



The map displays the proposed site location within the City of Denver. The site is situated between W 41st Ave and W 42nd Ave, east of Collingwood St and west of Blenheim St. The map includes labels for surrounding streets: W 41st Ave, Dunbar St, Collingwood St, Blenheim St, and W 42nd Ave. Various zoning districts are identified, including CD-1, RS-5, C-2, RT-2, C-1, and RS-1. The proposed site is highlighted in red and labeled 'SITE'. A north arrow is located in the bottom right corner.





# Existing Site and Context



W 40th Ave

W 41st Ave

133 ft  
Collingwood St

196 ft





# 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](mailto: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/ccclerk/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.

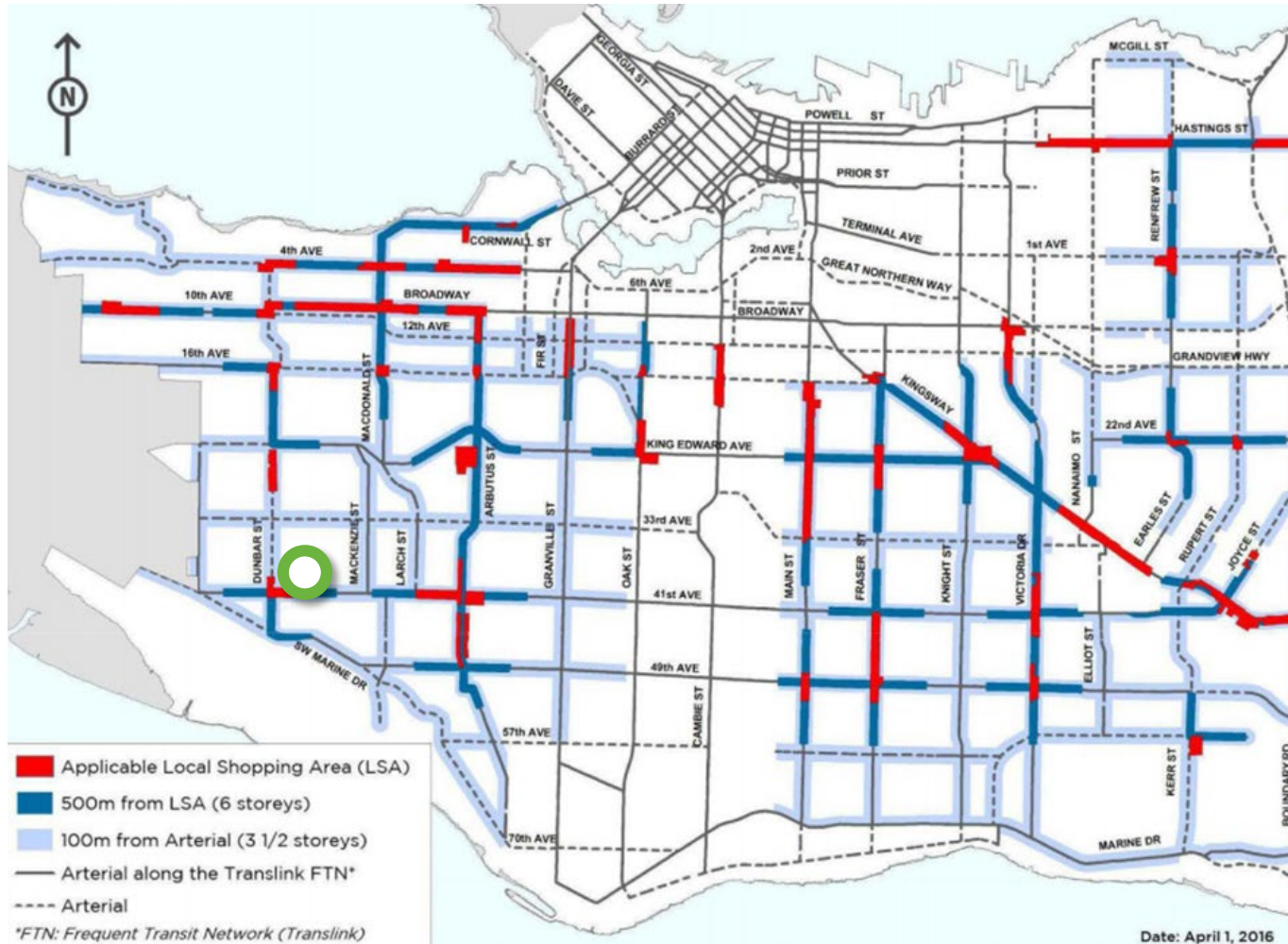
### **How to find out if a site is eligible for the Affordable Housing Choices Interim Rezoning Policy**

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](mailto: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 May 1, 2020, revised Sep. 17, 2020
- 109 secured market rental units, 36% family units
- 6-storey, residential building
- 2.73 FSR, 21 m (69 ft.) height recommended
- Restart Vancouver “Recovery Phase”: ~380 new construction jobs



West 41st Ave



# Proposal: Collingwood Street Frontage



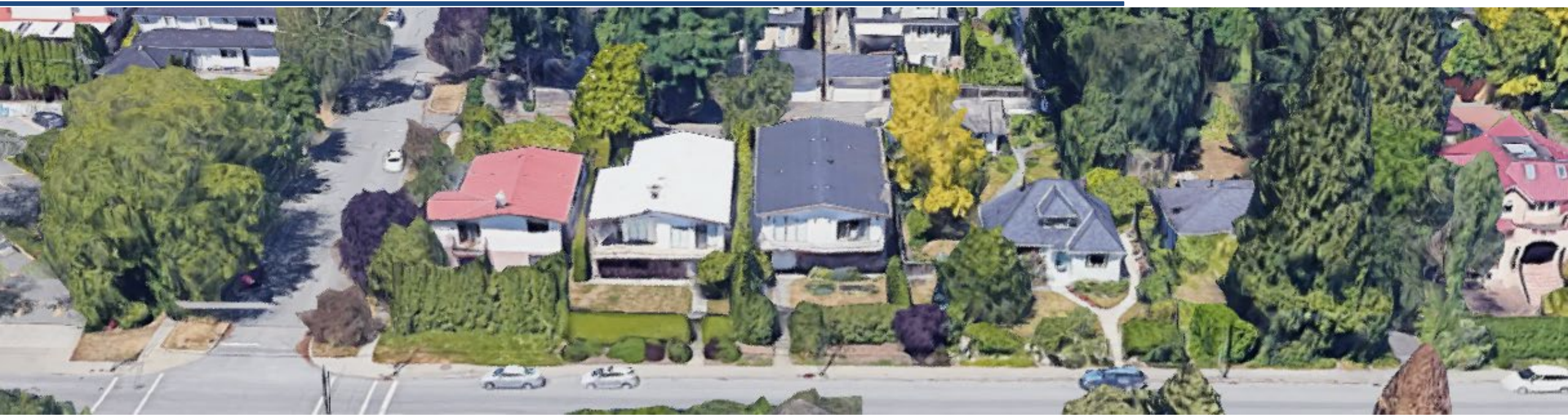
Lane

West 41st Ave

Collingwood St.



# Existing Tenants



## Existing Tenants:

- Five tenanted units, two units eligible under Tenant Relocation and Protection Policy

## Tenant Relocation Plan:

- Relocation assistance
- Assistance with moving expenses
- Financial compensation based on length of tenancy
- First right of refusal at 20% discount off starting rents

# Proposal: Rents

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	Proposal	Newer Market Rental Buildings Westside	
	Average Unit Size (sq. ft.)	Average Rents	Average Household Income Served
Studio	470	\$1,832	\$73,280
1-bed	615	\$1,975	\$79,000
2-bed	750	\$2,804	\$112,160
3-bed	940	\$3,349	\$133,960

**2016 Median Household Income, Dunbar-Southlands, \$106,762**



# Proposal: Rents

	Proposal	Newer Market Rental Buildings Westside		Monthly Costs of Home Ownership for Median- Priced Unit		
	Average Unit Size (sq. ft.)	Average Rents	Average Household Income Served	Monthly Costs Associated with Purchase	10% Down Payment	Average Household Income Served
Studio	470	\$1,832	\$73,280	\$2,857	\$49,525	\$114,280
1-bed	615	\$1,975	\$79,000	\$3,554	\$62,300	\$142,160
2-bed	750	\$2,804	\$112,160	\$5,355	\$93,300	\$214,200
3-bed	940	\$3,349	\$133,960	\$8,707	\$154,500	\$348,280

2016 Median Household Income, Dunbar-Southlands, \$106,762

# Financial Statement

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Contribution	Amount
Community Amenity Contribution (CAC)	\$300,000
Development Cost Levies (DCLs)	\$2,170,363
<b>Total Value</b>	<b>\$2,470,363</b>

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



# Public Consultation

**Pre-application  
Open House**  
December 3, 2019  
76 attendees

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

<b>Postcards distributed</b>	<b>945</b>
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Questions	10
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Comment forms	211
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Other input	8
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<b>Total</b>	<b>229</b>
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**Aware: 649**

**Informed: 297**

**Engaged: 178**

## Support

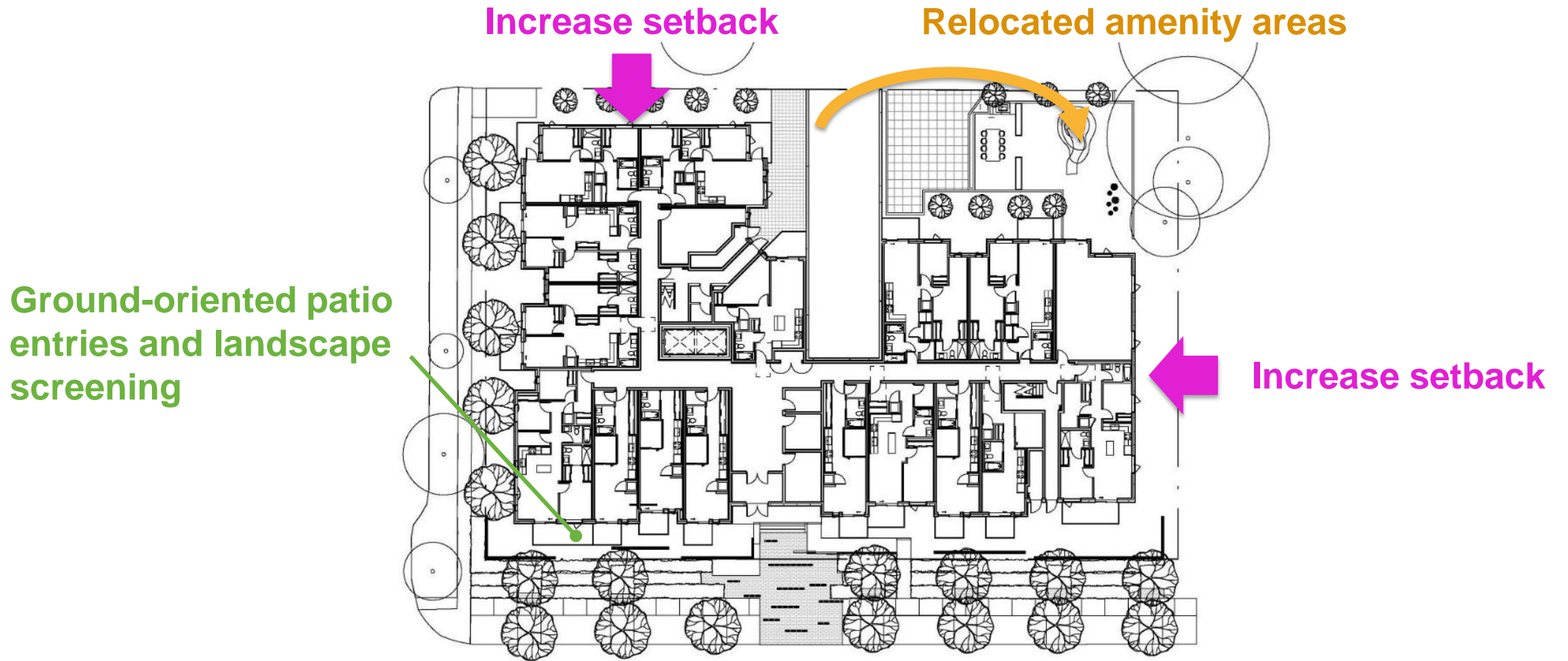
- Rental Housing on west side
- Height, density and design
- Proximity to services, transit, employment
- New residents for local businesses

## Concern

- Height and density
- Parking
- Sunlight, privacy, noise

# Response to Feedback

**Decrease in building height** Sep 2020 submission: 22 m → Recommended: 21 m





# Conclusion

- Proposal complies with Affordable Housing Choices Interim Rezoning Policy
- Provides 109 secured market rental units, \$300,000 CAC
- Staff support application subject to conditions outlined in Appendix B

