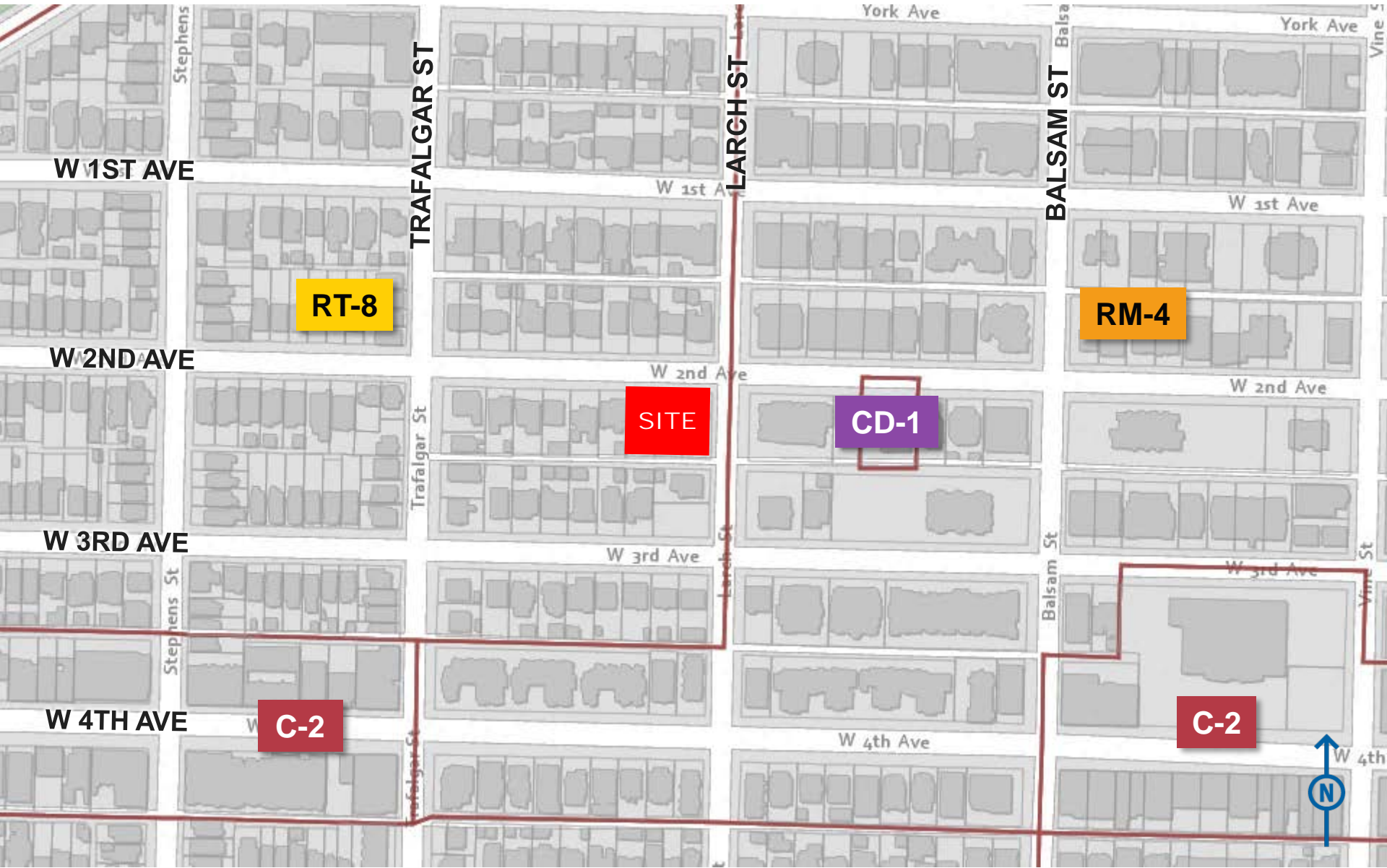




CD-1 Rezoning: 1805 Larch Street
Moderate Income Rental Housing Pilot Program
PUBLIC HEARING – DECEMBER 12, 2019

Context: Zoning



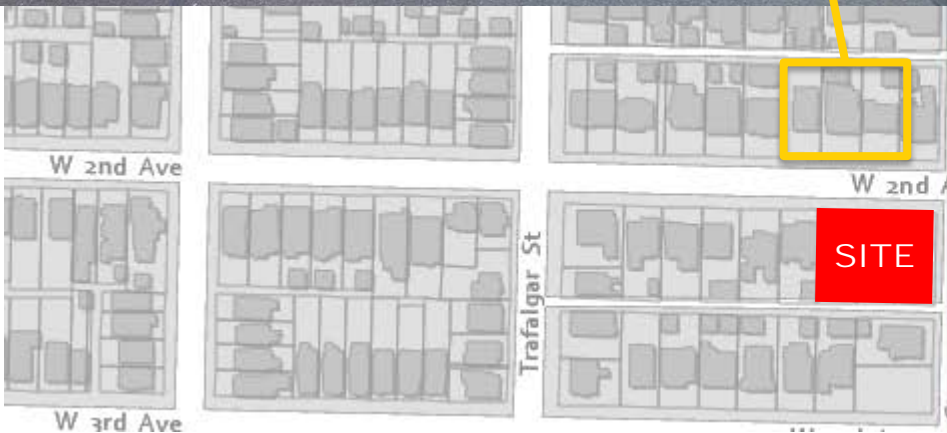
Context: Zoning



RT-8



RM-4



SITE



Context: Neighbourhood



Context: Neighbourhood Amenities



Context: Current Site



LARCH ST AT 2ND AVE



LARCH ST

Context: Current Site



LANE



W 2ND AVE

Context: Housing Vancouver

HOUSING VANCOUVER STRATEGY



Moderate Income Rental Housing Pilot Program

Intent	Encourage new rental units secured at rents affordable to moderate income households earning \$30,000 to \$80,000 per year
Policy	100% secured rental with minimum 20% of residential floor area dedicated to moderate income units
Selection Criteria	Affordability, net new rental units, minimal impacts on existing renters, unit mix, proximity to transit and amenities, context and neighbourhood fit
Height and Density	For RT sites: On larger sites off-arterials, consider up to 6 storeys

Proposal: Recommendations

63 Secured Rental Units*

- 22 studios
- 15 one-bedroom
- 20 two-bedroom (31%)
- 6 three-bedroom (10%)

Parking

- 56 vehicles
- 114 bicycles

Height

- 5 storeys
- 20.5 m (67.1 ft.)

Density

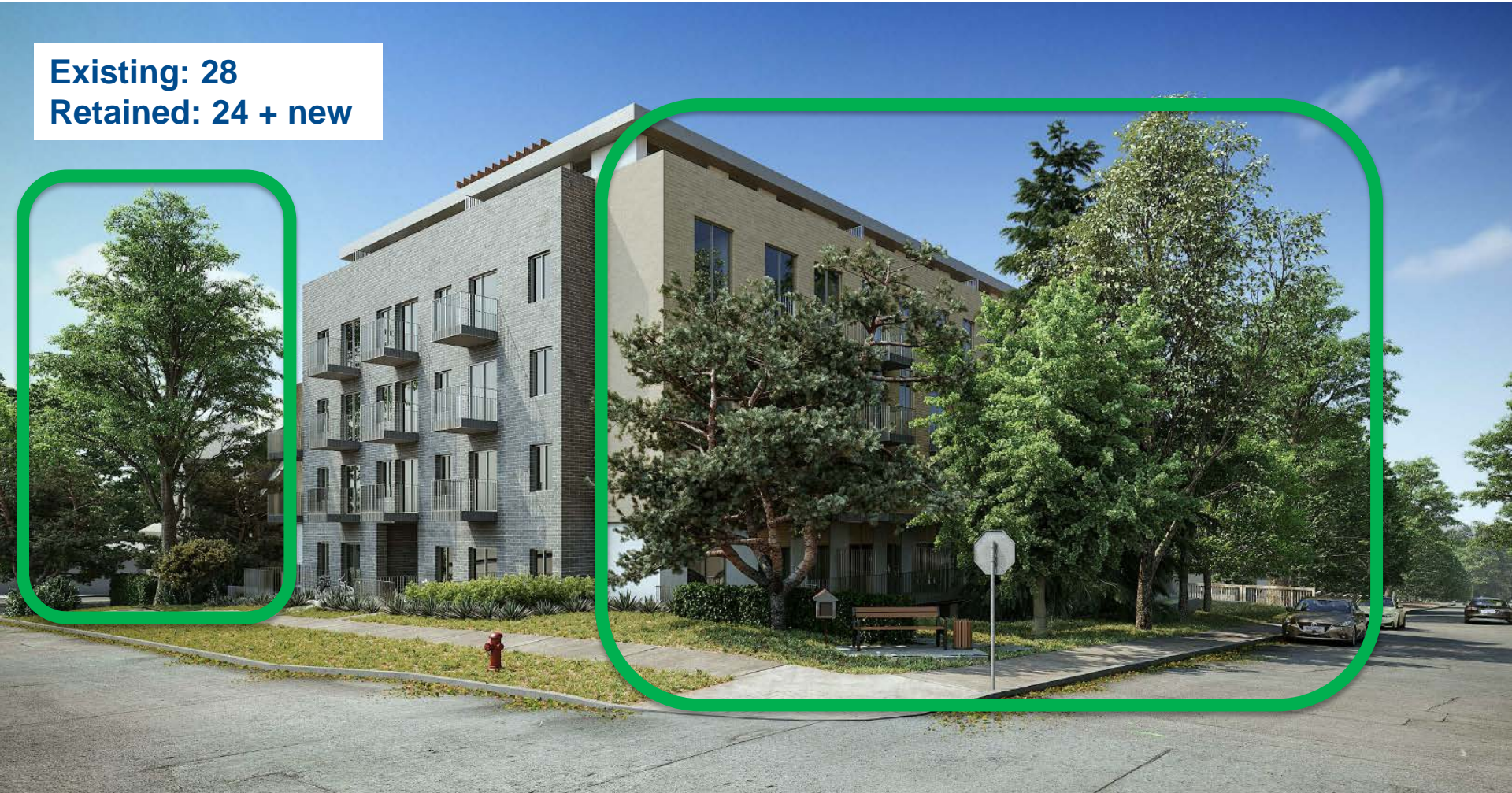
- 2.53 FSR

**20% of floor space as Moderate Income Rental Units (13)*



Proposal: Tree Retention

Existing: 28
Retained: 24 + new



Proposal: Rents

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

Notes:

- 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 - Westside	
	Average Starting Rents	Average Household Income Served	Average Rents	Average Household Income Served
studio	\$950	\$38,000	\$1,694	\$68,000
1-bed	\$1,200	\$48,000	\$1,873	\$75,000
2-bed	\$1,600	\$64,000	\$2,689	\$108,000
3-bed	\$2,000	\$80,000	no data	no data

Proposal: Rents

	Moderate Income Rental		Market Rent in Newer Buildings - Westside		Ownership (for comparison)	
	Average Starting Rents	Average Household Income Served	Average Rents	Average Household Income Served	Median-Priced Unit (Westside)	Average Household Income Served
studio	\$950	\$38,000	\$1,694	\$68,000	\$2,920	\$117,000
1-bed	\$1,200	\$48,000	\$1,873	\$75,000	\$3,628	\$145,000
2-bed	\$1,600	\$64,000	\$2,689	\$108,000	\$5,676	\$227,000
3-bed	\$2,000	\$80,000	no data	no data	\$9,053	\$362,000

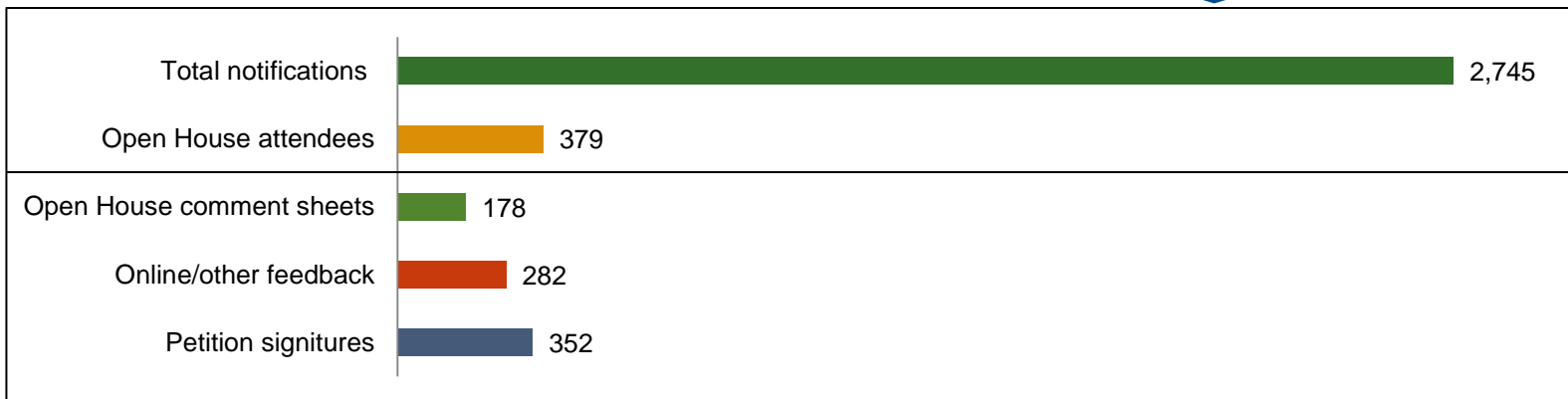
Public Consultation

Pre-application Open House

September 12, 2018
113 people attended

City-hosted Open House

April 10, 2019
379 people attended



* Note that all reported numbers above are approximate

Public Consultation: What We Heard

Support:

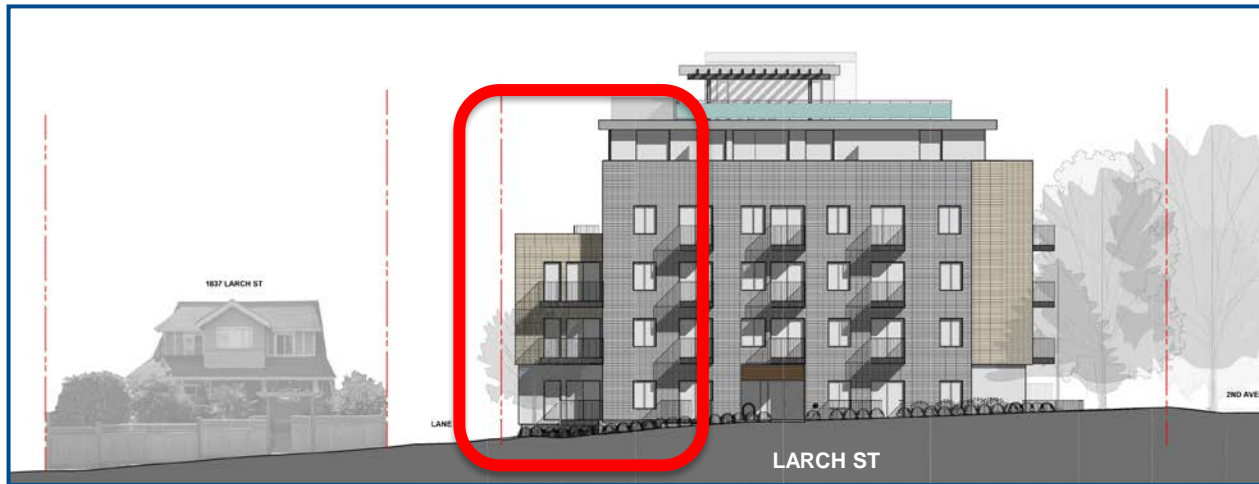
- Contextual fit
- Building height
- Housing affordability
- Walkability

Concern:

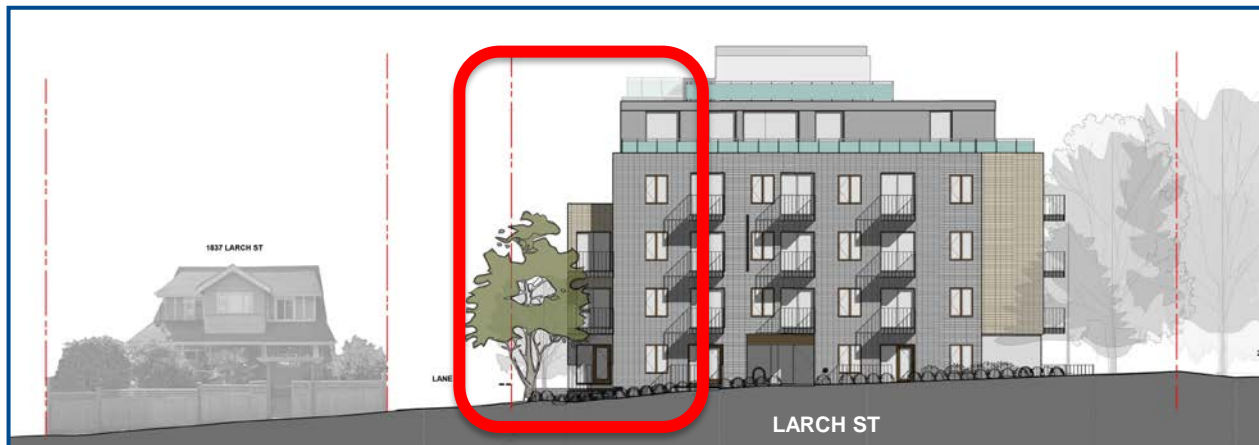
- Contextual fit
- Building height
- Neighbourhood consultation
- Loss of church space

Response to Feedback: Contextual Fit

- Increase setback from lane and enhance landscaping



PROPOSED



**REZONING
CONDITIONS**

Response to Feedback: Contextual Fit

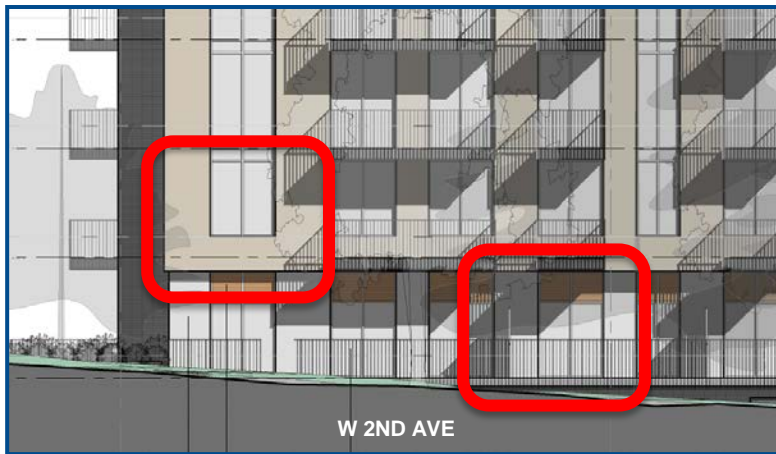


REZONING CONDITIONS

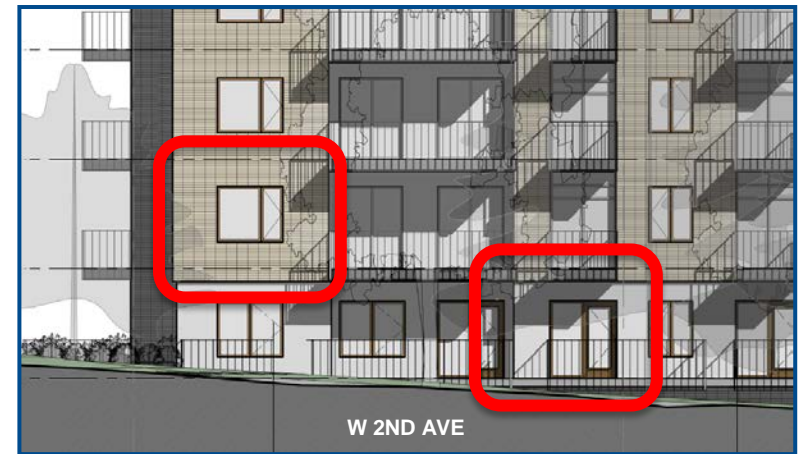
Response to Feedback: Contextual Fit

- Incorporate character elements, including contextually-appropriate doors and windows
- Improve access for ground-oriented units with gardens/porches/patios

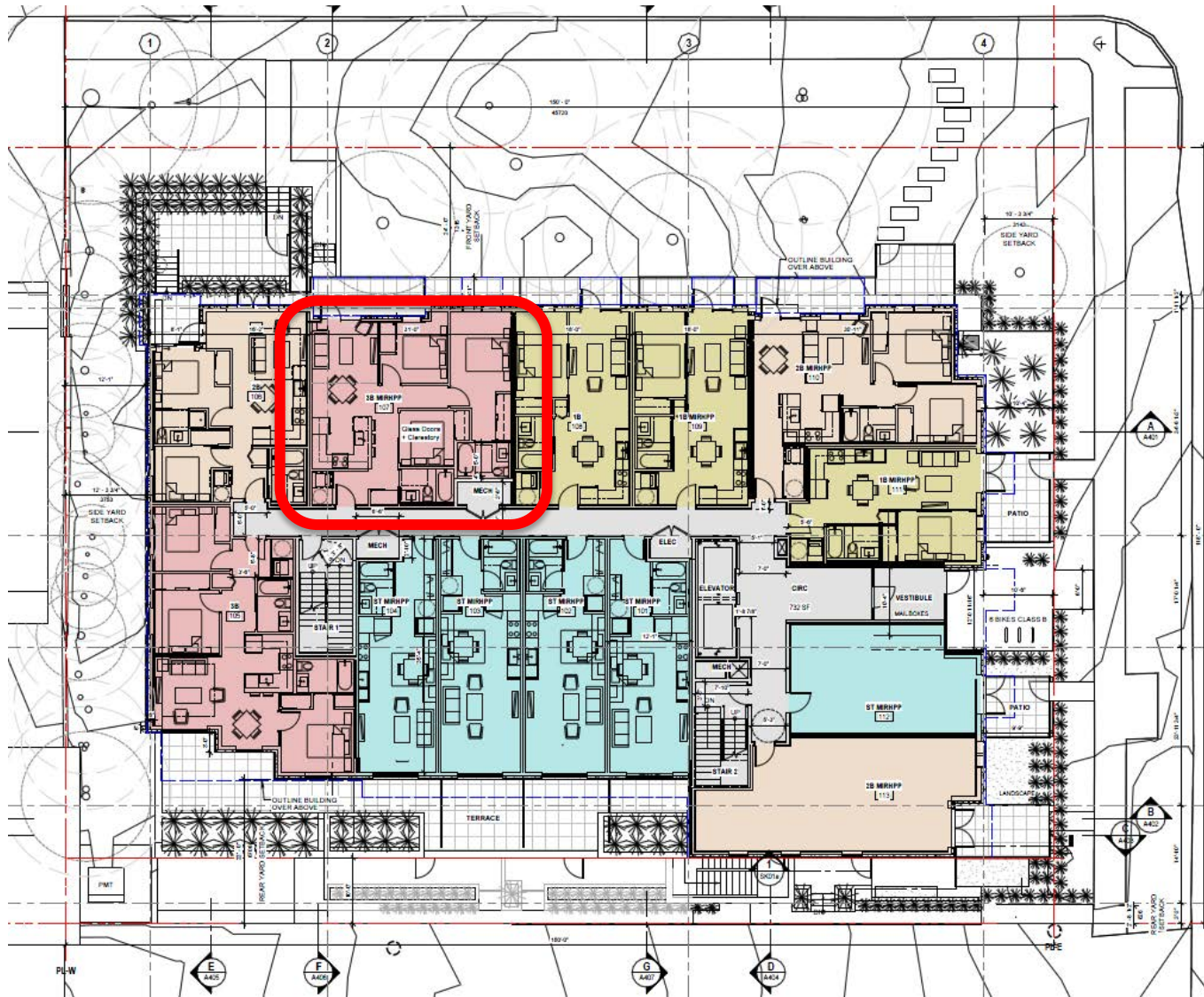
PROPOSED



REZONING CONDITIONS



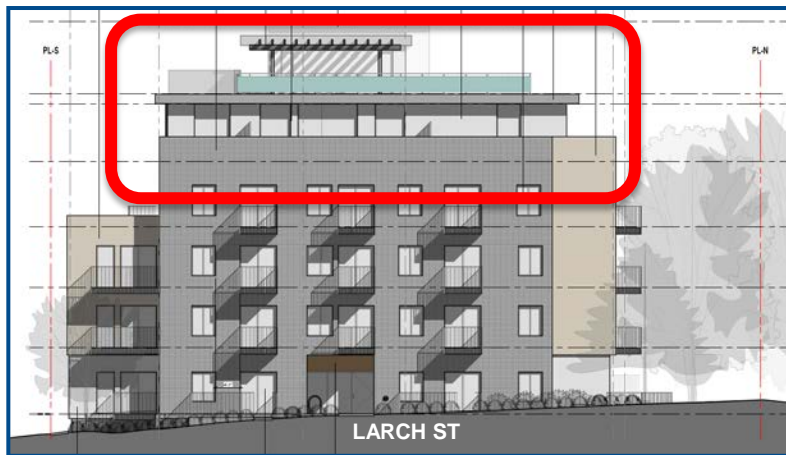
Response to Feedback: Contextual Fit



Response to Feedback: Building Height

- Lower floor-to-floor heights
- Reduce solid guardrail height
- Minimize rooftop features

PROPOSED



REZONING CONDITIONS



Response to Feedback: Consultation



Housing Vancouver Strategy:

- Research and engagement with national, and international housing experts and stakeholders and over 10,000 residents from Vancouver and the region.

Rezoning Application:

- 2 open houses and 1 neighbour meeting
- Urban Design Panel - Support with Recommendations.

All comments received informed the recommendations and conditions in Appendix B

Response to Feedback: Community-serving Space



Recommendation

- Meets the intent of the Moderate Income Rental Housing Pilot Program
- Staff recommend approval



END OF PRESENTATION

Analysis: Rents

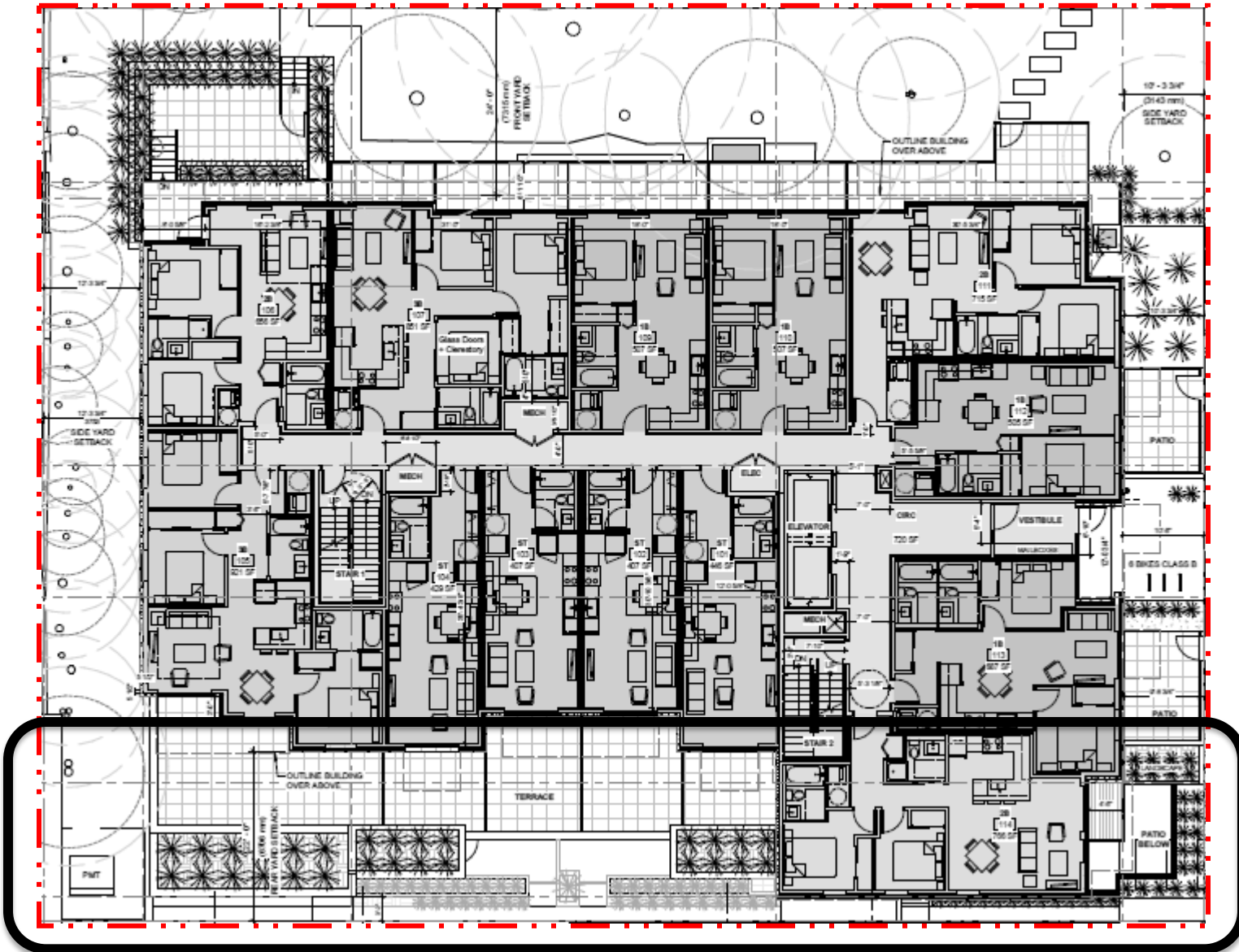
	Studio	One-bed	Two-bed	Three-bed
Moderate Income Units	\$950	\$1,200	\$1,600	\$2,000
Average Market Rent in Newer Buildings (Westside)	\$1,694	\$1,873	\$2,689	no data
DCL By-law Max. Average Rents (At Application Submission)	\$1,768	\$2,056	\$2,703	\$3,559
Market Units (Proposed)	\$1,950	\$2,200	\$2,925	\$4,000
Monthly cost of Ownership for median-priced unit (Westside)	\$2,920	\$3,628	\$5,676	\$9,053

Analysis: Housing Vancouver Targets

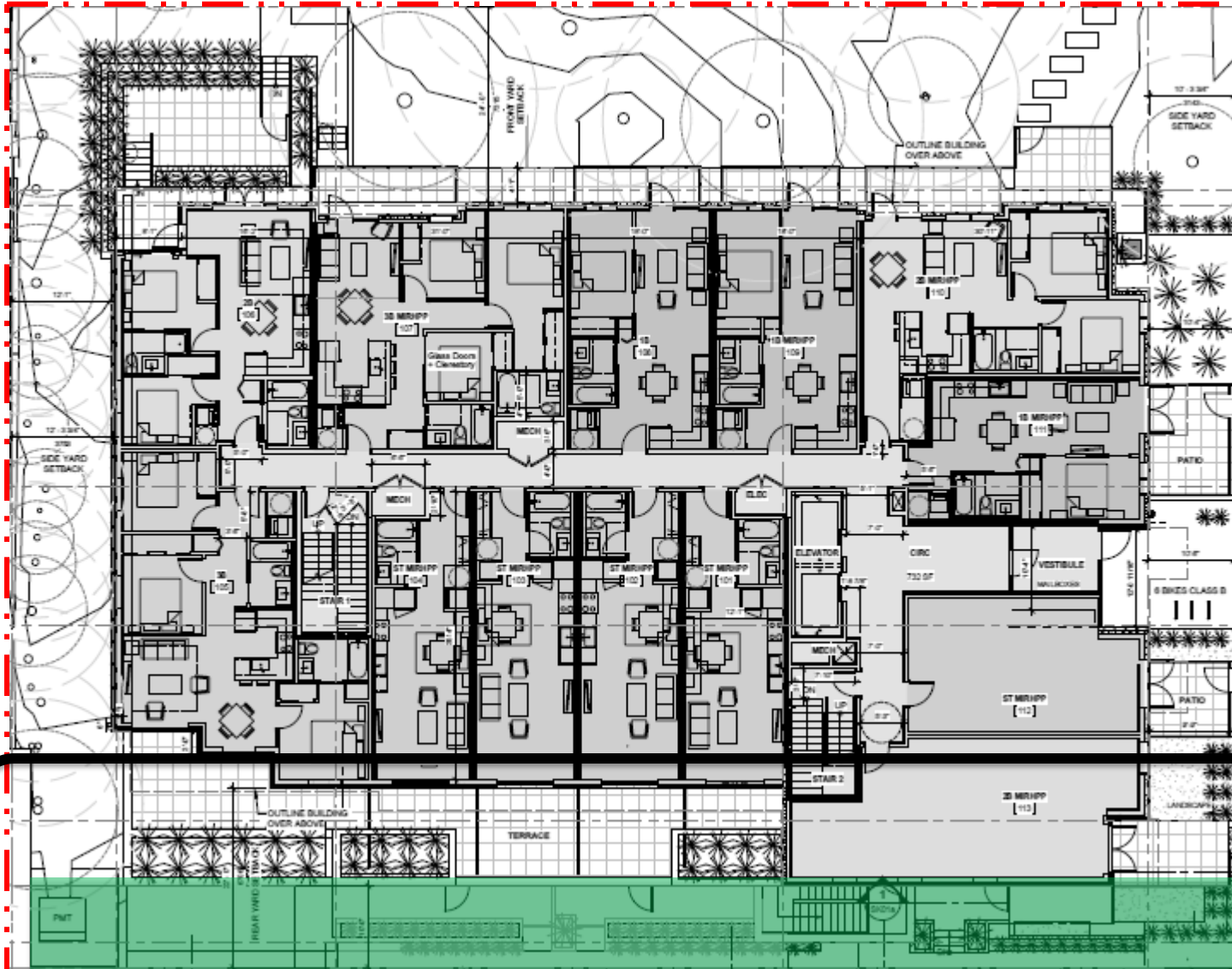
Progress Towards 10-Year Housing Vancouver Targets for Secured Market Rental Housing as of September 30, 2019

Housing Type	Category	10-Year Targets	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	Market Rental	16,000	2,472
	Developer-Owned Below Market Rental	4,000	26
	Total	20,000	2,498

Level 1 Plan Proposed



Level 1 Plan Reflecting Appendix B



Comparison: Building Footprint

