



# MODERATE INCOME RENTAL HOUSING PILOT PROGRAM



**CD-1 Rezoning:**  
2543-2583 Renfrew Street  
& 2895 E 10th Avenue

**CD-1 Rezoning:**  
2603-2655 Renfrew Street

PUBLIC HEARING – DECEMBER 12, 2019



# Location: Agenda Items One and Two



KASLO PARK

RENFREW ST

BROADWAY

ITEM ONE:  
'NORTH' BUILDING

VAN TECH SCHOOL

DAYCARE

MIXED EMPLOYMENT

ITEM TWO:  
'SOUTH' BUILDING

MIXED EMPLOYMENT

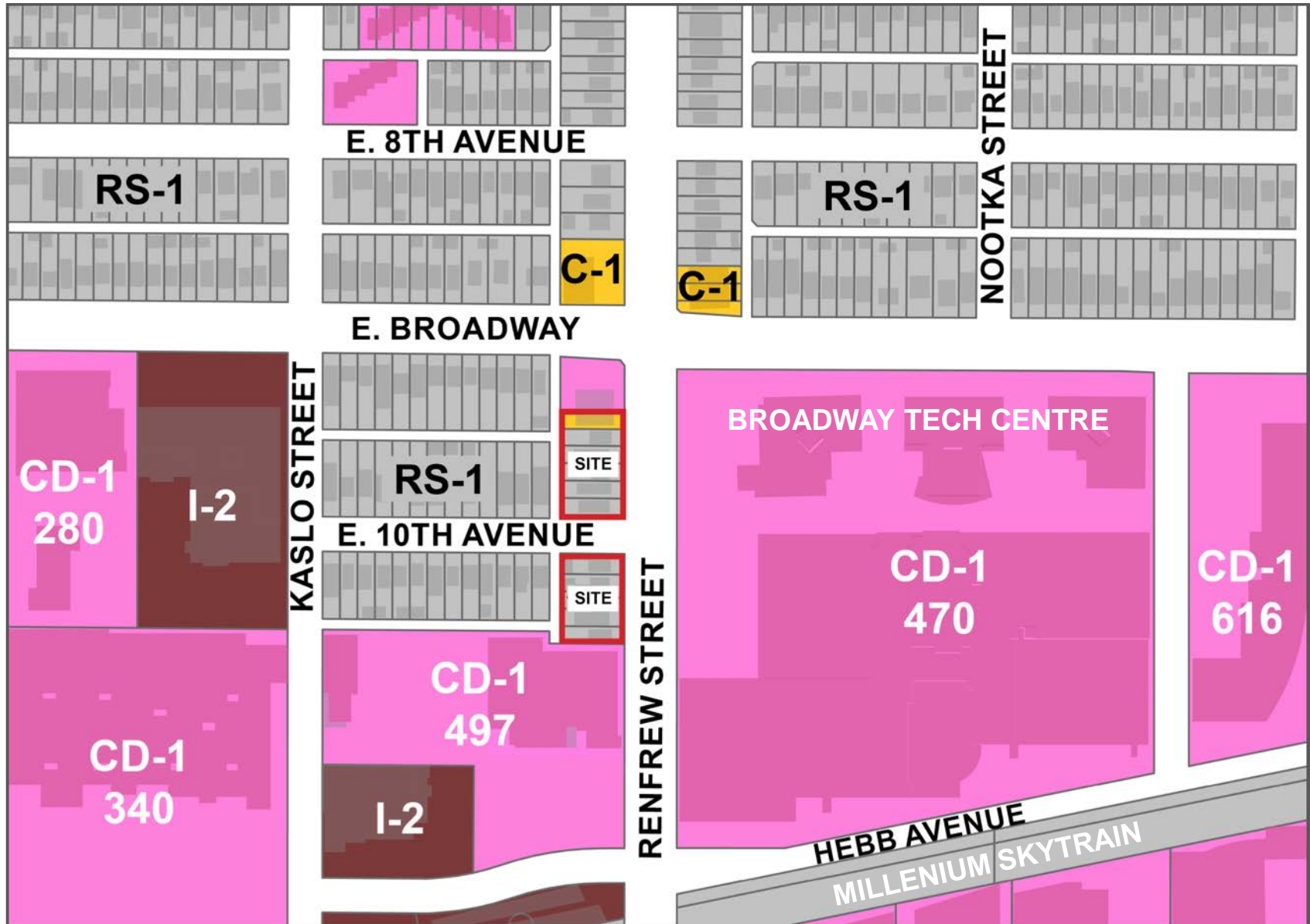
RENFREW STATION

DAYCARE

RETAIL SERVICES

GRANDVIEW HWY

# Zoning Context





## HOUSING VANCOUVER STRATEGY



## Moderate Income Rental Housing Pilot Program (*MIRHP Program*)

<b>Intent</b>	Encourage new rental units secured at rents affordable to moderate income households earning \$30,000 to \$80,000 per year
<b>Selection Criteria</b>	Affordability, net new rental units, minimal impacts on existing renters, unit mix, proximity to transit and amenities, context and neighbourhood fit
<b>Height and Density</b>	<b>For RS-1 sites on arterials:</b> Up to six storeys with consideration for additional height and density for sites located at arterial intersections
<b>Tenure</b>	100% secured rental with minimum 20% of residential floor area dedicated to moderate income units

# Proposal: North Building

## 96 Rental Housing Units\*

- 20 studio units
- 37 one-bedroom units
- 28 two-bedroom units
- 11 three-bedroom units

## Parking

- **58** vehicle spaces

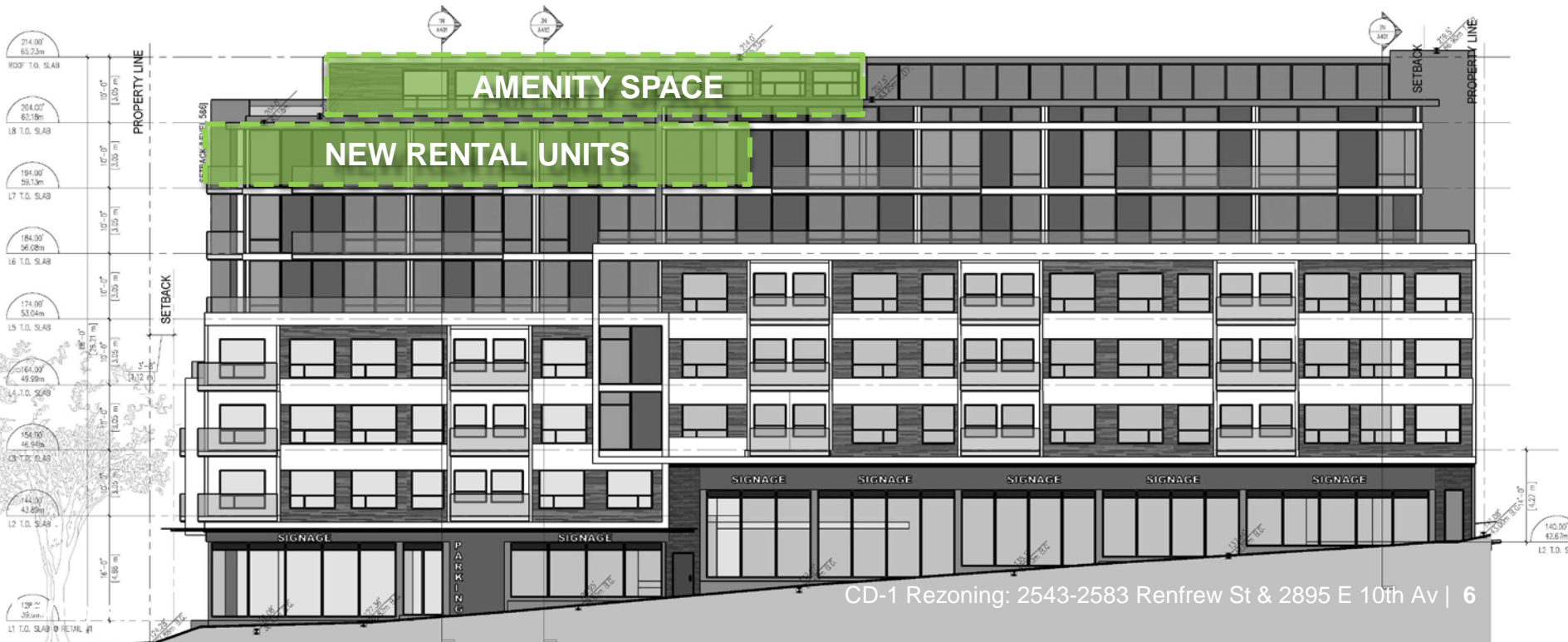
## Height

- **7** storeys
- 26.2 m (86 ft.)

## Density

- **3.60** FSR

*\*20% of floor space as Moderate Income Rental Units (19)*



# Proposal: South Building

## 82 Rental Housing Units\*

- 20 studio units
- 37 one-bedroom units
- 17 two-bedroom units
- 8 three-bedroom units

## Parking

- 63 vehicle spaces

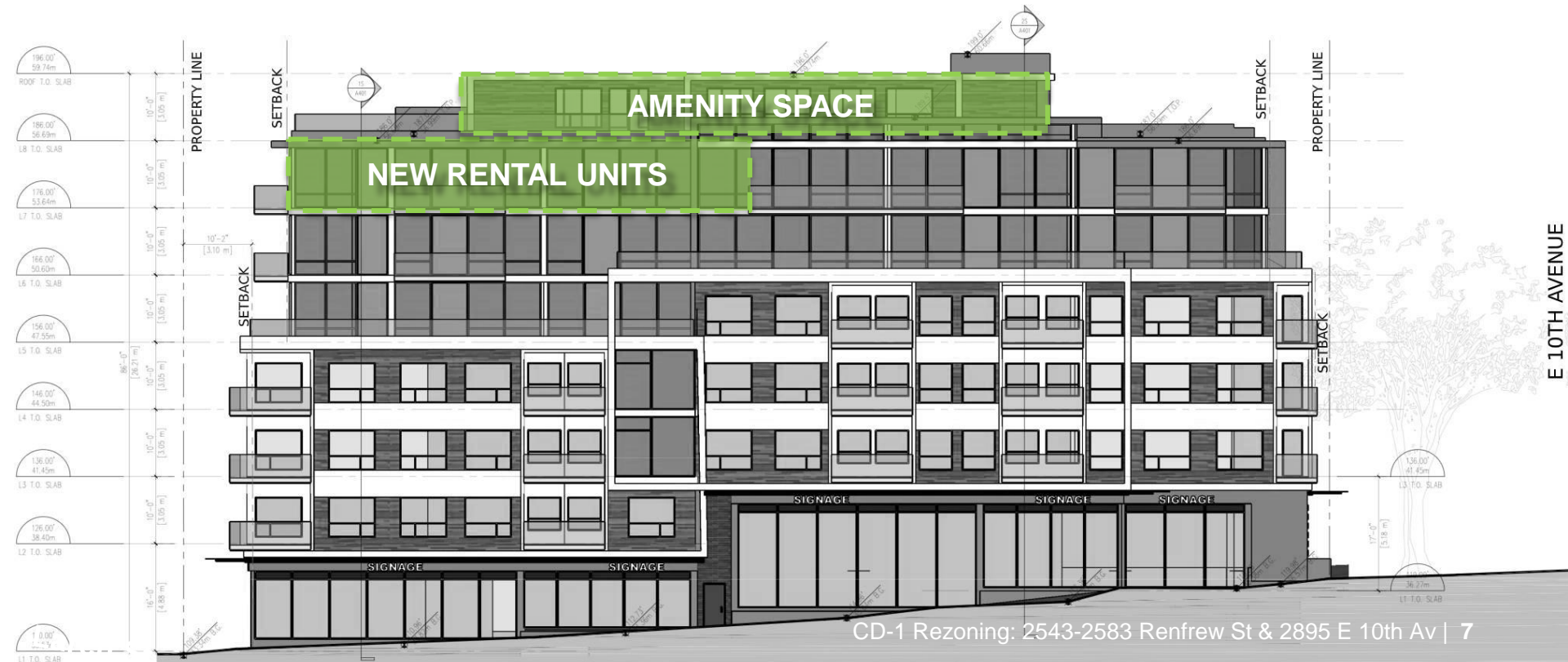
## Height

- 7 storeys
- 25.8 m (84.5 ft.)

## Density

- 3.54 FSR

*\*20% of floor space as Moderate Income Rental Units (18)*



# Proposal: Rents

Moderate Income Rental			
	Average Starting Rents	Average Household Income Served	Households By Occupation that may be able to afford the unit <sup>1</sup>
<b>studio</b>	\$950	\$38,000	Graphic Arts Technician or Health Services Assistant
<b>1-bed</b>	\$1,200	\$48,000	Auto Service Technician or Vocational Instructor
<b>2-bed</b>	\$1,600	\$64,000	Two income household: Transit Driver and Admin Assistant
<b>3-bed</b>	\$2,000	\$80,000	Two income household: Maintenance Worker and Carpenter

Notes:

1. Occupations with incomes affordable to rents sourced from Census 2016, Statistics Canada for Metro Vancouver



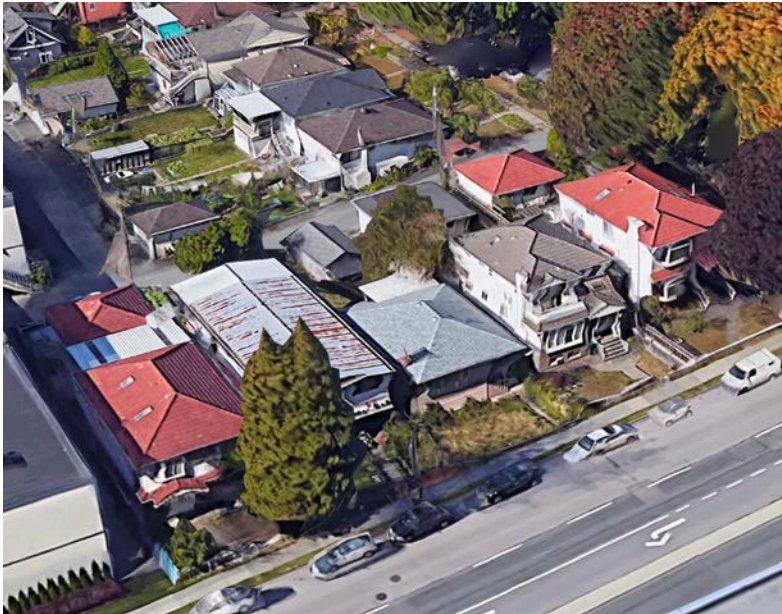
# Proposal: Rents

	Moderate Income Rental		Market Rent in Newer Buildings - Eastside	
	Average Starting Rents	Average Household Income Served	Average Rents	Average Household Income Served
<b>studio</b>	\$950	\$38,000	\$1,556	\$62,000
<b>1-bed</b>	\$1,200	\$48,000	\$1,746	\$70,000
<b>2-bed</b>	\$1,600	\$64,000	\$2,339	\$94,000
<b>3-bed</b>	\$2,000	\$80,000	\$2,828	\$113,000

# Proposal: Rents

	Moderate Income Rental		Market Rent in Newer Buildings - Eastside		Ownership	
	Average Starting Rents	Average Household Income Served	Average Rents	Average Household Income Served	Median-Priced Unit (Eastside)	Average Household Income Served
<b>studio</b>	\$950	\$38,000	\$1,556	\$62,000	\$2,455	\$98,000
<b>1-bed</b>	\$1,200	\$48,000	\$1,746	\$70,000	\$3,009	\$120,000
<b>2-bed</b>	\$1,600	\$64,000	\$2,339	\$94,000	\$4,112	\$164,000
<b>3-bed</b>	\$2,000	\$80,000	\$2,828	\$113,000	\$5,897	\$236,000

# Existing Renters



Aerial view of site two



Aerial view of site one

- Eight dwellings currently tenanted and covered by the *Tenant Relocation and Protection Policy* (secondary rental)
- All tenancies are protected under the *BC Residential Tenancy Act*
- Only one tenancy is eligible for provisions under the updated TRP Policy

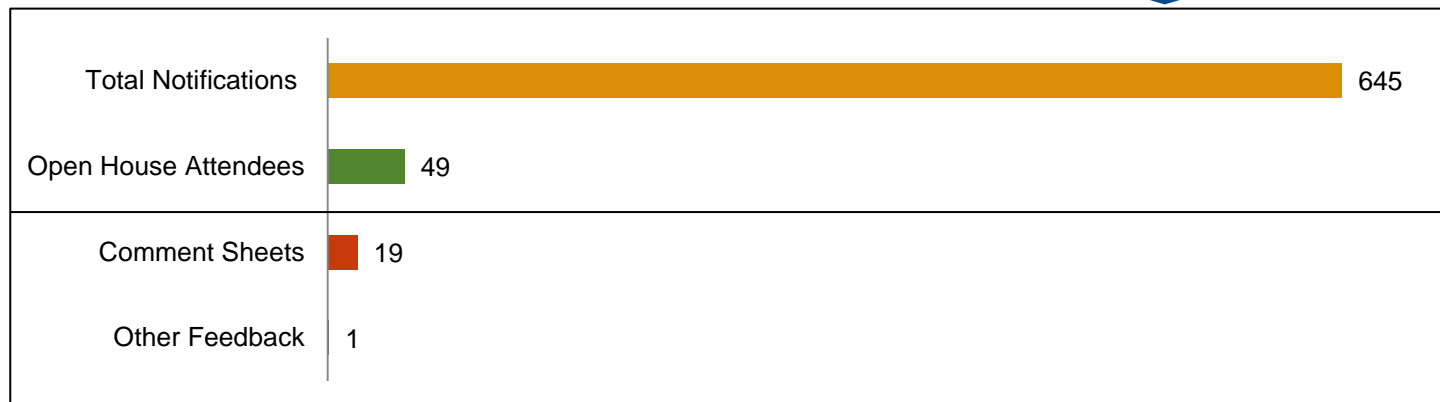


## Pre-application Open House

**September 12, 2018**  
26 people attended

## City-hosted Open House

**June 15, 2019**  
49 people attended



*\* Note that all reported numbers above are approximate*

## What We Heard

- Proximity to Skytrain should allow for increased density.

## Staff Response

- Modest increase in height and density recommended.

# RECOMMENDATION:

- Meets Intent of MIRHP Program
- Staff Recommend Approval



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