

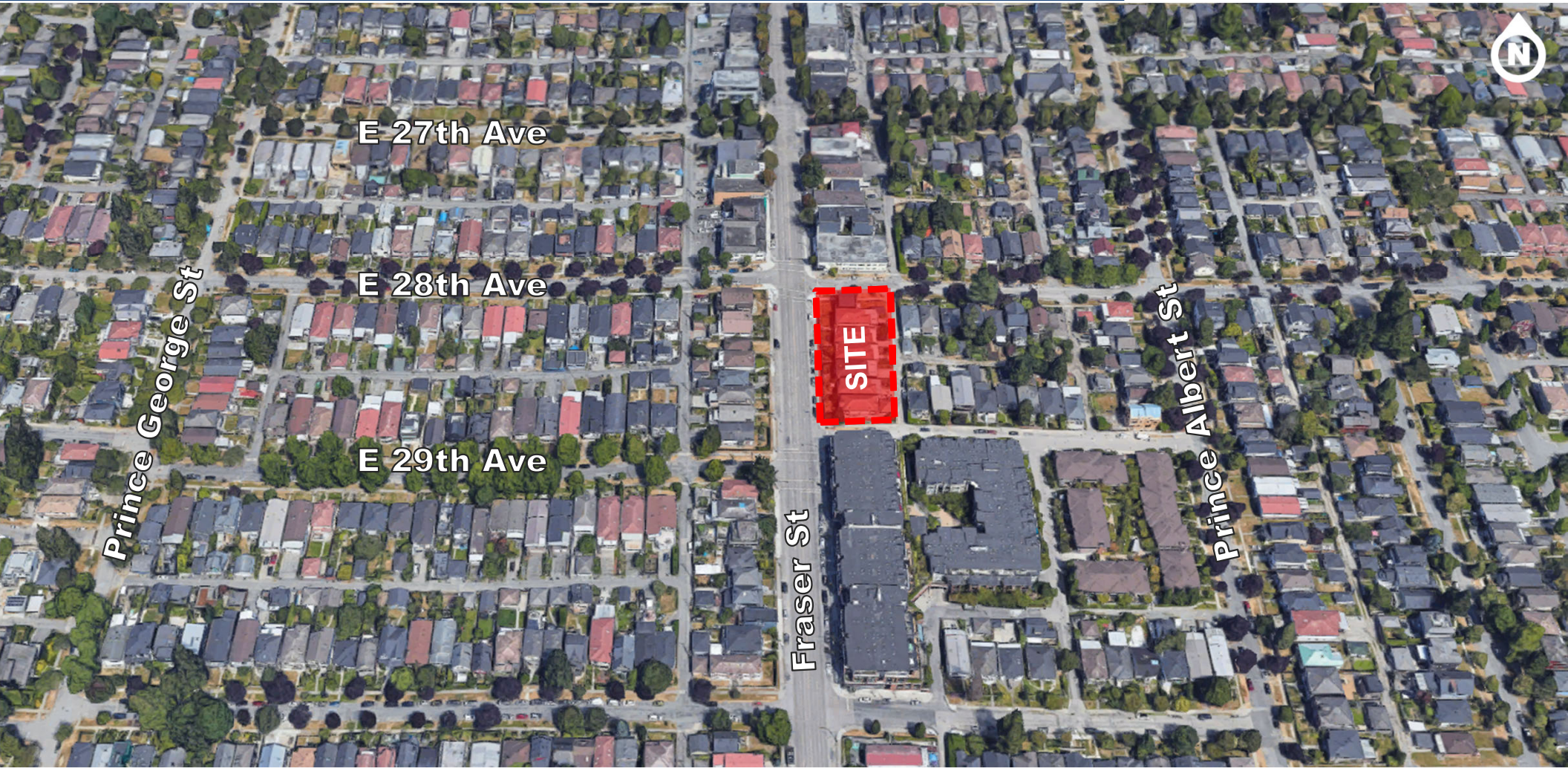


CD-1 Rezoning: 4408-4488 Fraser Street & 707-709 East 29th Avenue
Public Hearing – June 14, 2022

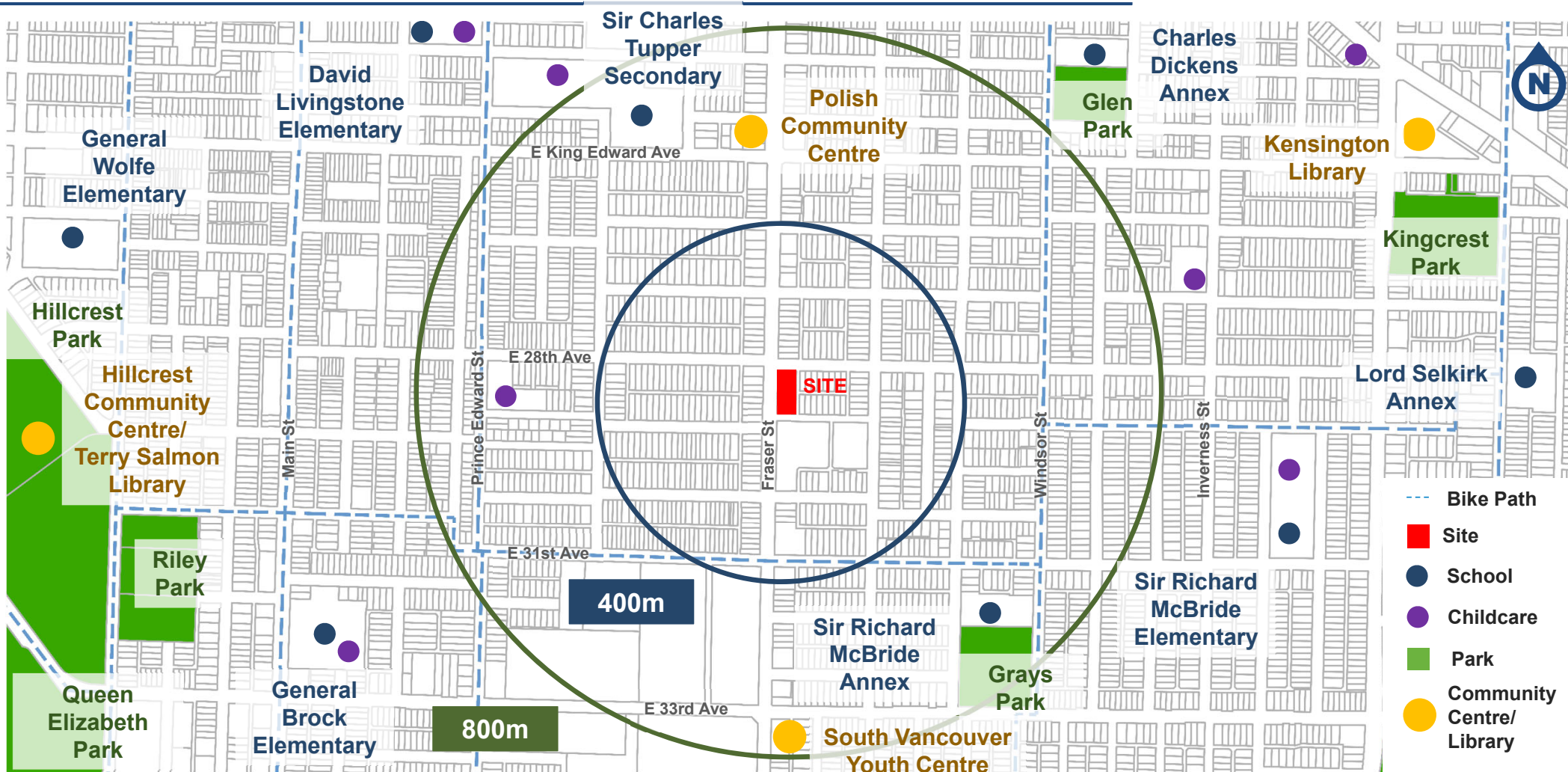
Site and Surrounding Zoning



Existing Site and Context



Local Amenities and Services



Policy Context

HOUSING VANCOUVER STRATEGY



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/tr2.pdf>.

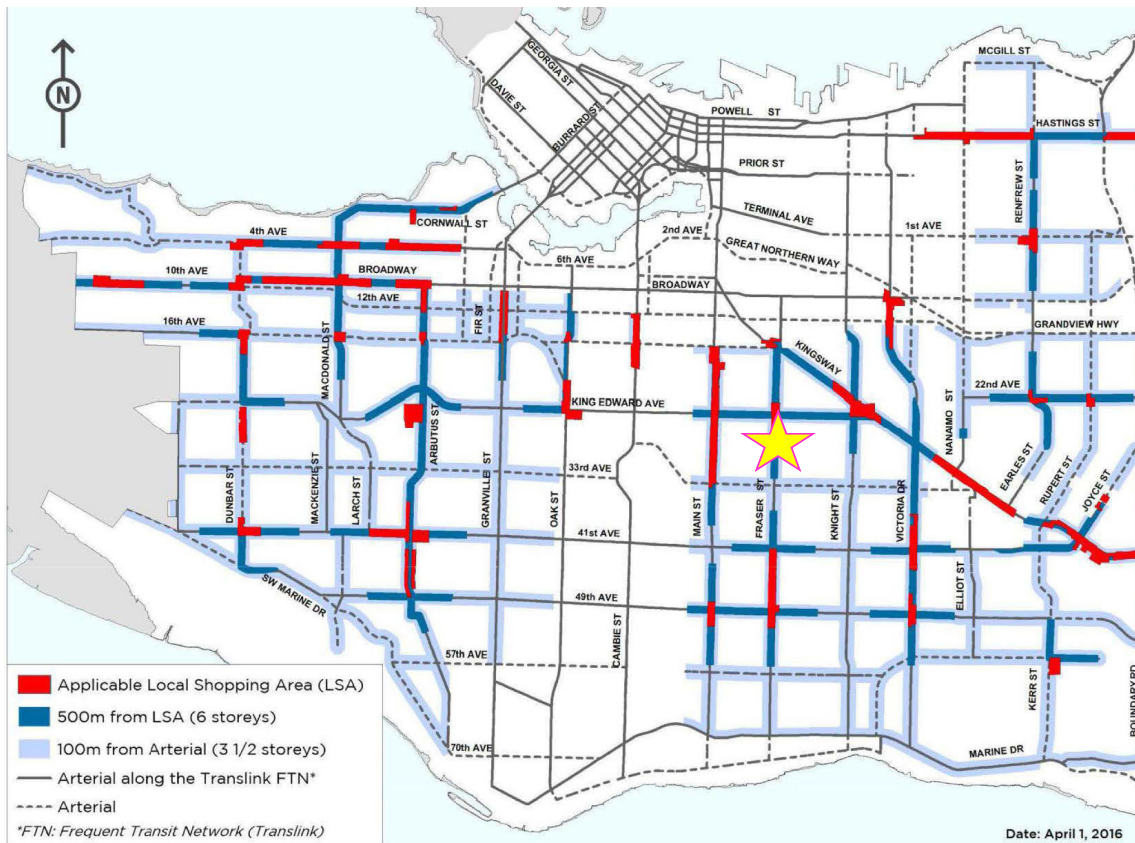
The policy allows for consideration of rezoning proposals which will be evaluated on criteria in the following categories: Affordability, Location, and Form of Development, and Council has provided guidance on each of these criteria. Council originally established a maximum of 20 rezoning applications 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 fronting an arterial street on TransLink's Frequent Transit Network and within 500m of a local shopping area
- Mid-rise forms up to six-storeys
- Maximum of two projects within ten blocks along an arterial

Proposal

- Application submitted July 26, 2021
- 100 secured market rental units
 - 46% family units
- Commercial retail at grade
- 3.65 FSR
- Height of 24.1 m (79.1 ft.)
- 149 construction jobs



Public Consultation

**Postcards Mailed
October 1, 2021**

**City-hosted
Virtual Open House
October 4 to October 24,
2021**

Comments of support

- Height, massing, and density
- Addition of rental and affordable housing
- Addition of commercial retail space

Postcards distributed	1,570
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Questions	12
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Comment forms	139
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Other input	7
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Total	158
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Aware: 234

Informed: 122

Engaged: 84

Comments of concern

- Height and density
- Parking and traffic
- Capacity of surrounding community amenities

Response to Feedback

Height and Density

- Consistent with policy
- Staff have recommended relocation of indoor roof-top amenity
- Reducing building height to 21.6 m (70.9 ft.)

Parking

- Must meet Parking By-law
- Parking signage included as a rezoning condition

Traffic

- Consistent with development occurring over time

Schools

- Catchment area schools have capacity and declining enrollment

Community Amenities

- Strategies to meet demand will be reviewed as part of future Capital Planning

Renting versus Ownership

Proposal	Newer Rental Buildings Eastside		Monthly Costs of Ownership for Median-Priced Unit Eastside (with 20% down payment)			
Average Unit Size (sq. ft.)	Average Rent	Average Household Income Served	Monthly Costs Associated with Purchase	Average Household Income Served	Starting down payment at 20%	
Studio	473	\$1,549	\$61,960	\$2,142	\$85,668	\$81,700
1-bed	594	\$1,825	\$73,000	\$2,613	\$104,501	\$100,800
2-bed	781	\$2,354	\$94,160	\$3,694	\$147,764	\$141,200
3-bed	1100	\$3,299	\$131,960	\$5,429	\$217,168	\$212,900

Public Benefits

Contribution	Amount
Community Amenity Contribution (CAC)	\$200,000
Development Cost Levies (DCLs)	\$2,405,527
Total Value	\$2,605,527

Conclusion

- Meets the intent of the *Affordable Housing Choice Interim Rezoning Policy*
- Staff support application subject to conditions in Appendix B of the report



END OF PRESENTATION

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