



**CD-1 Rezoning: 3281-3295 East 22nd Avenue**  
Public Hearing | May 15, 2018

# Site and Context - looking north

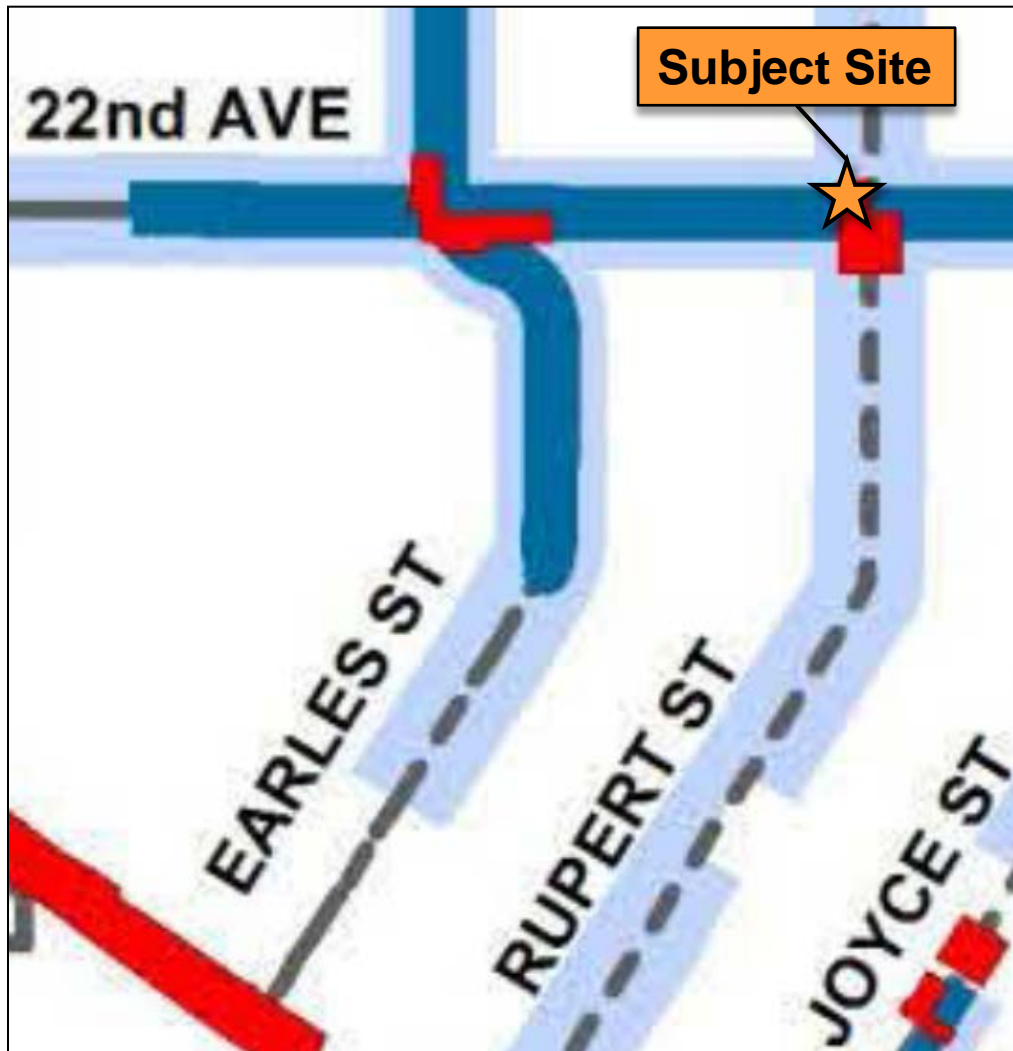




- 6-storey mixed-use building
- Commercial at grade
- 55 secured rental housing units
- 46% family-oriented units
- Policy: Affordable Housing Choices Interim Rezoning Policy (AHC Policy)

# Affordable Housing Choices Interim Rezoning Policy

Locations of sites that can be considered under the AHC Policy



AHC Policy criteria:

- Affordability
- Location
- Form of Development

Red square: Applicable Local Shopping Area (LSA)

Dark blue square: 500m from LSA (6 storeys)

Light blue square: 100m from Arterial (3 1/2 storeys)

Grey line: Arterial along the Translink FTN\*

Dashed grey line: Arterial

\*FTN: Frequent Transit Network (Translink)

# Site and Context - looking north



*Why have only 6 projects been approved under the Affordable Housing Choices Interim Rezoning Policy (AHC Policy)?*

## **Number of rezoning applications under the AHC Policy as of May, 2018**

- **Rezoning applications:**
  - 6 approved
  - 8 in-stream
  - **Total: 14 rezoning applications**
- **11 active rezoning enquiries**

**Total number of rezoning applications and enquiries: 25**

Maximum number of rezoning applications to be considered under the AHC Policy: 20

# Question 2

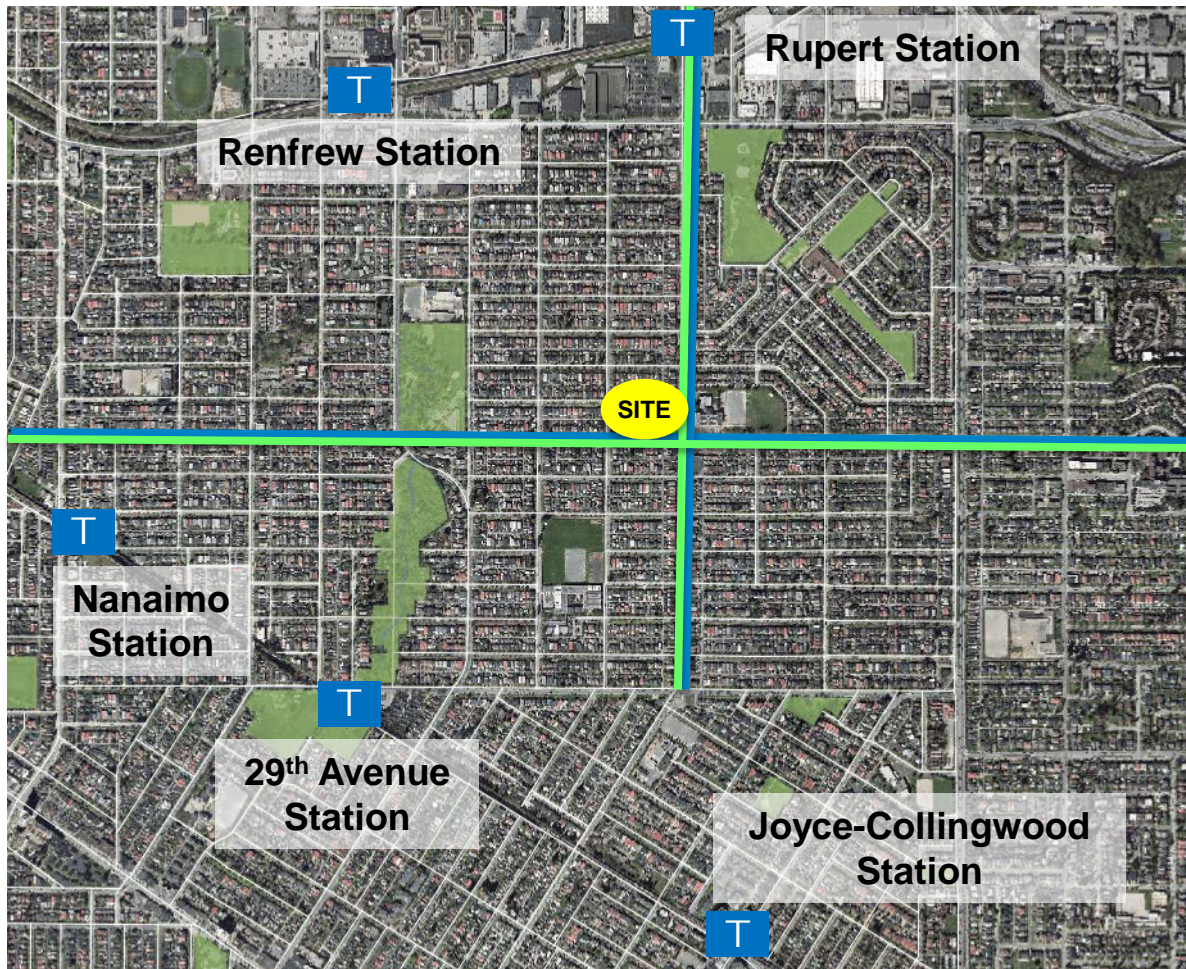
*Why does the DCL By-law maximum eastside rents exceed the average new build market rents in the eastside?*

	<b>DCL By-law Maximum Average Rents – Eastside (CHMC*) <i>Derived from city-wide figures</i></b>	<b>Average Market Rent in Newer Buildings – Eastside (CMHC*) <i>Derived from eastside figures</i></b>	<b><i>3281-3295 East 22<sup>nd</sup> Avenue Proposed Rents</i></b>
Studio	\$1,496	\$1,531	\$1,380
<b>1 bed</b>	<b>\$1,730</b>	<b>\$1,689</b>	\$1,698
<b>2 bed</b>	<b>\$2,505</b>	<b>\$2,284</b>	\$2,440
3 bed	\$3,365	No data available	\$2,920

\*CMHC: Canada Mortgage and Housing Corporation. Data from 2017.

# Question 3

*What is the analysis of the parking impact given there are 55 units of housing and only 30 residential parking spaces?*



 Bus route  
 Bike route

**Walking distance from subject site to Skytrain Stations:**

- Rupert: 1.2 km
- Renfrew: 1.7 km
- Nanaimo: 1.8 km
- 29<sup>th</sup> Avenue: 1.5 km
- Joyce-Collingwood: 1.7 km



3281-3295 East 22nd Avenue

