

# CD-1 Rezoning: 4575 Granville Street

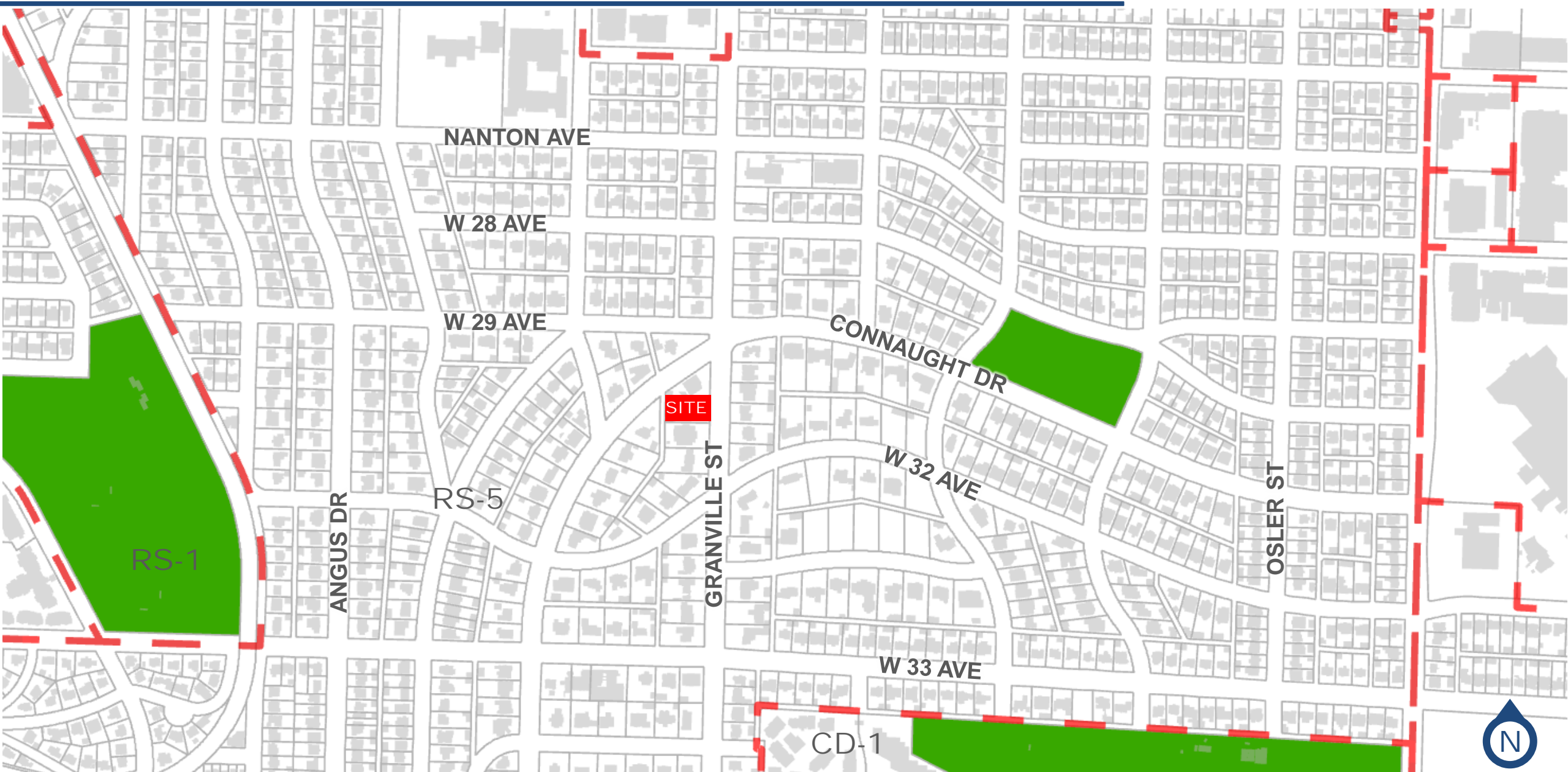
Public Hearing

October 14, 2021





# Site and Surrounding Zoning





# Existing Site and Context





# 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/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.

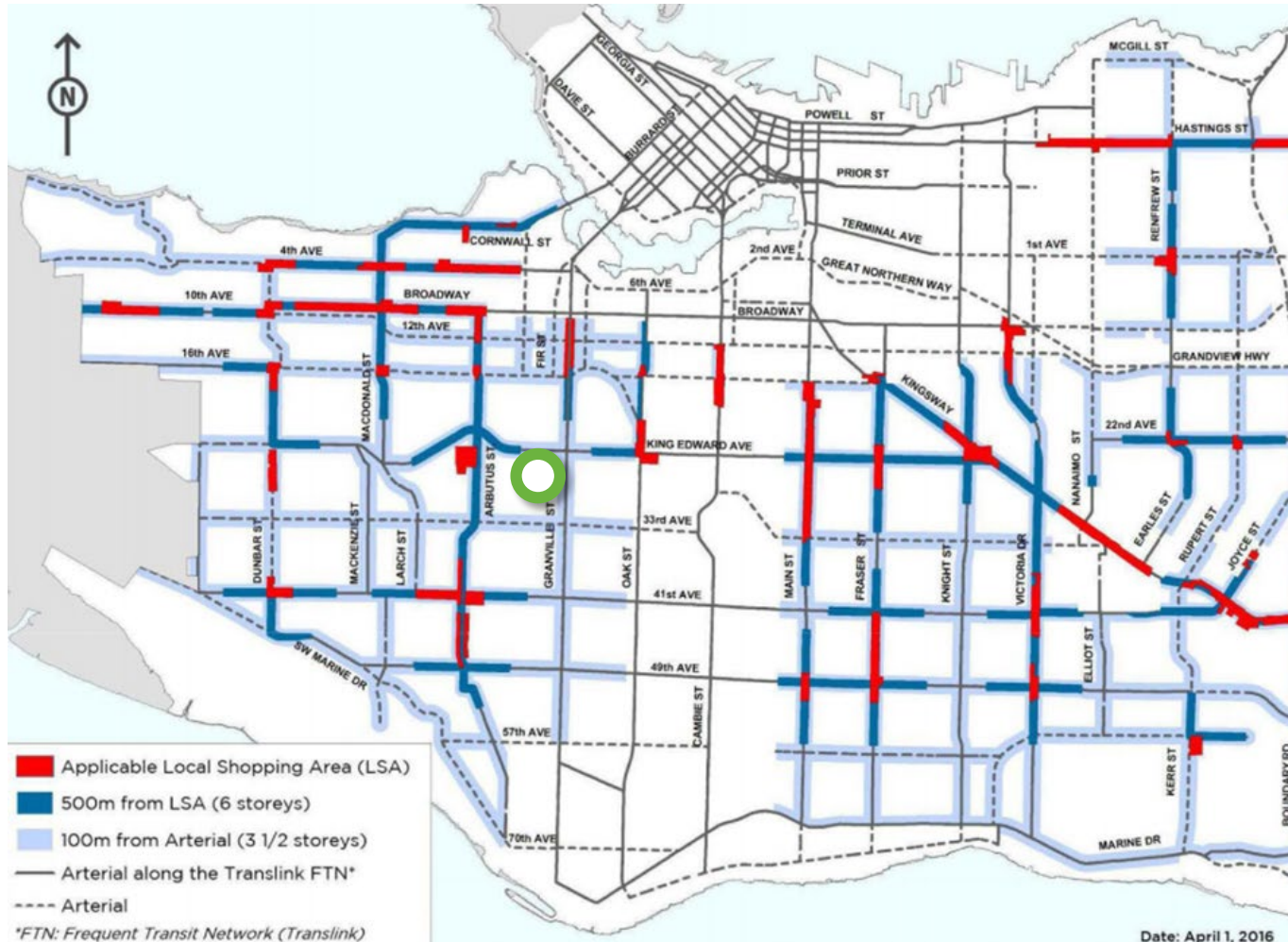
### **How to find out if a site is eligible for the Affordable Housing Choices Interim Rezoning Policy**

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](mailto:planninginfo@vancouver.ca).

June 2018



# Enabling Policy



○ Subject site

## 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
- Up to 3½-storey ground oriented townhouse, or four-storey apartment forms



# Proposal

- Application submitted December 16, 2020
- 24 secured market rental units, 50% family units
- 4-storey, residential building
- 1.23 FSR, 11.9 m (39 ft.) height recommended
- Restart Vancouver “Recovery Phase”: ~ 84 new construction jobs





# Changes to Proposal

## 2018 Application

*Two-building stacked townhouses*

*FSR 1.33*

*21 units*

*32 parking spaces, 32 bicycle spaces*



## 2020 (Current) Application

*One-building stacked townhouses*

*FSR 1.23*

*24 units*

*17 parking spaces, 59 bicycle spaces*





# Proposal: Rents

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	Proposal	Newer Market Rental Buildings Westside	
	Average Unit Size (sq. ft.)	Average Rents	Average Household Income Served
Studio	n/a	\$1,832	\$73,280
1-bed	470	<b>\$1,975</b>	\$79,000
2-bed	n/a	\$2,804	\$112,160
3-bed	1172	<b>\$3,349</b>	\$133,960

2016 Average Household Income:  
Shaughnessy \$262,760      Arbutus Ridge \$124,666



# 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	n/a	\$1,832	\$73,280	\$2,857	\$49,525	\$114,280
1-bed	470	<b>\$1,975</b>	\$79,000	<b>\$3,554</b>	<b>\$62,300</b>	\$142,160
2-bed	n/a	\$2,804	\$112,160	\$5,355	\$93,300	\$214,200
3-bed	1172	<b>\$3,349</b>	\$133,960	<b>\$8,707</b>	<b>\$154,500</b>	\$348,280

2016 Average Household Income:  
Shaughnessy \$262,760

Arbutus Ridge \$124,666

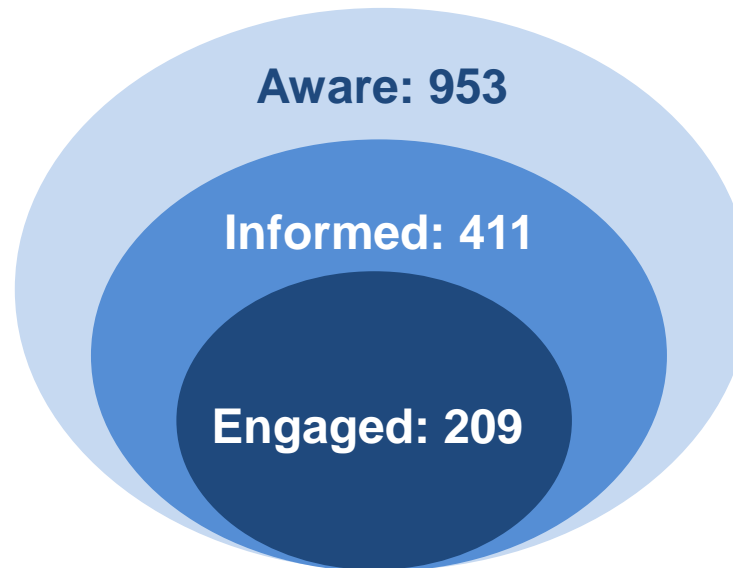


# Public Consultation

**Postcards Mailed  
February 19, 2021**

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

Postcards distributed	297
Questions	3
Comment forms	212
Other input	6
<b>Total</b>	<b>221</b>



## Support

- Rental Housing
- Height, density and design
- Neighbourhood integration
- Traffic, parking and safety

## Concern

- Privacy, noise and construction
- Height, massing, density, neighbourhood character
- Traffic, parking, safety
- Luxury rental

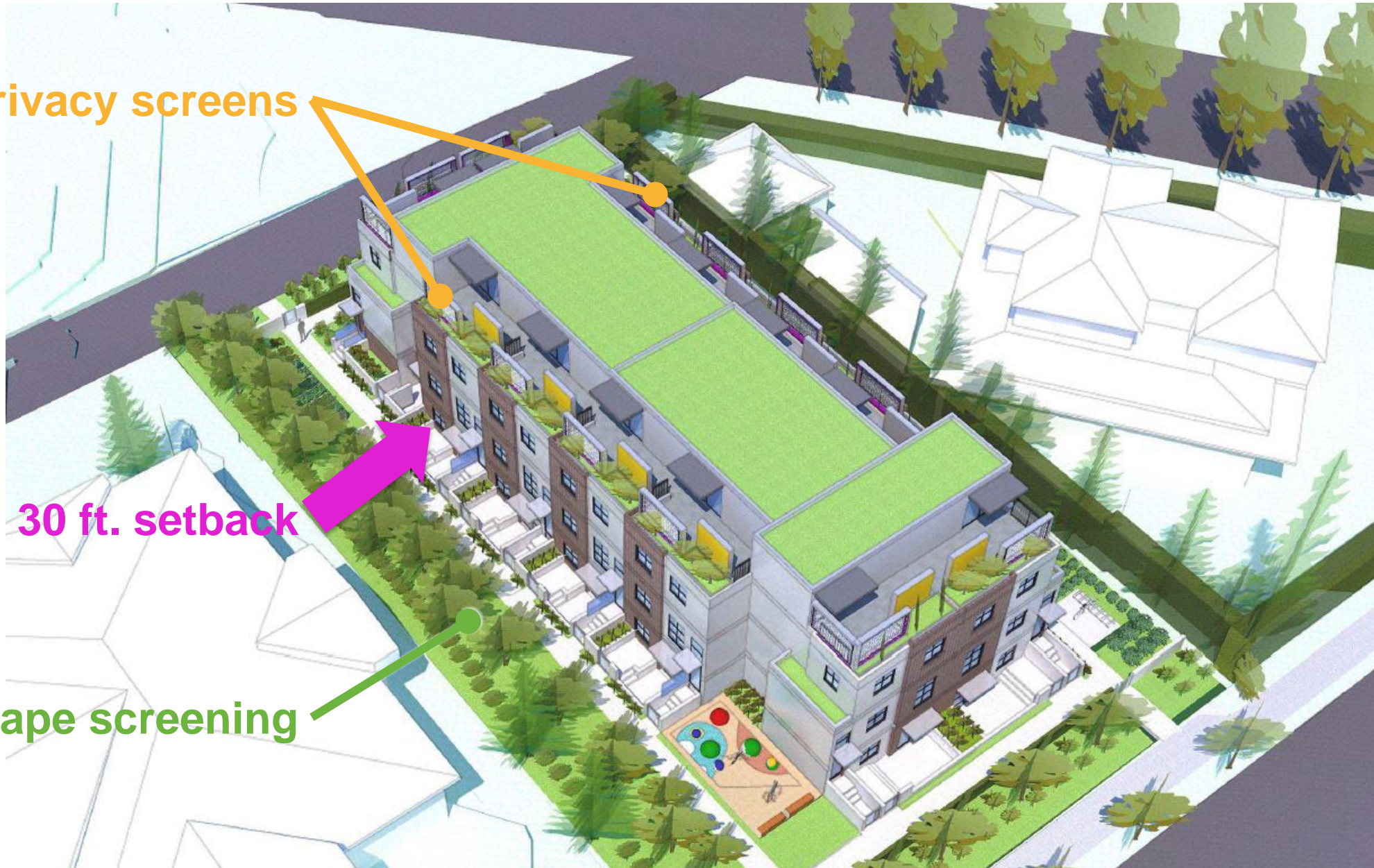


# Response to Feedback

Privacy screens

30 ft. setback

Trees and landscape screening





# Conclusion

- Proposal complies with Affordable Housing Choices Interim Rezoning Policy
- Provides 24 secured market rental units
- Staff support application subject to conditions outlined in Appendix B

