

**CD-1 Rezoning:
4426-4464 Knight Street
& 1406 East 28th
Avenue**

Public Hearing

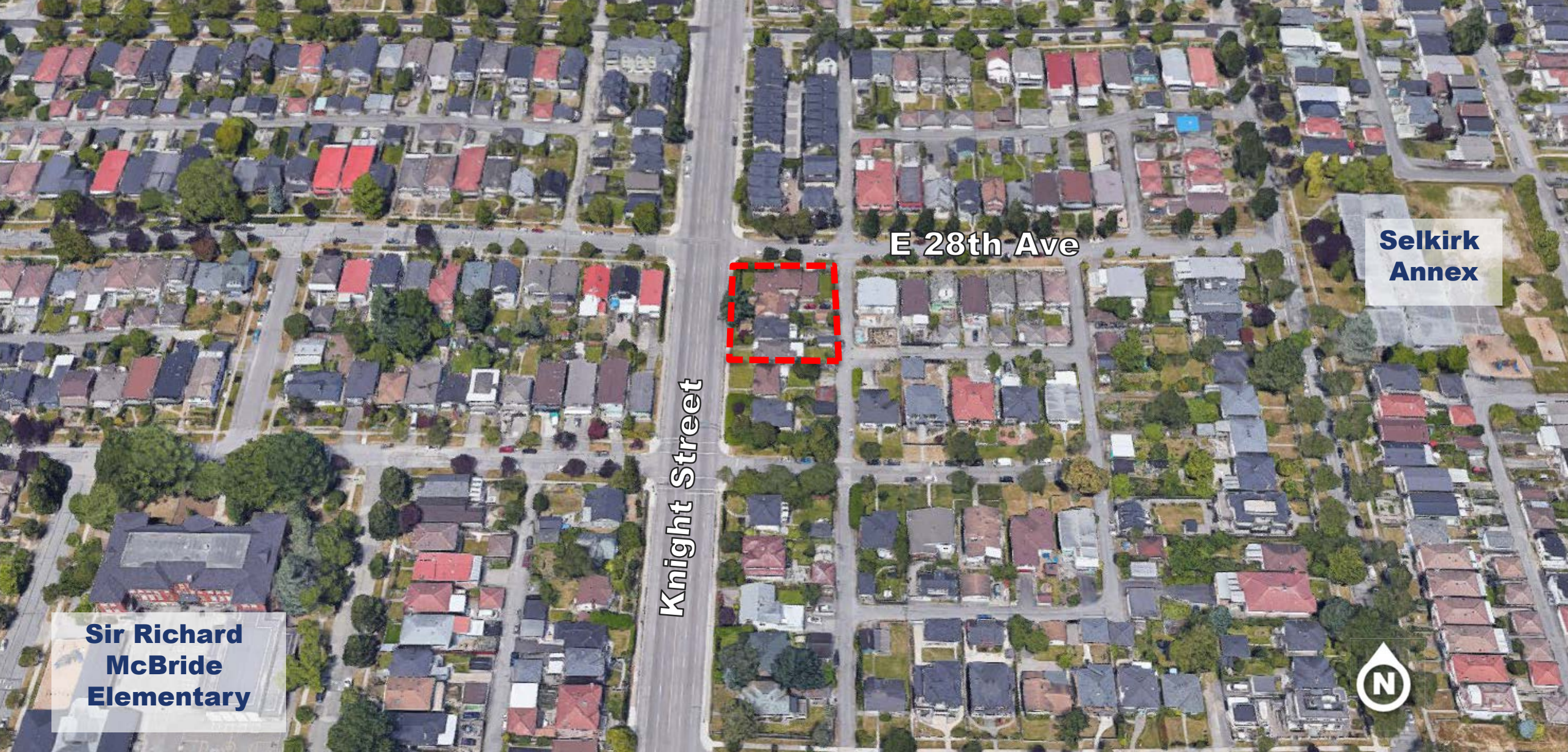
September 21, 2021



Site and Surrounding Zoning



Existing Site and Context



E 28th Ave

Selkirk Annex

Knight Street

Sir Richard
McBride
Elementary



Local Services and Amenities



Enabling Policies



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/ctyclerk/cclerk/20121002/documents/rr2.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.

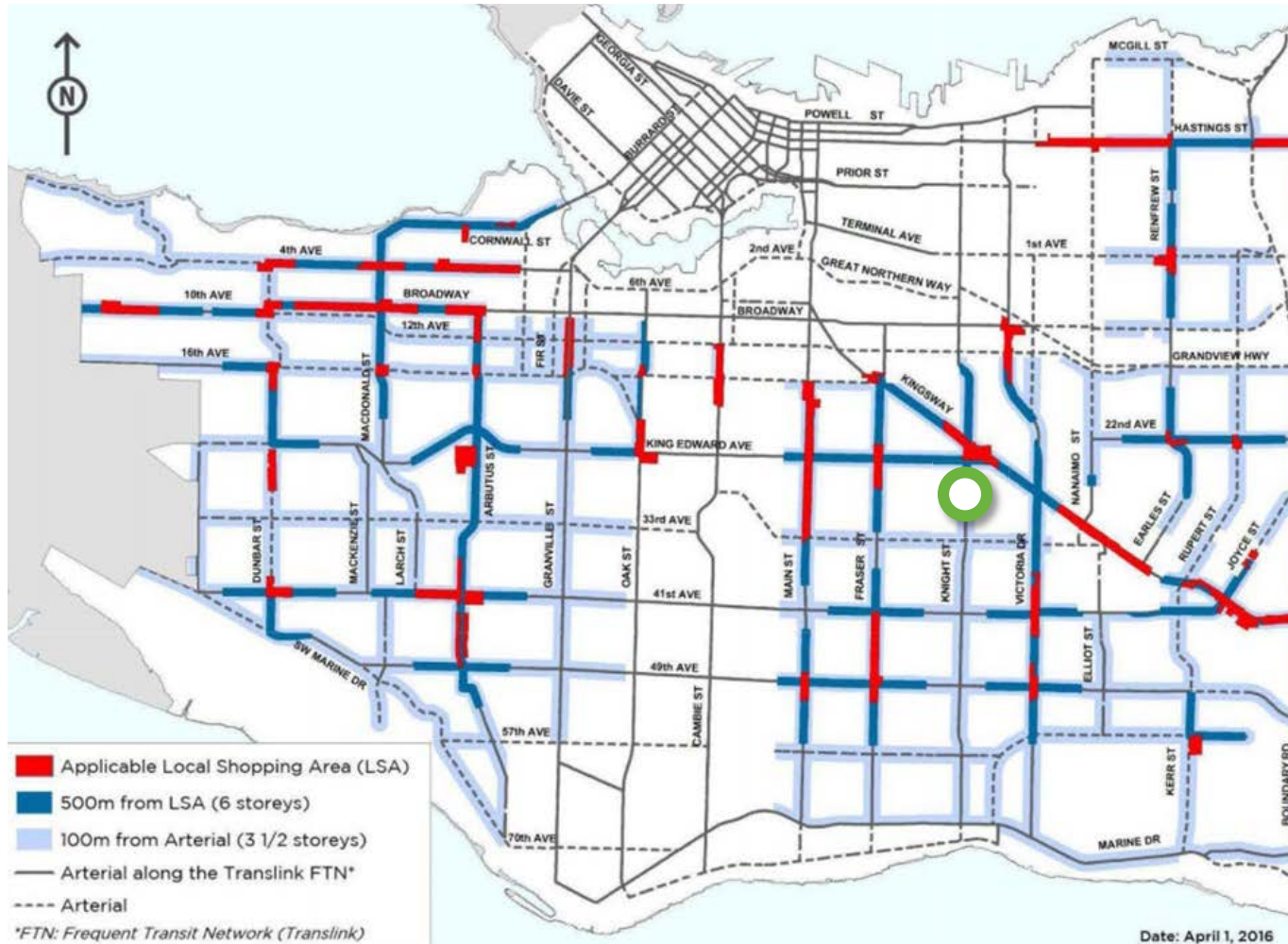
The policy also includes a spacing requirement between projects, where no more than two projects can be considered within 10 blocks along an arterial street. As this spacing requirement was added by Council when the policy was approved in 2012, it does not appear in the report at the above web link.

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

Enabling Policy



Affordable Housing Choices Interim Rezoning Policy

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

○ Subject site

Proposal

- Application submitted June 10, 2020
- Rezone from RS-1 to CD-1
- Six-storeys
- 72 secured market rental units, including 10 live-work units at-grade
- Height of 20 m (66 ft.)
- 3.1 FSR
- Restart Vancouver “Recovery Phase”
~252 new construction jobs



Proposal



Proposal: Rents

| | Newer Market Rental Buildings Eastside | | Monthly Costs of Home Ownership for Median-Priced Unit | |
|---------------|----------------------------------------|---------------------------------|--------------------------------------------------------|---------------------------------|
| | Average Rents | Average Household Income Served | Monthly Costs Associated with Purchase | Average Household Income Served |
| Studio | \$1,549 | \$61,960 | \$2,379 | \$95,160 |
| 1-bed | \$1,825 | \$73,000 | \$2,906 | \$116,240 |
| 2-bed | \$2,354 | \$94,160 | \$4,105 | \$164,200 |
| 3-bed | \$3,299 | \$131,960 | \$6,048 | \$241,920 |

2016 Median Household Income, Kingsway - \$68,697

Financial Statement

| Contribution | Amount |
|--------------------------------------|--------------------|
| Community Amenity Contribution (CAC) | \$240,000 |
| Development Cost Levies (DCLs) | \$1,405,228 |
| Total Value | \$1,645,228 |

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

Public Consultation

**Pre-application
Open House
October 22, 2019
35 attendees**

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

Postcards distributed

670

Questions

5

Comment forms

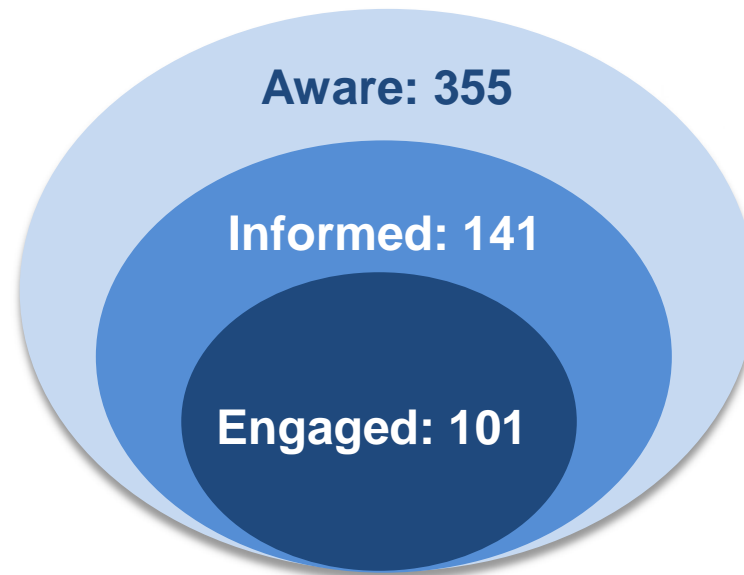
103

Other input

1

Total

109



Comments of support

- Secured rental units
- Live-work units
- Access to amenities

Comments of concern

- Car parking
- Height and density
- Arterial location

Conclusion

- Meets intent of the Affordable Housing Choices (AHC) Interim Rezoning Policy
- Delivery of 72 secured market rental units
- Staff support application subject to conditions in Appendix B

