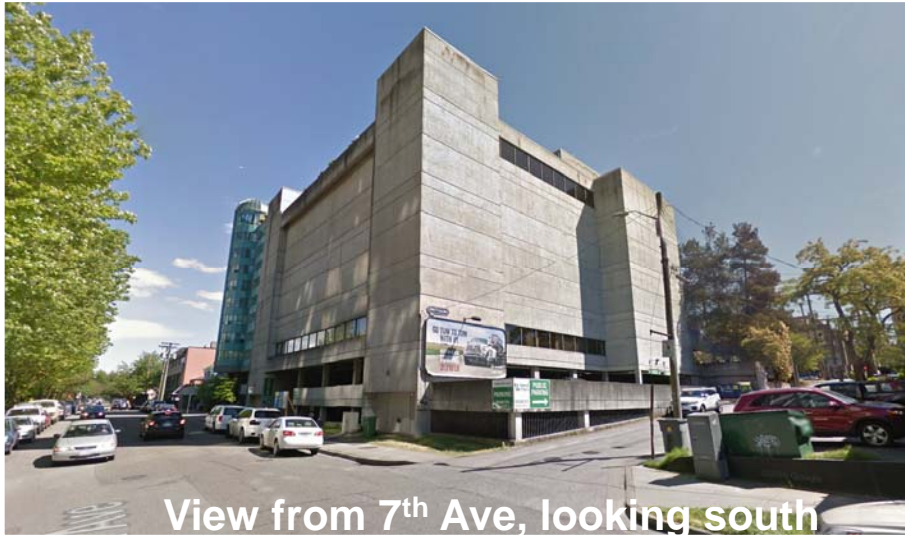


CD-1 Rezoning: 1495 West 8th Avenue
Public Hearing | January 24, 2017

Site and Context



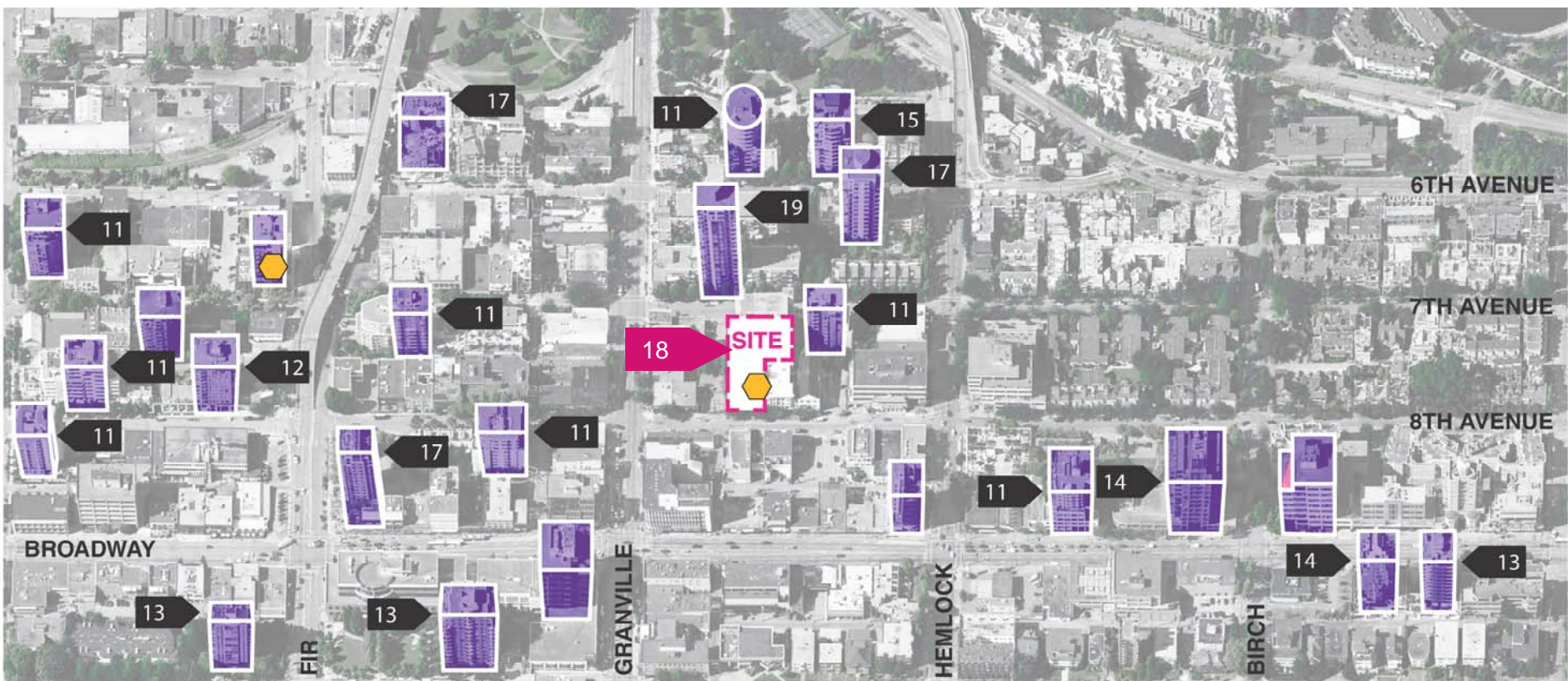
Existing Site



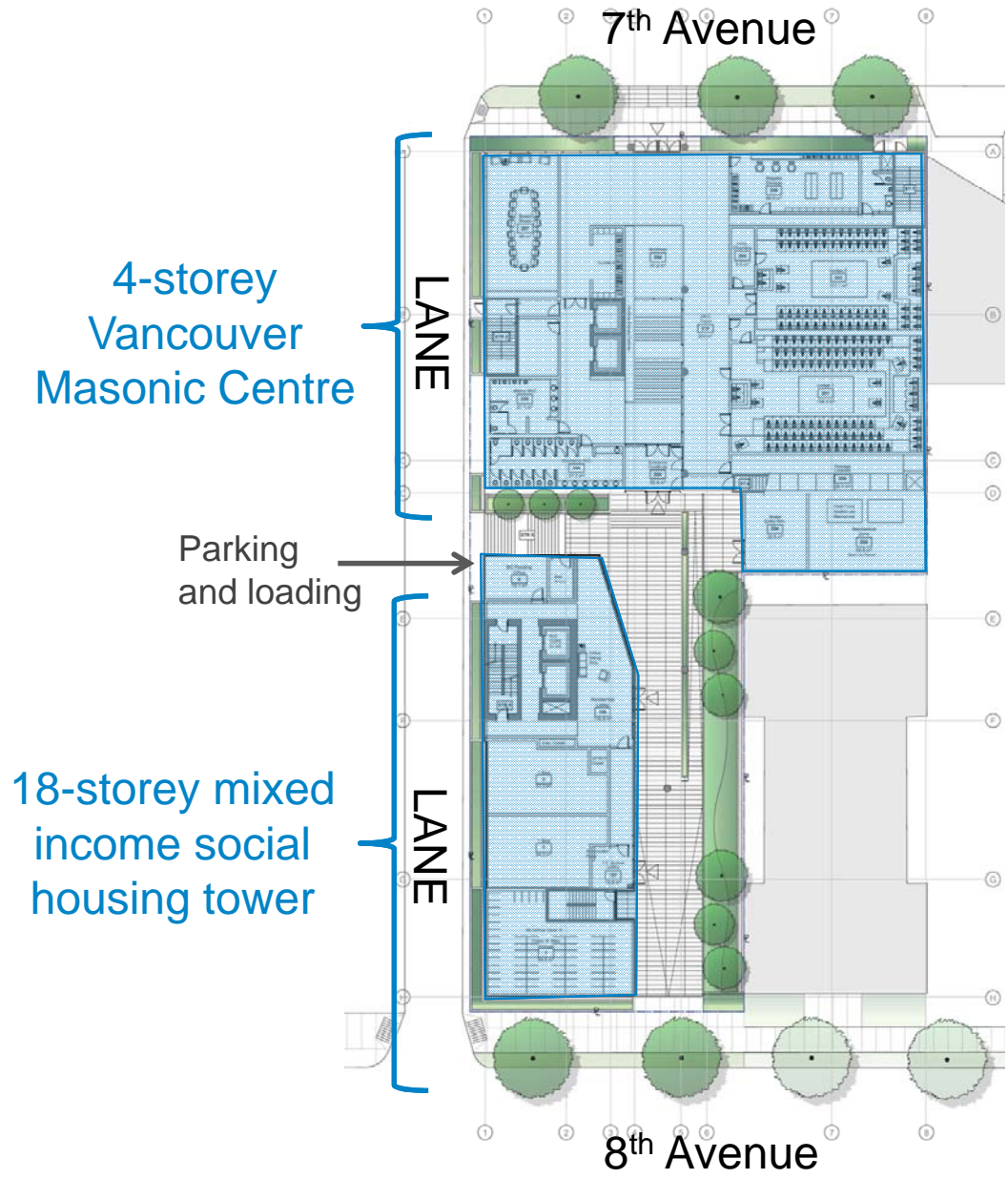
View from 7th Ave, looking south



Context and Height



Rezoning Application





Proposed Social Housing

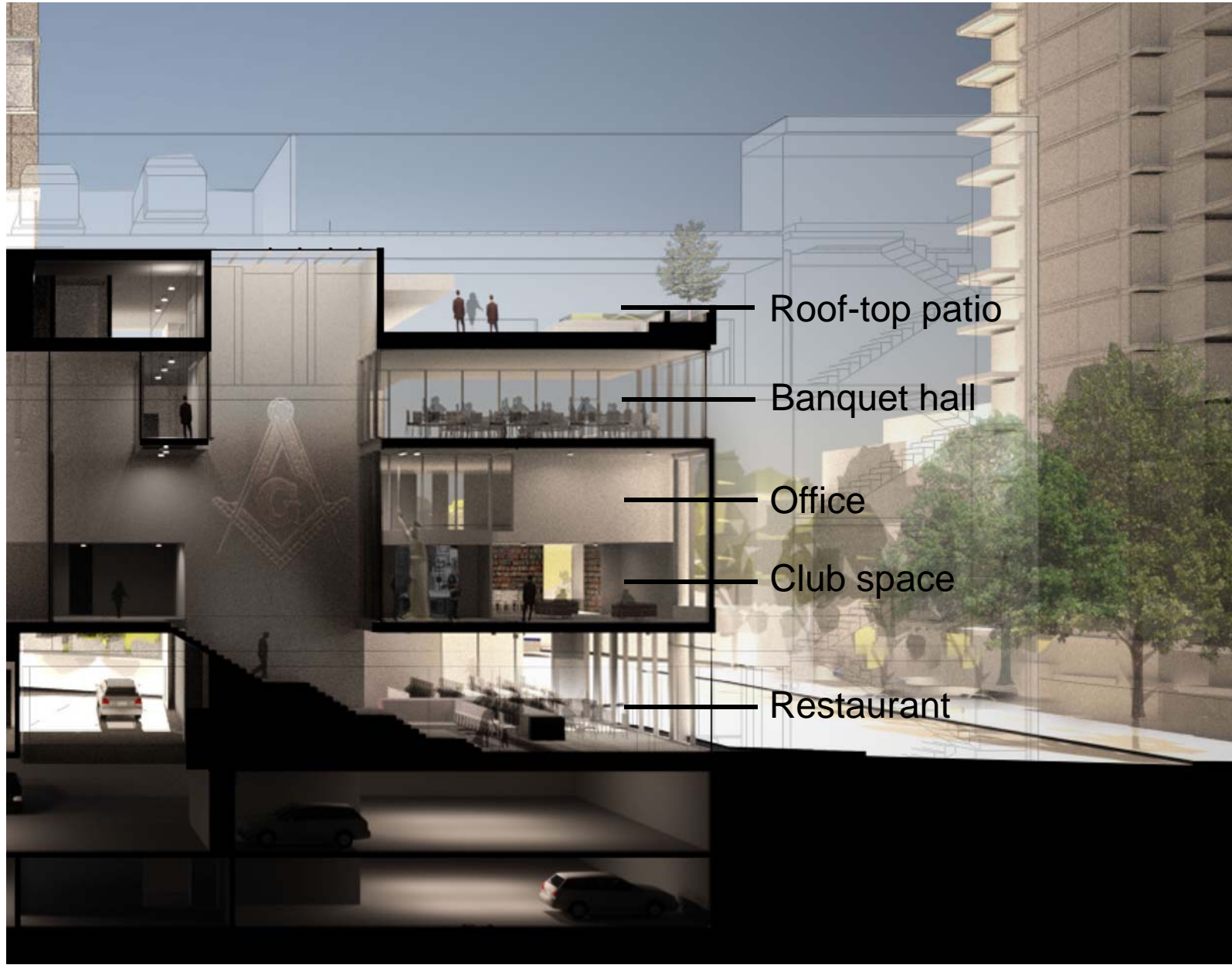


Type of Unit (all rental)	Number of Units	Proportion
BC Housing Income Limit (HILs)	45 units	30%*
Median income for families without children	30 units	20%
Market rental	74 units	50%

*City's social housing definition requires 100% of units to be rental and that of those, 30% be rented at BC Housing HILs

- Noise from exhaust fans, construction, and events at the Vancouver Masonic Centre
- Increased height and density
- Increased traffic
- Lack of parking

Section through Building on 7th Avenue



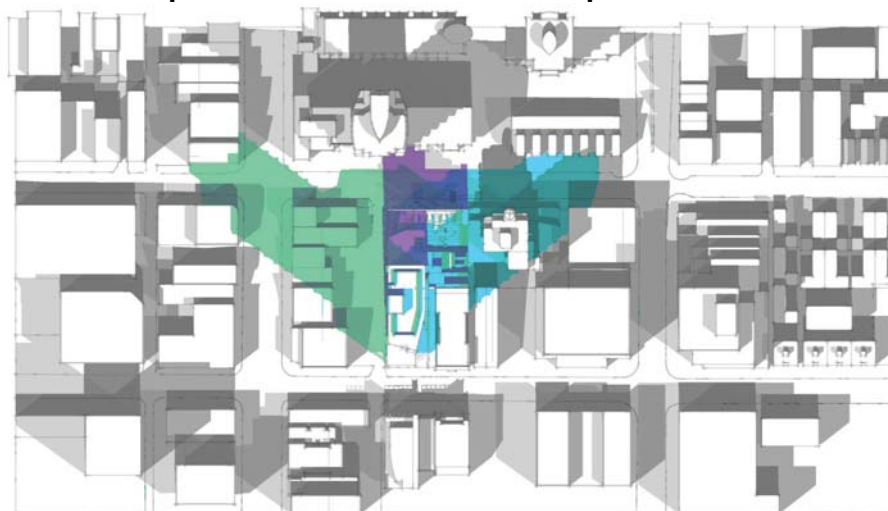
Shadow Analysis

Summer Solstice - June 21

- 9 am
- 12 noon
- 3 pm



Equinox - March & September 21



Parking and loading

Parking and loading entrance





View from West 7th Avenue looking southeast