

# CD-1 Rezoning: 3701-3743 West Broadway

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Public Hearing – October 27, 2020



# Site & Surrounding Zoning



# Site & Surrounding Context

Jericho Lands

Highbury St

Alma St

Dunbar St



W Broadway

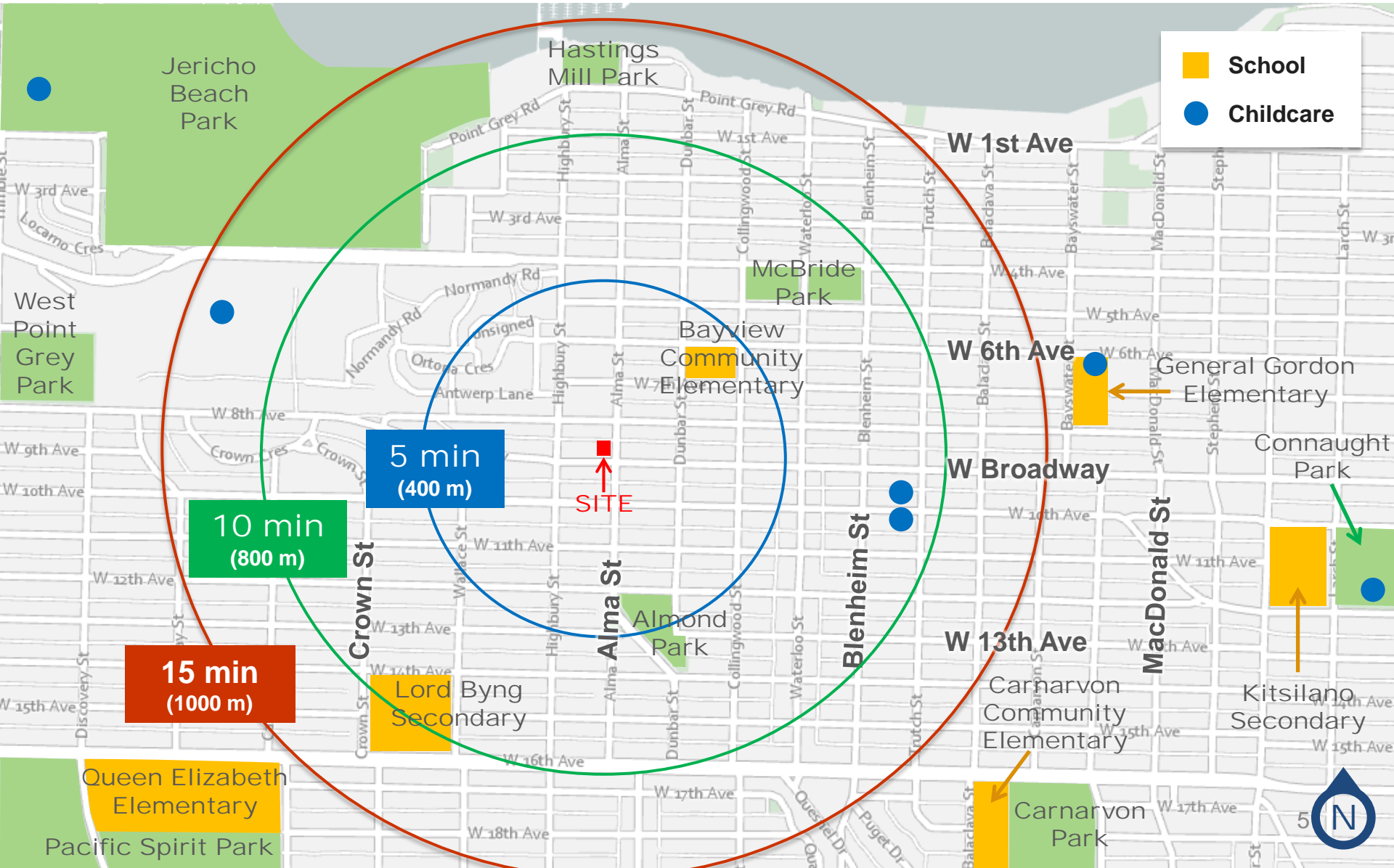


# Context: Current Site



VIEW FROM ALMA ST

# Amenities - Walking Distance



# Enabling Policy



- Housing Vancouver Strategy approved in 2017
- Secured Rental Units



**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](mailto: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- Removal of outdated administrative information in Section 1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

## Features

### 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

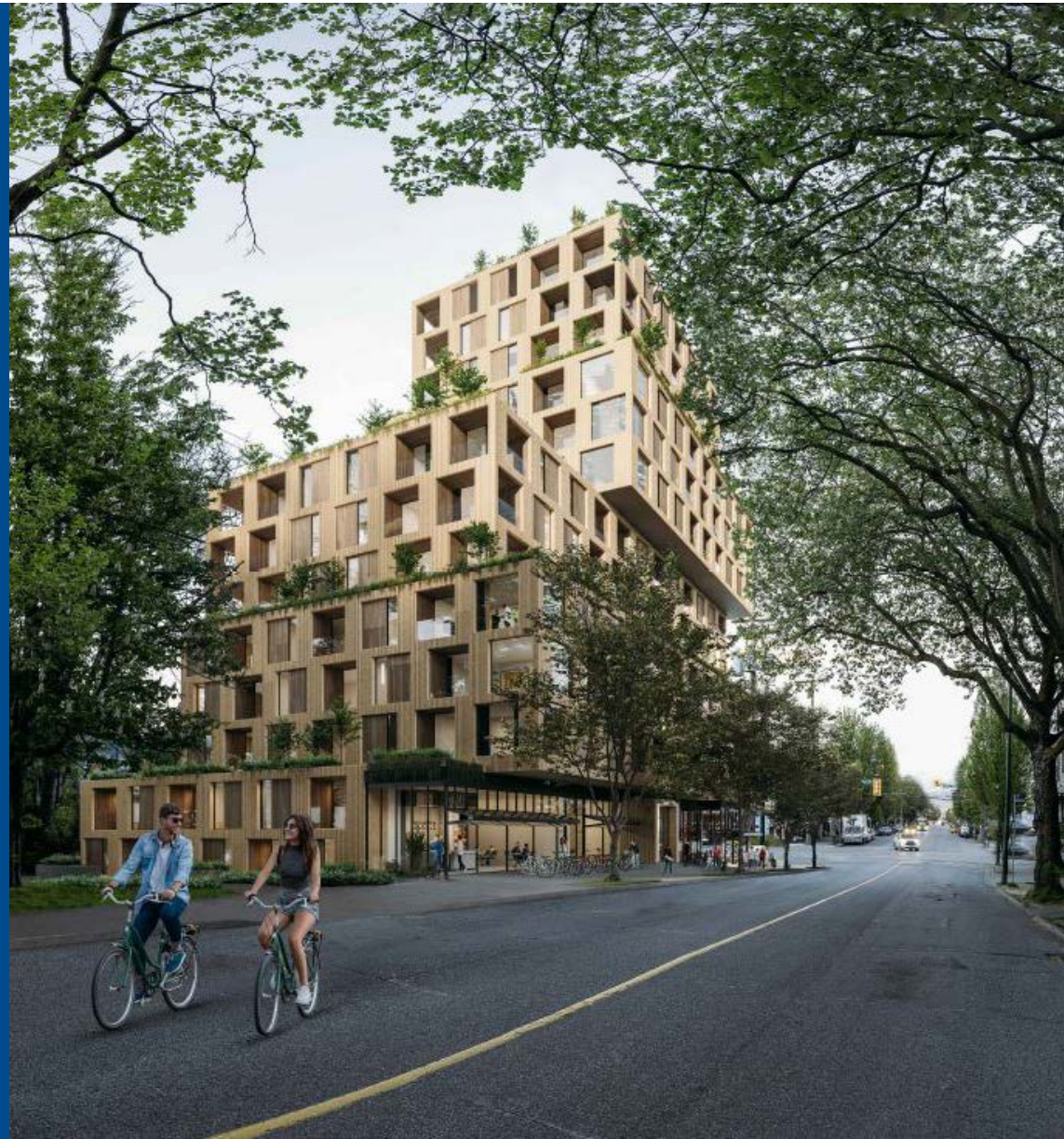
Affordability, net new rental units, minimal impacts on existing renters, unit mix, proximity to transit and amenities, context and neighbourhood fit

### Height and Density

For CD-1 Sites: Consider redevelopment of sites with no existing rental housing.

# Current MIRHPP Proposal

- 161 secured rental units
  - 54 studios
  - 51 one-bedroom
  - 50 two-bedroom
  - 6 three-bedroom
- Commercial retail at grade: 965.7 sq.m. (10,395 sq.ft.)
- Density of 5.27 FSR
- Height of 52.61 m (172.6 ft.)
- Public Art





# Restart Smart Vancouver

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If approved, the project would generate approximately 564 off-site and on-site construction jobs.

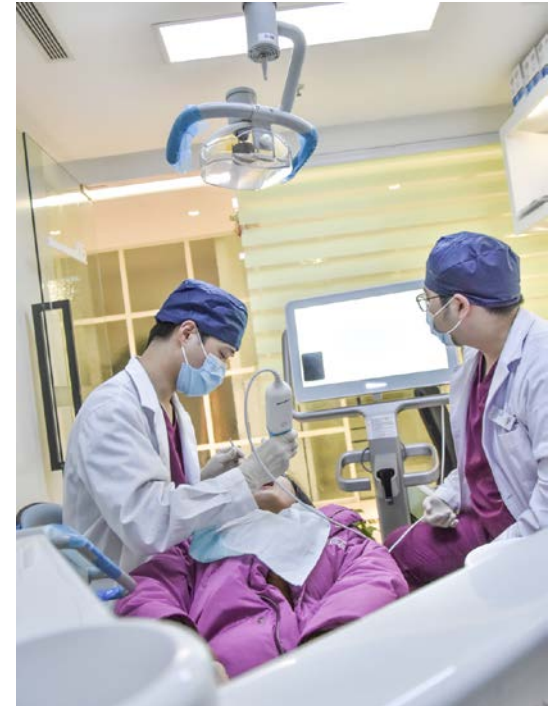
# Renting vs. Ownership

Unit Type	Moderate Income Units		Newer Rental Buildings – Westside <sup>2</sup>		Median-Priced Ownership Unit – Westside <sup>3</sup>	
	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>
<b>studio</b>	\$950	\$38,000	Graphic Arts Technician or Health Services Assistant
<b>1-bed</b>	\$1,200	\$48,000	Auto Service Technician or Vocational Instructor
<b>2-bed</b>	\$1,600	\$64,000	Two income household: Transit Driver and Admin Assistant
<b>3-bed</b>	\$2,000	\$80,000	Two income household: Maintenance Worker and Carpenter



# Financial Statement

- 161 secured rental units
- 32 moderate income units

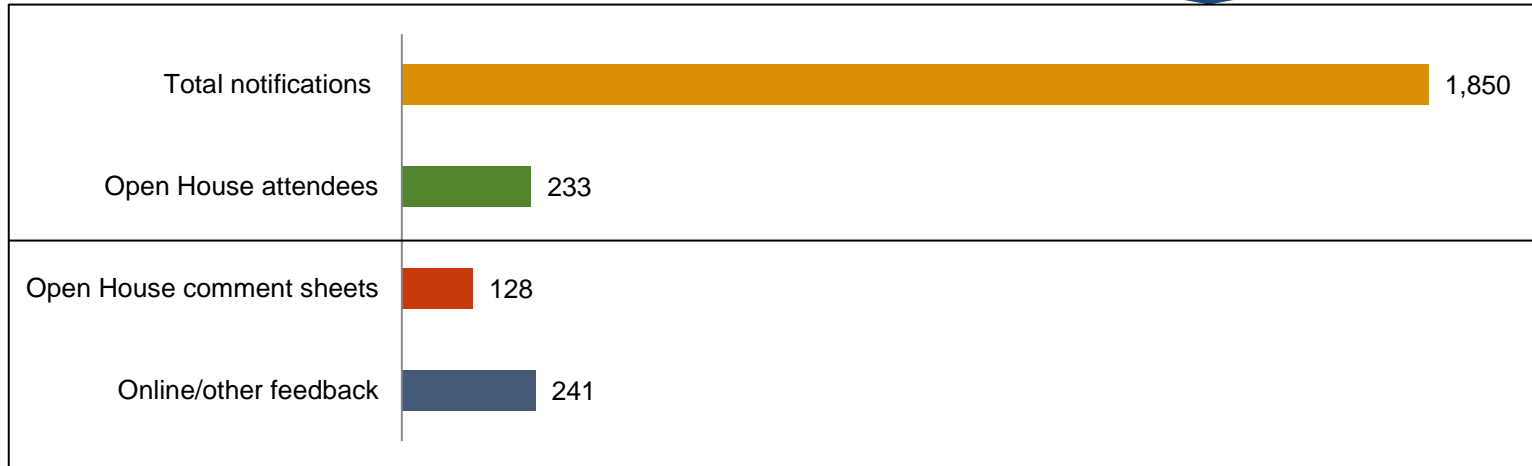


# Public Consultation



**Pre-application  
Open House  
May 16, 2019  
155 attendees**

**City-hosted  
Open House  
February 13, 2020  
233 attendees**



\* All numbers shown above are approximate

Other: Independent online petition “No Tower @ Alma & Broadway” garnered approximately 2,895 signatures.

# Public Consultation: What We Heard

## Support:

- Affordable housing
- Building height and density
- Proximity to transit and amenities

## Concern:

- Density, height, potential precedence
- Neighbourhood compatibility
- Parking, traffic, and safety
- Consultation process



# Response to Feedback: Precedence

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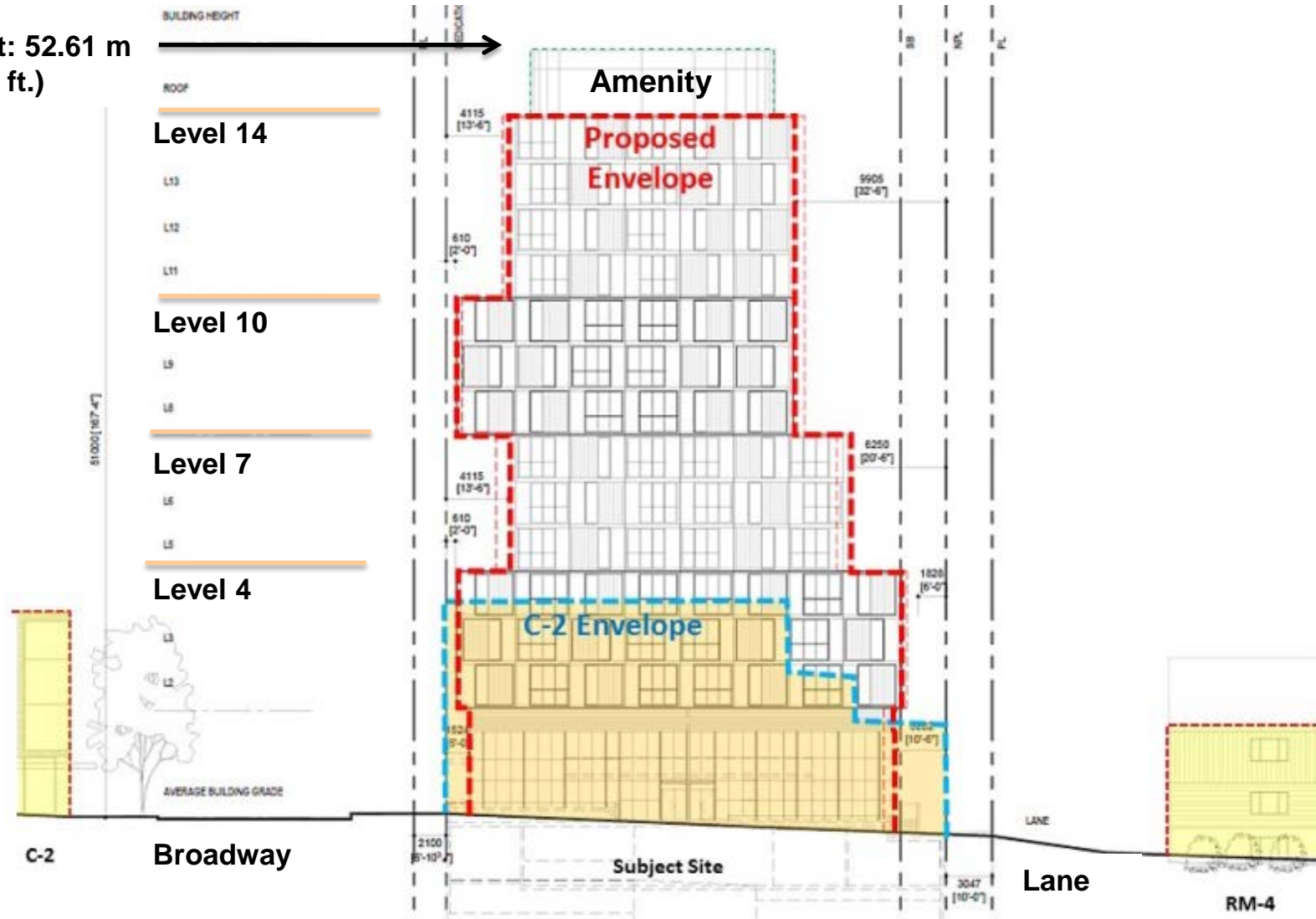
- **CD-1** - customized zoning
- **MIRHP Program** - pilot limited to 20 projects
- **Location** – arterial along a Frequent Transit Network
- **Housing Vancouver Strategy** - affordable MIR units



# Response to Feedback: Building Height

## C-2 vs. MIRHPP

Height: 52.61 m  
(172.5 ft.)





# Response to Feedback: Neighbourhood Context

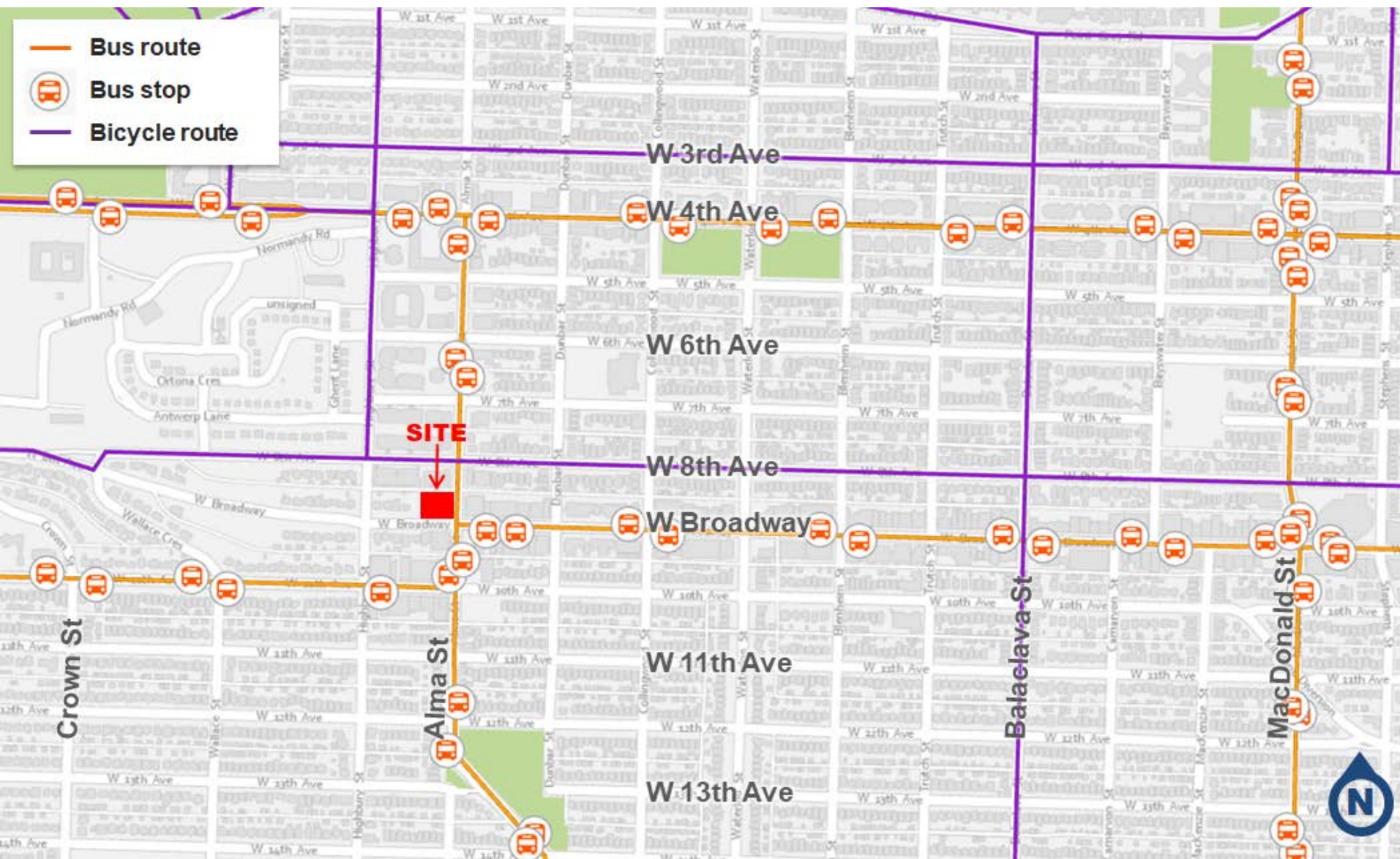


**Original Rezoning Submittal – November 2019**



**Revised Rezoning Submittal – May 2020**

# Response to Feedback: Parking, traffic, and safety



# Response to Feedback: Consultation Process

## NOTICE OF REZONING APPLICATION AND OPEN HOUSE

January 30, 2020

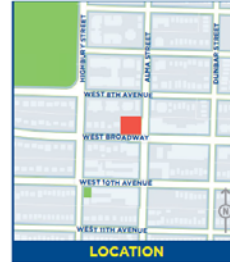
### 3701-3743 West Broadway

Join us at an open house to learn more and share your thoughts:

Thursday February 13, 2020, 5:00-8:00 pm  
St. James Community Square  
3214 West 10th Avenue



PROPOSED BUILDING



LOCATION

### FOR MORE INFORMATION AND TO SUBMIT COMMENTS:

**Webpage:**  
[vancouver.ca/rezapps](http://vancouver.ca/rezapps)

**or Contact:**

**Carly Rosenblat, Rezoning Planner at**  
[carly.rosenblat@vancouver.ca](mailto:carly.rosenblat@vancouver.ca) or 604-829-9621

The City has received an application to rezone 3701-3743 West Broadway from RS-1 (Single Family Dwelling) and C-2 (Commercial District) to CD-1 (Comprehensive Development).

The proposal is for a 14-storey mixed-use building including:

- a total of 153 secured rental units (with 20% of the residential floor area assigned to moderate income households);
- commercial uses at grade;
- a total floor space ratio (FSR) of 5.34;
- a total floor area of 11,537.4 sq. m (124,187 sq. ft.);
- a maximum height of 52.63 m (172.7 ft.); and
- 53 underground parking stalls and 301 bike spaces.

The application is being considered under the *Moderate Income Rental Housing Pilot Program*.

## NOTICE OF PUBLIC HEARING

October 15, 2020

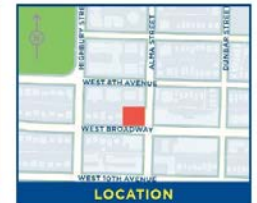
### 3701-3743 West Broadway

Vancouver City Council will hold a Public Hearing on:

**Tuesday, October 27, 2020 at 6 pm  
to be convened by electronic means**



PROPOSED DEVELOPMENT



LOCATION

Council will consider amendments to the Zoning and Development By-law. If approved, the zoning would change from RS-1 (Residential) and C-2 (Commercial) Districts to CD-1 (Comprehensive Development) District. The 14-storey mixed-use building includes:

- 161 secured rental housing units of which 20 per cent of the residential floor area will be reserved as moderate-income units;
- a total floor area of 11,370.6 sq. m (122,392 sq. ft.);
- a floor space ratio (FSR) of 5.27; and
- a building height of 52.61 m (172.6 ft.).

The application is being considered under the *Moderate Income Rental Housing Pilot Program*

**More information on this proposal:**  
[vancouver.ca/rezapps](http://vancouver.ca/rezapps)

### PUBLIC HEARING

This Public Hearing is to be convened by electronic means as authorized by Ministerial Order No. M192, "Local Government Meetings and Bylaw Process (COVID-19) Order No. 3".

Members of the public may attend at the Council Chamber in City Hall to hear and watch the meeting proceeding, but are strongly urged to listen and watch the proceedings via the City's website or follow Twitter @VanCityClerk. Due to COVID-19, it is recommended that speakers participate by telephone or provide written submissions; however, space will be made available at City Hall to accommodate those who are unable to participate by telephone. Protective masks are recommended.

### DRAFT BY-LAWS & MINUTES

Copies of the draft by-laws will be available for viewing at all times starting October 16 at 1pm at [vancouver.ca/councilmeetings](http://vancouver.ca/councilmeetings).

Minutes of the Public Hearing will also be available at this location approximately two business days after a meeting.

### PARTICIPATE

To participate in the Public Hearing process, you can register to speak in person or by telephone individually beginning at 8:30 am on October 16 until 5 pm on the day of the Public Hearing:

- online: [vancouver.ca/councilmeetings](http://vancouver.ca/councilmeetings)
- call: 604-829-4238

Specify the hearing date and give the application address printed on this card, and say whether you will address Council by telephone or in person.

If you want to participate by telephone then you must have access to a telephone, provide a telephone number that can be used to contact you, and an email address where instructions on when and how to call into the Public Hearing can be provided to you.

Send your comments to Council:

- online: [vancouver.ca/public-hearing-comments](http://vancouver.ca/public-hearing-comments)
- mail: City of Vancouver, City Clerk's Office, 453 West 12th Avenue, Third Floor, Vancouver, BC, V5Y 1V4

# Conclusion



- Meets the intent of the MIRHP Program.
- Delivers approx. 129 market rental units & 32 moderate income units
- Central location to current & future transit options
- Staff recommend approval

# End of Presentation

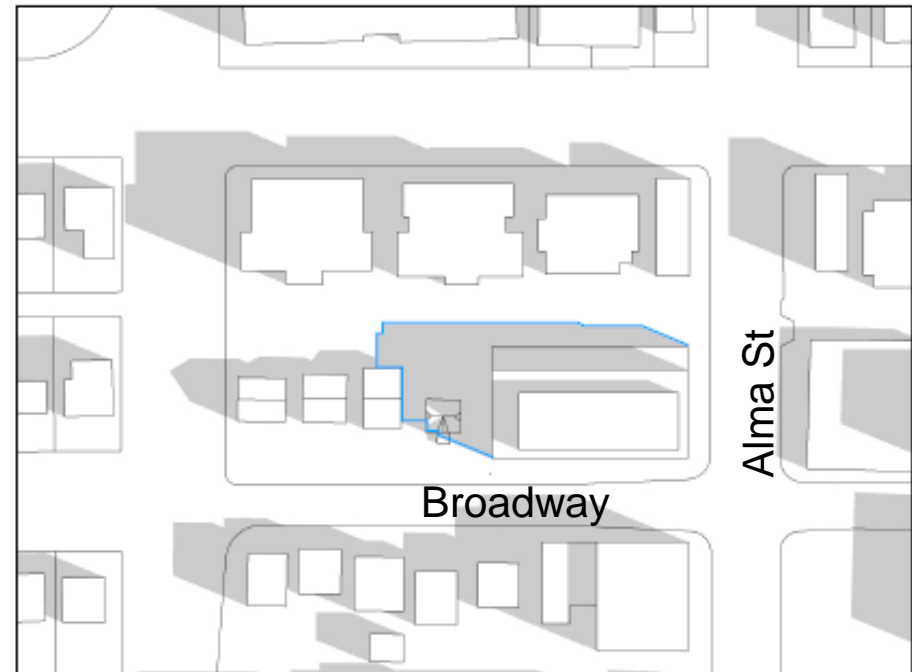
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**End of Presentation**

# Shadows



**Rezoning Application:**  
September 21st – 9:00am

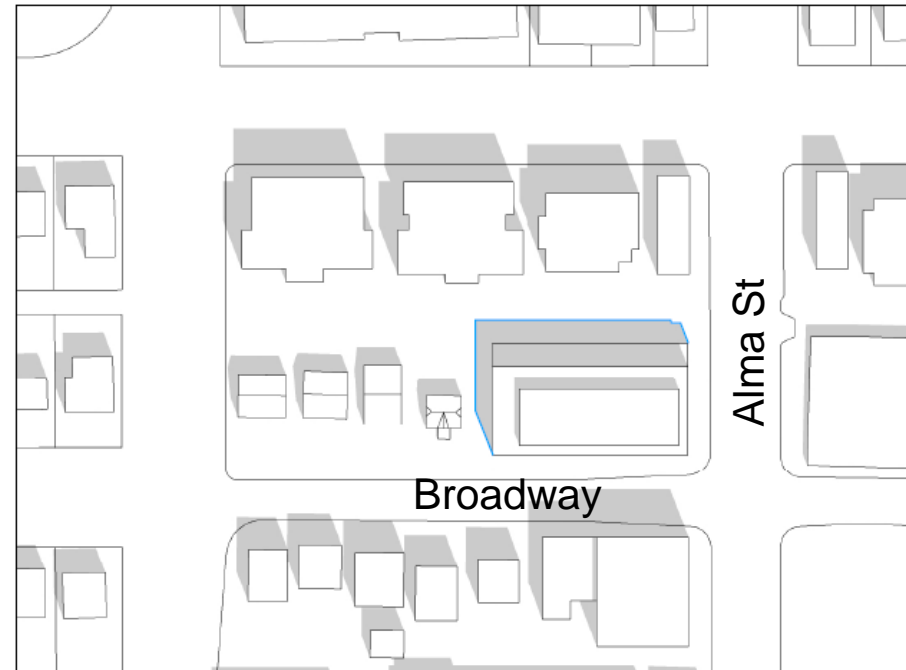


**Typical C-2 Zoning:**  
September 21st – 9:00am

# Shadows

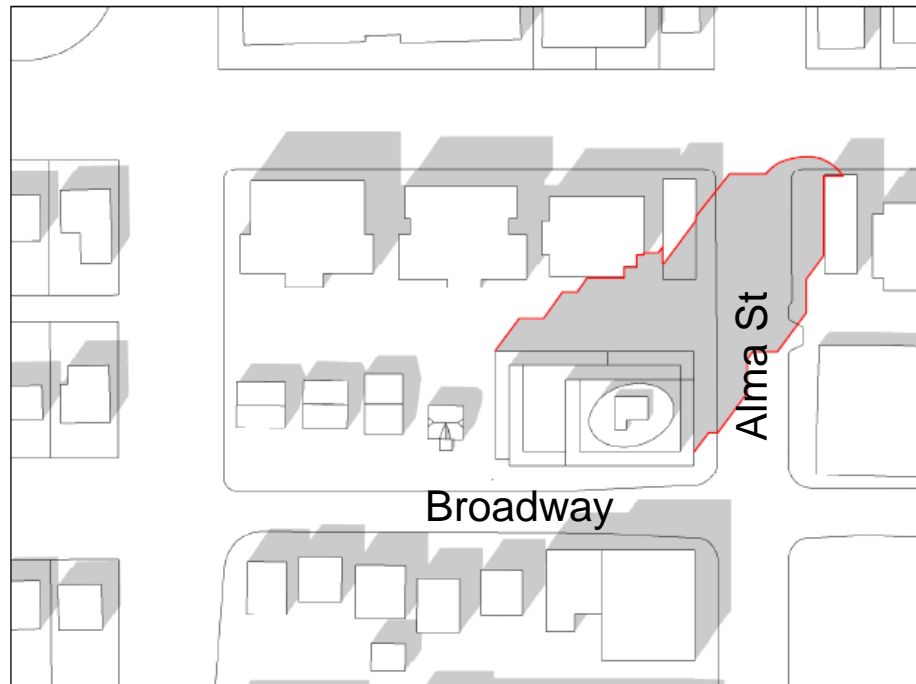


**Rezoning Application:**  
September 21st – 12:00pm

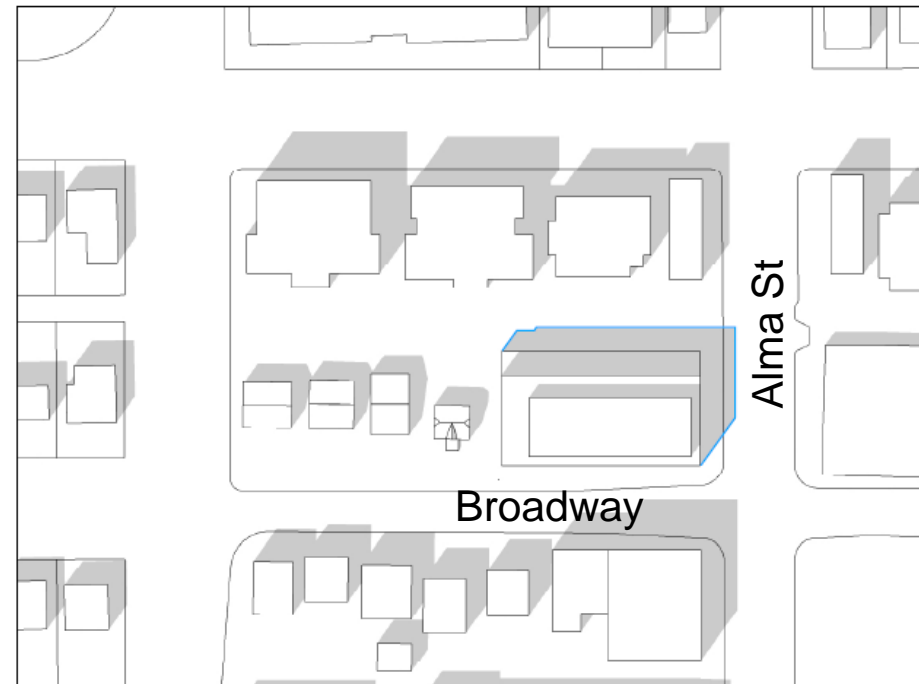


**Typical C-2 Zoning:**  
September 21st – 12:00pm

# Shadows



**Rezoning Application:**  
September 21st – 3:00pm

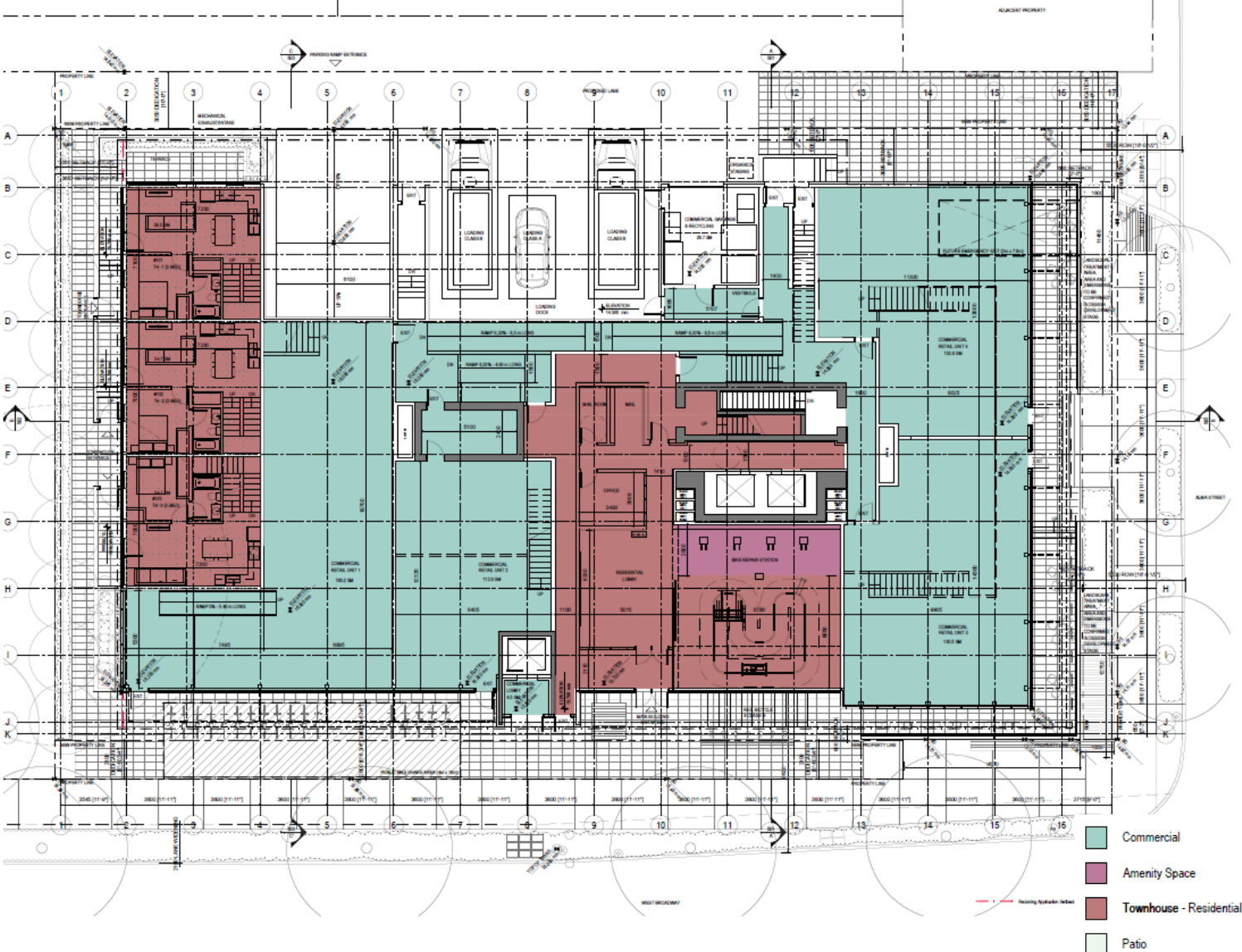


**Typical C-2 Zoning:**  
September 21st – 3:00pm



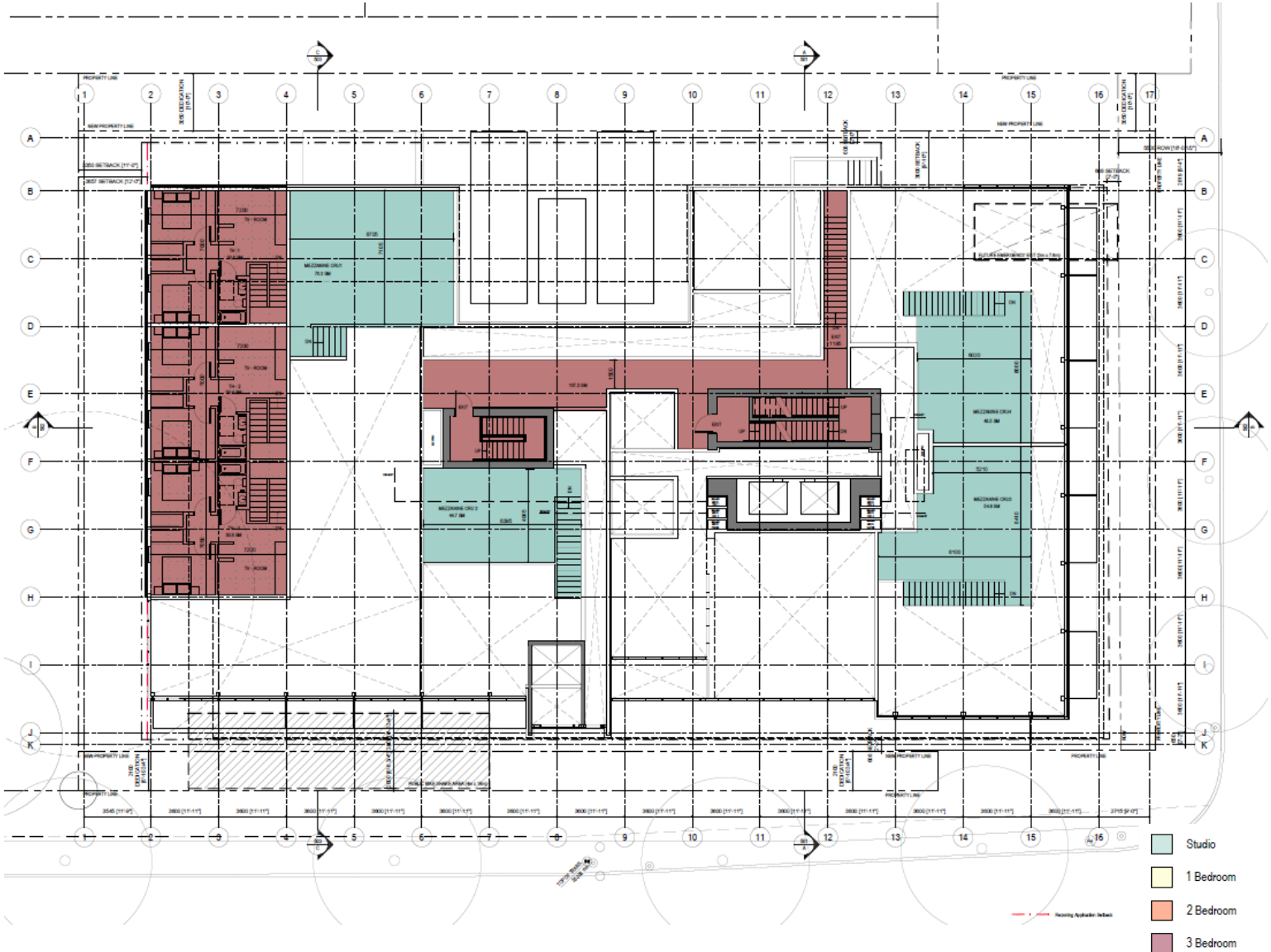
# Additional Slides

## Level 1



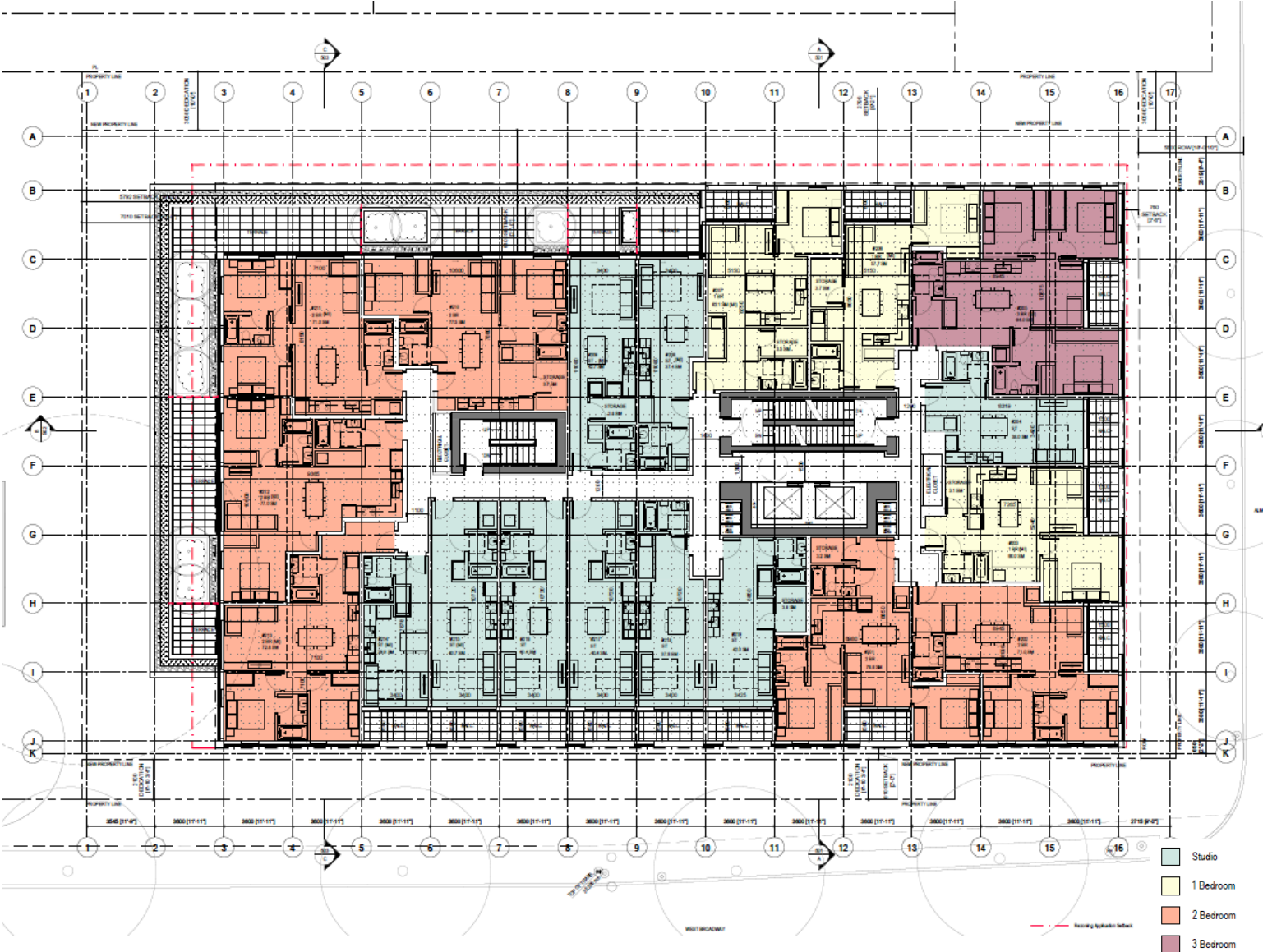
# Additional Slides

## Mezzanine



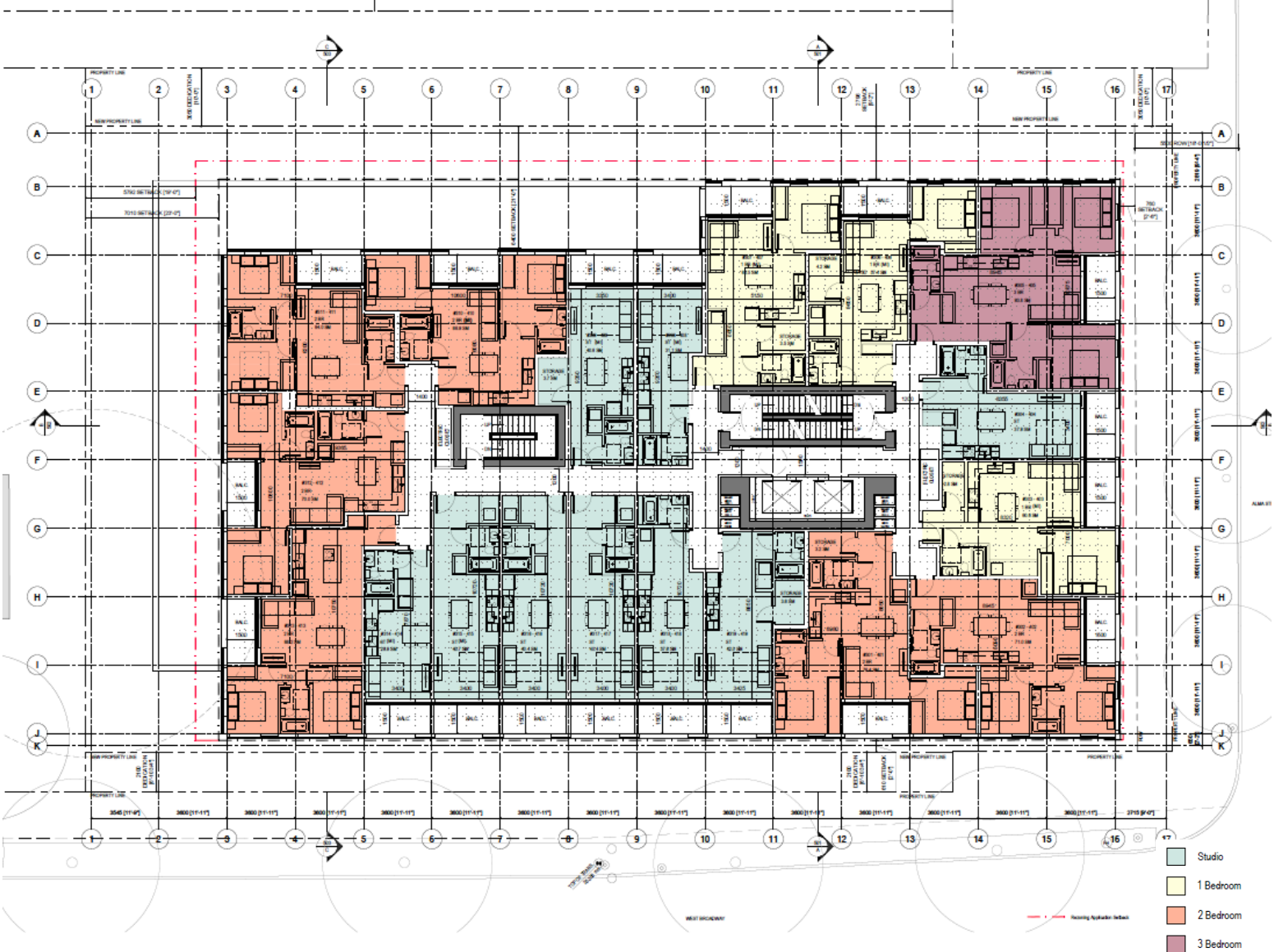
# Additional Slides

## Level 2



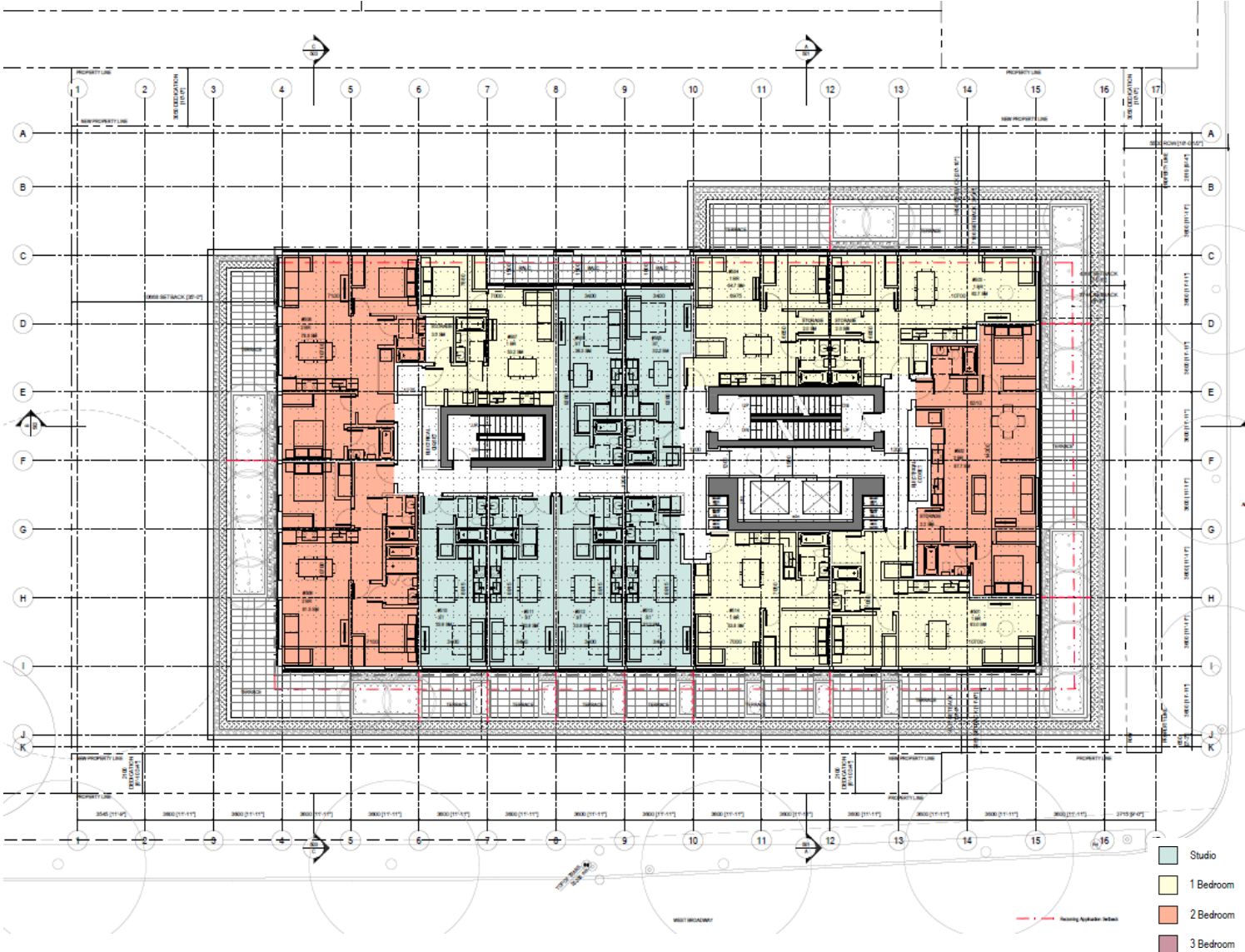
# Additional Slides

## Level 3-4



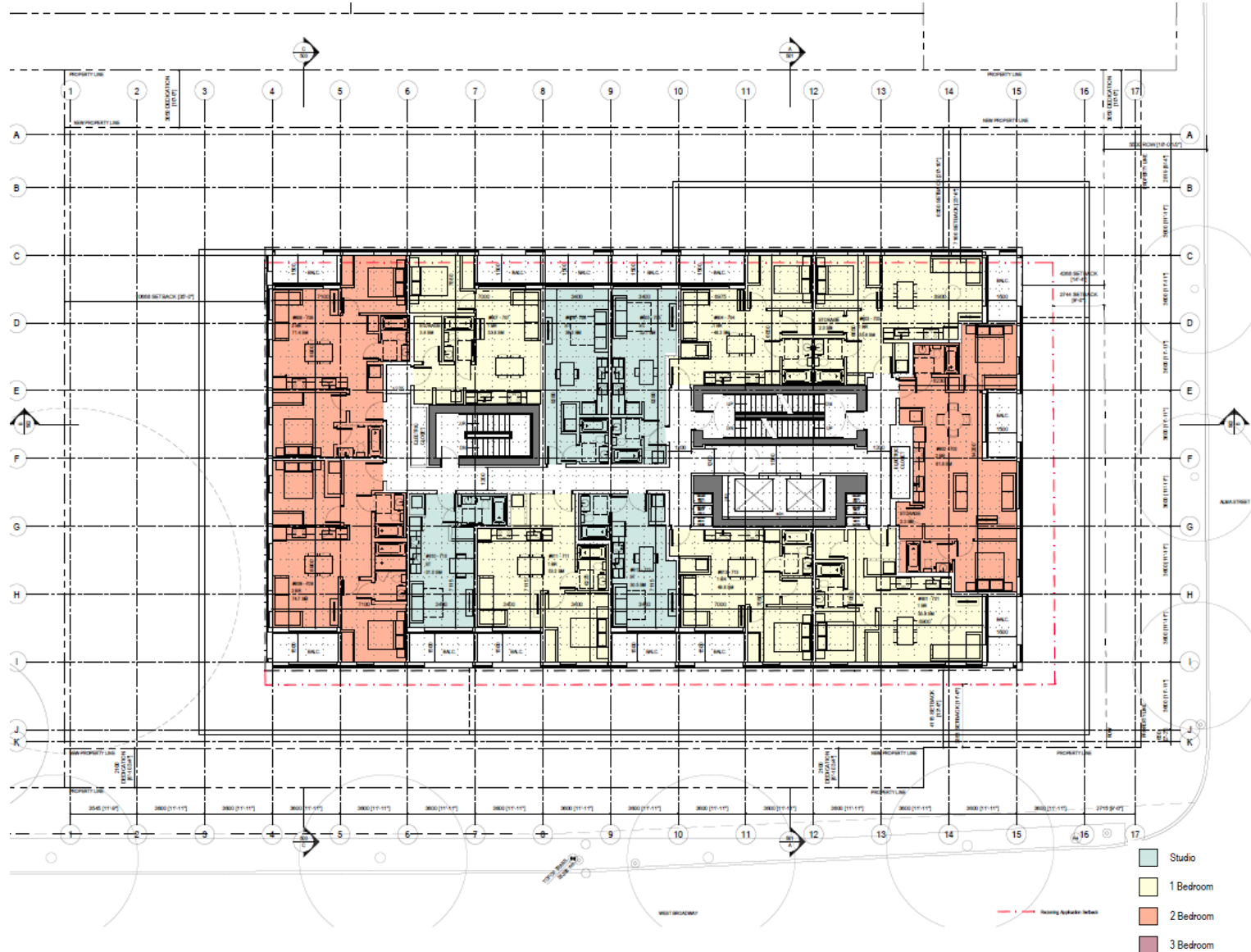
# Additional Slides

## Level 5



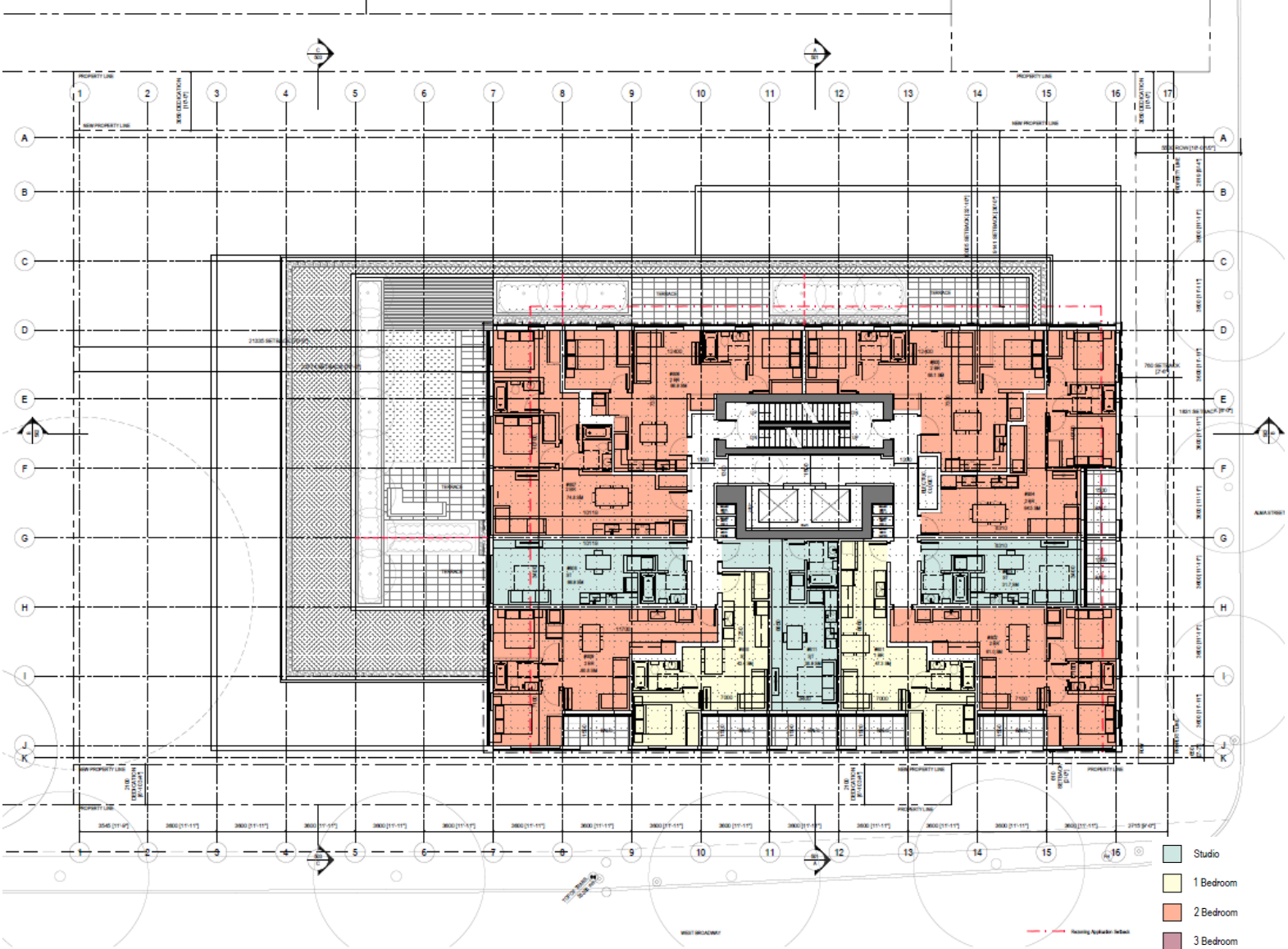
# Additional Slides

## Level 6-7



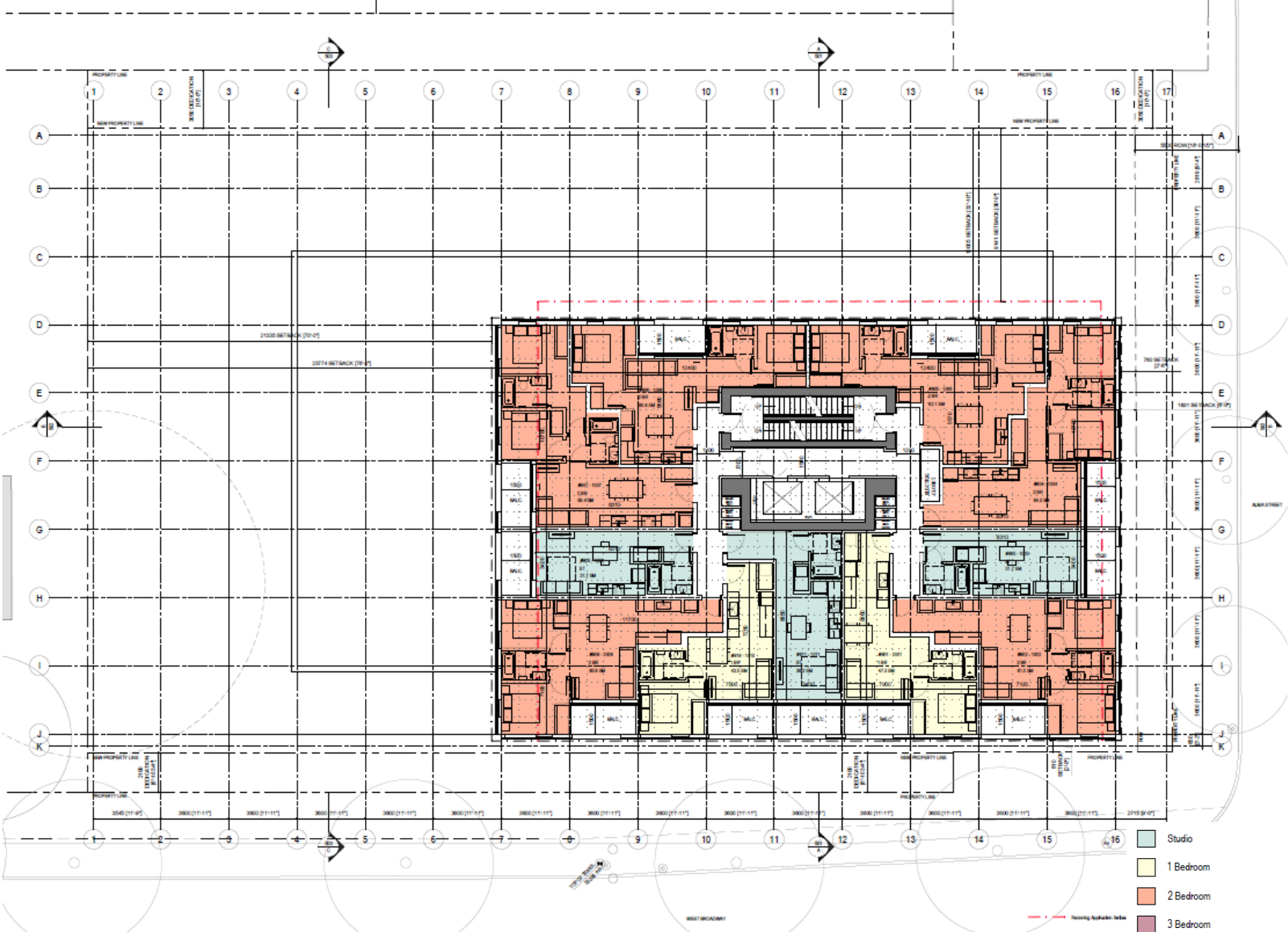
# Additional Slides

## Level 8



# Additional Slides

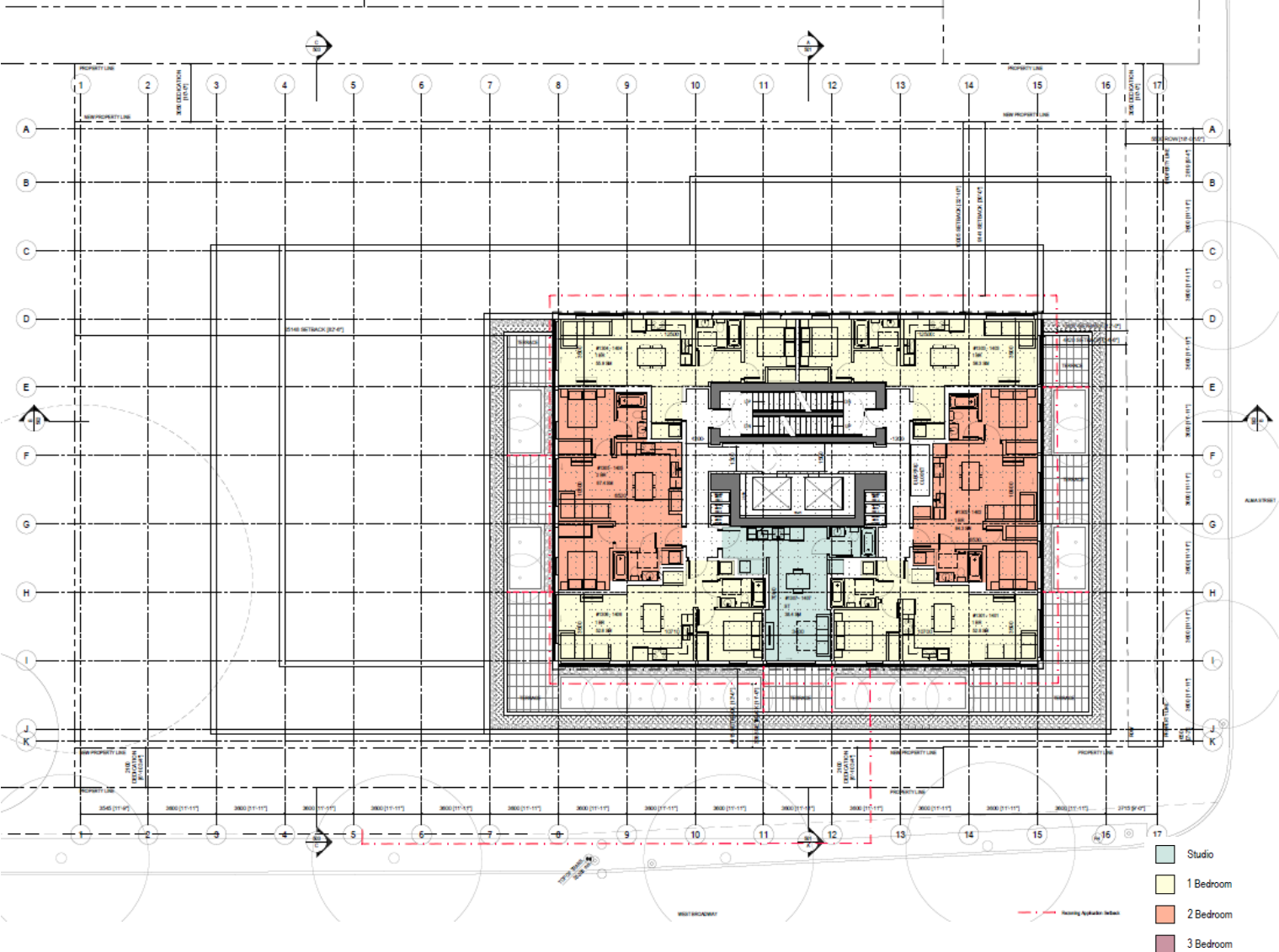
## Level 9-10





# Additional Slides

## Level 11



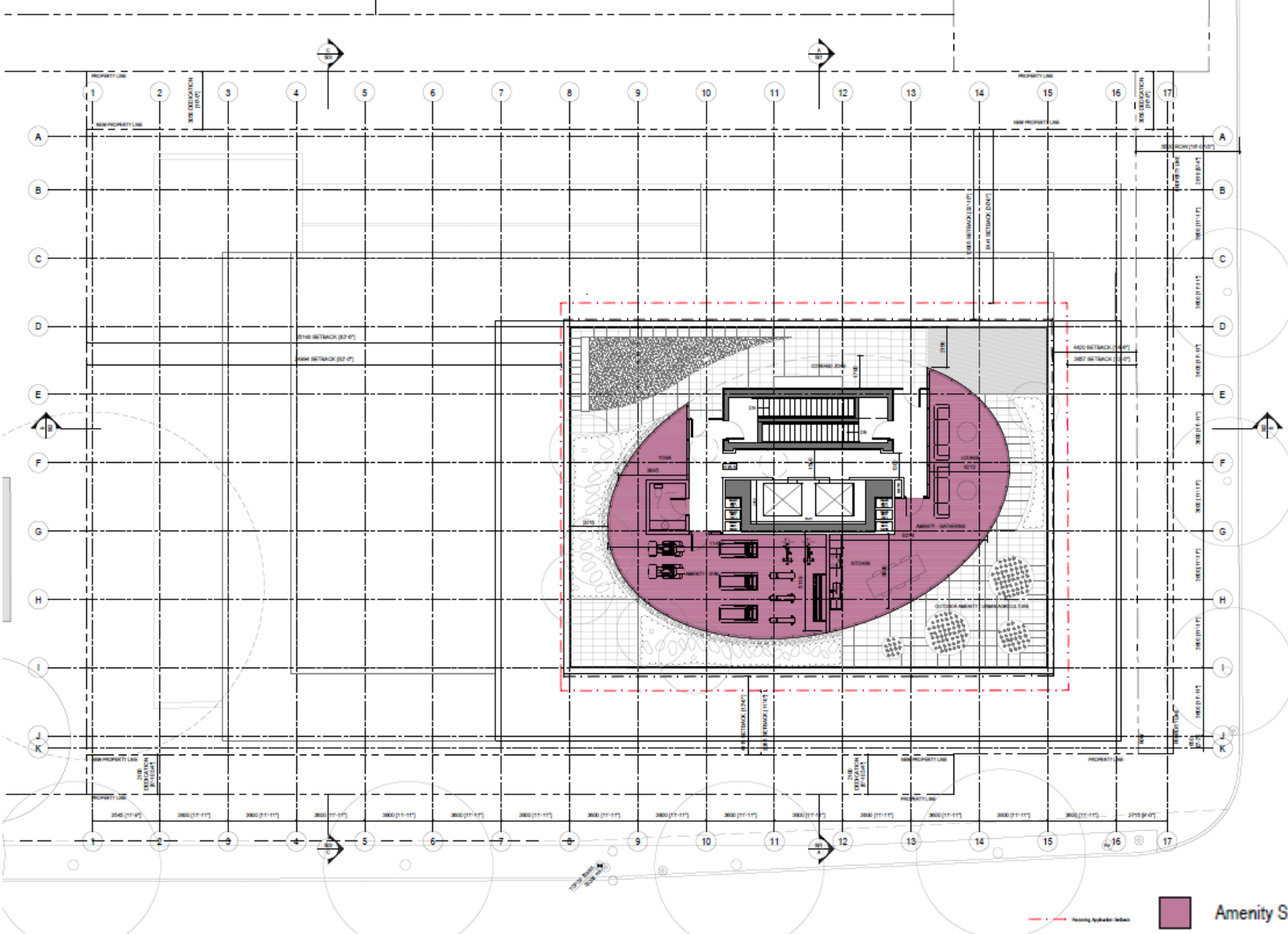
# Additional Slides

## Level 12-14



# Additional Slides

## Rooftop Amenity



# Additional Slides: Jericho Lands

