



CD-1 Rezoning: 1837-1863 East 11th Avenue and 2631-2685 Victoria Drive
Public Hearing – November 16, 2021

Existing Site and Context



**Commercial-Broadway
Station**



E BROADWAY

COMMERCIAL DR

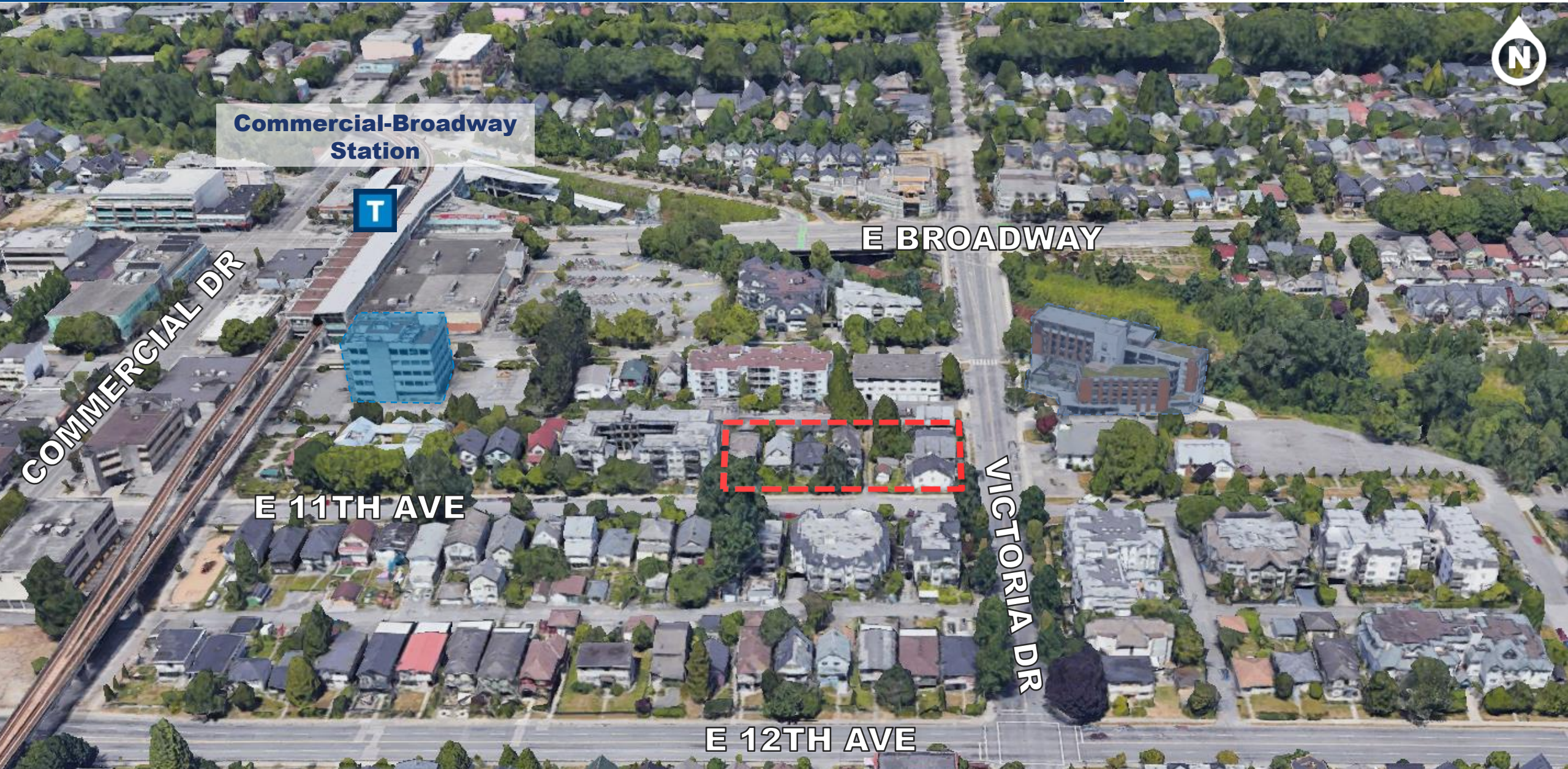
E 11TH AVE

VICTORIA DR

E 12TH AVE



Existing Site and Context



Commercial-Broadway
Station



E BROADWAY

COMMERCIAL DR

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E 12TH AVE

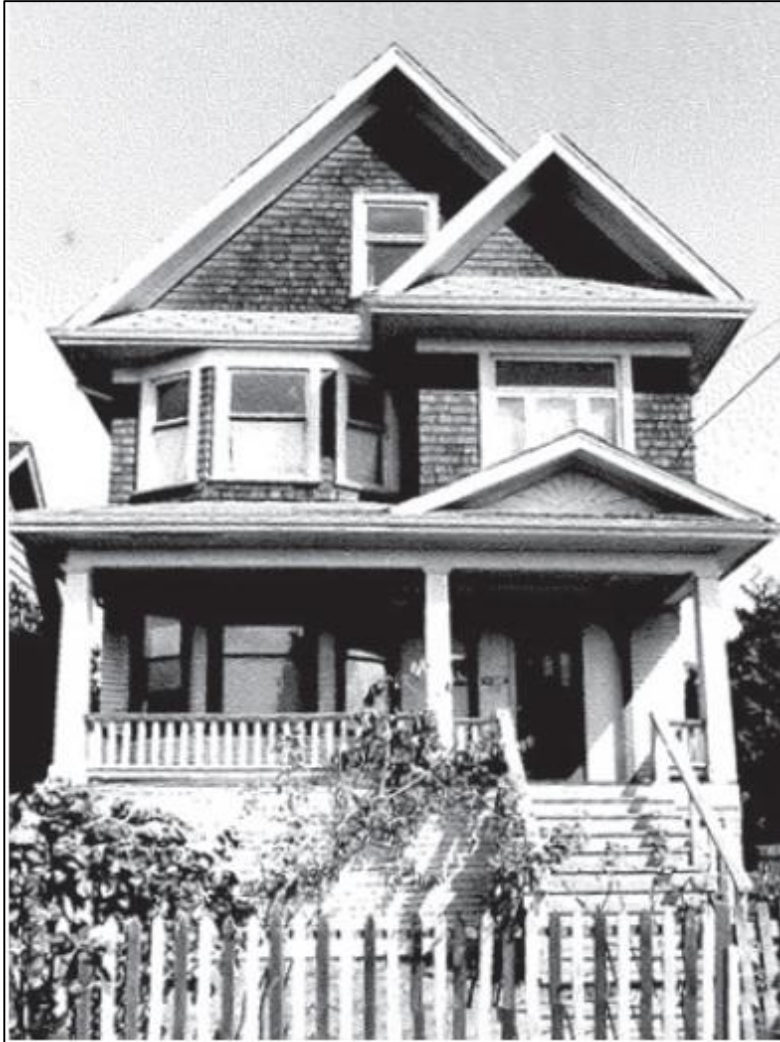


Local Amenities and Services



Heritage

- Existing building at 1853-1857 East 11th Avenue is a heritage building known as the “Karme Residence”
- Constructed in 1910
- “B” category on the Vancouver Heritage Register



Karme Residence circa 1985



View from 11th Avenue

Enabling Policies

Grandview-Woodland Community Plan

Legend

-  SkyTrain station
-  SkyTrain line
-  Park
-  School / Institutional
-  I - Light industrial
-  Office (10 storeys)
-  Office (6 storeys)
-  Apartment (10+ storeys)
-  Apartment (10 storeys)
-  Apartment (6 storeys)
-  Apartment (4 storeys)
-  Courtyard rowhouse / traditional rowhouse (3.5 storeys)
-  Duplex
-  At-grade commercial
-  Local-serving retail site

Figure 6.51: CBSP Station Residential Land Use

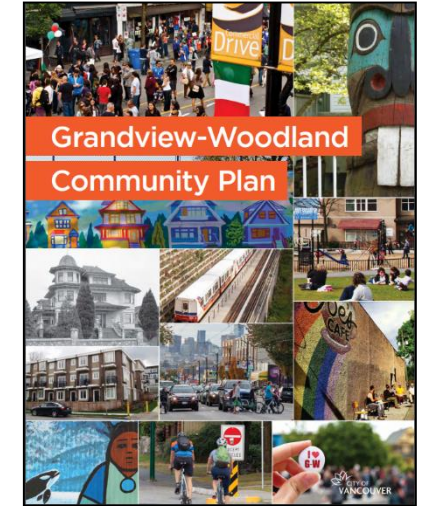


Section 6.7.2 Station Residential

- For 100% secured rental housing: up to 6-storeys, up to 2.4 FSR
- Site Frontage: 15.1 m (49.5 ft.) (minimum)
- Residential with ground-level access for first floor units

Section 11.1.1 Heritage Policies

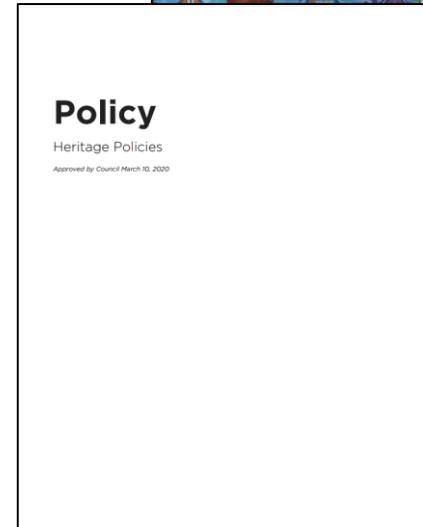
- Use tools and incentives available through existing citywide heritage policies to protect and recognize heritage resources within Grandview-Woodland.



Enabling Policies

Heritage Policies

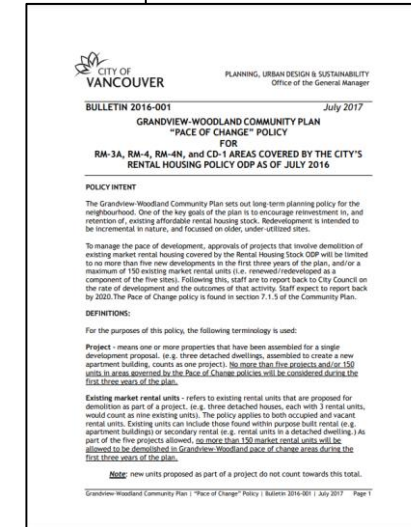
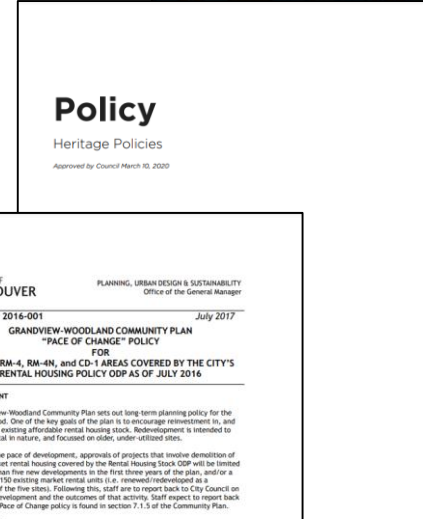
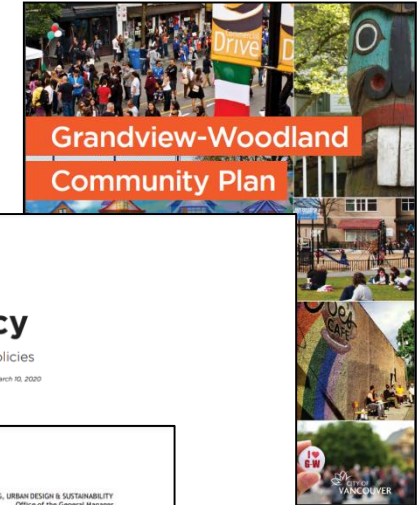
- Rezoning should not result in the demolition or severe alteration of any building on the Vancouver Heritage Register (VHR).
- Variances, relaxations, and other discretionary approvals for development, including bonus density, are the most common form of incentives provided to owners of heritage property in exchange for its protection and conservation.



Enabling Policies

“Pace of Change” Policy

- Encourage reinvestment in, and retention of, existing affordable rental housing stock
- Application is one of the five development sites allowed to proceed under the policy
- If approved, 19 existing secondary rental units would be replaced with 136 new secured rental units



Pace of Change in Grandview-Woodland – Rental Replacement and Increased Supply

Proposed Site	Council Approval Date	Rental Housing Units Proposed for Construction	Number of Existing Rental Housing Units	Gain in Rental Housing Units
825 Commercial Drive	Jan. 2019	38	5	33
1535-1557 Grant Street	Sept. 2019	35	7	28
1649 East Broadway	Sept. 2020	114	8	106
1837-1863 East 11th Avenue and 2631-2685 Victoria Drive	Pending Approval	136	19	117
Total		323	39	284

Application History



Previous application:

- 11-storey mixed-tenure residential building with heritage designation was approved, in principle, in 2018
- Application withdrawn prior to enactment



Current consideration:

- 6-storey wood-frame residential building
- Proposal maintains the heritage relocation and retention strategy as previously supported

Revised Proposal

- Submitted on September 25, 2020
- Rezone from RM-4 to CD-1
- 6-storey secured rental building maintains the previous heritage retention strategy

Proposal includes:

- 136 secured rental units
- 2.89 FSR
- A site area of 2,704.5 sq. m (29,109 sq. ft.)
- Height of 20.5 m (67 ft.)
- Indoor and outdoor amenity areas
- 43 vehicle parking spaces and 270 bicycle parking spaces



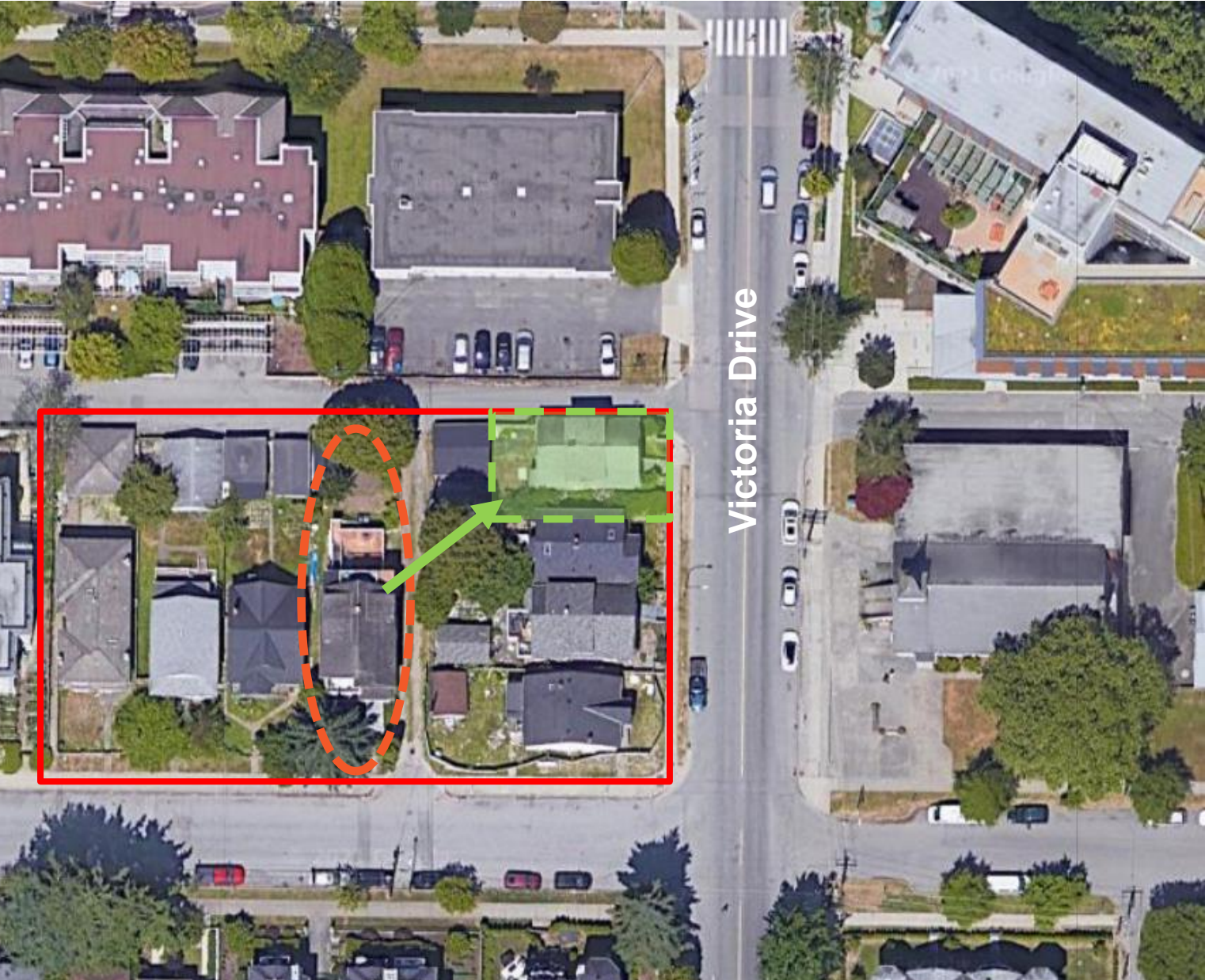
Relocation



Karne Residence



Current Condition



E 11th Avenue

Victoria Drive

Public Consultation

Postcards Mailed
January 7, 2021

City-hosted
Virtual Open House
January 11 to 31, 2021

Postcards distributed	3,291
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Questions	2
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Comment forms	54
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Other input	0
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Total	56
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Aware: 197

Informed: 75

Engaged: 19

Comments of support

- Building height, massing, density and context
- Increased housing stock
- Building design
- Heritage retention

Comments of concern

- Building height, massing, density and context
- Affordability
- Family Housing
- Parking

Advisory Committees

Urban Design Panel

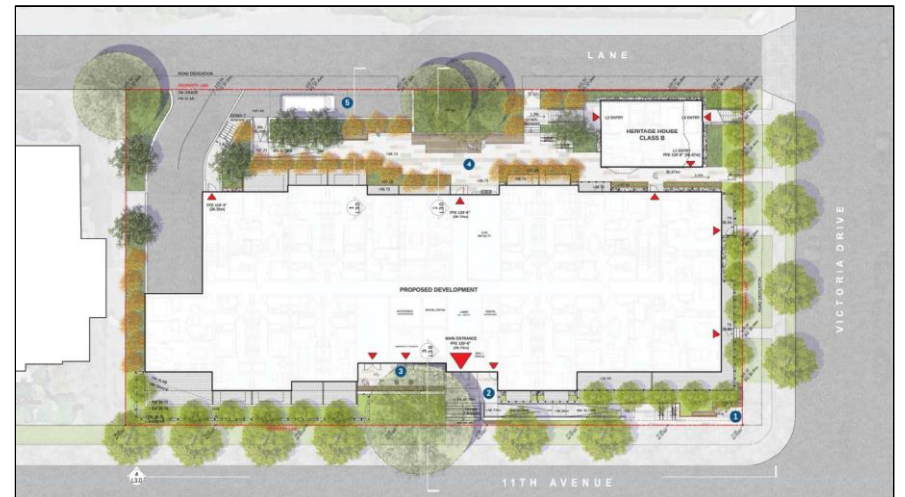
- Presented February 17, 2021
- Panel support with recommendations to improve the design and neighbourhood fit

Vancouver Heritage Commission

- Presented April 12, 2021
- Commission support with recommendations to reduce the impact of the proximity of massing of the new building, and to show appropriate relationship with the heritage context

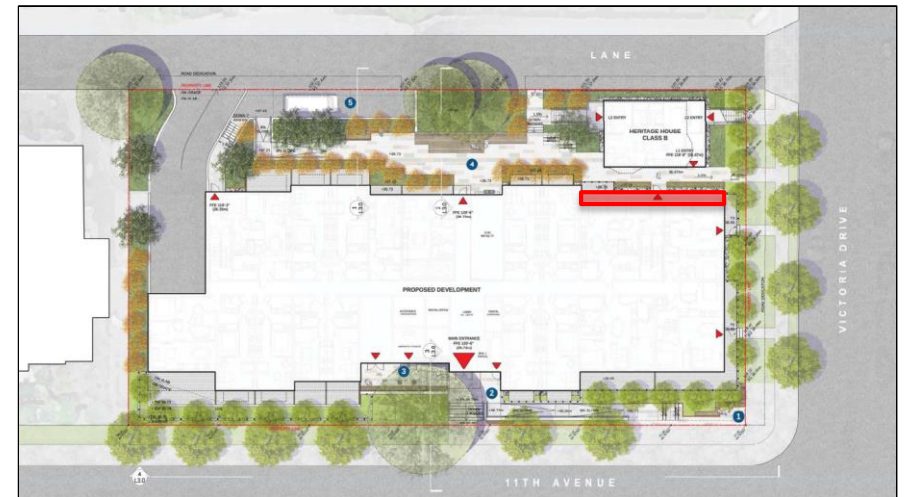
Response to Feedback

- The proposal generally complies with the Plan and Heritage Policies in terms of housing tenure, building height, density, and heritage retention
- Parking is to be provided in accordance with the Parking By-law
- Rezoning conditions seek to refine the design, explore the inclusion of a rooftop amenity space, and improve the neighbourhood fit
- Results in a recommended reduction to 2.87 FSR



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Public Benefits

	Amount
Heritage Retention & Restoration	\$700,000
Development Cost Levies (DCLs)	\$2,275,842
Total Value	\$2,975,842

Other benefits: 136 new secured rental housing units

Conclusion

- Meets intent of the Grandview-Woodland Community Plan and Heritage Policies
- Delivery of 136 secured market rental units
- Supports the retention and restoration of on-site heritage building
- Staff support application subject to conditions in Appendix B



END OF PRESENTATION

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