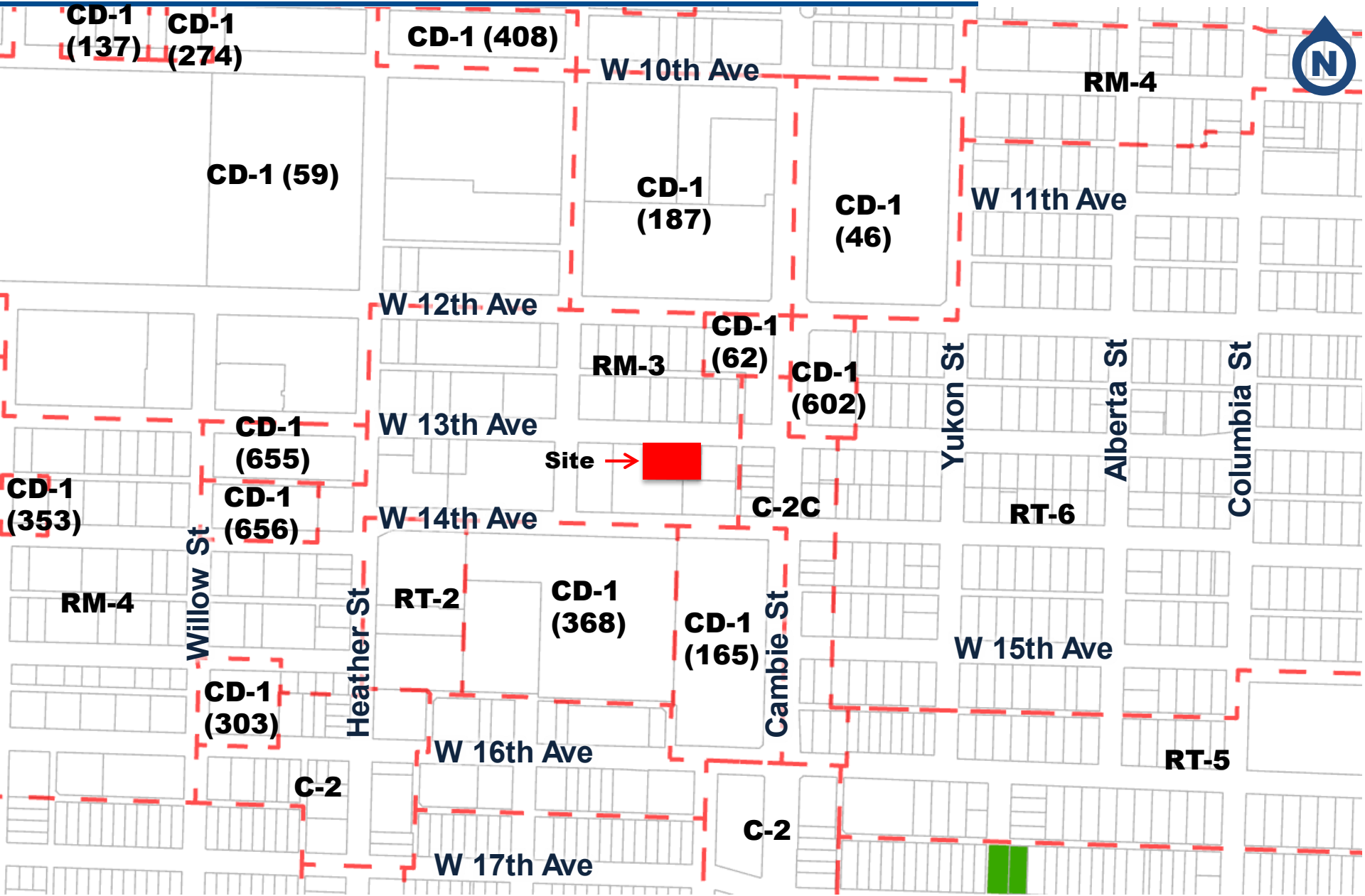




CD-1 Rezoning:
546 W.13th Avenue
Public Hearing – July 13, 2021

Site and Surrounding Zoning



Context: Current Site

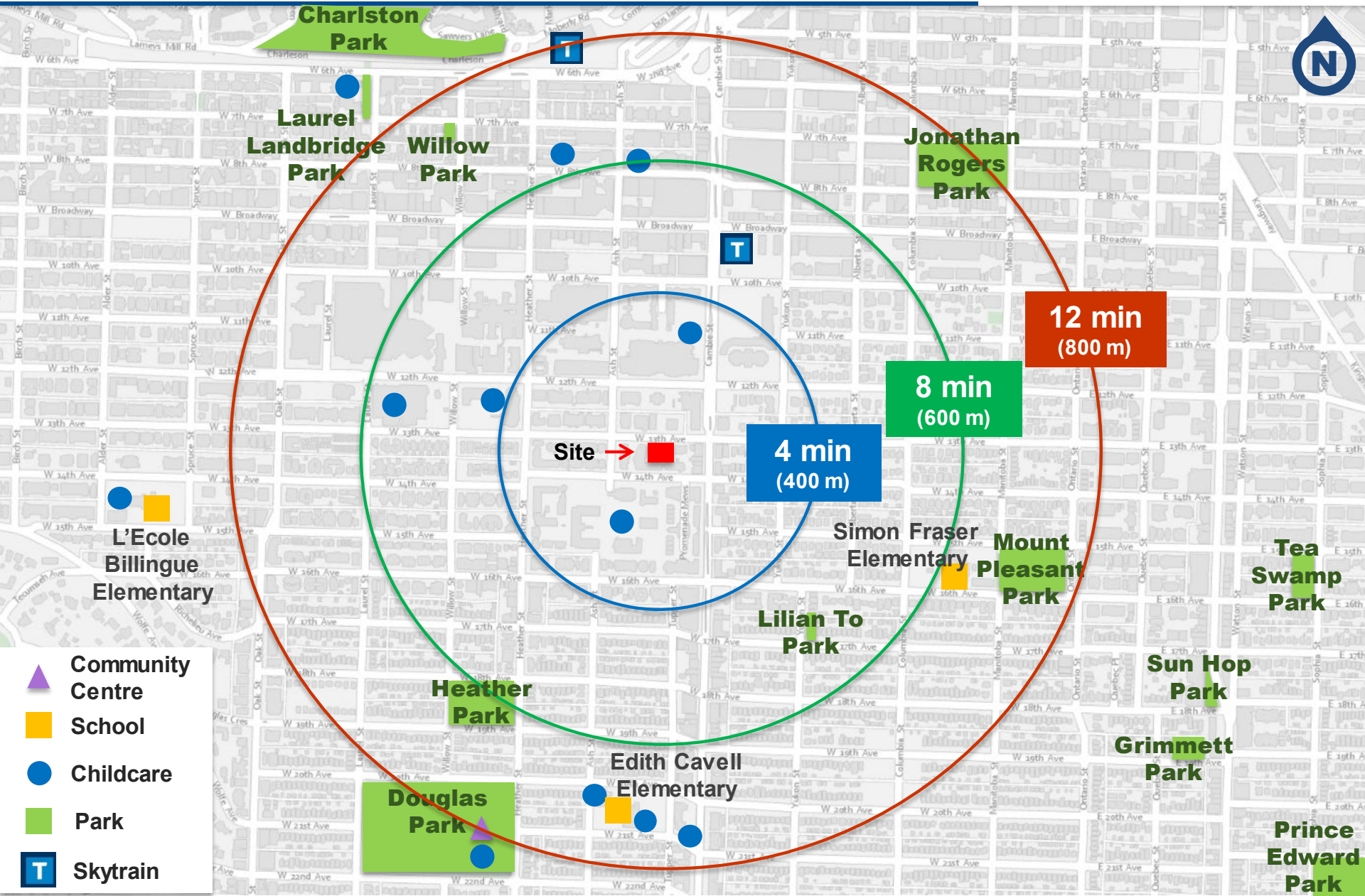


Context: Current Site



VIEW FROM W. 13th Avenue

Local Services and Amenities



- Community Centre
- School
- Childcare
- Park
- Skytrain

12 min
(800 m)

8 min
(600 m)

4 min
(400 m)

Site →



City of Vancouver *Land Use and Development Policies and Guidelines*

Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 873.7344 fax 873.7060
planning@city.vancouver.bc.ca

50c

AFFORDABLE HOUSING POLICIES

Adopted by City Council May 8, 1989, October 17, 1989 and May 16, 1991

On May 8, 1989, Council approved the following affordable housing objectives:

- Maintain and expand housing opportunities in Vancouver for low and moderate income households, with priority being given to Downtown lodging house residents, elderly people on fixed and limited incomes, the physically and mentally disabled, and single-parent families with children.
- Encourage the distribution of acceptable housing forms and affordable shelter costs equally among all residential neighbourhoods of Vancouver rather than concentrating them in a few areas.
- Facilitate the provision of a wide range of housing forms and shelter costs to meet the housing needs of existing and future Vancouver residents of all backgrounds and lifestyles.

On October 17, 1989 Council further resolved to “adopt a broad objective to maintain, upgrade, and increase the existing stock of low-cost housing in the Downtown”.

On May 16, 1991, Council reiterated its intent to ensure one-for-one replacement of Single Room Occupancy (SRO) units in Downtown South and endorsed the principle of developing new social housing, constructing unsubsidized SRO replacement projects, and retaining and upgrading the existing SRO stock, as required in the absence of new replacement housing, with priority given to housing the existing long term Downtown South residents.

[For further information, contact the Housing Centre at 873-7620, or Fax 873-7064]

Broadway Plan Interim Rezoning Policy

- Rezoning applications considered for social housing projects

View Protection Guidelines

- Queen Elizabeth Park

Proposal

- 135 units
- 35% family units
- Height of 40 m (131.2 ft.)
- 6.05 FSR
- 2 levels of underground parking
- Application submitted December 1, 2020
- 473 on-site and off-site construction jobs



Form of Development



- Council-approved Public Protected View
- Building Width
- Massing Articulation
- Public Realm

- Proposed building meets City’s definition of Social Housing
- Applicant has been successful in receiving BC Housing funding to deepen affordability through the CHF:
 - 20% of homes will be offered at “deep subsidy” rates
 - 50% of homes will be offered at rent-geared-to-income rates, with an income maximum set at Housing Income Limits (HILS) levels
 - 30% of homes will be offered at Affordable Market Rents

Tenant Relocation Plan

Existing Tenant Profile:

- 21 units on site, all currently tenanted
- Current rents range \$450 to \$800

Tenant Relocation Plan:

- All tenants covered by TRP
 - Permanent rehousing option
 - Maintain affordability for existing residents
 - Support for relocation / special circumstances (moving expense, compensation)
 - Communication and engagement
 - Right of First Refusal

Public Consultation

Postcards Mailed February 18, 2021

Postcards distributed	4,025
-----------------------	-------

Questions	21
-----------	----

Comment forms	110
---------------	-----

Other input	2
-------------	---

Total	133
--------------	------------

City-hosted Virtual Open House February 22 to March 14, 2021



Aware: 504

Informed: 209

Engaged: 92

Support

- Housing for women and children
- Site location
- Building density and height
- Building design

Concerns

- Building height and density
- Privacy, sunlight and views
- Parking on-site

Public Consultation - Response

- Building height and density
 - Base zoning permits height up to 120 ft, proposal is 11 ft higher
 - Existing 13-storey development across the street
- Privacy, sunlight and views
 - Additional plantings for privacy
 - Shadows to the north do not shadow significant public spaces
 - Site is within view cone that protects views of North Shore mountains
- Parking
 - The parking provisions will comply with the Social Housing provisions of the Parking By-law
 - Reduced parking requirements lower the overall project cost to support the delivery of new social housing

Conclusion

- Meets the intent of Housing Vancouver Strategy and Affordable Housing Policies
- Delivers approx. 135 social housing units
- Staff recommend approval

