

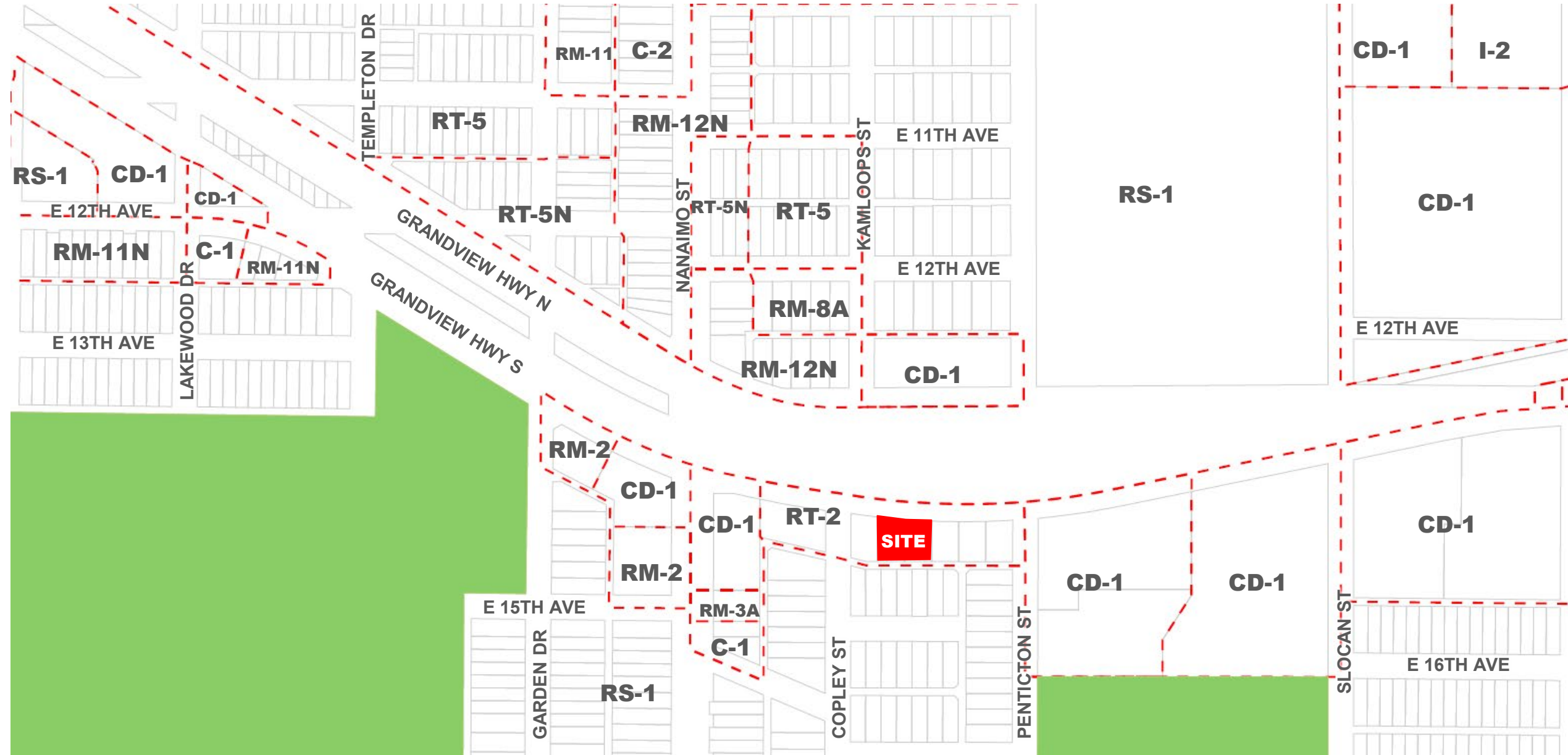


Grandview Highway South



CD-1 Rezoning: 2518-2540 Grandview Highway South
Public Hearing – February 14, 2023

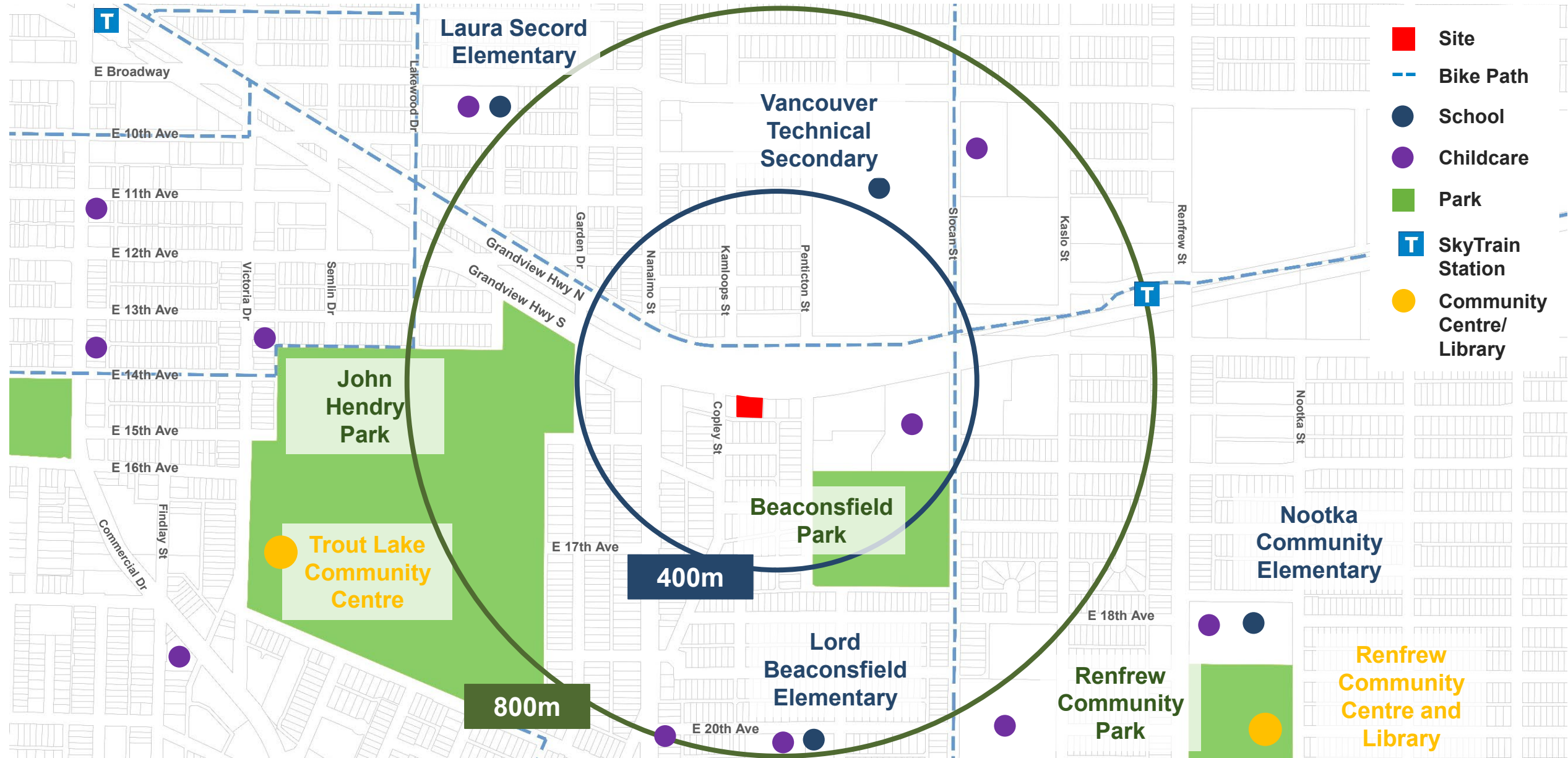
Site and Surrounding Zoning



Existing Site and Context



Local Amenities and Services



Policy Context



City of Vancouver Land Use and Development Policies and Guidelines
Connectivity Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 • 604.873.3344 • Fax 604.873.7060
planning@vancouver.ca

50¢



RENFREW-COLLINGWOOD COMMUNITY VISION

Adopted by City Council March 23, 2004

The following information has been extracted from 2 sources: the Renfrew-Collingwood Community Vision and a report adopted by Council on July 27, 2000 on conditional use applications in visioned areas. For a complete set of Council-approved Vision Directions for Renfrew-Collingwood, please refer to the "Renfrew-Collingwood Community Vision" document which is available free from the internet at vancouver.ca/visions or from the Planning Department (604.871.6126) at a cost.

1 COMMUNITY VISION: GENERAL DESCRIPTION

The Renfrew-Collingwood Community Vision applies to the area outlined on the map below.



The Renfrew-Collingwood Community Vision describes the kind of community people want Renfrew-Collingwood to become over the next 10 to 20 years. The Vision illustrates how CityPlan directions (adopted by City Council in 1995), should be implemented in Renfrew-Collingwood. Over 90 Vision Directions cover topics like: transportation; new housing; shopping areas; safety and services; and greening and garbage.

The Renfrew-Collingwood Community Vision will be used by City Council and staff to help guide future planning, to set priorities for capital projects, to direct City programs and services, and to make decisions affecting the community.

March 2004



HOUSING
VANCOUVER

HOUSING VANCOUVER STRATEGY



Rupert and Renfrew Interim Rezoning Policy

March 29, 2022

Policy Context cont.



ADMINISTRATIVE REPORT

Report Date: September 18, 2014
Contact: Wendy Au / Ginger Gosnell-Myers
Contact No.: 604.871.6639 / 604.873.7209
RTS No.: 10681
VanRIMS No.: 08-2000-20
Meeting Date: October 28, 2014

TO: Vancouver City Council

FROM: City Manager

Framework for City of Reconciliation

RECOMMENDATION

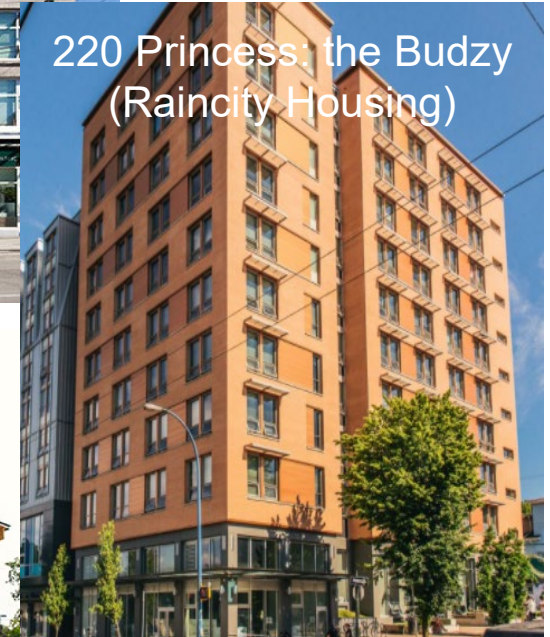
- A. THAT Council adopt the proposed framework focusing on Cultural Competency, Strengthening Relations, and Effective Decision-Making within the City's service provision and ongoing relationships with Vancouver's host First Nations, the Musqueam, Squamish, Tsleil-Waututh and urban Aboriginal community.
- B. THAT Council direct staff to develop a four year work program with report back every two years on progress and outcomes.



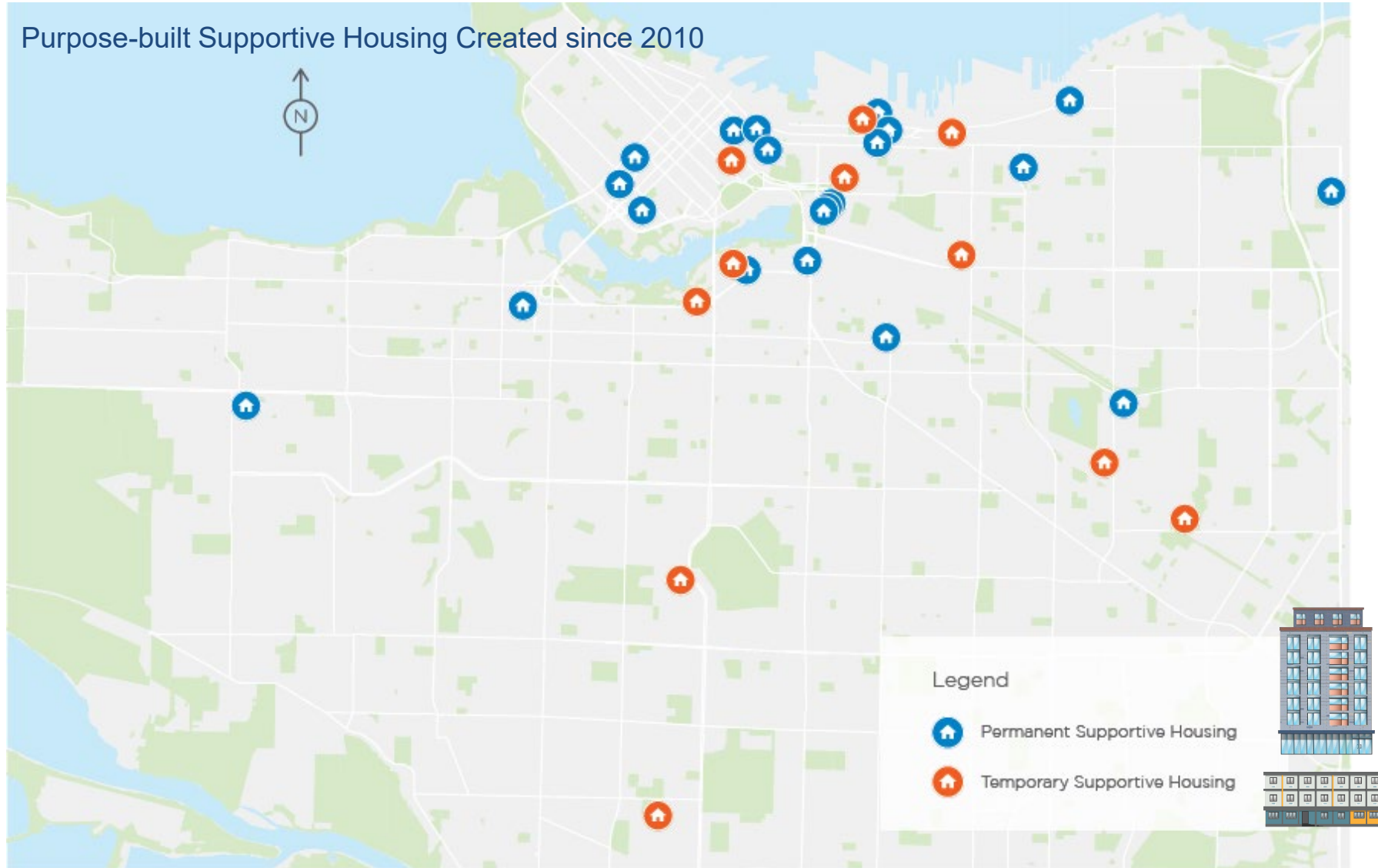
Supportive Housing in Vancouver

Total Number of Existing Self-contained Units

	Temporary Modular	Purpose-Built
Buildings	11	55
Units	720	3,130



Partnerships to Build Supportive Homes Citywide



Progress to Targets on Supportive Housing

Housing Vancouver Targets for Supportive Housing as of September 30, 2022

10-Year Target	Units Approved Towards Target
4,100	887* (22%)

*includes TMH



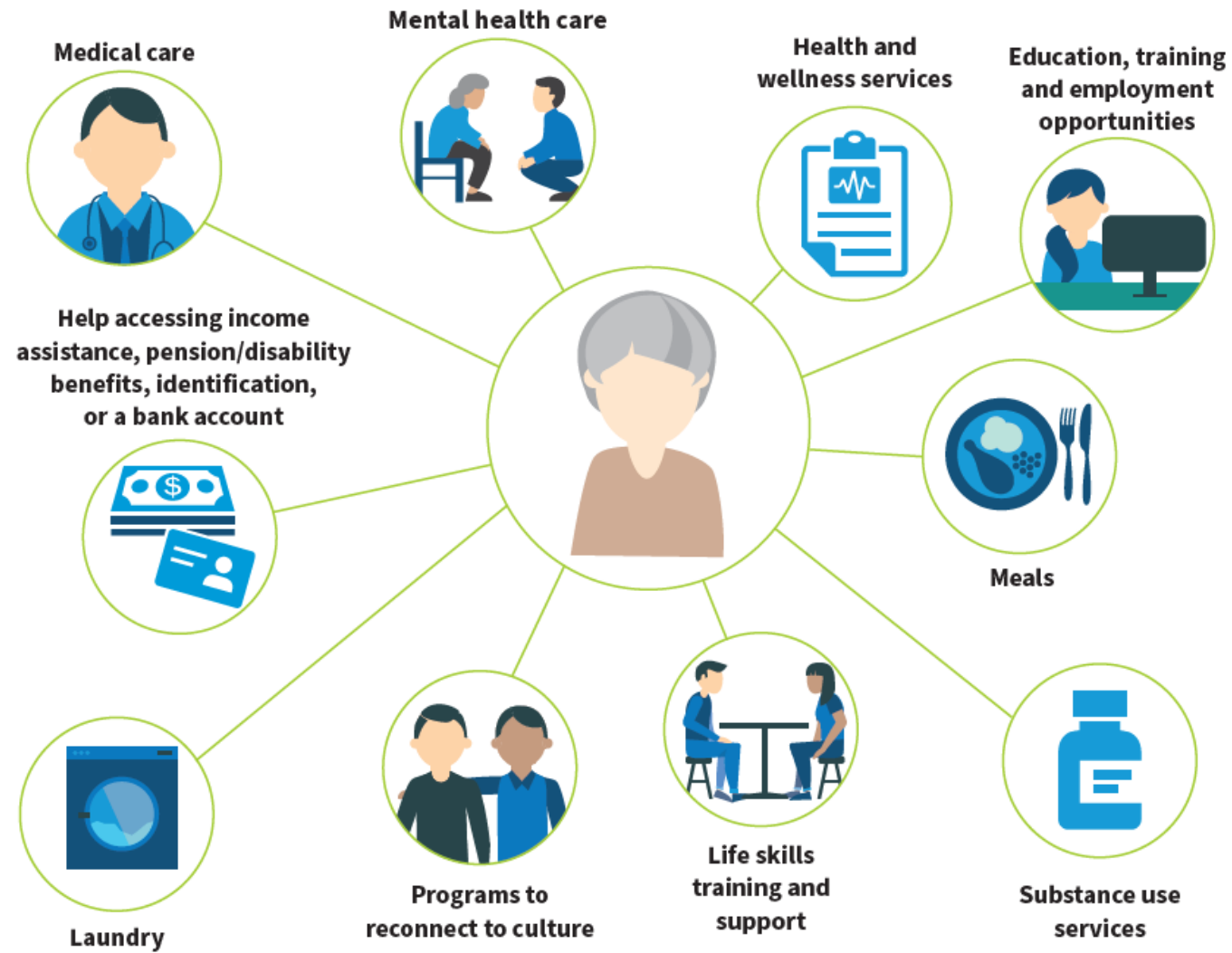
Photo Credit: Lani Brunn



Photo Credit: Lani Brunn



Supportive Housing



Proposal

- Submitted April 20, 2022
- 6-storey, Passive House certified, residential building
- Height of 72 ft.
- FSR: 2.30 (35,105 sq. ft.)
- 64 secured rental studio units
- Five vehicle and 64 bicycle spaces



Tenant Relocation and Protection



- Two tenancies in one duplex eligible for protections under the *Tenant Relocation and Protection Policy*
- Tenancies eligible for financial compensation, moving expenses, and assistance in locating alternative accommodations

Rental Rates

		100% of Units Shelter Component of Income Assistance	
Proposed Unit Size (sq. ft.)		Max Monthly Rents	Annual Income
Studio	355	\$375	≤ \$15,000

Public Consultation

**Postcards Mailed
May 12, 2022**

**City-hosted
Virtual Open House
May 16 to June 5, 2022**

Postcards distributed	1,499
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Questions	12
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Comment forms	26
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Other input	3
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Total	41
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Aware: 87

Informed: 41

Engaged: 20

Comments of support

- Height, massing, density and location
- Social housing
- Amenities

Opinions Expressed

- Height, massing, density, location
- Parking
- Safety concerns

Response to Feedback

Height, massing, density, location

- Proposal next to wide arterial road, adjacent properties may redevelop under *Secured Rental Policy* for three- to six-storey buildings

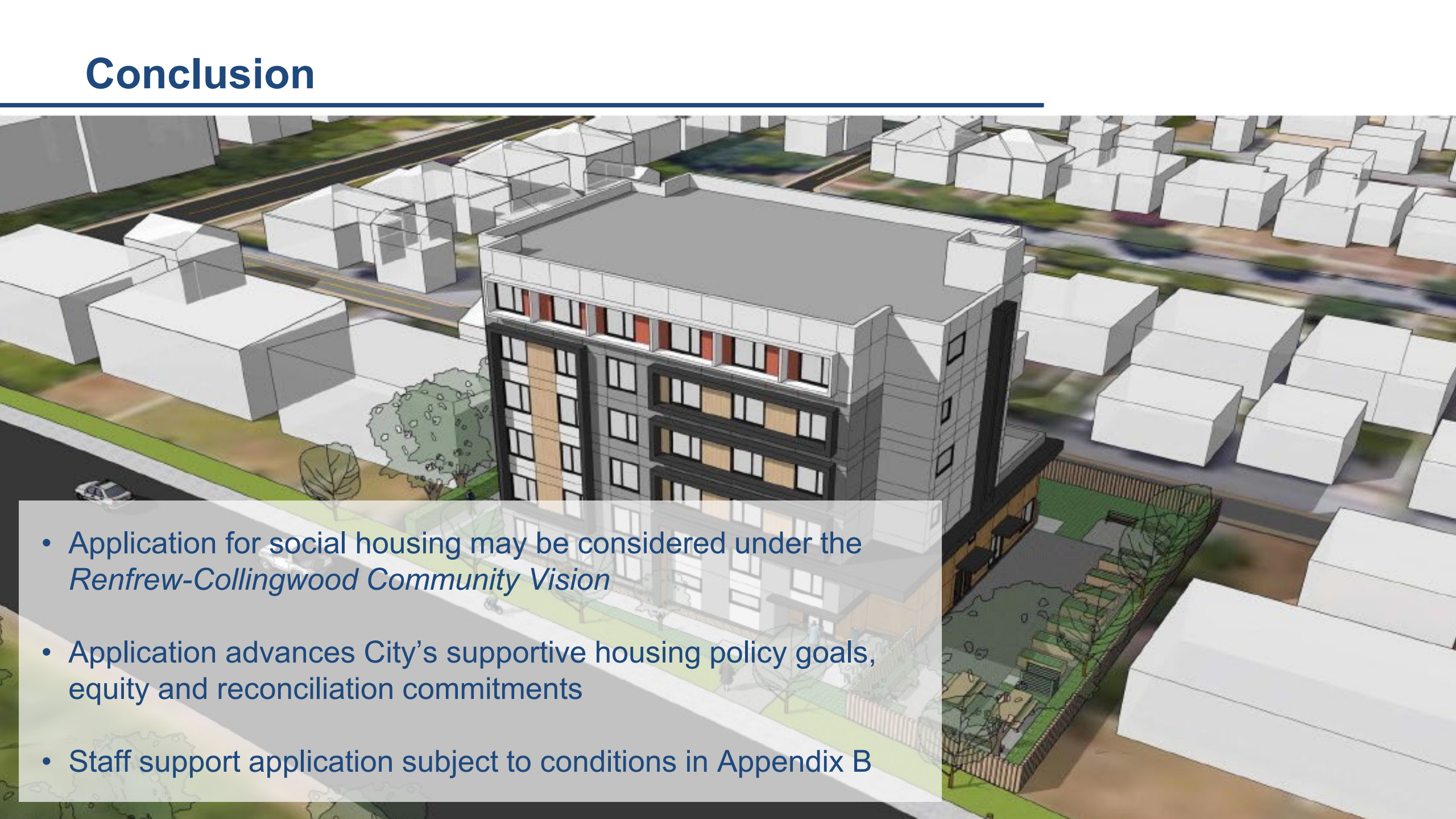
Parking

- Project complies with Parking By-law. Proximity to bus route, SkyTrain station and bike routes

Safety concerns

- Communities benefit on financial, social and equity objectives by providing people who were experiencing homelessness with homes and support services

Conclusion

- 
- An architectural rendering of a modern, multi-story residential building. The building features a mix of grey, white, and dark wood paneling, with large windows and a prominent entrance. It is situated in an urban environment with other buildings, streets, and greenery visible in the background. The rendering is shown from an elevated perspective, highlighting the building's design and its integration into the surrounding neighborhood.
- Application for social housing may be considered under the *Renfrew-Collingwood Community Vision*
 - Application advances City's supportive housing policy goals, equity and reconciliation commitments
 - Staff support application subject to conditions in Appendix B