



CD-1 (313) Text Amendment: 2010 Harrison Drive Public Hearing – July 7, 2022

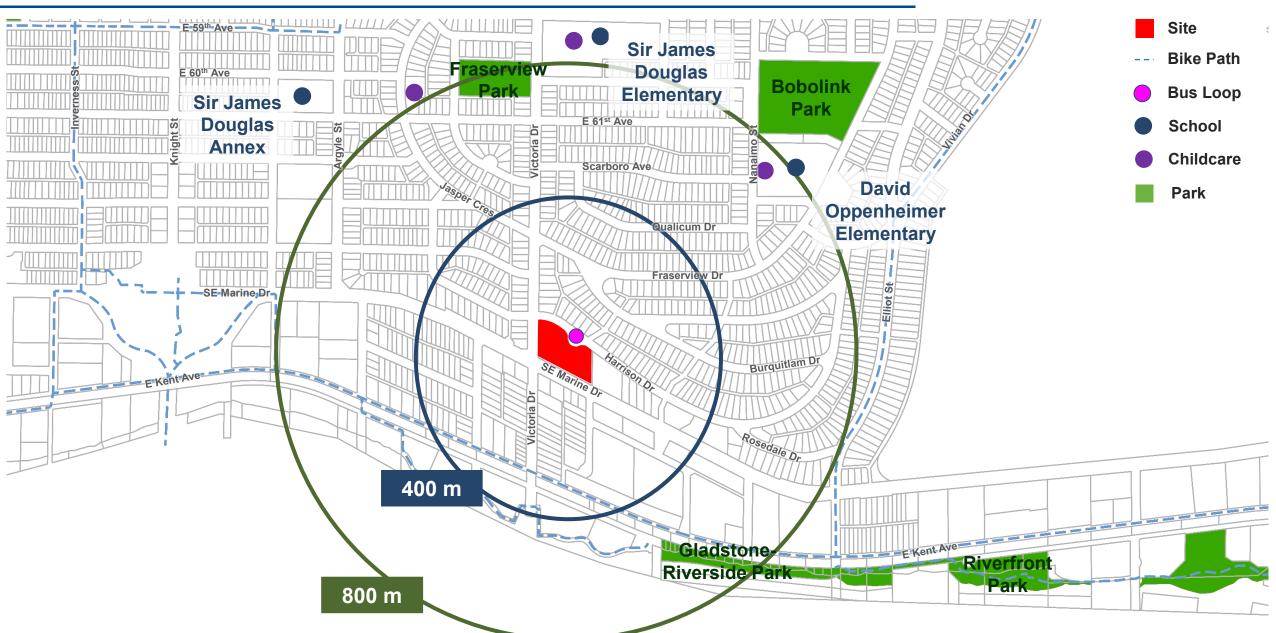
Site and Context



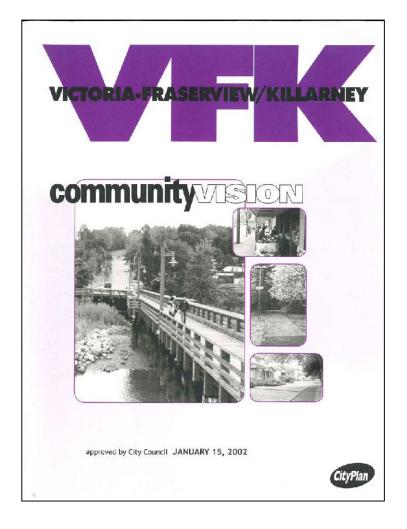


Local Amenities and Services





Policy Context



Policy

Secured Rental Policy

Incentives for New Rental Housing

Approved by Council May 15, 2012 Last amended March 29, 2022





City of Vancouver Land Use and Development Policies and Guidelines

Planning, Urban Design and Sustainability Department

453 West 12th Avenue, Vancouver, BC V5Y 1V4 | tel: 3-1-1, outside Vancouver 604.873.7000 | fax: 604.873.7100 website: vancouver.ca | email: planning@vancouver.ca | app: VanConnect

REZONING POLICY FOR SUSTAINABLE LARGE DEVELOPMENTS

Adopted by City Council on July 25, 2018
Effective Date September 1, 2018*

Amended on September 15, 2020, January 19, 2021, and July 20, 2021

Note: This policy replaces Revised Action A-2 of the EcoDensity/EcoCity Revised Charter and Initial Actions

Note: The affordable housing requirements in this policy apply to all large developments city-wide, except those areas that have recently adopted community plans (e.g. Cambic Corridor Unique Stas, large inclusionary phousing projects in the West End) and large developments that have submitted a formal rezoning enquiry (application for rezoning advice) as of June 20, 2018. Those projects with an accepted leter of enquiry will proceed under the previous affordable housing requirements contained in the Rezoning Policy for Sustainable Large Developments amended December 16, 2014.

This policy is effective September 1, 2018 and is mandatory for all large development rezoning applications accepted as complete on or after September 1, 2018.

Large developments are those that:

- (a) Involve a land parcel or parcels having a total site size of 8,000 sq. m (1.98 acres) or
- (b) Contain 45,000 sq. m (484,375 sq. ft) or more of new development floor area

Projects that are limited in scope may be excluded from the requirements of this policy, including:

- (a) Text amendments to the existing zoning for minor changes to large developments
- (b) Projects that contain less than 4,700 sq. m (50,590 sq. ft) of new development.

In such cases, a request for partial or total exemption from the policy requirements should be discussed with the rezoning planner prior to rezoning application submission. Alternatives can be considered and, if warranted, some of the requirements may be waived by the Director of Planning in cases of hardship or conflict between requirements.

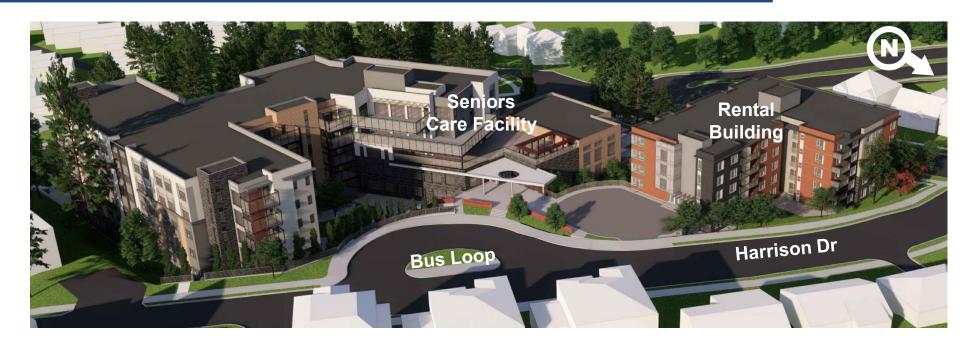
OVERALL POLICY INTENT

Large developments are expected to demonstrate leadership in sustainable design. While the policy is divided into sections for case of reachability and implementation, it is expected that large developments will use an integrated design approach and employ district-scale solutions where appropriate.

Note that City staff may involve external agencies such as TransLink, Vancouver School Board, and Vancouver Coastal Health to inform the rezoning review.

July 2021

Proposal



- Application: Feb. 4, 2019
- Resubmission: Oct. 27, 2021
- 6-storey licensed long-term care facility for seniors (187 beds)
- 6-storey secured market rental building (20% of floor area at below-market rents)

- FSR: 2.02
- Sustainable design
- Approximately 466 construction jobs

Licensed Long-term Care Facility for Seniors

- 187 beds
- Height: 23.4 m (77 ft.)



Rental Building

- 76 secured rental units:
 - 61 market rental units
 - 15 below-market rental units
- 35% family units
- Height: 18.1 m (59 ft.)



Renting versus Ownership

		Applicant-Operated Below-Market Rent		Newer Rental Buildings - Eastside		Monthly Costs of Ownership for Median-Priced Unit – Eastside (with 20% down payment)		
	Proposed Average Unit Size (sq. ft.)	Average Base Starting Rent	Average Household Income Served	Average Market Rent	Average Household Income Served	Monthly Costs Associated with Purchase	Average Household Income Served	Starting Down Payment at 20%
Studio	411	\$950	\$38,000	\$1,598	\$63,920	\$2,200	\$88,000	\$79,550
1-bed	493	\$1,200	\$48,000	\$1,772	\$70,880	\$2,885	\$115,400	\$108,000
2-bed	700	\$1,600	\$64,000	\$2,402	\$96,080	\$3,809	\$152,360	\$141,300

Public Consultation

Postcards Mailed January 6, 2022

City-hosted
Virtual Open House
January 10 to January 30, 2022

Postcards distributed 1,116

Questions 6

Comment forms 46

Other input 2

Total 54



Comments of support

- Additional density
- Seniors care facility
- Building design

Comments of concern

- Height and loss of views
- Traffic impacts

Public Benefits

Contribution	Amount		
Community Amenity Contribution (CAC) – cash amount	\$192,000		
Development Cost Levies (DCLs)	\$3,794,278		
Public Art	\$420,916		
Total Value	\$4,215,194		

Conclusion

- Meets intent of the Victoria-Fraserview/Killarney Community
 Vision and the Secured Rental Policy
- 187 beds for seniors in a licensed long-term care facility
- 76 secured market rental units
- Staff support application subject to conditions in Appendix B

