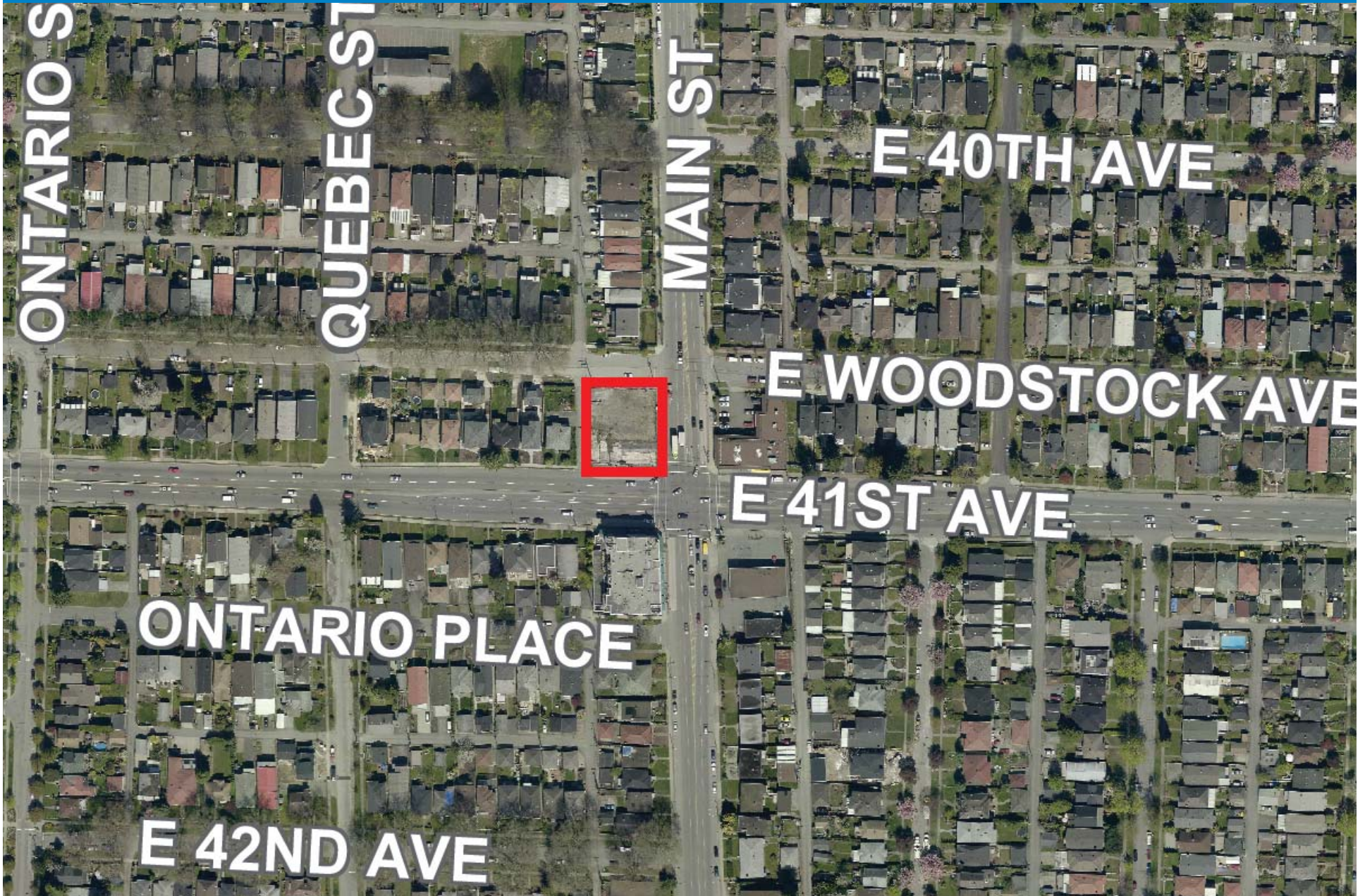




CD-1 Rezoning:  
5679 Main Street  
(189-193 East 41st Avenue and 5679-5695 Main Street)







## Commercial Space

- 7,560 sq. ft. of ground-floor retail space

## 46 Rental Units

- 9 studio units
- 21 one-bedroom units
- 16 two-bedroom units

## Parking

- 49 vehicles
- 60 bicycles

## Height

- 6 storeys
- 22.9 m (75 ft.)

Density: 3.50 FSR

- Rental 100 applications may seek the DCL waiver if they meet eligibility criteria under the *Rental Incentive Guidelines*.

|   | <b>Avg. studio size</b> |
|---|-------------------------|
| 2017 Rental Incentive Guidelines criteria | 42 sq. m (450 sq. ft.)  |
| Rezoning proposal                         | 48 sq. m (512 sq. ft.)  |

- The applicant intends to revise the project at development permit to meet the *Rental Incentive Guidelines* criteria.

- ↘ City-hosted Open House (May 2, 2017)
  - ↘ 532 notifications were distributed
  - ↘ 26 people attended the open house
  - ↘ 28 written responses received
  
- ↘ Feedback
  - ↘ Support for the additional rental housing.
  - ↘ Concern about traffic including impacts to on-street parking.
  
- ↘ Benefits
  - ↘ 46 secured market rental units contribute to housing supply and *Housing Vancouver* rental housing targets.

# Conclusion

