

MOTION ON NOTICE

B.2

2. West Point Grey Rental Density for Students and Seniors

MOVER: Councillor Bremner

SECONDER:

WHEREAS

1. The 3 year housing strategy (2018-2021) identifies changes to the city's low density neighborhoods as a high priority;
2. The 10 Year Housing Strategy includes allowing low rise housing forms in low density neighborhoods and supports creation and expansion of "missing middle" housing;
3. The 10 year housing strategy identifies the need to "...deliver large increases in rental, social, and ground-oriented market housing across the city." as part of Priority Area 1;
4. There is a shortage of available housing for elderly residents seeking smaller housing options to replace their existing single-family homes;
5. There is a shortage of available housing near the University of British Columbia for both students and faculty;
6. This shortage has resulted in students and faculty commuting long distances, leading to congestion on the road and transit works, loss of productivity and increased greenhouse gas emissions;
7. The current system of rezoning individual lots for comprehensive development is a major source of uncertainty, delay and costs for small and medium-sized builders;
8. The City of Vancouver currently forbids homes on lots smaller than 12,000 or 18,000 square feet in northwest Point Grey (NWPG hereafter), and homes in this area typically sell for upwards of \$20M as a result;
9. Displacement of low-income residents is of primary concern, and is exceedingly unlikely to occur in wealthy areas such as NWPG.

THEREFORE BE IT RESOLVED THAT the General Manager of Planning, Urban Design and Sustainability be instructed to direct staff to prepare a proposed application and staff report in support of amendments to the Zoning and Development By-law and Parking By-law to rezone Northwest Point Grey (NWPG) north of 4th Avenue and west of Blanca Street and revise applicable policies and regulations in order to consider:

- Increasing the diversity of low-rise housing forms allowed in NWPG

- Continuing to allow single-family homes outright
- Allowing 6-storey multi-family buildings up to 3 FSR, provided they are any of the following:
 - Secured market rental housing
 - Social housing
 - Seniors supportive or assisted housing
- Reducing or eliminating parking minimums on parcels within 800 metres of a frequent transit stop (defined as every 15 minutes or less on weekdays)
 - Eliminating parking minimums for secure market rental housing, social housing, or seniors housing. According to research by Metro Vancouver renter households are more likely use public transit
- Considering a new District Schedule for NWPG based on the proposed schedule attached as Appendix A
- Applying an appropriate fixed Community Amenity Contribution (CAC) to any floor space above what is currently allowed under RS-1 zoning
- Basing this approach on the precedent in the Norquay Village RM-9 zone
- Determining the exact amount of CAC through consultation
- Reducing CACs for the preservation and creation of public amenities
- Basing this approach on recouping land lift for use by the City, while providing certainty and a minimum of redtape for developers.

FURTHER THAT staff be directed to report back to Council with the report as soon as is practicable in order for Council to consider referring the matter to a public hearing.

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Appendix A: Proposed District Schedule

1. Intent

The intent of this Schedule is to permit medium density residential rental development in an underutilized land use area.

2. Outright Approval Uses

Dwellings

- Dwelling Units, in conjunction with a Neighbourhood Grocery Store, subject to section 11.16 of Zoning & Development By-law 3575.
- Laneway House, subject to section 11.24 of Zoning & Development By-law 3575 and the RS-1 District Schedule.
- Multiple Conversion Dwelling
- Multiple Dwelling.
- One-Family Dwelling with Secondary Suite on a site with one principal building, which complies with the current RS-1 District Schedule.
- Principal Dwelling Unit with Lock-off Unit, provided that: (a) in multiple dwellings
- Seniors Supportive or Assisted Housing, subject to section 11.17 of Zoning & Development By-law 3575

Retail

- Ground level on corner lots

[Cultural and Recreational]

- Club, provided that no commercial activities are carried on and the use does not adversely impact residential uses.
- Community Centre or Neighbourhood House.
- Library in conjunction with a Community Centre.
- Park or Playground

Institutional

- Ambulance Station.
- Child Day Care Facility.
- Church, subject to the provisions of section 11.7 of Zoning & Development By-law 3575.
- Hospital, subject to the provisions of section 11.9.3 of Zoning & Development By-law 3575.
- Public Authority Use essential in this District.
- Community Care Facility - Class B, subject to the provisions of section 11.17 of Zoning & Development By-law 3575.

3. Conditional Approval Uses

Dwelling

- Infill One-Family Dwelling, if it is in conjunction with the retention of a building existing on the site prior to January 1, 1940.

Institutional

- School - Elementary or Secondary, subject to the provisions of section 11.8 of Zoning & Development By-law 3575.
- Social Service Centre.

4. Regulations

Site Area

- Per existing zoning

Frontage

- Per existing zoning

Height

- Maximum: 22m

Floor space Ratio

- Single Family Detached: 0.7 FSR
- Multiple dwelling: 3.0 FSR, provided they are any of the following:
 - Secured market rental homes
 - Social housing
 - Seniors supportive or assisted housing

Parking:

- Per Section 12 of the Zoning & Development By-law 3575, except
 - Developments of secure market rental, social housing, or seniors housing on parcels within 800 metres of a frequent transit stop (defined as every 15 minutes or less on weekdays), shall have no minimum parking requirement

Impermeable Area:

- Impermeable Area requirements may be waived if on site storm water retention and storage is provided for a 100 year return period storm event.

Number of principal buildings

- Requirements of Section 10.1 of the Zoning & Development By-law 3575 shall be waived for developments of multiple dwellings, provided the largest building is any of the following:
 - Secured market rental homes
 - Social housing
 - Seniors supportive or assisted housing

5. Relaxation of Regulations

The Director of Planning may relax regulations of site area, frontage, setbacks, parking and floor space ratio as he or she deems appropriate to meet the City of Vancouver's affordability goals.

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