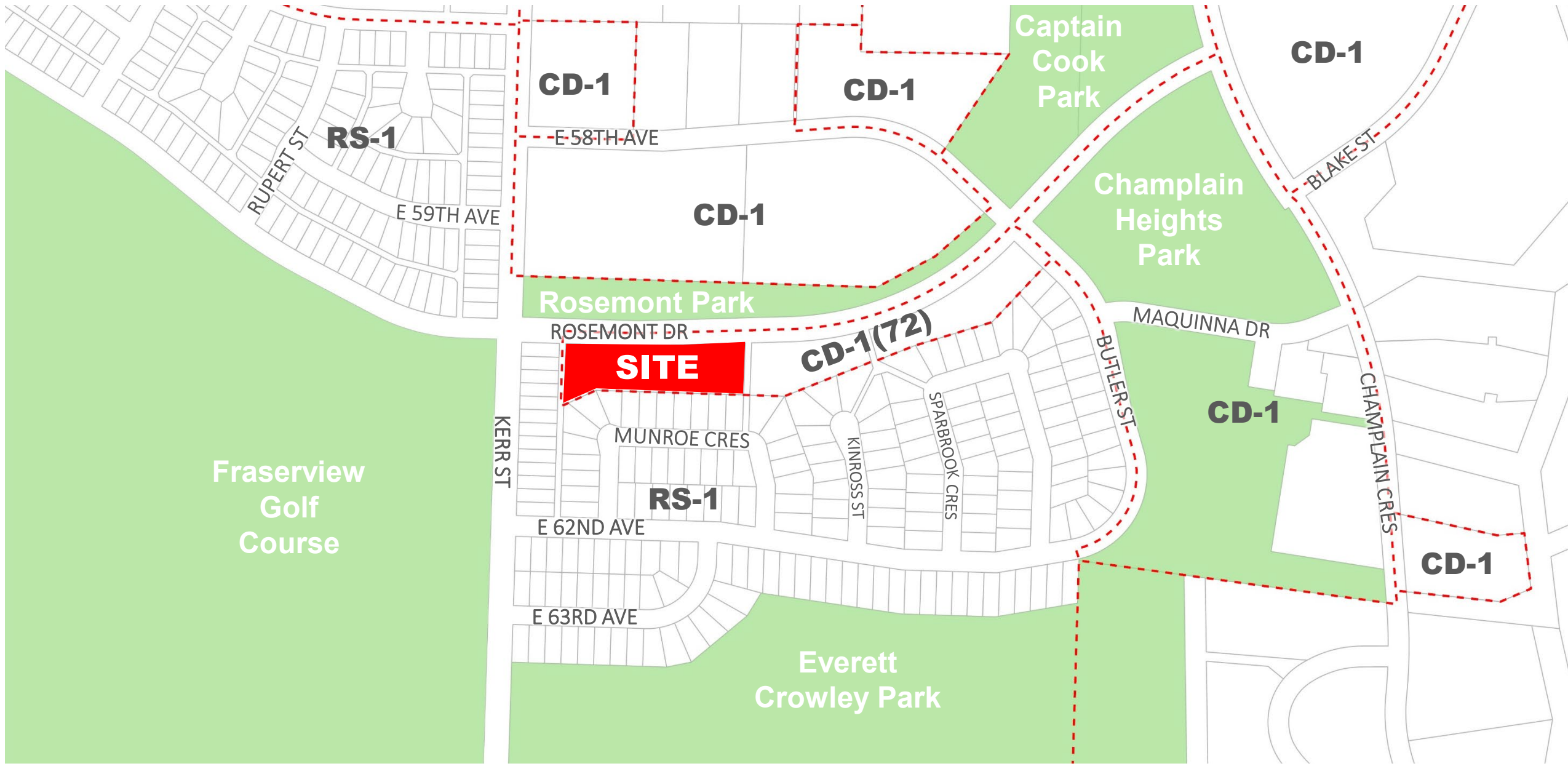




CD-1 Rezoning: 3132-3150 Rosemont Drive
Public Hearing – June 29, 2023

Site and Surrounding Zoning



Existing Site Conditions

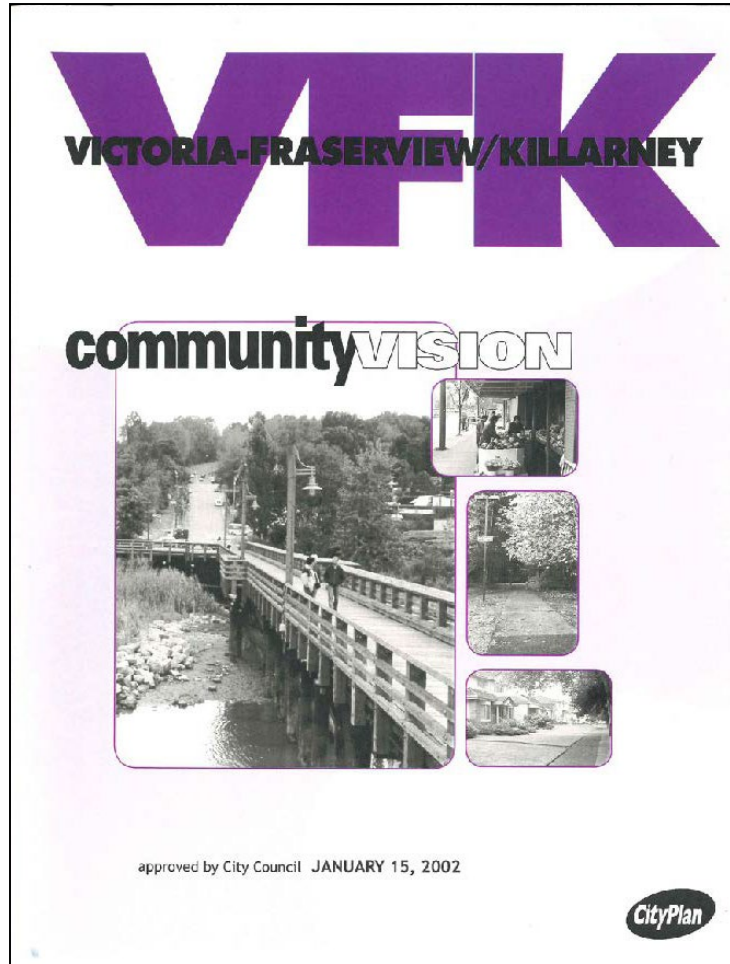


Local Amenities and Services



- Site
- School
- Childcare
- Park
- Community Centre/ Library
- Bike Path

Policy Context



Proposal

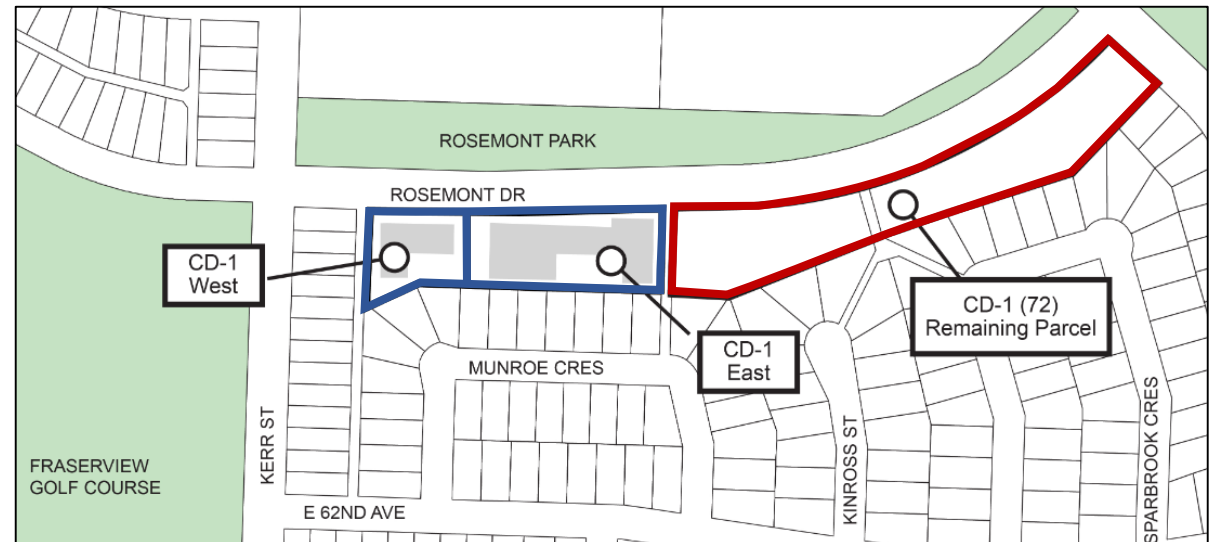
- **Application submitted:** November 16, 2022
- Removal of property from existing CD-1(72) and creation of two new CD-1 By-laws

CD-1 By-law West:

- New 6-storey residential building
- 94 social housing units
- 2.1 FSR recommended
- Building height of 20.1 m (66 ft.)

CD-1 By-law East:

- Retention of existing community care facility



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	380	\$375-500	\$19,814	Up to \$1,450	\$58,000	\$1,200-1,500	\$82,310
1-bed	551	\$375-500	\$19,814	Up to \$1,450	\$58,000	\$1,500-1,800	\$82,310

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 2023, the definition of which is subject to change on an annual basis.

Public Consultation

**Postcards Mailed
January 5, 2023**

Postcards distributed	1,589
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Questions	8
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Comment forms	80
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Other input	7
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Total	95
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**Online Engagement
Shape Your City Vancouver
January 9, 2023 – January 29, 2023**



Comments of support

- Affordable housing for seniors
- Support for increased density in this location

Comments of concern

- Building height, density, massing, location
- Building and site design
- Noise
- Parking and traffic
- Loss of trees
- Community amenities

Response to Feedback

Building height, density, massing, location

- Scale is in keeping with existing and planned context
- Meets the City's urban design objectives regarding neighbourly fit, shadowing impacts and liveability

Noise

- Construction and operations noise regulated by the City's Noise Control By-law

Parking and traffic

- Development required to meet the Parking By-law

Loss of trees

- Retention of two significant trees on the site

Conclusion

- Application for social housing may be considered under the *Victoria-Fraserview/Killarney Community Vision*
- Application advances City's social housing targets under the *Housing Vancouver Strategy*
- Staff support application subject to conditions in Appendix D

