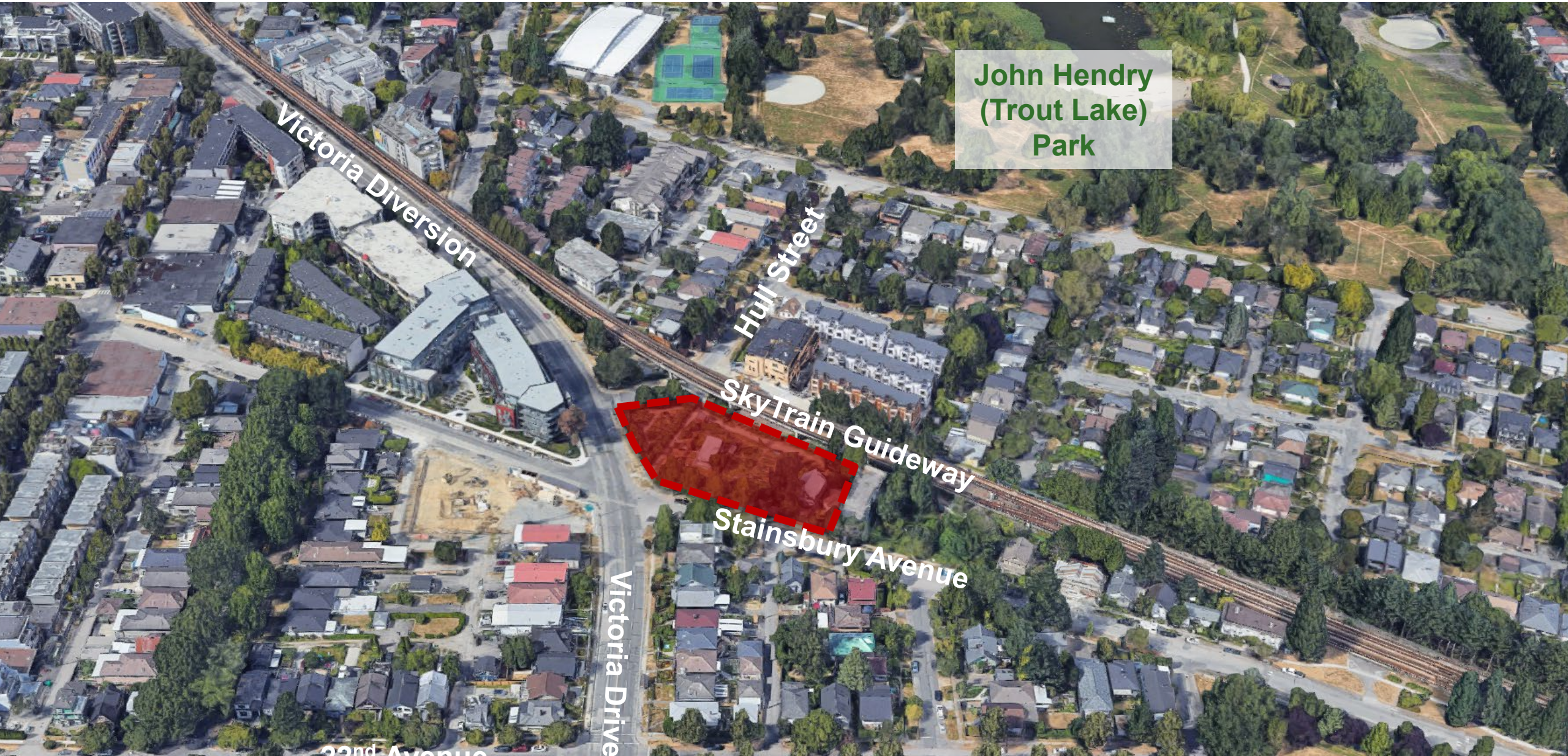




CD-1 Rezoning: 2009-2037 Stainsbury Avenue
Public Hearing – July 5, 2022

Existing Site and Context



John Hendry
(Trout Lake)
Park

Victoria Diversion

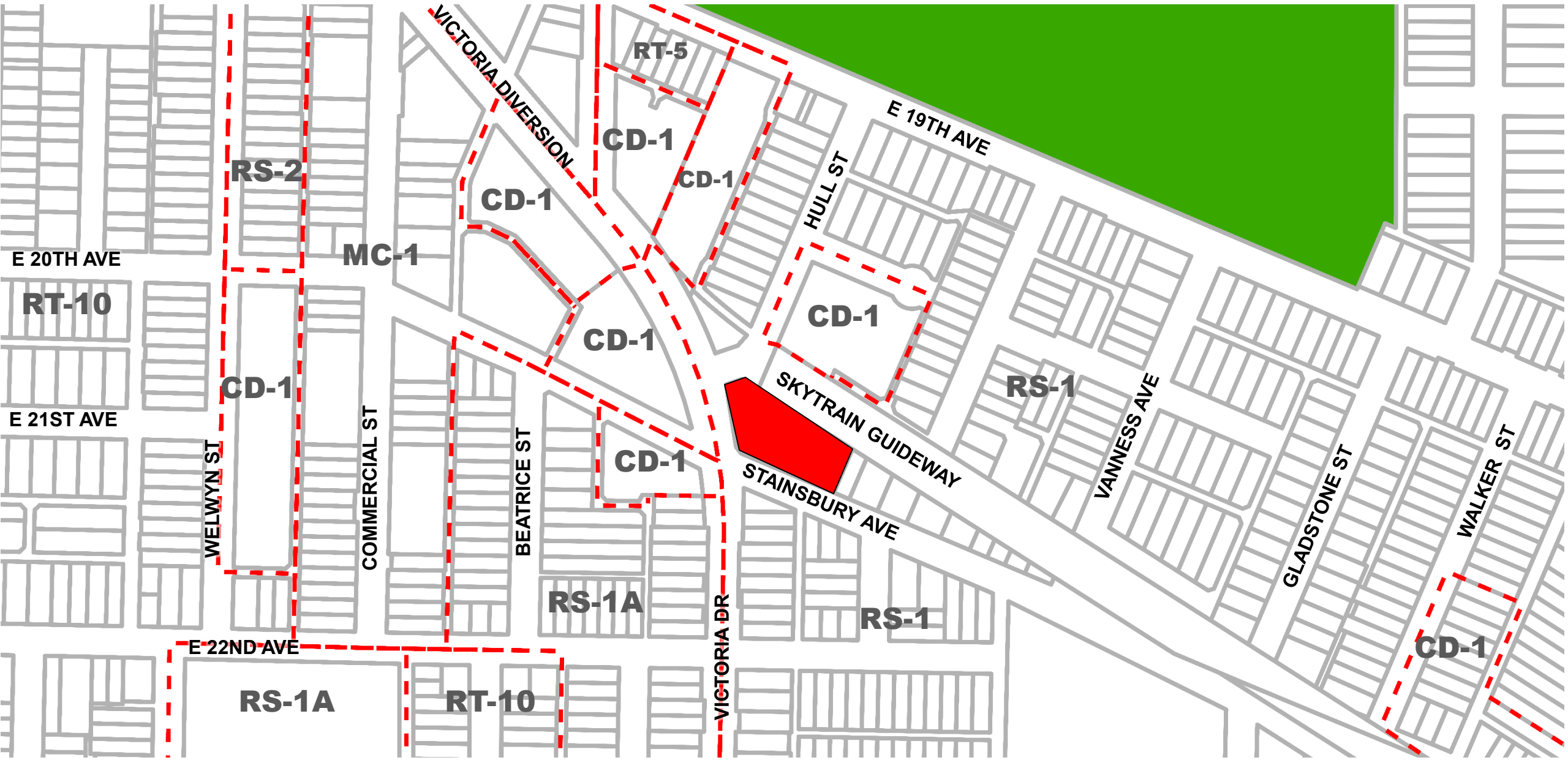
Hull Street

SkyTrain Guideway

Stainsbury Avenue

Victoria Drive

Site and Surrounding Zoning



Existing Site and Development Context

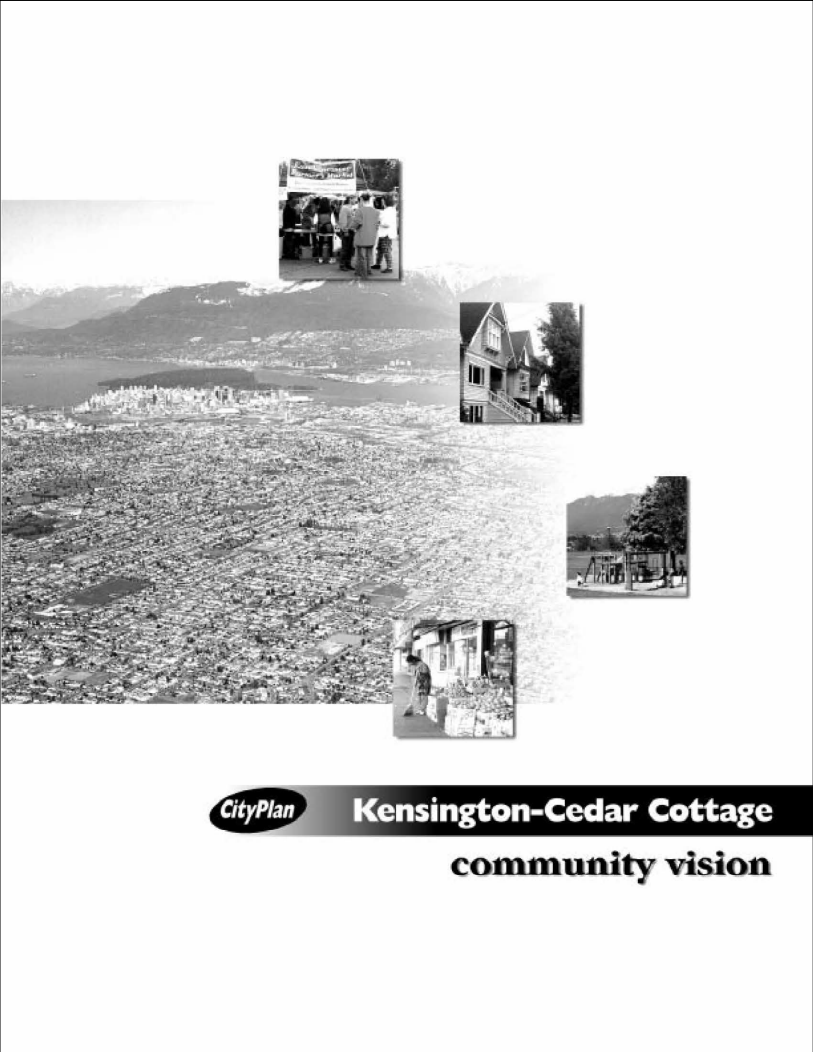


- site
- 4 storeys
- 5 storeys
- 6 storeys

Local Amenities and Services



Policy Context



Proposal

- **Application submitted:**
December 3, 2021
- 6-7-storey residential building
- 123 social housing units
- 3.53 FSR recommended
- Building height of 23.4 m (76.8 ft.)
- ~194 construction jobs created



Proposal

- **46% family units**, including:
 - 28% two-bedroom units
 - 13% three-bedroom units
 - 5% four-bedroom units
- Courtyard form
- Indoor and outdoor amenity at-grade
- Driveway access from Hull Street



Proposal

Vienna House

- Memorandum Of Cooperation (MOC) with City of Vienna
- Passive House certification
- Partnership between BC Housing, VAHA and More Than a Roof Housing Society (MTR)
- MTR approved as non-profit partner by Council on June 9, 2020



Housing Affordability & Rental Rates

		20% of Units		50% of Units		30% of Units	
		RGI Deep Subsidy ¹		Rent-Geared-to-income ²		Market Rents	
	Proposed Unit Size (sq. ft.)	Monthly Rent Range	Max Annual Income	Monthly Rent Range	Max Annual Income	Monthly Rent Range ³	Max Household Income Served ⁴
Studio	398	\$375-495	\$19,814	Up to \$1,438	\$57,500	\$1,200-1,500	\$77,430
1-bed	574	\$375-495	\$19,814	Up to \$1,438	\$57,500	\$1,500-2,000	\$77,430
2-bed	758	\$570-660	\$26,400	Up to \$1,725	\$69,000	\$2,000-2,500	\$120,990
3-bed	1,060	\$660	\$26,400	Up to \$2,000	\$80,000	\$2,500-3,200	\$120,990
4-bed	1,400	\$700	In receipt of IA	Up to \$2,212	\$88,500	\$3,000-3,500	\$120,990

¹ BCH CHF RFP – Low income residents selected from BC Housing’s Housing Registry who are in receipt of Income Assistance or where income is less than the Deep Subsidy threshold established by the BC Housing Limits will be established by BC Housing based on the TRC payable by tenants in receipt of IA or basic Old Age Security and Guaranteed Income Supplement

² BCH CHF REP - Residents will be selected from BC Housing’s Housing Registry to reflect a blend of incomes falling between the applicable HIL and Deep Subsidy level.

³ The intention is to rent these units at or below the market rent for a similar unit in the community.

⁴Based on the BC Housing definition of “Low and Moderate Income Limits” in 2022, the definition of which is subject to change on an annual basis.

Public Consultation

Postcards Mailed
January 20, 2022

Postcards distributed	990
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Questions	69
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Comment forms	176
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Other input	2
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Total	247
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City-hosted
Virtual Open House
January 24, 2022 to
February 13, 2022

Aware: 705

Informed: 305

Engaged: 164

Comments of support

- Affordable, social housing
- Building height, density, location
- Building design
- Passive House certification

Comments of concern

- Building height, density, massing, location
- Building and site design
- Parking
- Loss of community garden
- Community amenities

Response to Feedback

Building height, density, massing, location

- Proposed building is in keeping with neighbouring developments; provides an appropriate transition from Victoria Drive to lower-scale residential forms to the east

Building and site design

- Courtyard form responds to site challenges; rezoning conditions to enhance liveability

Parking

- Near to transit and will meet the Parking By-law

Loss of community garden

- Staff are working with the Garden Society to secure an alternate location

Community Amenities

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

Conclusion

- Application for social housing may be considered under the *Kensington-Cedar Cottage Community Vision*
- Application advances City's social housing targets under the *Housing Vancouver Strategy*
- Staff support application subject to conditions in Appendix B

