

Public Hearing - July 28, 2020 - Item 2. CD-1 Rezoning: 6031 Dunbar Street (OTHER)

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
07/28/2020	12:49	PH3 - 2. CD-1 Rezoning: 6031 Dunbar Street	Other	see attached	Linda Li Fan Lin		s.22(1) Personal	Unknown	APPENDIX A

This update unfortunately confirms that the City never gave the developer the opportunity to formally submit rezoning on your site. A brief summary of the deal and rezoning policy(s) are outlined below for the owner's knowledge. Further below are a few comments relating to how the zoning may evolve in the mid-term and what to keep your eye out for. I am sorry that this deal unfolded in a very unusual way in that the City never really allowed the developer to move forward with a formal submission.

We normally would have provided monthly updates to the owners on how the internal meetings are going with the City, the status of the rezoning submission, the tweaks the City is asking for in the project, and other deal specifics however we never got that far as the City kept refusing the developers submission. We tried our best to reach out to City Planners, rezoning planners, project coordinator, assistant Director of Planning, and the Director of Planning to explain our case for adding ~120 rental units in a city that is short 20,000 units in supply but the City stubbornly relied on their two application maximum from the former IRP policy and then never allowed 6-storey rental development west of Dunbar Street on W 41st Avenue (this applies to all sites from Dunbar St to Crown St). Millennium Development spent tens of thousands of dollars in architectural and consulting fees in their rezoning package and they wanted to move the project forward the entire time; they just weren't given the opportunity to do so by the City.



City of Vancouver *Planning - By-law Administration Bulletins*
 Planning and Development Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7000
 planning@vancouver.ca

AFFORDABLE HOUSING CHOICES INTERIM REZONING POLICY

Authority - Director of Planning

Effective October 4, 2012

Amended December 2, 2013, April 20, 2016, and October 11, 2017, and June 20, 2018

1. Affordability

Projects must demonstrate an enhanced level of affordability beyond that provided through the delivery of a generally more affordable housing type alone. Applicants will be expected to demonstrate their ability to maximize the level of affordability in the project. Projects that would be considered must meet one of the following affordability criteria:

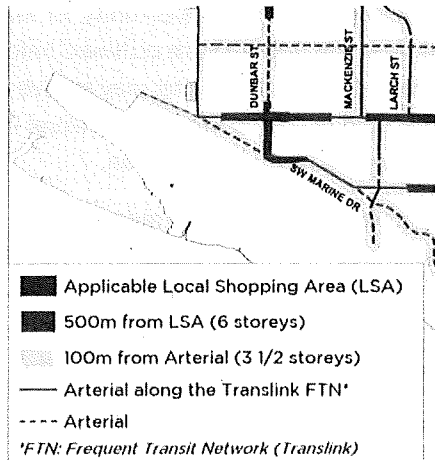
- where 100% of the residential floor space is rental housing;

2. Location and Form of Development

Subject to urban design performance (including consideration of shadow analysis, view impacts, frontage length, building massing, setbacks, etc.) and demonstration of a degree of community support, sites that would be considered under this policy are:

	Location	Form of Development	as shown
A.	Sites fronting an arterial street that is on Translink's Frequent Transit Network and within close proximity (i.e. a 5-minute walk or 500 metres) of a local shopping area (red areas on Map 1).	Mid-rise forms up to a maximum of 6 storeys	dark blue areas on Map 1

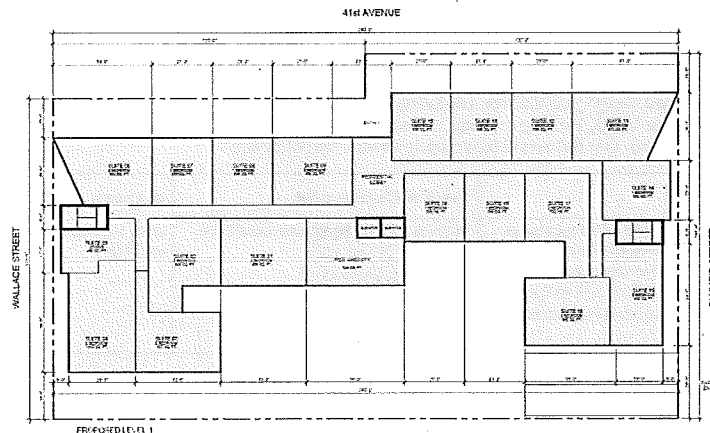
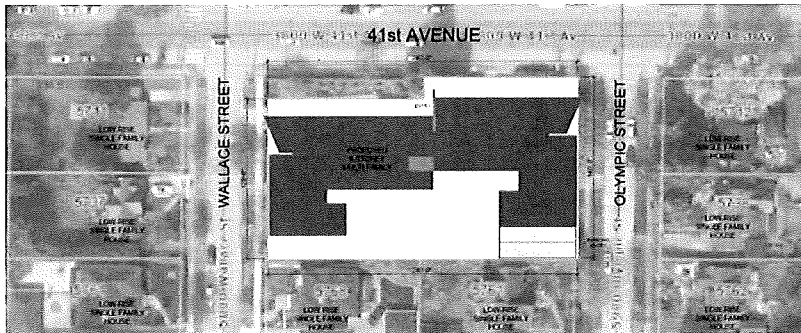
Details shown above of the old, obsolete policy we applied under for reference. This policy has ended.



City of Vancouver
Affordable Housing Choices Interim Rezoning Policy *old policy map from the 2019 IRP Policy which has ended

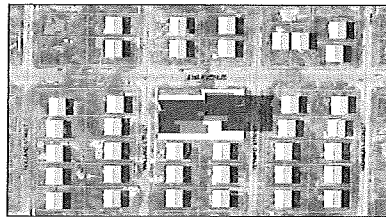
The policy also includes a spacing requirement between projects, where no more than two projects can be considered within 10 blocks along an arterial street. As this spacing requirement was added by Council when the policy was approved in 2012, it does not appear in the report at the above web link.

Proposed project details shown below (which the City rejected/refused to work with/didn't support under the older policy since there were 2 rezoning submissions received just before ours):

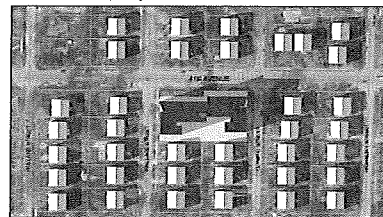




Massing of proposed project shown above

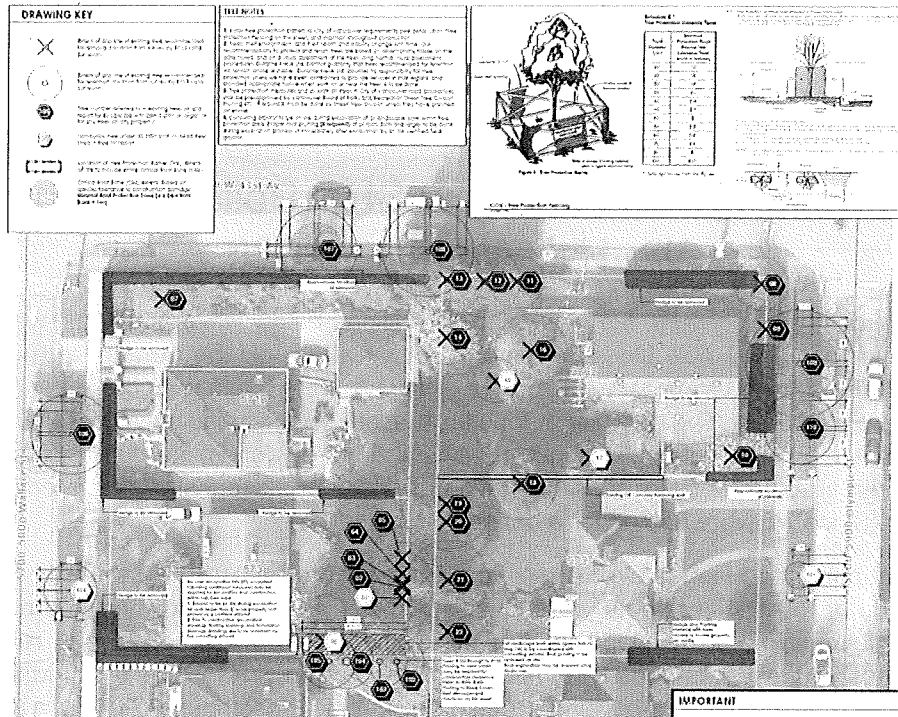


JUNE 21, 4:00pm



SEPTEMBER 21, 4:00pm

Couple snapshot shown above from the shadow studies



Arborist report shown above

City's Stance on the 2019 Proposed Project on Your Site

"Hello Charlie,

Shahram and I have spoken about this site a number of times and he is aware that the two other projects within the 10 block radius which were submitted ahead of this site are still currently proceeding through rezoning and as such there is no opportunity for this site as part of AHC. Its important to understand that the enquiry which was submitted was never formally accepted by staff, due to the presence of two rezoning enquiries already accepted within the 10 block radius. The opportunity to apply under the now defunct AHC policy is no longer an option. As he and I have been discussing, he was waiting for the updated rental policies to go to Council in the hopes that a new opportunity would be made available. While this work is still underway and not yet finalized, the report that went to Council in November indicated that this site likely will not have any future rezoning opportunity through the updated rental policy due to its lack of nearby commercial services.

Shahram and I also spoke about this shortly after the report went to Council. As there is no current opportunity to apply for rezoning on this site, there is currently no new contact/planner.

Thanks,

Development Planner | Urban Design Division

Planning, Urban Design & Sustainability | City of Vancouver"

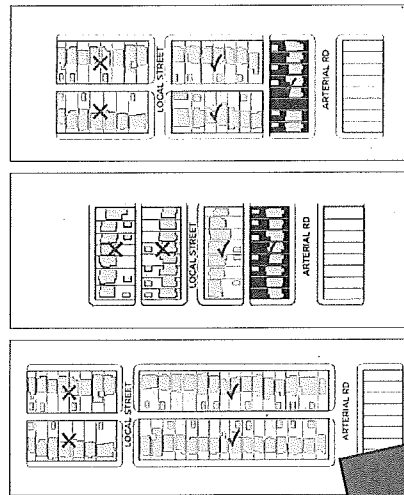
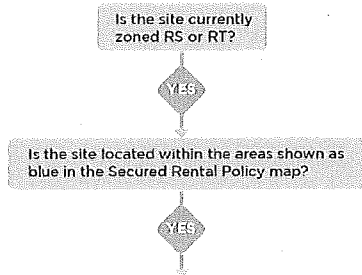
Options Going Forward & New SRP Policy Coming Out in the Fall/Winter of 2020

As for your options going forward, the new policy is outlined below which as of last week does now include your block as an eligible block for rental rezoning **although the density in the new policy are far less than the old, temporary IRP policy** which we were trying to apply under (and what the offer prices were based on). The new policy, for sites that are eligible, also only gives 2.2 FSR 5-storey density for 100% market rental applications or 2.4 FSR 6-storey density for 80% market rental, 20% below market rental applications for sites that run parallel to arterials (our site is oriented perpendicular to the arterial). Since we were hoping for a dense building of

Subject to final policy adoption later this year, **the built-form supported by the City for sites that run perpendicular to arterial streets would be a 1.75 FSR, slender 4-storey rental building** which does not provide much increase in land value (and is **only 58% of the density we were applying for last year**). Since your site has houses running north-south from W 41st Ave to SW Marine Dr and a rezoning application would have a building situated adjacent to those houses without a full city lane in between, the City is currently treating those as being eligible for lower density than sites

It could be in the owner's best interest to wait until the City-Wide Plan or a later planning policy in 2023+ if they would like to pursue a land assembly.

Proposed Changes & Implementation
Refinements & Simplifications: Eligibility

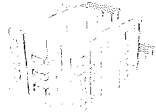


Off Arterial Option - Rental Apartment Zone (RE-AP-1)

4-storey Residential Apt.

FSR: 1.75
Lot Assembly: Min 66 ft Max 99 ft
Lot Depth: Min 100 ft

Height: 4-storeys / 45 ft.
Roof access/common amenity room excl.
Front Yard: 12 ft.
Rear Yard: 25 ft.
Side Yard: 6 ft.
Building Depth: 75 ft max
70 ft. ovc.



Off Arterial Option - Townhouse Zone (RE-TH)

4-storey Townhouse (RM-12H)

FSR: 1.45
Lot Assembly: Max 99 ft
Max 132 ft
Height: 4-storeys / 45 ft. total
2.5-storeys / 35 ft. total
Roof access incl.
Front Yard: 12 ft.
Courtyard: 24 ft (row) 30 ft (stacked)
Rear Yard: 10 ft
Side Yard: 4 ft



3-storey Townhouse (RM-7 and RM-8A)

FSR: 1.7
Lot Assembly: Min 66 ft
Max 112 ft
Height: 3-storeys / 37 ft. total
2.5-storeys / 35 ft. total
Roof access incl.
Front Yard: 12 ft.
Courtyard: 24 ft (row) 30 ft (stacked)
Rear Yard: 10 ft
Side Yard: 4 ft



Details above showing that, at the time of writing, the new rental policy would only allow a very low density, 1.75 FSR built-form on your site since the streets run perpendicular to W 41st Avenue. This works out to 42% less density than what was proposed on your site last year which shows why our previous pricing is unfeasible under the new policy (which should be done late in 2020)