

CD-1 Rezoning: 1055 Harwood Street

Public Hearing

January 23, 2024



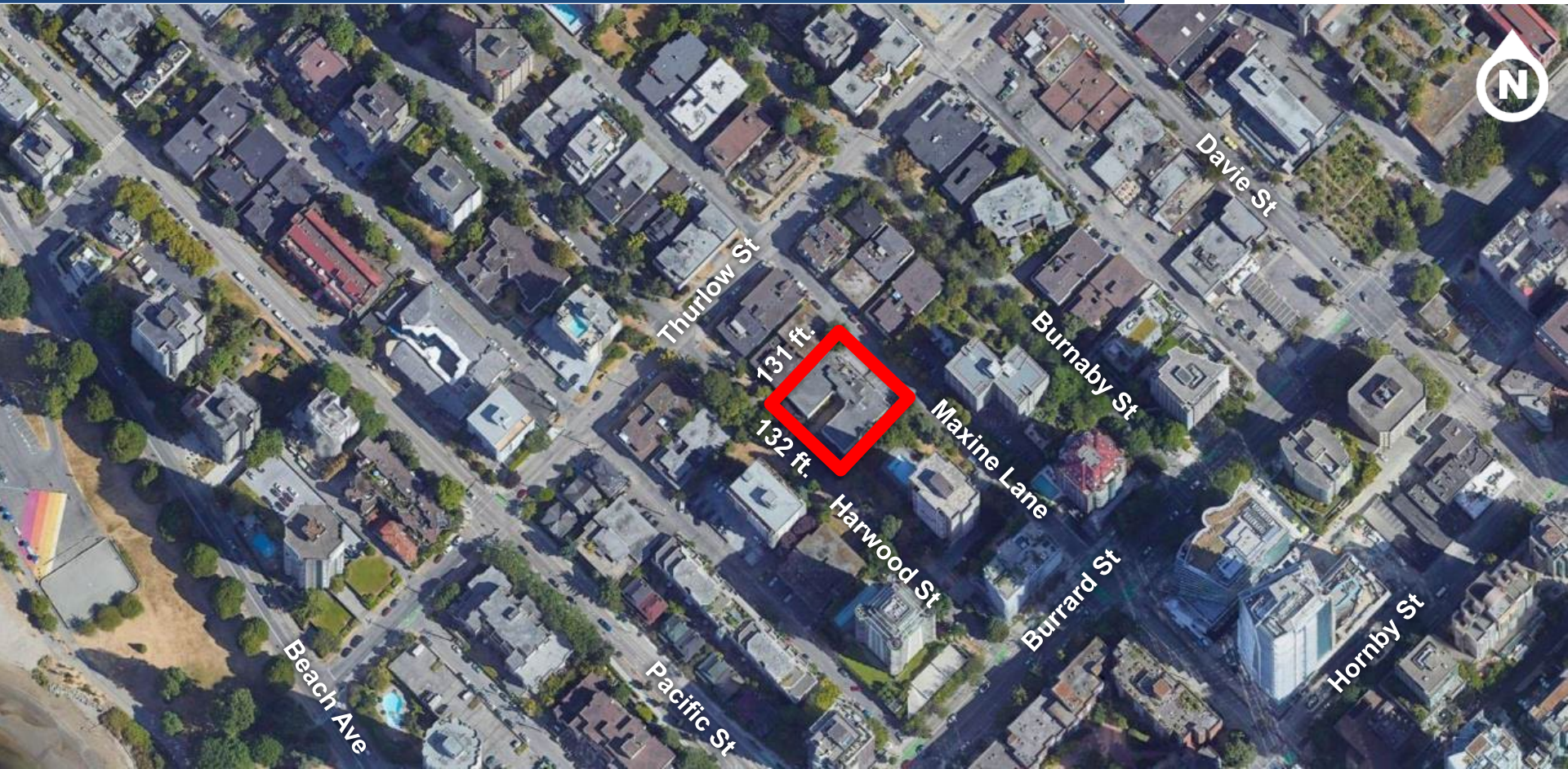
Site and Context



Local Amenities and Services



Existing Site and Context



Existing Tenants



- 26 existing tenancies eligible under Tenant Relocation and Protection Policy
- Eligible for financial compensation, moving expenses, relocation assistance and right-of-first-refusal

Policy Framework



Policy

West End Rezoning Policy

Adopted by City Council on November 20, 2013

Amended October 25, 2015, November 15, 2017, and March 29, 2023



REPORT

Report Date: November 5, 2020
Contact: Theresa O'Donnell/
Susan Haid
Contact Nos.: 604-673-8434
604-761-6431
RTS No.: 14116
VanRIMS No.: 08-2000-20
Meeting Date: November 24, 2020
[Submit comments to Council](#)

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: Criteria for 100% Secured Rental and Below-Market Housing as an Alternative to Inclusionary Social Housing in the Burrard Corridor of the West End Community Plan

RECOMMENDATION

- A. THAT, to advance the delivery of affordable housing and accelerate community and economic recovery objectives, Council endorse the criteria in Appendix A, to establish conditions under which rezoning applications can be considered for 100% secured rental with below-market housing within rezoning areas D and E of the Burrard Corridor in the West End Community Plan, as an alternative option to providing inclusionary social housing.

1. West End Community Plan



- a) Guides change over 30 years
- b) Villages, Neighbourhoods and Corridors
- c) Height limits



2. West End Rezoning Policy

Policy

West End Rezoning Policy

Adopted by City Council on November 20, 2013

Amended October 25, 2015, November 15, 2017, and March 29, 2023

- a) Strata with social housing uses
- b) 25% social housing
- c) Floor plates and frontages



3. Secured Rental Policy Option

	2013 Rezoning Policy	2020 Interim Alternative for 100% Rental*
Policy Scope	25% social housing	100% rental with 20% below-market rents
Areas in the West End	D and E	D and E
Affordability	Social housing at HILS rates	20% at MIRHPP <u>or</u> percentage less than CMHC averages
Form of Development	Floor plate sizes, per Bulletin	Up to 20% additional floor area with urban design considerations, per Bulletin

* Approved in March 2023 by Council as a permanent option under the West End Rezoning Policy



Proposal



- Rezone from RM-5 to CD-1
- 32-storey rental building
- 269 secured rental units (217 market, ~52 below market)
- FSR: 11.9
- Height: 91.4 m (300 ft.)
- Application submitted December 2022



Harwood Street View

Below-Market versus Average Market Rents

	Below-Market Units		Newer Rental Buildings – Westside	
	Average Starting Rents ¹	Average Household Income Served	Average Rent ²	Average Household Income Served
Studio	\$671 – \$1074	\$26K – \$42K	\$1,938	\$77,520
1-bed	\$878 – \$1,404	\$35K – 56K	\$2,209	\$88,360
2-bed	\$1,285 – \$2,056	\$51K – \$82K	\$3,411	\$136,440
3-bed	\$1,577 – \$2,523	\$63K – \$101K	\$4,426	\$117,040

1 October 2022 CMHC Rental Market Survey for Zone 2 (English Bay)

2 October 2022 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2011 or later on the Westside of Vancouver

Public Consultation

**Postcards Mailed
March 2, 2023**

Postcards distributed	12,748
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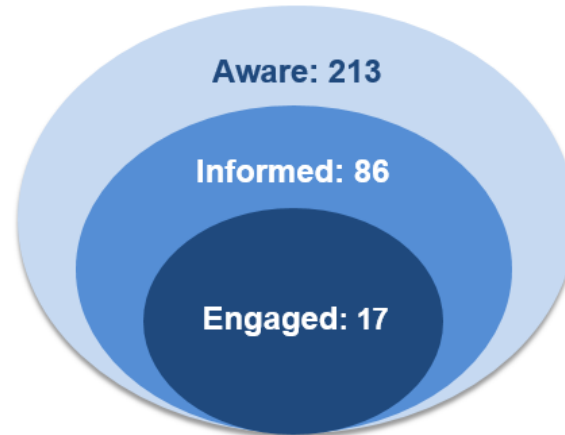
Questions	1
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Comment forms	33
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Other input	8
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Total	42
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**City-hosted
Question and Answer Period
March 6 to March 26, 2023**



Support

- Height, density and massing
- Rental housing

Concern

- Height, density and massing
- Traffic and construction

Response to Feedback

Height, Density and Massing

- Align with plan and policy expectations for Burrard Corridor

Traffic and Construction Impacts

- Developer required to coordinate construction, street use and closures with Engineering.
- Noise regulated by Noise Control By-law
- A more detailed construction plan will be reviewed at development and building permit stages

Public Benefits

Public Benefit	Amount
Development Cost Levies	\$2,810,817
Public Art	\$407,411
Total Value:	\$3,218,228

Conclusion

- Aligns with *West End Plan, Rezoning Policy, and Secured Rental Housing Option*
- Advances the City's rental targets
- Staff support application subject to conditions in Appendix B

