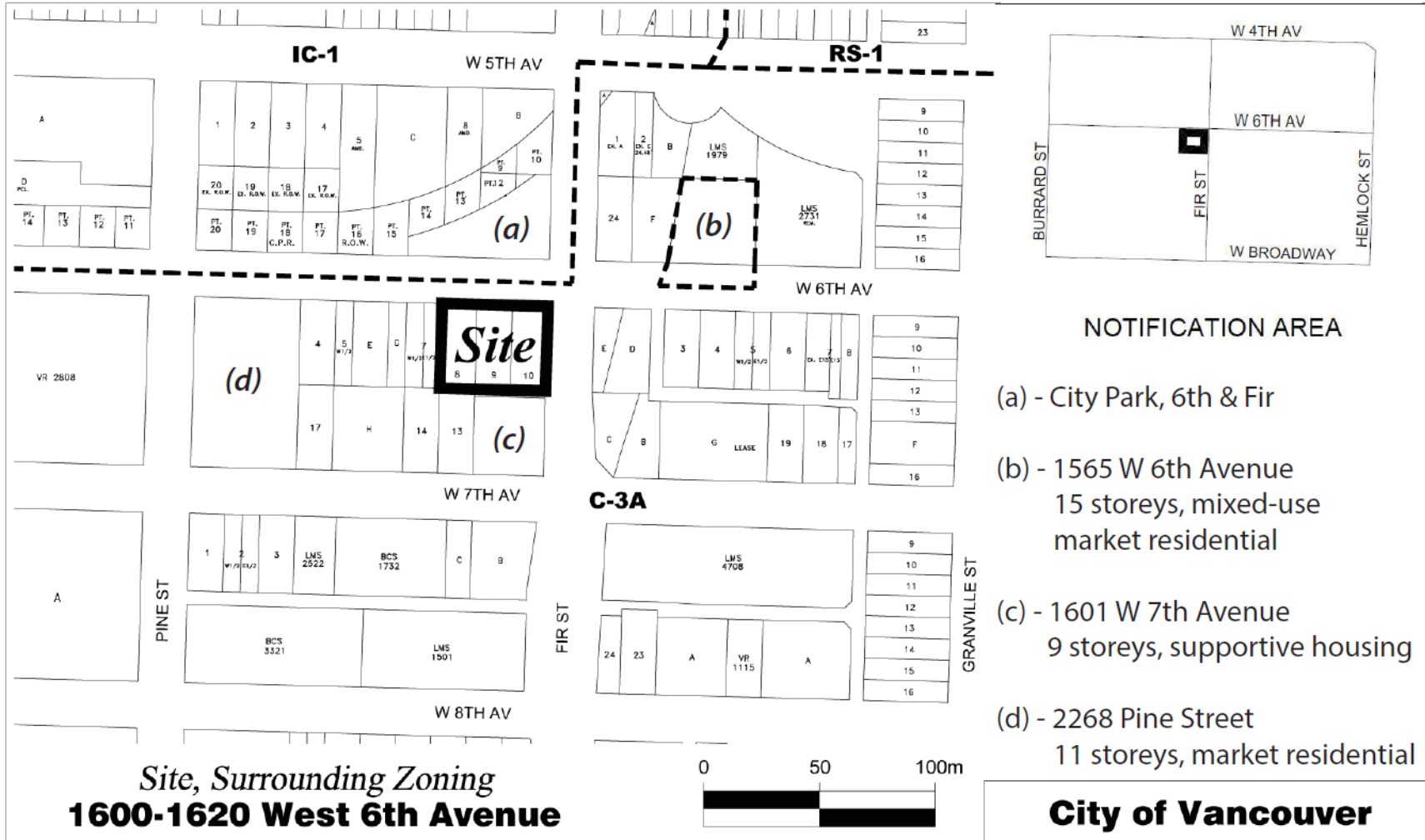




**CD-1 Rezoning
1600-1620 West 6th Avenue**

**Public Hearing
February 24, 2015**

Site and Context



Burrard Slopes C-3A Guidelines (1993)

- assists with the creation of primarily residential neighbourhoods.
- supports tower elements with a maximum height of 30.5 m (100 feet).

C-3A District Schedule

- allows up to 3.0 FSR with discretion to increase height subject to context analysis

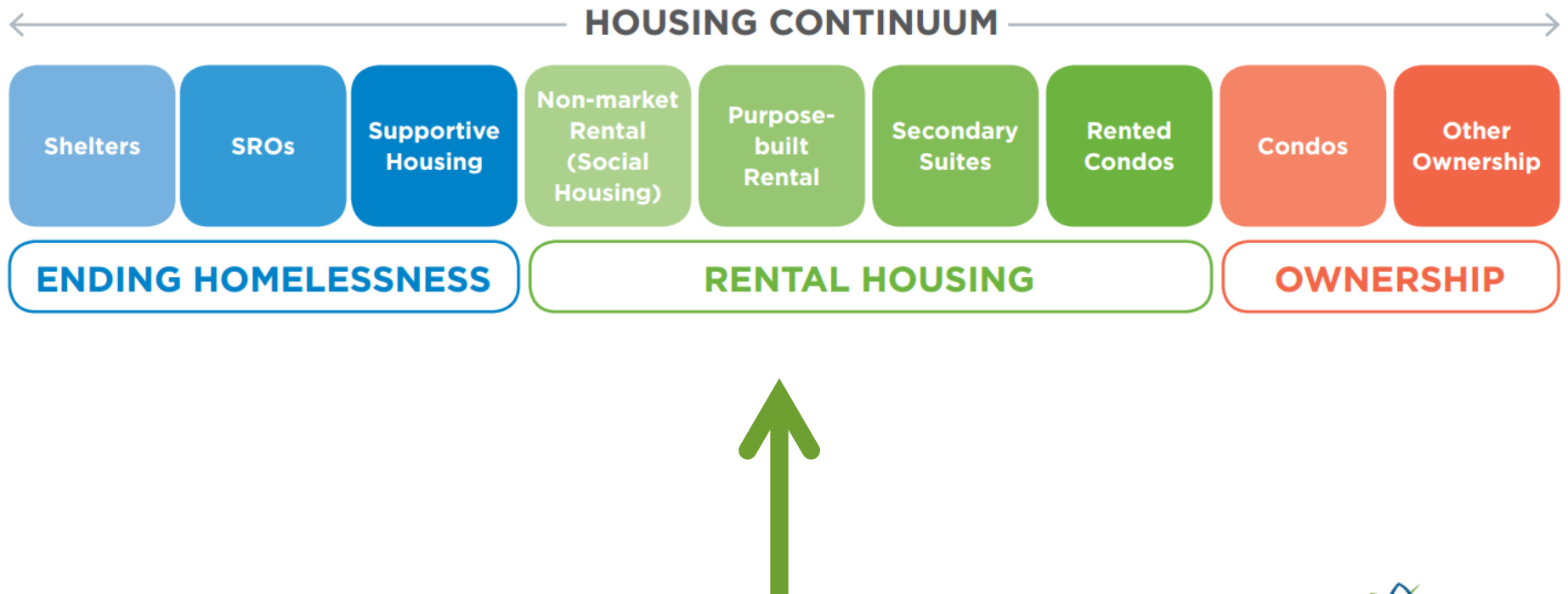
Secured Market Rental Housing (Rental 100) (2012)

- provides a menu of development incentives for new developments where 100% of the residential floor space is secured as market rental housing.

Housing and Homelessness Strategy



The Housing Continuum consists of the range of housing options available to households of all income levels, extending from emergency shelter and housing for the homeless through to affordable rental housing and homeownership.



R-100 Development Incentives



R-100 Development Incentives:	Optional Incentives:	Legal Requirements:
Density	X	Housing Agreement to secure as long-term market rental units
Height	X	Housing Agreement to secure as long-term market rental units
Parking Variances	X	Housing Agreement to secure as long-term market rental units
DCL Waiver	X	Housing Agreement to secure as long-term market rental units with secured maximum rental rates and unit sizes

Rezoning Proposal: 1600-1620 West 6 Avenue



99 Secured Market Rental Units (Rental 100):

62 One-Bed

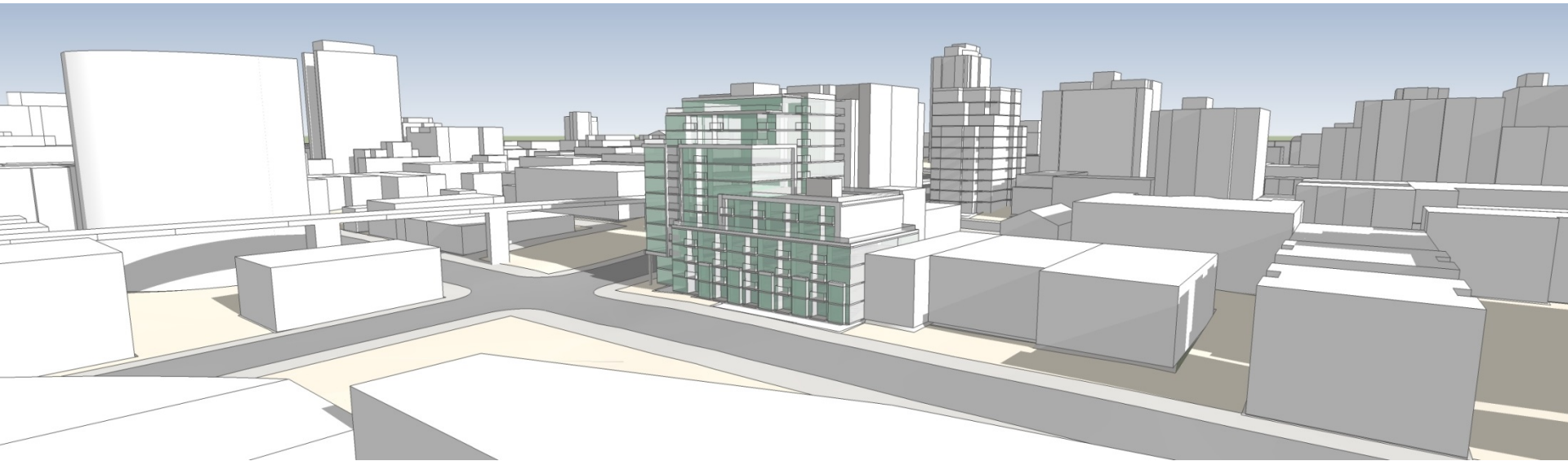
31 Two Bed

5 Two-Bed Townhomes
(36% Two-Bedrooms)

Height: 103 feet

Density: 4.37 FSR

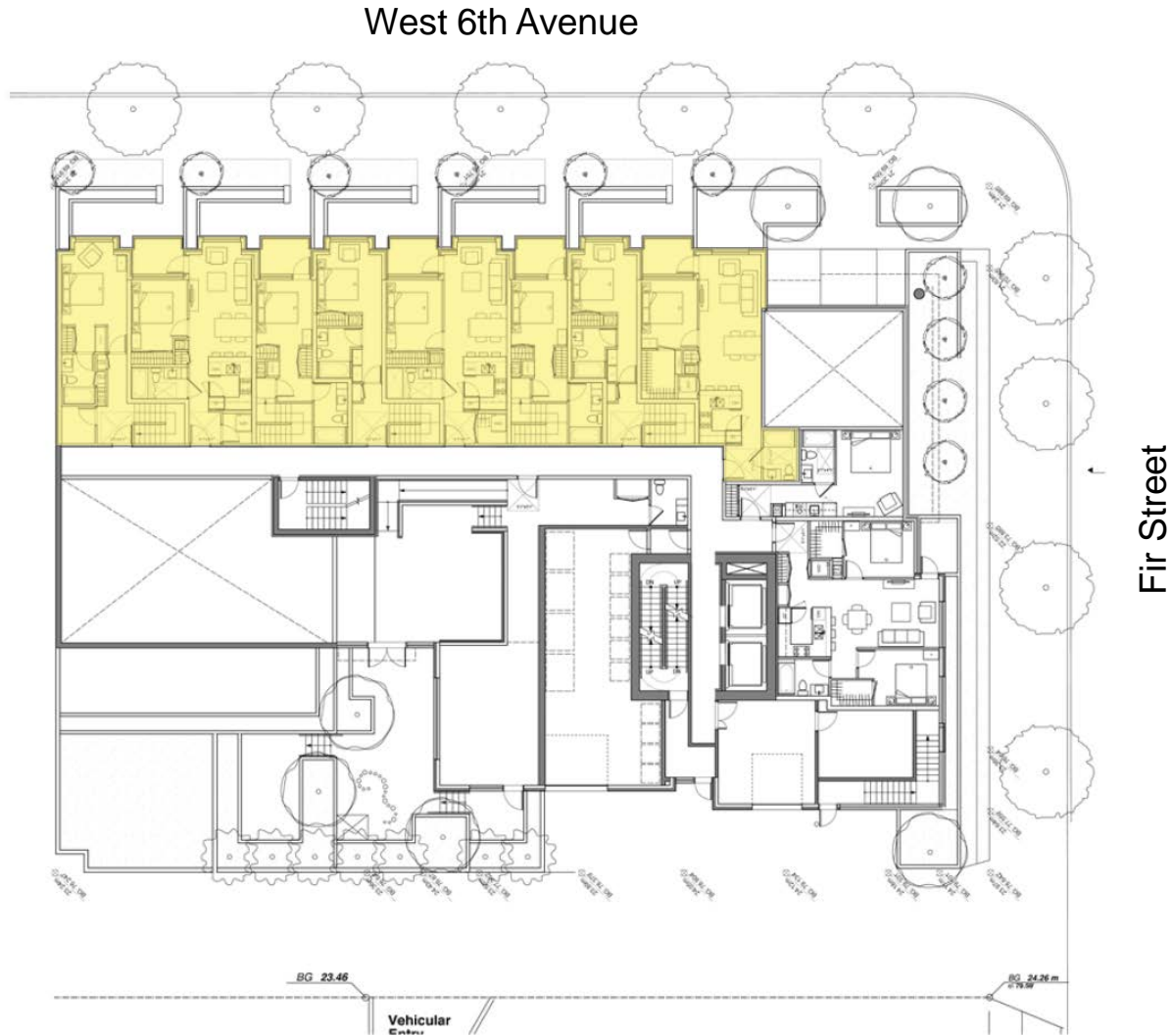
Perspective Looking Southeast



Rooftop Amenities



Building Siting and Setbacks



Shadow Impacts and Analysis



Shadow 21. March/September 10 AM



Shadow 21. March/September 12 PM



Shadow 21. March/September 2.00 PM



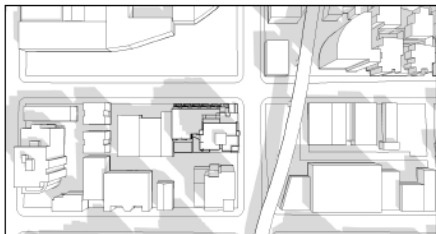
Shadow 21. June 10 AM



Shadow 21. June 12 PM



Shadow 21. June 2.00 PM



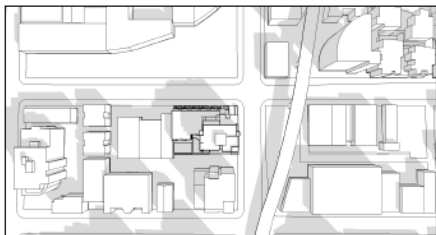
Shadow out of the park 1st April 10 AM



Shadow out of the park 1st April 12 PM



Shadow out of the park 1st April 2 PM



Shadow out of the park 11th September 10 AM



Shadow out of the park 11th September 12 PM



Shadow out of the park 11th September 2 PM

Proposed Rents

Comparable Average Market Rents and Home Ownership Costs

	1600-1620 West 6 Ave. Average Proposed Rents	Average Market Rent in Buildings Westside 2004+ (CMHC)	DCL By-law maximum Averages (CMHC 2014)	Monthly Costs of Ownership for Median-Priced Unit - Westside (BC Assessment 2013)
1-Bed	\$1,787	\$1,677	\$1,561	\$ 2,228
2-Bed	\$2,557	\$1,997	\$1,972	\$ 3,336
2-Bed TH	\$ 3,069	---	---	---

Household Income Levels

Comparable Household Income Levels - Fairview and Citywide

	Owners	Renters	All Households
Fairview - Average Household Income	\$ 108,938	\$ 61,065	\$ 72,256
Fairview - Median Household Income	\$ 96,447	\$ 52,708	\$ 62,232
Citywide - Average Household Income	\$ 107,765	\$54,698	\$ 80,460
Citywide - Median Household Income	\$ 77,753	\$ 41,433	\$ 56,113

Source - National Household Survey 2011

Income by Family Types

Family Type	Fairview Average	City Average	Fairview Median	City Median
Single Household	\$ 57,413	\$ 45,540	\$ 44,789	\$ 33,566
Census Family Household (includes couples and single parents with children)	\$ 108,492	\$ 107,376	\$ 91,445	\$80,018

* Income includes both renters and owners

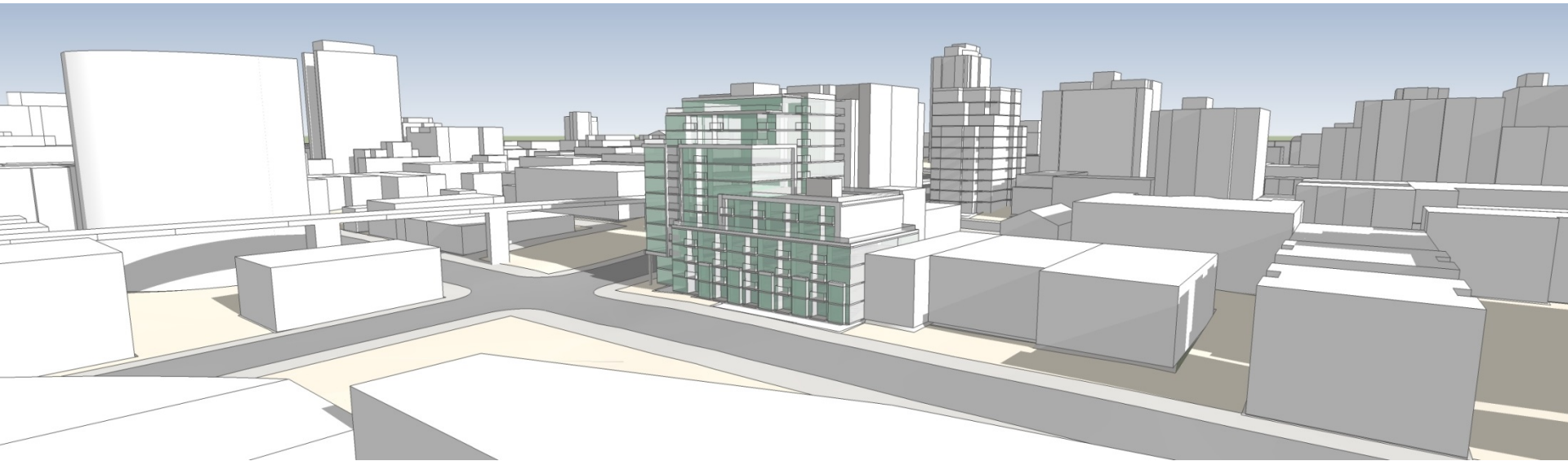
Open House (April 29, 2014)

- 56 people attended
- 25 written responses were received

Key Concerns:

- height and density
- proposed rental use
- shadowing impacts and loss of views
- parking and traffic

Conclusion



Perspective looking Southeast

Proposed Massing



Shadow Analysis



Shadow 21. March/September 10 AM



Shadow 21. March/September 12 PM



Shadow 21. March/September 2.00 PM



Shadow 21. June 10 AM



Shadow 21. June 12 PM



Shadow 21. June 2.00 PM



Shadow out of the park 1st April 10 AM



Shadow out of the park 1st April 12 PM



Shadow out of the park 1st April 2 PM



Shadow out of the park 11th September 10 AM



Shadow out of the park 11th September 12 PM



Shadow out of the park 11th September 2 PM

