



CD-1 Rezoning: 6031 Dunbar Street

Public Hearing – July 28, 2020

# Site and Surrounding Zone



# Amenities



# Context: Current Site



# Enabling Policy

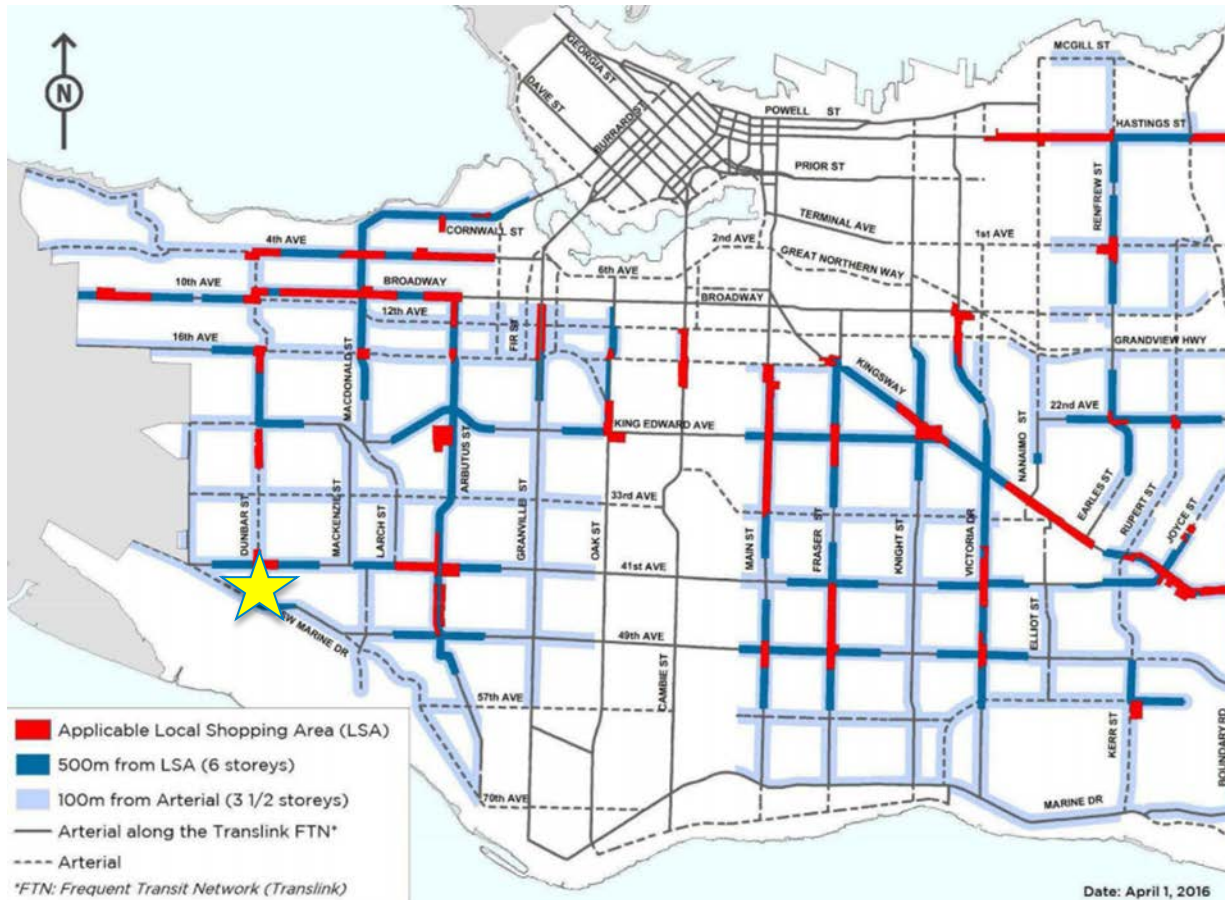


- Housing Vancouver Strategy approved in 2017
- Secured Rental Units
- 20,000 new units (2018 – 2027)



- Ended June 30, 2019.
- Replaced by the Secured Rental Policy on Nov.26, 2020

# Enabling Policy



- Allowable in RS and RT zones
- Up to 4 – 6 storeys along arterials.
- Max. 2 projects within 10 blocks.
- Allows townhouse and apartment forms.

Affordable Housing Choices Interim Rezoning Policy

# Proposal: Technical Summary

- Two 2 ½ to 3-Storey Townhouse Buildings
- 9 secured rental units
- 100% family units.
- 1.1 FSR
- 11.5 m height.

## Unit Types:

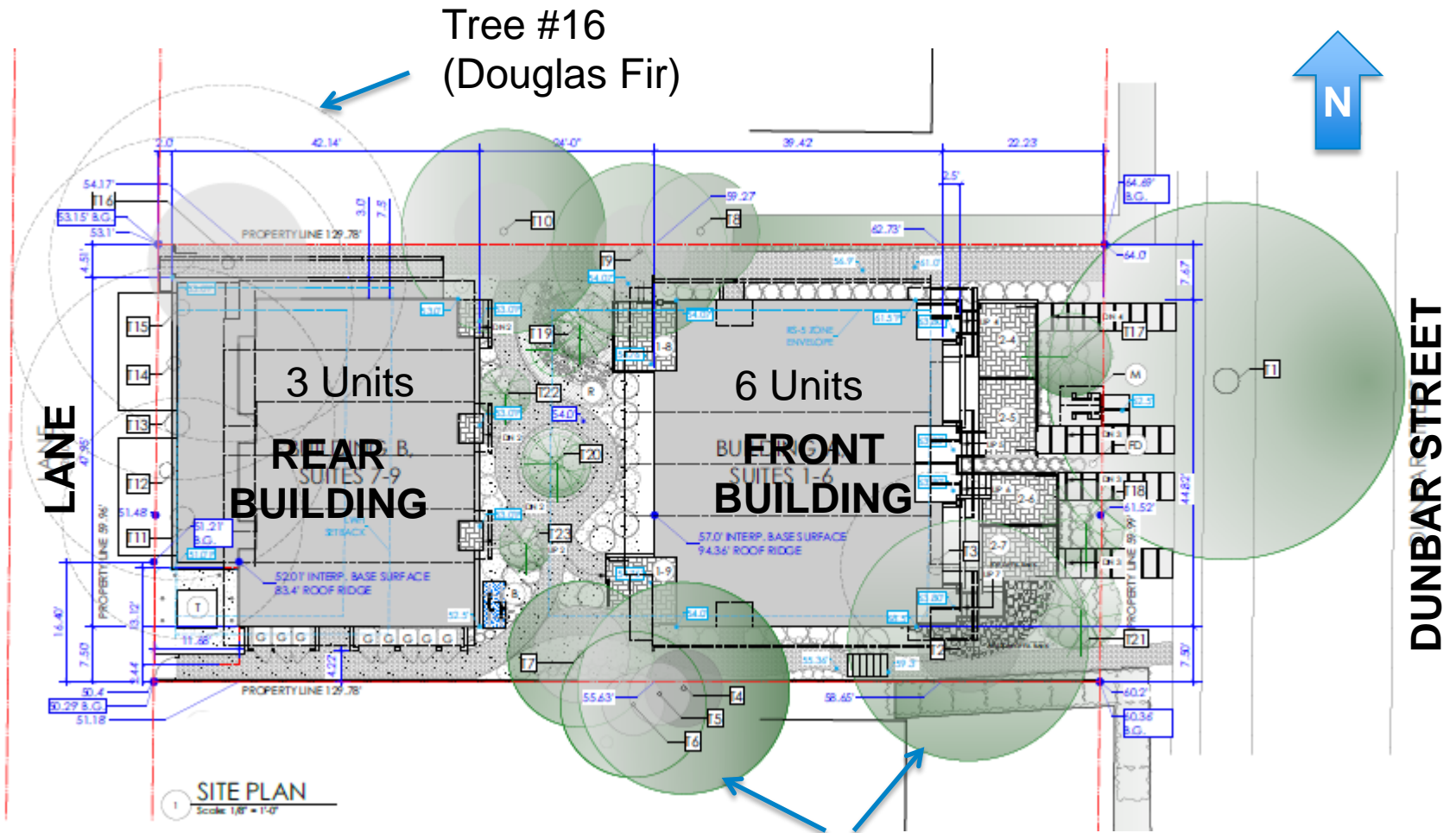
- 4 Two Bedroom
- 3 Three Bedroom
- 2 Four Bedroom



Front View From Dunbar Street

Construction Jobs: approximately 30

# Proposal: Site Plan



Tree #16  
(Douglas Fir)

Retained trees



# Proposal: Front and Rear Renderings



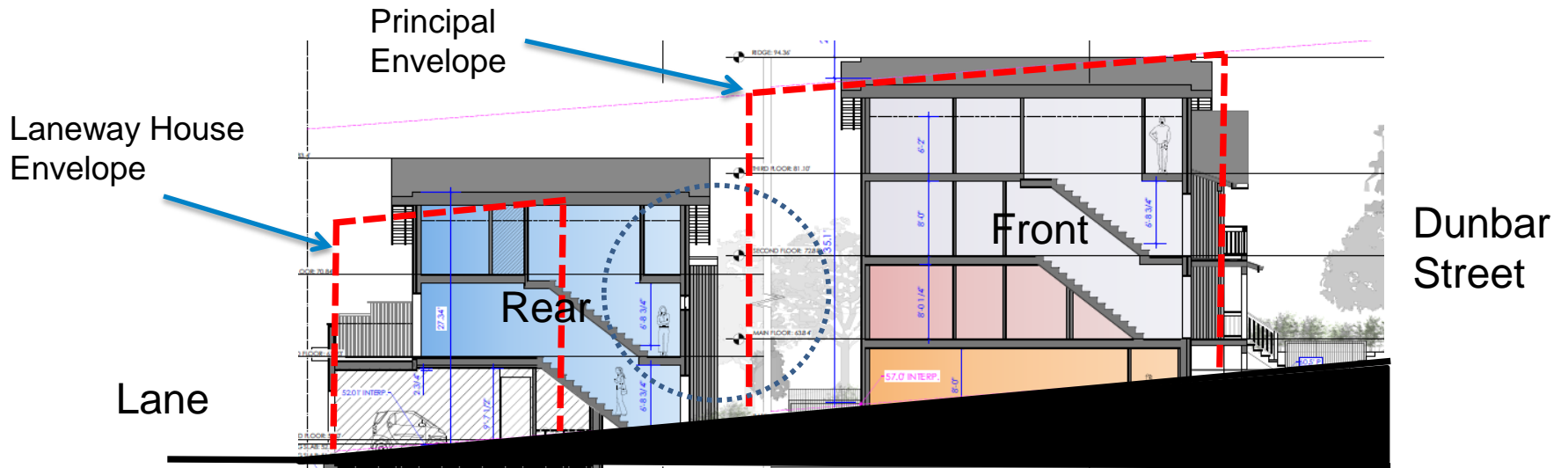
Front– Looking West



RENDER 2 - LANE VIEW

Rear Building At the Lane – Looking North

# Zoning Comparison



Section – Looking North

Item	Permitted (RS-5)	Proposed
Height (front)	10.7 m (35 ft.)	11.5 m (37.4 ft.)
Height (rear)	7.9 m (26 ft.) Laneway House	9.3 m (30.4 ft.)
FSR	0.86 max. (with Laneway H.)	1.1

# Average Rents



	Market Rent in Newer Buildings – Westside (2019)		Ownership (2019)	
	Average Rents	Average Household Income Served	Median-Priced Unit (Eastside)	Average Household Income Served
<b>studio</b>	\$1,804	\$72,160	\$2,819	\$112,760
<b>1-bed</b>	\$1,999	\$79,960	\$3,413	\$136,520
<b>2-bed</b>	\$3,059	\$122,360	\$5,191	\$207,640
<b>3-bed</b>	\$3,876	\$155,040	\$8,571	\$342,840

Dunbar  
Vacancy Rate (2018): 1.5%

Median Incomes in the Dunbar Neighbourhood

Owners (82%):  

- \$124,228

 Renters (22%):  

- \$59,041

Renter Average Incomes of and Per Cent of Total :

All:  

- \$95,905 (100%)

 Single:  

- \$48,464 (33%)

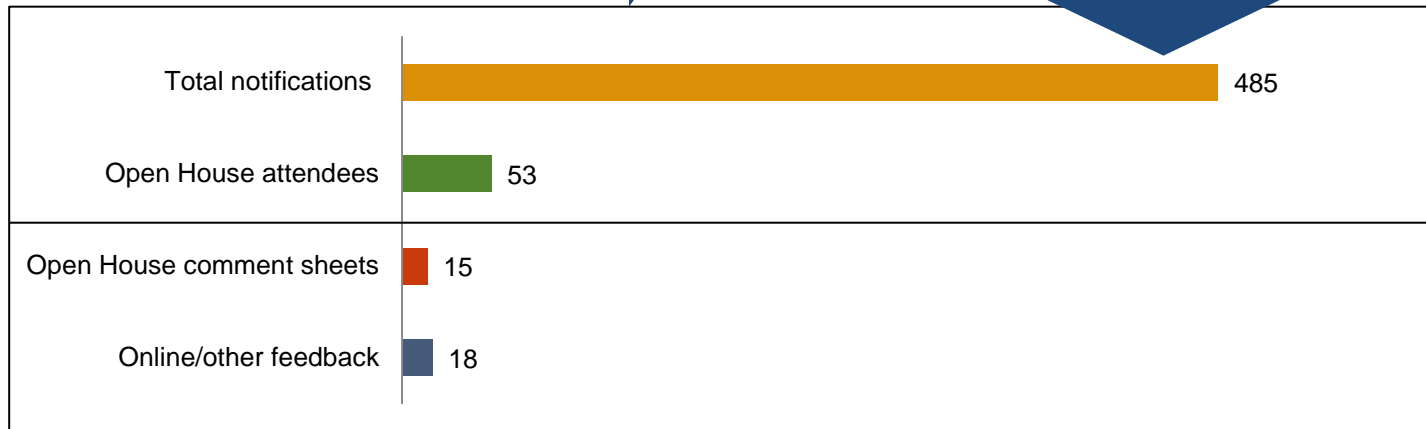
 Couple:  

- \$147,646 (44%)

# Public Consultation

**Pre-application  
Open House  
October 9, 2019  
30 attendees**

**City-hosted  
Open House  
May 10, 2020  
53 attendees**



\* Note that all reported numbers above are approximate

## Support

- Density and height
- Residential Expression
- Adequate parking
- Rental housing

## Concerns

- Density and height
- Small site
- Parking and traffic
- Neighbourhood character
- Precedence
- Number of tenants

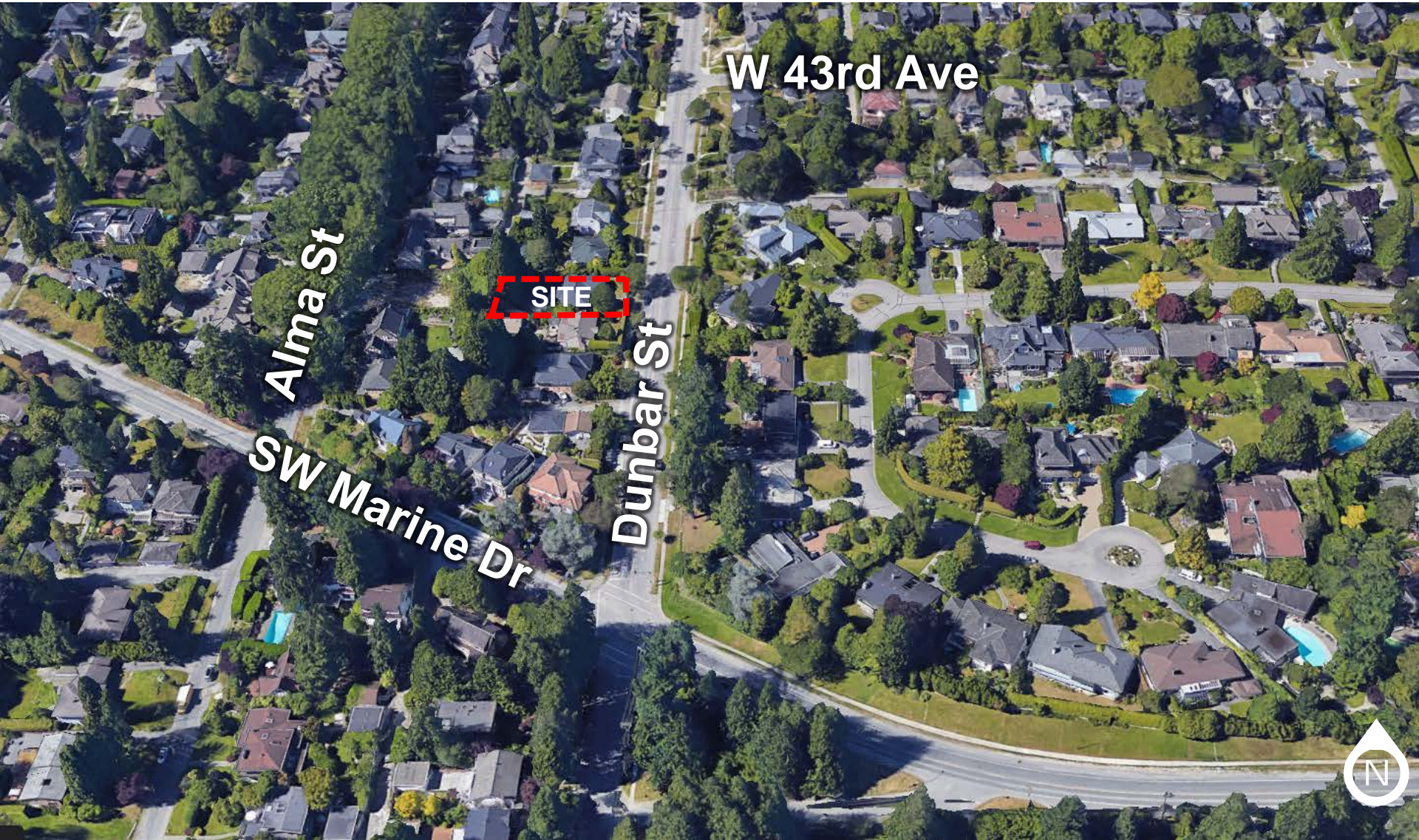
## CONCLUSION



- Provides 9 secured rental residential units
- 100% two or more bedroom units
- Contributes to the objectives of the Vancouver Housing Strategy

## **Additional Information**

# Existing Site: 6031 Dunbar Street

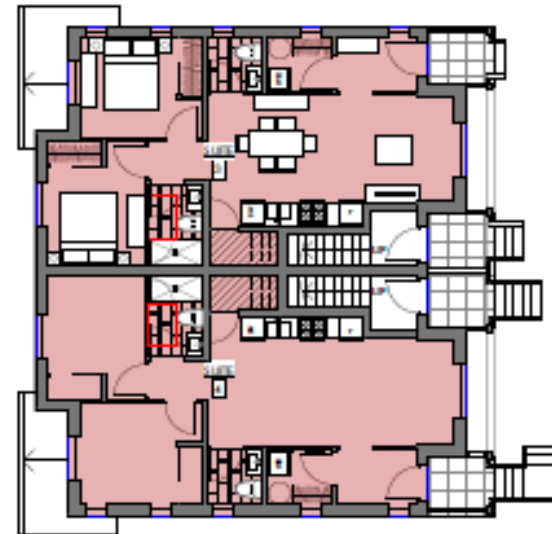
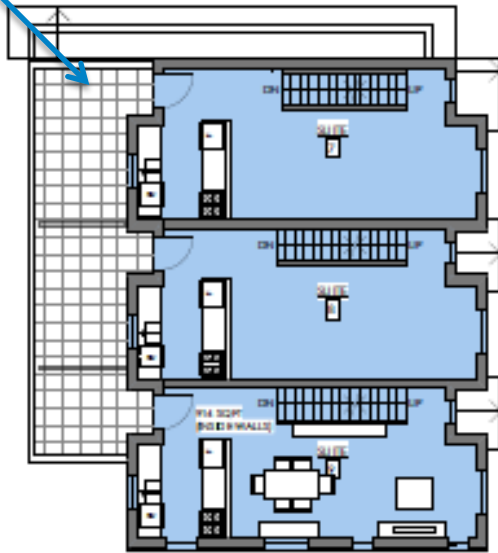


# Floor Plans

Parking beneath



Lane



Front

Main Floor Plan

- 6 units in the front building
- 3 units in the rear building
- All units are townhouse units



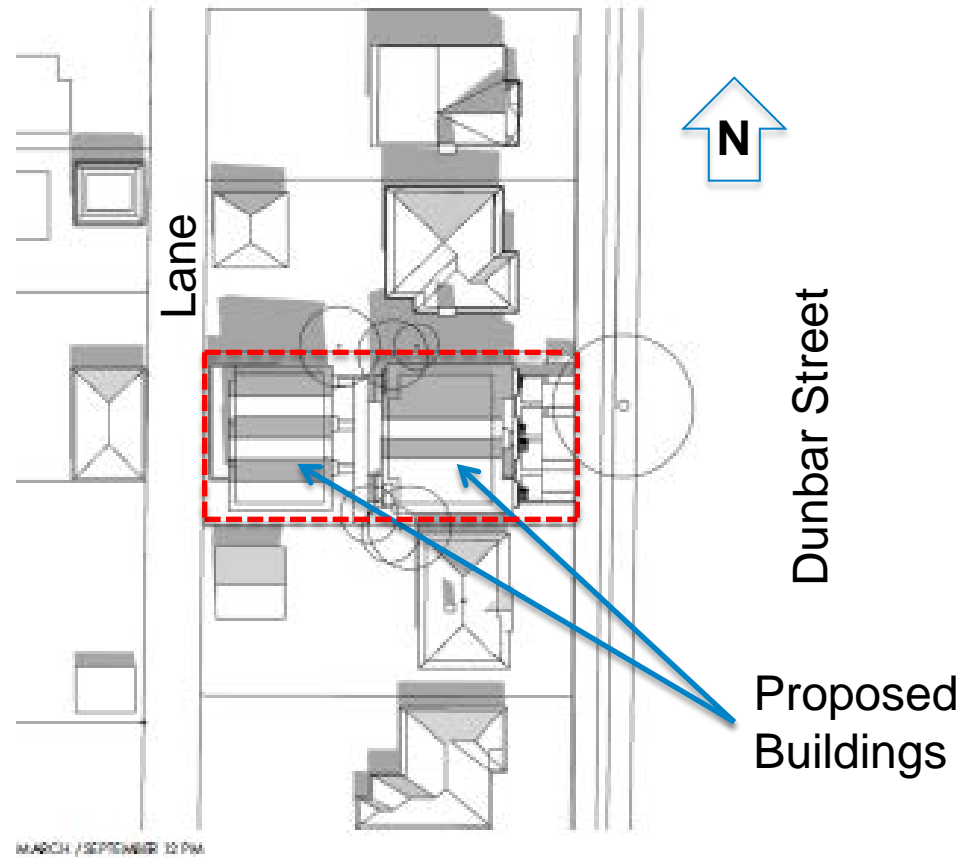
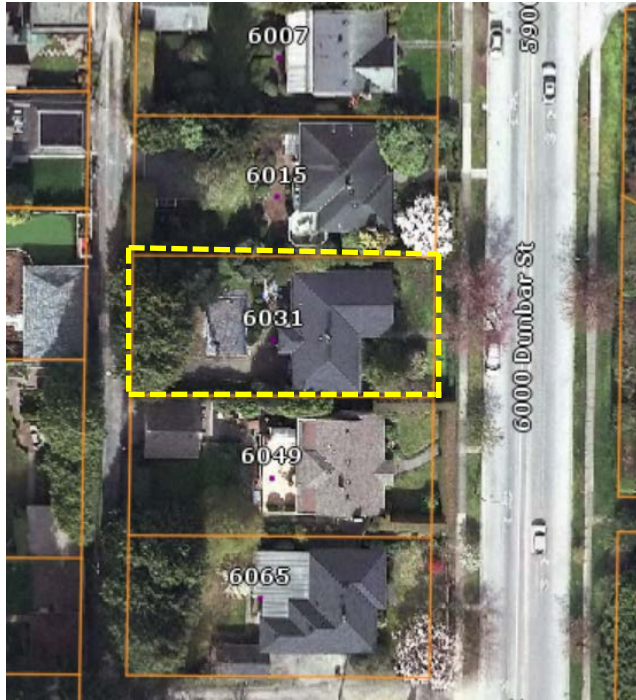
# Site: Lane Condition

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View From Lane Looking South

# Context: Surrounding Development

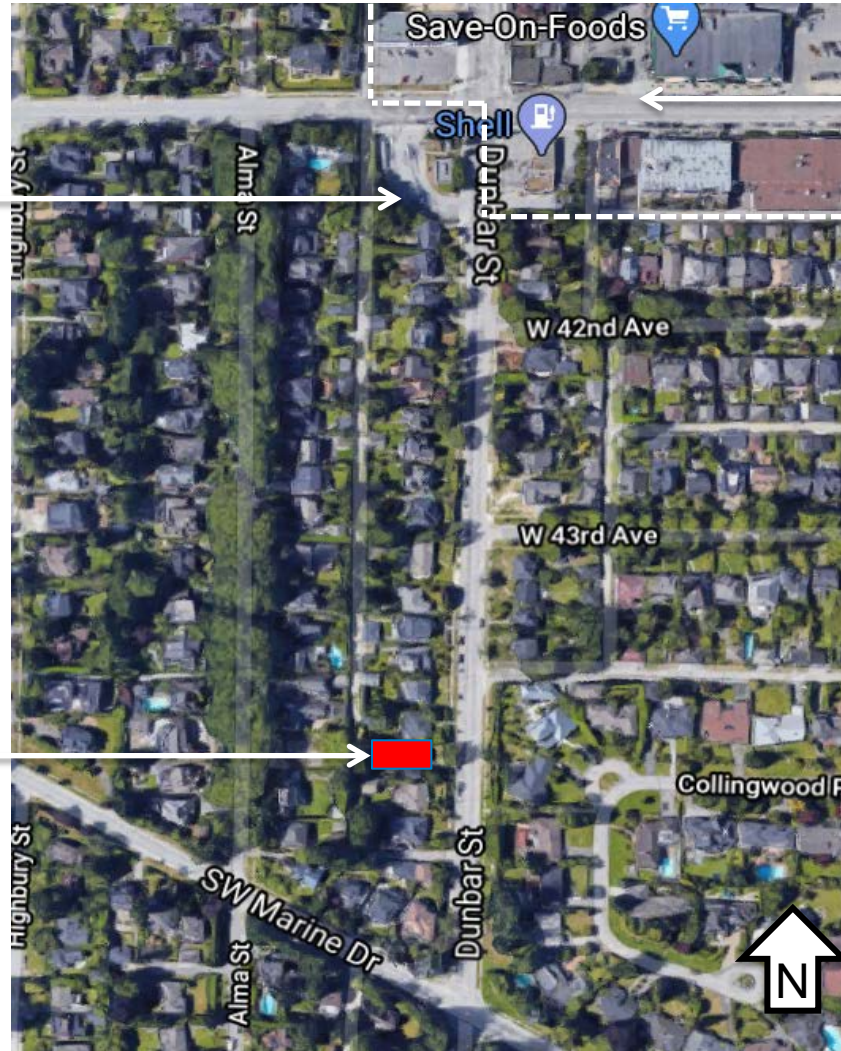


Shadows: Noon – March 21 and September 21

# Context: Neighbourhood

Dunbar Bus Loop

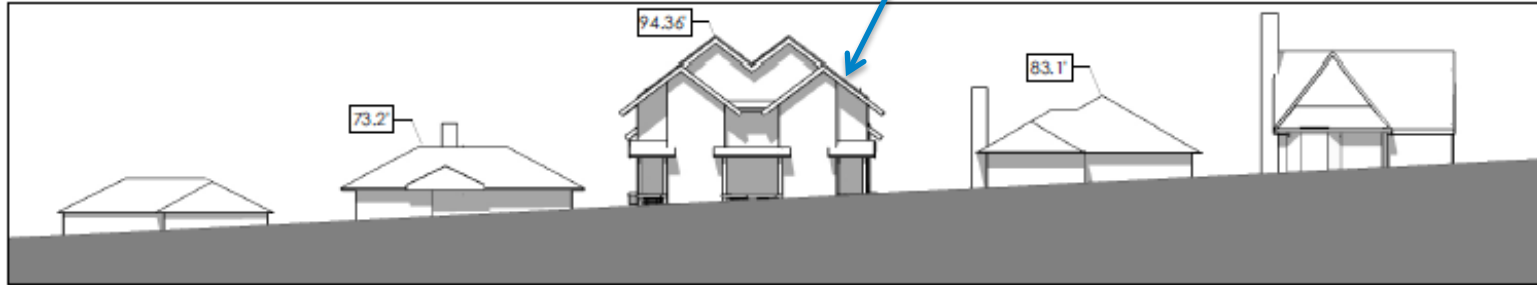
Site



West 41<sup>st</sup> Avenue  
Local Shopping Area

# Additional

## Proposal (Front Building)



1. 6065 DUNBAR



2. 6049 DUNBAR



EXISTING HOUSE ON SUBJECT SITE



3. 6015 DUNBAR



4. 6007 DUNBAR

Streetscape – Looking West From Dunbar Street

# Additional Info - DCL Waiver

DCL By-law Requirements		
	Average Unit Rent	Average Unit Size
<b>2-bed</b>	\$2,611	77 m2 (452 sq. ft.)
<b>3-bed</b>	\$2,977	97 m2 (1,044 sq. ft.)
<b>4-bed</b>	\$2,977	97 m2 (1,044 sq. ft.)