

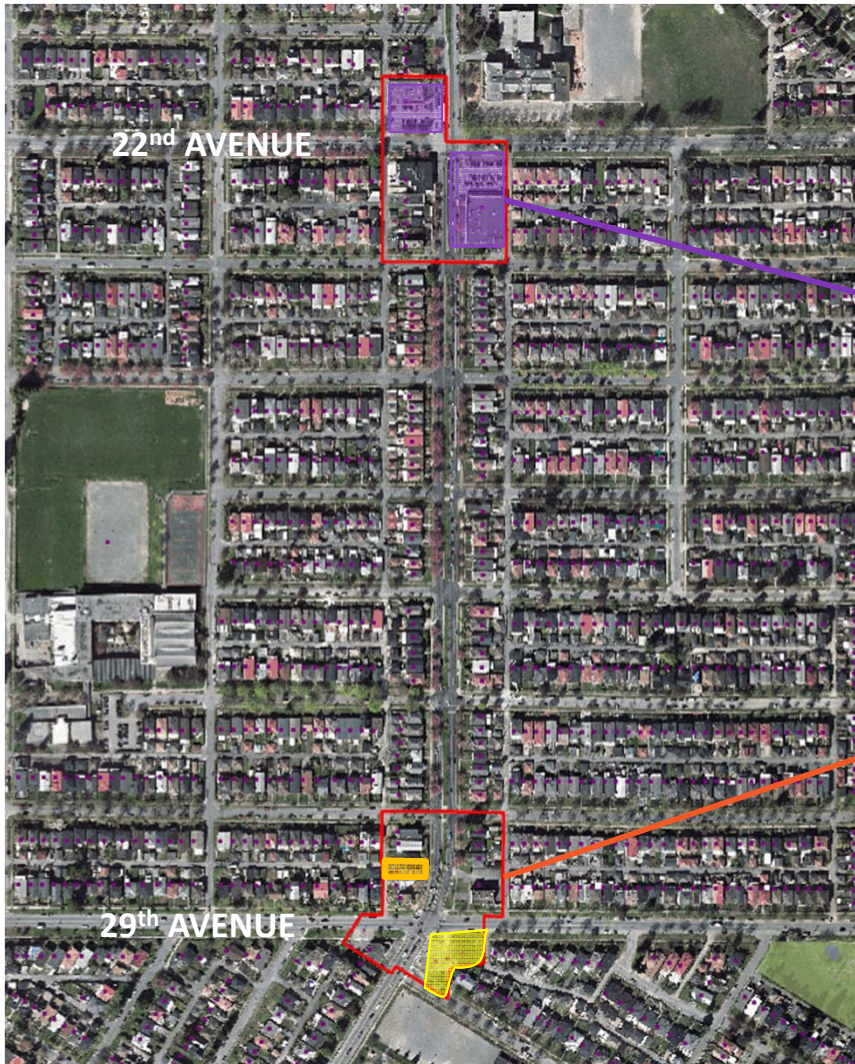


**CD-1 Rezoning: 4459 Rupert Street**  
Public Hearing | June 5, 2018

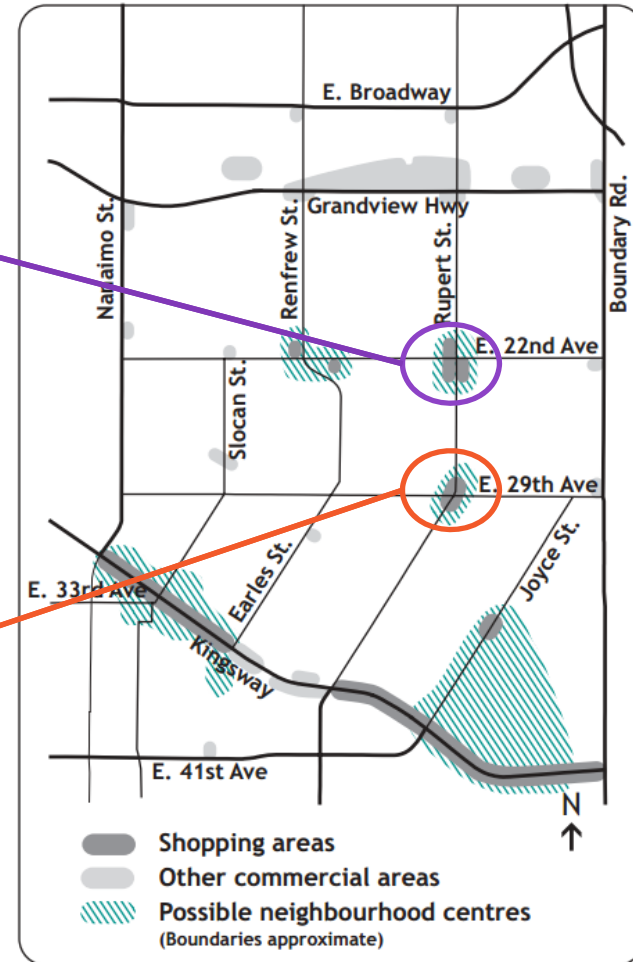
# Site and Context



# Policy: Community Vision



### Renfrew-Collingwood Vision (2004)



#### “Create Neighbourhood Centres around Important Shopping Areas

Collingwood Village, Norquay Village, and select mini-nodes (22nd/Rupert, 22nd/Renfrew, and 29th/Rupert) should be enhanced to act as the heart of their adjacent neighbourhoods. New housing should be added to help support the shopping areas.”

## Rental 100 (Secured Market Rental Housing Policy)

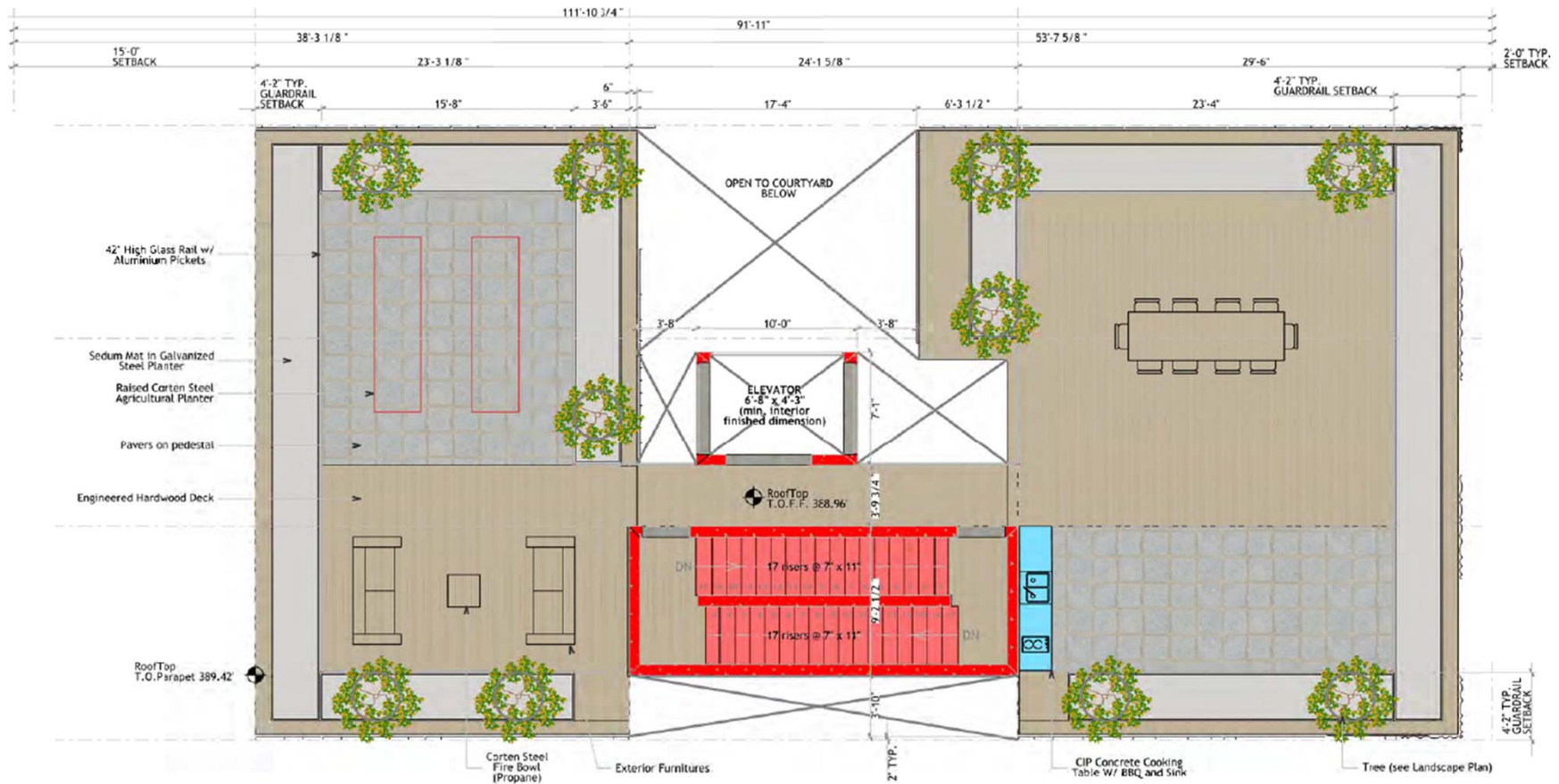
- In C-1 zone, generally consider C-2 form of development (e.g. 4 storeys)
- No minimum lot size

# Proposal for 4459 Rupert Street



- Secured Market Rental Housing Policy (R-100)
- 4-storey (15m high)
- Mixed-use with commercial at grade
- 12 secured market rental housing units
- 50% family units (2 bedroom units)
- Certified Passive House
- 1 car share, 1 disabled parking space, 1 loading space
- 34 Class A bicycle parking spaces

# Roof, Courtyard and Amenities



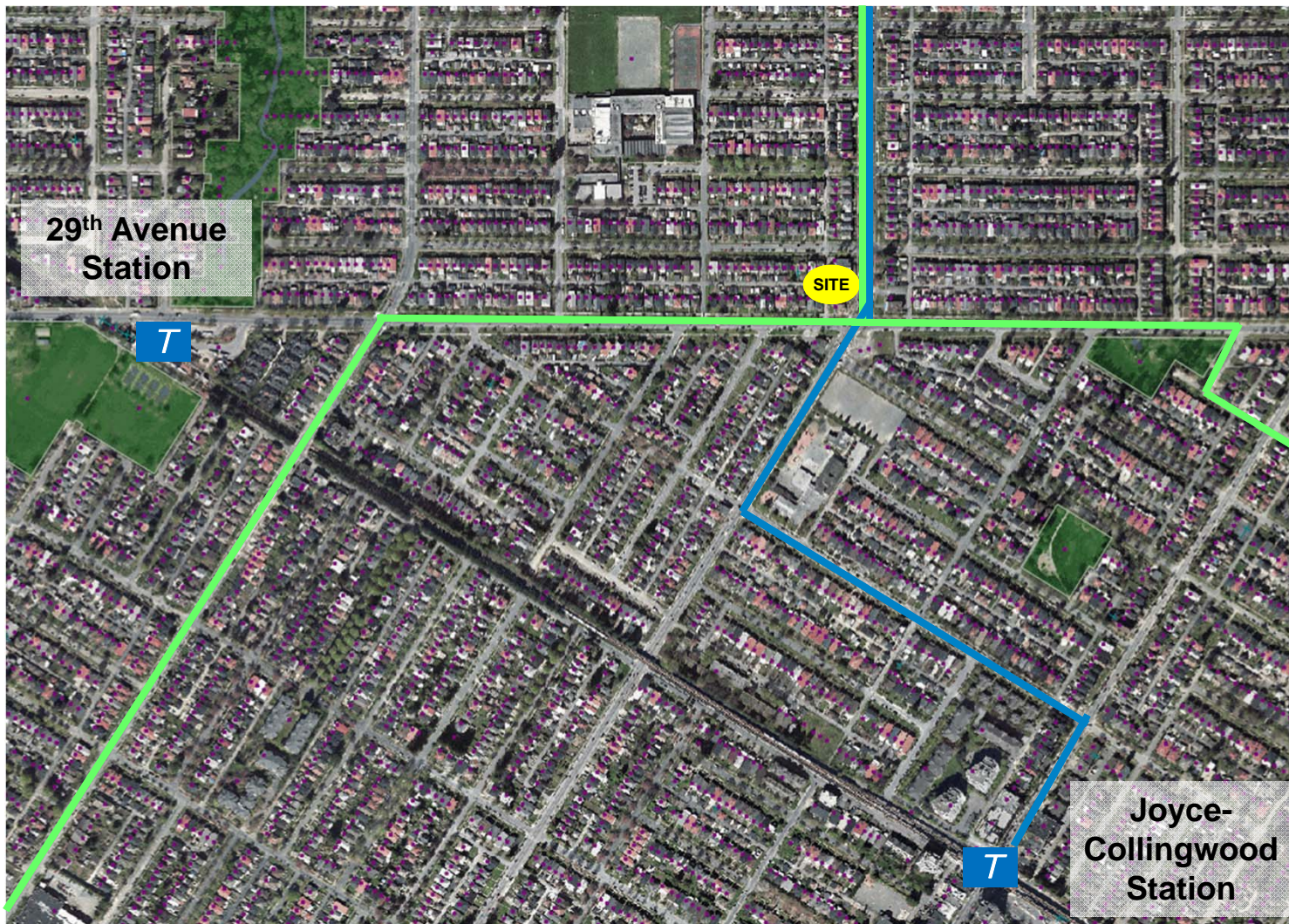
# Streetscape



- Open House November 8, 2017 with 24 attendees
- 28 response received
- Response in support noted: more rental housing and new commercial uses, reduced parking req'ms and amount of bike storage
- Responses with concerns noted: traffic congestion, lack of parking and neighbourhood fit



# Parking and Traffic Congestion



- Bus route
- Bike route

**Walking distance from site to SkyTrain Stations:**

29<sup>th</sup> Avenue: 1km  
Joyce-Collingwood: 1km

# Council Questions: Lot Size

Q. Is this application setting a precedent for number of housing units on a single lot under 40' wide?

A. No, a conventional C-2 zoned project on an identical sized site could reasonably develop a comparable number of units as proposed.



3917 Knight Street (C-2 Strata, no rezoning)



4372 Fraser Street (C-2 Strata, no rezoning)

Unit Type	Average Unit Size for 4459 Rupert
1-bed	36.5 m <sup>2</sup> (393 sq. ft.)
2-bed	61.3 m <sup>2</sup> (660 sq. ft.)

- Minimum unit size for rentals – 320 sq. ft. (Secured Market Rental Policy, 2012)
- Currently do not have the data to compare average unit sizes – review coming
- Currently no minimum unit or bedroom size for family units – is being explored

# Council Questions: DCL Rates



*Q. Although the projected rents are lower than the DCL bylaw rates, the 2-bedroom units are higher than the average market rent in newer East side buildings. Why are DCL bylaw rates above market average rents?*

	<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>4459 Rupert Street Proposed Rents</i></b>
Studio	\$1,496	\$1,531	N/A
<b>1 bed</b>	<b>\$1,730</b>	<b>\$1,689</b>	\$1,642
<b>2 bed</b>	<b>\$2,505</b>	<b>\$2,284</b>	\$2,333
3 bed	\$3,365	No data available	N/A

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



**CD-1 Rezoning: 4459 Rupert Street**  
Public Hearing | June 5, 2018

# Current Site

