

**Criteria Established For  
Interim Rezoning Policy for Affordable Housing Choices**

The intent of the Affordable Housing Choices Interim Rezoning Policy is to encourage innovation and enable real examples of ground-oriented and mid-rise affordable housing types to be tested for potential wider application that will provide ongoing housing opportunities. This policy will demonstrate the “transition zone” concept identified by the Task Force, where ground-oriented affordable housing types provide a transition between higher density arterial streets and single-family areas.

Rezoning applications will be considered when the following criteria regarding affordability and form of development are met:

**1. Affordability**

Projects must demonstrate an enhanced level of affordability beyond that provided through the delivery of a generally more affordable housing type alone. Applicants will be expected to demonstrate their ability to maximize the level of affordability in the project. Projects that would be considered must meet one of the following affordability criteria:

- where 100% of the residential floor space is rental housing;
- where units are sold for at least 20% below market value and include a secure mechanism for maintaining that level of affordability over time (e.g. resale covenant, 2nd mortgage, etc.);
- innovative housing models and forms of tenure such as co-housing, when they can demonstrate enhanced affordability as determined by the City;
- where a Community Land Trust model is employed to secure increasing affordability over time.

AND

**2. Location and Form of Development**

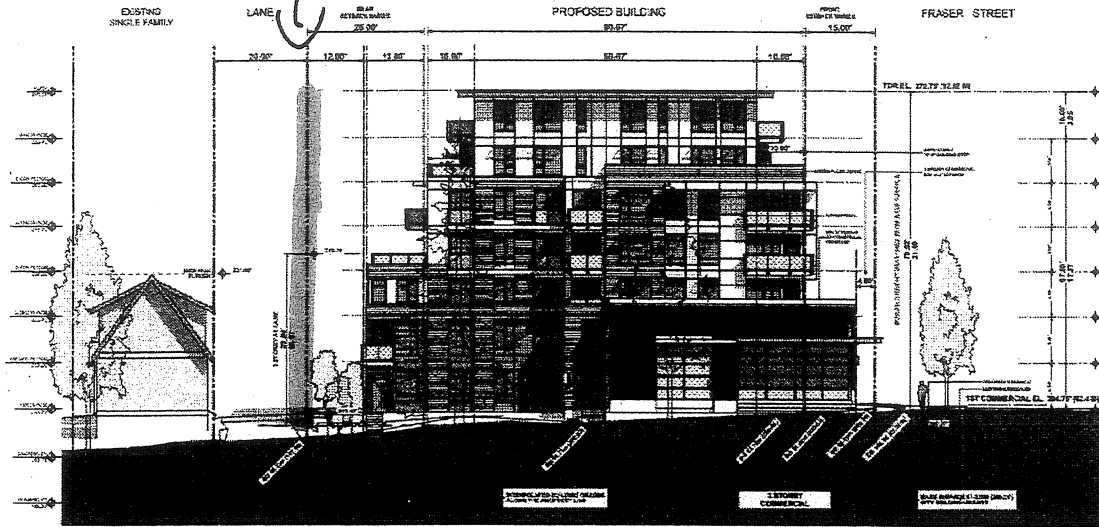
Subject to urban design performance (including consideration of shadow analysis, view impacts, frontage length, building massing, setbacks, etc.) and demonstration of a degree of community support, sites that would be considered under this policy are:

	Location	Form of Development	as shown
A.	Sites fronting an arterial street that is on Translink’s Frequent Transit Network and within close proximity (i.e. a 5-minute walk or 500 metres) of a local shopping area (red areas on Map 1).	Mid-rise forms up to a maximum of 6 storeys	dark blue areas on Map 1
B.	Sites within approximately 100 metres (i.e. 1½ blocks) of an arterial street.	Ground-oriented forms up to 3½ storeys (which is generally sufficient height to include small house/duplexes, traditional row houses, stacked townhouses and courtyard row houses) or four storey apartments	light blue areas on Map 1

This policy applies to all areas of the city except those that have recently adopted community plans or are currently undergoing community planning. It also does not apply to industrial areas or to zoning districts which already permit building heights greater than six storeys (except that projects already under consideration in these districts on April 20, 2016 will continue to be considered).

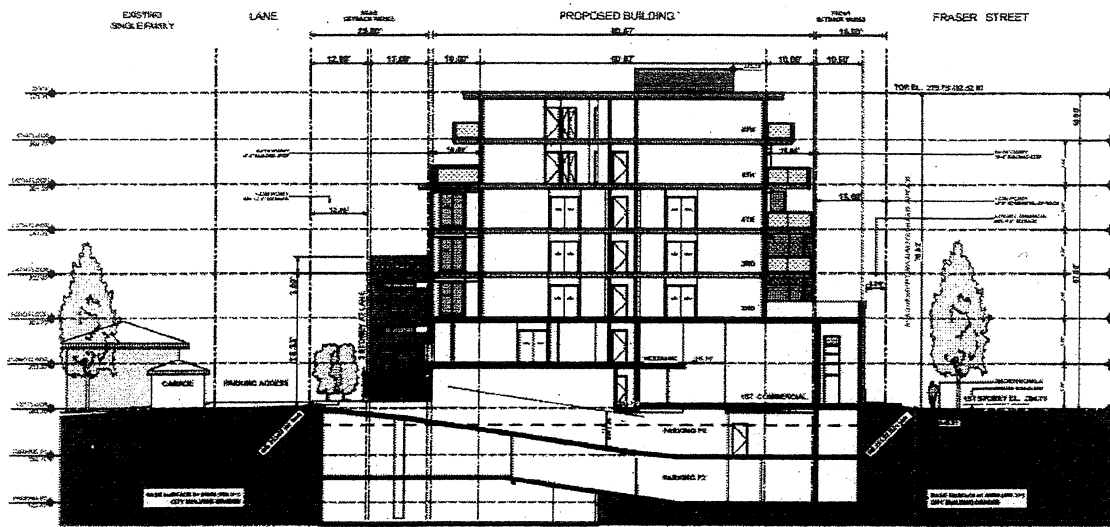
*7 storeys*

South Elevation



E 23RD AVE - SOUTH ELEVATION  
SCALE 3/32" = 1'-0"

Sections



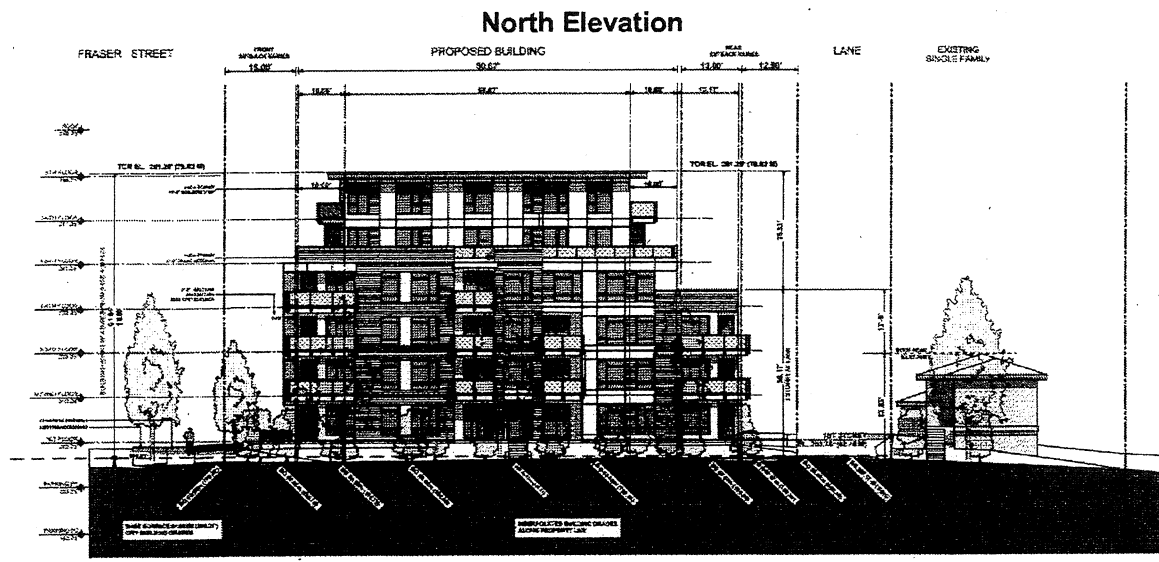
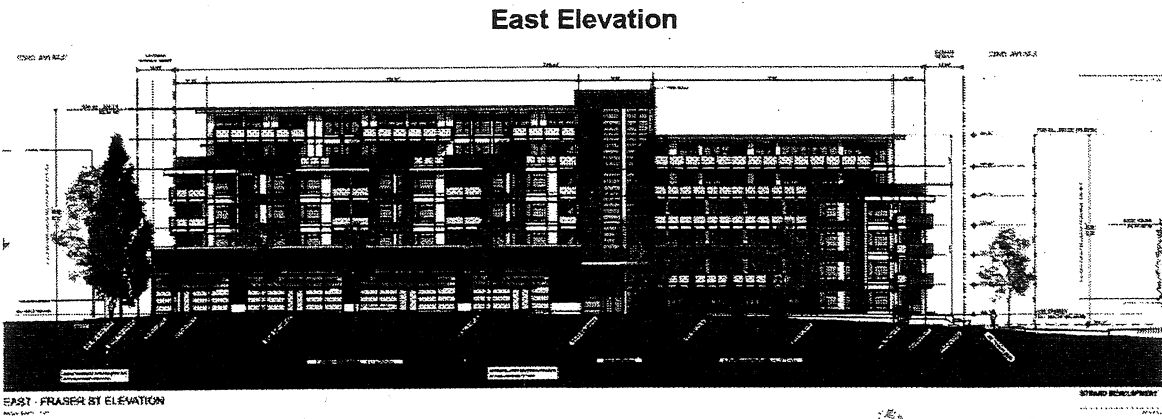
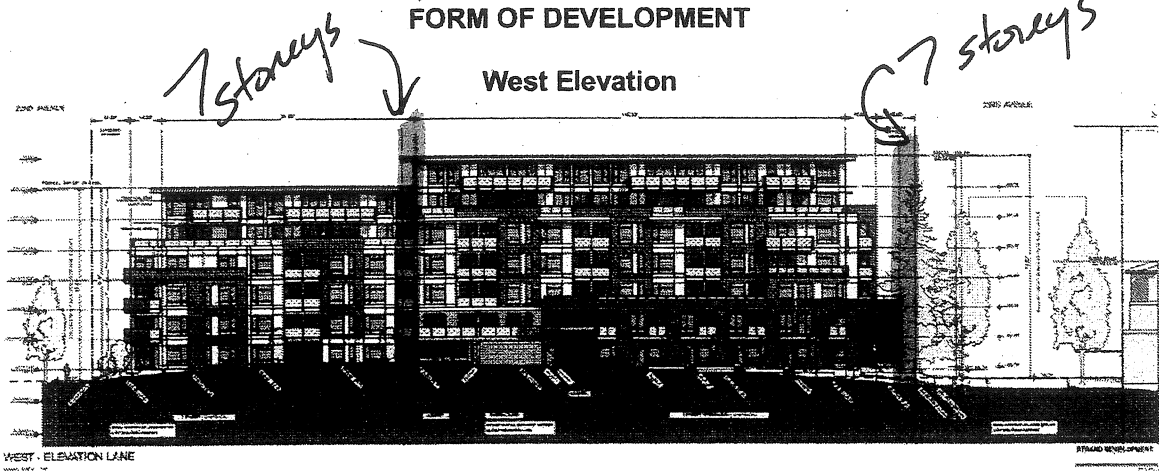
2 - SITE SECTION EAST-WEST  
SCALE 3/32" = 1'-0"

*TODD'S comments added...*

The proposed building is 7 stories. The max allowed under the AHC IRP is 6 stories.

City staff have even adopted the developer's language around this ("the extra height required by the commercial space allowed 2 storey townhouses to be tucked in" and yet they still they referred to it in the staff presentation as a 6 storey building). I found this misleading for both the council and the public.

686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue  
FORM OF DEVELOPMENT



- (e) The plan and report must demonstrate that access has been provided for maintaining the rainwater management system, such as providing truck access for pumping out sediment traps.
- (f) Maintenance and operation guide for the rainwater management system that will be provided to the eventual owner or party responsible for maintenance.

38. The applicant should also note the following:

- (a) Vegetated practices or absorbent landscapes that infiltrate or filter the appropriate water quality volume (based on the type of pollutant generating surface) through a minimum of 450mm of growing medium are assumed to meet the quality requirement. The Metro Vancouver Stormwater Source Control Guidelines outlines growing medium specifications.
- (b) The applicant is strongly encouraged to include a blue-green solution to rainwater management under paving/landscape on slab and green roofs. This has the potential to reduce both the size of the detention tank and reliance on potable water for irrigation.
- (c) The water quality treatment device shall be located upstream of the detention tank.
- (d) Legal arrangements will be required to ensure on-going operations of certain rainwater storage, rainwater management and green infrastructure systems.

### Housing

36. That the proposed unit mix, 8% studio, 50% 1-bedroom, 29% 2-bedroom and 13% 3- and 4-bedroom units, be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children.

37. Prior to issuance of development permit, applicant to display a sign on the site, throughout construction, that acknowledges that secured market rental housing is being provided as part of the City of Vancouver's initiatives. Sign design, format, and location to be approved by the City.

### Building Review

Preliminary review has identified the following to be addressed at the Development Permit or Building Permit stage, as part of achieving compliance with the Vancouver Building Bylaw:

38. The southern (commercial) component is described in the drawings as six storeys plus mezzanine; however, the second level of the TH-1 townhouse units constitute a storey and, therefore, the development is seven storeys high and must be constructed of non-combustible construction.

7 storeys ↗

### *Public Benefits – Offered by the Applicant*

**Rental Housing** - The application proposes that all 121 residential units will be secured market rental units. The public benefit accruing from these units is their contribution to the city's rental housing stock for the longer of the life of the building and 60 years. As set out in Appendix B, a Housing Agreement and a Section 219 covenant are required to be registered on title to preclude the stratification and separate sale of individual units.

**Community Amenity Contributions (CACs)** – Within the context of the City's Financing Growth Policy, an offer of a Community Amenity Contribution (CAC) to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include either the provision of on-site amenities or a cash contribution towards other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

The *Community Amenity Contributions – Through Rezoning* policy provides an exemption for routine, lower density secured market rental rezoning applications that align with the *Secured Market Rental Housing Policy (2012)* and *Rental Incentive Guidelines (2017)*. Staff note that this application does not meet the eligibility requirements for a CAC exemption, as the proposal is for more than the four storeys considered routine for RT zones outside community plan areas.

Real Estate Services staff have reviewed the applicant's development pro forma and have concluded that, after factoring in the construction costs and proposed mix of rental tenure and commercial space, no further contribution towards public benefits is anticipated in this instance. The public benefit achieved for this application is the secured rental housing units.

See Appendix F for a summary of all the public benefits for this application.

### **FINANCIAL IMPLICATIONS**

The site is within the City-wide Development Cost Levies (DCL) District and the City-wide Utilities Development Cost Levies (DCL) District, and it is anticipated that the applicant will pay a total of \$2,411,975 in DCLs.

If a rezoning application is approved, the applicant will be required to provide new public art on site at an estimated value of \$209,139, or make a cash contribution to the City for off-site public art, in the amount of approximately \$167,311 (80% of the estimated value of public art.)

The 121 secured market rental housing units, secured by a Housing Agreement and Section 219 Covenant for the longer of the life of the building and 60 years, will be privately owned and operated.

### **CONCLUSION**

Staff assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site and its context, and that the application, along with the recommended conditions of approval, is consistent with the