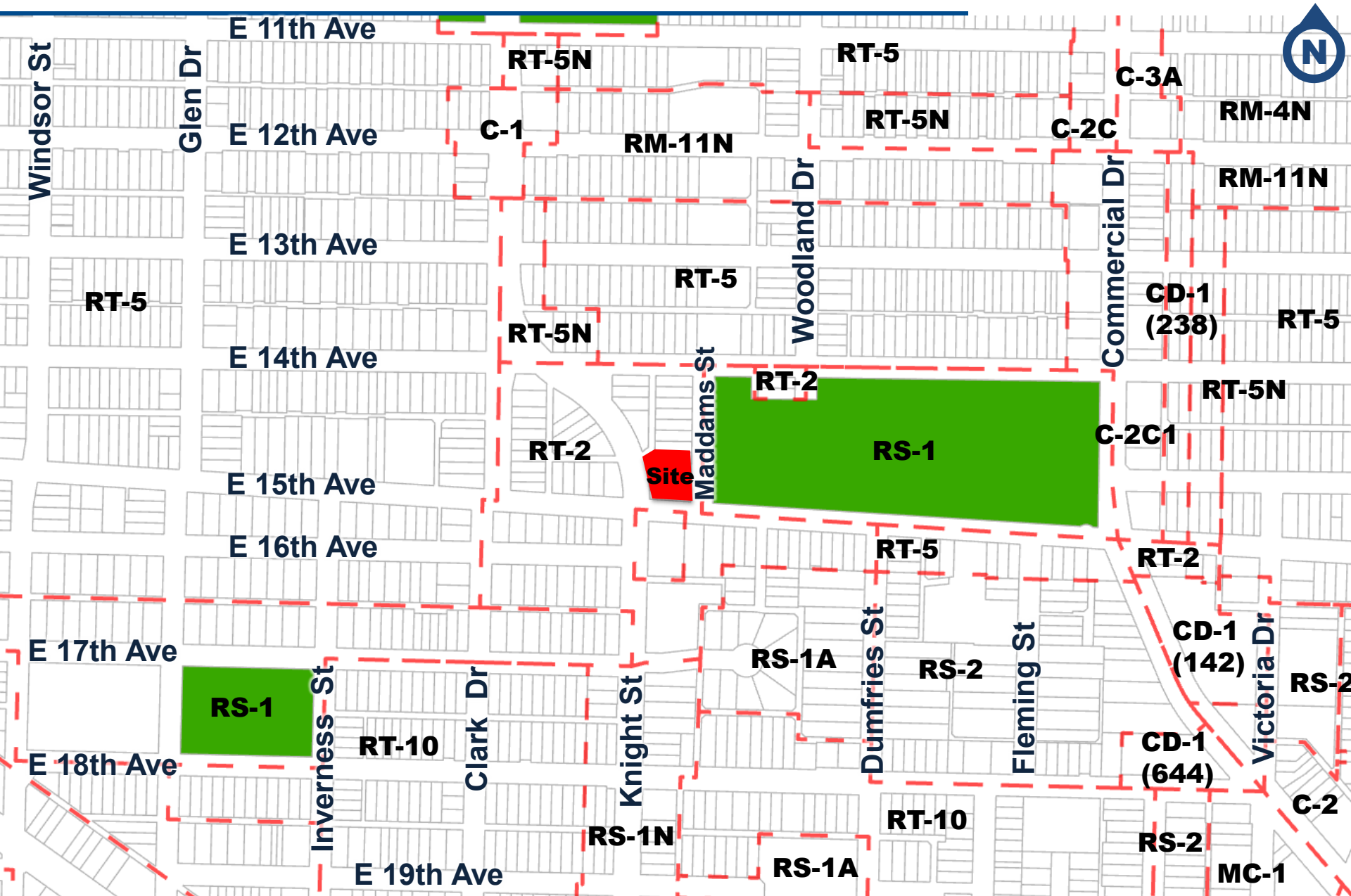




**CD-1 Rezoning: 1405 East 15th and
3071-3047 Maddams Street**
Public Hearing – July 6th, 2021

Site and Surrounding Zoning



Existing Site and Context



E 12th Ave

E 14th Ave

E 16th Ave

Maddams St

Knight St

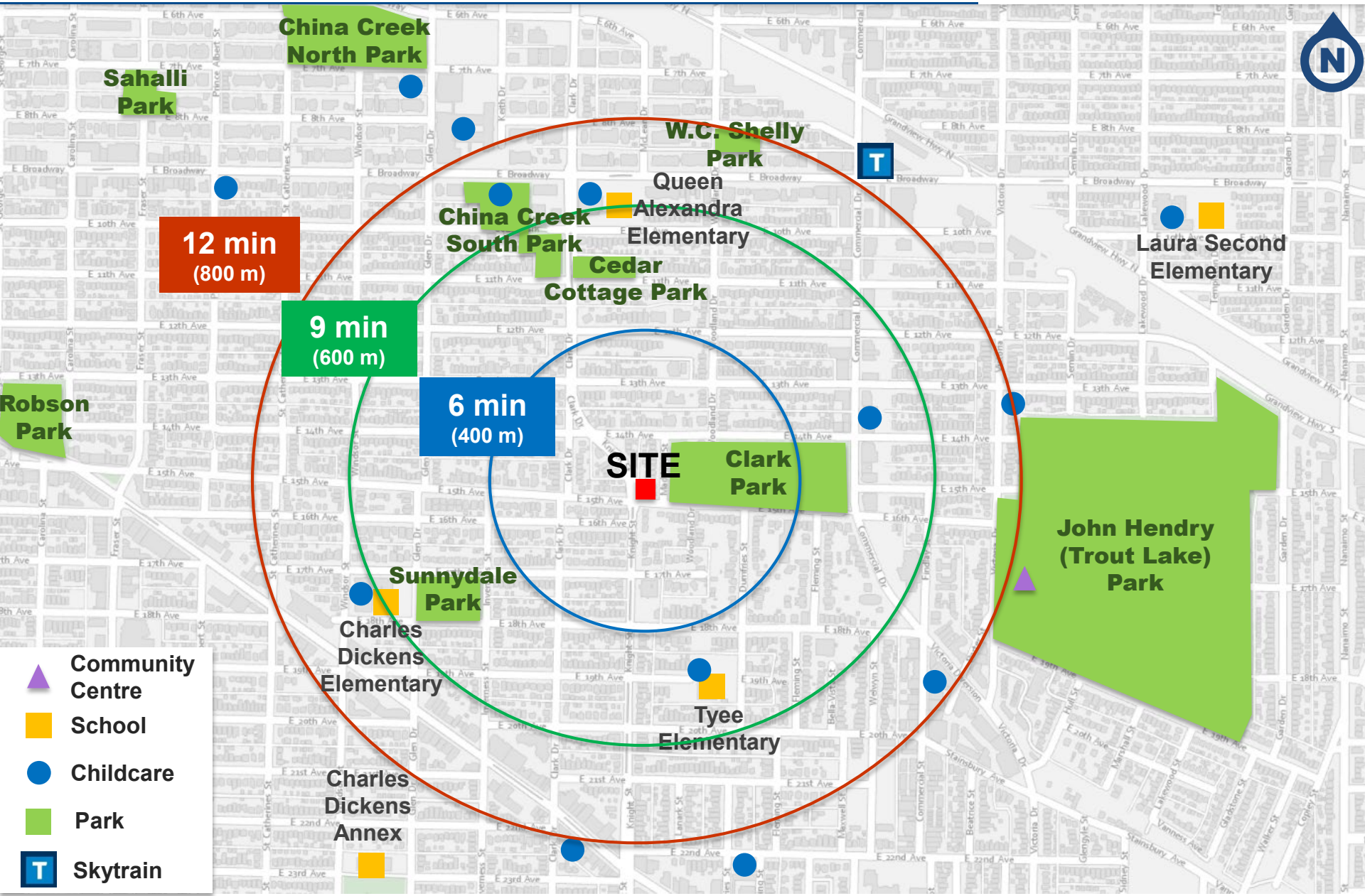
E 15th Ave

Clark Park

Context: Current Site



Local Services and Amenities Map



12 min
(800 m)

9 min
(600 m)

6 min
(400 m)

-  Community Centre
-  School
-  Childcare
-  Park
-  Skytrain

China Creek North Park

Sahalli Park

W.C. Shelly Park

China Creek South Park

Cedar Cottage Park

Robson Park

SITE

Clark Park

John Hendry (Trout Lake) Park

Sunnydale Park

Charles Dickens Elementary

Tyee Elementary

Charles Dickens Annex

Queen Alexandra Elementary

Laura Second Elementary

Enabling Policy



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



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

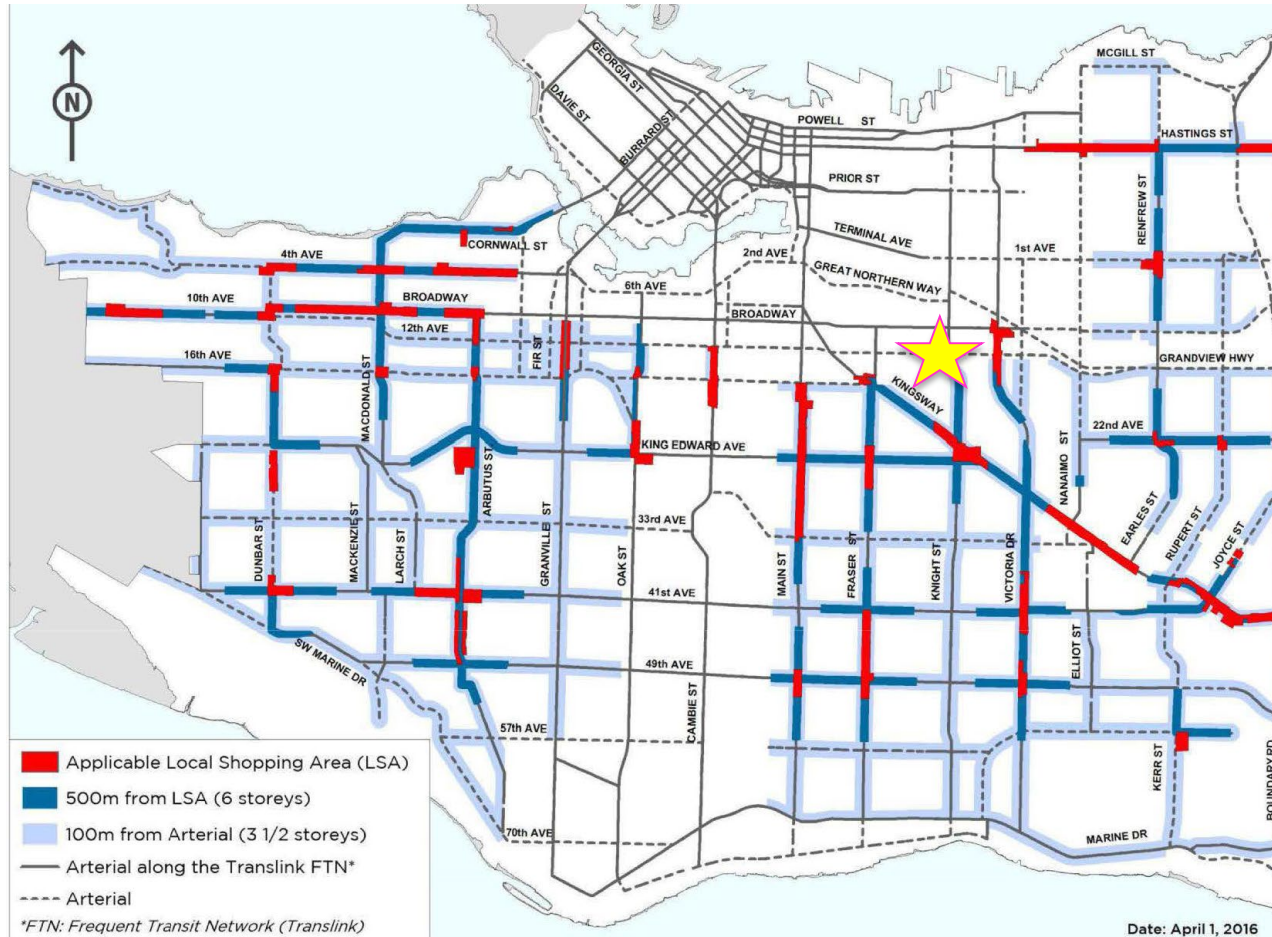
Locations where the Affordable Housing Choices Interim Rezoning Policy can be considered are provided in Section 2, below. To confirm the eligibility of a particular site, contact the Planning Info Line at 604-873-7038 or planninginfo@vancouver.ca.

June 2018

- Approved in 2012
- Limited to 20 proposals

Policy Context

Affordable Housing Choices Interim Rezoning Policy



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

Proposal

- Application submissions:
 - January 24, 2020 &
 - April 22, 2021
- 82 market secured rental units
 - 35% family units
- Six-storeys (21 m./68.9 ft.)
- Density of 2.71 FSR
- Floor area of 4,784.5 sq. m. (51,400 sq. ft.)
- Restart Vancouver Recovery Phase, ~287 new construction jobs



Renting vs. Ownership Costs: Vancouver's Eastside

	Newer <u>Market Rental</u> Buildings		Monthly Costs of <u>Home Ownership</u> for Median-Priced Unit	
Unit Type	Average Rent	Average Household Income Served	Monthly Costs Associated with Purchase	Average Household Income Served
Studio	\$1,584	\$63,360	\$2,270	\$90,800
1 Bedroom	\$1,796	\$71,840	\$2,824	\$112,960
2 Bedroom	\$2,378	\$95,120	\$3,852	\$154,080
3 Bedroom	\$2,603	\$104,120	\$5,394	\$215,760

Financial Statement

- *Community Amenity Contributions Policy for Rezonings* requires sites zoned RT that are greater than 5 storeys in height to include a financial statement

	Amount
Community Amenity Contribution	\$250,000
Development Cost Levies (DCLs)	\$1,443,545
Total Value	\$1,693,545

Public Consultation

**Postcards Mailed
October 16, 2020**

**City-hosted
Virtual Open House
October 19 to
November 8, 2020**

Postcards distributed	1,400
Questions	5
Comment forms	128
Other input	8
Total	141



Public Consultation: What We Heard

Support

- Increase in affordable rental housing
- Building height and density
- Building design
- Fits with neighbourhood context
- Amenity space

Concerns

- Insufficient parking
- Building height and density
- Privacy and access to sunlight
- Pace of development in the neighbourhood
- Compliance with *AHC Policy*

Response to Feedback:

- 6-storey form anticipated under *AHC Policy*
- Upper storey designed to reduce massing & shadows
- Retention of on-site trees
- Parking to comply with the Parking By-law
- 1% vacancy rate



Conclusion

- Meets the intent of the *Affordable Housing Choices Interim Rezoning Policy*
- Delivers 82 secured market rental housing units
- Staff recommend approval



END OF PRESENTATION