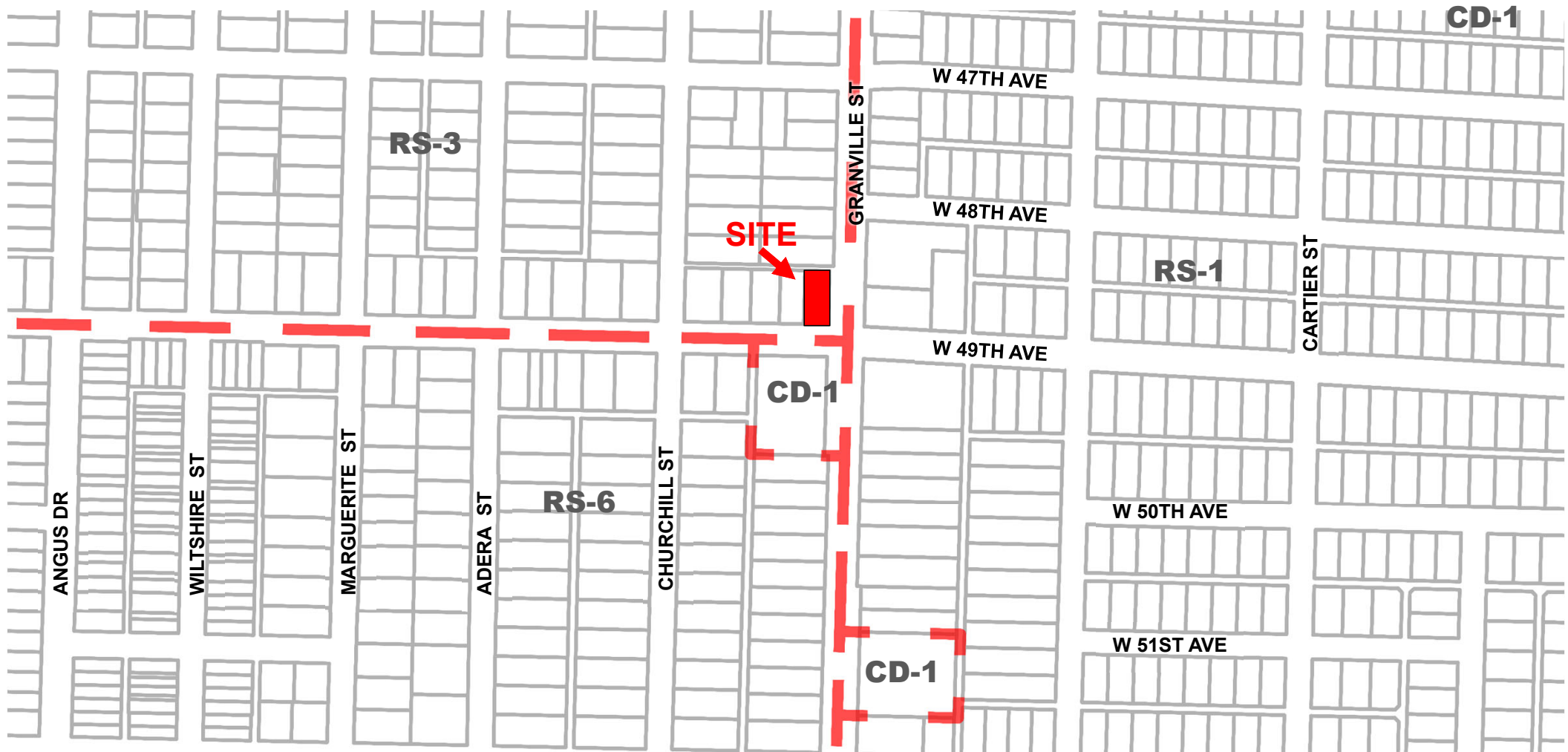




CD-1 Rezoning: 1515 West 49th Avenue
Public Hearing – June 14th, 2022

Site and Surrounding Zoning



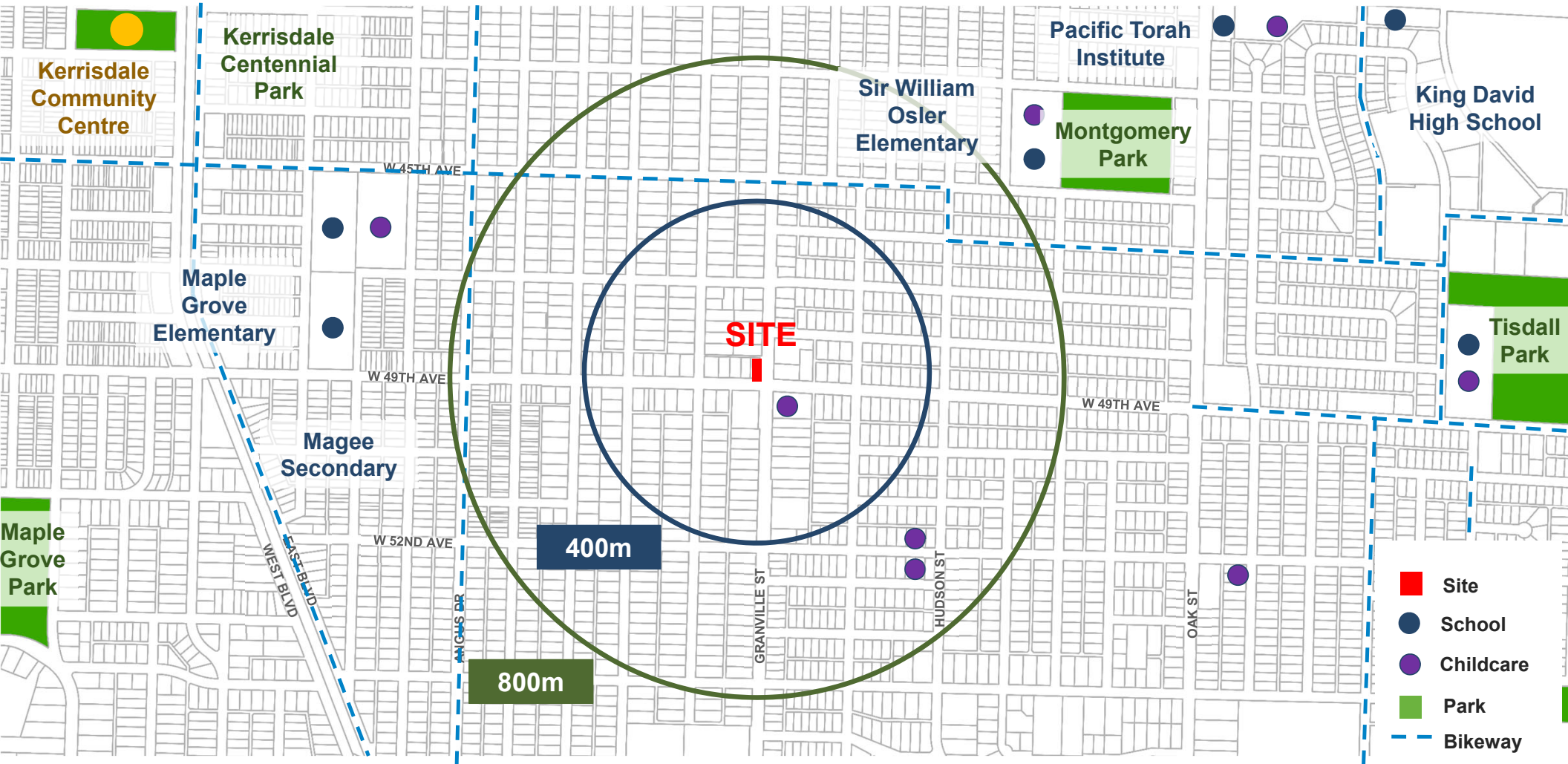
Existing Site and Context



Existing Context: Site



Local Amenities and Services



Enabling Policy



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>.

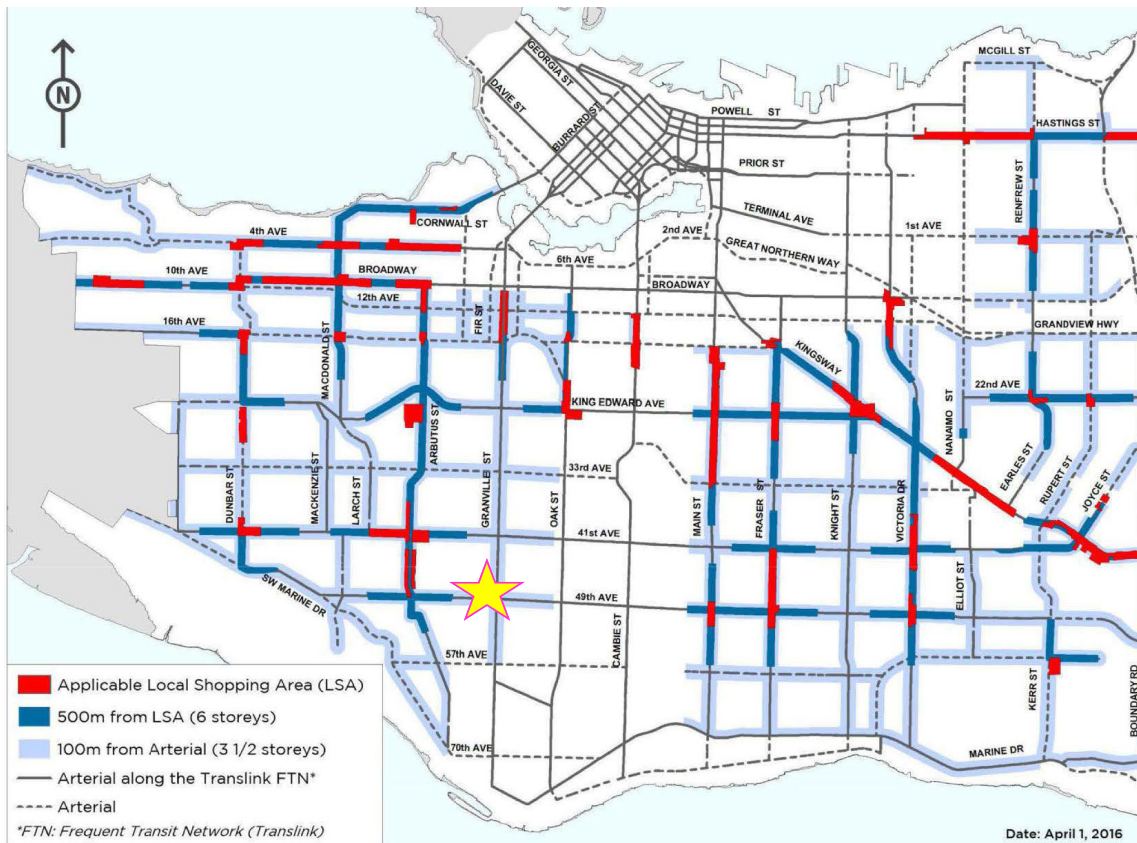
The policy allows for consideration of rezoning proposals which will be evaluated on criteria in the following categories: Affordability, Location, and Form of Development, and Council has provided guidance on each of these criteria. Council originally established a maximum of 20 rezoning applications 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.

Policy Context

Affordable Housing Choices Interim Rezoning Policy



- Sites within approximately 100 metres of an arterial street
- Ground oriented forms up to 3.5 stories or four storey apartment
- Maximum of two projects within ten blocks along an arterial

Proposal

- Application submissions:
 - March 13, 2020
 - February 24, 2022
- 8 secured market rental units
 - 100% family units
- Density of 1.51 FSR
- Two buildings that are 3.5 storeys
- Height of 13.5 m (44.3 ft.)
- Floor area of 1,127 sq. m (12,132 sq. ft.)
- ~28 new construction jobs



Renting vs. Ownership Costs: Vancouver's Westside

| Proposal | Newer Rental Buildings Westside | | Monthly Costs of Ownership for Median-Priced Unit – Westside (with 20% down payment) | | | |
|-----------------------------|---------------------------------|---------------------------------|---|--|-------------------------|-----------|
| Average Unit Size (sq. ft.) | Average Rent | Average Household Income Served | Monthly Costs Associated with Purchase | Annual Income Required to Afford Monthly Costs | 20% Down Payment Amount | |
| Studio | n/a | \$1,832 | \$73,280 | \$2,569 | \$102,776 | \$99,050 |
| 1-bed | n/a | \$1,975 | \$79,000 | \$3,191 | \$127,654 | \$124,600 |
| 2-bed | n/a | \$2,804 | \$112,160 | \$4,812 | \$192,492 | \$186,600 |
| 3-bed | 1,517 | \$3,349 | \$133,960 | \$7,809 | \$312,350 | \$309,000 |

Public Consultation

Postcards Mailed
September 11, 2020

City-hosted
Virtual Open House
September 14, 2020 to
October 4, 2020

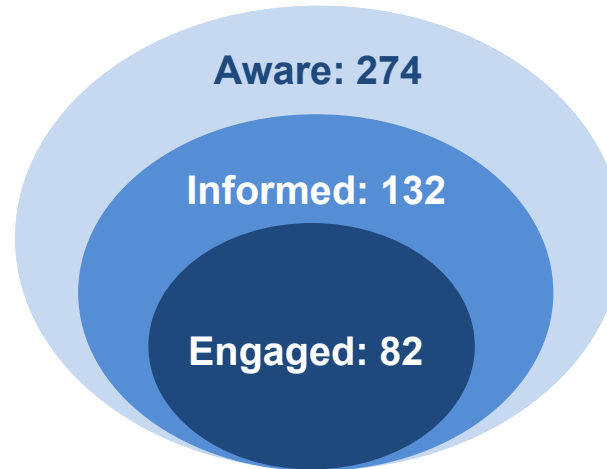
| | |
|-----------------------|-----|
| Postcards distributed | 823 |
|-----------------------|-----|

| | |
|-----------|---|
| Questions | 1 |
|-----------|---|

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

| | |
|-------------|----|
| Other input | 13 |
|-------------|----|

| | |
|--------------|------------|
| Total | 124 |
|--------------|------------|



Comments of support

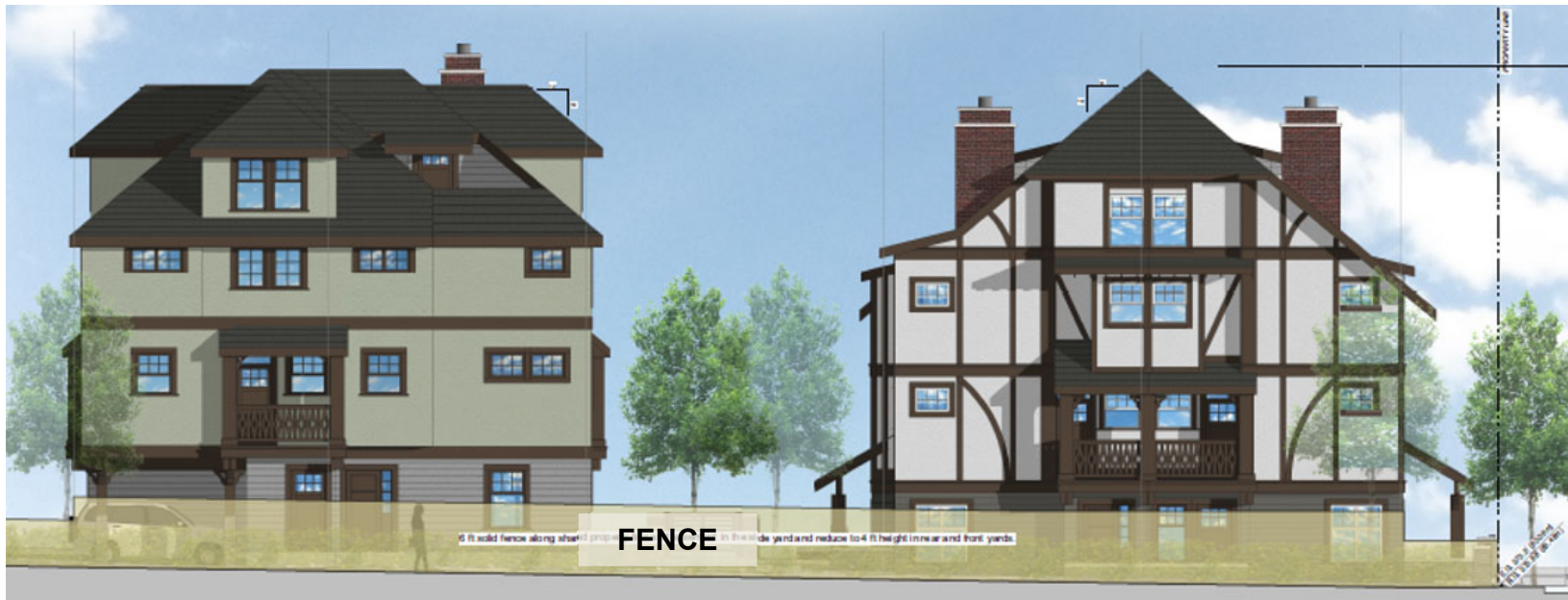
- Housing supply
- Height, density, and massing
- Building design

Comments of concern

- Massing and privacy
- Traffic and parking

Response to Feedback

- 3.5 storey form anticipated under AHC Policy
- Upper storey design to reduce massing and shadows
- Setback and landscape buffer along the west to reduce overlook and improve privacy
- Parking to comply with the Parking By-law



West Elevation

Conclusion

- Meets the intent of the *Affordable Housing Choices Interim Rezoning Policy*
- Delivers 8 secured market rental housing units
- Staff recommend approval, subject to conditions in Appendix B



END OF PRESENTATION

slides after this are for internal use only,
please do not post slides beyond this point