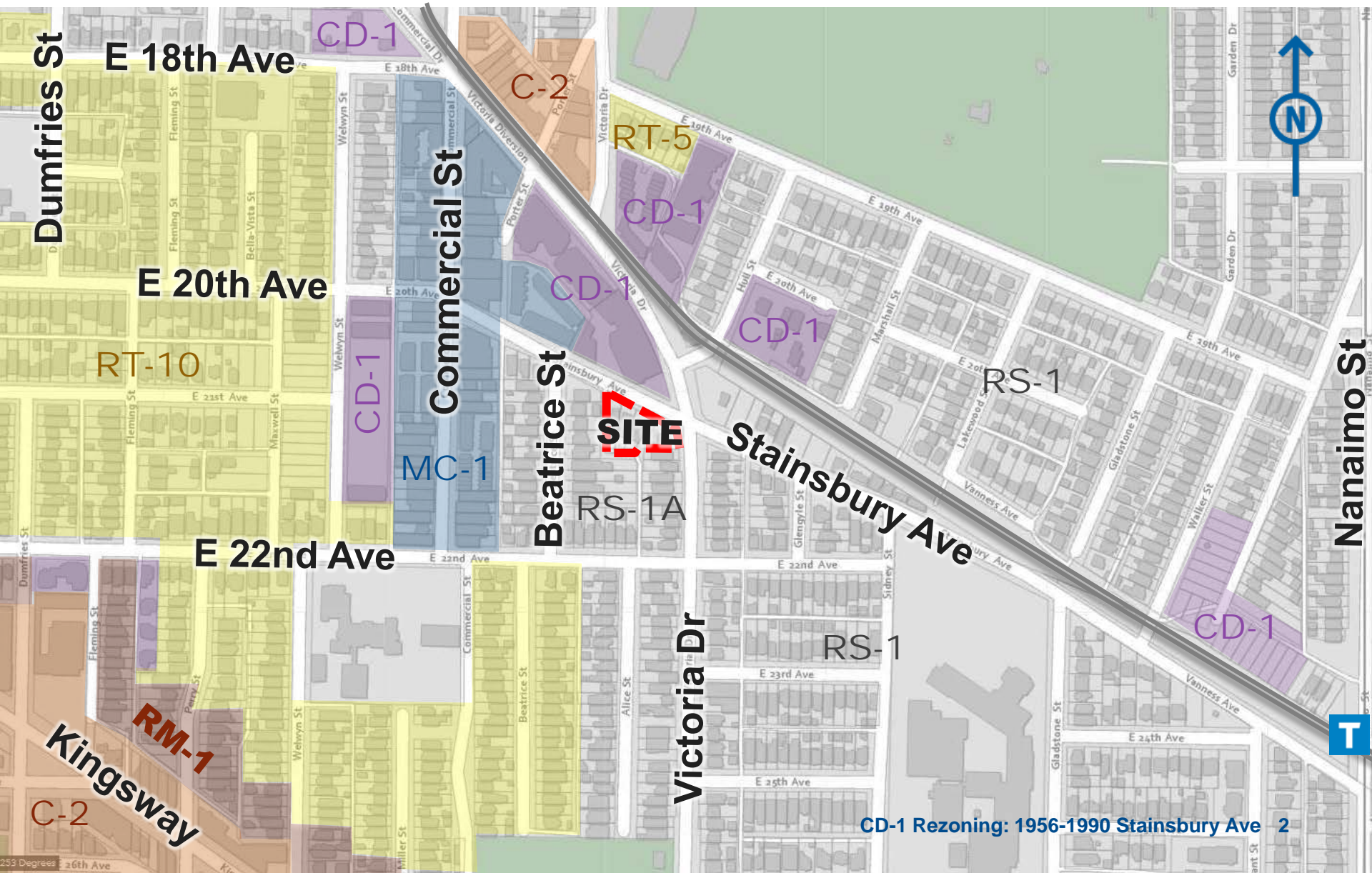


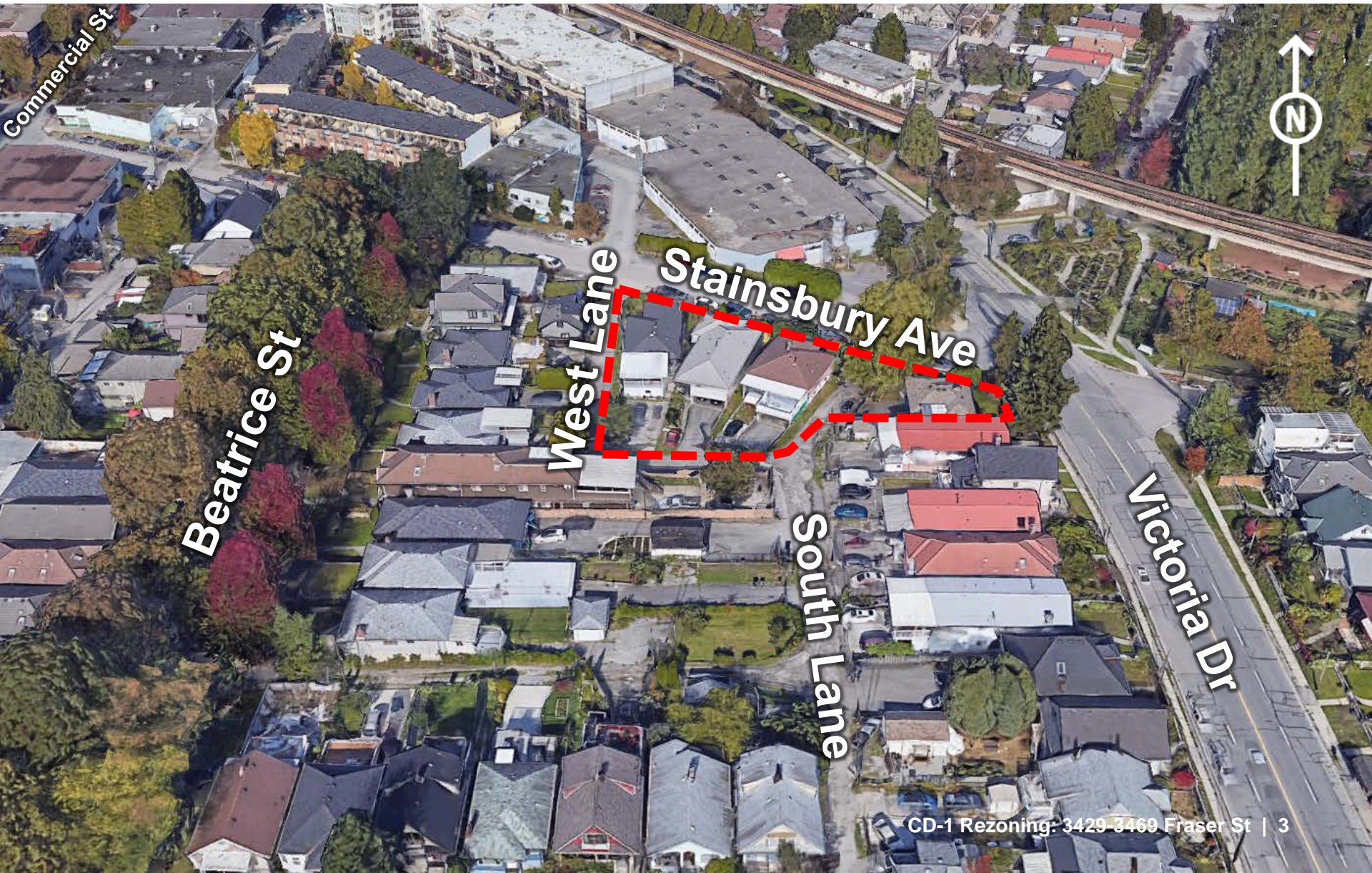


CD-1 Rezoning:
1956-1990 Stainsbury Avenue
PUBLIC HEARING – January 21, 2019

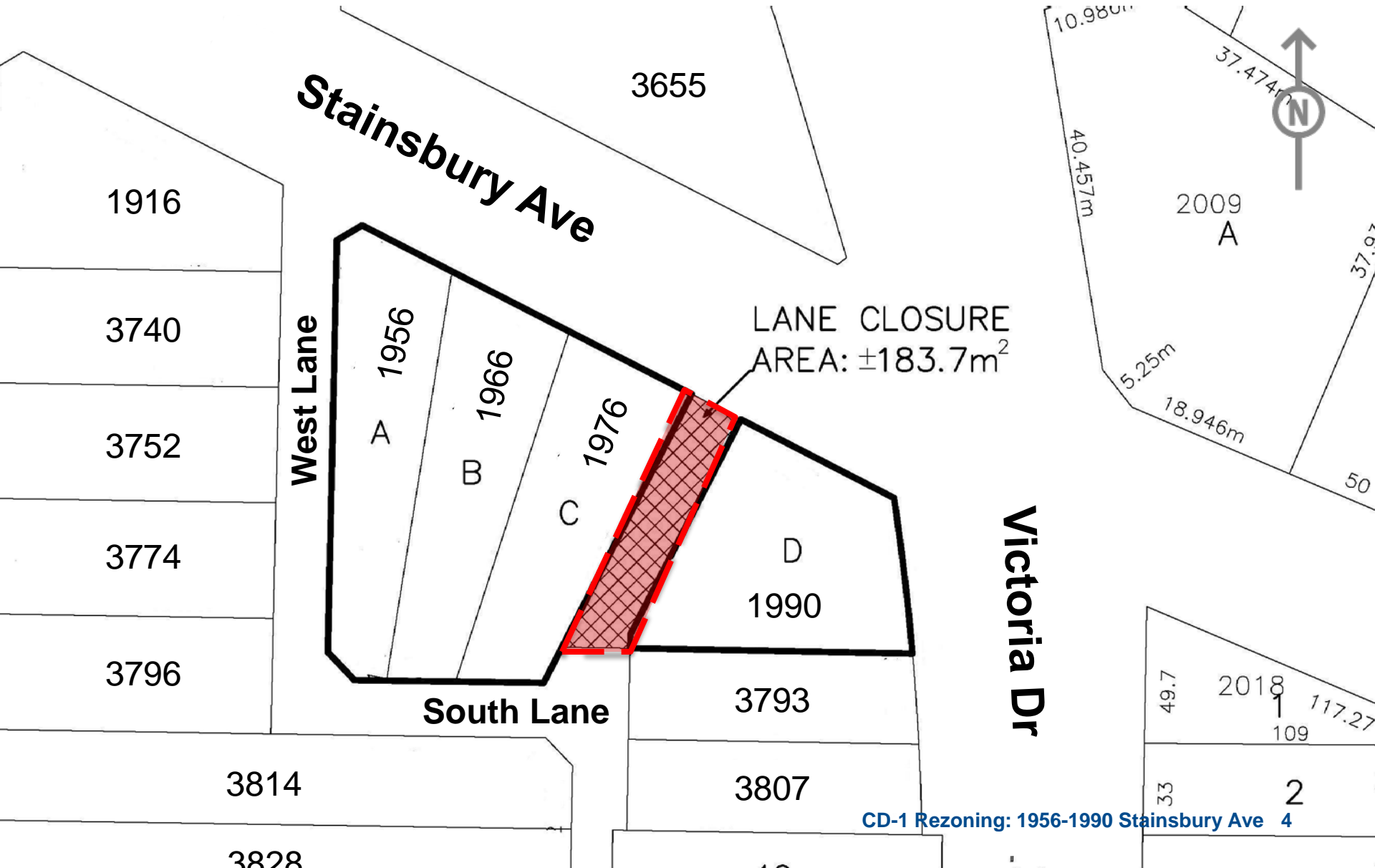
Zoning Context



Current Site



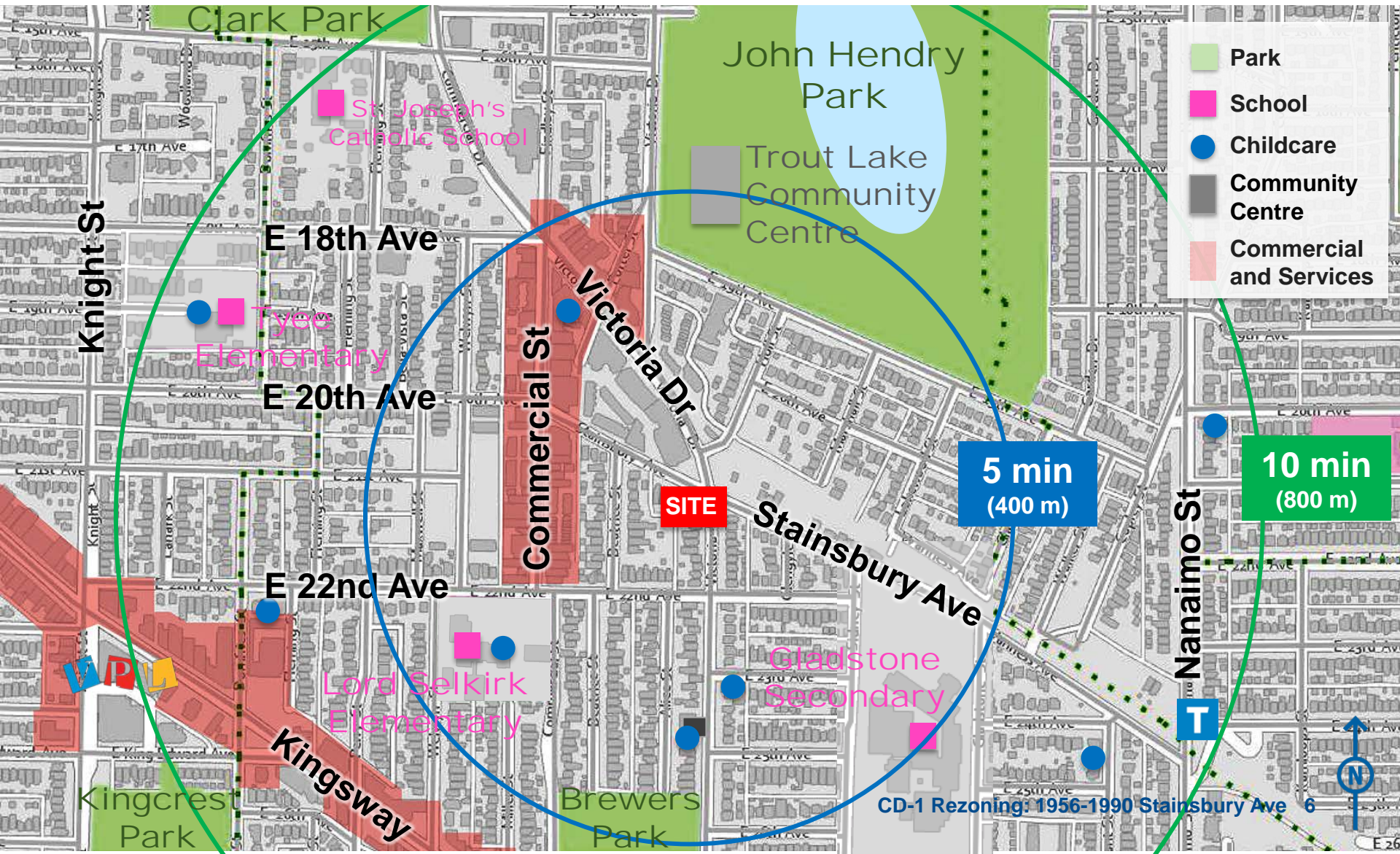
Lane Purchase for Site Assembly



Recent Developments Nearby



Local Services and Amenities



Enabling Policy



- Housing Vancouver Strategy approved in 2017
- Secured Rental Units
- 20,000 new units, 4,000 below market rates



City of Vancouver Planning - By-law Administration Bulletins
Planning and Development Services, 457 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7000
plannh@vancouver.ca

MODERATE INCOME RENTAL HOUSING PILOT PROGRAM: APPLICATION PROCESS, PROJECT REQUIREMENTS AND AVAILABLE INCENTIVES

*Adopted by City Council on November 28, 2017
Effective November 29, 2017
Amended December 15, 2017, May 4, 2018, November 26, 2019*

On November 26, 2019, Council approved amendments to the Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives originally approved by Council on November 28, 2017. The amendments include the following:

- Extension of the timeline of the pilot to enable staff to continue to select up to 20 proposals to submit rezoning applications until January 1, 2021
- Addition of a new consideration for large developments as defined by the Rezoning Policy for Sustainable Large Developments in Section 3g
- Clarification of additional requirements in Section 2d
- Updated information regarding available incentives in Section 3
- Removal of outdated administrative information in Section 1

This bulletin provides information on the application process, project requirements and incentives approved by City Council on November 29, 2017 (including amendments) relating to the construction of moderate income rental housing.

Beginning January 1, 2018, the City will begin accepting development proposals for new buildings where 100% of the residential floor area is secured rental housing and at least 20% of the residential floor area that is counted in the calculation of the floor space ratio is made available to moderate income households, earning between \$30,000 and \$80,000/ year. As per Council direction, rental units for moderate income households will be provided in a variety of unit types (studios, 1, 2 and 3 bedrooms).

This is a pilot program to test and demonstrate what is possible in different parts of the city. Staff will select up to 20 proposals to submit full rezoning applications between January 1 2018 and July 1 2019. On November 26, 2019, Council extended the timeline of the pilot to enable staff to continue to select up to 20 proposals to submit full rezoning applications until January 1, 2021. All applications will proceed through a full rezoning process including public hearing. Following the pilot program, Staff will report back to City Council with lessons learned and, if appropriate, recommendations for a new, long term program to encourage the construction of moderate income rental housing.

November 26, 2019

- MIRHPP adopted in 2017
- Limited to 20 proposals

Moderate Income Rental Housing Pilot Program



Intent	Deliver below market rental units for households earning between \$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 RS sites: Up to 6 storeys on arterials

Proposal: Summary

- Five storey residential building
 - 80 secured rental units (13 MIR units)
 - 35% family units
 - 2.67 FSR recommended
 - 18 m (59.2 ft.) recommended
- MIR Units:
 - 2 Studios
 - 2 One Bedroom
 - 3 Two Bedroom
 - 6 Three Bedroom



View from Stainsbury and West Lane



View to the North from South Lane



South Lane

South Lane

Proposal: Rents

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

2016 Median Household Income, KCC
\$70,815

Source: Statscan Census 2016

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
studio	\$950	\$38,000	\$1,556	\$62,000	\$2,455	\$98,000
1-bed	\$1,200	\$48,000	\$1,746	\$70,000	\$3,009	\$120,000
2-bed	\$1,600	\$64,000	\$2,339	\$94,000	\$4,112	\$164,000
3-bed	\$2,000	\$80,000	\$2,828	\$113,000	\$5,897	\$236,000

Existing Tenants



Aerial view of the site



Street view of the site

- 1990 Stainsbury was previously tenanted, principal tenant covered by the *Tenant Relocation and Protection Policy*
- Basement sublet not eligible under updated TRP Policy, moved in after rezoning application was submitted
- Tenants were re-accommodated according to TRP Policy

Public Consultation

**Pre-application
Open House**

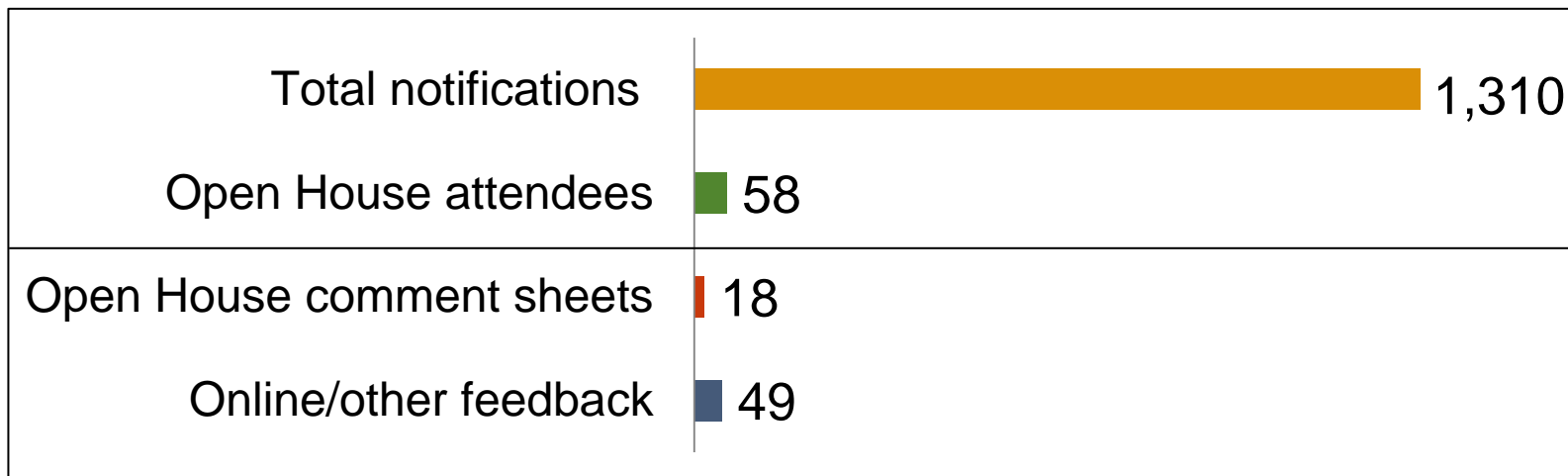
January 16, 2019

Attendees: 40

**City-hosted
Open House**

May 15, 2019

Attendees: 58



* Note that all reported numbers above are approximate

What We Heard

- Density, height and neighbourhood fit
- Traffic, parking, pedestrian safety

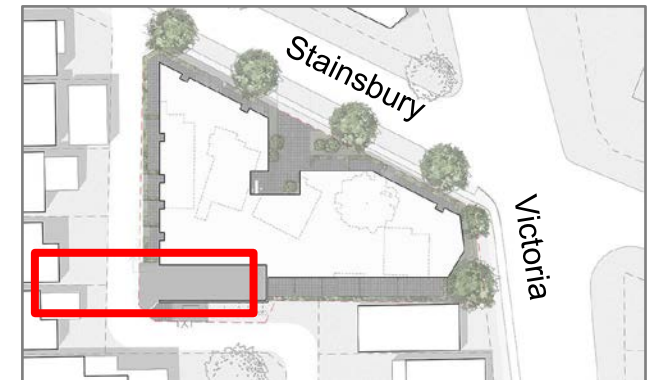
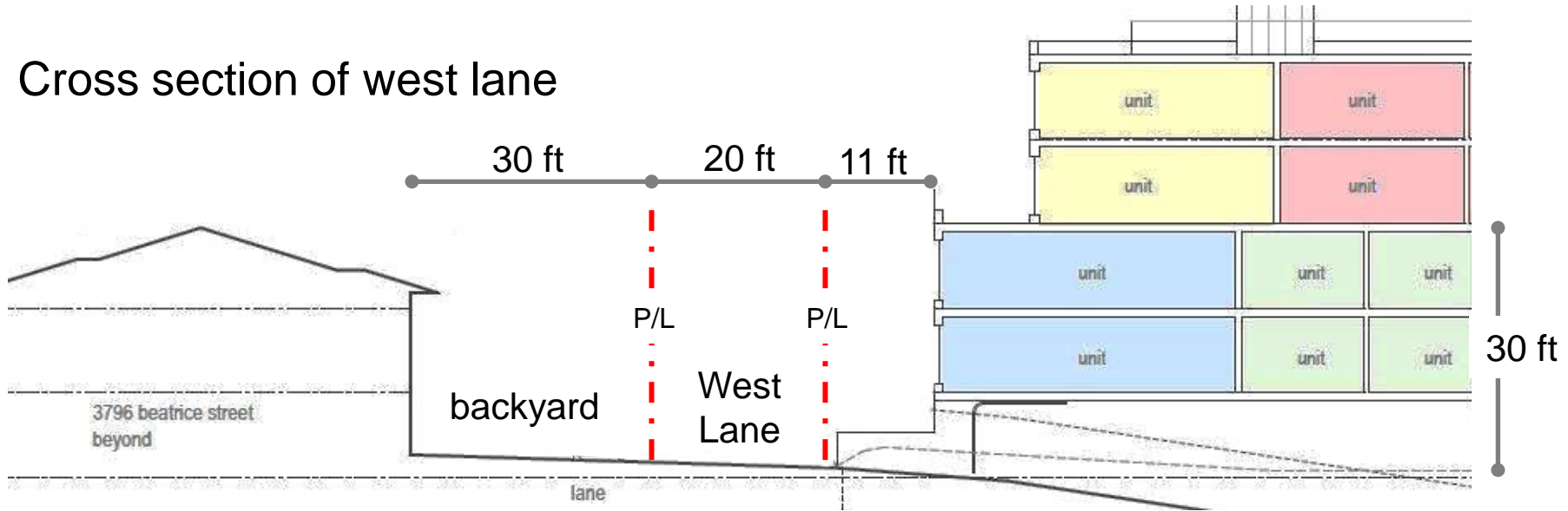
Staff Response

- Increases to setbacks, improved landscape screening recommended
- New pedestrian signal crossing, lighting upgrades, curb and sidewalk, car share, bicycle spaces

Density, Height and Neighbourhood Fit

- Presents as a 3 storey interface to neighbouring single family dwellings

Cross section of west lane



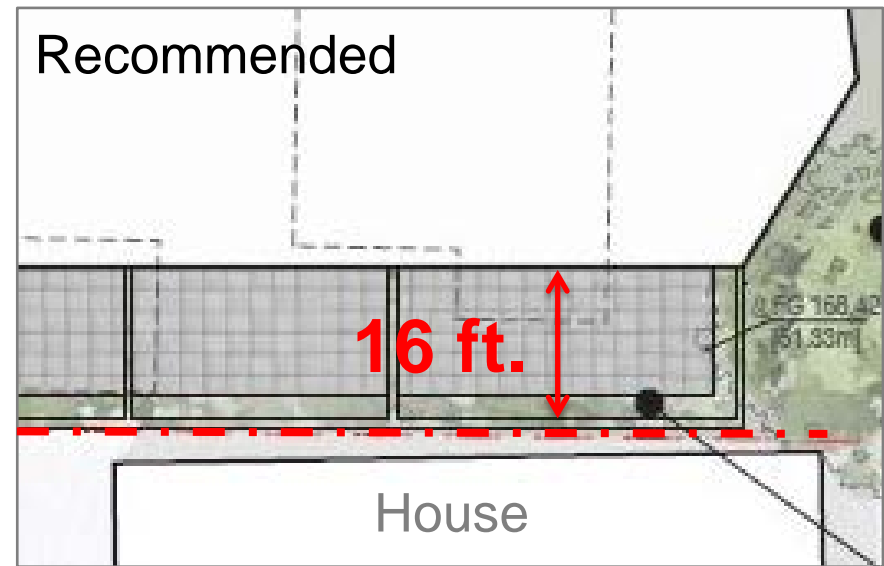
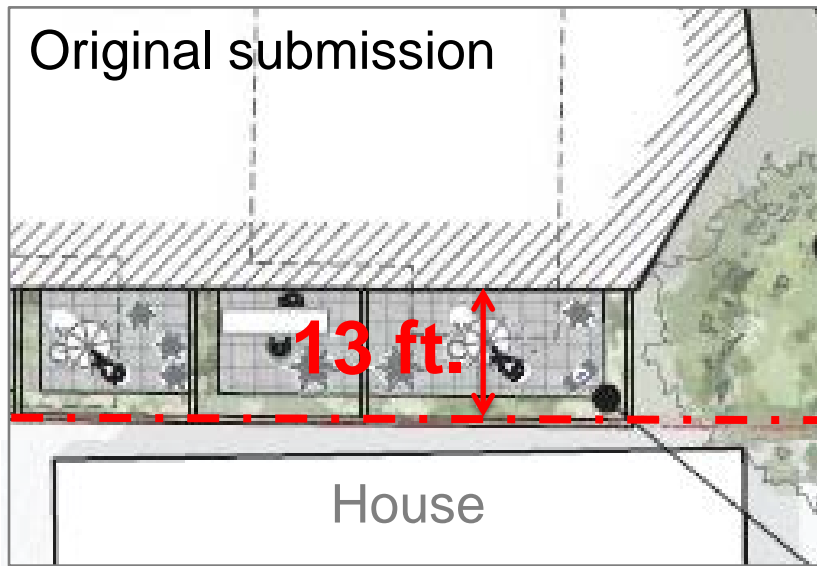
Density, Height and Neighbourhood Fit

- Recommend enhanced landscape screening along west lane



Density, Height and Neighbourhood Fit

- Recommend increased south sideyard setback to 16 ft.



Recommend FSR 2.67

- To accommodate additional separation from south neighbour, facilitate Passive House construction

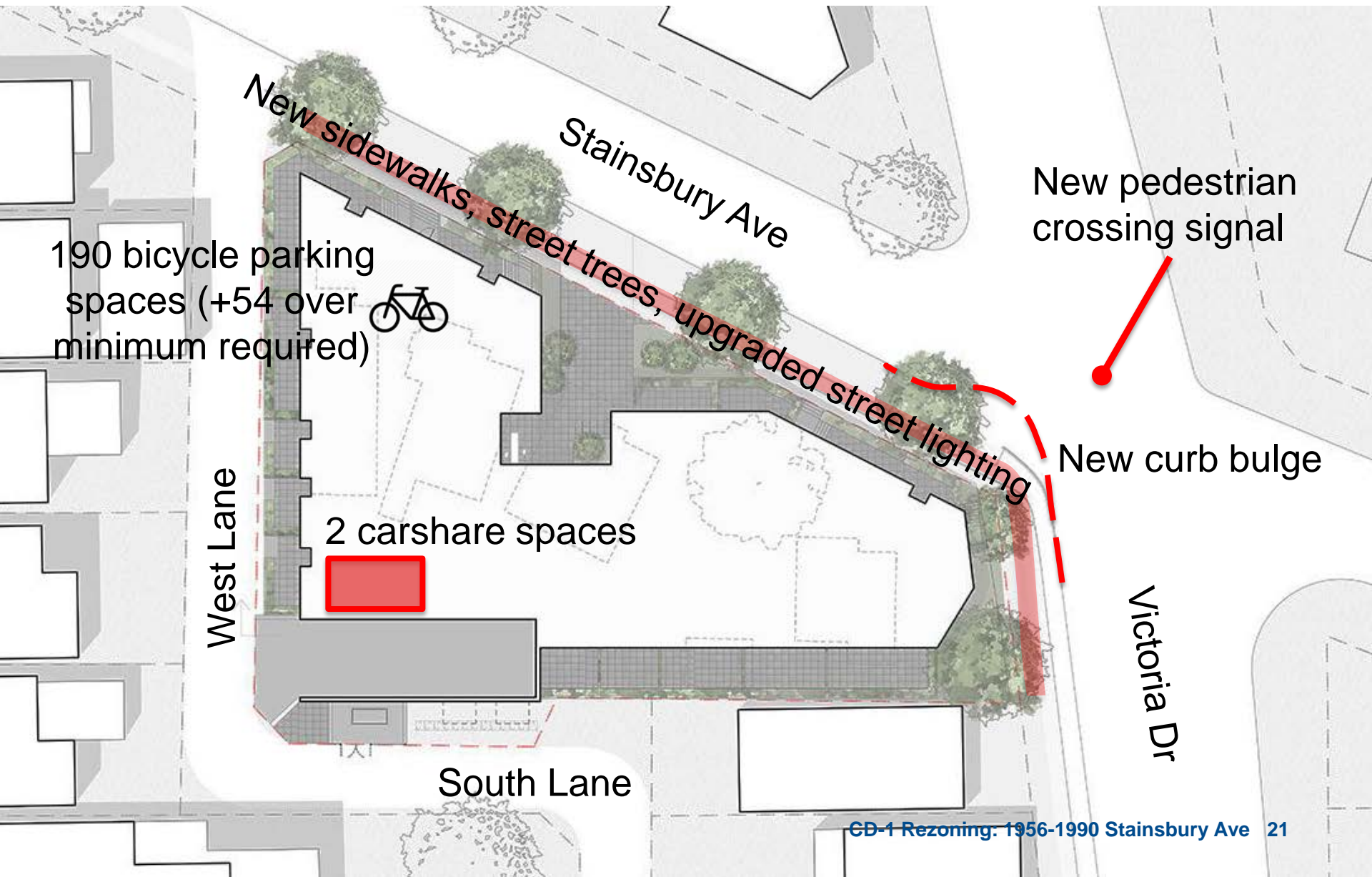


Recommended



Original submission

Transportation and Parking



Recommendation

- Meets the intent of the *Moderate Income Rental Housing Pilot Program*
- Provides 80 secured rental units, including 13 MIR units





END OF PRESENTATION