



CD-1 Rezoning: 3609-3687 Arbutus Street

Public Hearing – June 17, 2021

Site and Surrounding Zoning



Local Services and Amenities



Existing Site and Context



Enabling Policy



- Housing Vancouver Strategy approved in 2017
- Secured Rental Units
- 20,000 new units, 4,000 below market rates

3609 – 3687 Arbutus St Applications:

- Enquiry Application: June 24, 2019
- Rezoning Application: April 30, 2020



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

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/cityclerk/ccclerk/20121002/documents/rz2.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 20, 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

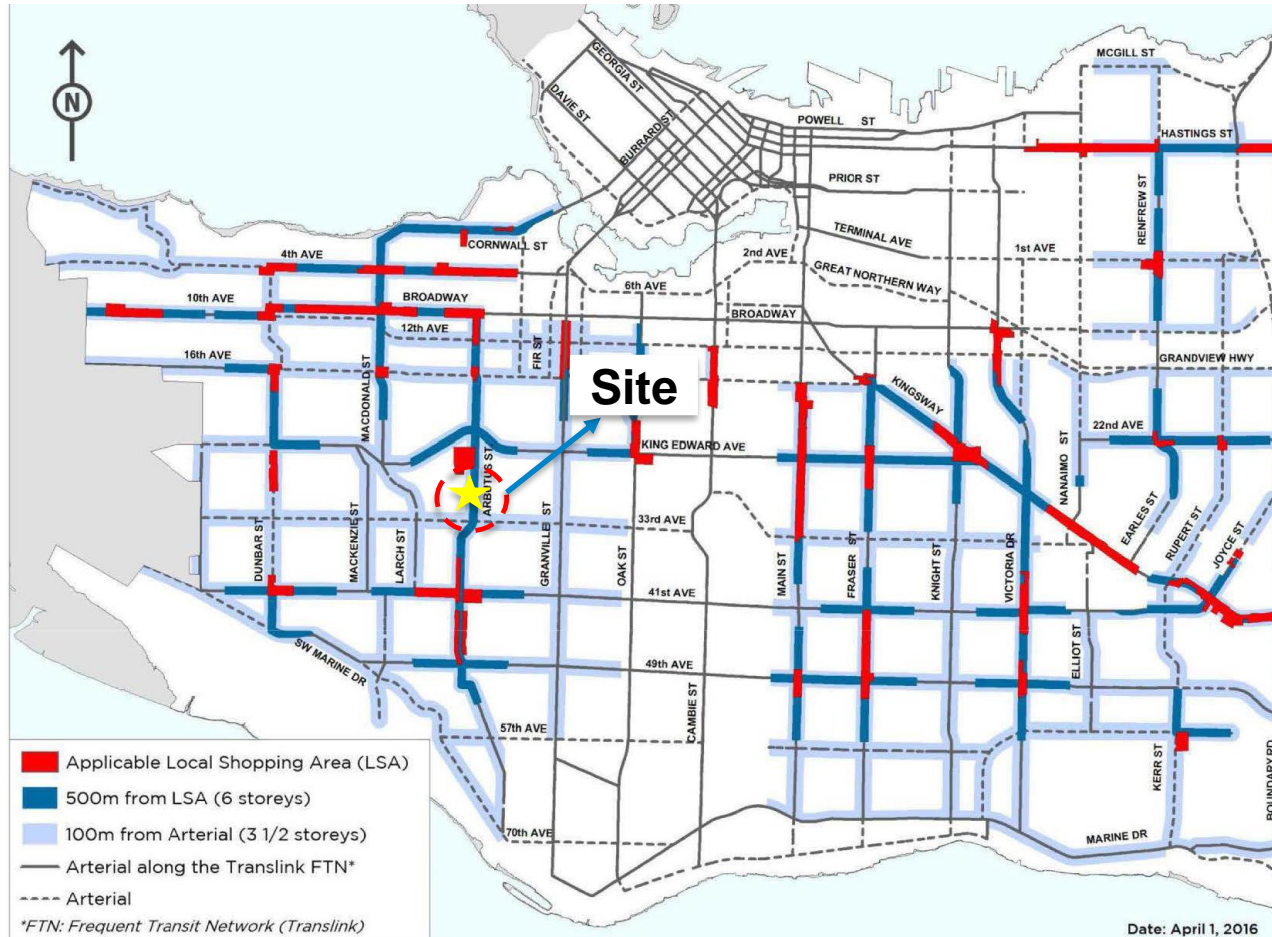
Locations where the Affordable Housing Choices Interim Rezoning Policy can be considered are provided in Section 2, below. To confirm the eligibility of a particular site, contact the Planning Info Line at 604-873-7038 or planninginfo@vancouver.ca.

June 2018

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

Policy Context

Affordable Housing Choices Interim Rezoning Policy



- Sites fronting an arterial street that is on Tranlink's Frequent Transit Network and within 500 m of a local shopping area
- Mid-rise forms up to a maximum of 6 storeys

Proposal

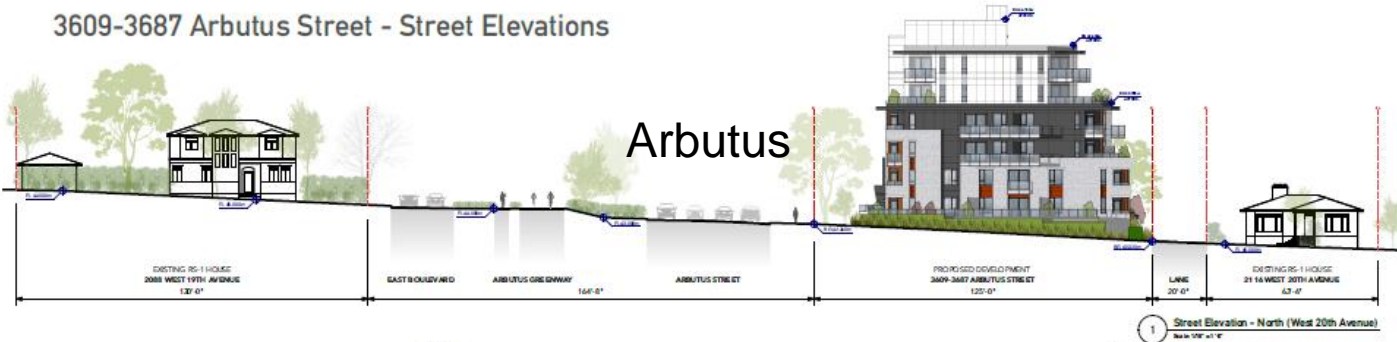
- 6-storey residential building
- FSR: 2.53
- Max. building height: 24.7 m (80.8 ft.)
- 116 secured market rental units (with 24 units secured as below-market rental housing):
 - 4 studios (3%)
 - 66 one-bedroom (57%)
 - 32 two-bedroom (28%)
 - 14 three-bedroom (12%)
- 74 vehicle parking spaces
- \$836,000 Utilities DCL
- 400 on- and off-site construction jobs



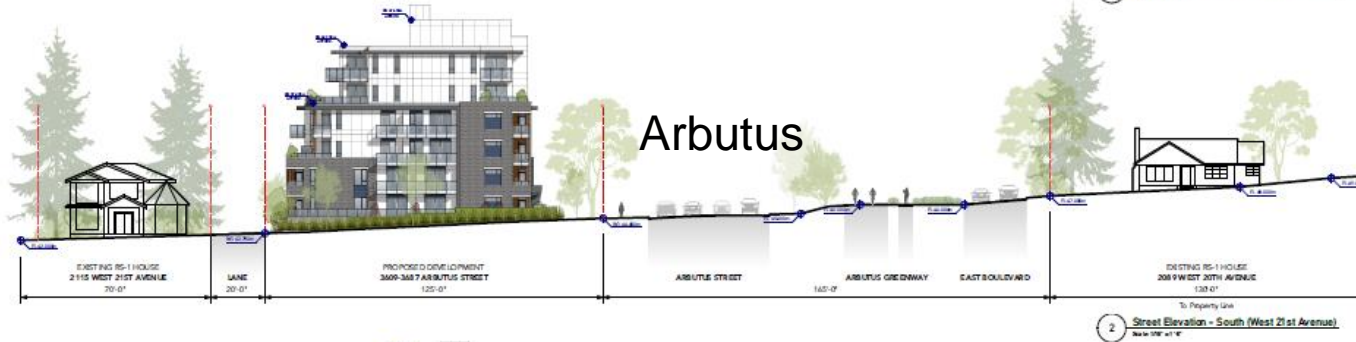
Proposal

3609-3687 Arbutus Street - Street Elevations

Looking
South



Looking
North



Looking
East



Proposal

Perspective Street View: Looking North from West 21st Avenue

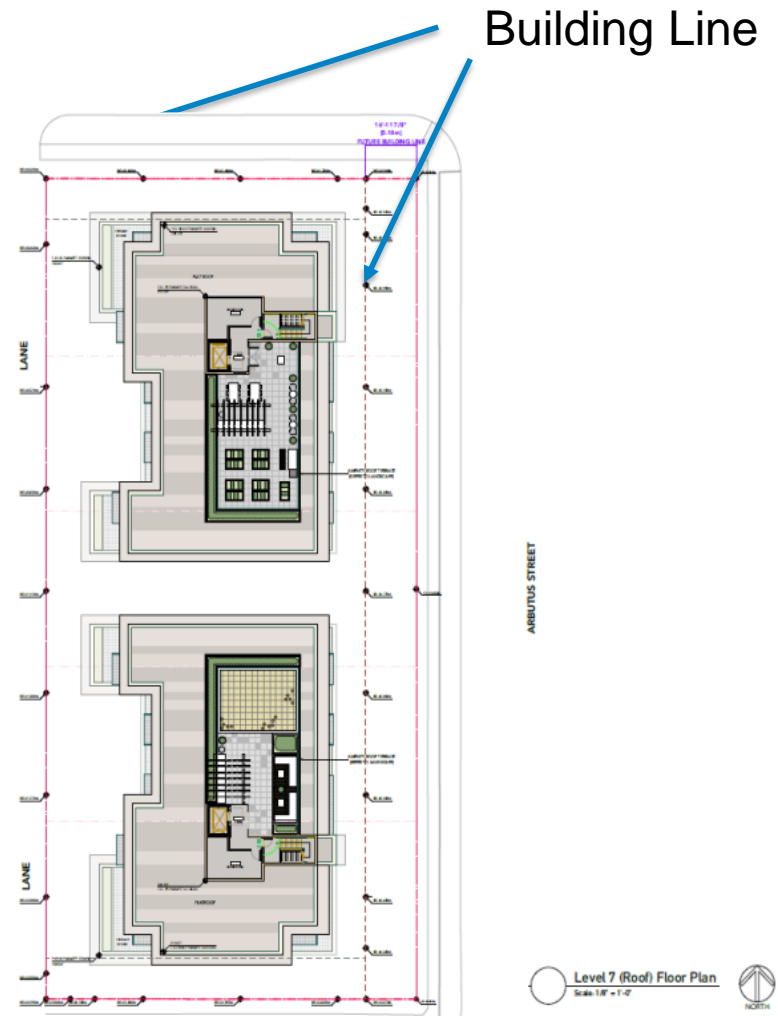
Building steps to the east



Proposal



Ground Level



Roof Top Level

Rents

	Below-Market Units		Newer Market Rental Buildings – Westside ²		Median-Priced Ownership Unit – Westside ³	
Unit Type	Proposed Average Starting Rents	Maximum Average Household Income Served ¹	Average Starting Rents ²	Average Household Income Served ¹	Monthly Costs of Ownership ³	Average Household Income Served ¹
Studio	\$950	\$38,000	\$1,832	\$73,280	\$2,857	\$114,280
1 Bedroom	\$1,200	\$48,000	\$1,975	\$79,000	\$3,554	\$142,160
2 Bedroom	\$1,600	\$64,000	\$2,804	\$112,160	\$5,355	\$214,200
3 Bedroom	\$2,000	\$80,000	\$3,349	\$133,960	\$8,707	\$348,280

Public Consultation

**Postcards Mailed
September 9, 2020**

**City-hosted
Virtual Open House
September 8 to
September 28, 2020**

Postcards distributed	480
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Questions	18
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Comment forms	258
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Other input	7
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Total	283
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Public Consultation

Support

- Increase in rental housing stock
- Building height and density appropriate along Arbutus
- Building design thoughtful to surrounding homes

Concerns

- Six storey mass not appropriate for the neighbourhood
- Overlook and shadowing
- Traffic

Notification Staff Response

Perspective Street View: Looking North from West 21st Avenue

Building steps to the east



Conclusion

- Proposal complies with the Affordable Housing Choices Interim Rezoning Policy and supports the Vancouver Housing Strategy.
- Provides 116 secured rental housing units much needed in the City.
- Voluntarily offers 20% of the floor area (24 units) at below-market rents, which is beyond what the AHC policy requires.
- Has been well designed to mitigate impacts including shadowing and overlook.



END OF PRESENTATION