



E 54th Ave

Main Street

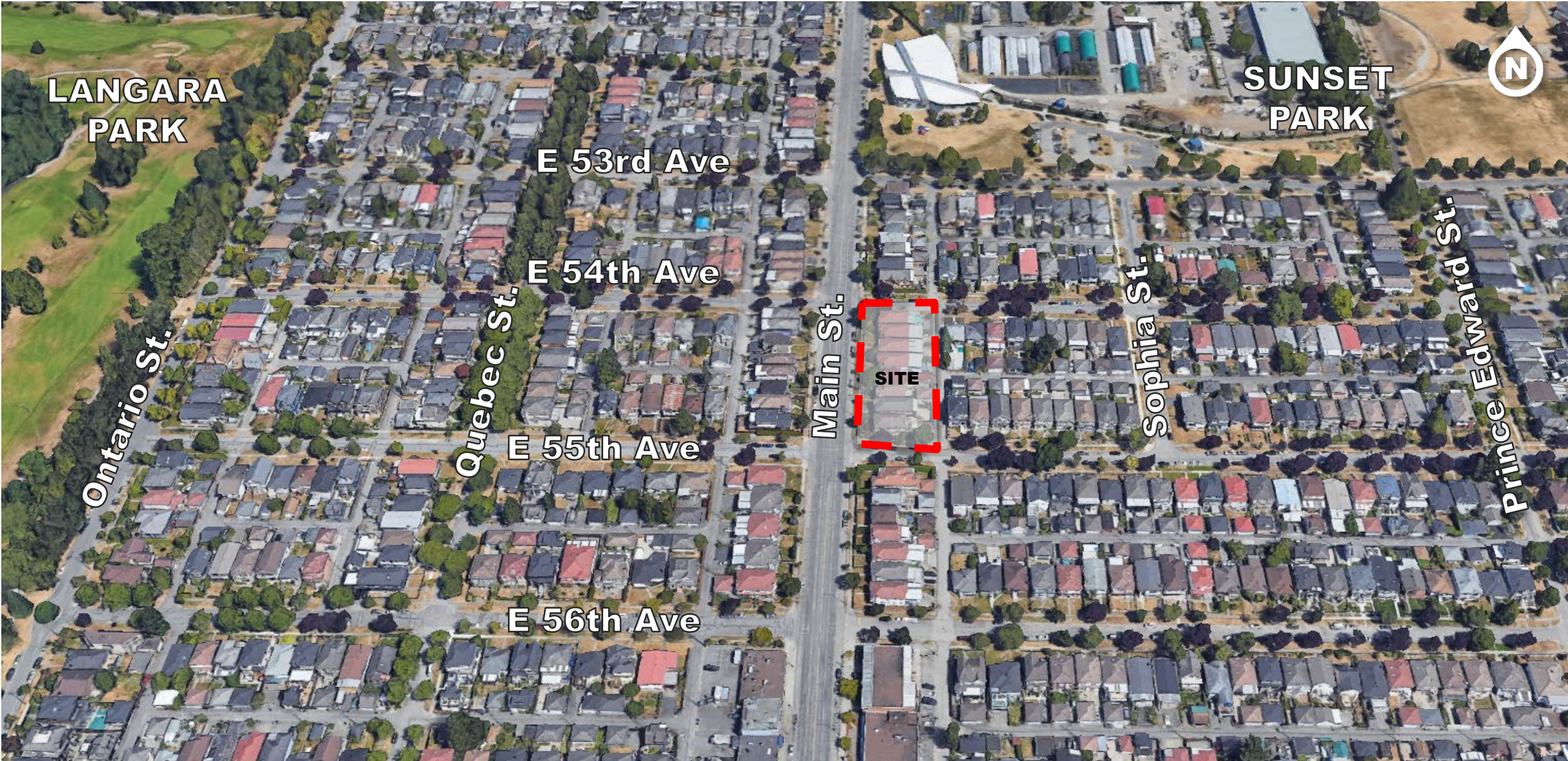
E 55th Ave



**CD-1 Rezoning: 208 East 54th Ave, 7018-7078 Main St and
211 East 55th Ave**

Public Hearing – May 9th, 2023

Existing Site and Context



Local Amenities and Services



Enabling Policy

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/rr2.pdf>.

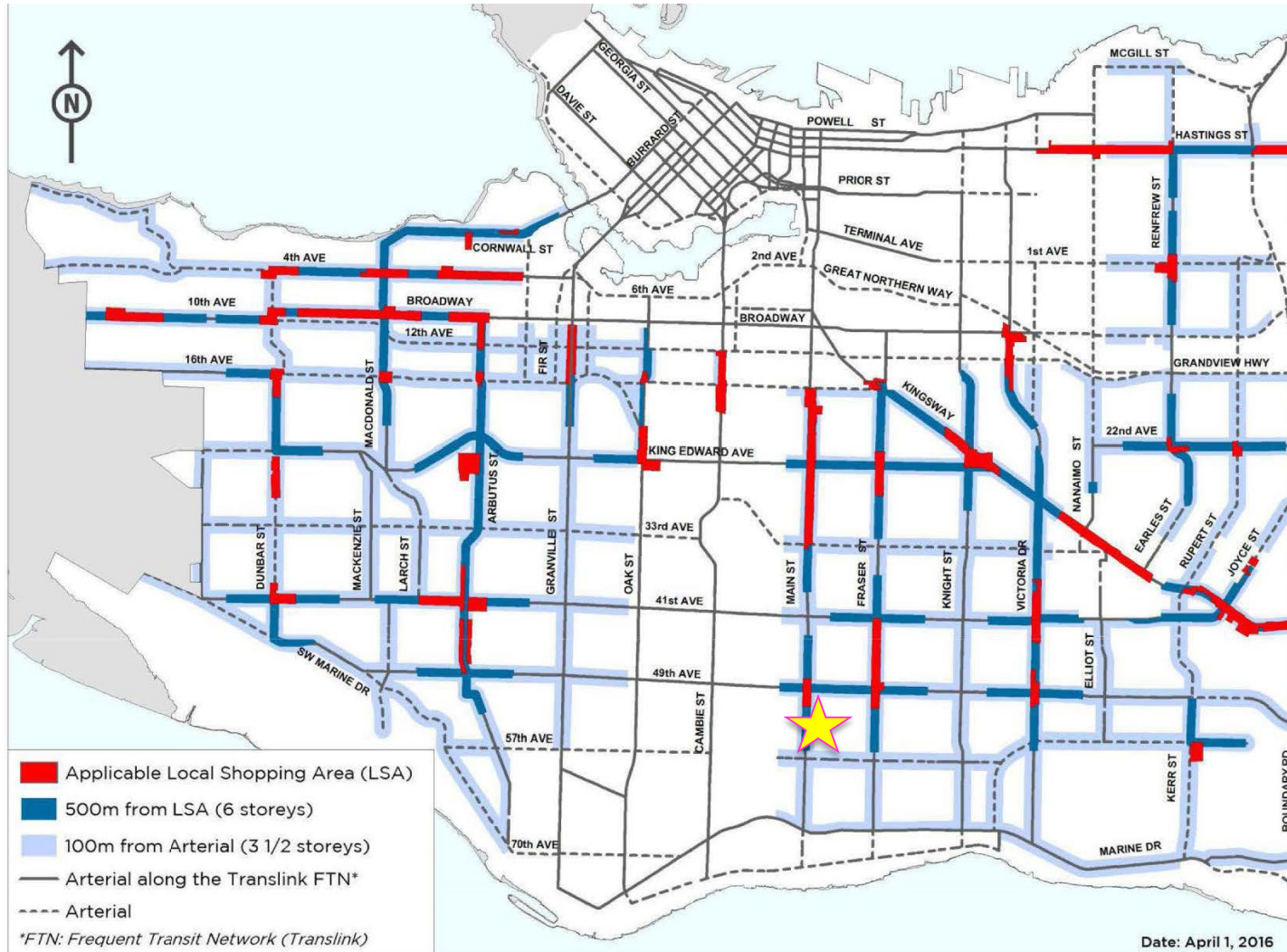
The policy allows for consideration of rezoning proposals which will be evaluated on criteria in the following categories: Affordability, Location, and Form of Development, and Council has provided guidance on each of these criteria. Council originally established a maximum of 20 rezoning applications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

- Approved in 2012
- Limited to 20 proposals

Policy Context



- Sites fronting an arterial street on TransLink's Frequent Transit Network and within close proximity of a local shopping area
- Mid-rise forms up to a maximum of six-storeys
- Maximum of two projects within ten blocks along an arterial

Proposal

- Application submitted: March 1st, 2021
- Revised application submitted: July 25, 2022
- 131 secured market rental units
- Commercial retail space at grade
- Density of 3.62 FSR
- Two buildings that are six storeys
- Height of 20.3 m (66.6 ft.)
- Floor area of 9,695 sq. m (104,351 sq. ft.)
- 101 vehicle parking spaces and 216 bicycle parking spaces



Renting vs. Ownership Costs: Vancouver's Eastside

	Market Rent in Newer Buildings on Eastside		Ownership Median-Priced Unit on Eastside		
	Average Rents	Average Household Income Served	Monthly Costs of Ownership	Income to Afford Monthly Ownership Costs	20% Down-Payment
studio	\$1,598	\$63,920	\$2,200	\$88,000	\$79,550
1-bed	\$1,772	\$70,880	\$2,885	\$115,400	\$108,000
2-bed	\$2,402	\$96,080	\$3,809	\$152,360	\$141,300
3-bed	\$3,272	\$130,880	\$5,565	\$222,600	\$213,000

Public Consultation

**Postcards Mailed
June 4, 2021**

**City-hosted
Virtual Open House
June 7 to June 27, 2021**

Postcards distributed	843
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Questions	46
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Comment forms	458
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Other input	8
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Total	512
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Aware: 481

Informed: 331

Engaged: 282

Other: Staff received two petitions with 122 and 220 signatures.

Public Consultation

Comments of Support:

- Rental housing
- Childcare*
- Affordable housing
- Height, massing, density and context

Comments of Concern:

- Height, massing, density and context
- Traffic and safety
- Parking
- Shadowing
- Retail space

* Childcare facility was removed in the revised proposal received July 25, 2022

Response to Feedback

- Six storeys anticipated under AHC Policy (SRP allows six storeys)
- Upper storey designed to reduce massing and shadows
- Parking to comply with the Parking By-law
- Commercial uses provide opportunities for new businesses and employment



Public Benefits

Housing

- 131 secured rental units

Community Amenity Contribution (CAC)

- \$610,000

Public Art

- \$206,615

Development Cost Levies (DCLs)

- \$3,248,679
- This includes the City-wide Utilities DCL which helps pay for infrastructure upgrades

Conclusion

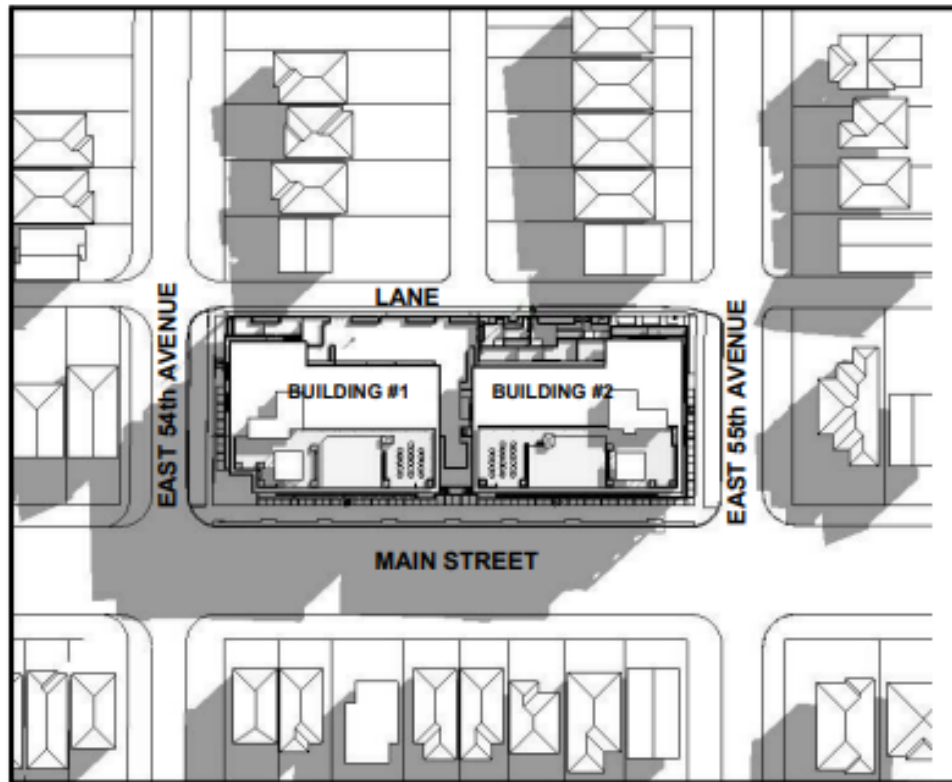
- Meets intent of *Affordable Housing Choices Interim Rezoning Policy*
- Delivery of 131 secured market rental units
- Staff support application subject to conditions outlined in Appendix B



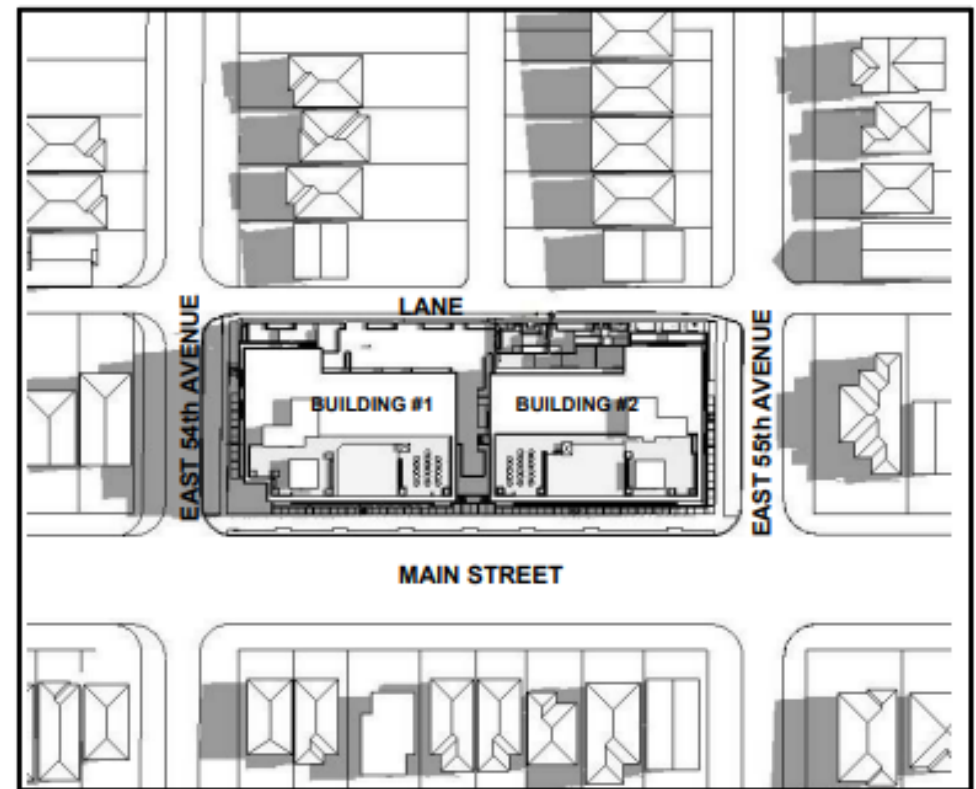
END OF PRESENTATION

Do not post slides after this point (for reference only)

Additional Slides: Shadows – March 21st

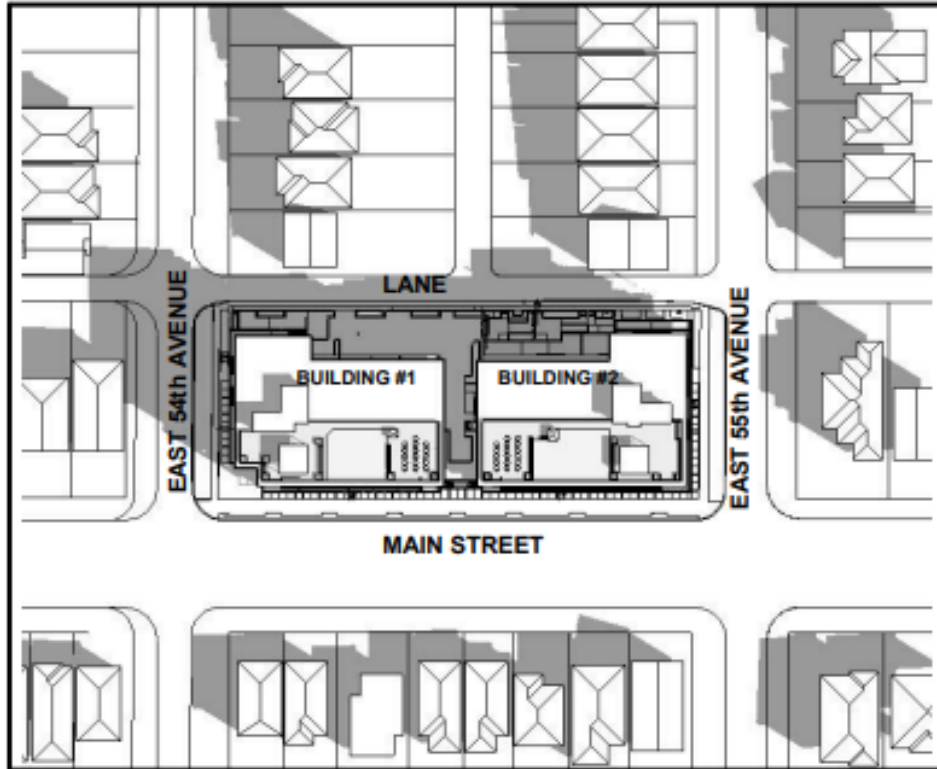


March 21 10AM



March 21 12PM

Additional Slides: Shadows – March 21st

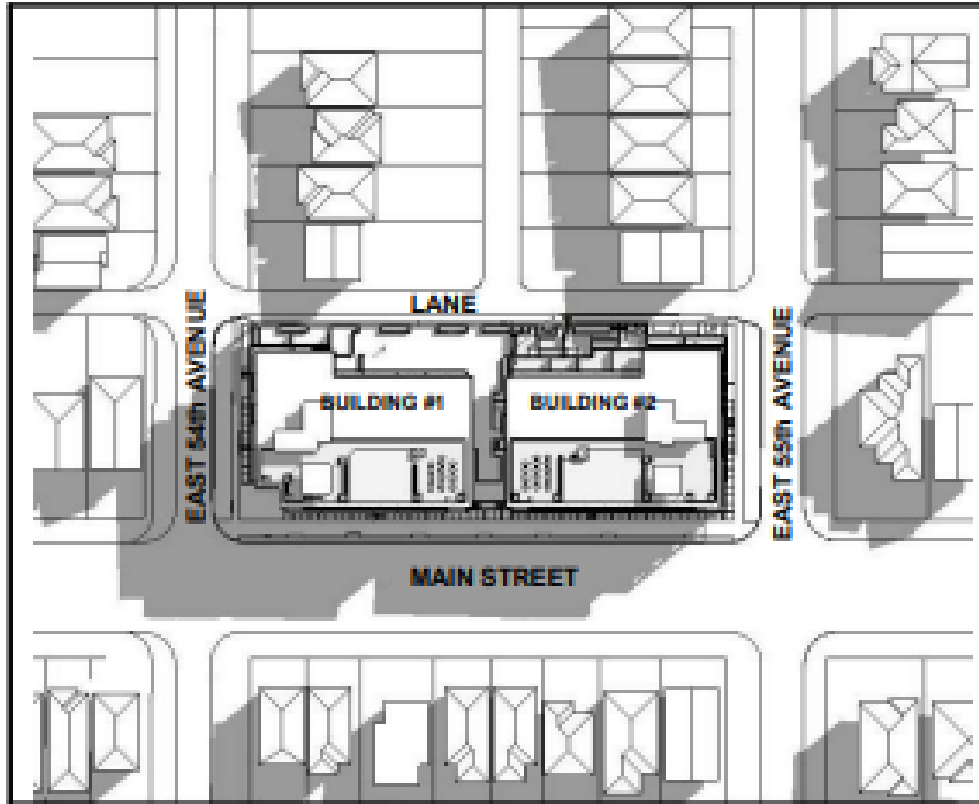


March 21 2PM

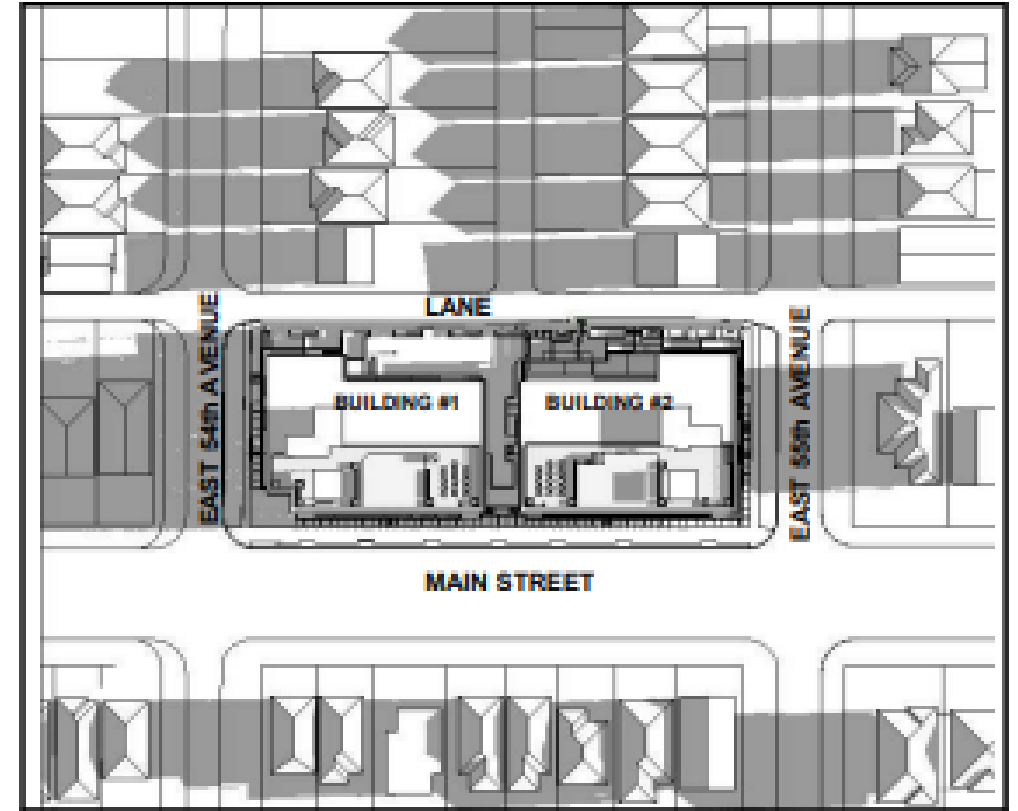


March 21 4PM

Additional Slides: Shadows – September 21st



September 21 10AM



September 21 12PM

Additional Slides: Shadows – September 21st

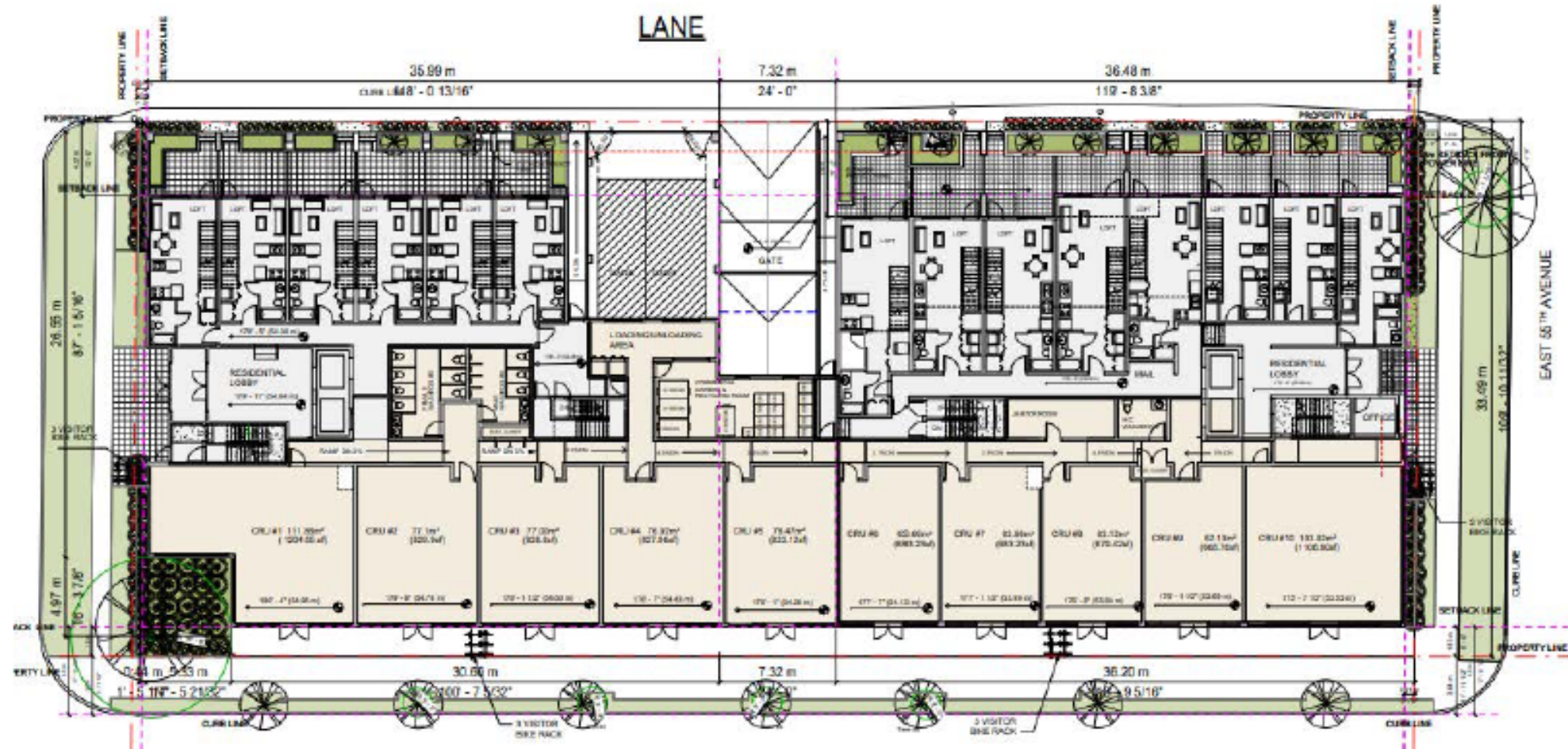


September 21 2PM

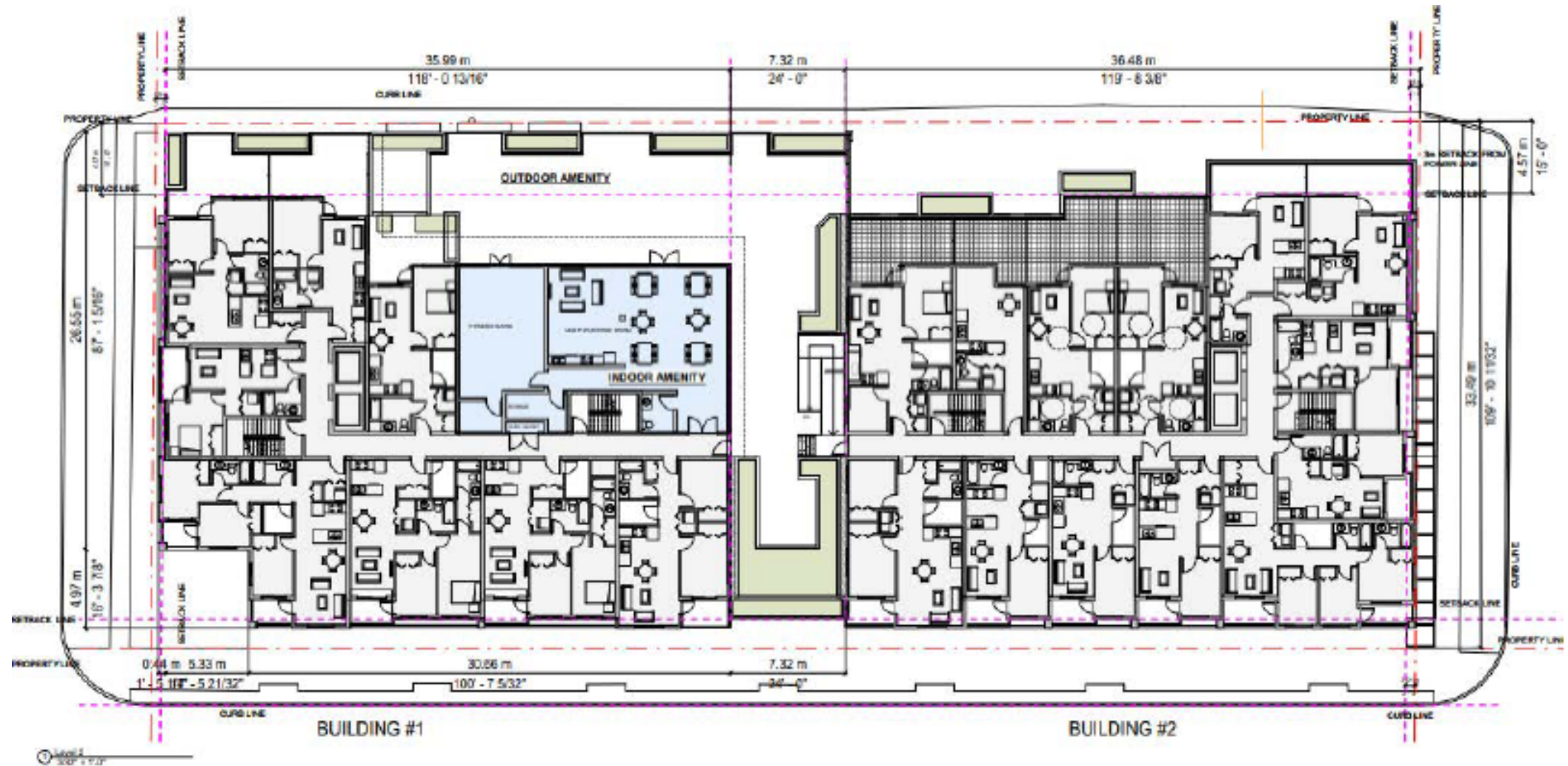


September 21 4PM

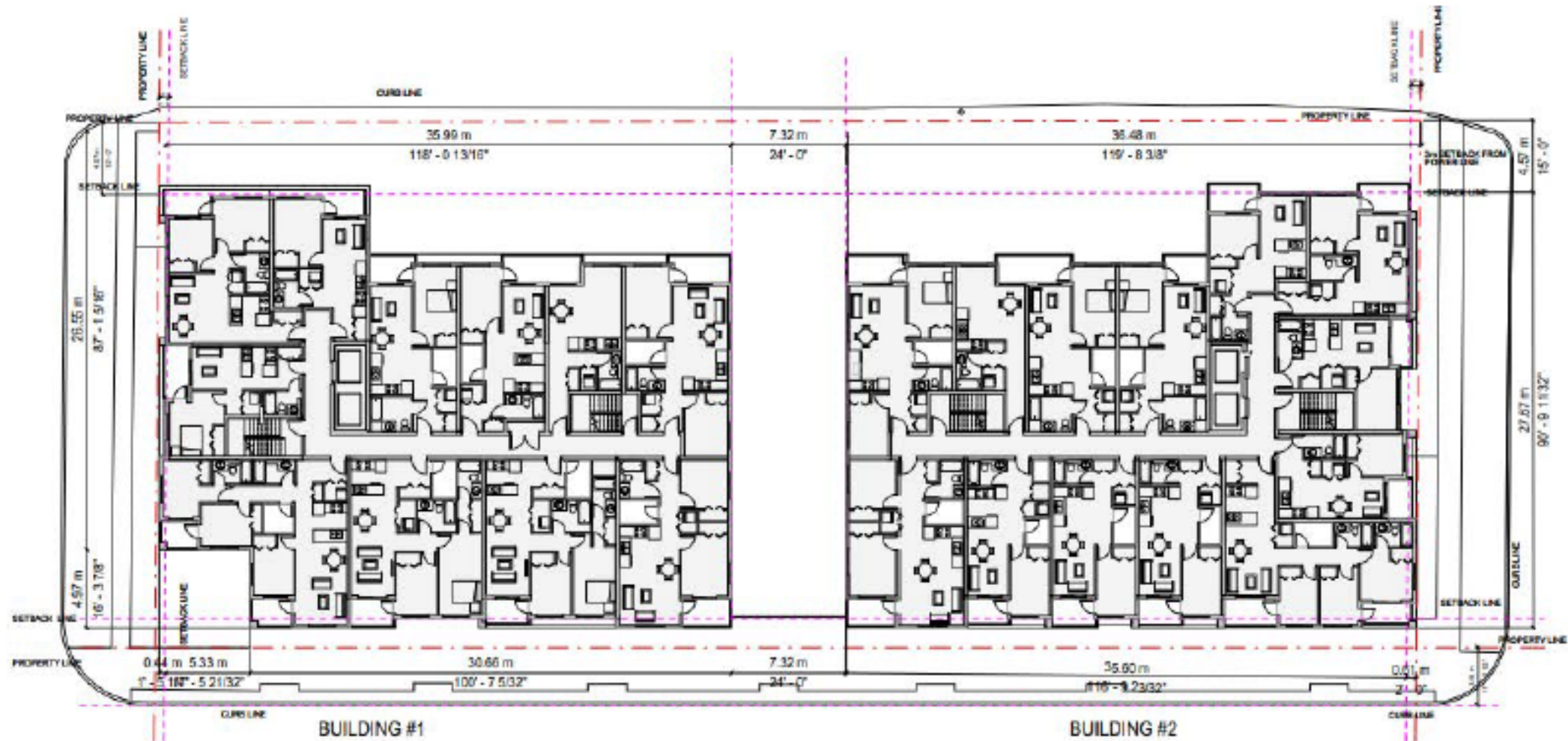
Additional Slides – Level 1



Additional Slides – Level 2



Additional Slides – Levels 3 and 4



Additional Slides – Levels 5 and 6

