

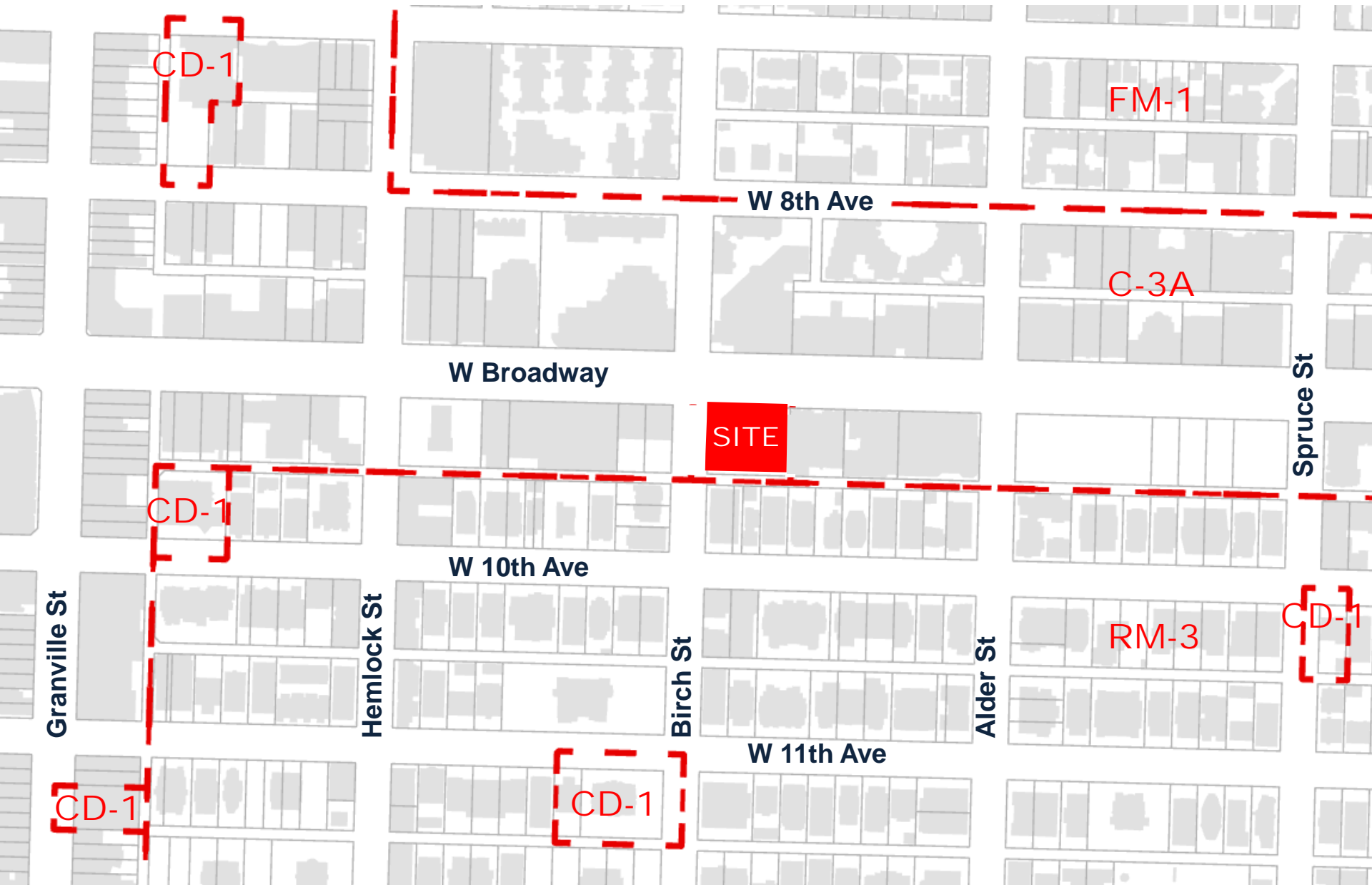
# CD-1 Amendment: 2538 Birch Street

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Public Hearing – July 9, 2020



# Site & Surrounding Zoning





# Site & Surrounding Context



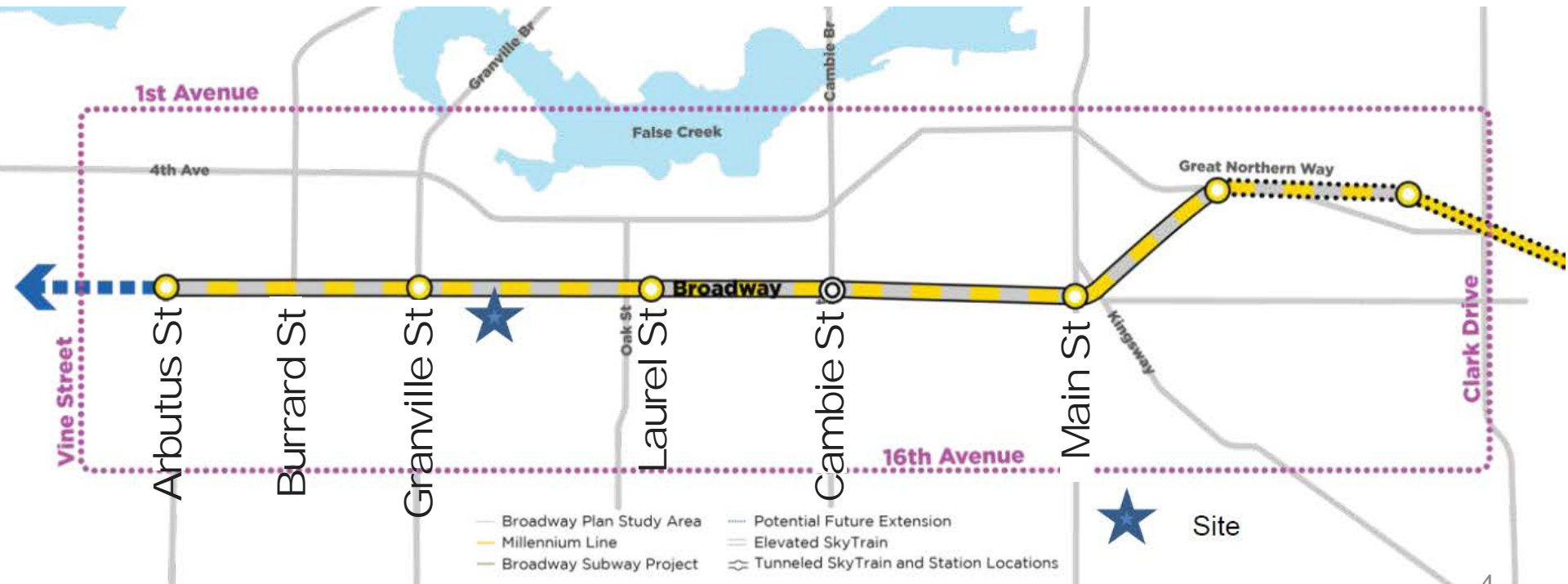


# Amenities - Walking Distance



# Broadway Subway Locations

The site is strategically located between two future subway stations: Granville Street & Laurel Street





# 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, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.673.7000  
planning@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- Removal of outdated administrative information in Section 1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

# Purpose-Built Rental

Work is still needed to deliver on 10-year market rental targets (2017-2026)

## Progress Towards 10 Year Housing Vancouver Targets as of July 7, 2020

CATEGORY	10-YEAR TARGETS	Units Approved Towards Targets	Progress Towards 10-year Targets
Market Rental	16,000	3,813	<b>24%</b>
Developer-Owned Below Market Rental	4,000	199	<b>5%</b>
Total Purpose-Built Rental	20,000	4,012	<b>20%</b>

Features	
<b>Intent</b>	Deliver below market rental units for households earning between \$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>	<b>For CD-1 sites: Consider redevelopment of sites with no existing rental housing</b>



# Broadway Plan IRP & Project Timeline

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- MIRHPP was approved by Council **November 2017**.
- Pre-enquiry application received on **February 16, 2018** during the initial MIRHPP proposal intake window.
- An initial response was provided on **March 19, 2018** indicating “not right now” to the proposal, noting the upcoming Broadway planning work and emerging directions as a key factor.
- A follow-up letter was sent out on **June 12, 2018**, inviting the property owner to participate in the limited pilot program.
- Broadway Interim Rezoning Policy (IRP) approved by Council **June 20, 2018**

**Policy 1:** Where, at the time of adoption of this rezoning policy, there is an active rezoning application or where a recent application for rezoning advice has been received, and the applicant has received a written response stating that a rezoning application would be considered (within the past three years), the application will be considered.

# Enacted CD-1 under Rental 100

- Approved by Council January 16, 2018
- CD-1(708) enacted July 24, 2018
- 17 storey mixed-use building (including mezzanine)
- 153 secured market rental units
- 7.07 FSR
- Public Art



# Current MIRHPP Proposal



- CD-1 Amendment
- 258 total secured rental units
- 22% residential floor area for moderate income units (58 units)
- 28 storey building  
(including main-floor mezzanine & roof-top amenity level)
- Increase height from 171.1 ft. to 282.78 ft.
- Increase FSR from 7.07 to 10.55
- Public Art



# Restart Smart Vancouver

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If approved, the project would generate approximately 900 off-site and on-site construction jobs.

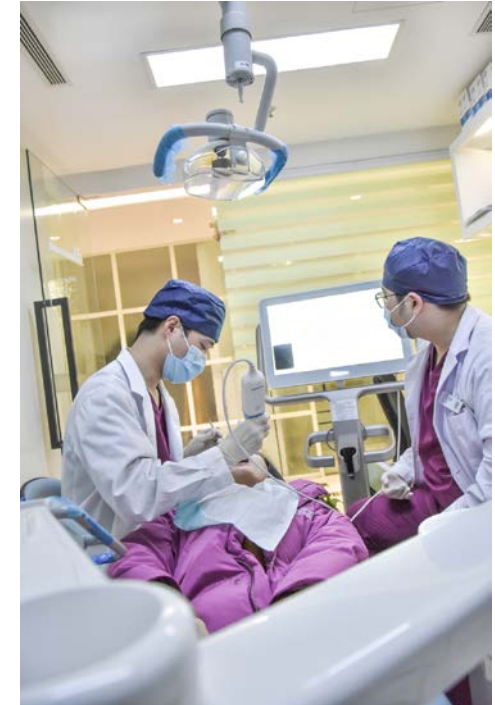
# Renting vs Ownership

	Moderate Income Units		Newer Rental Buildings – Westside <sup>2</sup>		Median-Priced Ownership Unit – Westside <sup>3</sup>	
Unit Type	Average Starting Rents	Average Household Income required <sup>1</sup>	Average Rent	Average Household Income Served <sup>1</sup>	Monthly Costs of Ownership	Average Household Income Served <sup>1</sup>
Studio	\$950	\$38,000	\$1,804	\$72,160	\$2,819	\$112,760
1 Bedroom	\$1,200	\$48,000	\$1,999	\$79,960	\$3,413	\$136,520
2 Bedroom	\$1,600	\$64,000	\$3,059	\$122,360	\$5,191	\$207,640
3 Bedroom	\$2,000	\$80,000	\$3,876	\$155,040	\$8,571	\$342,840



# MIR 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>
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

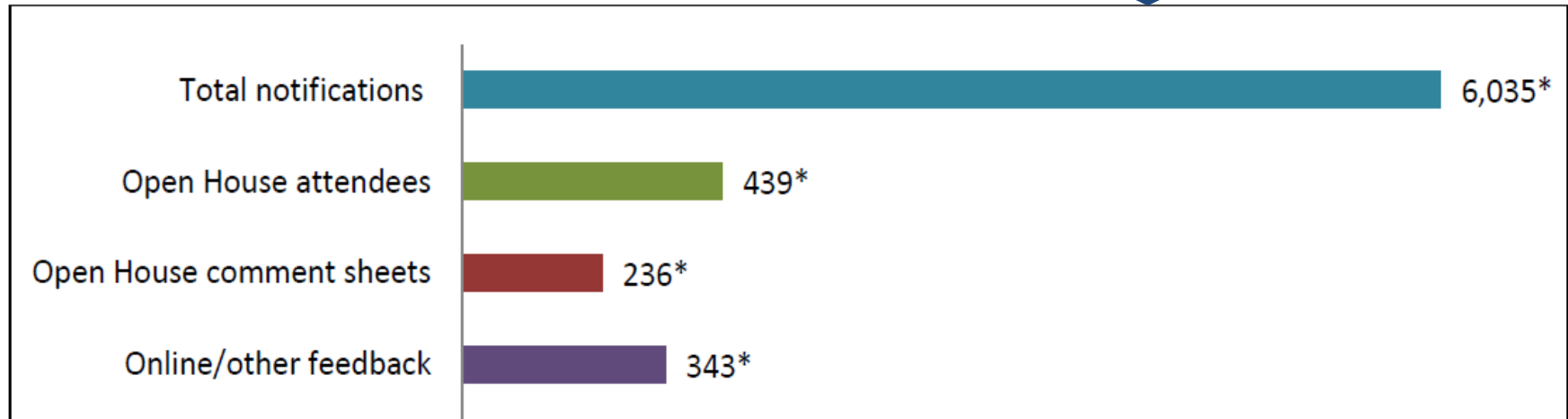




# Public Notification & Feedback

**Pre-application  
Open House  
November 29, 2018  
96 attendees**

**City-hosted  
Open House  
June 27, 2019  
439 attendees**



\* denotes approximate number

- Other: Independent online petition – “28 floors” garnered over 650 signatures. Petition not sent to City of Vancouver

# Public Feedback

## Support

- Affordable Housing
- Building Density
- Appropriate Location

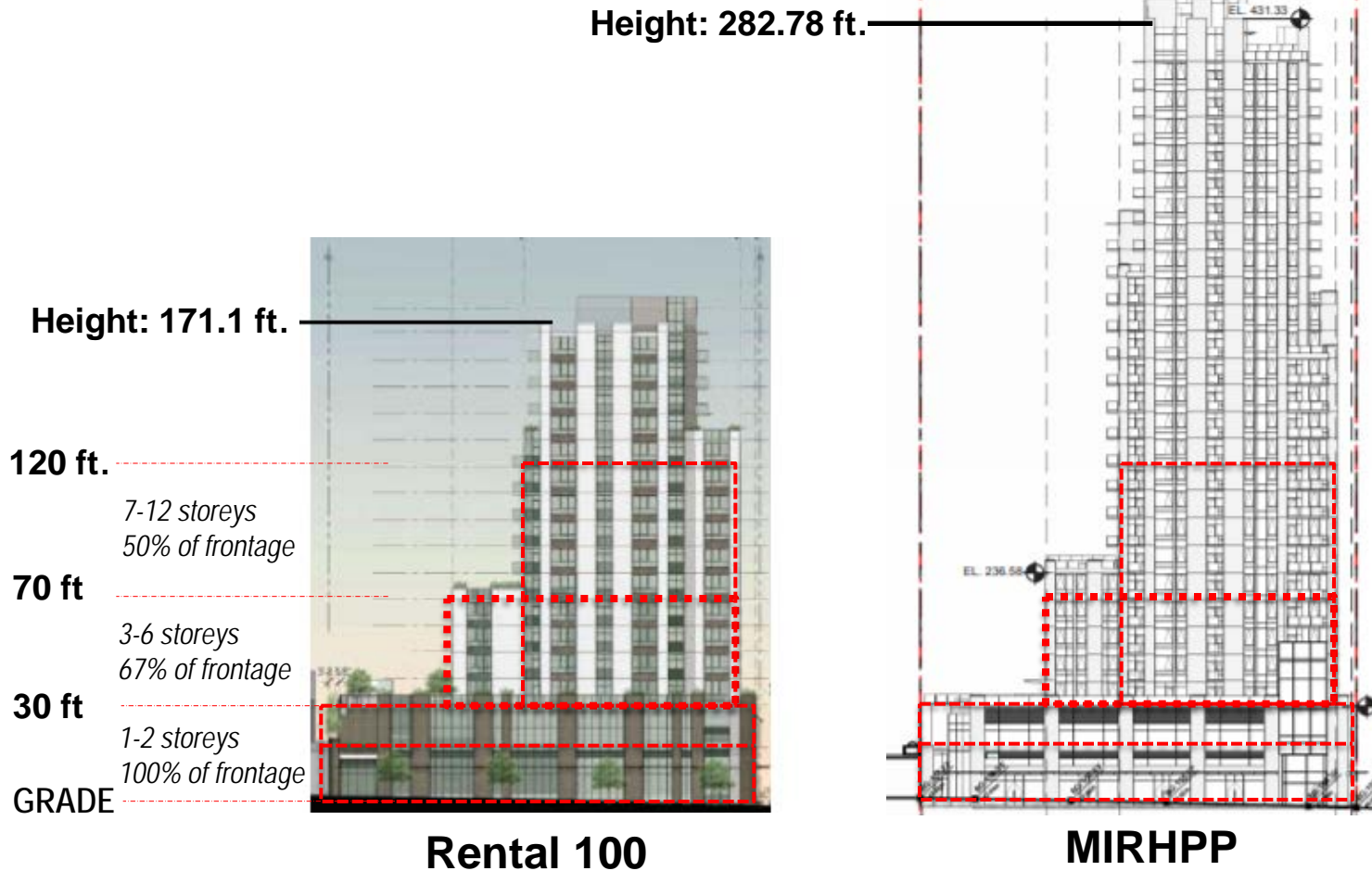
## Concerns

- Building Height
- Shadows
- Precedence with  
Broadway Plan



# Building Height

## C-3A vs. Rental 100 & MIRHPP



C-3A Guidelines





# Shadows

## Rental 100 vs. MIRHPP



10 am



11 am



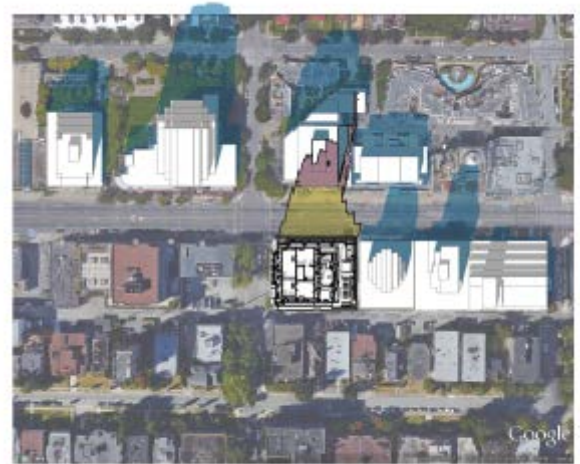
12 pm

## March 21 Shadowing Comparison

- 17-STOREY  
BUILDING SHADOWS
- 28-STOREY  
BUILDING SHADOWS
- EXISTING  
BUILDING SHADOWS



1 pm



2 pm

# Shadows

## Rental 100 vs. MIRHPP



10 am



11 am



12 pm

## June 21 Shadowing Comparison

- 17-STOREY  
BUILDING SHADOWS
- 28-STOREY  
BUILDING SHADOWS
- EXISTING  
BUILDING SHADOWS



1 pm



2 pm



# Shadows

## Rental 100 vs. MIRHPP



10 am



11 am



12 pm

## Sept 21 Shadowing Comparison

- 17-STOREY  
BUILDING SHADOWS
- 28-STOREY  
BUILDING SHADOWS
- EXISTING  
BUILDING SHADOWS



1 pm



2 pm



# Shadows

## Rental 100 vs. MIRHPP



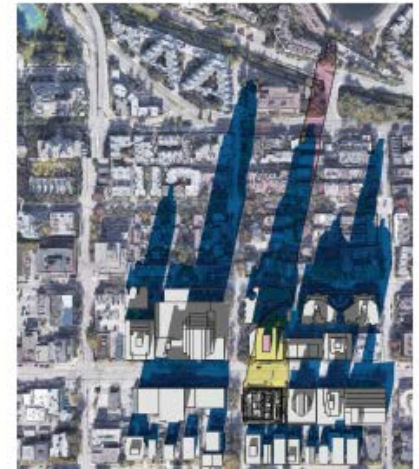
10 am



11 am



12 pm



1 pm

## Dec 21 Shadowing Comparison

- 17-STOREY  
BUILDING SHADOWS
- 28-STOREY  
BUILDING SHADOWS
- EXISTING  
BUILDING SHADOWS

2 pm



# Shadows

## Rental 100 vs. MIRHPP



10 am



11 am



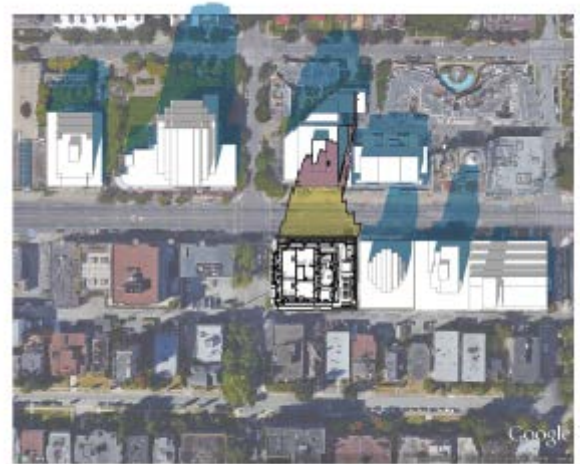
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## March 21 Shadowing Comparison

- 17-STOREY  
BUILDING SHADOWS
- 28-STOREY  
BUILDING SHADOWS
- EXISTING  
BUILDING SHADOWS



1 pm

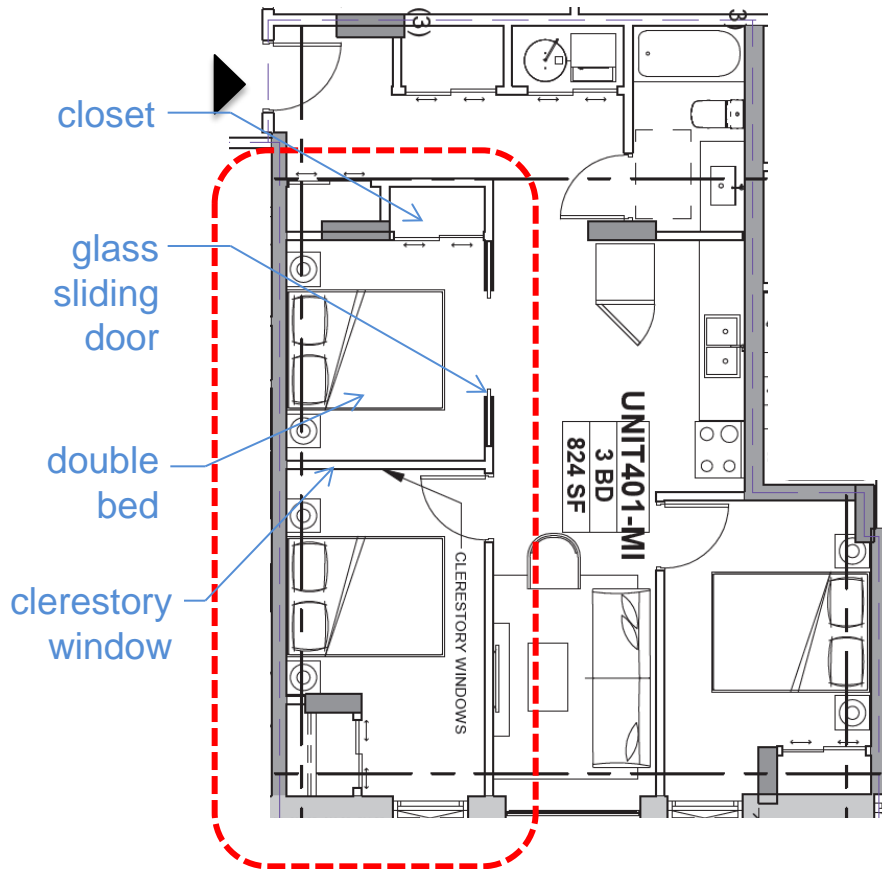


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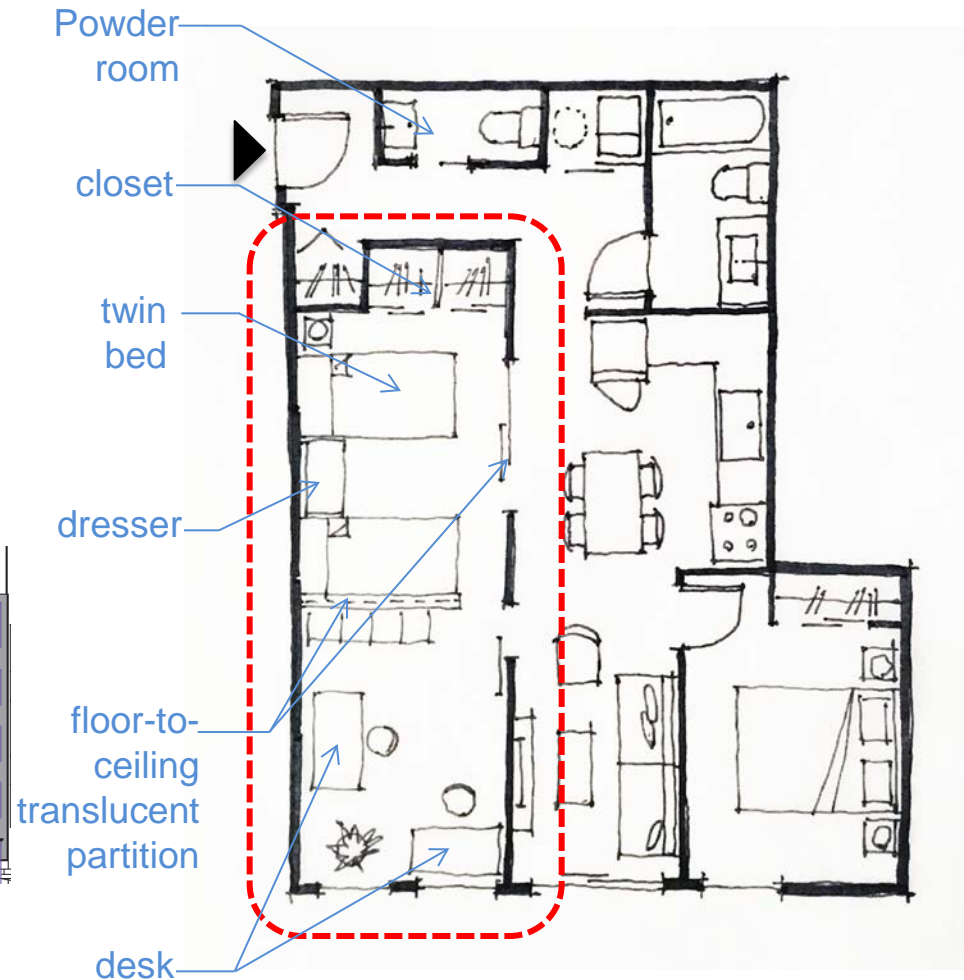
# Unit Livability Recommendations

## Inboard third bedroom



**Proposed**

Fully inboard bedroom



**Recommended**

Two bedrooms + Flex space



# Unit Livability Recommendations

## Inboard bedroom solutions

### Retractable partitions



# Precedence

- **CD-1** - customized zoning
- **MIRHP Program** - pilot limited to 20 projects
- **Location** - Two blocks from future subway station
- **TOD** (Transit-orientated development)
- **Housing Vancouver Strategy** - affordable MIR units



# Conclusion



- Meets the intent of the MIRHP Program.
- Delivers approx. 200 market rental units & 58 moderate income units
- Central location to current & future transit options
- Staff recommend approval



# End of Presentation

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**End of Presentation**

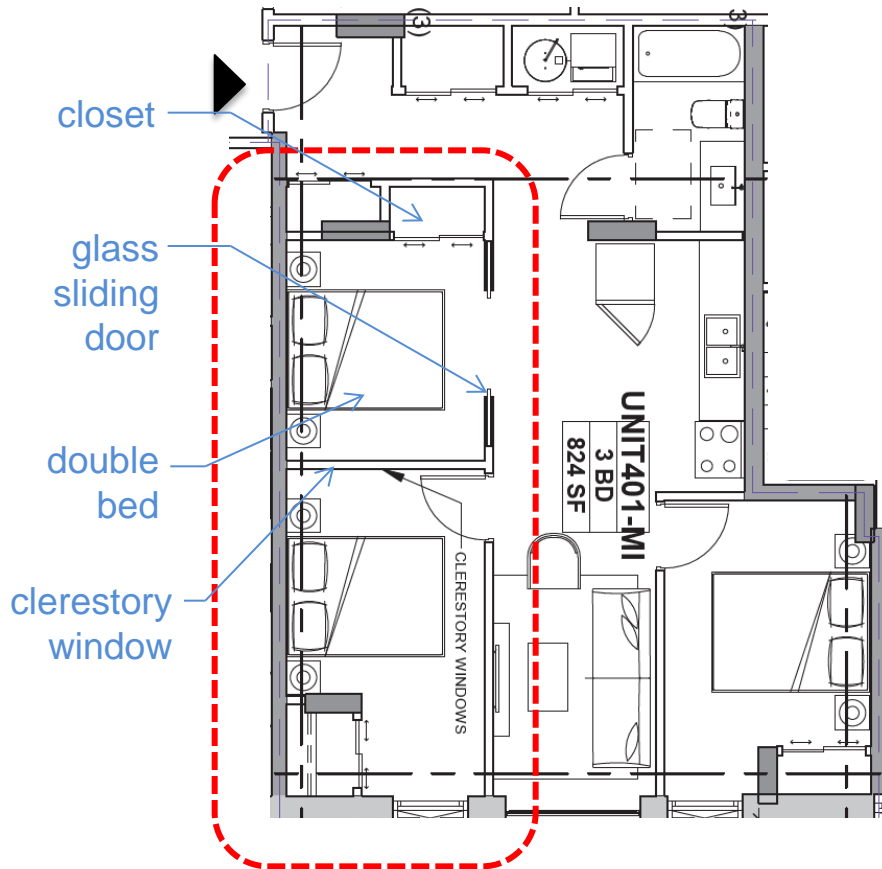
# Additional Slides

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**Back-up Slides only**

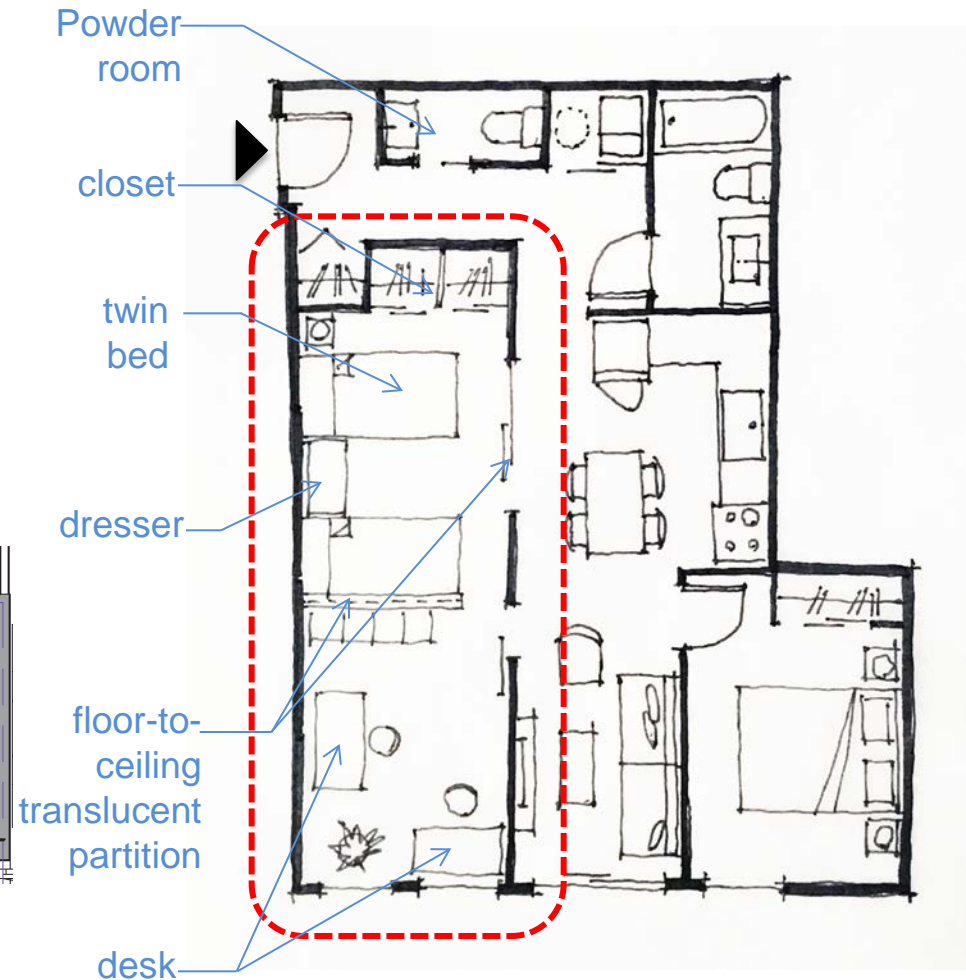
# Unit Livability Recommendations

## Inboard third bedroom



**Proposed**

Fully inboard bedroom



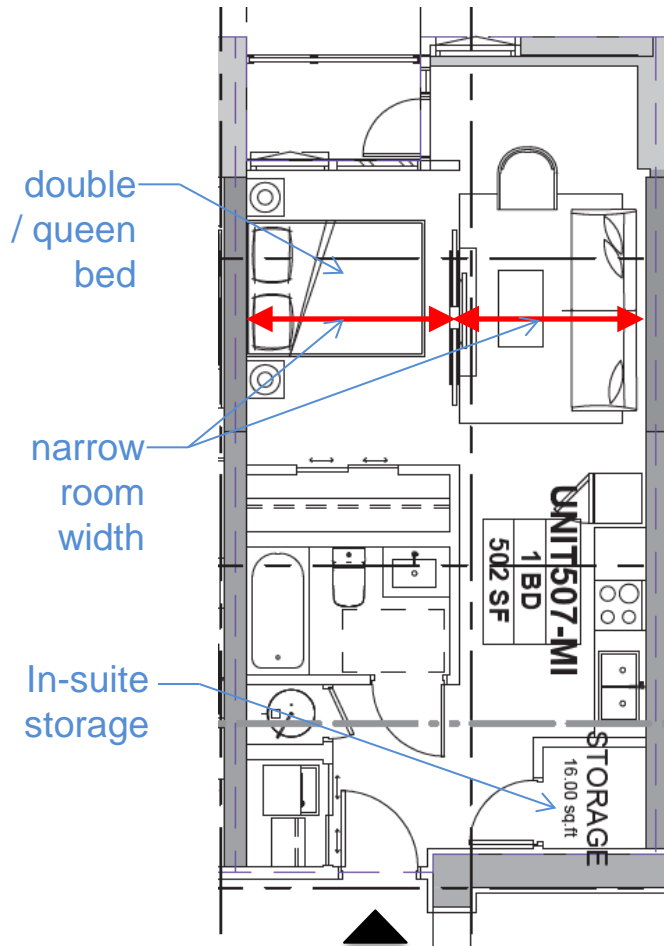
**Recommended**

Two bedrooms + Flex space

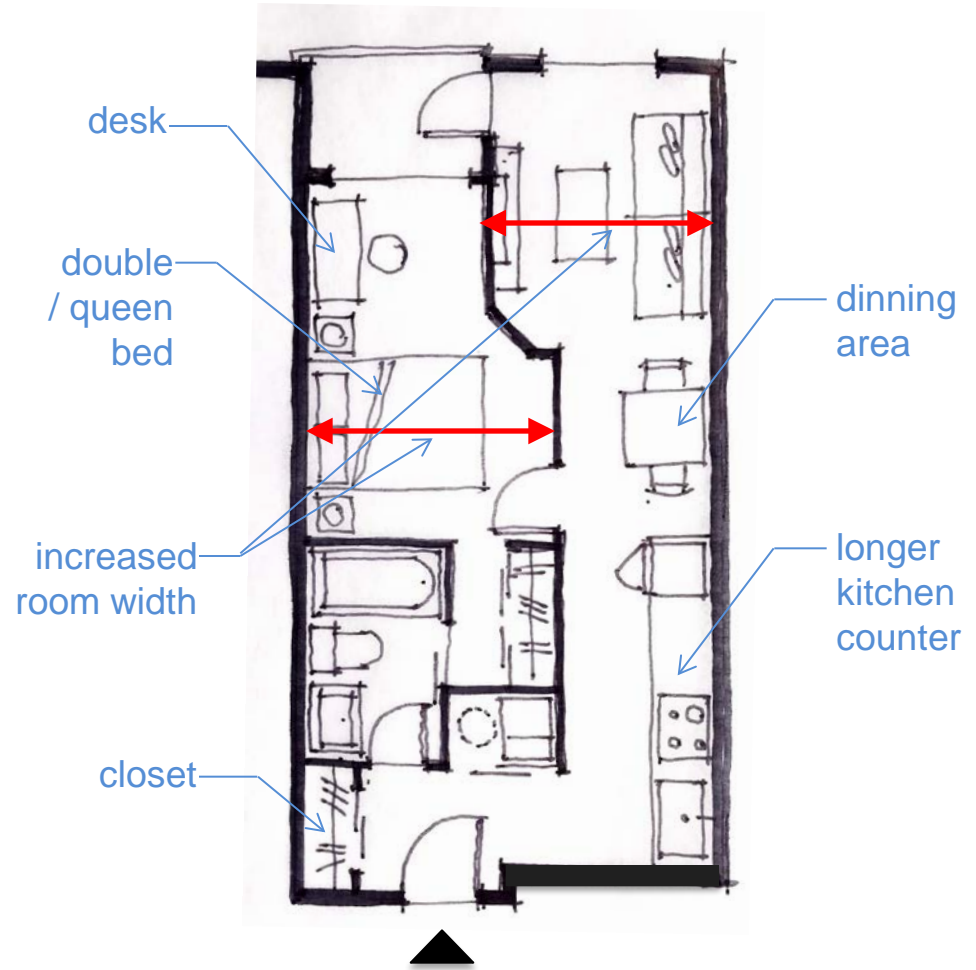


# Unit Livability Recommendations

## Narrow room width



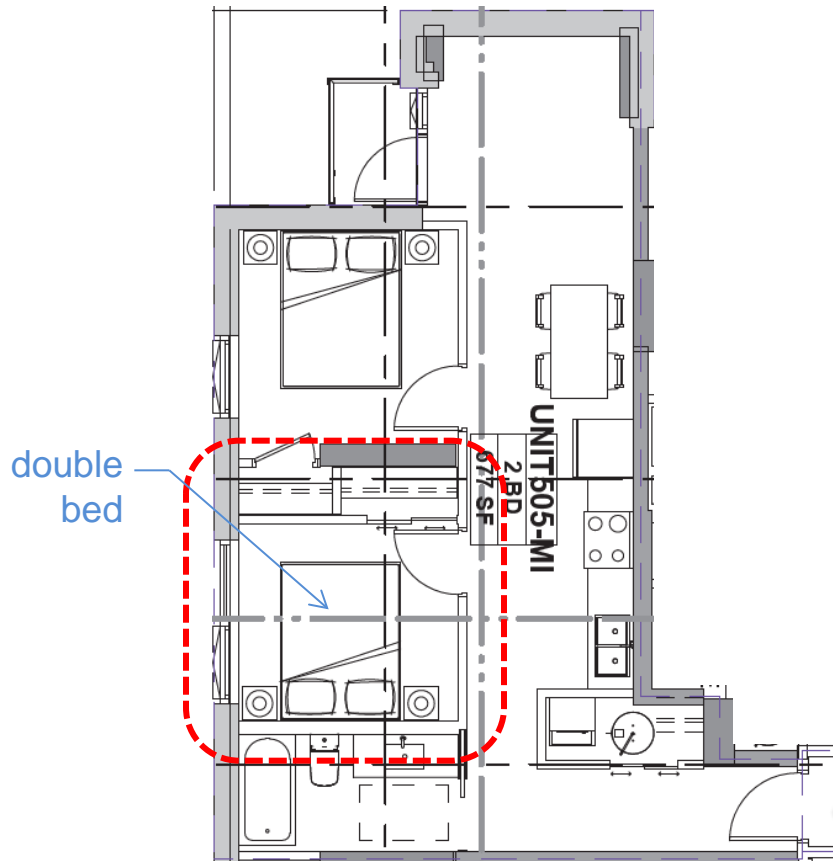
**Proposed**



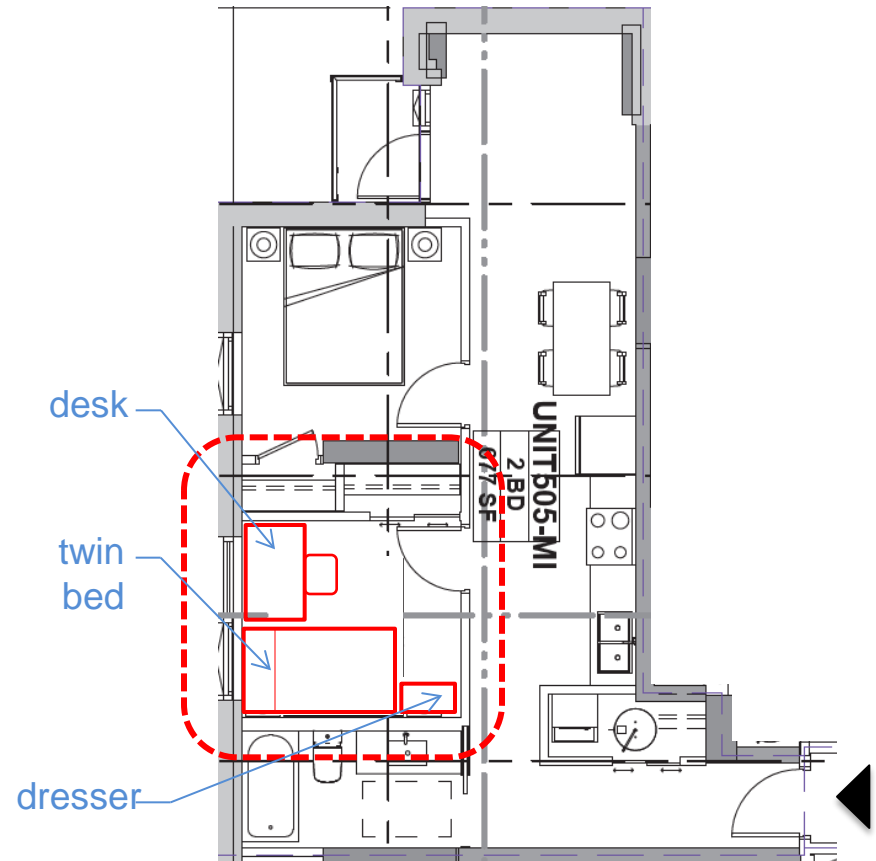
**Recommended**

# Unit Livability Recommendations

## Small second bedroom



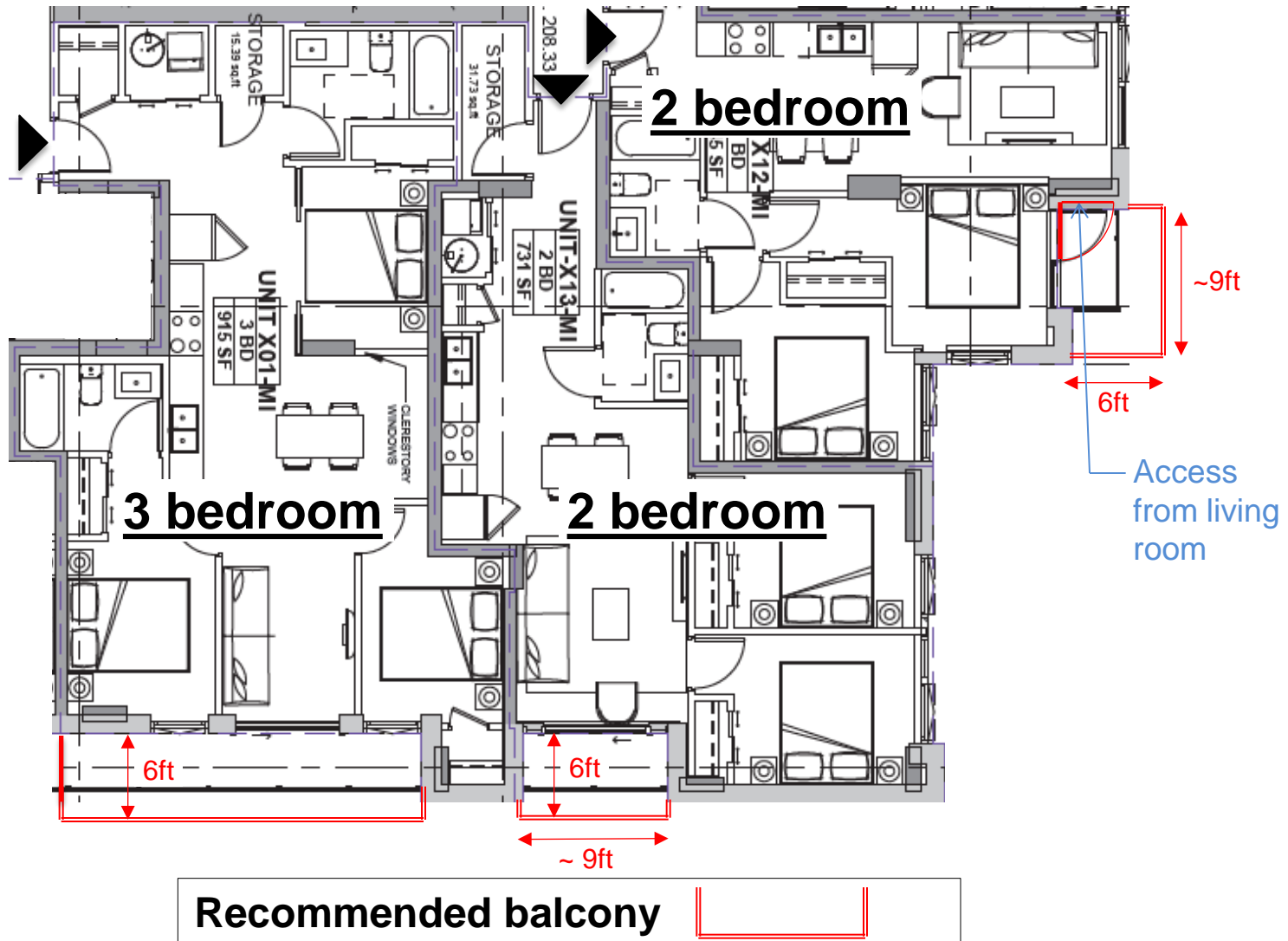
**Proposed**



**Recommended**

# Unit Livability Recommendations

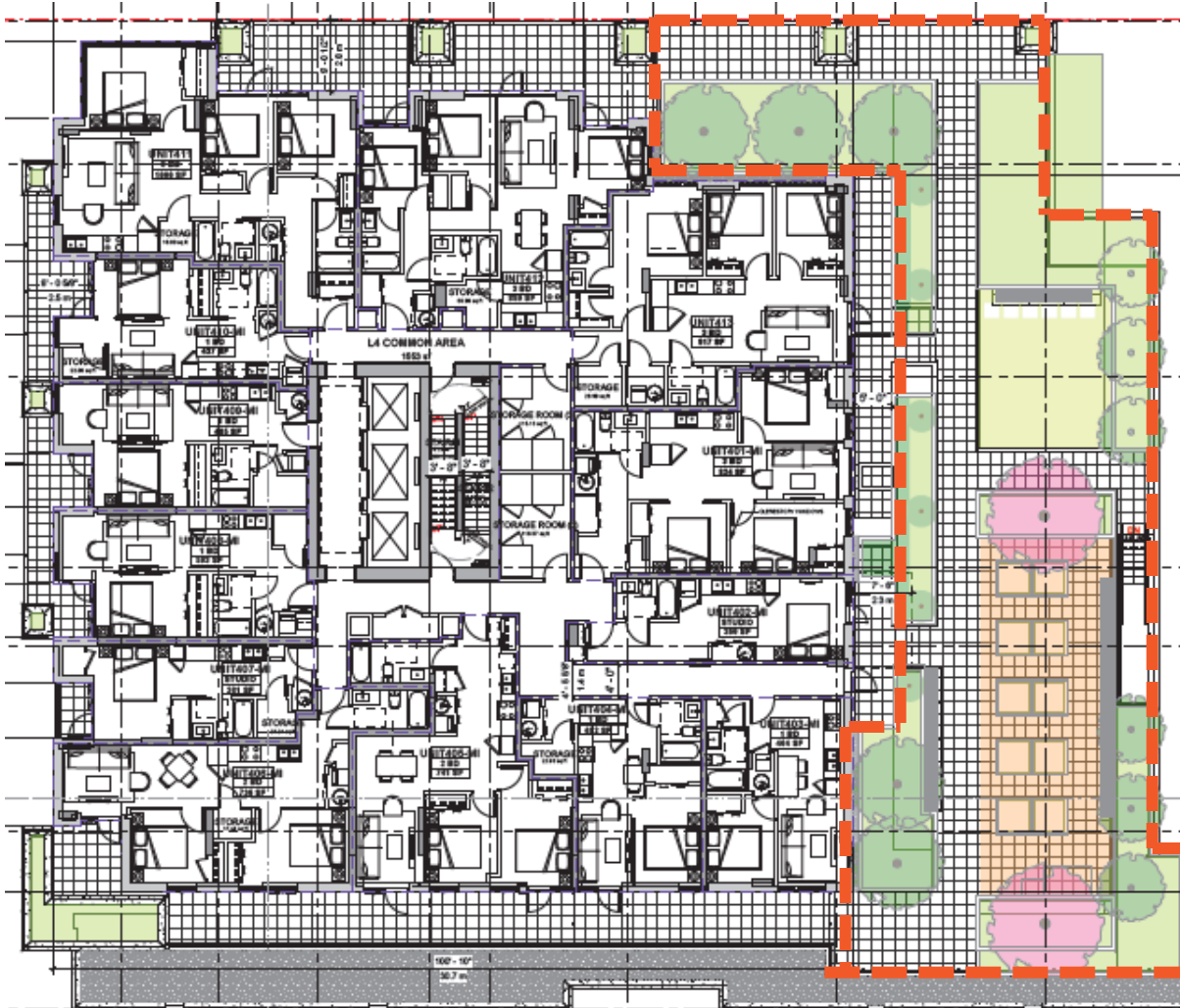
## Small balconies in family units



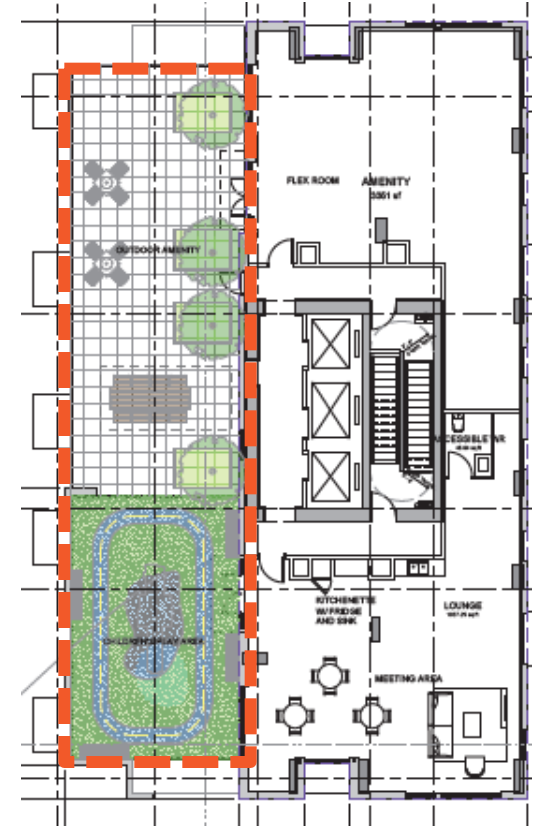


# Roof Deck Outdoor Amenity

Level 4



Level 28



# Patio Map



# Conceptual Patio Design

