



Motion  
Councillor Bremner

West Point Grey Rental Density for  
Students and Seniors

# AGREEMENT ALREADY EXISTS

During an Abundant Housing Vancouver walking tour in the summer of this year, all party candidates committed to act, if elected, to address “Vancouver’s Worst Zoning.”

The 10 year Housing Strategy includes allowing low rise housing forms in low density neighborhoods and supports creation and expansion of “missing middle” housing...

...and identifies the need to “...deliver large increases in rental, social, and ground-oriented market housing across the city.” as part of Priority Area 1.

**This is an opportunity to provide clear direction to accomplish this.**



# FACTUALLY SPEAKING

This area currently has about 400 people living on 151 acres.

The zoning is very unique, requiring large minimum lot sizes and housing types that are incongruent with modern needs.

It is a grossly underutilized area: at Kitsilano densities it would have around **4,500** residents and at West End about **14,000!**

UBC is the City's largest employer and a major destination for commuter traffic.

Students are often forced to travel long distances to get to school due to a lack of student housing and rental stock is extremely limited or non-existent in the area.

Seniors, many of whom are proud life-long residents of the area, have limited opportunities to age within their neighbourhood.

The Council for the City of Vancouver has the full authority to direct staff to study, seek input and bring forward recommendations for Council to consider further.

# WHAT THIS MOTION...

## DOES

- Require staff review
- Public/stakeholder consultation
- Public hearing
- Meets citywide goals
- Fixes an inequity
- Addresses GHG reduction goals
- Supports students
- Helps seniors
- Limits speculation
- Maximizes local use

## DOES NOT

- Arbitrarily make any changes to the zoning
- “Destroy character”
- Create speculative drives on land cost
- Allow for runaway developer profits
- Effect the remainder of West Point Grey
- Create traffic
- Apply pressure to amenities
- Limit community input
- Come without value added benefit.

# THE CURRENT STATE

## **4749 Belmont**

Derelict house with great view of English Bay. Good place to stop and talk about teardown ratio stuff. Will pay \$311,047 in empty homes tax.

## **4833 Belmont**

Recently sold to a "student" for \$31,000,000.00

## **4883 - 4899 Belmont**

Flipped multiple times since 2005 when it was owned by a shell company in the Virgin Islands, now it's owned by 3 BC numbered corporations

## **4818 Fannin**

Empty, suffered severe fire damage in 2016, remains boarded up



# THE NEED IS REAL

Pressure on roads and transit

Hardship on students, neighbourhood

Lack of housing options for renters and seniors

At full build out, this plan could create as many as 10,000 to 15,000 new purpose built rental units

