

# Comments in Opposition to the Rezoning of 1805 Larch St.

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December 17, 2019

# Kitsilano: Housing Stock

22870	100%	Private Households	
1372	6.0%	Single-detached house	
1281	5.6%	Semi-detached house	
2790	12.2%	Detached duplex	
503	2.2%	Row house	
15277	66.8%	Apartment, under 5 storeys	94% are multi-family
1578	6.9%	Apartment, 5 or more storeys	
16855	73.7%	Apartment, All	74% are apartments

- The density (dwellings per hectare) of Kits is 70% higher than the Vancouver average
- 56.7% of households rent

Source: <https://vancouver.ca/files/cov/Kitsilano-census-data.pdf>

# Kitsilano: Age Demographics

19 and under	13.3%
20 - 39	40.1%
40 - 64	32.8%
65+	13.8%

} 53.4% are under 40

- In 2016, the local areas with the highest number of households with at least **one child under 19** were Kensington-Cedar Cottage, Renfrew-Collingwood, **Kitsilano**, Downtown, Sunset, Hastings-Sunrise, and Killarney.
- In 2016, the local areas in Vancouver with the highest proportion of total households with PHMs **ages 34 and under** were Mount Pleasant, Downtown, the West End, **Kitsilano**, and Fairview.
- Number of Families: 10,710
- Single Parent Families: 12% (Vancouver average 4.1%)

Sources: 1. <https://vancouver.ca/files/cov/Kitsilano-census-data.pdf>

2. "Housing Vancouver Strategy Annual Progress Report And Data Book 2018", City of Vancouver

# Kitsilano: Household Finances

- The median annual household income is \$72,839 (2015). 14.7% of the population lives in low-income households.
- This means that Kitsilano is currently housing 11,435 low to moderate income households with annual household income below \$73,000.

## Kitsilano: Median Rents

	Kits Median	1805 Market Rent	
Studio	\$1,125	\$1,950	+73%
1 Bed	\$1,450	\$2,200	+52%
2 Bed	\$2,000	\$2,925	+46%

Sources: 1. CMHC Rental Market Statistics Summary by Zone (Kitsilano/Pt. Grey) – October 2018  
2. Policy Report - CD-1 Rezoning: 1805 Larch Street

# “How do we get affordable housing into every neighbourhood?”

- Kitsilano has nearly 17,000 apartments plus 4,600 homes in other multi-family forms
- 11,435 homes are occupied by low to moderate income households.

## 1805 Larch – Impact on Housing Supply

- Increase in number of apartments:  $63 / 16855 = 0.374\%$
- Increase in number of affordable homes:  $13 / 11435 = 0.114\%$

## Señákw – Impact on Housing Supply

- Increase in number of apartments:  $6000 / 16855 = 35.6\%$



“Expand Kitsilano-style zoning that increases housing density while retaining older character homes and neighbourhood character.”

- Green Party Platform



2505 W. 2nd Ave  
Built 1912  
Across street from proposed development



2525 W. 2nd Ave  
Built 1910  
Across street from proposed development



2536 W. 2nd Ave  
Built 1912  
Next door to proposed development



2543 W. 2nd Ave  
Built 1911



2590 W. 2nd Ave  
Built 1910



1834 Trafalgar St  
Built 1909



2535 W 3rd Ave  
Built 1911



2546 W 3rd Ave  
Built 1911



2555-2557 W 3rd Ave  
Built 1910



2576 W 3rd Ave  
Built 1911



2556 W 3rd Ave  
Built 1911

# Context is Important!



“The panel noted it struggled with the need to provide rental housing and how the building fits within the neighborhood”

- Urban Design Panel, minutes of April 17, 2019 meeting

“Community-based design principles for building in every neighbourhood in order to **protect and conserve heritage values and community form and character**”

“Include affordable rental buildings that are **appropriately scaled** to fit in with the character of each neighbourhood.”

- Green Party Platform





## City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

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website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

### **KITSILANO RT-7 AND RT-8 GUIDELINES**

*Adopted by City Council on May 17, 1994*

*Amended January 20, 1998, June 25, 2002, and June 20, 2018*



“...encouraging secondary suites, laneway homes, and innovative forms of land tenure, as well as zoning opportunities for attainable row houses, townhomes, and stacked townhomes.”

- NPA Housing Policy

“Rezone Vancouver for the public good of affordable housing, based on the new city-wide plan co-developed with residents. Include “invisible” density and “missing middle” housing, with a range of neighbourhood-compatible, affordable housing forms, like townhomes, rowhomes, co-housing and secondary suites.”

- Green Party Platform





“Stop one-off and sweetheart deals with developers. This means real local benefits so neighbourhoods that accommodate additional density are rewarded with new and improved community facilities and public spaces.”

“Develop a comprehensive City-Wide Plan with a unique plan for each neighbourhood. This means moving away from spot rezonings. It also requires real consultation with the public, stakeholder groups, and experts, and will be informed by best practices from the world’s most livable cities.”

- NPA Housing Policy



# The Good News

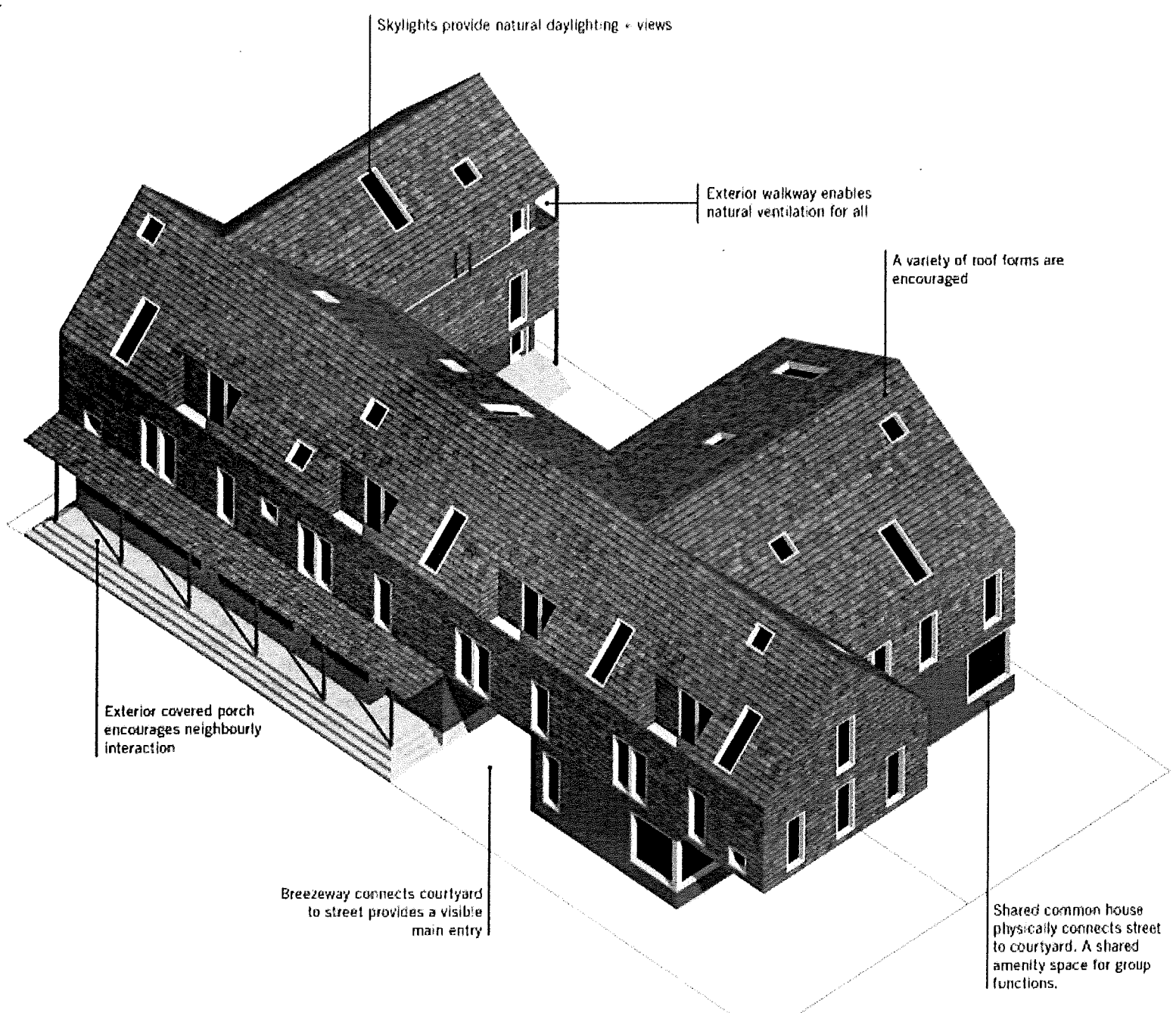
- First Nations' projects including Señákw, Leləm at UBC and the Jericho Lands, all within biking distance of proposed rezoning, promise to bring 1,000's of rental units on-stream. Therefore, there is virtually no downside to rejecting this unsuitable rezoning application





First + Planners Award

Haeccity (Burnaby)



Skylights provide natural daylighting + views

Exterior walkway enables natural ventilation for all

A variety of roof forms are encouraged

Exterior covered porch encourages neighbourly interaction

Breezeway connects courtyard to street provides a visible main entry

Shared common house physically connects street to courtyard. A shared amenity space for group functions.

# Second Prize

Happy Middle (Port Coquitlam)



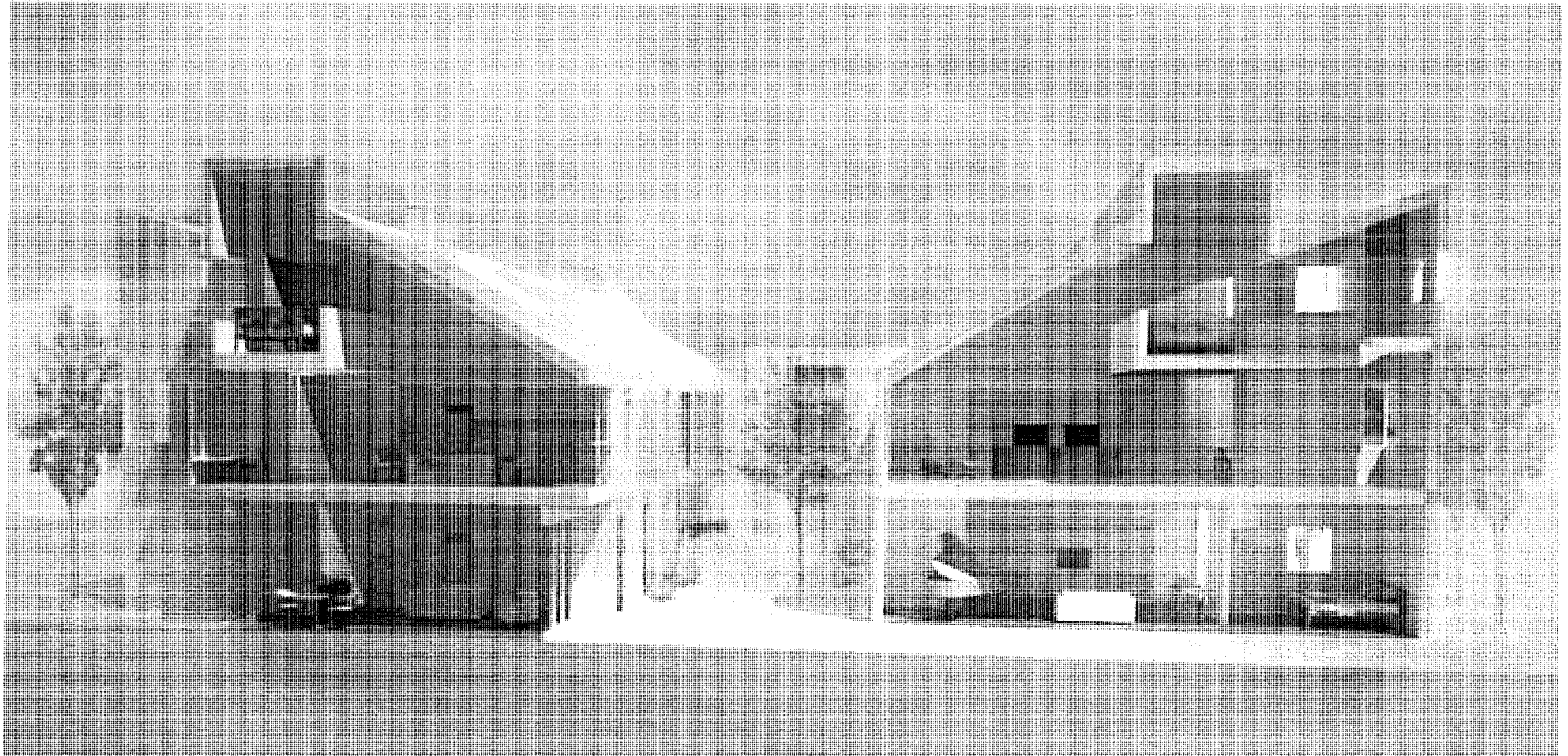


Third Prize

Altforma (Surrey)

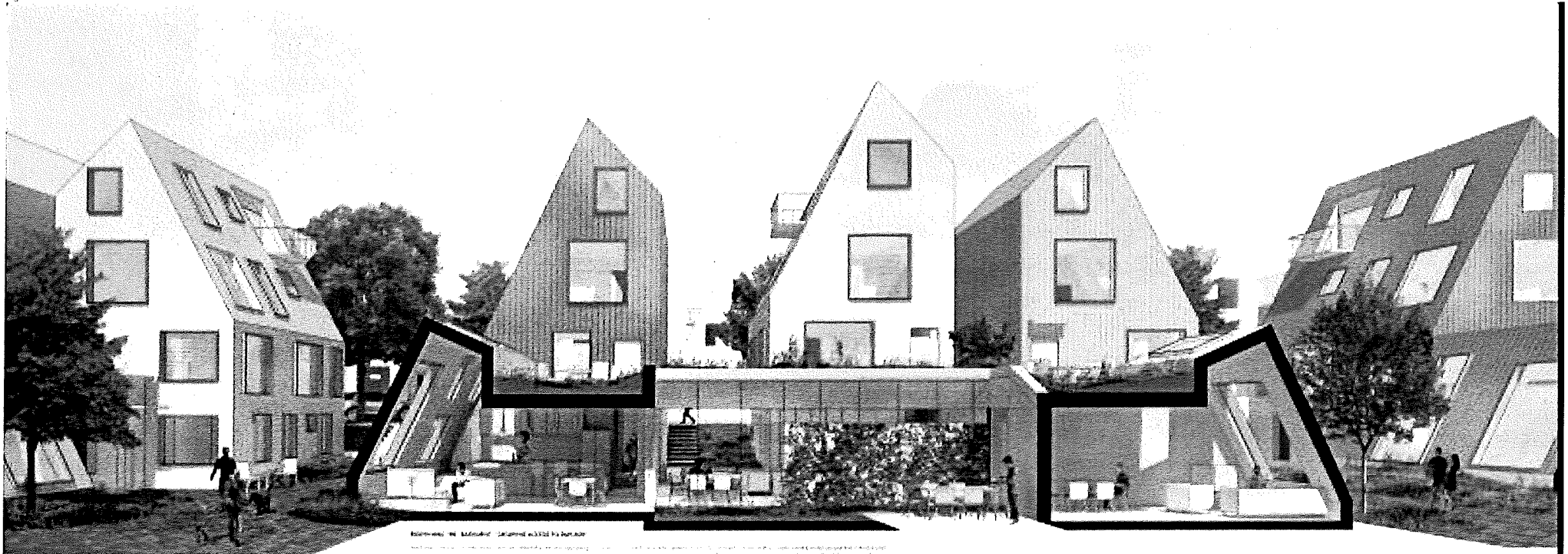


SECTION PERSPECTIVE THROUGH PROJECT SITE (LEFT UNIT SECTION CUT AT PATIO, RIGHT AT BED ALCOVE)



**Third Prize**

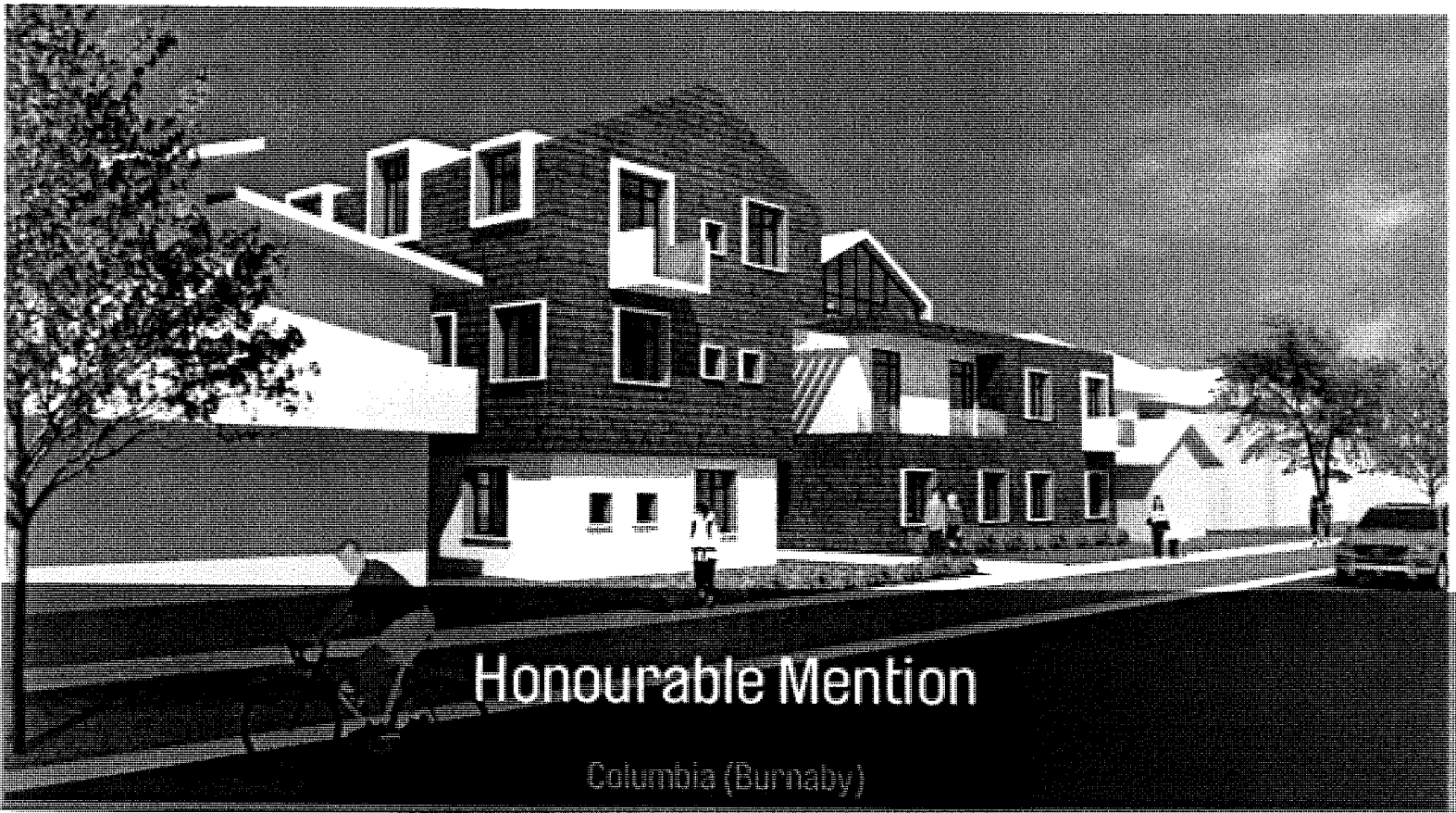
Goodale Architecture Planning (Vancouver)



Architectural rendering of a modern residential building complex with a central courtyard.

# Honourable Mention

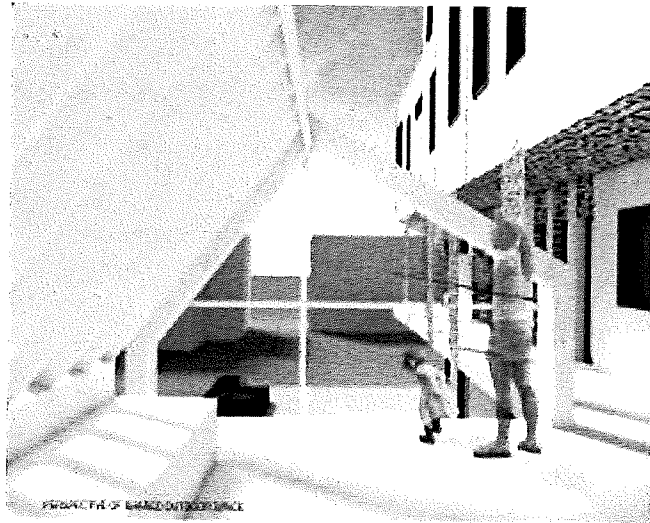
21 (Vancouver)



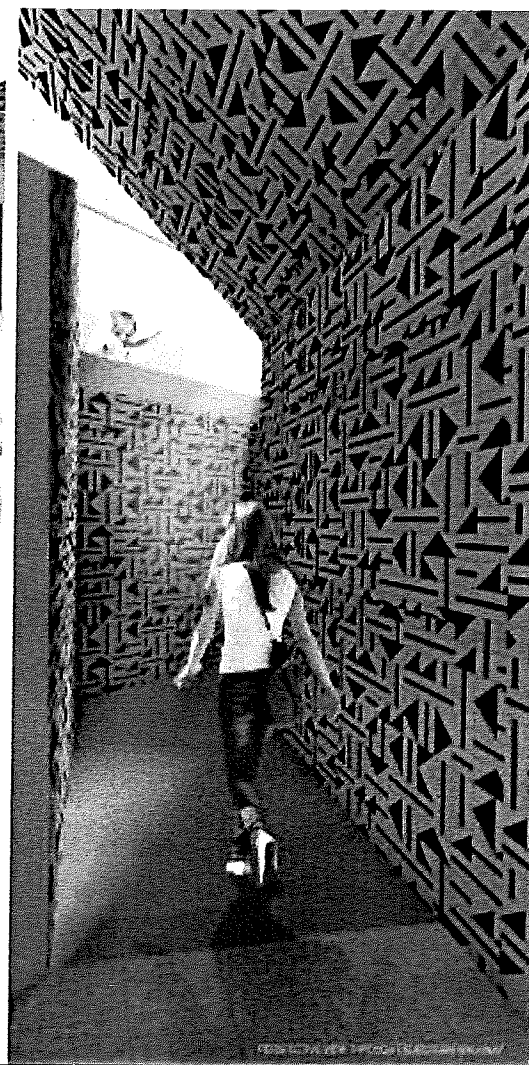
Honourable Mention

Columbia (Burnaby)

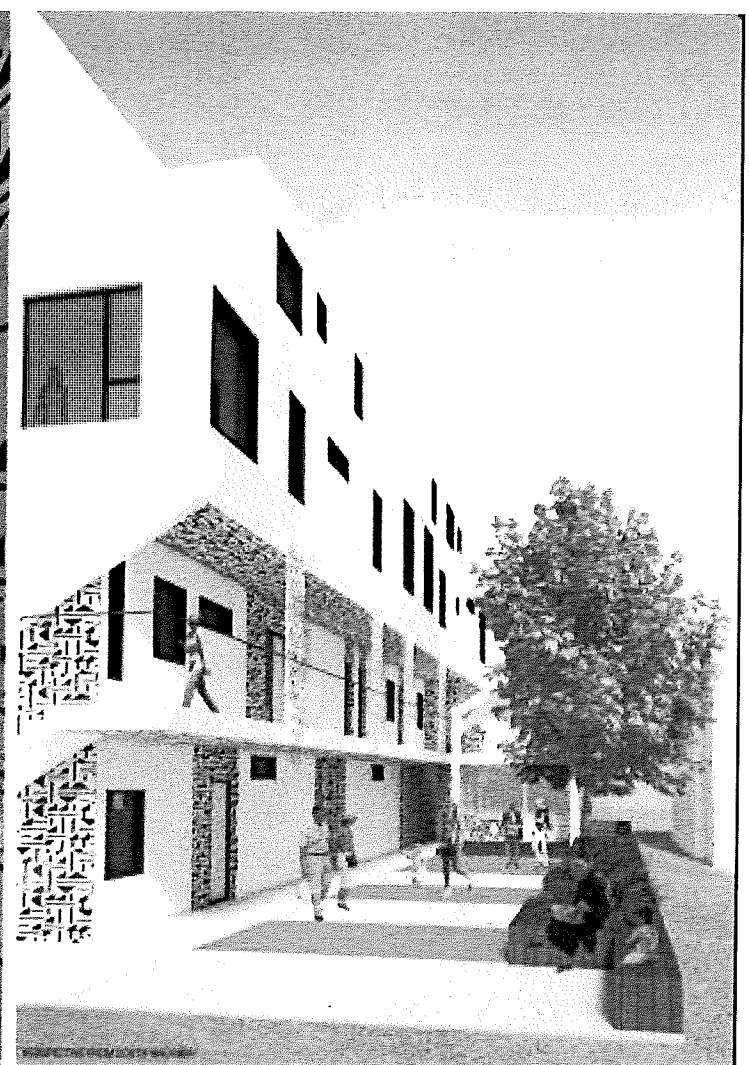




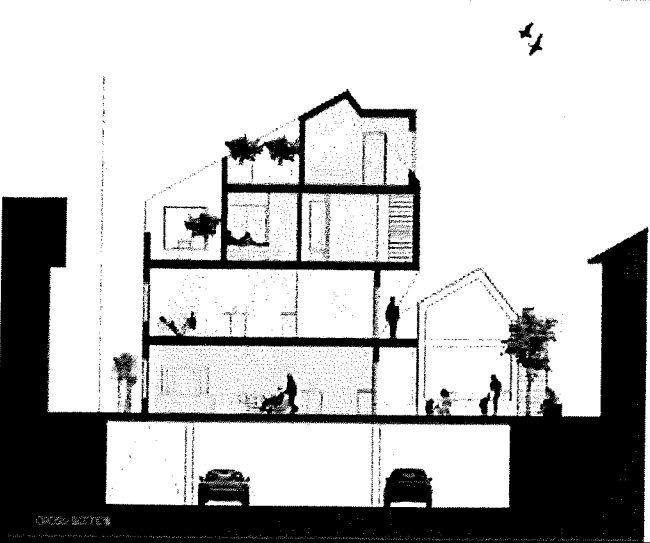
PERSPECTIVE OF SHARED OUTDOOR SPACE



PERSPECTIVE VIEW THROUGH COURTYARD



PERSPECTIVE VIEW OF COURTYARD



ORIGIN SITE

# Honourable Mention

MIZA (Surrey)