

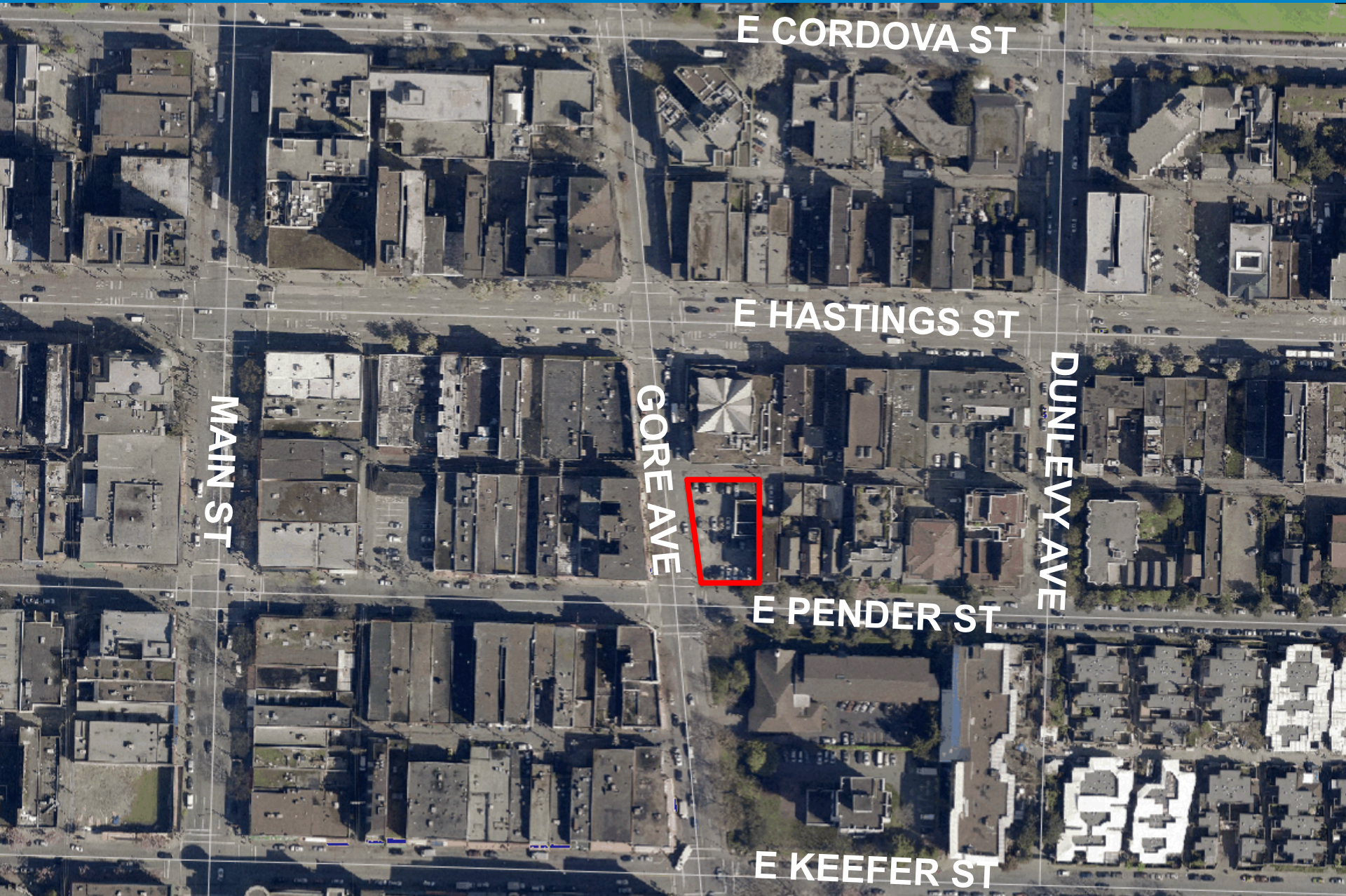


# CD-1 Rezoning 450 Gore Avenue

Public Hearing  
February 24, 2015



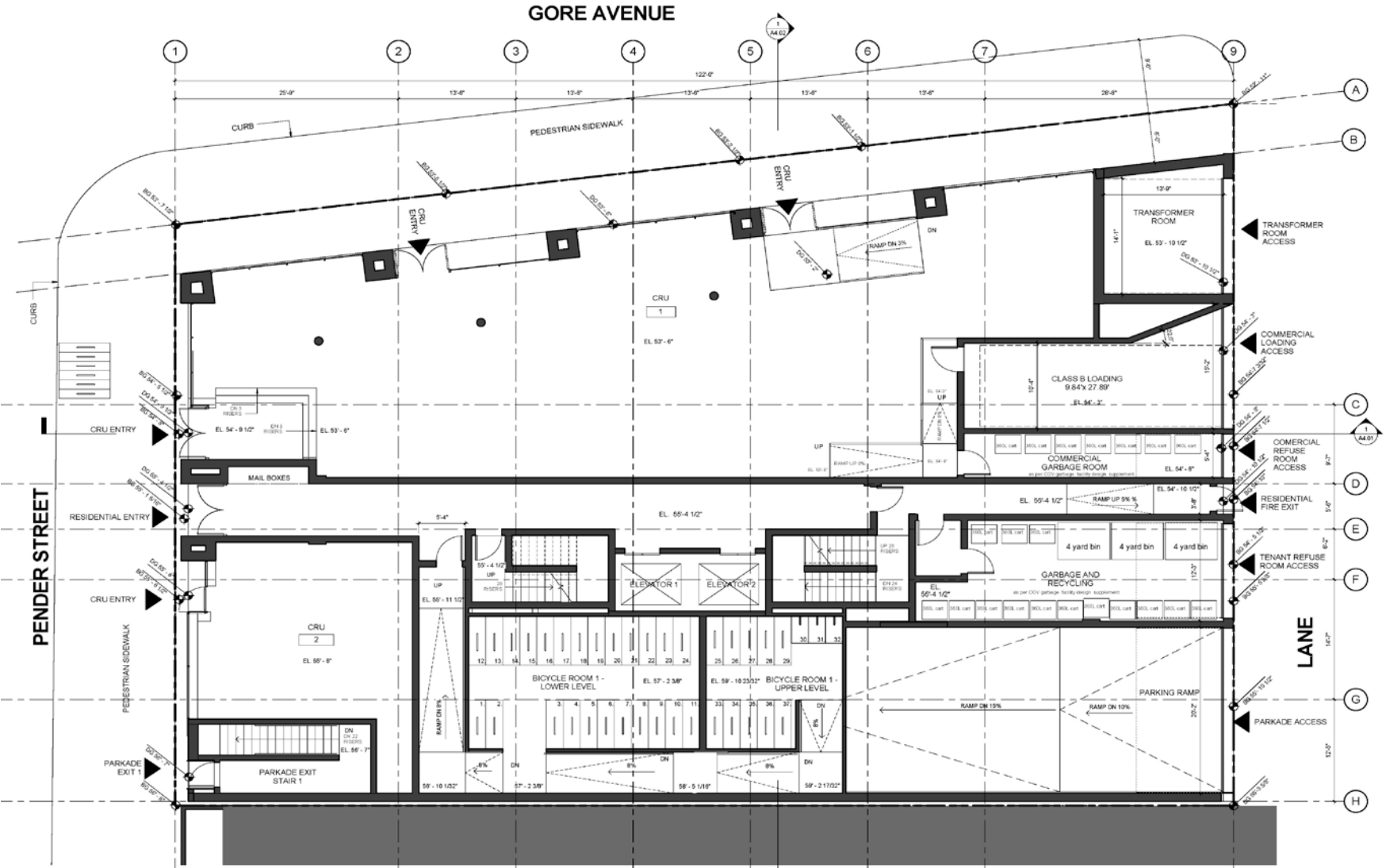
# Site and Context



- **Downtown Eastside Plan (2014)**
  - Strathcona neighbourhood of the Downtown Eastside Plan.
  - additional density can be considered through rezoning only for residential development on sites fronting Gore Avenue and if all of the proposed residential is for social housing or secured market rental housing.
- **Housing and Homelessness Strategy (2011)**
- **Micro Dwelling Policies and Guidelines (2014)**
  - new self-contained units (with private bathrooms and kitchens)
  - may be relaxed down to 23.2m<sup>2</sup> (250 sq. ft.)
  - intended for single occupancy.
  - new livable, affordable rental units in the Downtown Eastside.



# Ground Floor Plan



# Building Rendering



	<b>Proposed Rents</b>	<b>Average Market Rent in Newer Buildings - Eastside</b>	<b>DCL By-law Maximum Averages</b>
<b>Micro dwelling unit</b>	\$850	n/a	n/a
<b>Studio</b>	\$1,100	\$1,100	\$1,242
<b>2-Bed</b>	\$1,850	\$1,854	\$1,972

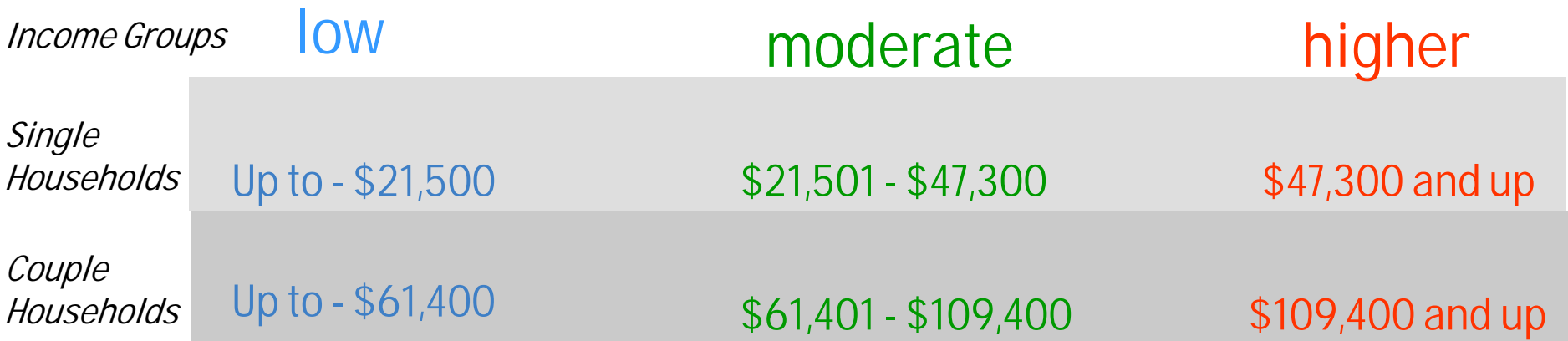
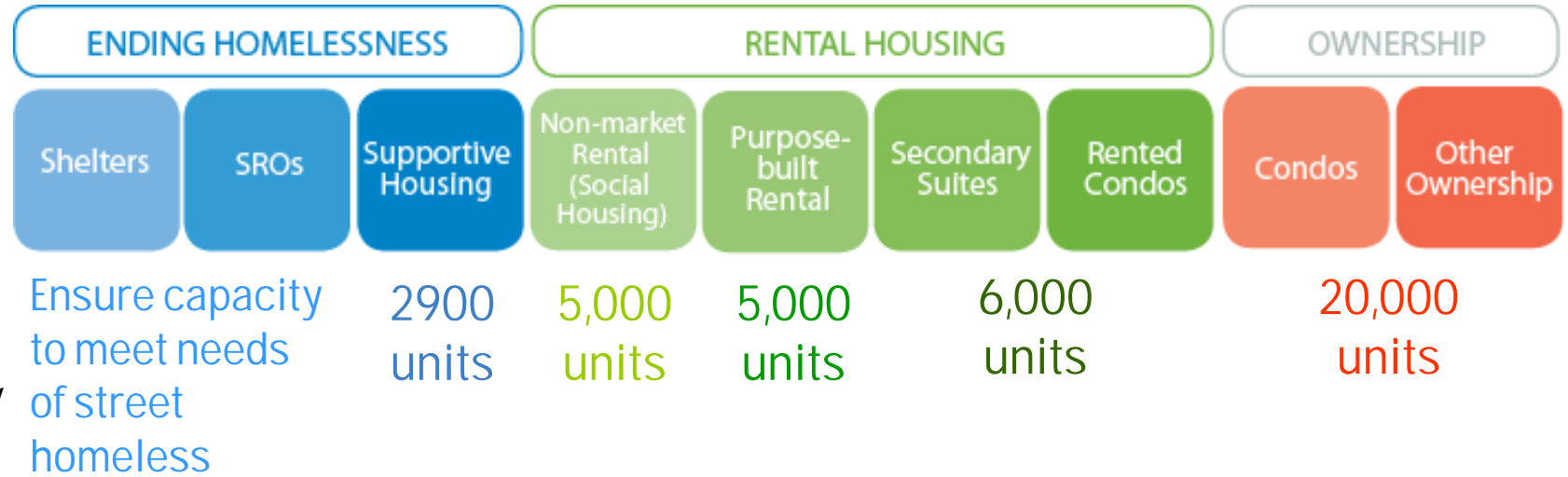


# Project Rendering



- \$800 - 230sf, renovated studio, Gastown
- \$800 - 250sf, Lotus, Victory Square
- \$890 - 265sf, 71 East Hastings, DEOD
- \$975 - 230sf, Burns Block, DEOD





# DTES Housing Need/Targets

1. New non-market housing units
2. Changes to existing low-income stock
3. Affordability for moderate incomes

