

CD-1 Rezoning: 1065 Pacific Street

Public Hearing

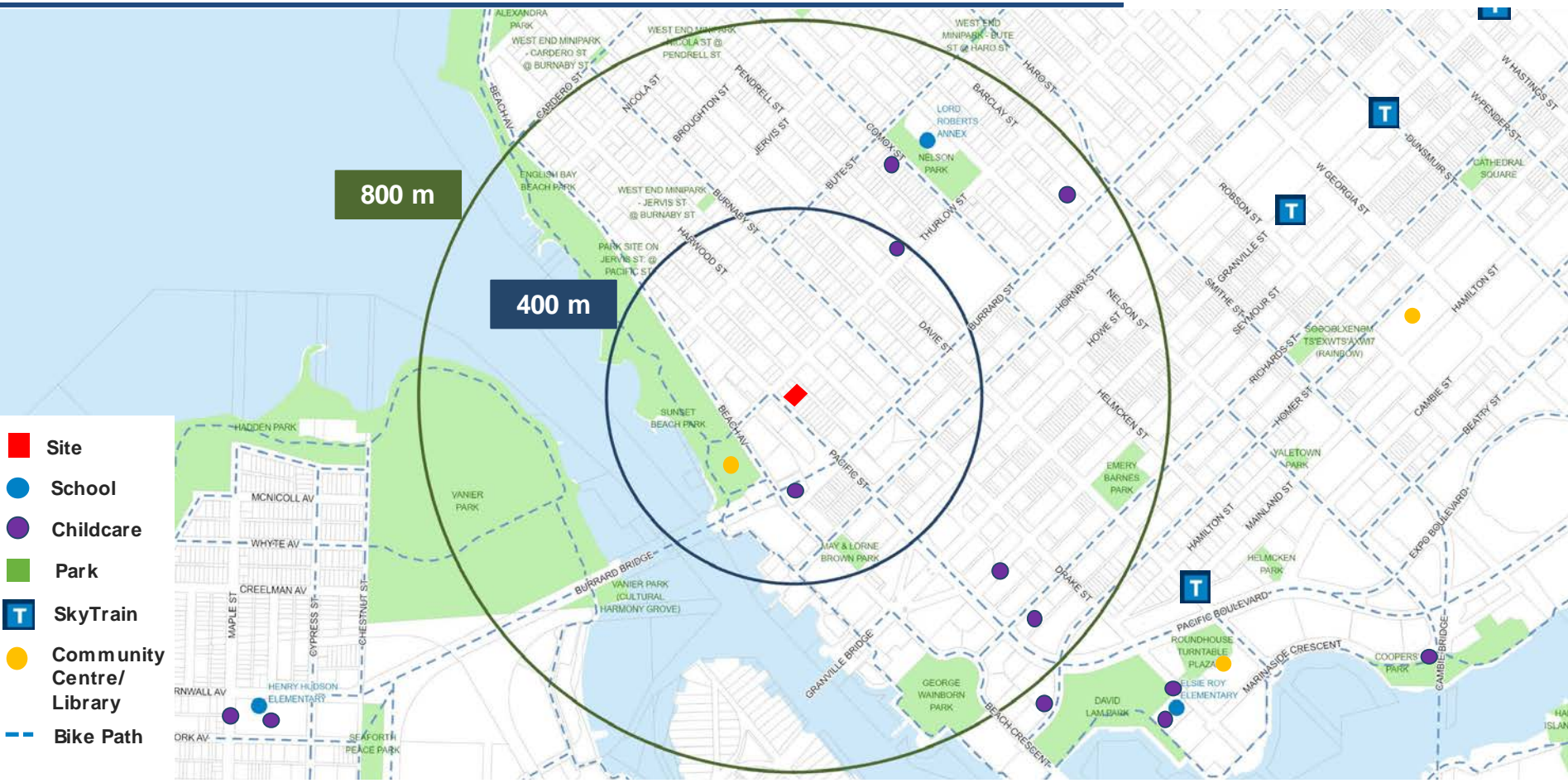
March 12, 2024



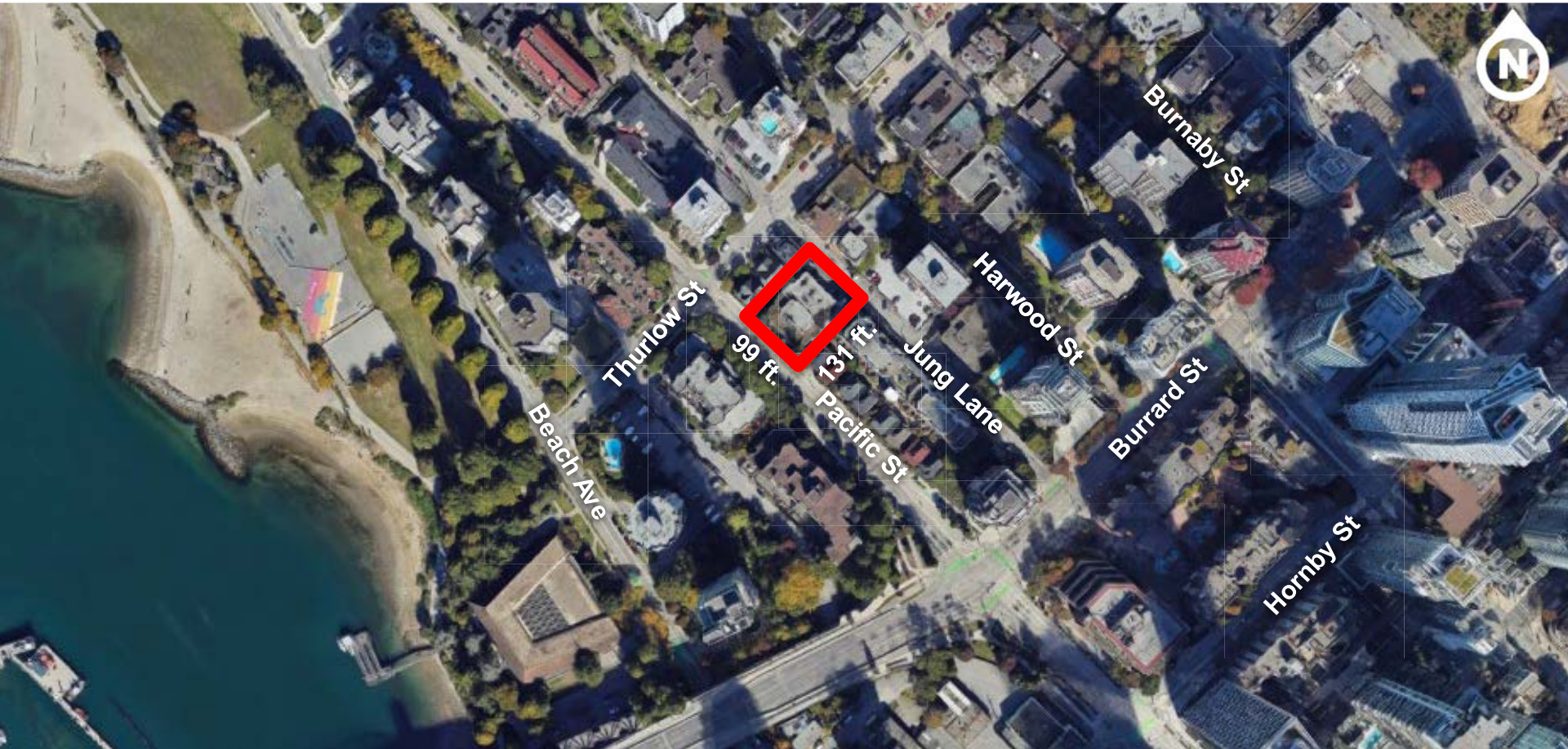
Site and Context



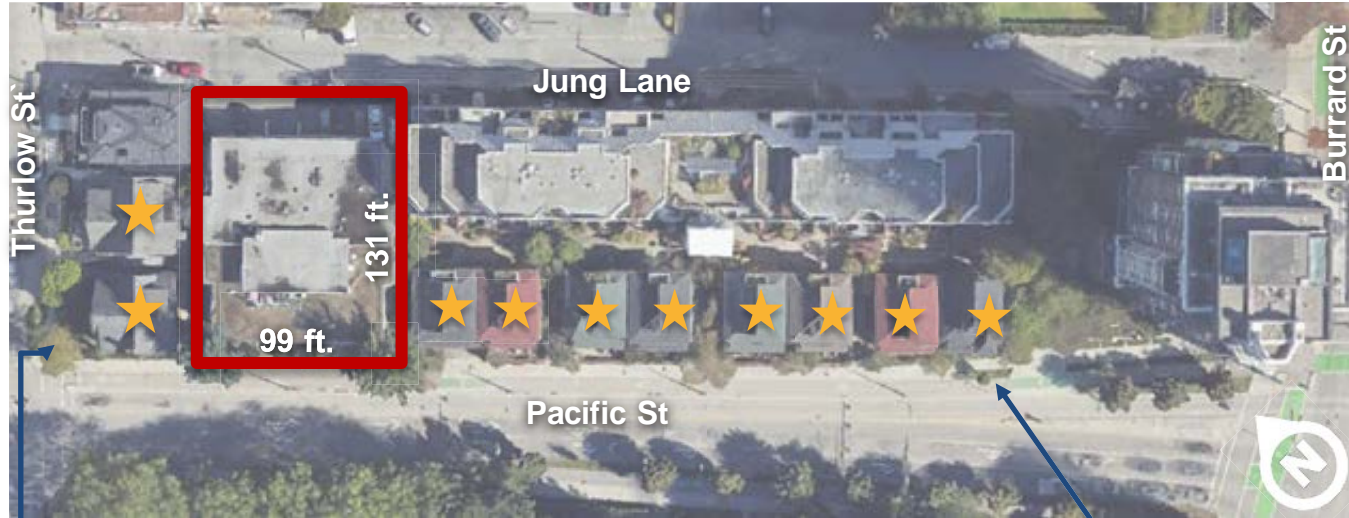
Local Amenities and Services



Existing Site and Context



Immediate Context



★ Properties on Vancouver Heritage Register



Policy Framework



Policy

Rezoning Policy for the West End

*Adapted by City Council on November 20, 2013
Amended October 25, 2015 and November 15, 2017*



REPORT

Report Date: November 5, 2020
Contact: Theresa O'Donnell/
Susan Haid
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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) Change over 30 years
- b) Villages, Neighbourhoods and Corridors
- c) Height limits



2. Rezoning Policy for the West End

Policy

Rezoning Policy for the West End

Adopted by City Council on November 20, 2013
Amended October 25, 2015 and November 15, 2017

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



3. Secured Rental Housing with Below Market 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 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



* Recently approved by Council as a permanent option under the West End Rezoning Policy

Proposal



- Rezone from RM-5A to CD-1
- 32-storey rental building
- 180 rental units with 20% BMR
 - Approx. 36 below market units (BMR)
- FSR: 11.2
- Height: 91.4 m (300 ft.)
- Parking proposed from Jung Lane, accessed via car elevator

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
February 16, 2023

City-hosted
Virtual Open House
February 20 to March 12, 2023

Postcards distributed	9,139
Questions	3
Comment forms	52
Other input	11
Total	66



Support

- Height, density and massing
- Rental housing and BMR units

Concern

- Height, shadowing and neighbourhood character
- Frontage and setbacks
- Noise, privacy, traffic and construction
- Parking scheme

Response to Public Feedback

Height, shadowing and neighbourhood character – Aligns with the Plan.

Frontage and setbacks – Consideration for reduced frontage allowed under policy. Condition requiring setback of 12 ft. to neighbours.

Noise, privacy, traffic and construction – Construction to be coordinated with Engineering. Noise Control By-law applies.

Parking scheme – To be refined at Development Permit stage.

Public Benefits

- Secured rental building with 20% BMR

Public Benefit	Amount
Development Cost Levies	\$1,984,599
Public Art	\$287,654
Total Value:	\$2,272,253

Conclusion

- Support height, density and use
- Aligns with *West End Plan*, *Rezoning Policy for the West End*, and *Secured Rental Housing Option*
- Advances the City's rental targets

