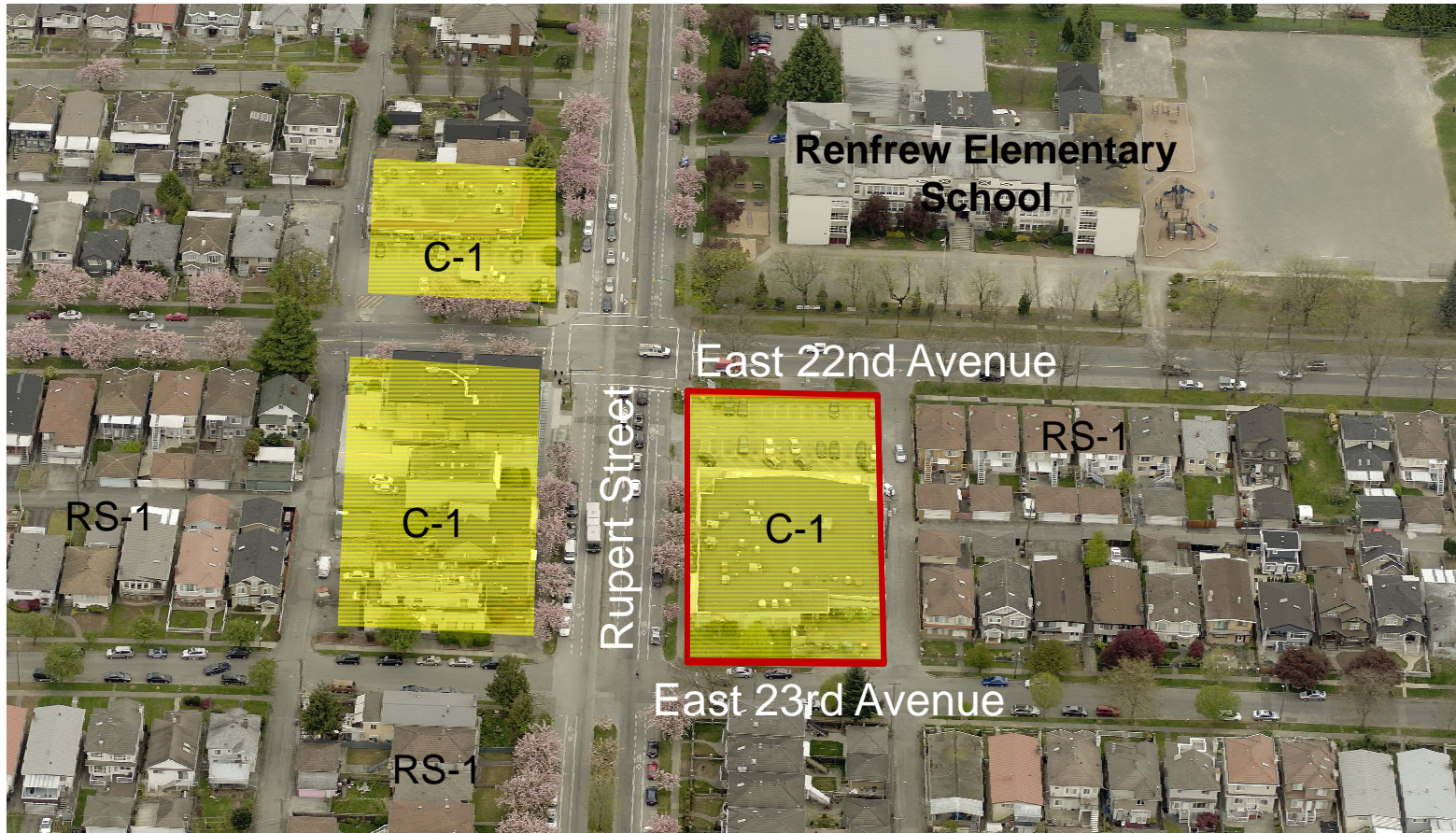




**CD-1 Rezoning: 3868-3898 Rupert Street and
3304-3308 East 22nd Avenue** Public Hearing | May 16, 2017

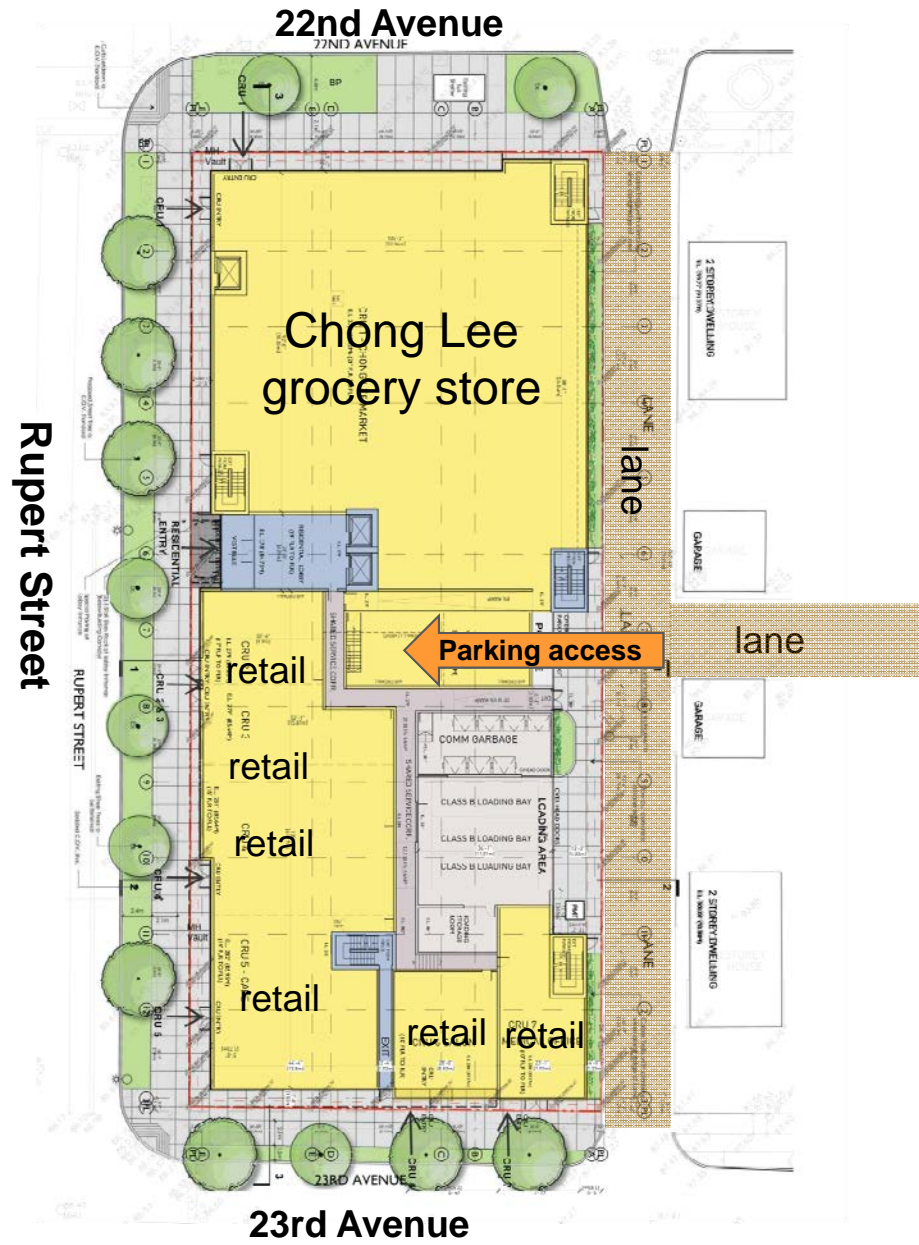
Site and Context - looking north



Parking Access to Chong Lee's



Proposal



Affordable Housing Choices Interim Rezoning Policy

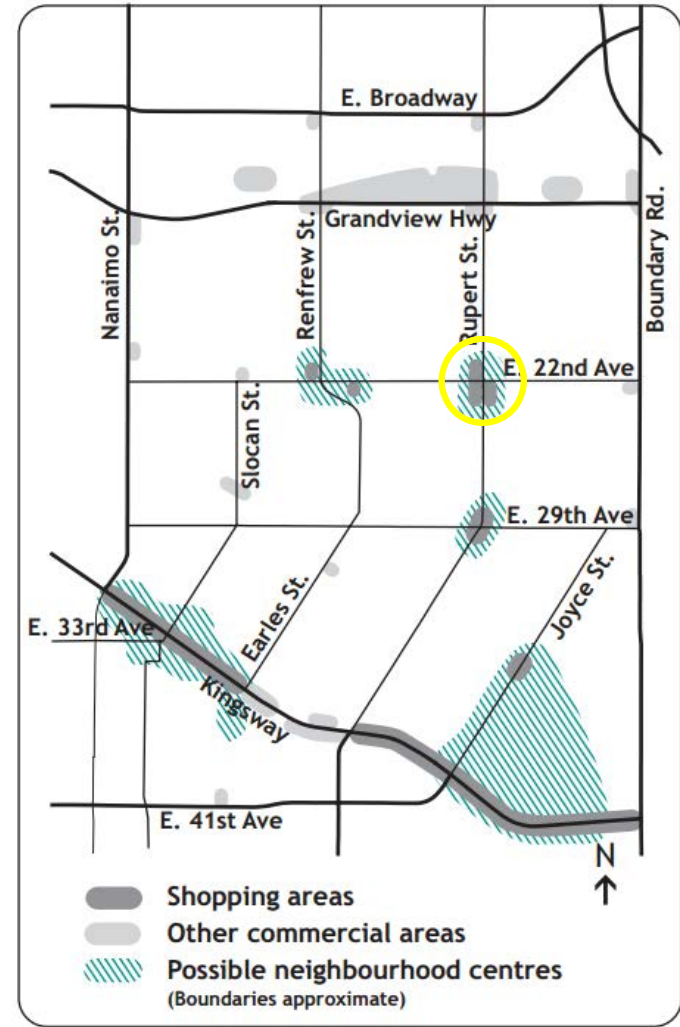


Location for Consideration under AHCIRP



- Applicable Local Shopping Area (LSA)
- 500m from LSA (6 storeys)

Renfrew-Collingwood Vision



- Shopping areas
- Other commercial areas
- Possible neighbourhood centres (Boundaries approximate)

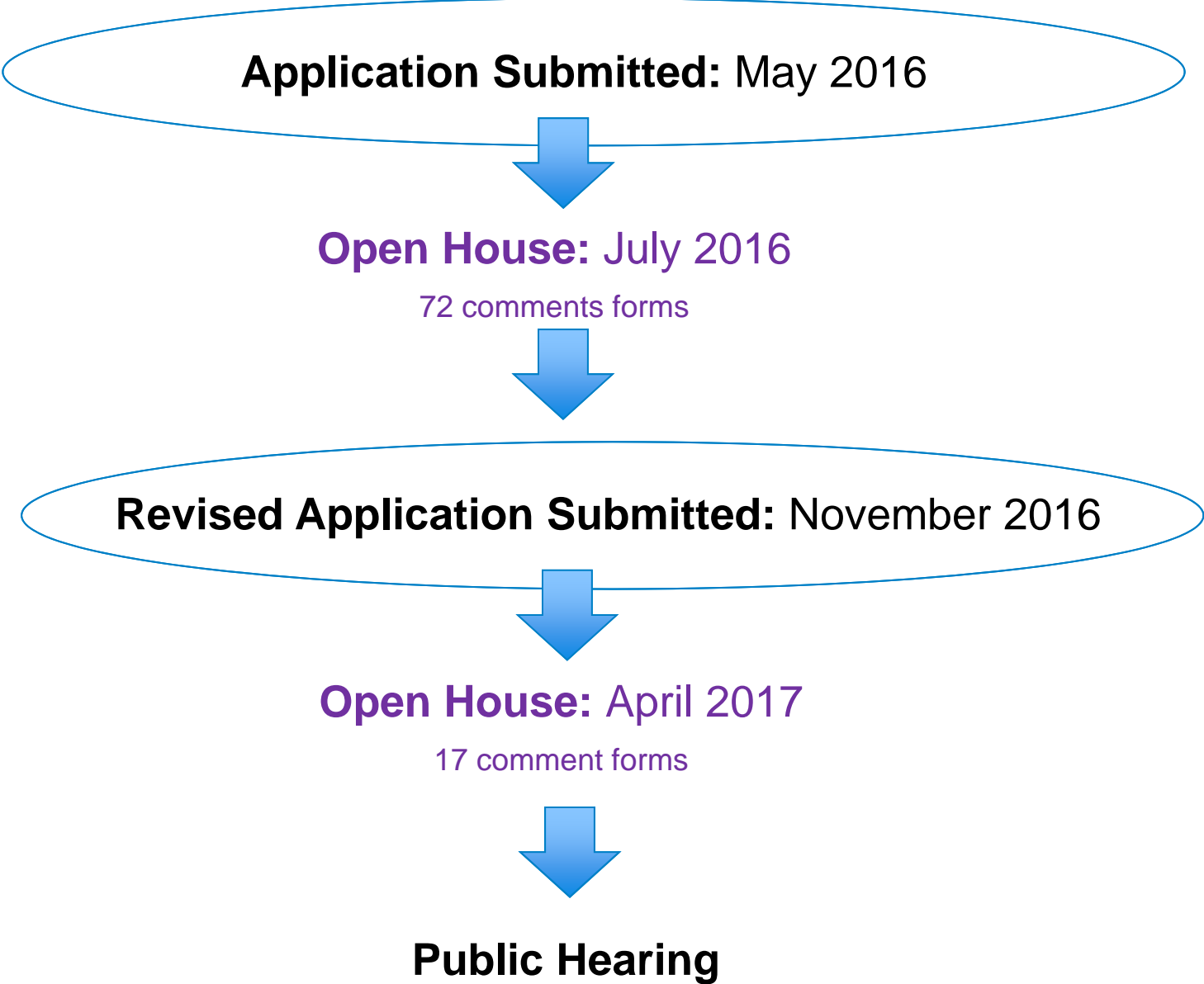
Household Incomes and Proposed Rental Rates



Bedrooms	Proposed Rents	Household Income Required to Afford Proposed Rents*
1	\$1,476	\$59,000
2	\$2,080	\$83,000
3	\$2,372	\$95,000

*Assumption: 30% of the household income is spent on rent

Rezoning Application Process



Open House July 2016:

Support :

- Rental housing component

Concerns:

- Proposed building height
- Increased traffic congestion
- Safety for cyclists and pedestrians
- Need for more family units
- Lack of on-site parking

Open House April 2017:

Support :

- Rental housing component
- Architectural design: vibrant and clean
- Landscaping along the lane
- Great location - proximity SkyTrain stations
- Improvement to existing conditions

Concerns:

- Proposed building height
- Increased traffic congestion

Height

Original Proposal



Revised Proposal



Traffic and Parking



Currently: 45 commercial spaces
Proposing: 67 commercial spaces

3868-3898 Rupert Street and 3304-3308 East 22nd Avenue 

