

PUBLIC HEARING — February 5, 2013

**CD-1 Rezoning Application**  
**1600 Beach Avenue &**  
**1651 Harwood Street**



# Beach Towers – Site Context



# Beach Towers – Proposal



# Beach Towers – Density

## Maximum Density Permitted:

Original zoning (1960s) 3.35

Under existing zoning 2.20

Proposed density 4.22

# Beach Towers – Rezoning Review Process

## Application Submission

Open House

Vancouver Heritage Commission (*non-support*)

West End Mayor’s Advisory Committee

Urban Design Panel (*non-support*)

Vancouver Heritage Commission (*support*)

Urban Design Panel (*support*)

Vancouver Heritage Commission (*support*)

Open House

## Public Hearing

**November 2010**

May 2011

June 2011

September 2011

September 2011

November 2011

November 2011

February 2012

November 2012

**February 2013**

# Beach Towers – Community Feedback

1. Need for a community plan prior to more rezonings
2. STIR Program, affordability and public benefits
3. Decreased parking and increased traffic congestion
4. Urban design concerns including impact on heritage value, loss of views, and massing of the 9-storey building.

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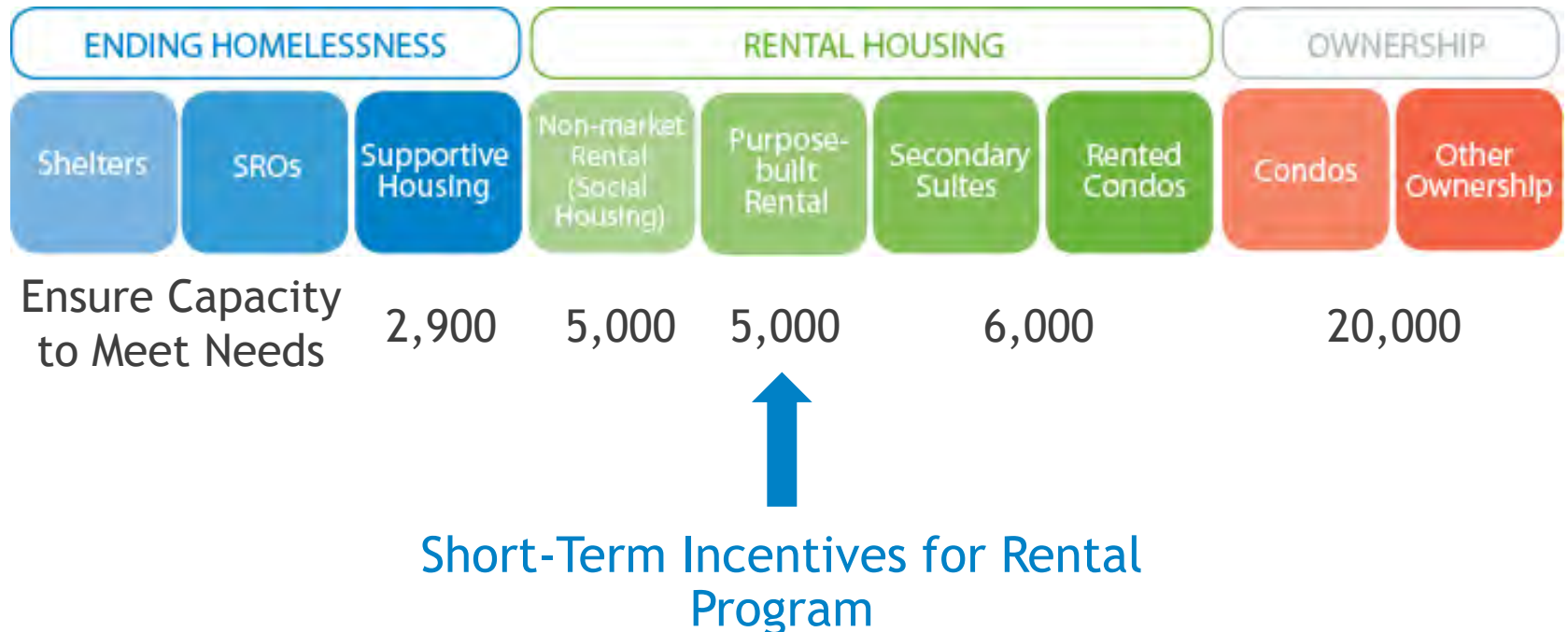
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# Short Term Incentives for Rental Housing (STIR)

## The Housing Continuum and Housing Supply Targets



# Beach Towers – Affordability Analysis

**Consideration: Proposed rents are in line with market rents for comparable rental units in the area**

Proposed Rents vs. Average Market Rents in Rented Condo (Burrard Peninsula) – Comparison to new units

	1600 Beach Proposed Rent	Average Market Rent in Rented Condo - Burrard Peninsula	Proposed Rents Compared to Rented Condo
Studio	\$1,195	n/a	n/a
1 Bedroom	\$1,495	\$1,565	5% Lower
2 Bedroom	\$2,155	\$2,098	3% Higher

# Beach Towers – Affordability Analysis

**Consideration: Proposed rents are in line with market rents for comparable rental units in the area**

Proposed Rents vs. Average Market Rents (Downtown) – comparison to older rental units

	1600 Beach Proposed Rent	Average Market Rent - Downtown	Proposed Rents Compared to Average Market Rent
Studio	\$1,195	\$985	21% Higher
1 Bedroom	\$1,495	\$1,179	27% Higher
2 Bedroom	\$2,155	\$1,823	18% Higher

# Beach Towers – Affordability Analysis

**Consideration: Proposed rents are affordable to moderate income households that can't afford homeownership**

Income Required to Afford Proposed Rents vs. Ownership  
@ 30% of Income (Downtown 2011)

	1600 Beach Proposed Rent	Income Required to Afford Proposed Rent	Income Required to Afford Average Condo Unit Downtown
Studio	\$1,195	\$48,000	\$73,000
1 Bedroom	\$1,495	\$60,000	\$88,000
2 Bedroom	\$2,155	\$86,000	\$150,000

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# Neighbourhood Context





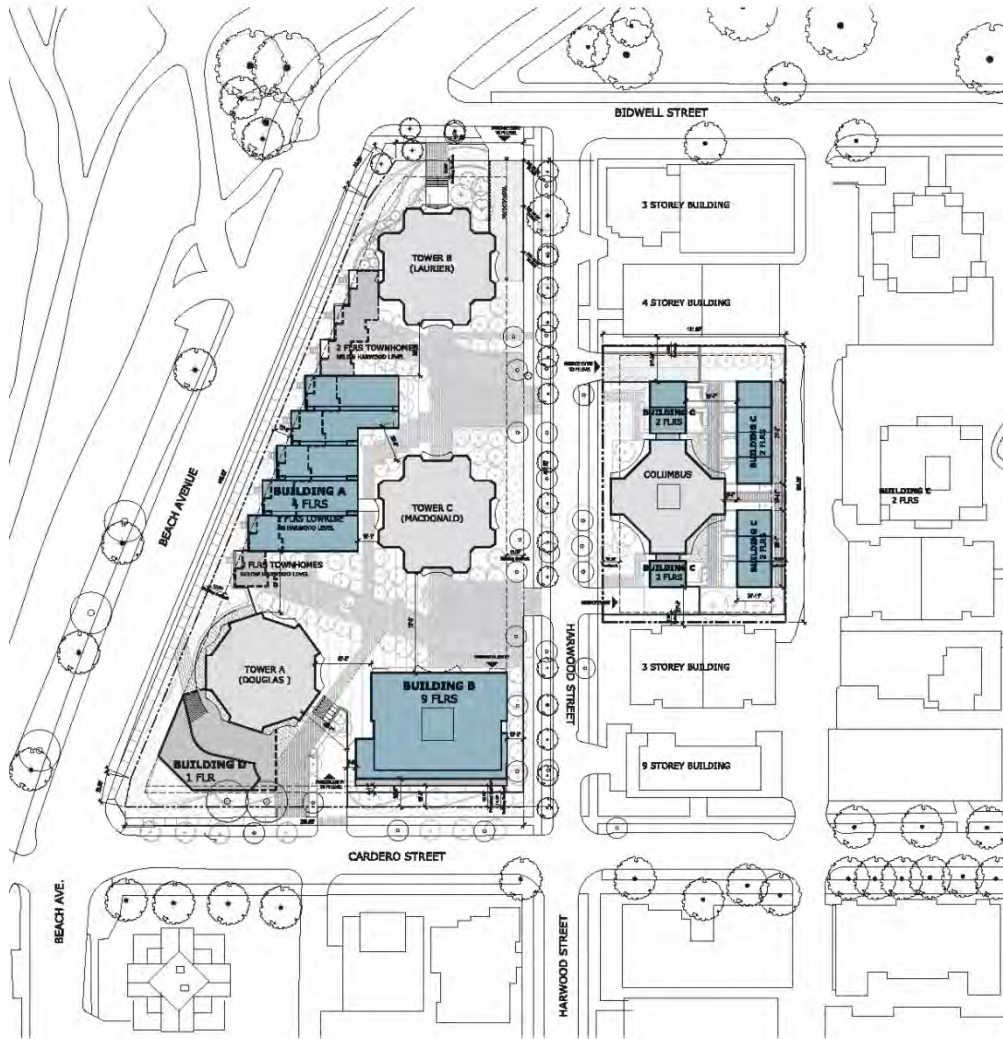
# Building A - Beach Avenue



PREVIOUS SCHEME



# Site and Landscape Plans



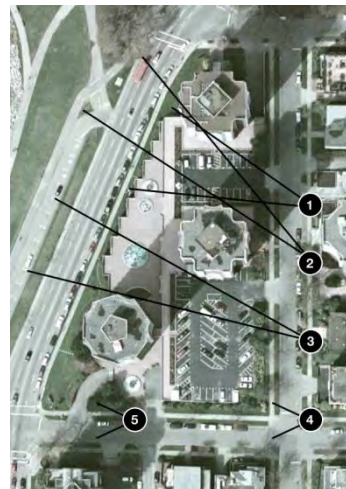
# VIEW #1 - View through Site - Mid Block Harwood (Looking West towards English Bay)



Before



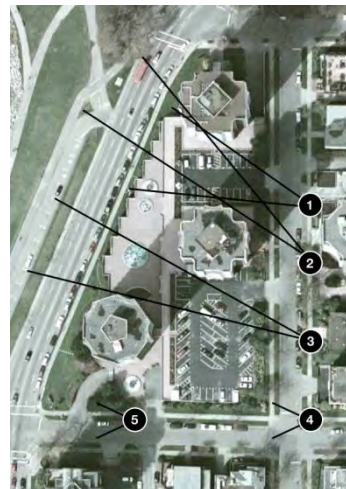
After



# VIEW #2 - View through Site - Midblock on Harwood (Looking West towards English Bay)



Before



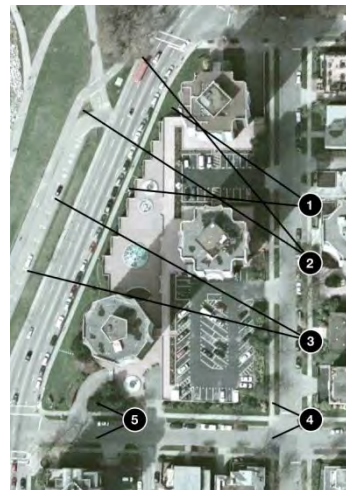
After

# VIEW #3 - View through Site - Midblock on Harwood (Looking West towards English Bay)

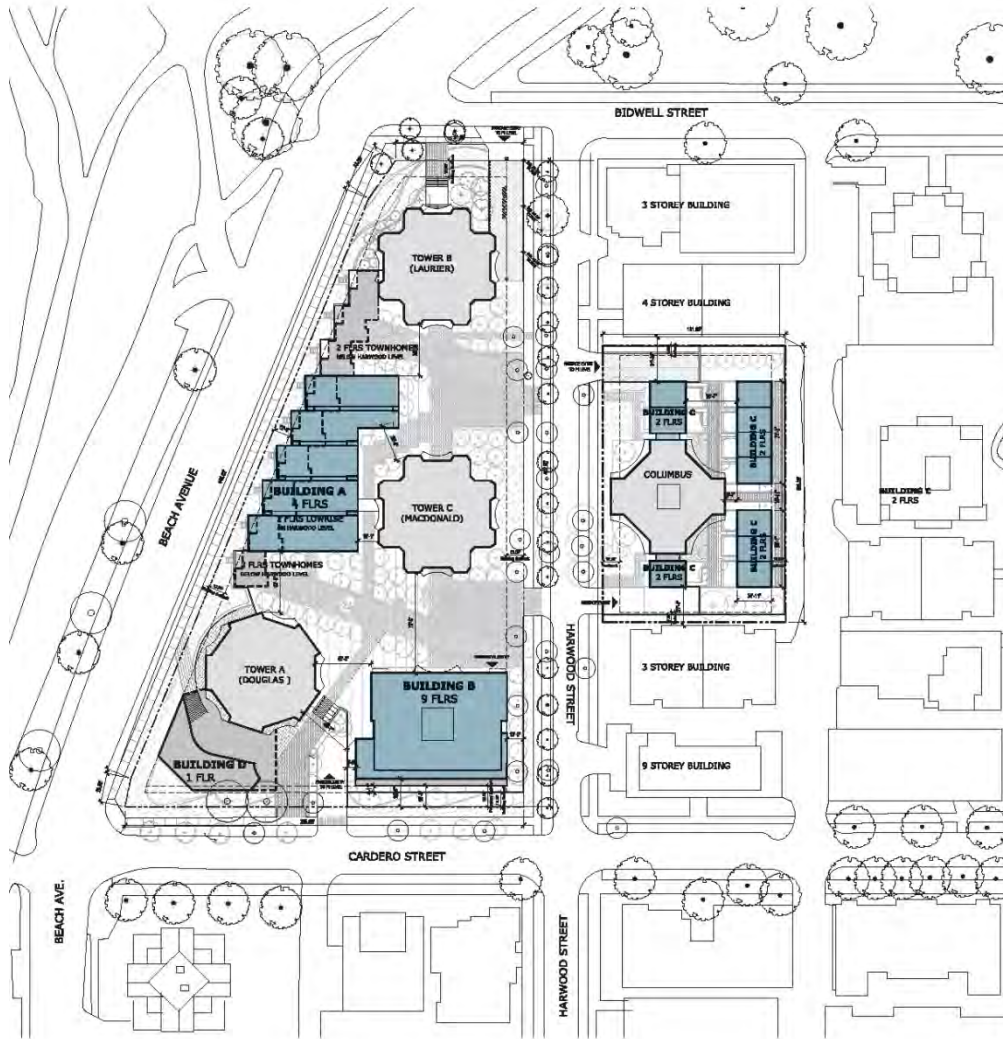


Before

After



# Site and Landscape Plans

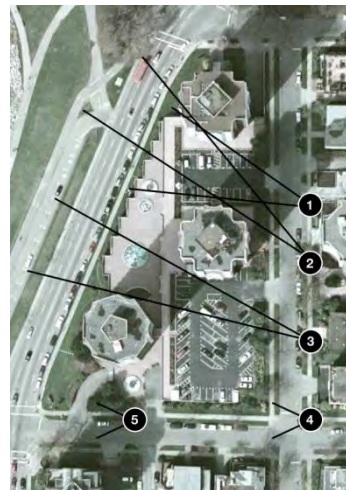


# VIEW #4 - Street End View from Cardero & Harwood Intersection (Looking West towards English Bay)



Before

After



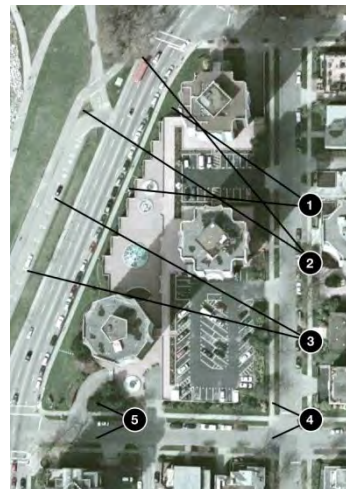
# VIEW #5 - Street End View - Midblock along Cardero



Before

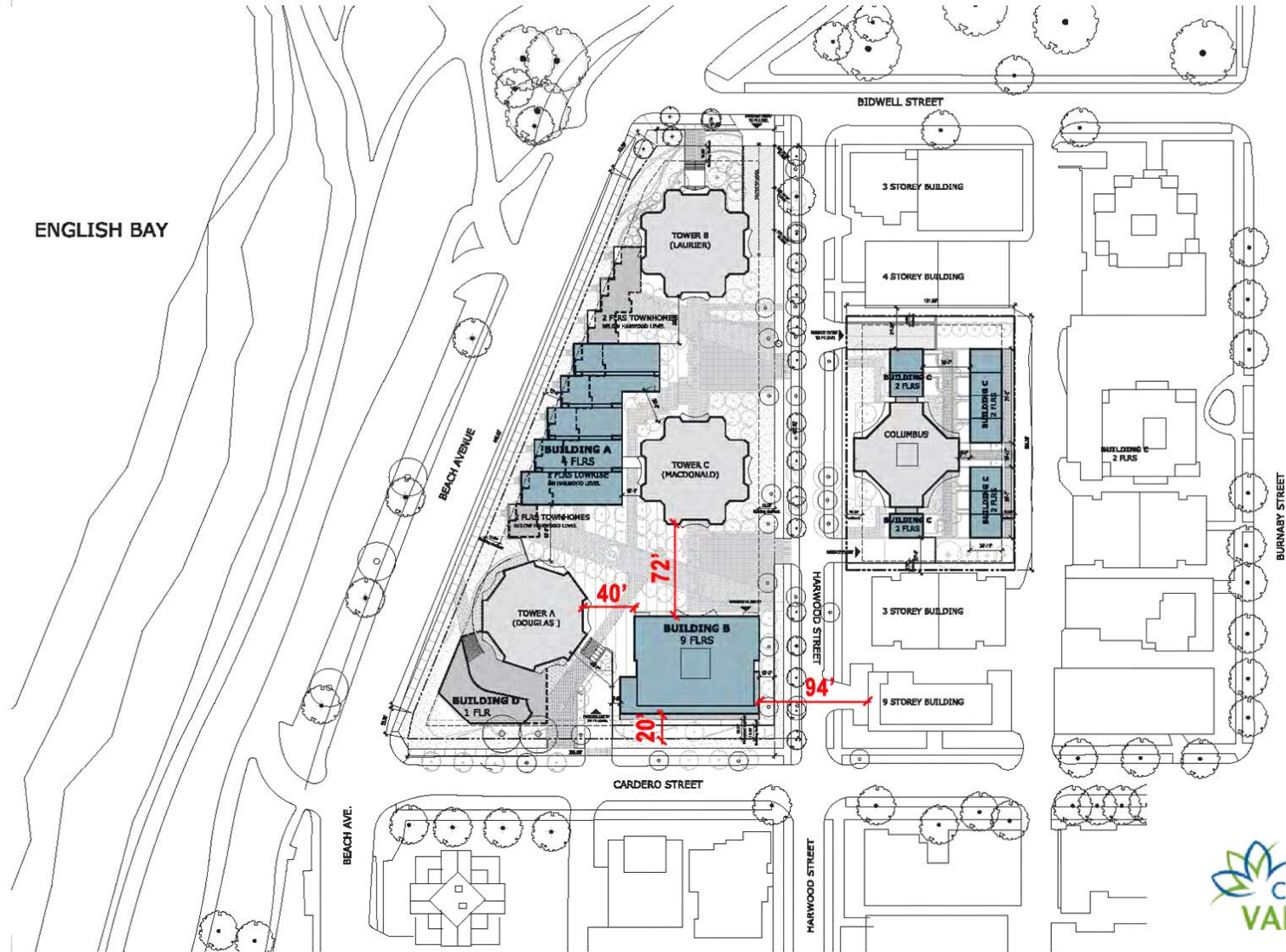


After





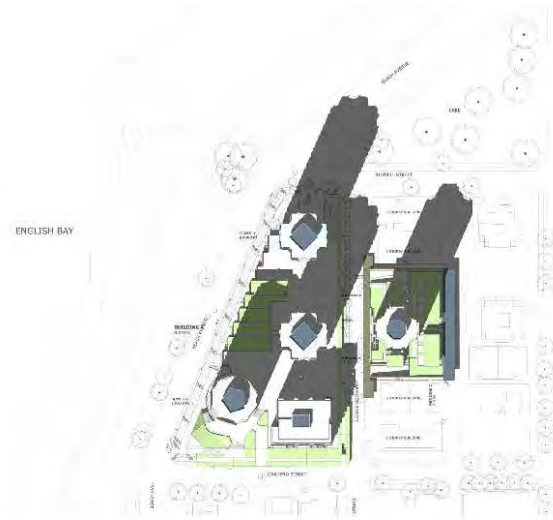
# 1600 Beach Ave - Building Separation



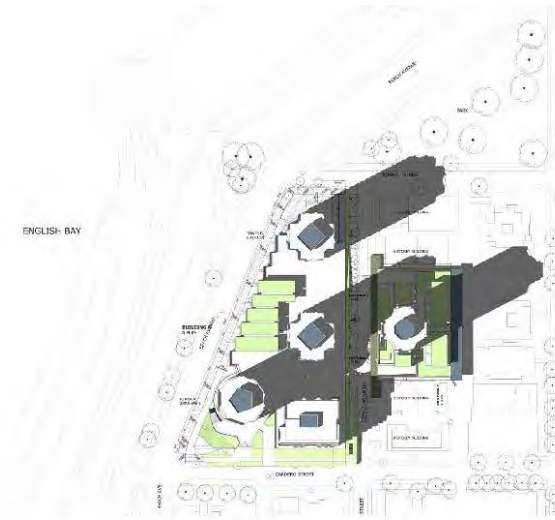
# Shadow Study



**SPRING EQUINOX 10 AM**



**SPRING EQUINOX 12 PM**



**SPRING EQUINOX 14 PM**



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