

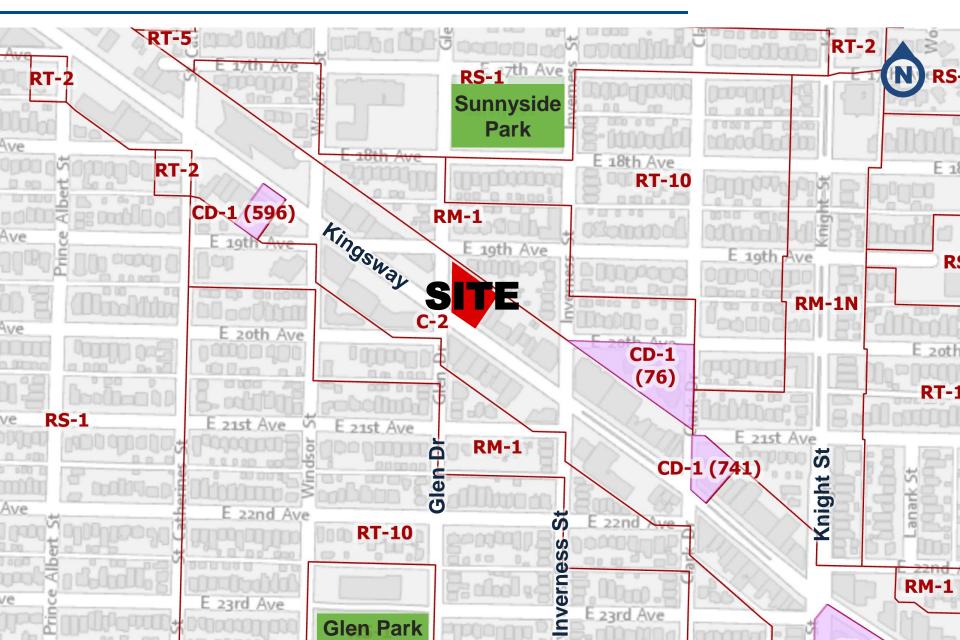


CD-1 Rezoning: 1111-1123 Kingsway

Public Hearing – July 7, 2020

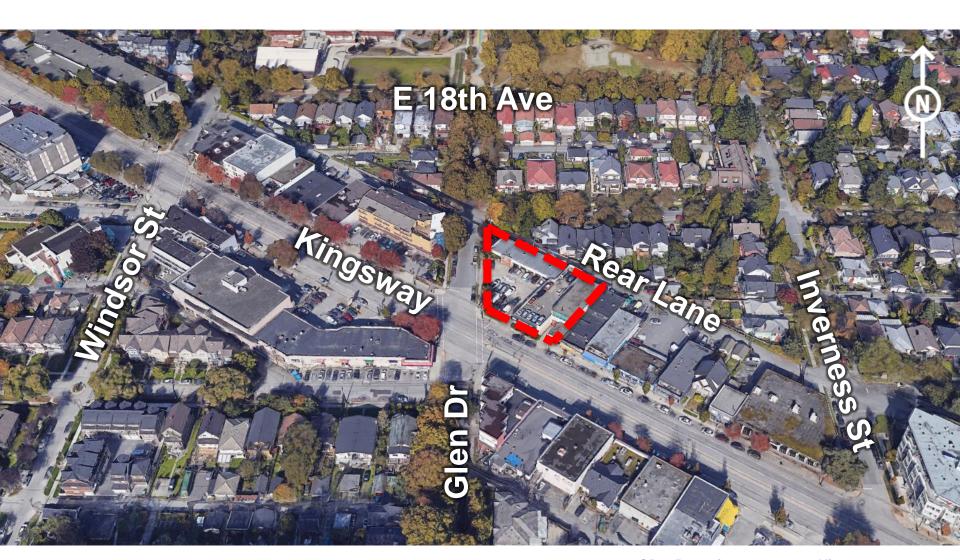
Site and Surrounding Zone





Existing Site: 1111-1123 Kingsway





Context: Current Site

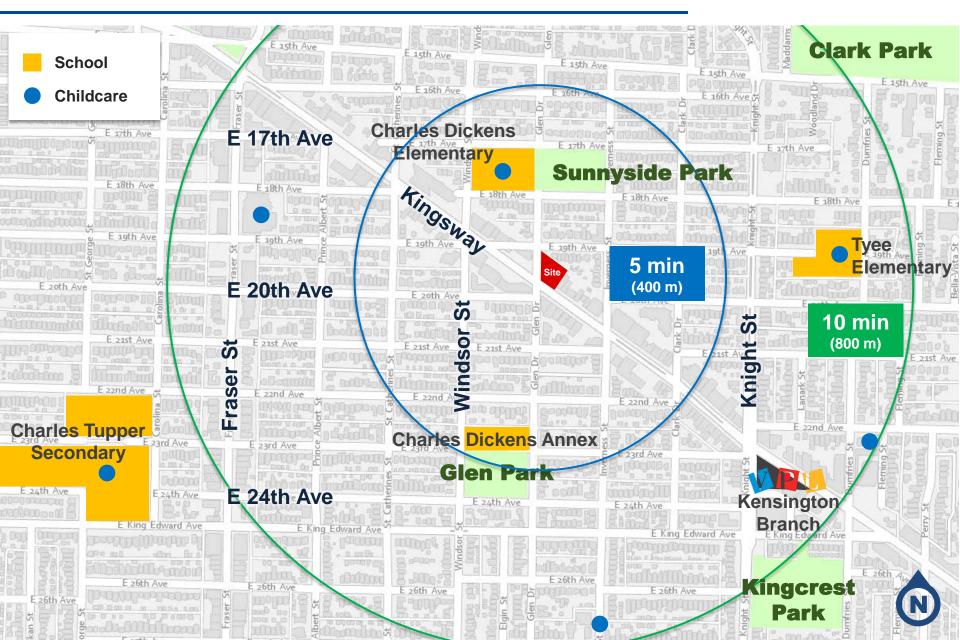




View of Site from Kingsway and Glen Drive

Amenities





Enabling Policy





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



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 Removal of outdated administrative information in Section 1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 C-2 sites: Up to 14 storeys on arterials			

Proposal: Summary



- 14 storey mixed use building
- 131 secured rental units (24 MIR)
- Commercial use at grade
- 35% family units.
- 5.58 FSR Recommended
- 44.2 m (145 ft.) recommended

MIR Units:

- 4 studios
- 11 One Bedroom
- 6 Two Bedroom
- 3 Three Bedroom

Restart Vancouver "Recovery Phase":

460 new construction jobs





View North from Glen Drive





Rear Elevation





Changes Between Original and Revised Applications



Original Application July 2019

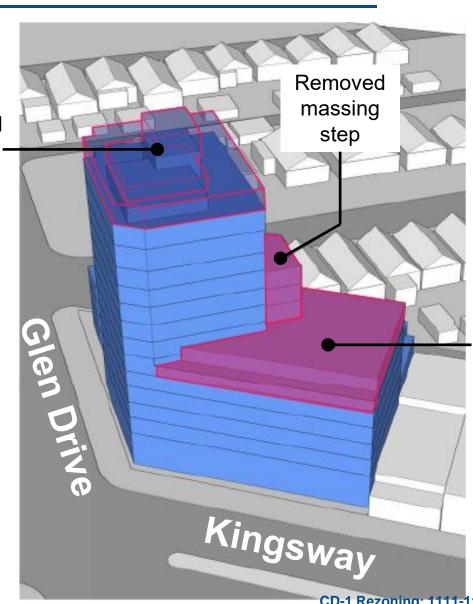
6 storey podium 13 storey tower FSR 5.39

Added tower floor

Revised Application December 2019

5 storey podium 14 storey tower FSR 5,39

Staff Recommend FSR 5.58



Removed 6th storey of podium and stepped back 5th storey

Elevations Comparisons



Proposed Building

Building Under C-2 Zoning

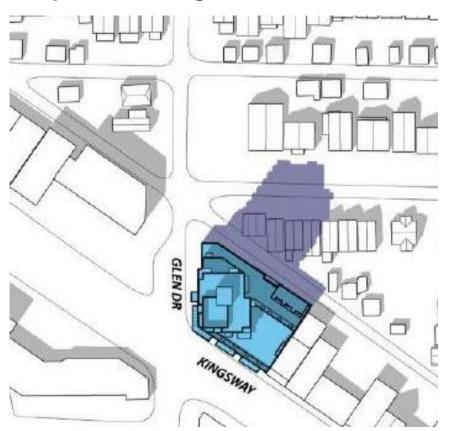


^{*} Amendment to C-2 zone permitting 6 storey rental

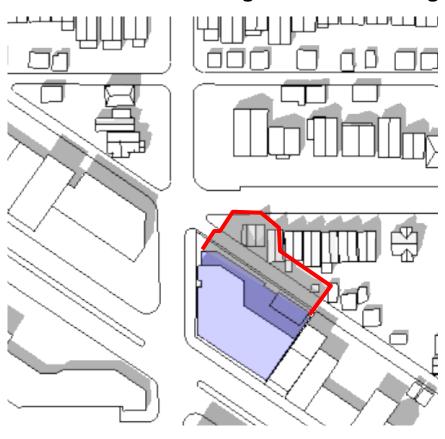
Shadow Comparison, Equinox, 2 pm



Proposed Building



Building Under C-2 Zoning



^{*} Amendment to C-2 zone permitting 6 storey rental

Proposal: Rents



		e Income ntal	Market Rent in Newer Buildings - Eastside		
	Average Starting Rents	Average Household Income Served	Average Rents	Average Household Income Served	
studio	\$950	\$38,000	\$1,584	\$63,360	
1-bed	\$1,200	\$48,000	\$1,796	\$71,840	
2-bed	\$1,600	\$64,000	\$2,378	\$95,120	
3-bed	\$2,000	\$80,000	\$2,603	\$104,120	

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	\$1,584	\$63,360	\$2,270	\$90,800
1-bed	\$1,200	\$48,000	\$1,796	\$71,840	\$2,824	\$112,960
2-bed	\$1,600	\$64,000	\$2,378	\$95,120	\$3,852	\$154,080
3-bed	\$2,000	\$80,000	\$2,603	\$104,120	\$5,394	\$215,760

Public Consultation



Pre-application Open House

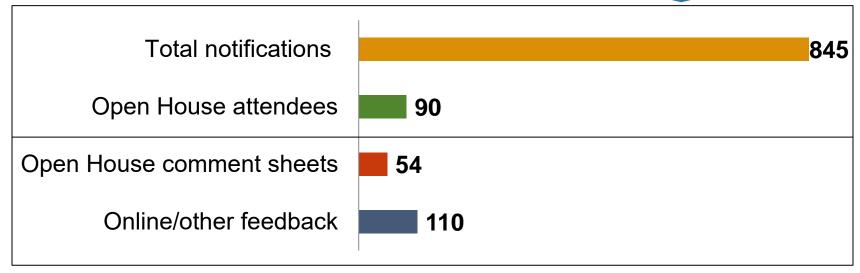
April 23, 2019

Attendees: 55

City-hosted Open House

September 4, 2019

Attendees: 90



^{*} Note that all reported numbers above are approximate

Public Consultation



What We Heard

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

Staff Response

- Revised podium and tower to reduce impacts
- Intersection and lane upgrades, TDM measures and incentives

Density, Height and Neighbourhood Fit



14 storey tower along Kingsway (100 ft. wide arterial) Tower rear faces angled to rear lane to reduce direct overlook



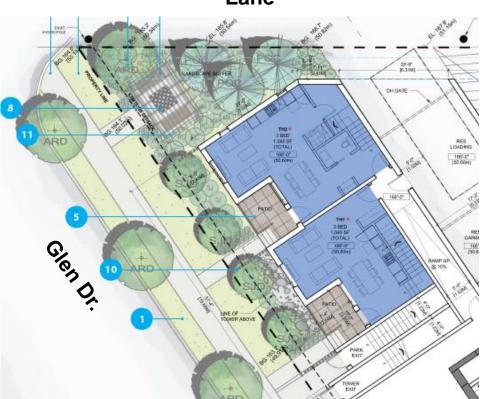
2 storey townhouses at lane

Density, Height and Neighbourhood Fit



Landscaped public amenity at Glen Drive and Lane

Lane





Ground-oriented townhouses

Traffic, Parking, Pedestrian Safety





RECOMMENDATION:



Meets intent of the Moderate Income Rental Housing Pilot Program

