



CD-1 Rezoning: 4750 Granville Street and 1394 West 32nd Avenue

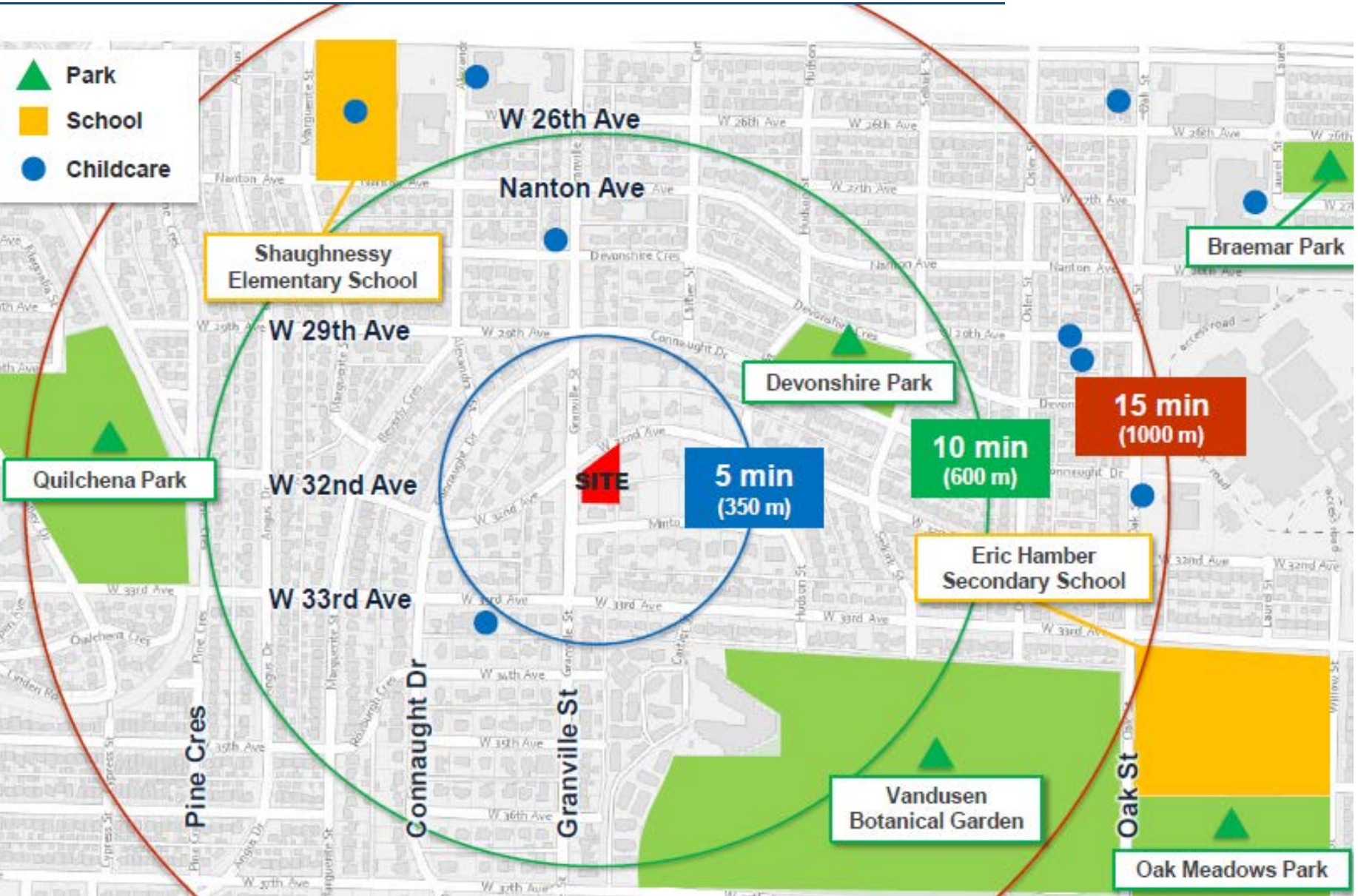


Public Hearing – July 28, 2020

Site and Surrounding Zoning



Amenities



Context: Site and Neighbourhood



Enabling Policy



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



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

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*

On October 3, 2012, City Council approved the Affordable Housing Choices Interim Rezoning Policy aimed at encouraging innovation and enabling real examples of affordable housing types to be tested for potential wider application that will provide ongoing housing opportunities. Please see report to City Council at the following link: <http://former.vancouver.ca/crc/adj/cr/crsk/20121003/documents/rr1.pdf>.

The policy allows for consideration of rezoning proposals which will be evaluated on criteria in the following categories: Affordability, Location, and Form of Development, and Council has provided guidance on each of these criteria. Council originally established a maximum of 20 rezoning applications to be considered under this interim policy.

On June 30, 2018, Council removed the maximum cap of 20 rezoning applications to be considered under this policy. Full enquiry submissions for rental housing projects will be processed until June 30, 2019. These changes are intended to be an interim measure to better meet the new Housing Vancouver targets for purpose-built rental housing – 20,000 units over the next 10 years (2018-2027). Staff will be undertaking a review of the Affordable Housing Choices Interim Rezoning Policy in conjunction with the Secured Market Rental Housing Policy "Rental 100", with a report back to Council on the results of these policies, as well as recommendations for improvements in the spring of 2019.

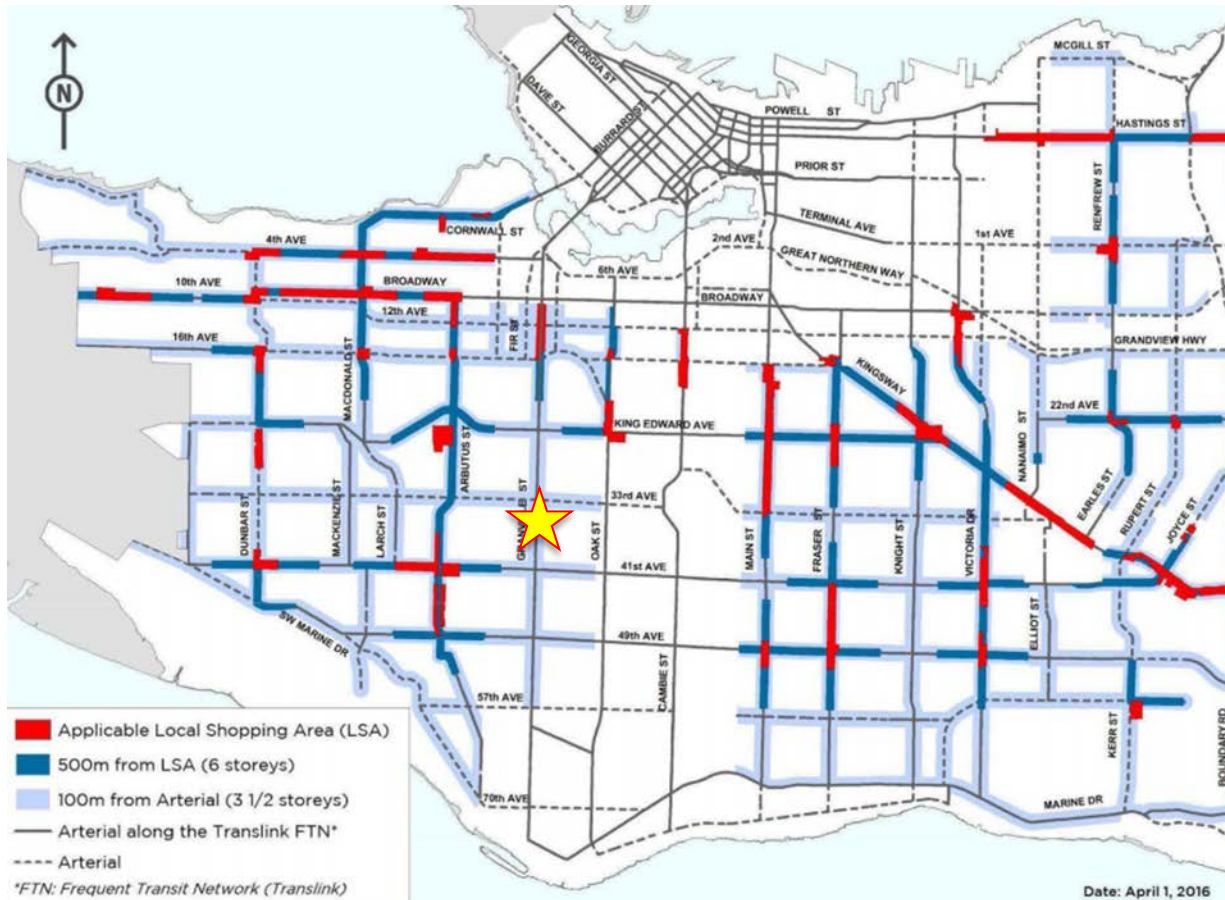
The policy also includes a spacing requirement between projects, where no more than two projects can be considered within 10 blocks along an arterial street. As this spacing requirement was added by Council when the policy was approved in 2012, it does not appear in the report at the above web link.

How to find out if a site is eligible for the Affordable Housing Choices Interim Rezoning Policy

Locations where the Affordable Housing Choices Interim Rezoning Policy can be considered are provided in Section 2, below. To confirm the eligibility of a particular site, contact the Planning Info Line at 604-973-7038 or planninginfo@vancouver.ca.

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

Enabling Policy



- Permissible in RS and RT zones.
- Up to 4 - 6 storeys along arterials with additional density .
- Max. 2 projects within 10 blocks.
- Townhouse and apartment forms allowable.

Affordable Housing Choices Interim Rezoning Policy (AHC Policy)

Proposal: Summary

- 4 storey apartment building
- 81 secured rental units
- 35% family units.
- 1.6 FSR proposed
- 13.3 m (43.6 ft.) height

Unit Type:

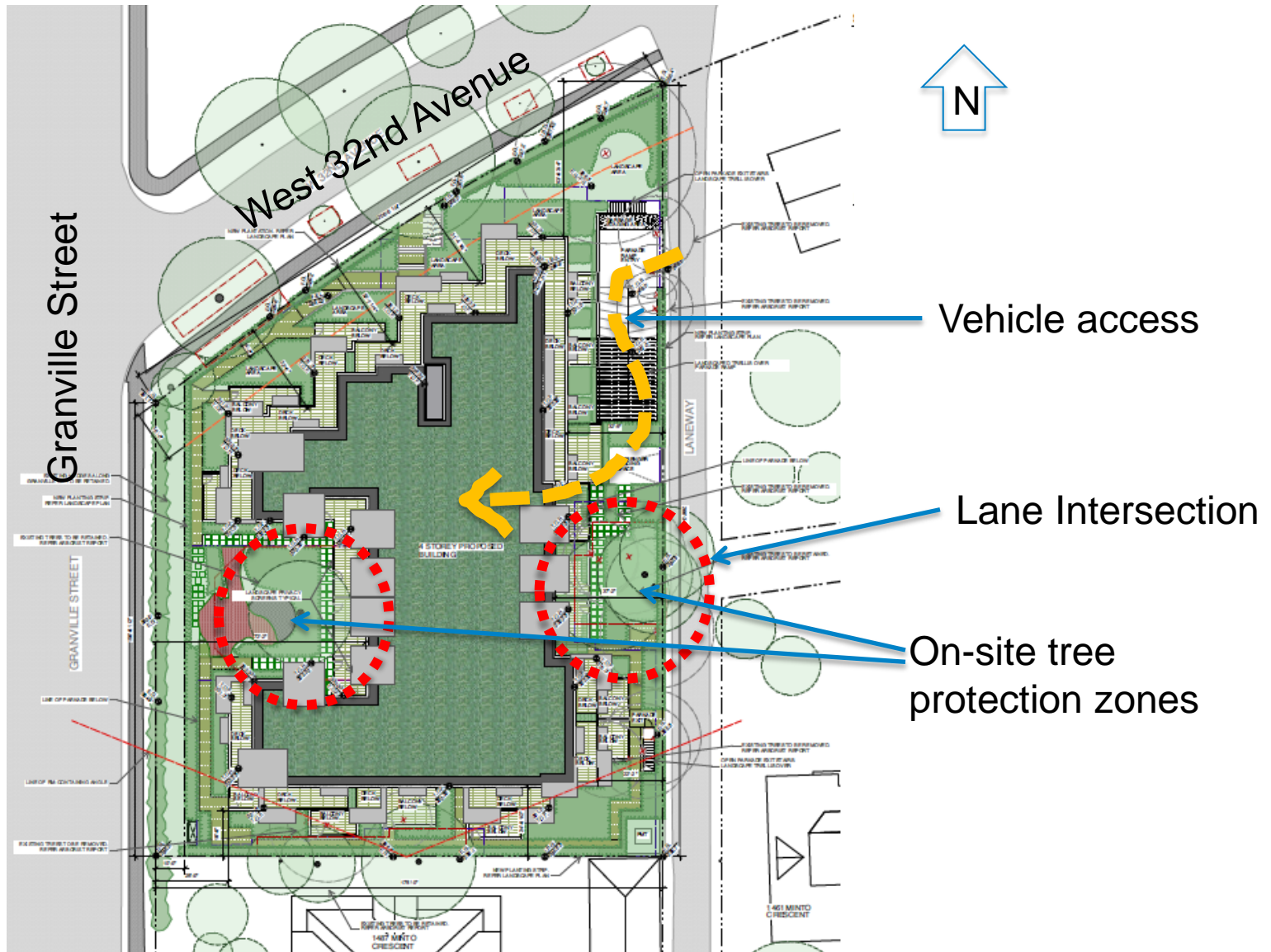
- 0 studios
- 52 One Bedroom
- 19 Two Bedroom
- 10 Three Bedroom

Construction Jobs:
approximately 280



View From West 32nd Avenue – Looking South-West

Proposal: Site Plan



Proposal: Rendering



View From Granville Street – Looking East

Proposal: Rendering



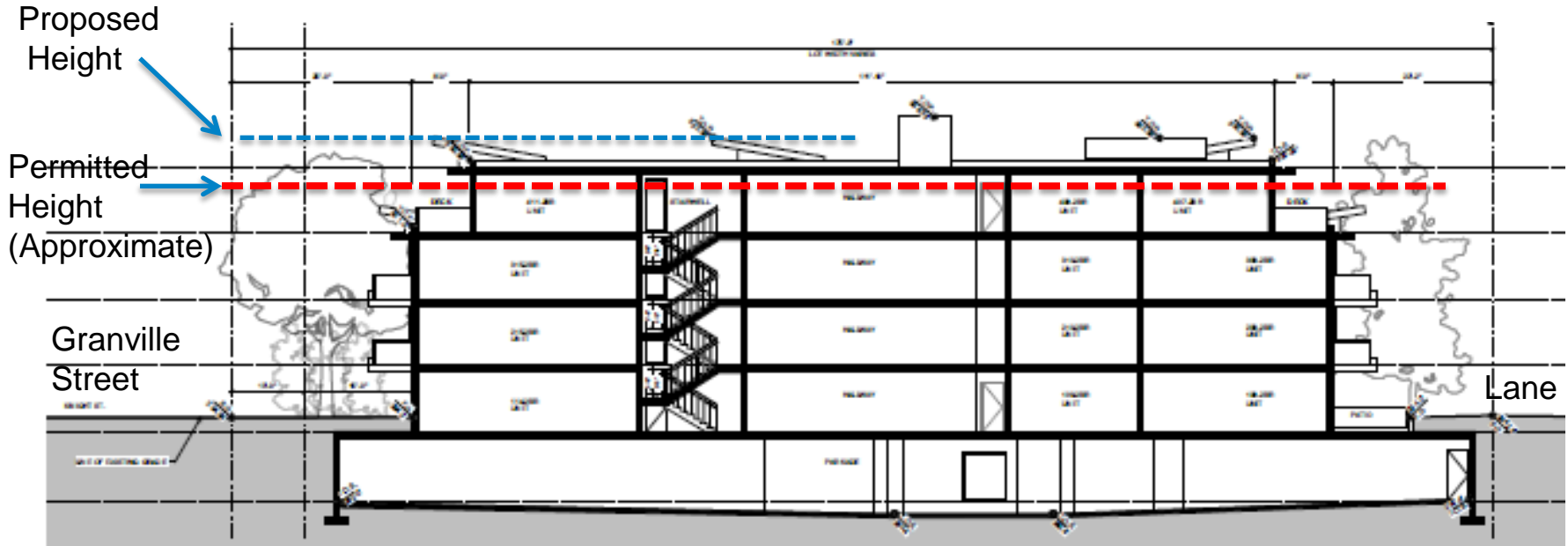
View From West 32nd Avenue – Looking South

Proposal: Rendering



View From West 32nd Avenue – Looking South-West

Zoning Comparison



Cross Section – Looking North

Item	Permitted (RS-5)	Proposed
Height	10.7 m (35 ft.)	13.3 m (43.6 ft.)
Density (FSR)	0.86 with Laneway Housing	1.6
Building Depth	40%	71%

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
studio	\$1,804	\$72,160	\$2,819	\$112,760
1-bed	\$1,999	\$79,960	\$3,413	\$136,520
2-bed	\$3,059	\$122,360	\$5,191	\$207,640
3-bed	\$3,876	\$155,040	\$8,571	\$342,840

Shaughnessy
Vacancy Rate: 0.5%

Shaughnessy Median
Incomes by Household

Renters (25%):

- \$69,711

Owners (75%):

- \$142,781

Average Renter Incomes
and Per Cent of
Households:

All: (19%):

- \$109,918

Single Person (36%):

- \$48,150

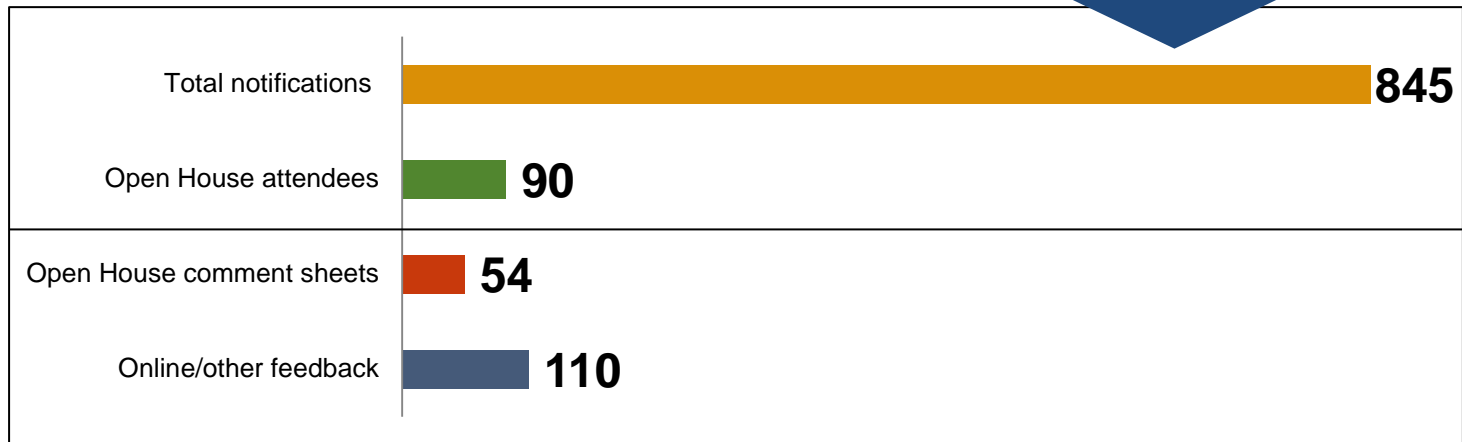
Couple (45%):

- \$171,932

Public Consultation

**Pre-application
Open House
January 16, 2019
40 attendees**

**City-hosted
Open House
May 15, 2019
58 attendees**



* Note that all reported numbers above are approximate

Support

- Rental housing
- Density, height and design
- Commercial Spaces
- Proximity to transit and services

Concerns

- Density, height, and neighbourhood fit
- Apartment form
- Traffic and safety
- Impact on Granville Street character
- Precedence

Conclusion



- Provides 81 secured rental residential units
- Contributes to the objectives of the vancouver Housiung Strategy

Additional Info Slides

DCL Waiver

Unit Type	DCL By-law maximum average unit rent
Studio	\$1,641
1-bedroom	\$1,942
2-bedroom	\$2,611
3-bedroom	\$2,977

Unit Type	DCL By-law maximum average unit size
Studio	42 sq. m (452 sq. ft.)
1-bedroom	56 sq. m (603 sq. ft.)
2-bedroom	77 sq. m (829 sq. ft.)
3-bedroom	97 sq. m (1,044 sq. ft.)

Streetscape

