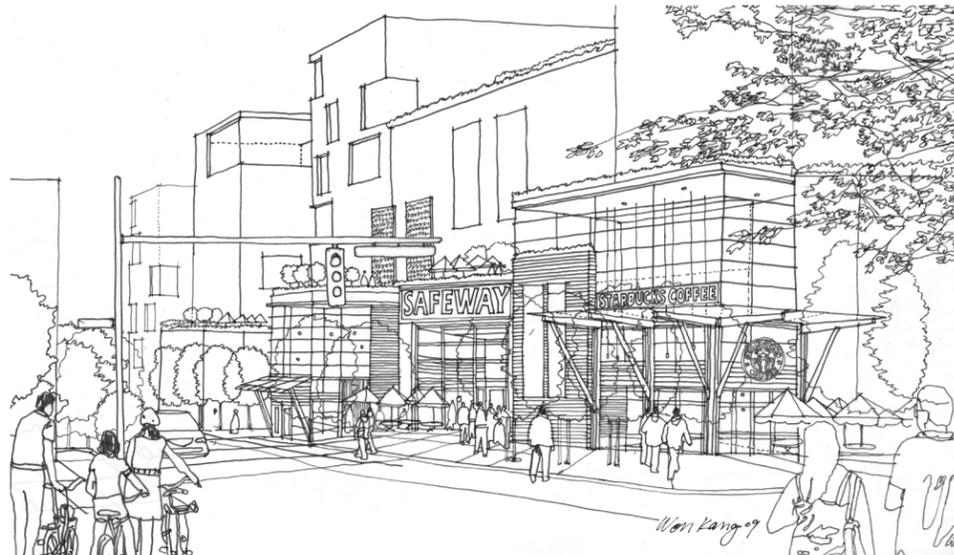


5.0 HOUSING RATIONALE



Streetscape Concept Illustration from 2011 Rezoning

Increased Amount of Housing

In July 2011, the City of Vancouver passed a recommendation by staff to grant third reading of the zoning bylaw for Arbutus and subsequently the CD-1 Bylaw for Arbutus received final approval by City Council.

When the development plans were originally created in 2010 the housing situation in the City was not in a dire need for more housing although there was the need for affordable housing, especially on the west side. Given the changes in housing demand within the City over the past several years, Larco Investments Ltd., the owner of the property, has recognized the need to provide as much housing as possible within the development, while meeting the intent of the Arbutus Village Policy Statement.

Through careful redesign the architectural team has been able to provide an increase in the overall residential space located to the west of Yew Street. The overall layout of the buildings remains consistent with the original plans, but it does represent an increase of approximately 9,200 square metres of residential use.

It should be noted that as with the design of the two buildings located to the east of Yew Street, it is the intent of Larco Investments Ltd. to provide a full range of unit types, including three bedroom units intended for families.

Affordability

Current City policy for rezonings involving new housing requires the developer to provide 20% of the total units be designed and dedicated to the City as affordable housing. These units will be added to the rental housing stock owned by the City, even though they are built by the developer.

With the original rezoning of the property a total of 100 units of affordable housing was provided to the City and if the application for rezoning of the western half of the property is successful, approximately 20 more units of affordable housing will be provided. Given the potential number of units, and location of the affordable units already planned for Block A in the eastern portion of the property, these additional, affordable housing units will added to the units at that location.

Neighbourhood Need

The need for additional housing within this development has been recognized by the local community for quite some time. When Larco Investments Ltd. held an information meeting pertaining to the Development Permit for the Block B building east of Yew Street in February, 2017, there were repeated questions by local residents as to why Larco was not trying to increase the density, thus resulting in an increase in the number of residential units. The response at that time was that Larco Investments Ltd. had yet to address the balance of the development and that consideration might be given to making modest changes.

It should be noted that with the proposed plan the layout of the buildings remains consistent with the original rezoning of the property and that the plaza, neighbourhood house and adult day care centre, located within Block C, remains unchanged. The benefits to the community and to the City is that an increase in the number of residential units will address some of the shortage of housing on the west side. Perhaps, most importantly, is the fact that this increase in the number of units will result in more affordable housing being built and dedicated to the City of Vancouver.