



## MODERATE INCOME RENTAL HOUSING PILOT PROGRAM

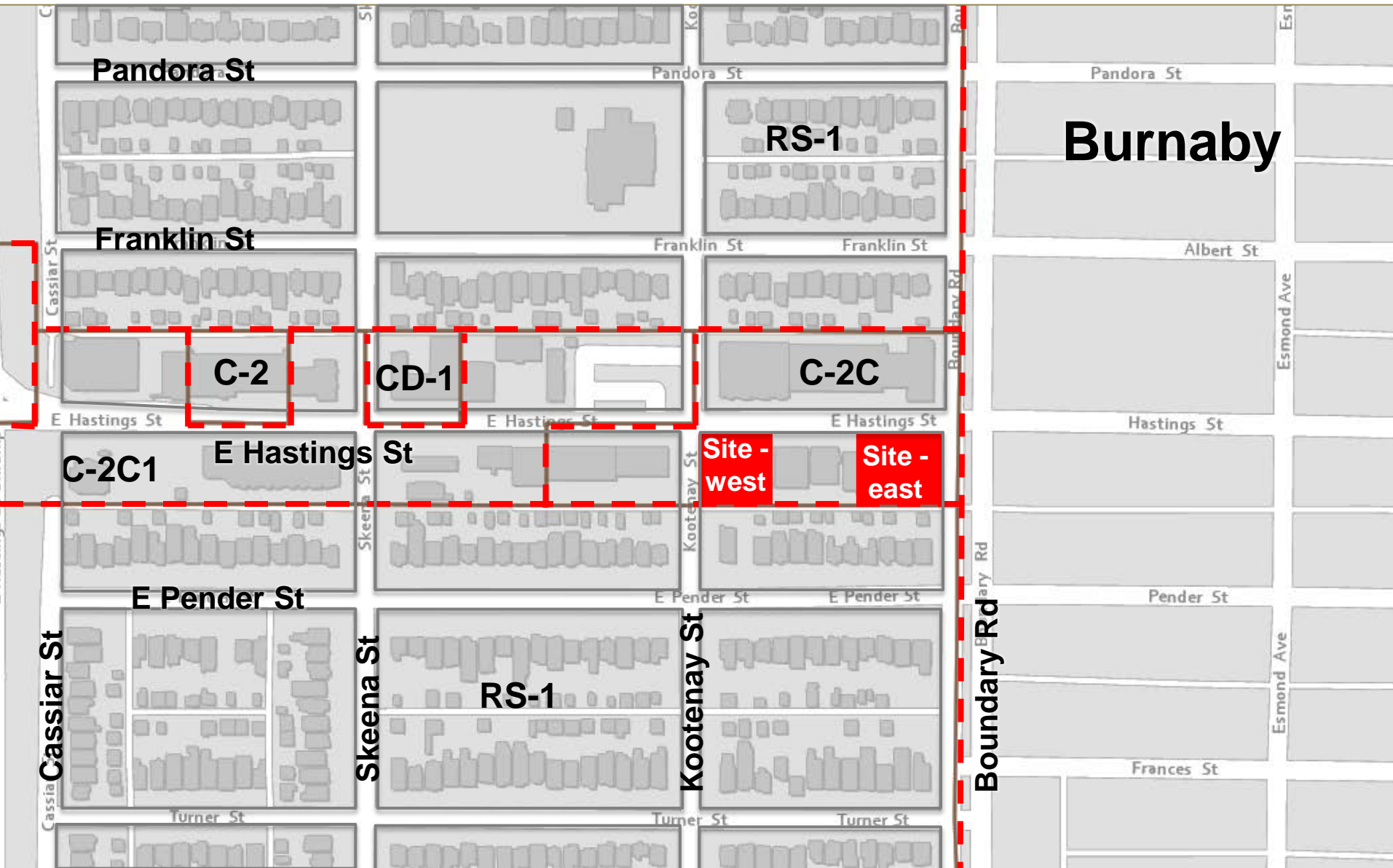


Item # 4 - CD-1 Rezoning: 3600 East Hastings Street

Item # 5 - CD-1 Rezoning: 3680 East Hastings Street

PUBLIC HEARING – JANUARY 21, 2020

# Context: Zoning



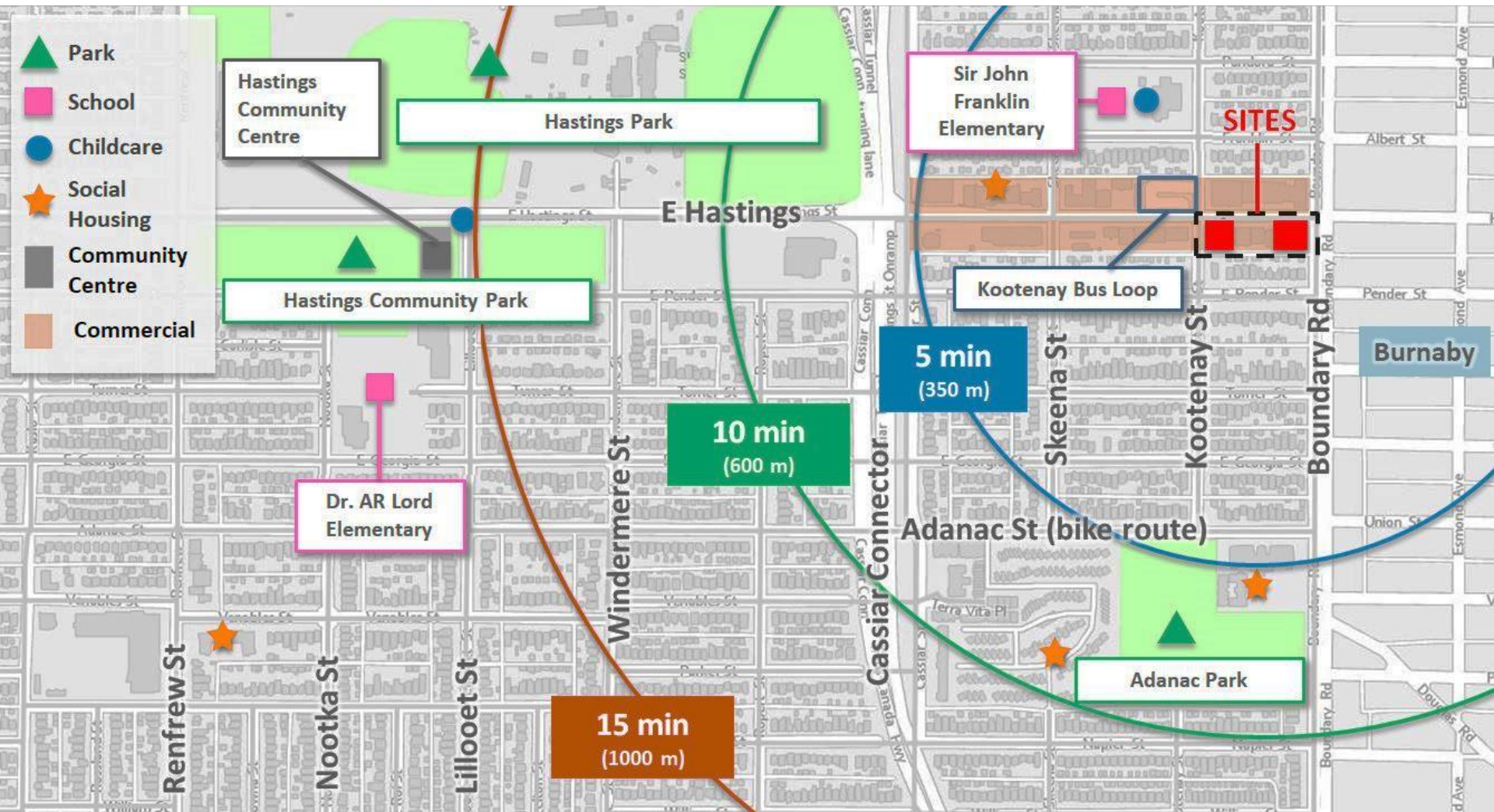


# Site Context: 3600 and 3680 E Hastings St





# Context: 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**  
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## **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- Removal of outdated administrative information in Section 1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

# Moderate Income Rental Housing Pilot Program



<b>Intent</b>	Deliver below market rental units for households earning \$30,000 to \$80,000 per year
<b>Policy</b>	100% secured rental with minimum 20% of residential floor area dedicated to moderate income units
<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>	For C-2C sites on arterial intersections: Additional height and density up to 14 storeys.



# Proposal

## 3680 E Hastings St (East Building)

Boundary Rd



## 3600 E Hastings St (West Building)

Kootenay St



East Hastings Street

- Mixed-Use
- 6.96 FSR
- 160.2 ft., 14 storeys
- 118 Units
- 94 Market, 24 MIR

- Mixed-Use
- 7.14 FSR
- 152.9 ft., 14 storeys
- 94 Units
- 75 Market, 19 MIR

**Total 212 units, 43 MIR**

# Proposal: 3600 E Hastings St. (West Building)



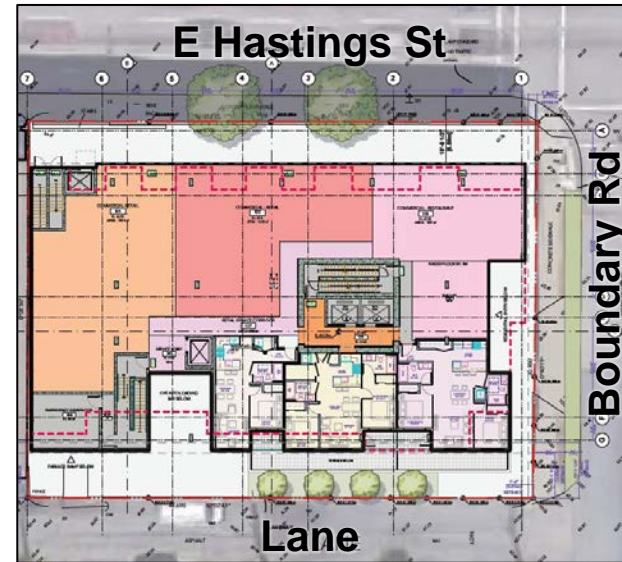
- **94 Units: 75 market, 19 MIR (39% family units):**

Type	MIR
Studio	5 (26%)
1 bed	6 (32%)
2 bed	6 (32%)
3 bed	2 (11%)

- **Density: 7.14 FSR recommended**
- **Height: 152.9 ft., recommended (14 storeys)**
- **Parking: 47 vehicle, 186 bicycle recommended**



# Proposal: 3680 E Hastings St. (East Building)



- **118 Units: 94 market, 24 MIR (37% family units):**

Type	MIR
Studio	7 (29%)
1 bed	8 (33%)
2 bed	6 (25%)
3 bed	3 (13%)

- **Density (FSR): 6.96 recommended**
- **Height: 160.2 ft., recommended (14 storeys)**
- **Parking: 61 vehicle, 230 bicycle recommended**

# Financial Statement

## 3680 E Hastings St (East Building)

Boundary Rd



## 3600 E Hastings St (West Building)

Kootenay St



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**Total 212 units, 43 MIR**



# 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

Median Household Income for Hastings – Sunrise: \$68,000

# 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

Project qualifies for DCL Waiver



# 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

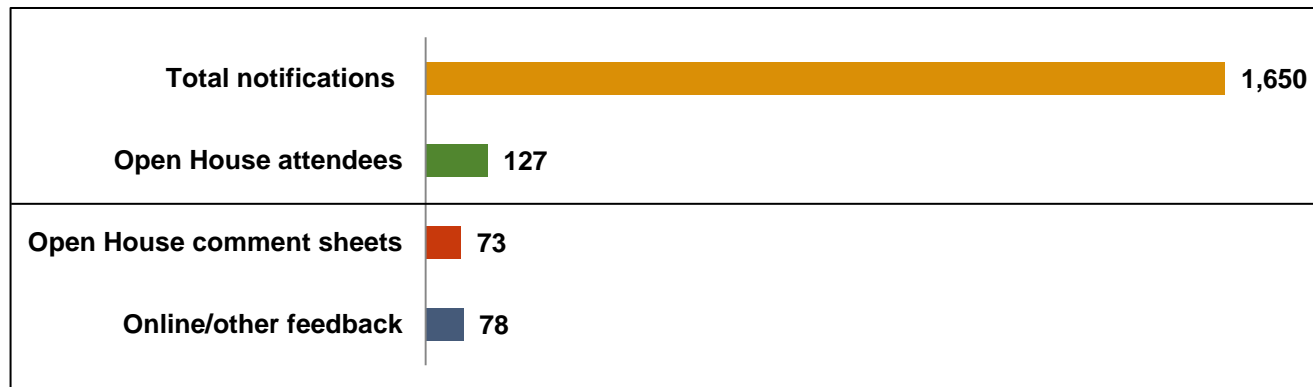
# Public Consultation

## Pre-application Open House

**December 11, 2018**  
37 people attended

## City-hosted Open House

**June 4, 2019**  
127 people attended



\* Note that all reported numbers above are approximate



# Public Consultation: What We Heard

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## Support:

- Affordable rental units
- Supports local businesses
- Building height and density

## Concern:

- Existing transportation
- Neighbourhood fit
- Impact to views
- Insufficient community amenities
- Public consultation

- **Private Views**

- Location not protected by view cone

- **Community Amenities**

- Variety of amenities located within a 1-15 minute walk (3 parks, community centre, two elementary schools, childcare, transit, bike route and commercial areas)

- **Consultation Process**

- Housing Vancouver Strategy
- Rezoning Application – 2 open houses

## **Transportation Study: Submitted with Application**

- 212 new units and 12,000 sq.ft of commercial space, new vehicle trips minimal with no meaningful impact to the existing road network
- Developer response
  - Local traffic and transportation working group
  - Increased on-site parking
  - Construction management and pedestrian safety

## **City of Vancouver: Adanac Overpass Study**

- Anticipated to commence in spring 2020
- Understand transportation issues in the area
- Options to mitigate traffic volume and speeding in the neighbourhood

## **TransLink:**

- Rapid Bus Line (R5) improvements in January along Hastings St., frequency every 4-5 minutes during peak periods



# Response to Feedback: Height, Density and Neighbourhood Fit

- MIRHPP Selection Process

- Up to 14 storeys on two arterials
- Close to transit
- High unit count
- No existing tenants

- Context

- 13 and 16 storey buildings 1 block east
- 6 storey mixed-use Rental 100 projects
- Pre-existing commercial
- Further activation of pedestrian shopping zone
- Wide arterials capable of accommodating larger buildings
- Shadow falls across E. Hastings St., not SFD lots to the south
- Potential future change to RS, 4 storey rental



## RECOMMENDATION:

- Meets Intent of MIRHP Program
- Staff Recommend Approval



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**END OF PRESENTATION**