

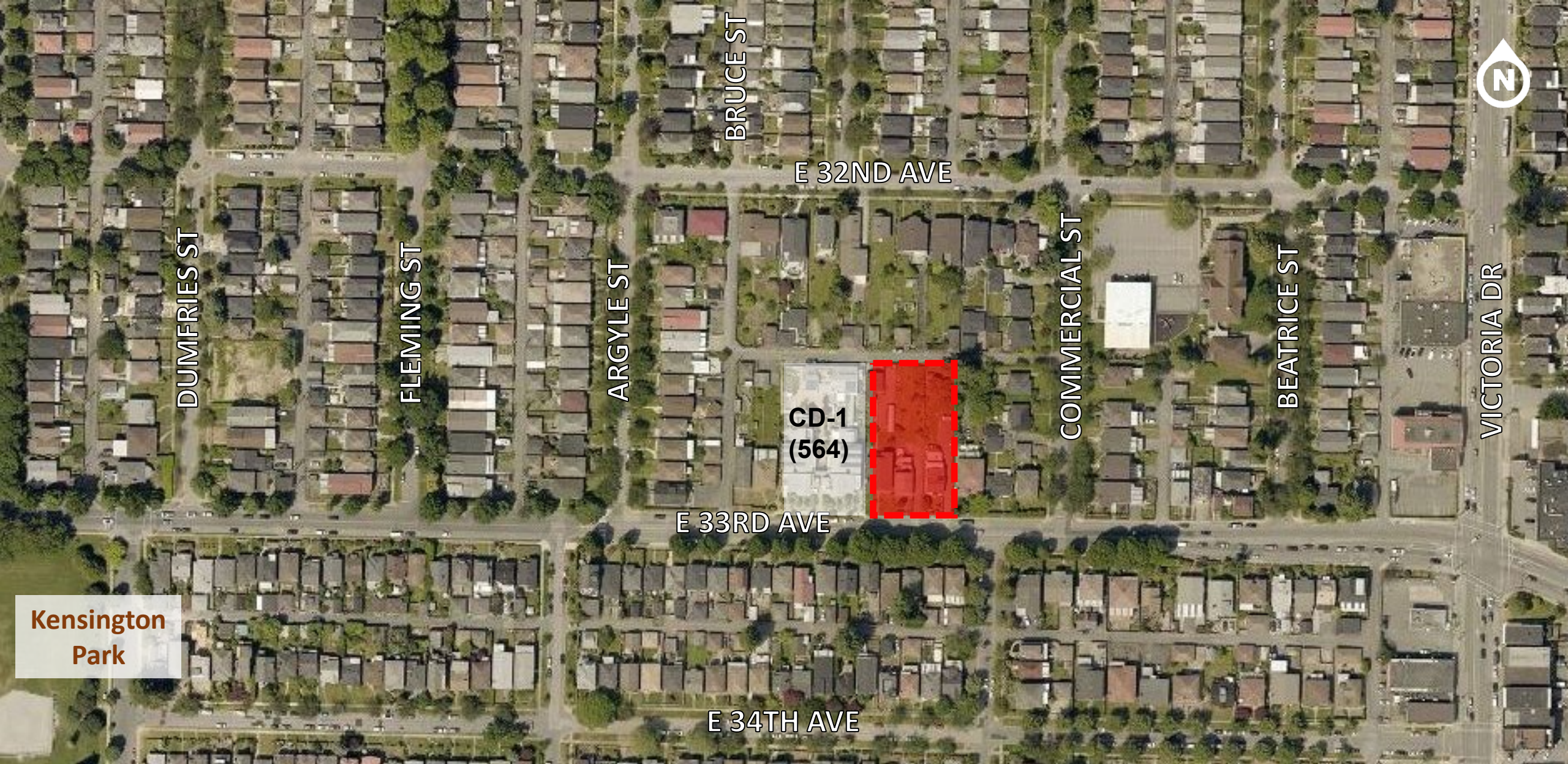
**CD-1 Rezoning:
1749-1769 East 33rd Avenue**

Public Hearing

April 9, 2024



Existing Site and Context



Kensington
Park

DUMFRIES ST

FLEMING ST

ARGYLE ST

BRUCE ST

E 32ND AVE

COMMERCIAL ST

BEATRICE ST

VICTORIA DR

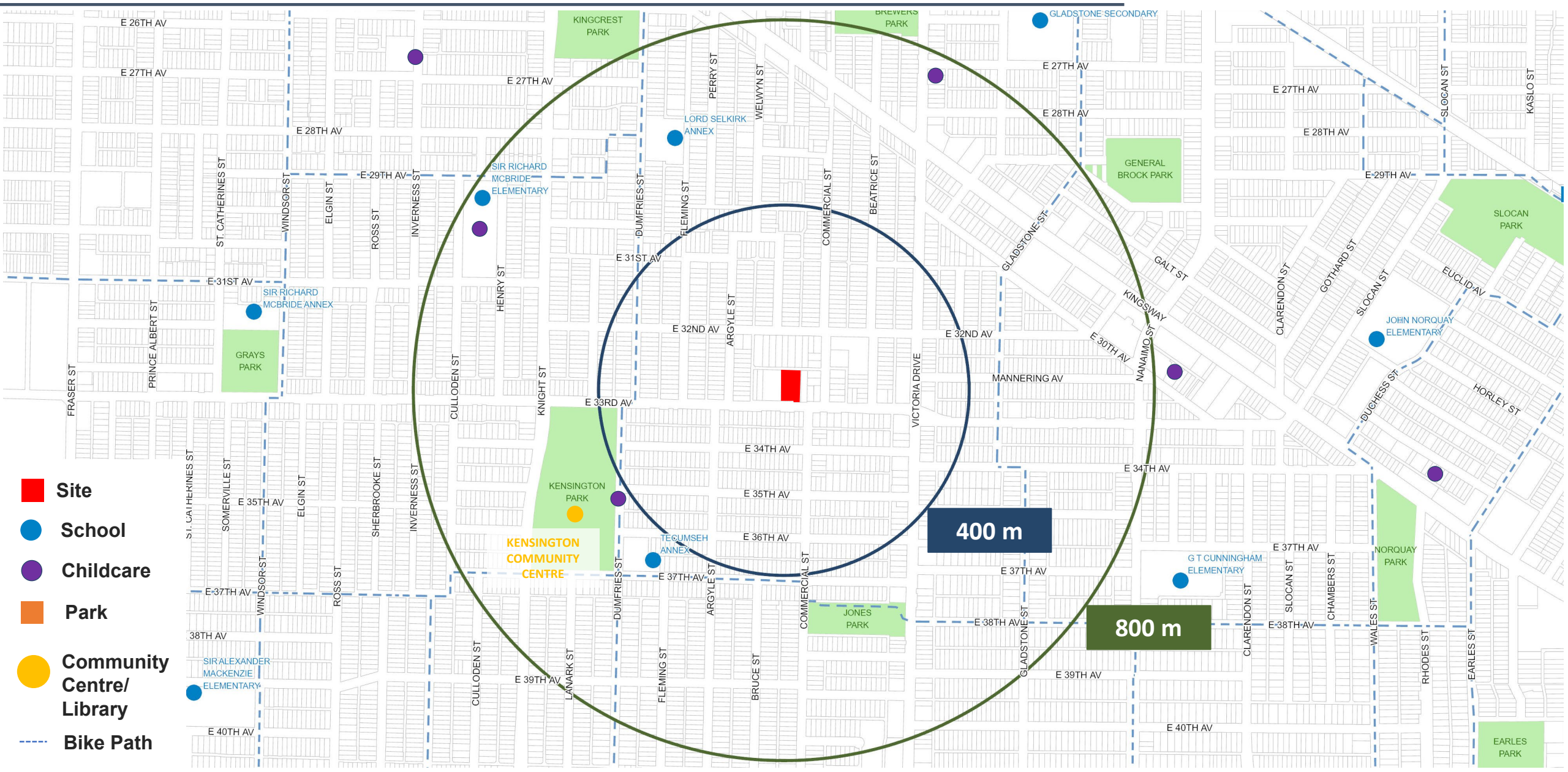
CD-1
(564)

E 33RD AVE

E 34TH AVE



Local Amenities and Services



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

400 m

800 m

Enabling Policy

Policy

Secured Rental Policy
Incentives for New Rental Housing

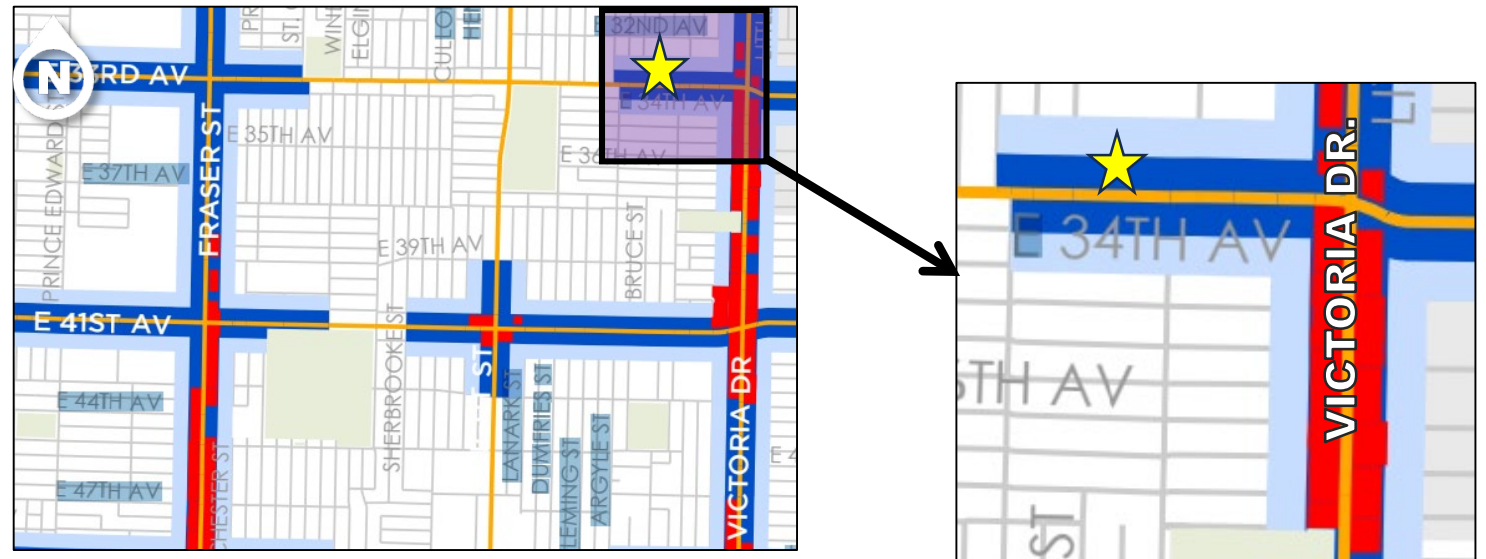
Approved by Council May 15, 2012

Last amended March 29, 2022



Secured Rental Policy (SRP)

- Encourages construction of new purpose-built rental housing in Vancouver, in line with ***Housing Vancouver Strategy and Vancouver Plan***
- Policy is accompanied by ***RR Design Guidelines***



Proposal

- Rezoning to CD-1
- One 5-storey residential building with rooftop amenity and one 4-storey residential building
- A total of **109 secured rental units**
- Density of 2.20 FSR
- Maximum height of 19.1 m (63 ft.)
- 37 parking stalls, 170 bicycle stalls, two loading stalls



SRP Policy Context

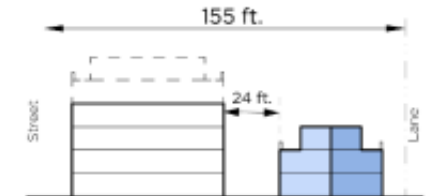
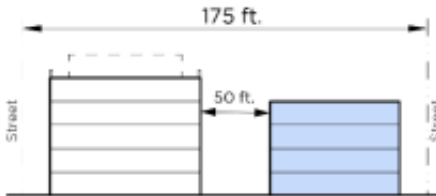
- The site is atypical in terms of depth (219 ft.) and slope (15 – 17 ft. difference from street to lane)
- The *SRP* allows rezoning to CD-1 rather than an RR District given site irregularities
- The *RR Design Guidelines* permit a courtyard form of development with a front and rear building for deep sites (>155 ft.)
 - Site conditions allow a front apartment and 3-storey townhouses at the rear



Site depth	Rear of the site adjoins	Development Scenario: front building and rear building	Courtyard development scenario
Greater or equal to 47.2 m (155 ft.)	Lane or Street	Apartment; and 3-storey ⁽¹⁾ back to back townhouses	
Greater or equal to 53.3 m (175 ft.)	Street (double fronting)	Apartment; and 4-storey apartment	

SRP Policy Context

- Atypical site conditions create design challenges for redevelopment under the *RR Design Guidelines*
 - Fire access
 - Livability issues (sunken units)
- RR Design Guidelines* also permit deep sites to redevelop as two apartment buildings
- Proposal generally upholds form of development expectations and does not exceed density achievable through an RR District Schedule (RR-2B)

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Rental Vs. Ownership Tenure

	Market Rent in Newer Buildings – Eastside ¹		Ownership (20% down payment) ²		
	Average Market Rent	Average Household Income Served	Median-Priced Unit - Eastside	20% down payment	Average Household Income Served
Studio	\$1,653	\$66,120	\$2,200	\$79,550	\$88,000
1-bed	\$1,925	\$77,000	\$2,885	\$108,000	\$115,400
2-bed	\$2,619	\$104,760	\$3,809	\$141,300	\$152,360
3-bed	\$3,212	\$128,480	\$5,565	\$213,000	\$222,600

¹ Data from October 2022 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2013 or later on the Eastside of Vancouver

² Data from BC Assessment 2021

Public Consultation

**Postcards Mailed
March 9, 2023**

**City-hosted
Virtual Open House
March 13 to April 2, 2023**

Postcards distributed	1097
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Questions	11
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Comment forms	93
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Other input	10
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Total	114
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Aware: 352

Informed: 135

Engaged: 76

Public Consultation

Comments of Support

- Rental housing
- Density
- Building design and amenities
- Neighbourhood revitalization

Comments of Concern

- Height and density
- Privacy
- Sunlight and shadowing
- Traffic and safety
- Parking availability

Response to Feedback

Height and Density

- Height and form of the five-storey building meets the expectations of the *SRP*
- Height and form of the four-storey building is in response to atypical site conditions

Privacy

- No balconies on east or west facades of building
- Proposal meets minimum side yard setback requirements

Sunlight and Shadowing

- Proposal follows the *RR Design Guidelines* for setbacks, building depth and building stepping to minimize shadow impacts on adjacent properties

Response to Feedback

Traffic and Safety

- Rezoning conditions include a new Rectangular Rapid Flashing Beacon (RRFB) crosswalk, land dedication and frontage improvements, and use of convex mirrors at parkade exit

Parking Availability

- Proposal to meet *Parking By-law* at the time of Development Permit. Option to reduce parking requirements with TDM



Public Benefits

Contribution	Amount
Community Amenity Contribution (CAC)	Not required
Development Cost Levies (DCLs)	\$2,383,271
Total Value	\$2,383,271

*Additional benefits include 109 secured rental units, secured through a Housing Agreement

Conclusion

- Proposal is consistent with the *SRP* and advances the City's housing policy goals
- Delivery of 109 secured market rental units
- Staff support the application subject to conditions in Appendix B

