

## MEMORANDUM

February 9, 2021

TO: Mayor and Council

CC: Paul Mochrie, Acting City Manager  
Karen Levitt, Deputy City Manager  
Lynda Graves, Administration Services Manager, City Manager's Office  
Maria Pontikis, Civic Engagement and Communications Director  
Rosemary Hagiwara, Acting City Clerk  
Anita Zaenker, Chief of Staff, Mayor's Office  
Neil Monckton, Chief of Staff, Mayor's Office  
Alvin Singh, Communications Director, Mayor's Office  
Theresa O'Donnell, Deputy Director of Current Planning, Planning, Urban Design and Sustainability  
Templar Tsang-Trinaistich, Issues Manager, Planning, Urban Design and Sustainability  
Yardley McNeill, Assistant Director, Rezoning Centre, Planning, Urban Design and Sustainability  
Carly Rosenblat, Rezoning Planner, Planning, Urban Design and Sustainability  
Dan Garrison, Assistant Director, Housing Policy and Regulation

FROM: Gil Kelley  
General Manager, Planning, Urban Design and Sustainability

SUBJECT: Rezoning Application at 3084 West 4<sup>th</sup> Avenue and 2010 Balaclava Street -  
RTS # 14251

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The following information is offered in response to questions received by staff during the Council Meeting of January 20, 2021 when the rezoning application for 3084 West 4<sup>th</sup> Avenue and 2010 Balaclava Street was referred for Public Hearing.

This memo will form part of the February 11, 2021 Public Hearing agenda package and be available for public viewing.

The rezoning application proposes to rezone the subject site from RM-4 (Residential) District Schedule to CD-1 under the Moderate Income Housing Rental Pilot Program (the "MIRHP Program"). The application proposes to develop a six-storey residential building with 35 secured rental units, including eight units secured at moderate income rates.

Staff received questions from Council about the eligibility of the subject site to be considered under the MIRHP Program due to the number of existing rental units currently on the site.

Under the MIRHP Program general guidelines, RM zones can, “*Consider redevelopment of a limited number of highly underutilized sites with a low number of existing tenants – buildings with a maximum of 3 existing rental units. Up to 6 storeys on arterials. Consider higher forms at arterial intersections. On larger sites off-arterials, consider up to 6 storeys where appropriate*”.

The MIRHP program includes a distinction to limit RM zoned sites to redevelop where a building, rather than a development site, has a maximum of three rental units. This was an amendment brought forward by Council when the MIRHP Program was approved in 2017. Council’s intent at the time was to emphasize protection of purpose-built rental housing, while exploring opportunities for redevelopment of secondary rental options in the RM zoning districts.

The subject site meets the MIRHP Program guidelines as it is located on the West 4th Avenue arterial and consists of three duplexes, each containing two rental units each. There are a total of six existing rental units in three separate buildings.

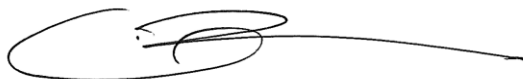
The site is located within the City’s Rental Housing Stock Official Development Permit (RHS ODP) area, which secures existing rental units. Sites with three or more existing dwelling units are required to replace these units at a one-for-one rate. The proposed project meets and exceeds the RHS ODP requirements by proposing 35 new rental units in place of the existing six rental units. Further, all new units would be secured as rental housing through a Housing Agreement for 60 years and the life of the building.

The existing RM-4 District Schedule permits multiple dwelling use with a maximum height of 10.7 m (35.1 ft.) and density of 1.45 FSR, typically in the form of a four-storey strata-titled residential building. If the subject site were to redevelop under the existing RM-4 District Schedule, all six existing rental units would be required to be replaced, however, there would be no requirement to secure additional rental units or units at below market rates.

The MIHRP program seeks to encourage the delivery of new market rental with a below market rental housing component that is affordable to households with moderate incomes. The program establishes incentives (including additional height and density) making this a viable option in comparison to home ownership developments generally constructed under existing zoning.

Redevelopment of the site would require the relocation of existing tenants. The Tenant Relocation and Protection Policy (2019) applies to this site and the applicant has provided a draft Tenant Relocation Plan. Eligible tenants who choose to do so can exercise the right to return to one of the replacement units in the new building at 20% below market rates or at rates for the moderate income units, provided they meet the eligibility requirements.

Please note, staff will also provide Council with a verbal presentation of the rezoning application and how it measures against City policy during the Public Hearing scheduled for February 11, 2021.



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