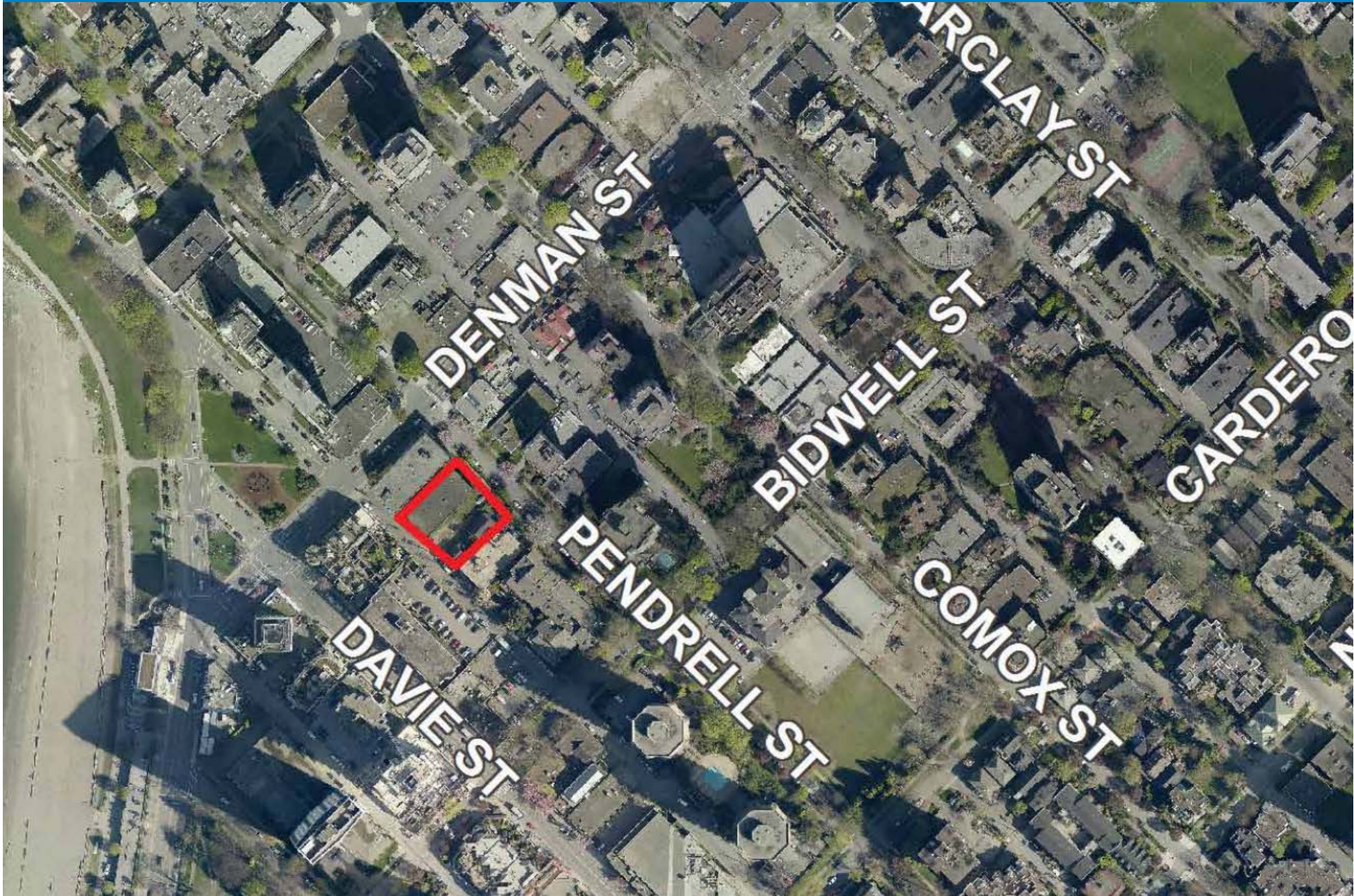




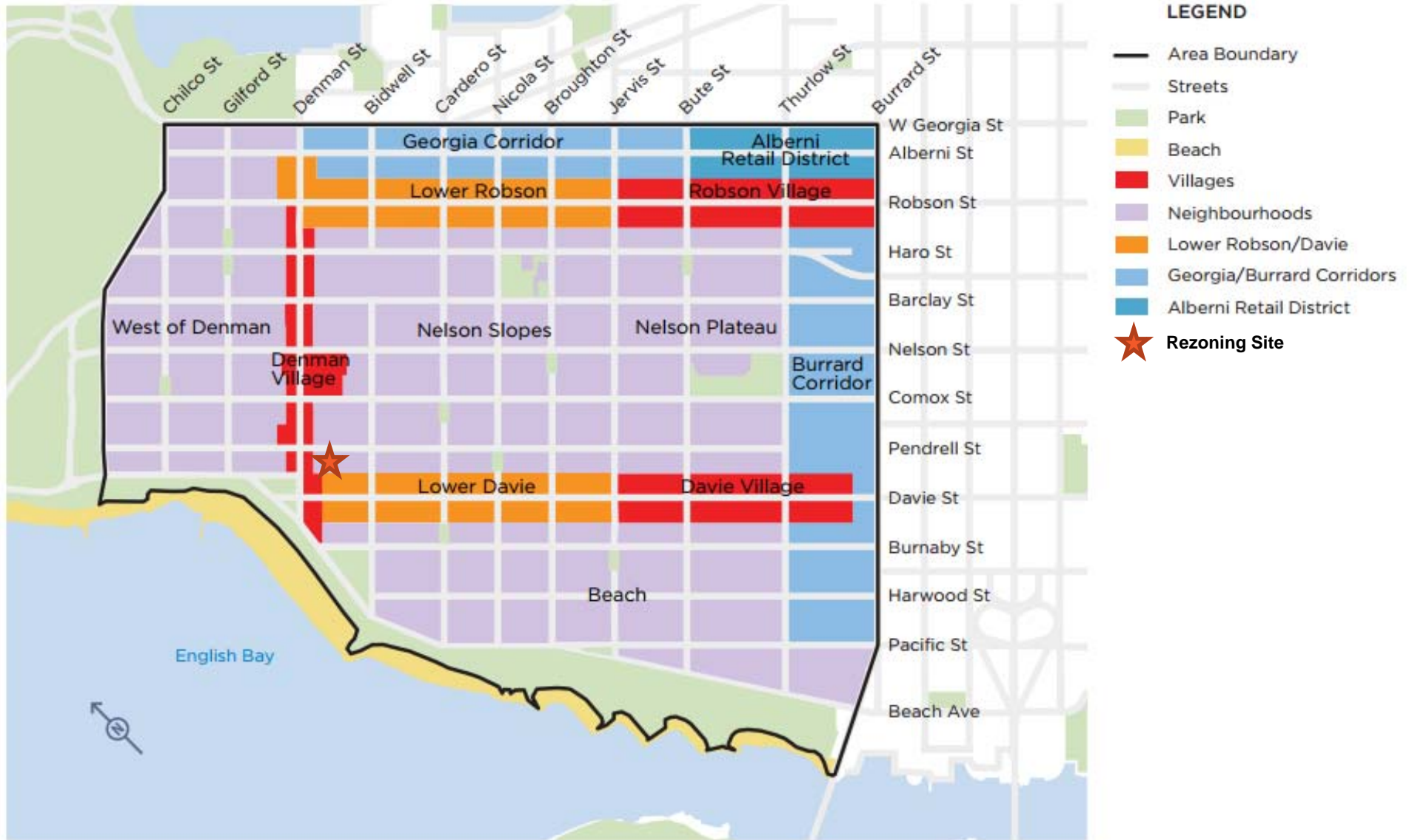
CD-1 Rezoning: 1754-1772 Pendrell Street

Public Hearing | July 13, 2015

Site and Context



West End Community Plan Sub areas



Existing Site Conditions

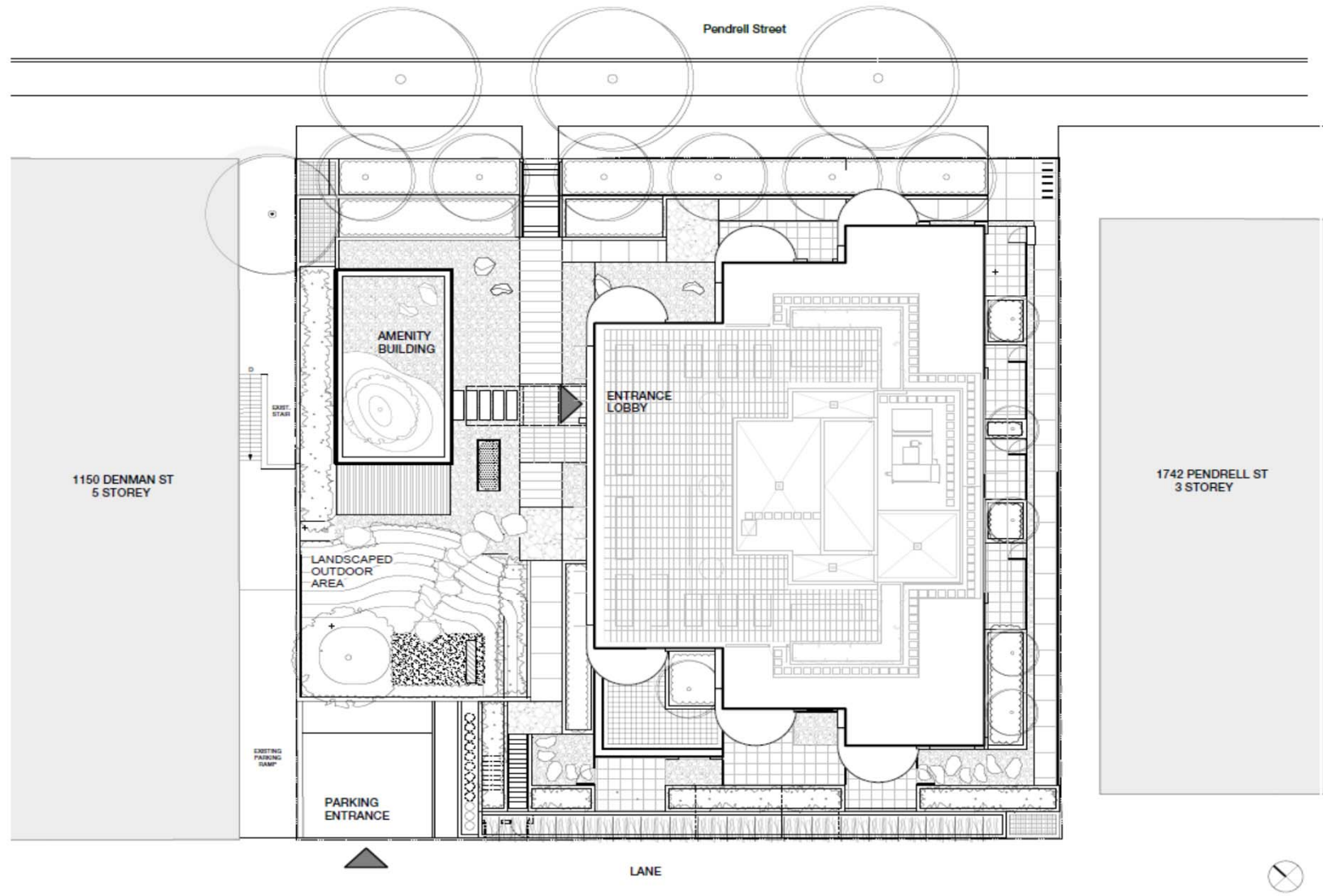
From Pendrell Street looking south:

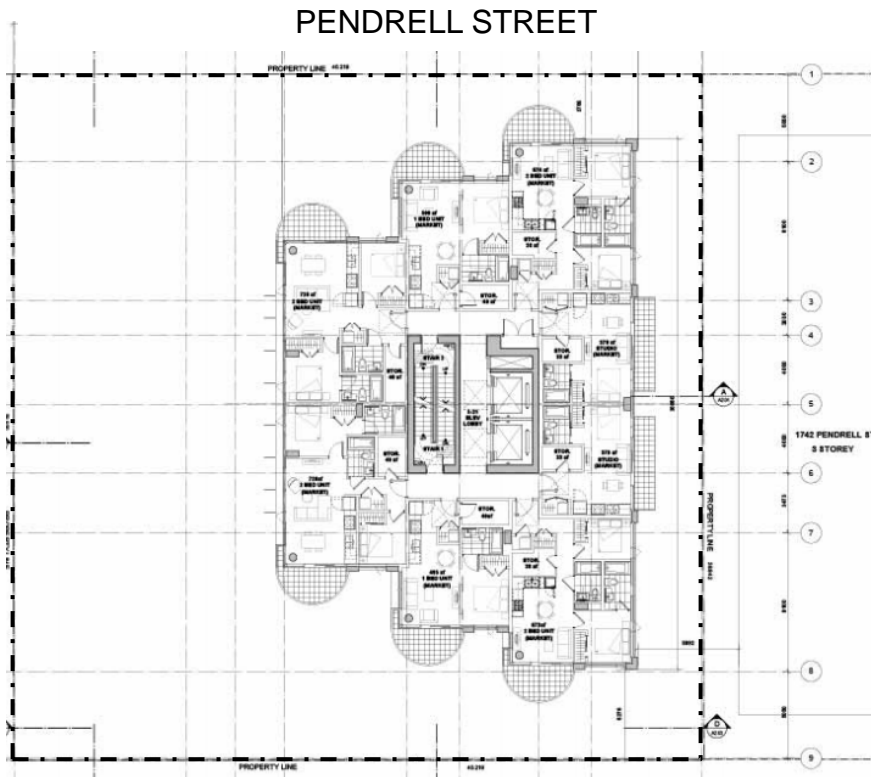


From the lane looking north:



Proposal

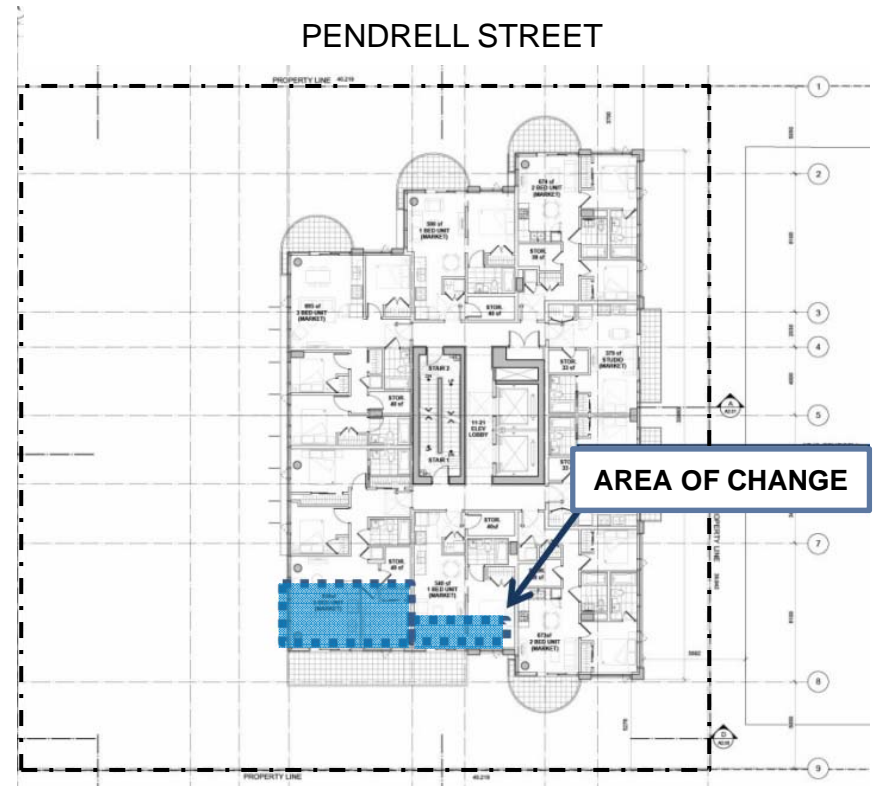




TYPICAL TOWER FLOOR PLAN

Rezoning Application: 6.56 FSR

171 units



TYPICAL TOWER FLOOR PLAN

Staff Recommendation: 6.96 FSR

178 units

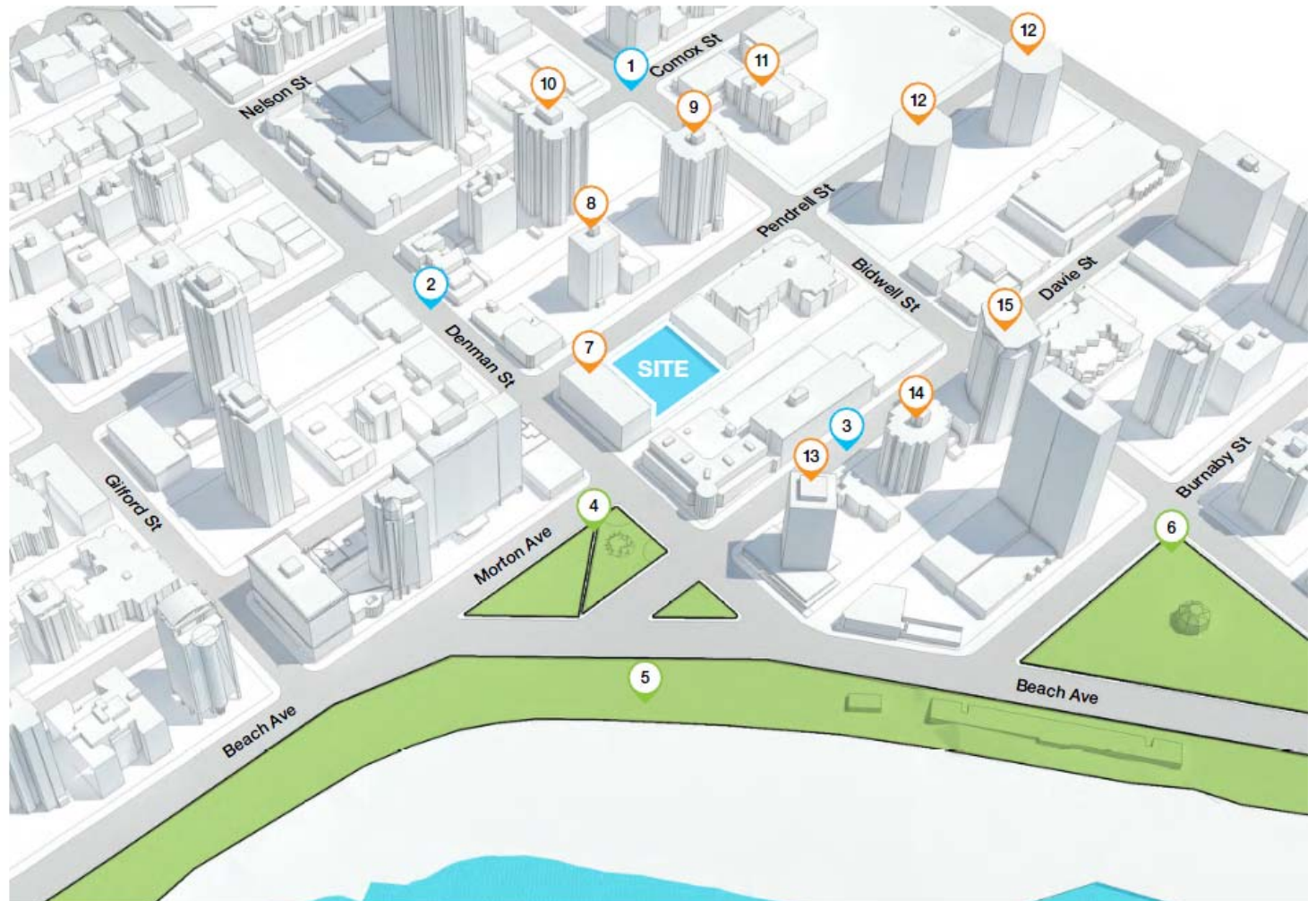
- December 2007** Original Proposal Submitted
- February 2010** Revised Proposal Submitted
- July 2011** Council direction to begin West End planning process
 - Council directed staff to continue processing this application under the ***Interim Rezoning Policy***.
- November 2013** West End Community Plan approved
 - Council pass a motion to direct staff to continue to process this application.
- January 2015** Current Proposal Submitted

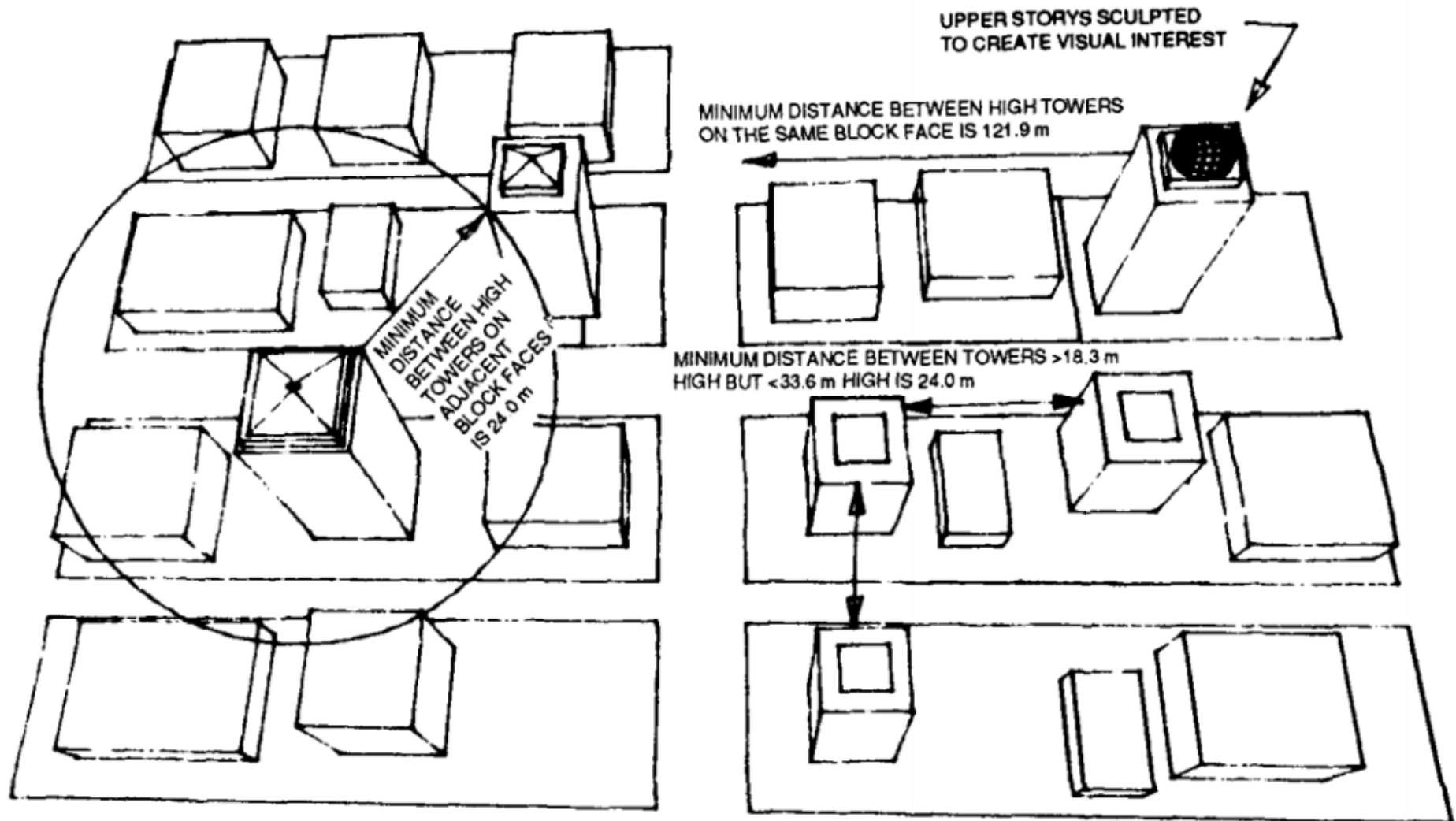
Site Context



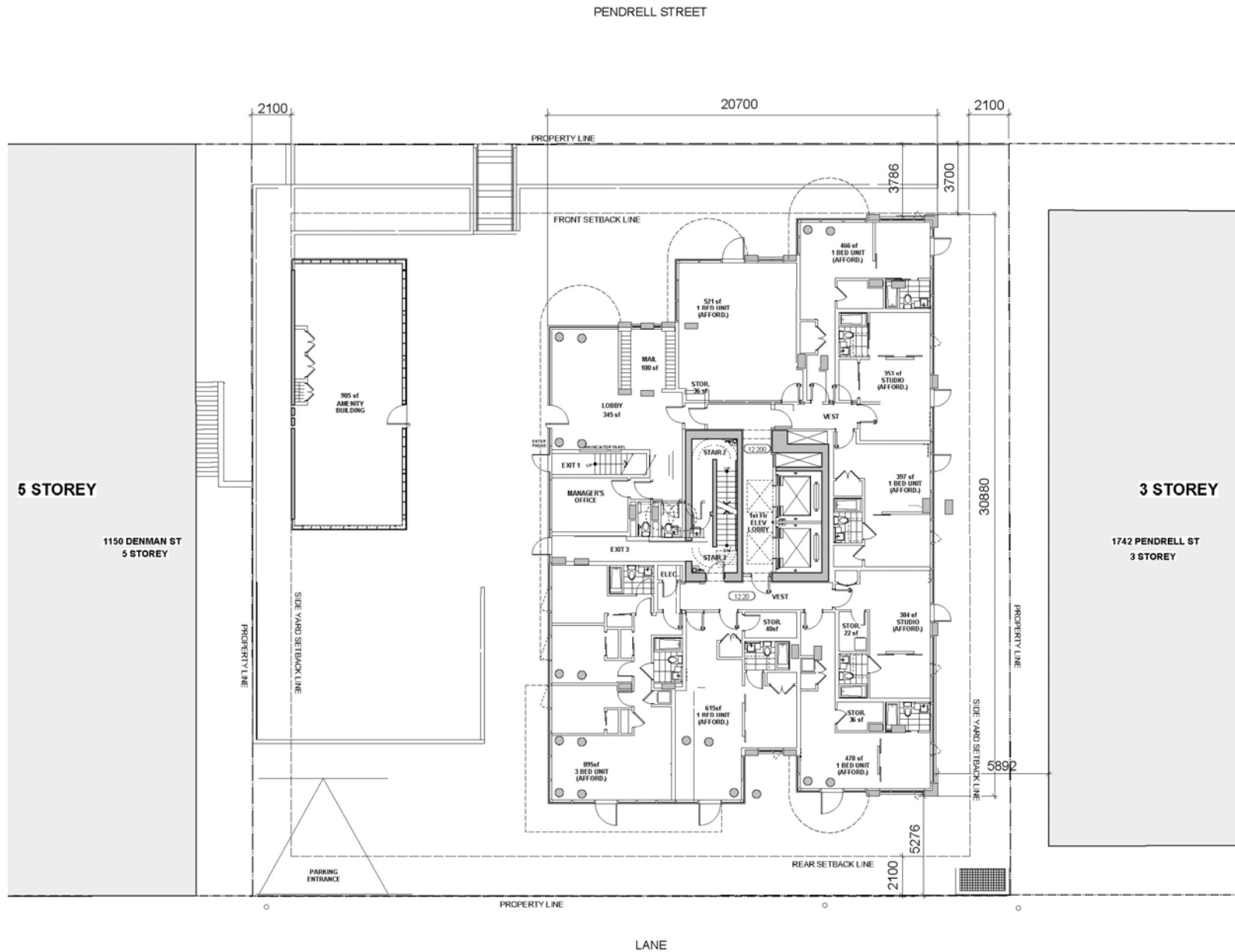
Site Context

- 1 Nelson Slopes Neighbourhood
- 2 Denman Village
- 3 Lower Davie
- 4 Morton Park
- 5 English Bay Beach
- 6 Alexandra Park
- 7 English Bay Hotel
1150 Denman St.
- 8 Sundowner
1765 Pendrell St.
- 9 Stratford Place
1725 Pendrell St.
- 10 The Sandpiper
1740 Comox St.
- 11 Lord Roberts Elementary
1100 Bidwell St.
- 12 Pendrell Place
1616 Pendrell St.
- 13 Berkely Tower
1770 Davie St.
- 14 English Bay Tower
1750 Davie St.
- 15 Alexandra English Bay
1221 Bidwell St.

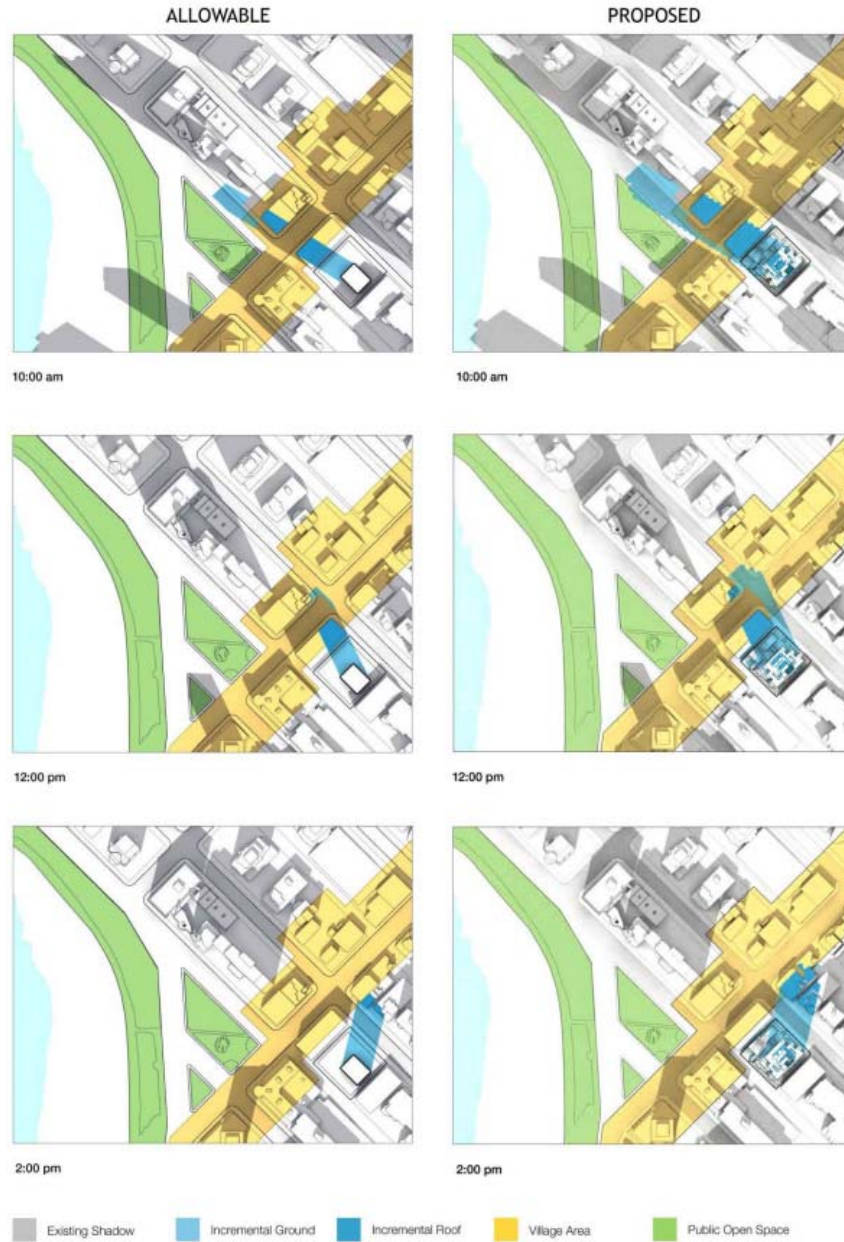




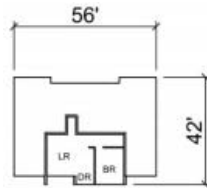
Form of Development



Shadow Studies



View Angles from 1765 Pendrell Street



Floor Plate Area*: 203 m² (2180 ft²)

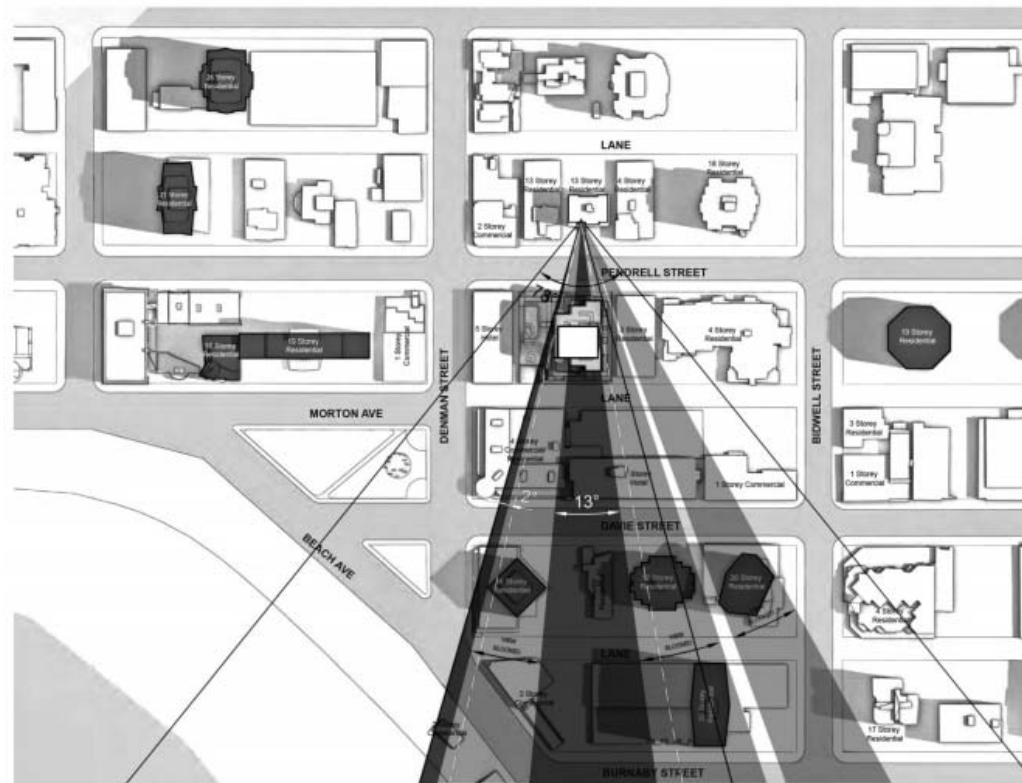
*May include extensions not indicated in drawings

Stories: 13

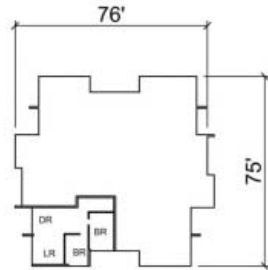
VIEW BLOCKAGE

- View Blockage
- Existing View Blockage
- View Shed
- Proposed Building
- Allowable Tower under current zoning

Observation height:	12 Storey
Current zoning blockage	16.7%
Proposed view blockage:	19.2%
Incremental difference	2.5%



View Angles from 1725 Pendrell Street



Floor Plate Area*: 449 m² (4830 ft²)

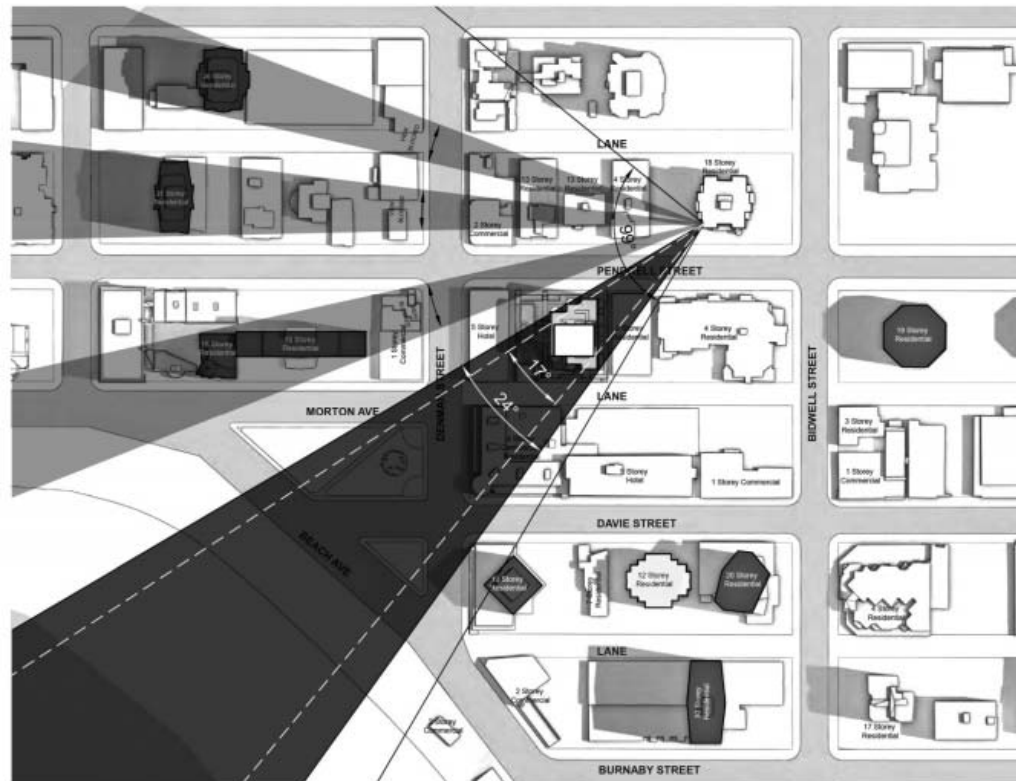
*May include extensions not indicated in drawings

Stories: 18

VIEW BLOCKAGE

- View Blockage
- Existing View Blockage
- View Shed
- Proposed Building
- Allowable Tower under current zoning

Observation height:	15 Storey
Current zoning blockage:	17.2%
Proposed view blockage:	24.5%
Incremental difference	7.3%



View Angles from 1725 Pendrell Street



1725 Pendrell (Stratford Place) suite 1801 - living room view



1725 Pendrell (Stratford Place) suite 1502 - enclosed balcony view

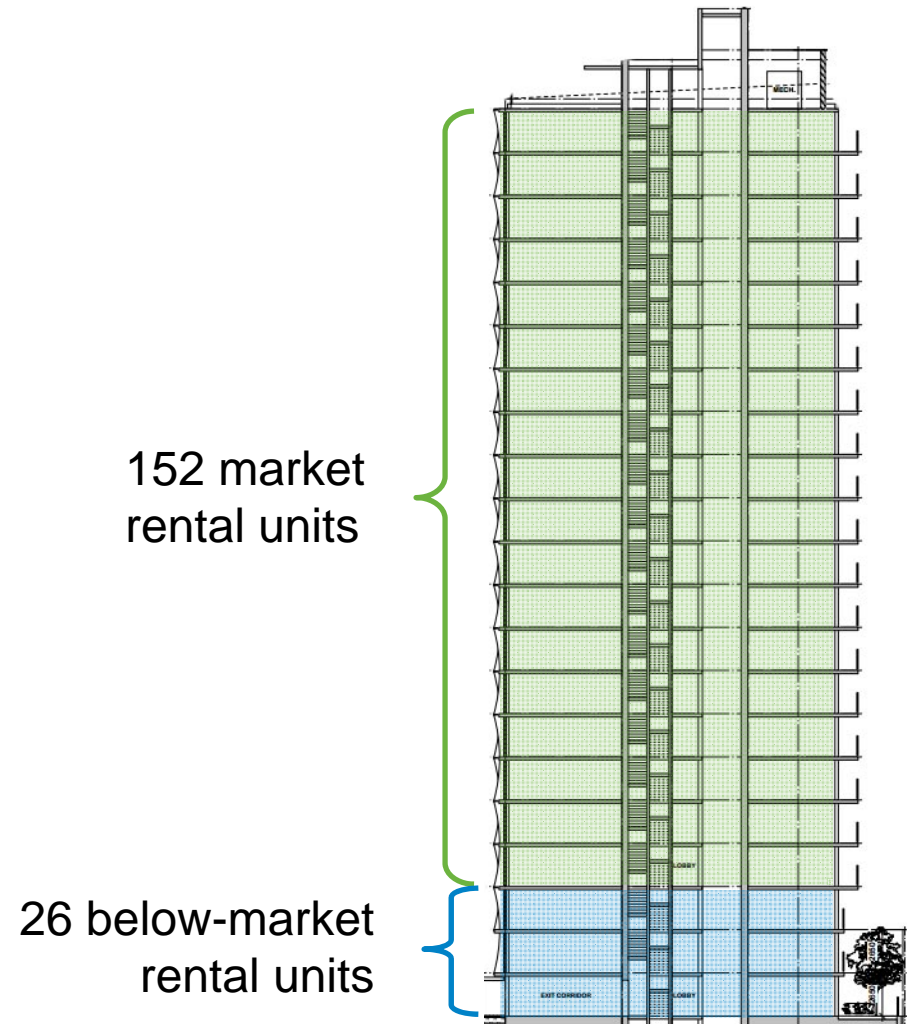
Rental Housing

SECURED RENTAL: 178 Units

MARKET RENTAL: 152 Units

BELOW MARKET: 26 Units

- Secured as 20% below-market rental for 30 years



Rental Housing



Unit Type	Average Market Rent West End (CMHC)	BELOW-MARKET UNITS 20% Discount Below Average Market Rents West End	Housing Income Limits (HIL)s
studio	\$951	\$761	\$912.50
one-bedroom	\$1,201	\$961	\$1,000
two-bedroom	\$1,956	\$1,565	\$1,237.50
three-bedroom	\$3,035	\$2,428	\$1,400

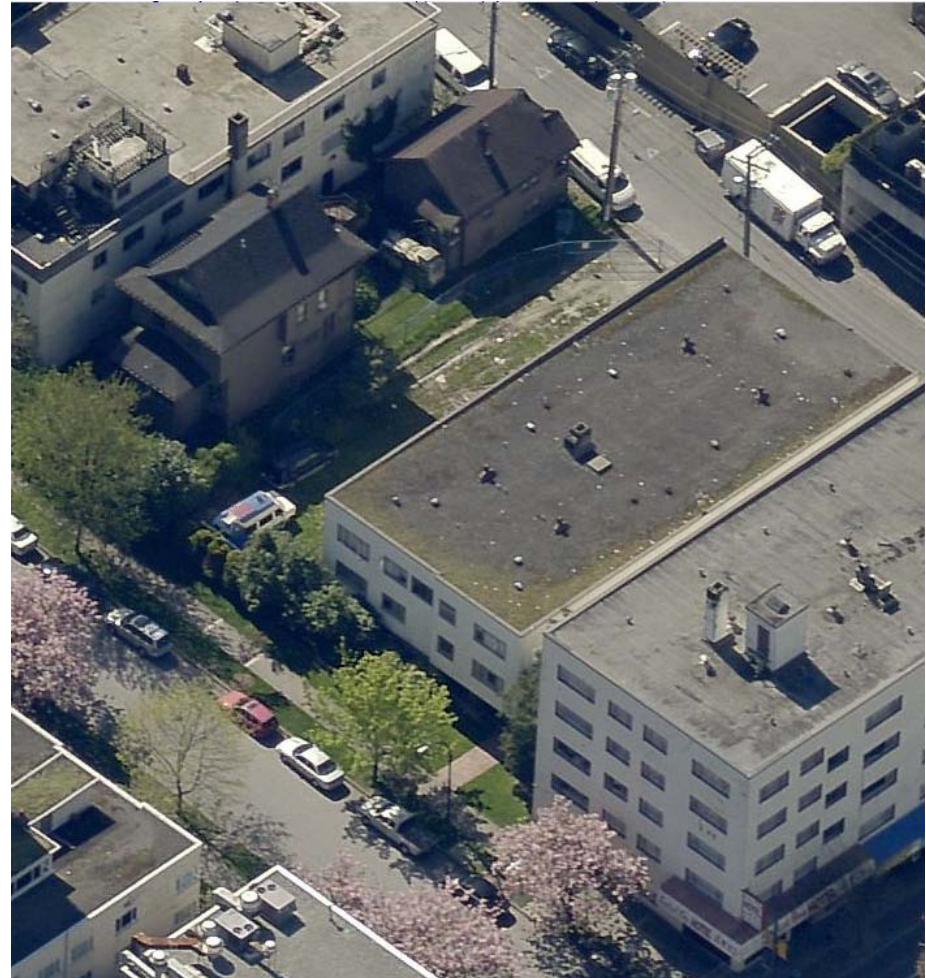
Rental Housing



	MARKET RENTAL 1754-1772 Pendrell	Average Market Rent West End (CMHC)	West Area DCL By-law maximum Rent (CMHC)
Studio	\$1,250	\$951	\$1,366
1-Bed	\$1,550	\$1,201	\$1,717
2-Bed	\$2,200	\$1,956	\$2,169
3-Bed	\$2,850	\$3,035	\$2,572

Tenant Relocation Plan

- 26 units on site
- 19 units occupied
- Tenant Relocation Plan provided



Community Open Houses:

- March 11, 2008
- May 12, 2010
- February 16, 2015
 - 180 people attended, 268 written responses.
 - 34% support, 57% expressed concerns, 9% neutral.

Key concerns:

- Density, form and scale, and private view impacts
- Housing affordability and unit mix
- Parking and traffic
- Policy and process

- Secured market rental housing
- Below-market rental housing
- Cash contribution towards community facilities in the West End



Conclusion

