	Bayside Towers	1962	7	56
8	2109 Bellevue Avenue	The Viscount	1962	6	26
9	2145 Bellevue Avenue	Winston Churchill	1968	10	37
10	2190 Bellevue Avenue	Shoreland	1963	11	62
11	1775 Bellevue Avenue	Hollyburn Plaza	1971	15	52
12	2222 Bellevue Avenue	Villa Maris	1966	11	101
13	1330 Clyde Avenue	The Edwardian	1965	8	35
14	1350 Clyde Avenue	Lions' Court	1966	8	36
15	1370 Clyde Avenue	The Iona	1964	7	31
16	1370 Duchess Avenue	Madrona	1966	7	36
17	1550 Duchess Avenue	Bayview	1965	8	95
18	1665 Duchess Avenue	Hollyhill Towers	1963	7	30
19	1765 Duchess Avenue	Sea and Stream	1966	7	40
20	1766 Duchess Avenue	Park Terrace	1964	7	26
21	1460 Esquimalt Avenue	Shirlyn Manor	1960	3	18
22	1480 Esquimalt Avenue	Pacificana	1963	9	60
23	1552 Esquimalt Avenue	Ambleside Towers	1962	19	185
24	1555 Esquimalt Avenue	Rose View Plaza	1972	10	53
25	1575 Esquimalt Avenue	Cedar Terrace	1965	6	31
26	1640 Esquimalt Avenue	Whitehall	1964	6	35
27	1740 Esquimalt Avenue	Hillside Villa	1966	8	43
28	2239 Folkestone Way	Hollyridge (Arbutus)	1977	3	40
29	2243 Folkestone Way	Hollyridge (Birch)	1977	3	48
30	2247 Folkestone Way	Hollyridge (Cedar)	1977	3	32
31	590 – 17 <sup>th</sup> Street	The Duchess	1961	7	23
32	110 – 19 <sup>th</sup> Street	Mariner	1965	9	41
33	150 – 21 <sup>st</sup> Street	Seaside Place	1963	6	31
34	195 – 21 <sup>st</sup> Street	Bellevue Towers	1971	16	126
				<b>TOTAL</b>	<b>1,844</b>

**TABLE 3: RENTAL APARTMENT BUILDINGS  
CONSTRUCTED DURING 1960s – 1970s APARTMENT BOOM**



**TYPICAL BUILDINGS IN AMBLESIDE APARTMENT AREA**

Federal tax incentives and other programs to support investment in rental housing were phased out by the mid-1980s, resulting in a dramatic decline in the construction of new purpose-built rental housing units across Canada. In West Vancouver, no rental units were constructed between the late 1970s and 2007.<sup>3</sup>

Another factor contributing to the decline in rental housing starts over this period was the acceptance and growing popularity of strata-titled multi-unit housing<sup>4</sup>, which offers a more affordable ownership alternative to fee simple, single-detached houses. During the 1990's, increasing land values, higher building costs, and higher returns in the condominium market created further disincentives for construction of rental housing.

In West Vancouver, slow population growth and demographic shifts during the 1970s resulted in less short-term demand for apartments. After the boom period in apartment construction ended, subsequent Official Community Plans (OCPs) supported continued slow growth; and land use policies became more restrictive, with the focus shifting towards preservation of established neighbourhoods.

As a result, housing policies in the current (2004) OCP are very focused and limited, with few opportunities for consideration of new housing types without a major amendment to the Plan. However, the OCP does identify the need for more in-depth work on housing, and calls for "further dialogue to develop a full understanding of community trends, desires, and related housing needs, and potential policies for addressing them" (OCP Policy H 1). This policy was implemented between 2005 and 2008 through:

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<sup>3</sup> See Section 2.3.

<sup>4</sup> The first condominium legislation in British Columbia was enacted in 1968; prior to this, the only way that people could 'own' an individual apartment was to purchase shares in apartment corporations.

1. **“West Vancouver Facts and Stats: Our Community by the Numbers”**
  - a series of comprehensive reports on population and demographic trends; and
  
2. **The Community Dialogue on Neighbourhood Character and Housing**
  - a year-long community engagement program examining housing and neighbourhood issues and ideas, which yielded a series of working group recommendations for providing greater housing diversity, and protecting established neighbourhood character.

While not official District policy, the final report and recommendations of the Community Dialogue Working Group (September 2008) have provided direction for subsequent District housing initiatives including:

- examination of possible new ground-oriented housing prototypes through a District-led Housing Pilot Program (2009);
- legalization of secondary suites (2010);
- designation of an ‘infill housing’ block at 21st Street and Esquimalt Avenue (2011);
- Housing Action Plan (2013).

### **2.3 New Purpose-Built Rental Housing Units Since 2007**

OCP Policy H9 is to “support the provision of rental housing”, including consideration of amenity zoning (bonuses) for rental housing. Since 2004, the District has secured a total of 50 new rental units as ‘community benefits’ through the rezoning approval process for three major projects: These are described in Section 4.2. To date, 20 of these units have been built<sup>5</sup>, and are included in the District’s rental housing inventory:

#	ADDRESS	BUILDING NAME	YEAR BUILT	STOREYS	# UNITS
1	2497 Marine Drive	Dundarave Landing (IGA) <sup>6</sup>	2007	3	4
2	425 – 6 <sup>th</sup> Street	Water’s Edge	2007	4	16
<b>TOTAL</b>					<b>20</b>

**TABLE 4: BUILT RENTAL APARTMENTS SECURED AS ‘COMMUNITY BENEFITS’ SINCE 2004**

<sup>5</sup> An additional 30 rental units are to be built in the “Evelyn by Onni” development located at Keith Road and Taylor Way.

<sup>6</sup> 4 units at “Dundarave Landing” were secured as rental for a period of 10 years following issuance of an occupancy permit in 2007.

### 3.0 WEST VANCOUVER'S TENANT HOUSEHOLDS

In order to appreciate the significance of West Vancouver's purpose-built multi-family rental housing stock, it is important to understand the characteristics of West Vancouver's tenant households<sup>7</sup> – i.e., those residents who are served by the purpose-built rental housing stock. Based on available data, we know that:

- Apartments typically accommodate smaller-sized households:
  - *The average household size for apartments in West Vancouver is 1.6 persons, compared to an average household size of 2.5 persons for all dwelling types (2011 census).*
- 35% of the population aged 65 and older, and 18% of people in the 20-44 age group live in apartments (2011 census).
- There are more 'non-family households' than 'family households' living in apartments (61% compared to 39%)<sup>8</sup> (2011 Census).
- 56% of rental apartments in West Vancouver are one bedroom units, and 30% are 2 bedroom units (CMHC, 2012).
- The availability and cost of rental housing are important issues in this community:
  - The rental vacancy rate in West Vancouver in 2012 was 0.9% compared to 1.8% in the Metro Vancouver region (CMHC, 2012).
  - The average monthly rent (for all bedroom types) in 2012 was higher than the regional average – i.e., \$1,519 compared to \$1,047 in Metro Vancouver (CMHC 2012).
  - 55% of West Vancouver's tenant households spend more than 30% of their household income on rent (2011 Census)<sup>9</sup>.

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<sup>7</sup> Population, income and housing data referenced in this Discussion Paper are partly drawn from "West Vancouver Facts and Stats: Our Community by the Numbers" and census data provided by Statistics Canada.

<sup>8</sup> A "family household" is defined in the Census Dictionary as "a household that contains at least one census family, that is, a married couple with or without children, or a couple living common-law with or without children, or a lone parent living with one or more children (lone-parent family). A "non-family" household refers to "either one person living alone in a private dwelling or a group of two or more people who share a private dwelling, but do not constitute a census family."

<sup>9</sup> Housing "affordability" is based on a ratio of housing costs to total household income. A household paying more than 30% of its pre-tax income for housing is considered to have affordability problems.

## **4.0 ACTIONS BY THE DISTRICT OF WEST VANCOUVER TO SUPPORT RENTAL HOUSING**

As described in West Vancouver’s Housing Action Plan, the District has played a direct role in supporting development of seniors’ and rental housing, securing accessible/adaptable housing units, and broadening housing choice through variations in unit size and housing tenure.

Like most local governments in British Columbia, the District of West Vancouver is not a direct provider of purpose-built rental housing, but has supported rental housing by:

- securing new rental units through housing agreements negotiated via the development approval process;
- enacting measures to protect existing ‘primary’ rental units from being converted to strata ownership (see Section 4.1); and
- legalizing secondary suites (see Section 4.3).

### **4.1 *Strata Conversion Policy (1990)***

In 1990, the District of West Vancouver adopted a Strata Conversion Policy, which is to “not approve future applications for conversion of existing rental apartments, greater than fourplexes, to non-rental ownership.” This policy enables Council to evaluate potential benefits of strata conversion on a case-by-case basis where the loss of rental units is relatively small, while maintaining a clear policy position on larger buildings which would represent more significant losses.

While buildings of four units or less were specifically excluded from the policy; in 2004, Council did not approve the proposed strata conversion of a duplex, citing concerns over the potential loss of rental housing.

No purpose-built rental apartment buildings have been converted to strata-titled ownership since the Strata Conversion Policy was adopted. However, this policy does not address the need for additional rental housing or the potential loss of existing rental units through property redevelopment.

### **4.2 *New Primary Rental Units***

Since the current OCP was adopted in 2004, a total of 50 new rental housing units have been secured as ‘community benefits’ through housing agreements negotiated as part of the rezoning process for three major projects:

- “Dundarave Landing” (Marine Drive and 25<sup>th</sup> Street):
  - 4 townhouse units to be rental for a period of 10 years from issuance of occupancy permit (constructed 2007)
- “Water’s Edge” (425 – 6<sup>th</sup> Street):
  - 16 rental apartment units in perpetuity, in a stand-alone building (constructed 2007)
- “Evelyn by Onni” (Keith Road and Taylor Way):
  - 30 rental apartment units in perpetuity (not constructed yet)



**“DUNDARAVE LANDING” AND “WATER’S EDGE” DEVELOPMENTS**

### **4.3 Secondary Suites Program (2010)**

Secondary suites play a key role in the rental housing market, in the absence of new purpose-built rental accommodation. Under the District’s Secondary Suites Program, which went into effect on March 1<sup>st</sup>, 2010, property owners are able to legalize an existing suite or construct a new suite in a house.

Implementation of this program has been highly successful. As of November 5, 2012, the District received a total of 859 applications for legal suites, comprised of: 95 new suites and 764 pre-existing (unauthorized) suites. The total number of suite applications increased to 886 by September 2013, with 776 of these approved to date.

While legalization of existing suites does not increase the rental housing supply; as a result of the legalization process, there is greater assurance of the quality and safety of these units, which is a key objective of this program.

## 5.0 VULNERABILITY OF PURPOSE-BUILT RENTAL HOUSING

In 2011, Metro Vancouver commissioned Coriolis Consulting Corp. to study the vulnerability of purpose-built rental housing in Metro Vancouver municipalities (excluding the City of Vancouver)<sup>10</sup>; specifically, to identify the ‘risk factors’ and assess the likelihood that some of this stock may be lost through redevelopment. The comprehensive report can be viewed at [westvancouver.ca/housing](http://westvancouver.ca/housing). As part of this study, detailed risk analyses were prepared for West Vancouver (see Attachment ‘A’) and five other municipalities.

### 5.1 Regional Inventory

As part of its review, Coriolis examined the regional inventory<sup>11</sup> of purpose-built rental housing units in terms of location, building height, age, building size, and ownership pattern:

- There are an estimated 115,000 purpose-built rental housing units in Metro Vancouver (approximately 6,300 different properties)<sup>12</sup>.
- Included in the regional inventory are approximately 1,864 purpose-built rental apartments in West Vancouver (in 35 rental properties)<sup>13</sup>. This represents 1.6% of the region’s rental stock.
- 64% of buildings in the regional inventory were constructed before 1970<sup>14</sup>.
- Ownership of rental units in Metro Vancouver (outside the City of Vancouver) is dispersed across a large number of investors who typically own one or two rental properties.
- 92% of purpose-built rental housing in West Vancouver is of concrete construction. This compares to the University Endowment Lands at 55%, Surrey at 62%, Richmond at 46%, and New Westminster at 39%. In several municipalities, 80% of the rental stock is of low-rise, wood-frame construction.

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<sup>10</sup> The City of Vancouver previously commissioned a similar study of its own purpose-built rental housing stock, and did not participate in the Metro study.

<sup>11</sup> This rental inventory does not include properties with less than four units and rental properties constructed after 1980.

<sup>12</sup> Not including the City of Vancouver.

<sup>13</sup> West Vancouver’s own inventory of purpose-built rental housing (see Section 2.0) includes all purpose-built rental properties, including those with three units or less, and those units constructed after 1980, for a total of 1,912 units.

<sup>14</sup> By comparison, 80% of West Vancouver’s purpose-built rental apartment buildings were constructed prior to 1970.

## 5.2 Risk Analysis

- The Metro Vancouver study identifies several property characteristics that could potentially be good indicators of whether an existing rental property is at risk of demolition and redevelopment, including:
  1. Age of property
  2. Physical condition
  3. Location of property
  4. OCP land use designation and zoning
  5. Ratio of improvement value to total property value
- The best risk indicator is considered to be the degree to which permitted floor area under existing zoning may be underutilized.
- The share of the rental stock that is considered at risk (in the absence of municipal policies to protect it) varies significantly across the six municipalities for which detailed analyses were undertaken:
  - 17% in West Vancouver (see below)
  - 23% in the City of North Vancouver
  - 70% in the District of North Vancouver
  - 48% in Richmond
  - 2% in New Westminister
  - 8% in Surrey
- Although a large proportion of rental buildings in some Metro Vancouver municipalities is considered at risk of redevelopment (based on a financial analysis), many buildings may not actually be at risk until the existing owners sell to a developer. Most rental property owners are interested in holding these properties over the long term:
  - Private investment in rental housing in the Metro Vancouver market is dominated by small investors, rather than large corporations or institutional investors. Smaller local investors are typically willing to accept lower annual yields in this market, due to the expectation that the overall investment return will benefit from higher long term capital gains as compared to other regions, where there may be more concentrated ownership of rental properties.

- Land values for development sites in West Vancouver are high, which creates redevelopment pressure on the rental housing stock. However, existing rental buildings are generally built to high existing densities relative to permitted density, which makes the existing buildings valuable and redevelopment less attractive.
- It is estimated that 309 units in four rental properties in West Vancouver are currently at high risk of redevelopment. This represents 17% of West Vancouver’s total purpose-built rental stock
- Properties at high risk in West Vancouver can be divided into two categories:
  1. Waterfront rental buildings. The value of waterfront development sites in West Vancouver is very high – i.e., exceeding the value of the potential income stream from these buildings.
  2. Rental buildings that are under-utilizing the permitted density. Over time, these types of properties will be increasingly at risk if land values for development sites increase at a faster rate than rental building values (which has been the historic trend).
- Based on historic trends in strata unit prices, construction costs and rental building values, the number of units at moderate to high risk could rise to about 408 units (22% of the existing inventory) by 2021.

### **5.3 Strategies for Protecting the Existing Rental Housing Stock**

The Coriolis report for Metro Vancouver identifies a number of possible strategies for protecting the existing rental housing stock, some of which are dependent on senior government participation:

- Increasing revenue from existing rental buildings
  - *e.g., relaxation or elimination of existing Provincial rent control legislation so that building owners can achieve full market rents and have an incentive to upgrade and re-invest in existing buildings.*
- Decreasing operating costs
  - *e.g., reducing property taxes, eliminating or reducing sales tax on rental building operating costs, tax incentives to rental building owners to encourage improvements to energy efficiency*
- More fully utilizing the permitted density at existing rental properties
  - *e.g., allowing transfer of unused density from under-utilized rental apartment sites or additional infill development on these sites in*

*exchange for a housing agreement to retain and maintain the existing rental building*

- Limiting the ability of a rental property owner to redevelop (or convert to non-rental)
  - e.g., limiting conditions in which a strata conversion is permitted
  - e.g., impairing the economics of redevelopment via required replacement of existing rental housing, or amenity contributions at rezoning
  - e.g., managing pace of redevelopment via moratorium on rental demolitions, or defining a maximum number of rental demolitions per year
- Providing incentives to keep buildings in the rental inventory
  - e.g., tax credit when a property is sold to a non-profit rental provider

## **6.0 SUPPORTING RENTAL HOUSING IN WEST VANCOUVER**

West Vancouver has effectively eliminated the likelihood of purpose-built rental properties being converted to non-rental ownership via implementation of its Strata Conversion Policy (1990). However, it has not introduced any other strategies to protect the existing rental stock.

The key issues related to West Vancouver’s primary rental housing stock remain as follows:

1. Only 20 new purpose-built rental units (16 in perpetuity)<sup>15</sup> have been added to the rental inventory since the late 1970s.
2. Existing purpose-built rental units could be lost through property redevelopment under existing zoning; and approximately 309 units are currently considered to be at ‘high risk’.

The findings of the Metro Vancouver study suggest that the District’s existing housing policies are too focused and limited in scope; and that stronger policy and regulatory tools are needed to protect the existing rental stock and encourage new rental supply. This is echoed in Action #4 in West Vancouver’s Housing Action Plan, which is to: “strengthen OCP policies on housing diversity to provide a framework for consideration of innovative housing proposals.”

- Existing OCP Policy H 9 is to support the provision of rental housing by: not supporting conversion of rental units to strata; recognizing secondary suites; and considering amenity zoning (bonuses) for rental housing. This policy has been

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<sup>15</sup> See Section 4.2.

successfully implemented via the Strata Conversion Policy (1990), a limited number of rental units secured through the development approval process (since 2007), and legalization of secondary suites (2010).

As part of the community discussion on rental housing, the District is seeking residents' input on the following ideas:

1. While OCP Policy BF-B 5 is to “not allow for expansion of the boundaries of the Ambleside Apartment Area”, should the District consider opportunities for infill development of additional rental housing within the existing Apartment Area boundaries? This would create an opportunity to more fully utilize already developed rental properties, within an established multi-family neighbourhood.
2. If increasing the rental housing supply through densification of the Ambleside Apartment Area is supported, what are the key issues that would need to be addressed, and how?
3. Would acknowledging rental housing as a ‘community amenity’ and exempting it from a Community Amenity Contribution (CAC) provide a rezoning incentive for rental housing construction?
4. What other actions might the District undertake to protect the existing rental housing stock and encourage development of new rental units (e.g., through municipal policy and regulatory tools)?

**ATTACHMENT 'A'**

**See separate document.**