

# CD-1 Amendment: 2130-2288 Harrison Drive (Replacement Seniors Housing at 2230 Harrison Drive)



Public Hearing – January 15, 2018

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# Site and Context



RS-1

German  
Canadian  
Care Home

Icelandic  
Care Home  
Hofn Society

Finnish  
Canadian  
Rest Home  
Association

Victoria Drive

2130

2180

Harrison Drive

2230

2288

Gladstone  
Overpass

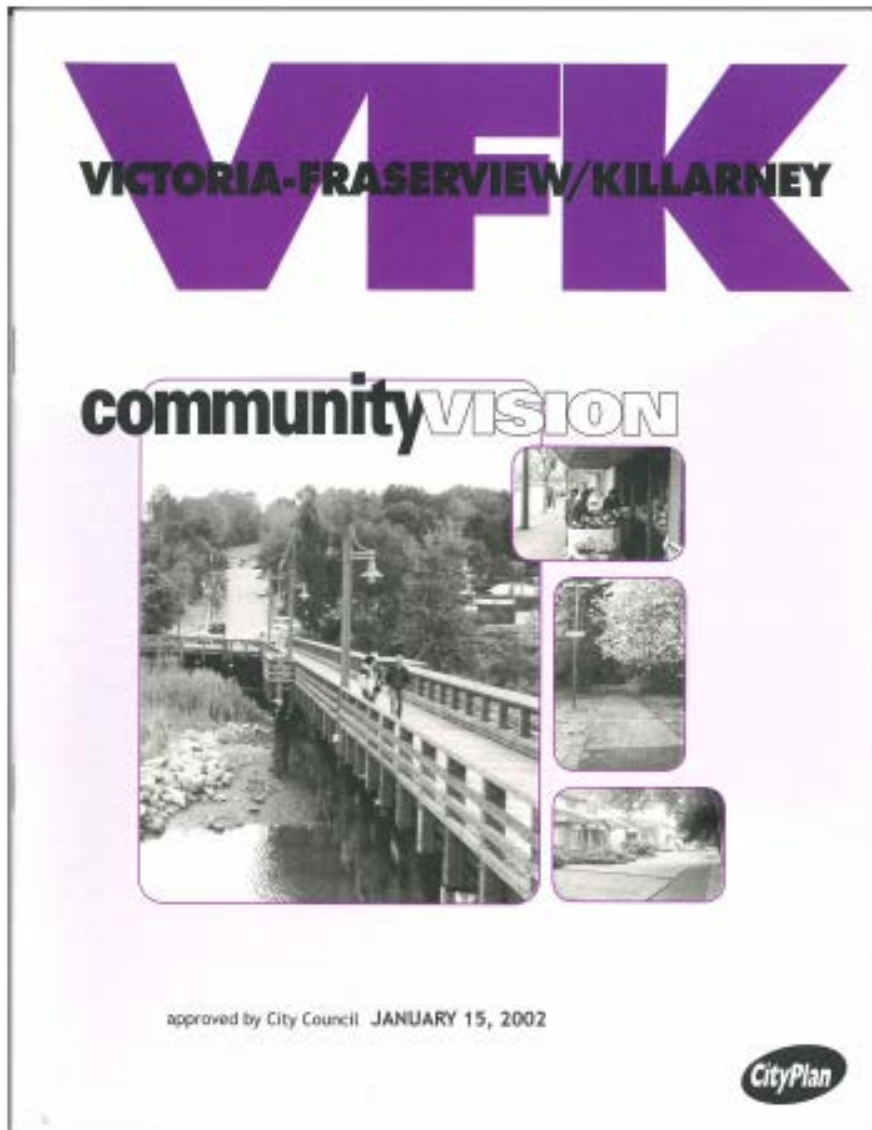
Southeast Marine Drive

CD-1

# Current Context: CD-1 (13A)



# City Policy



## HOUSING VANCOUVER STRATEGY



### Social Housing or Rental Tenure (SHORT) Program

# Proposal: Redevelopment of 2230 Harrison Drive

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Land Use: 72 units of seniors social housing

Density & Height: 1.92 FSR and 70.41 ft.

# Proposal: Redevelopment for 2230 Harrison Drive

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## 72 Units of Seniors Housing:

- 2 studio units (3%)
- 56 one-bedroom (78% )
- 14 two-bedroom (19%)

## Affordability:

- 30% at or below Housing Income Limits (HILs):
  - Studio: \$41,500;
  - One-bed: \$48,000;
  - Two-bed: \$58,000



# Housing Agreement and Section 219 Covenant

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- Social housing for 60 years or life of the building
- Ages 55+
- Owned and operated by the nonprofit
- Restrict sale of units
- Housing Infrastructure Grant
- Seniors social housing is the public benefit

Social Housing Units Approved Since 2017		
Housing Type	10-Year Targets	Units Approved Towards Targets
Social, Supportive, and Co-op Housing Units	12,000	3,554*

*\*This figure assumes the approval of this project.*

# “What is the Value of the Community Amenity Contribution (CAC)?”



## 2 Exemptions from CACs

- A. *Rezoning*s where there is no increase in total floor space and there is no residential.

Note: This is one type of change of use rezoning (i.e., no increase in total floor space). Other types, as described above, do have CACs: commercial to residential rezonings, or for industrial to residential.

- B. *Neighbourhood Housing Demonstration Projects* as defined in City policy. (See *Land Use and Development Policies and Guidelines: CityPlan Rezoning Policy - Before and During Neighbourhood Visioning*, <http://former.vancouver.ca/commsvcs/guidelines/C022.pdf> - policy #6.)

- C. *Social housing* (subject to meeting DCL By-law definitions).

- D. *Heritage*: Floor areas or bonus areas related to heritage preservation. This includes new floor space within a heritage building envelope (e.g., basement areas, mezzanines, etc.), and all heritage bonus space used on-site, transferred, or banked.

- E. *Public schools* (K-12).

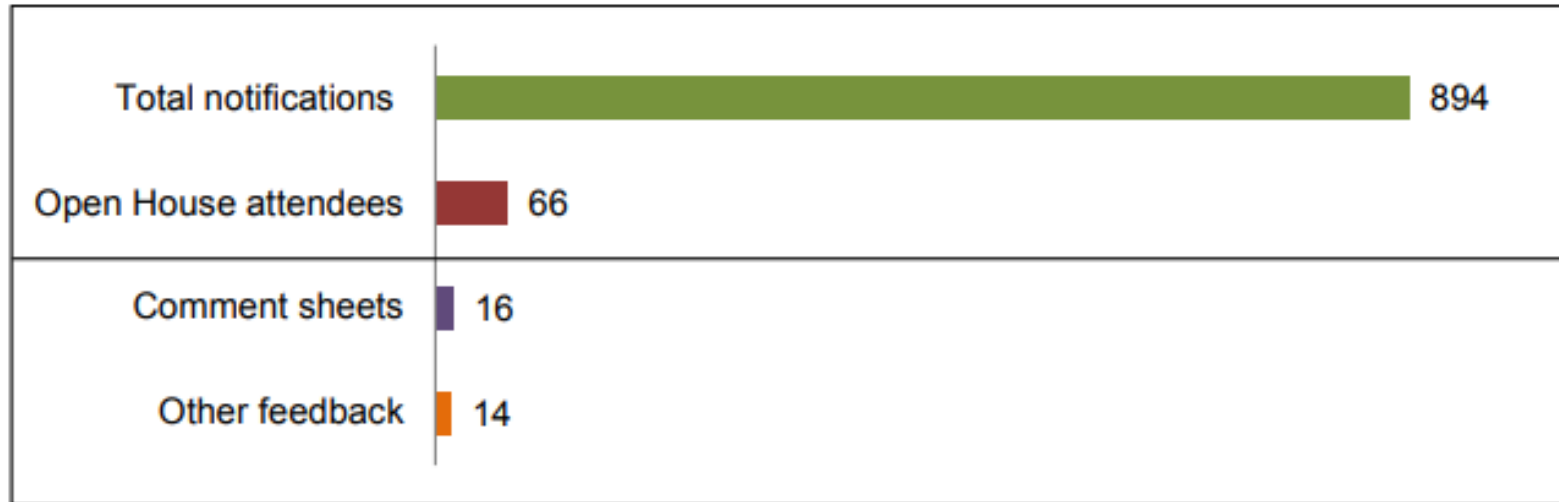
- F. *Community facility* rezoning to the degree that the facility is: providing City-related social and/or cultural services; operated by a non-profit society; open and accessible to all; accepted by City Council as a Community Amenity; and secured through a legal agreement and/or City land ownership.

- G. *Places of worship* that are tax exempt (other uses on the property, e.g., residential, are not CAC exempt).

- *Community Amenity Contribution for Rezoning Policy (2018)* exempts social housing.
- CAC value is zero.
- Consistent with other Social Housing or Rental Tenure (SHORT) projects.

# Public Consultation Summary

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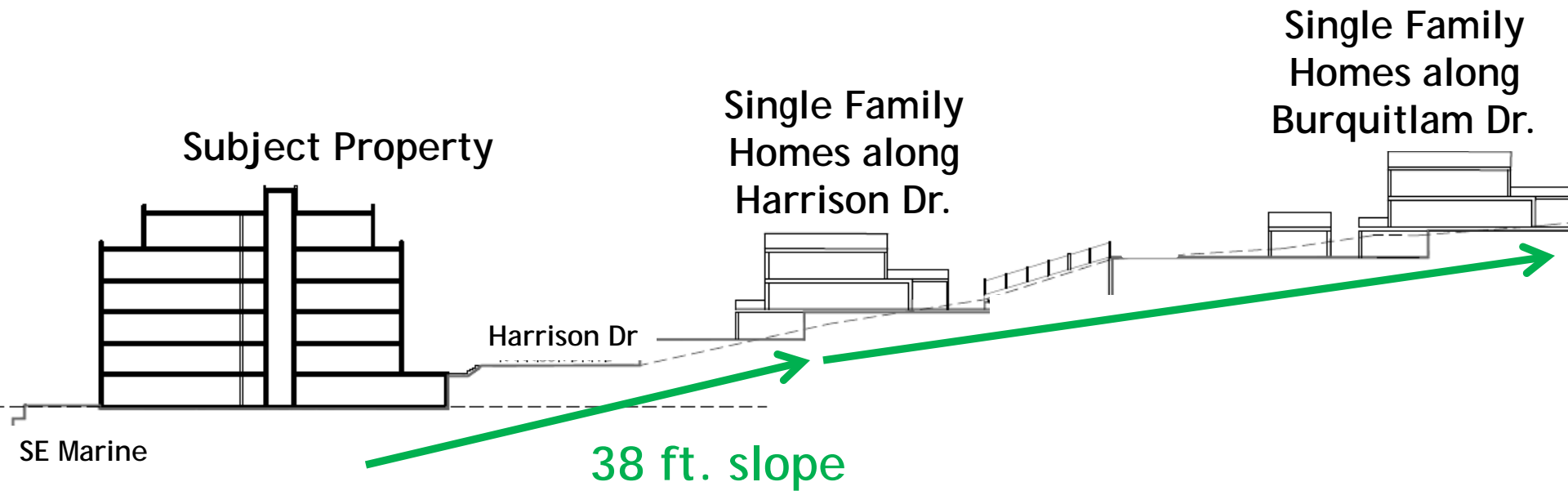


## City-Hosted Open House: June 25, 2018

- **General support:** affordable seniors social housing and renewal of the building
- **Concerns:** loss of views for single-family family homes and parking/traffic concerns

# Public Consultation Summary

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# Conclusion



Renew and expand for 72 units of seniors social housing to advance *VFK Vision* and *Housing Vancouver Strategy*

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END OF PRESENTATION – slides after this  
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Burquitlam Drive



Harrison Drive

Subject Property