



# CD-1 Rezoning 1636 Clark Drive and 1321-1395 East 1<sup>st</sup> Avenue

PUBLIC HEARING - February 20, 2019



# Memorandum Of Understanding (MOU)

- Approved by Council on May 2, 2018
- Site will remain under COV ownership



Social Housing



Withdrawal  
Management  
Centre



Social Enterprise  
Space



# Site Context





# Existing Site

- I-2 zoned land (22% site area): vacant
- RM-4N zoned land (78% site area): 18 existing residential units, 22 tenants.
- Tenant Relocation Plan will be required



# Proposed Tenant Relocation Plan (TRP)

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- City\* Proposed TRP
  - **Financial compensation** based on length of tenancy
  - Minimum of **four (4) months' notice to end tenancy**
  - **Assistance with moving costs** - \$750 to \$1,000 or the provision of insured movers
  - **Assistance in finding alternate accommodations:**
    - Dedicated tenant relocation support
    - Three options in Vancouver, one in same general area as current home
    - All options must rent at no more than CMHC average rents for the area
  - **First right-of-refusal**, based on income testing for social housing
  - Additional relocation supports for tenants with special circumstances



# Proposed Uses

- Social Housing Units (90 units)
- Withdrawal Management Centre (5,022 sq.m.)
- Social Enterprise Space (291 sq.m.)

BC Housing  
VCH  
City of Vancouver



# Proposal Statistics



- Density: 3.22 FSR
- Height: 10 storeys = 36.6m / 120ft. (Clark Drive)  
6 storeys = 21m/ 69 ft. (McLean Drive)
- Underground parking/ bike spaces

## Zoning and Development By-law: Section 2

Social Housing means rental projects that comply with the following conditions:

- (a) Minimum 30% of the dwelling units at Housing Income Limits (HILs) rental rates set by BC Housing
- (b) Owned by non-profit corporation or Government Agency
- (c) Secured through Housing Agreement





Mclean Drive Elevation

- 90 social housing units
- Approx. 50% rented at HILS rates
- Approx. 40% family units
- Secured for lifetime of building or 60 years
- Non-profit operator to be appointed by BC Housing

## Proposed Average Rents & Affordability by Incomes

Unit Type	Proposed average unit rents	Household Income at which the Proposed Average Rents are Affordable
Studio - HILs	\$930	\$41,500
1-bedroom - HILs	\$1,080	\$43,500
1-bedroom – CMHC	\$1,730	\$69,000
2-bedroom - HILs	\$1,300	\$58,000
2-bedroom – CMHC	\$2,500	\$100,000
3-bedroom- HILs	\$1,530	\$61,000



# Withdrawal Management Centre



The Centre will offer a wide range of withdrawal services including:

- 51 in-patient beds
- Out-patient and home-based medical support
- 20 transitional beds between treatment and longer-term housing
- Academic teaching, research and learning hub to support staff development & medical best practices



# Social Enterprise Space

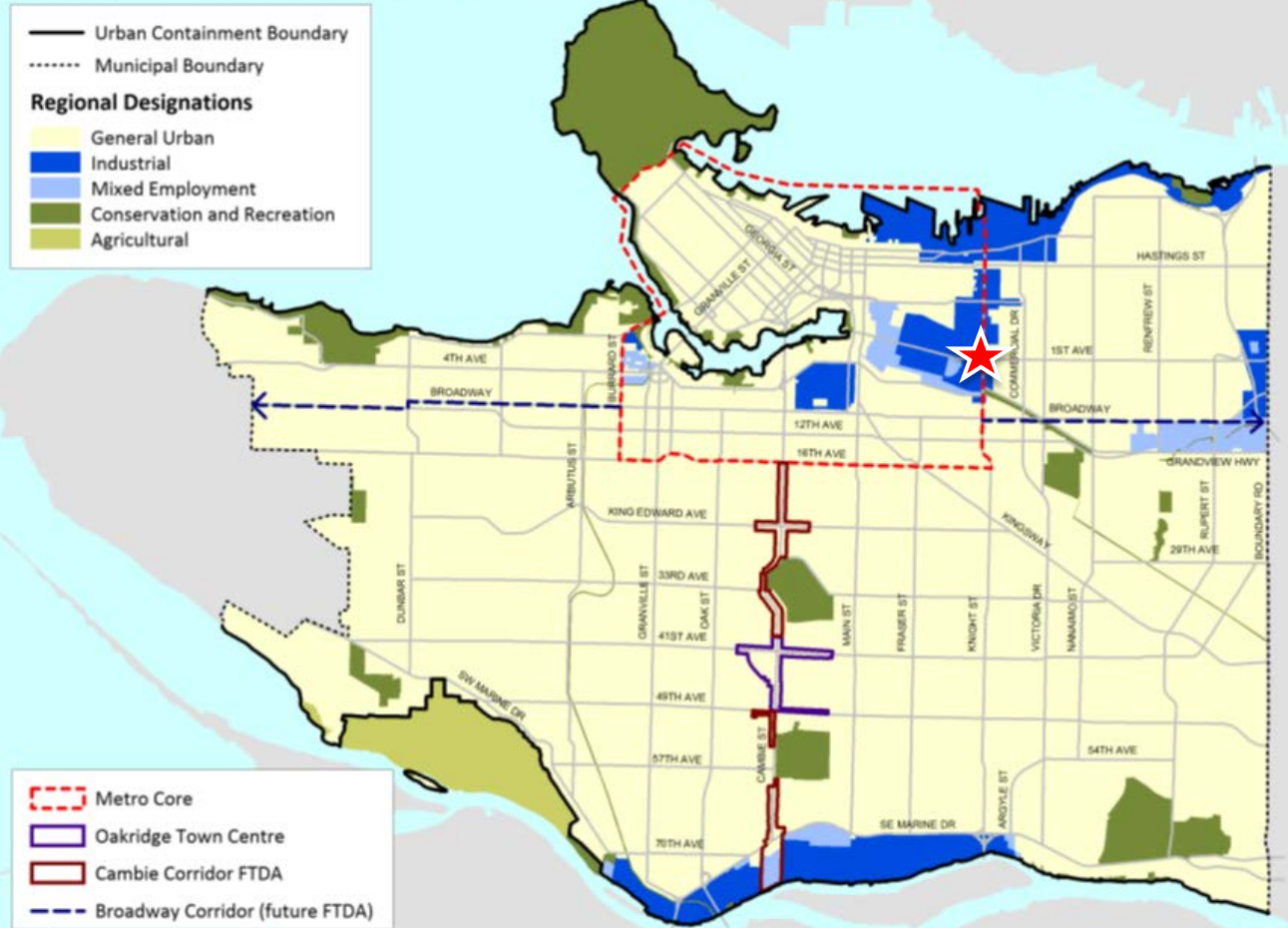



- City partnership with **Metro Vancouver Aboriginal Executive Council** will determine operations of the social enterprise space
- Indigenous employment and connection to cultural components of healing and wellness



# Regional Context Statement

Map 1. Regional Land Use Designations, Urban Centres and Frequent Transit Development Areas



 **1636 Clark Drive and 1321-1395 East 1<sup>st</sup> Avenue**

City of Vancouver  
Regional Context Statement  
Official Development Plan  
(Adopted by By-law No. 10789, September 24, 2013)



# Community Engagement

A wide array of opportunities for  
community involvement



## 4-YEAR PUBLIC PROCESS

- Community Storytelling & Launch
- Assets, Issues, Opportunities Mapping
- Community Questionnaires
- Citizens Assembly
- Child & Youth-focused Activities
- Planning Principles – Dialogue Sessions

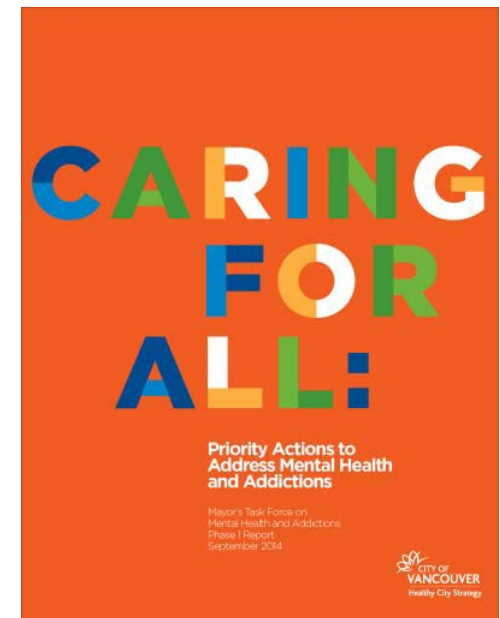
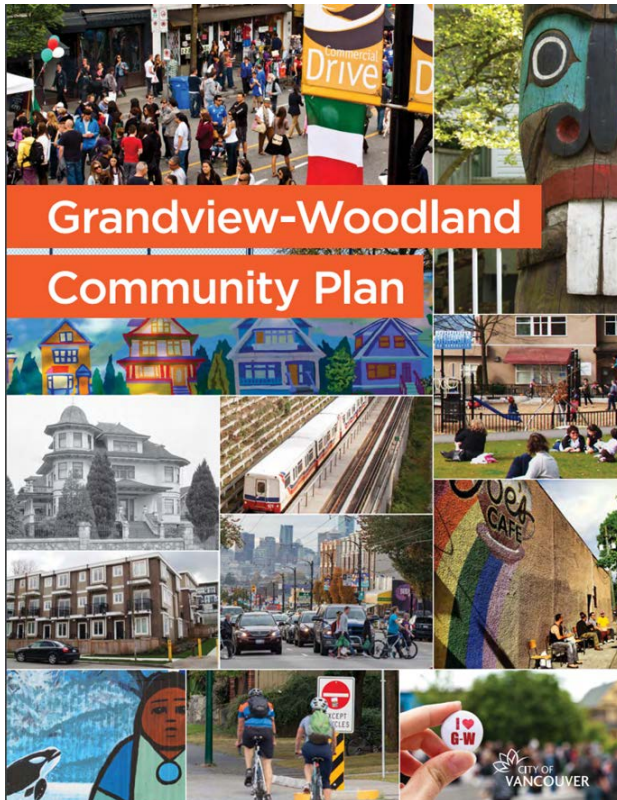




# Rezoning & Supporting Policies

Section 7.1.3 of the GWCP:

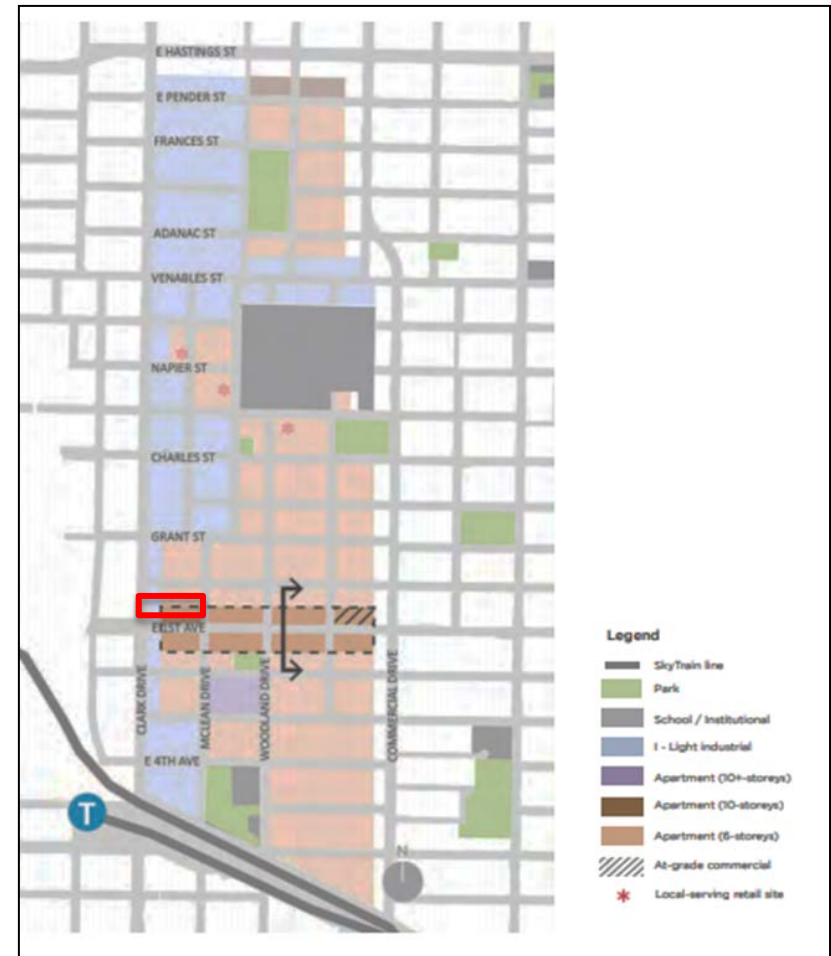
- Consider modest **increases in height and density of non-market housing** to assist with project viability, subject to fit with neighbourhood context



# Britannia-Woodland Sub-Area



Britannia-Woodland  
Sub-Area Context



**Frontage:** Min. 120 ft.

**Use:** Secured Rental Units

**Height:** Up to 6 storeys (RM-4N)

**Density:** Up to 2.4 FSR

# GWCP: Supporting Policies

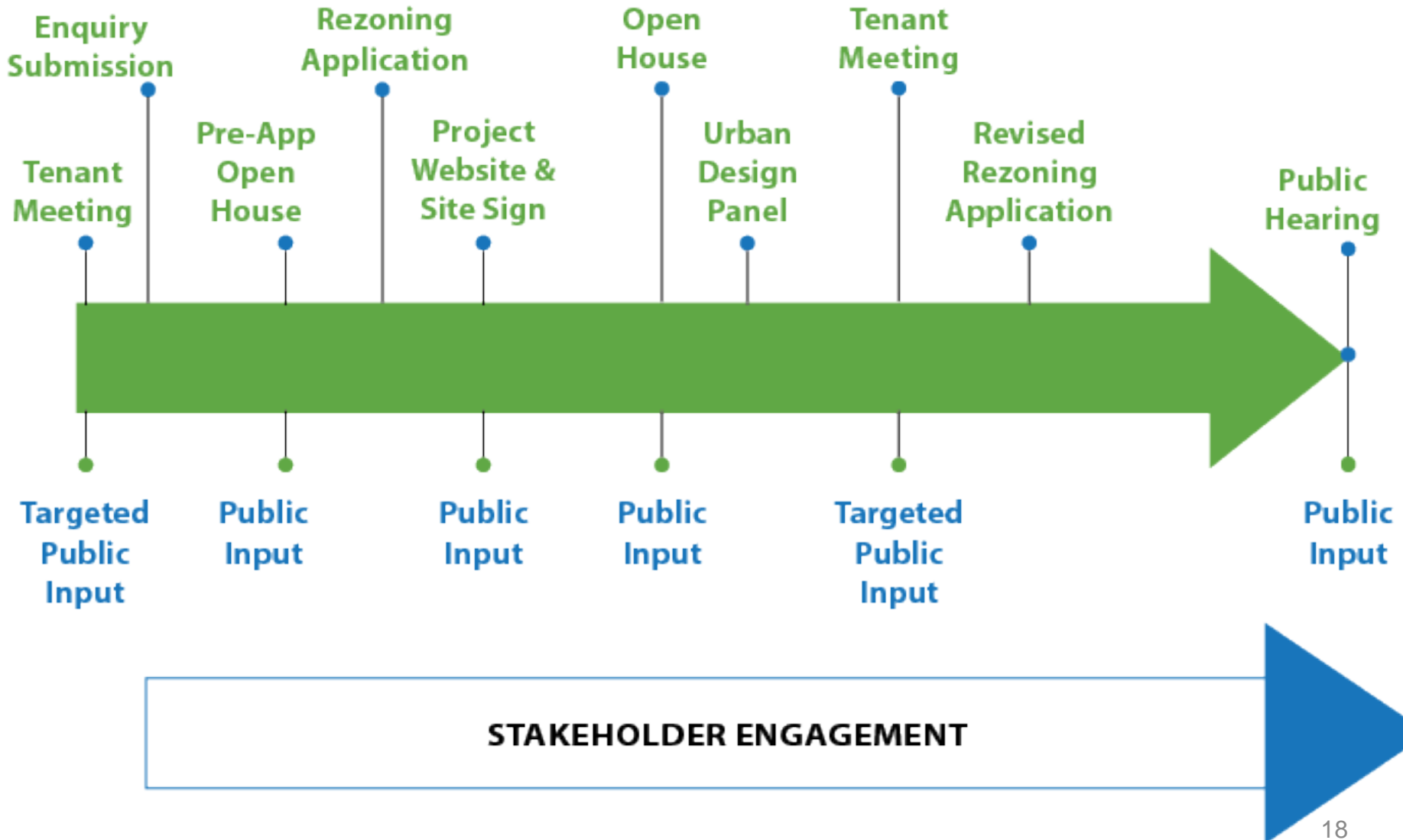
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- ✓ Housing for vulnerable residents
- ✓ Tenant Relocation Plans for displaced existing tenants
- ✓ Support health partners in the creation, renewal and expansion of facilities for harm reduction, addiction, and mental health.
- ✓ Health and wellness services with particular focus on local Indigenous communities





# Rezoning Process



# Stakeholder Engagement

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- Britannia Community Services Centre
- British Columbia Centre on Substance Use
- CO: HERE
- Community 1st (East 1st and Clark Resident's Coalition)
- Downtown Vancouver Business Improve Association
- East Village  
(Hastings North Business Improvement Association)
- Emily Carr University of Art and Design
- Grandview-Woodland Area Council
- Grandview-Woodland Area Services Team
- Grandview-Woodland Community Policing Centre
- Metro Vancouver Aboriginal Executive Council (MVAEC)
- Native Education College
- People with Lived Experience  
on Mental Health & Substance Use
- Raincity Housing
- Renters Advisory Committee (CoV)
- Rising Star Co-op
- St. Francis Xavier Catholic School
- Strathcona Business Improvement Association
- The Drive (Commercial Drive Business Society)
- Urban Aboriginal People's Advisory Committee (CoV)
- Vancouver Coastal Health Focus Groups
- Vancouver Community College
- YES Youth Employment Service

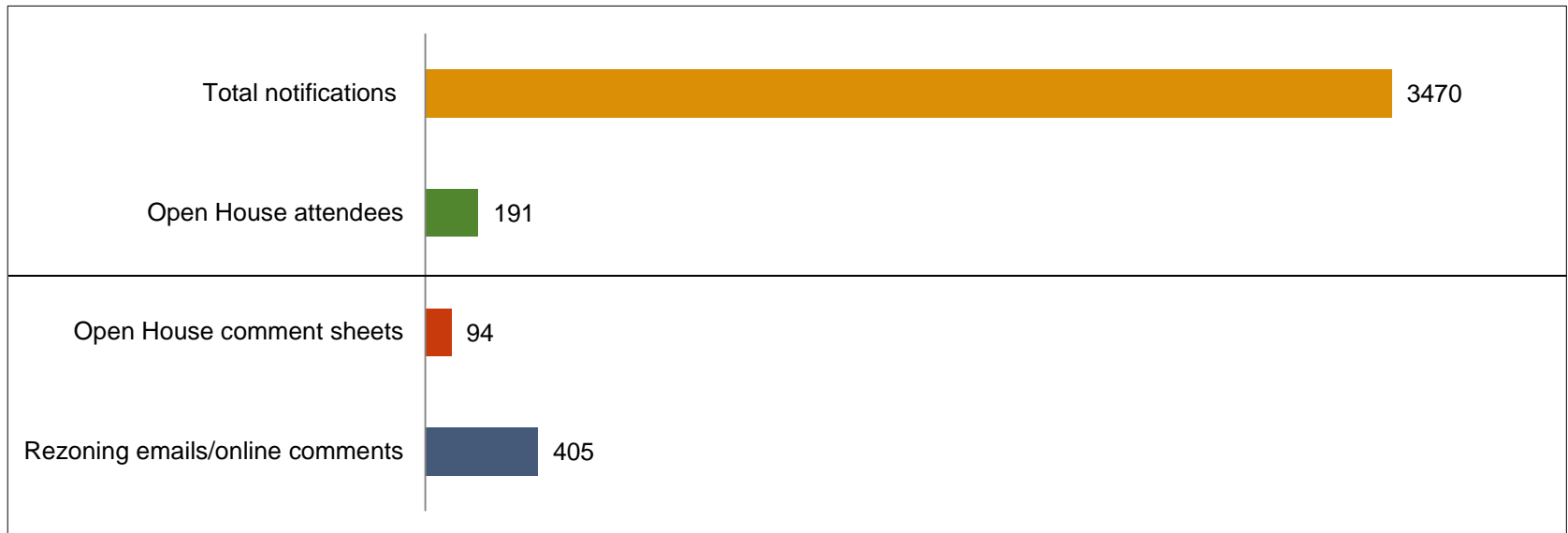


## City-Hosted Open House June 11, 2018

- 191 Open House attendees
- 94 comment sheets

## Rezoning webpage

- 405 emails and online comments





## Support

- Affordable housing
- Provision of health services
- Community benefits
- Location & neighbourhood fit
- Building design

## Concerns

- Pace of Change Policy
- Location & neighbourhood fit
- Building design
- Crime & safety
- Parking

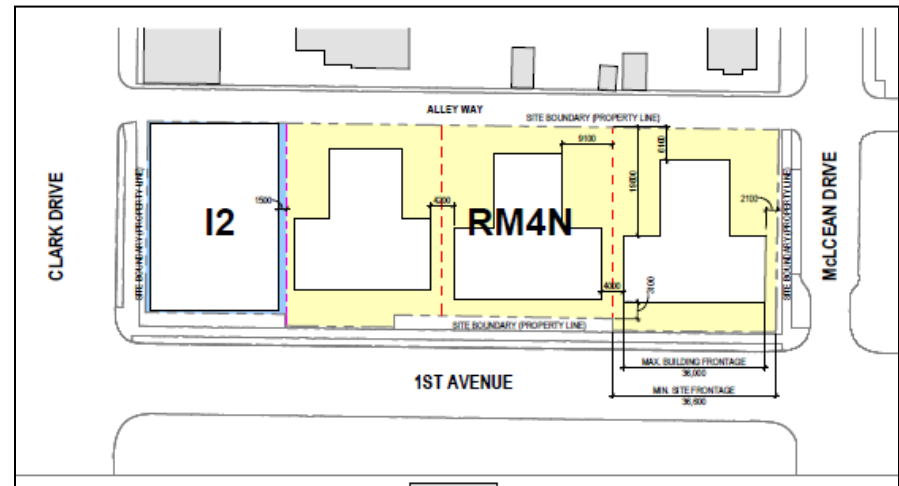
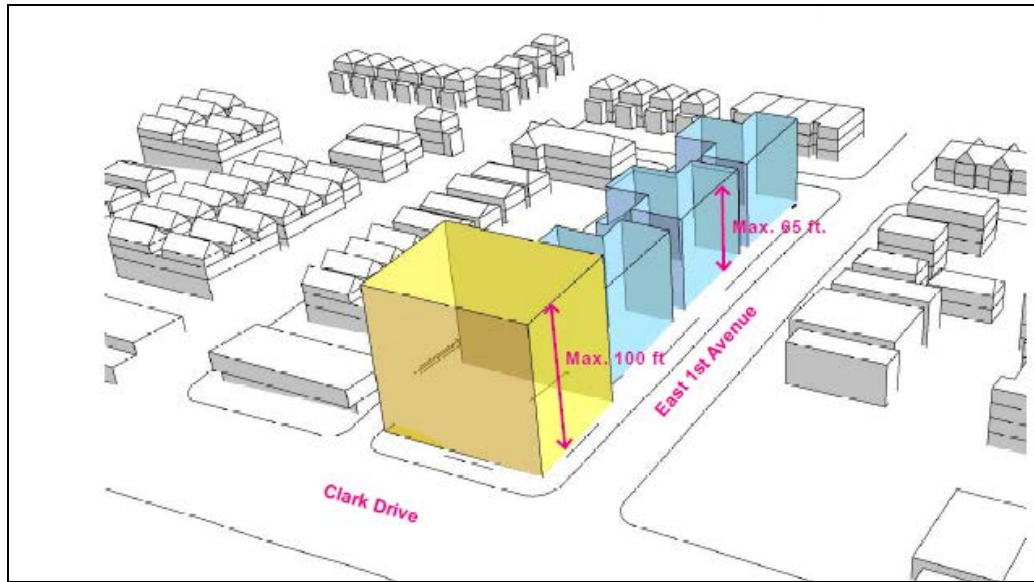


## Policy Summary

- Maximum five applications affecting existing rental units within first three years (2016-2019)
- Intent is to protect and encourage reinvestment in existing rental stock
- Redevelopment of existing market rental sites for institutional and/or 100% social housing projects was not contemplated.
- Intent was not to impede the delivery of **100% social housing** projects.

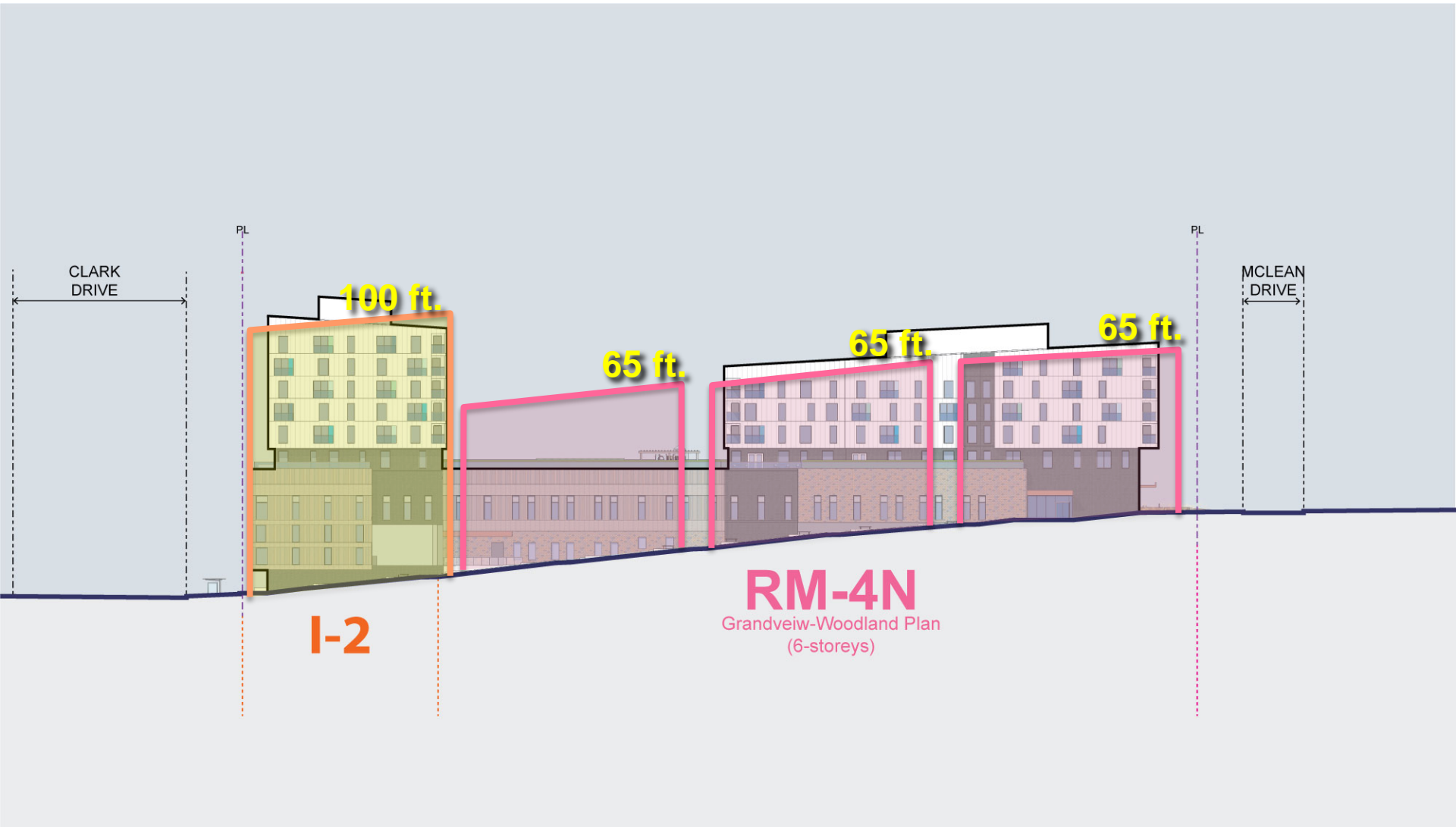
**Staff recommend that Council waive the application of the Pace of Change policy to this application.**

# Development Potential GWCP





# East 1st Avenue Elevation



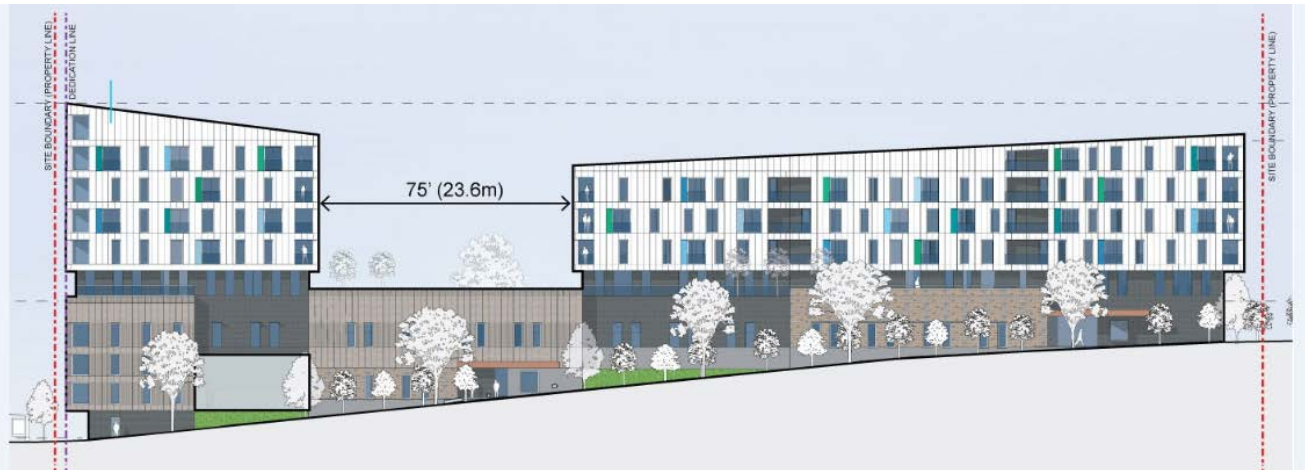
# Development Potential GWCP

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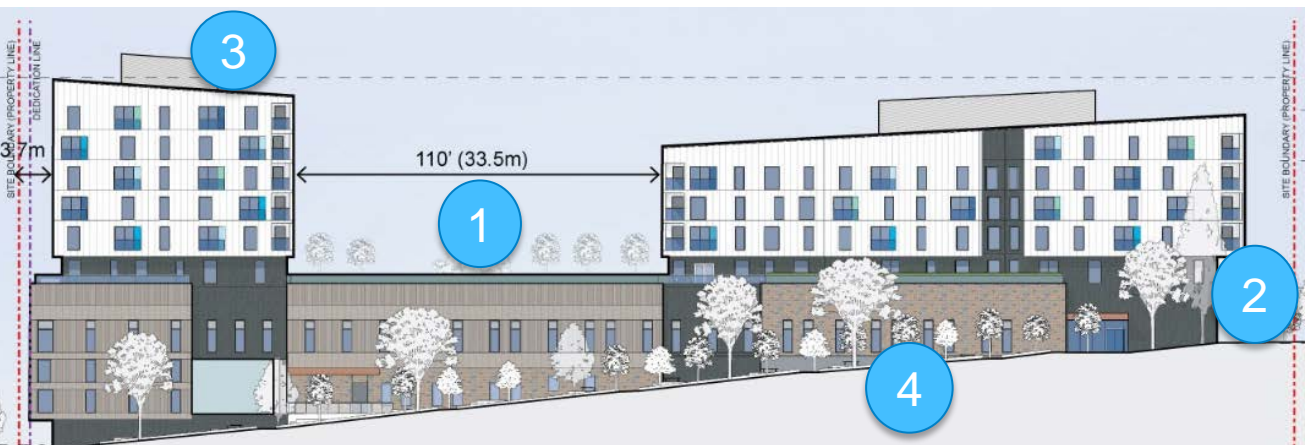
# Public Feedback

## Form of Development – Building Design Revisions



ORIGINAL

1. Roof top podium widened to decrease shadowing onto properties to north
2. Increased set-backs along McLean for increased public realm
3. Slimmer and taller tower to maximize housing and decrease shadowing
4. Increased parking



REVISED



# Shadow Analysis

## Proposed Building Shadow – Equinox



## GWCP Building Shadow- Equinox

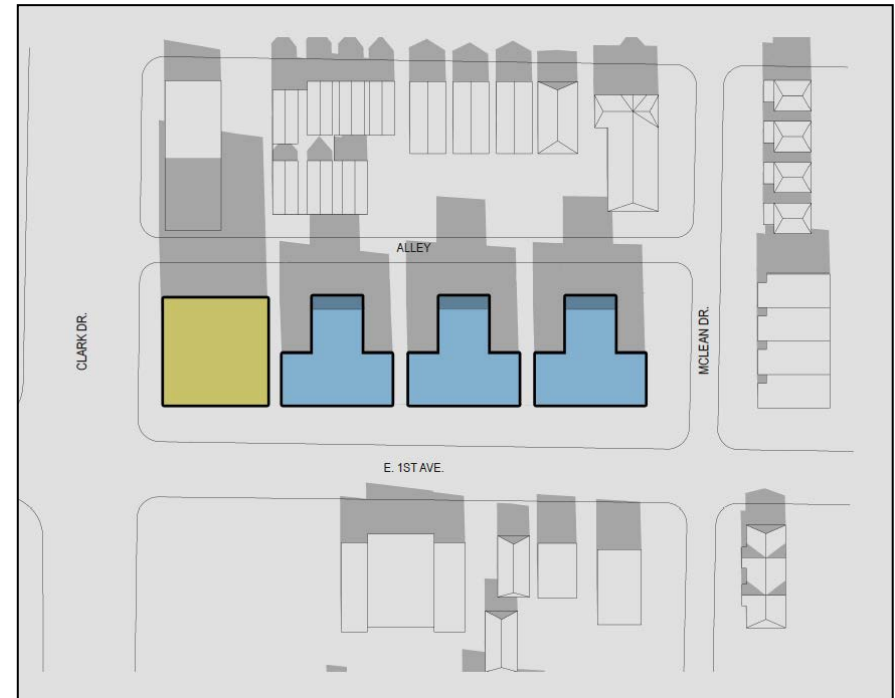


# Shadow Analysis

## Proposed Building Shadow Equinox 12pm



## GWCP Building Shadow Equinox 12pm



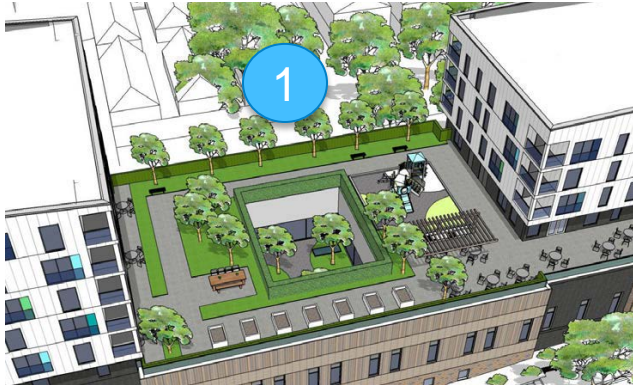
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## Shadow Impacts Overlay Equinox 12pm

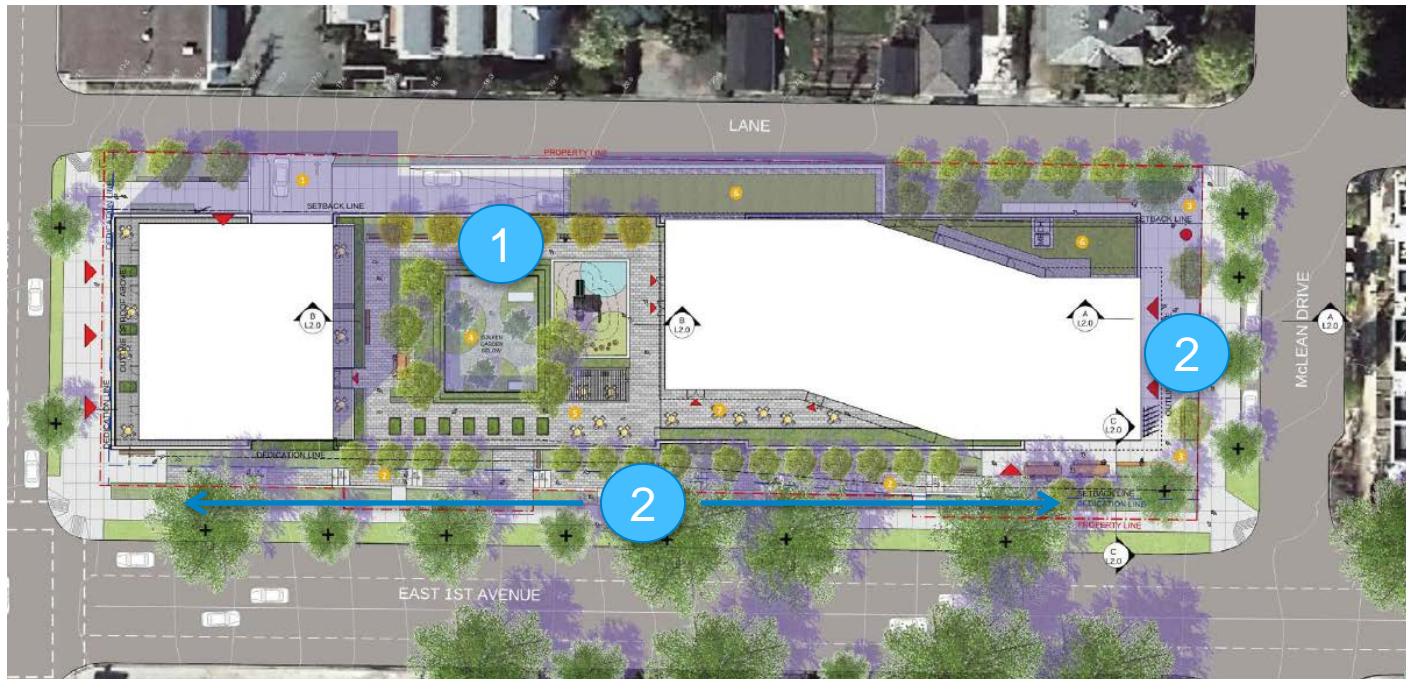




# Amenity & Public Realm



1. 33.5m/110 ft. wide roof garden with children's play area
2. Improved public realm on Mclean Drive and East 1st Ave



# Conclusion



## Proposed Average Rents & Affordability by Incomes

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# Tenant Relocation Plan (TRP)



Unit Type	Number of Units*	Average Monthly Rent
1-bedroom	8	\$850
2-bedroom	5	\$1,050
Duplex	2	\$800
Single Family Home	3	\$1,700

## Tenant Profile & Area Affordability

- Length of Tenancy
  - 7 households < 5 years
  - 2 households 5 - 10 years
  - 2 households 10 - 20 years
  - 3 households > 20 years
- All tenancies are below CMHC area average rents
- The Grandview-Woodland has a vacancy rate of approx. 0.6% (0.8% City-wide)

*\*14 /18 (78%) units are occupied*

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