

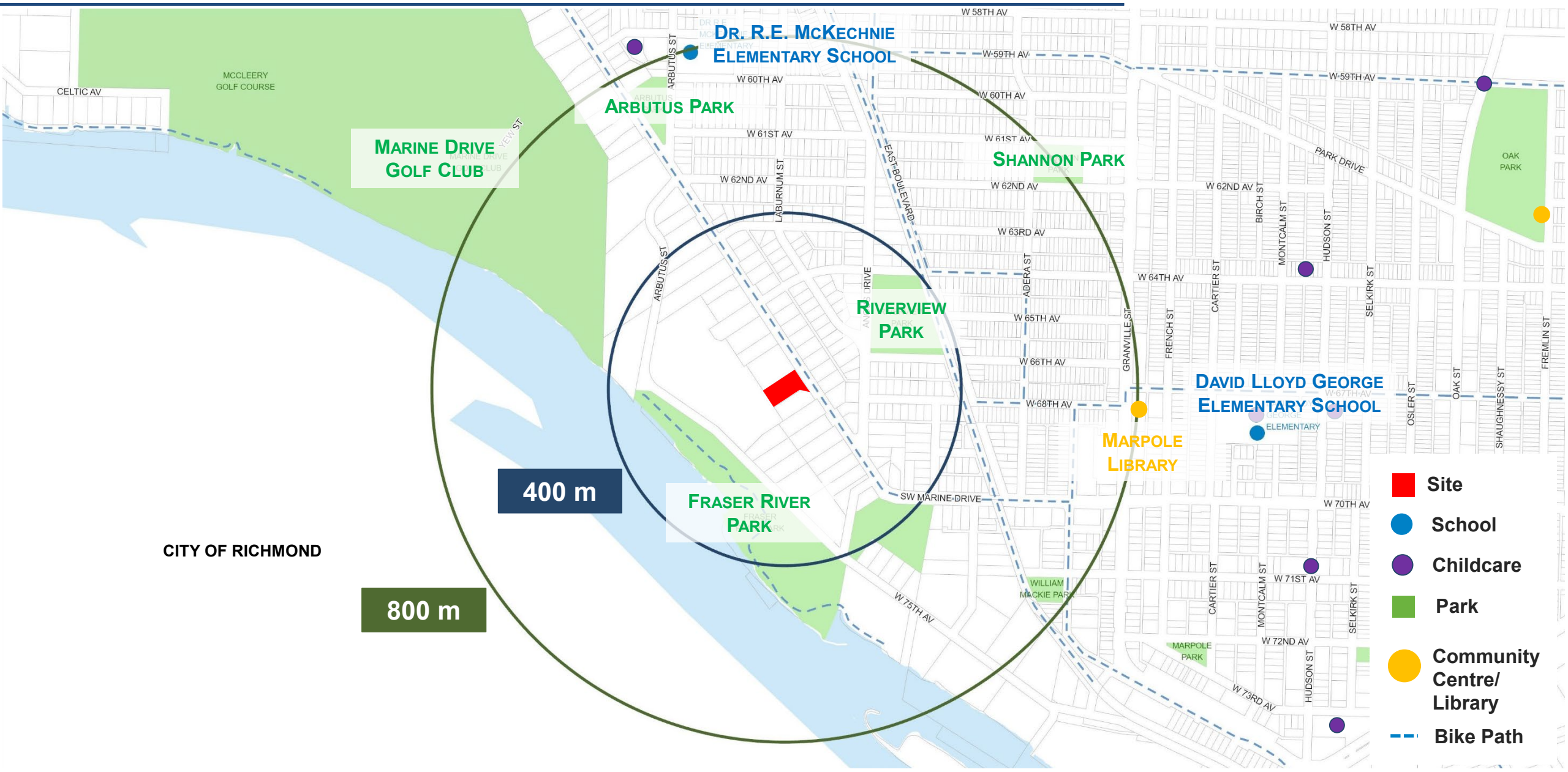


CD-1 Rezoning: 1890 Southwest Marine Drive
Public Hearing – January 23, 2024

Existing Site and Context



Local Amenities and Services



CITY OF RICHMOND

400 m

800 m

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

Enabling Policy



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/cc/20121002/documents/rr2.pdf>.

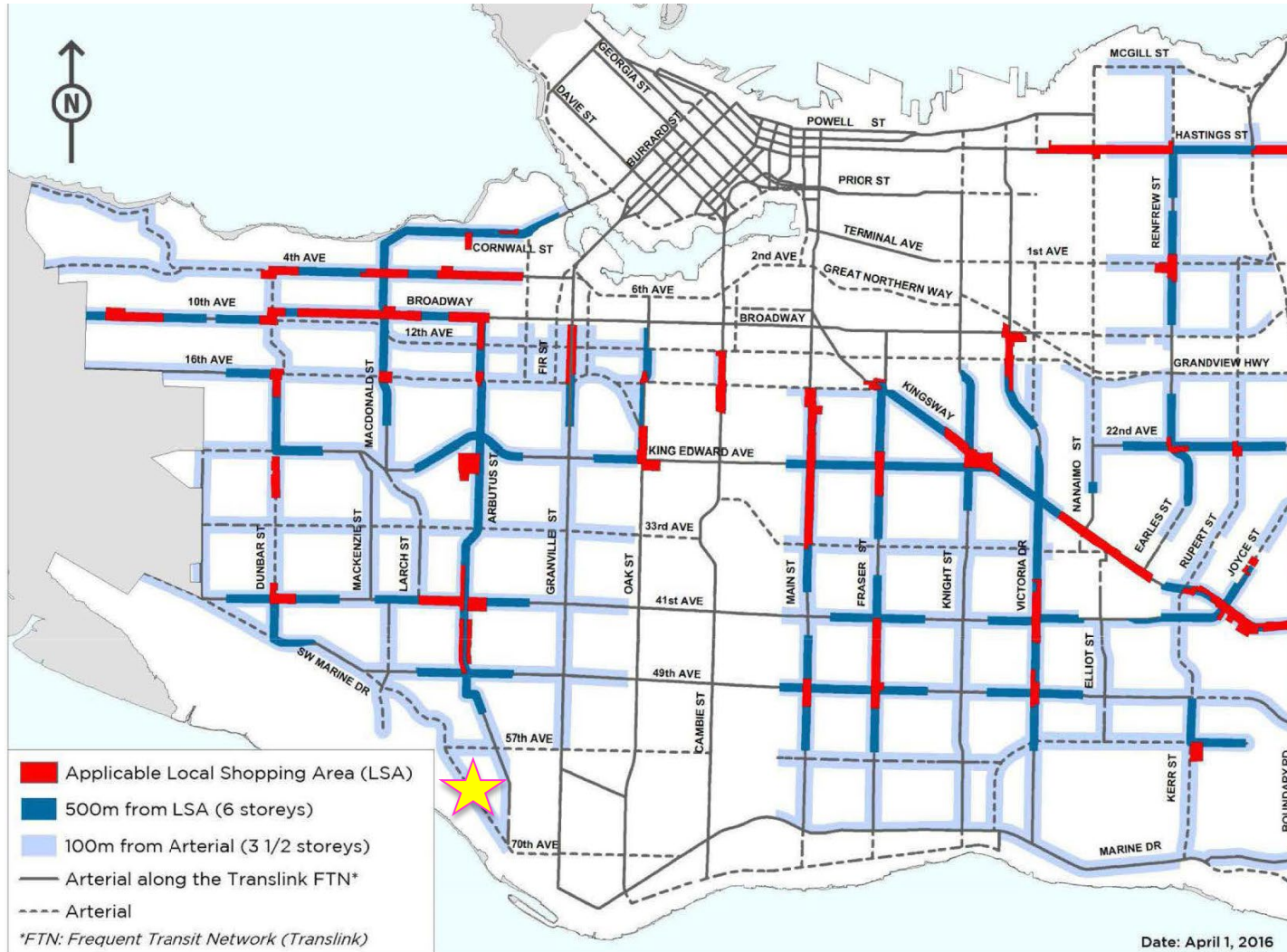
The policy allows for consideration of rezoning proposals which will be evaluated on criteria in the following categories: Affordability, Location, and Form of Development, and Council has provided guidance on each of these criteria. Council originally established a maximum of 20 rezoning applications 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 within approximately 100 m of an arterial street
- Ground-oriented forms up to 3.5 storeys or four storey apartment buildings
- Maximum of two projects within ten blocks along an arterial

Proposal

- Application submitted June 30, 2022
- 28 secured market rental residential units
 - 75% family units
- Height of 13.8 m (45 ft.)
- Density of 0.75 FSR
- 24 vehicle parking spaces
- 68 bicycle parking spaces



Renting vs. Ownership Costs: Vancouver's Westside

	Market Rent in Newer Buildings on Westside			Ownership of Median-Priced Unit on Westside		
	Average Unit Size	Average Market Rent	Average Household Income Served	Monthly Costs of Ownership	Average Household Income Served	Down-Payment at 20%
Studio	n/a	\$1,938	\$77,520	\$2,837	\$113,480	\$106,000
1 – bed	450 sq. ft.	\$2,209	\$88,360	\$3,473	\$138,920	\$132,000
2 – bed	545 sq. ft.	\$3,411	\$136,440	\$5,193	\$207,720	\$198,400
3 – bed	1,354 sq. ft.	\$4,426	\$177,040	\$7,982	\$319,280	\$311,890

Public Consultation

**Postcards Mailed
January 20, 2023**

**City-hosted
Virtual Open House
January 23 to February 12,
2023**

Comments of support

- Building height, massing, density and location
- Increased housing stock

Postcards distributed

504

Questions

0

Comment forms

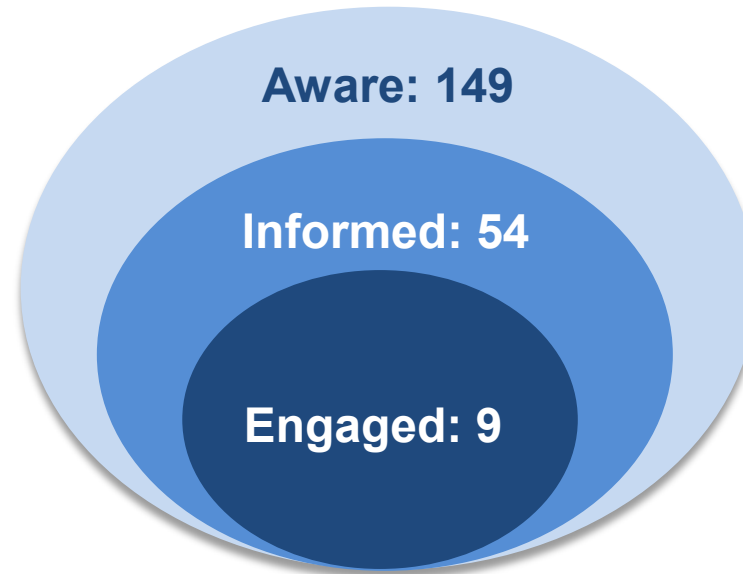
18

Other input

2

Total

20



Comments of concern

- Construction safety
- Density and location

Response to Feedback

Density and Location

- 3.5 storeys anticipated under the *AHC Policy* and considered by staff to fit well within the context

Construction Safety

- A condition of rezoning requires the applicant to ensure slope stability measures in accordance with Engineers and Geoscientists BC's Professional Practice Guidelines: Landslide Assessments in British Columbia standards
- A more detailed design and construction plan will be reviewed at development and building permit stages

Public Benefits

Development Cost Levies (DCLs)

- \$266,800
- This includes the City-wide Utilities DCL which helps pay for infrastructure upgrades

*Additional benefits include secured rental units secured through a Housing Agreement

Conclusion

- Meets intent of *Affordable Housing Choices Interim Rezoning Policy*
- Delivery of 28 secured market rental housing units
- Staff support application subject to conditions in Appendix B



END OF PRESENTATION