

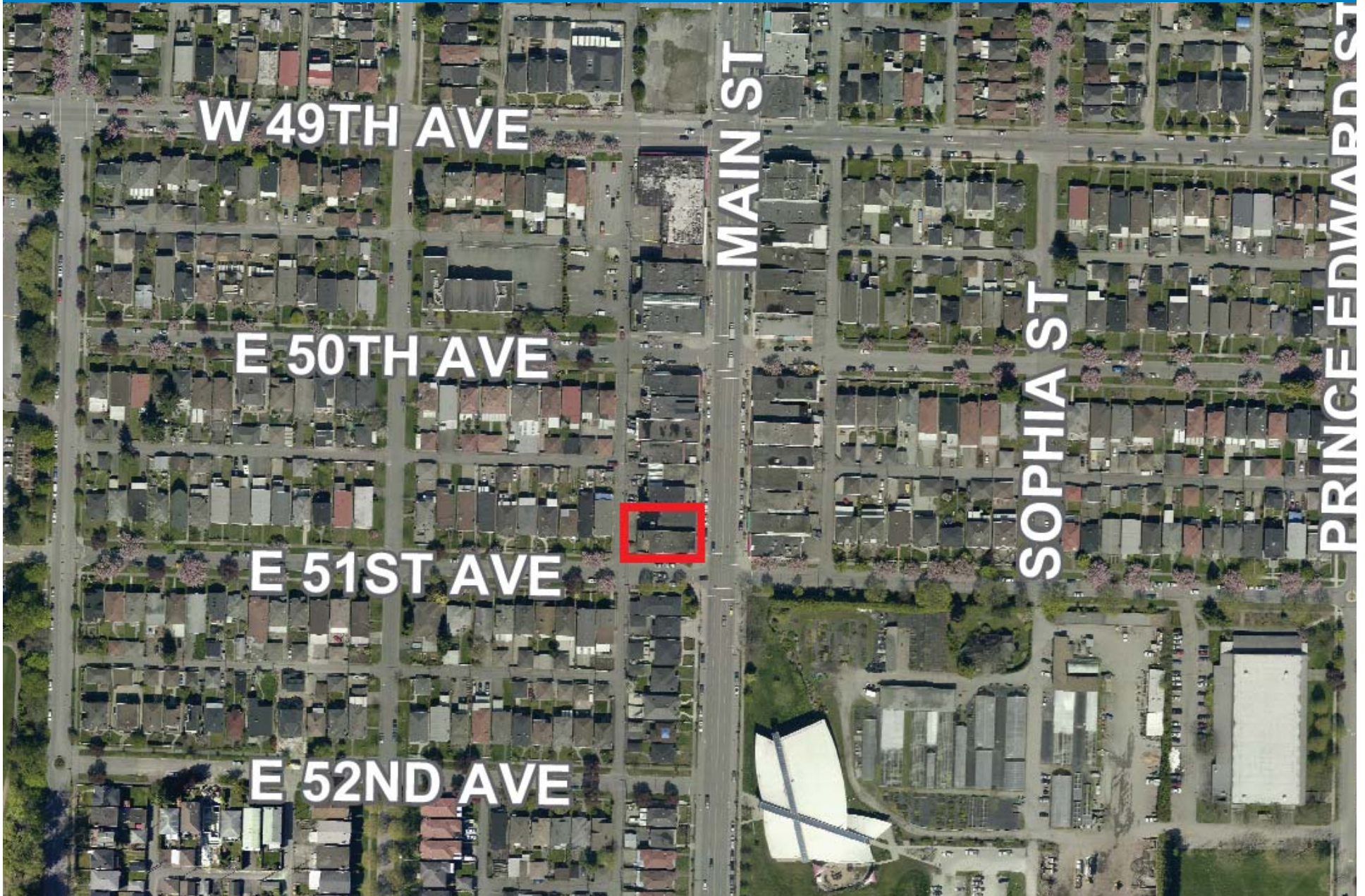


## CD-1 Rezoning:

6679-6695 Main Street (191 East 51st Avenue)



# Site and Policy Context





## Commercial Space

- 3,170 sq. ft. of ground-floor retail space

## 28 Rental Units

- 2 studio units
- 13 one-bedroom units
- 9 two-bedroom units
- 4 three-bedroom units

## Parking

- 28 vehicles
- 42 bicycles

## Height

- 6 storeys
- 22.3 m (73 ft.)

Density: 3.55 FSR

- Rental 100 applications may seek the DCL waiver if they meet eligibility criteria under the *Rental Incentive Guidelines*.

	Avg. 1 bedroom size	Construction cost
2017 Rental Incentive Guidelines criteria	56 sq. m (600 sq. ft.)	\$3,014 per sq. m
Rezoning proposal	59 sq. m (637 sq. ft.)	\$3,714 per sq. m

- The applicant intends to revise the project at development permit to meet the *Rental Incentive Guidelines* criteria.

- ↘ City-hosted Open House (July 10, 2017)
  - ↘ 561 notifications were distributed
  - ↘ 17 people attended the open house
  - ↘ 2 written responses received
  
- ↘ Feedback
  - ↘ Support for the proposal, including building design, unit mix, and balconies.
  - ↘ Concern about too much parking and a desire for more density along Main Street.
  
- ↘ Benefits
  - ↘ 28 secured market rental units contribute to housing supply and *Housing Vancouver* rental housing targets.

# Conclusion



|

# Shadow Study

10:00 am.

12:00 pm.

2:00 pm.

4:00 pm.

SEPTEMBER 21ST



DECEMBER 21ST



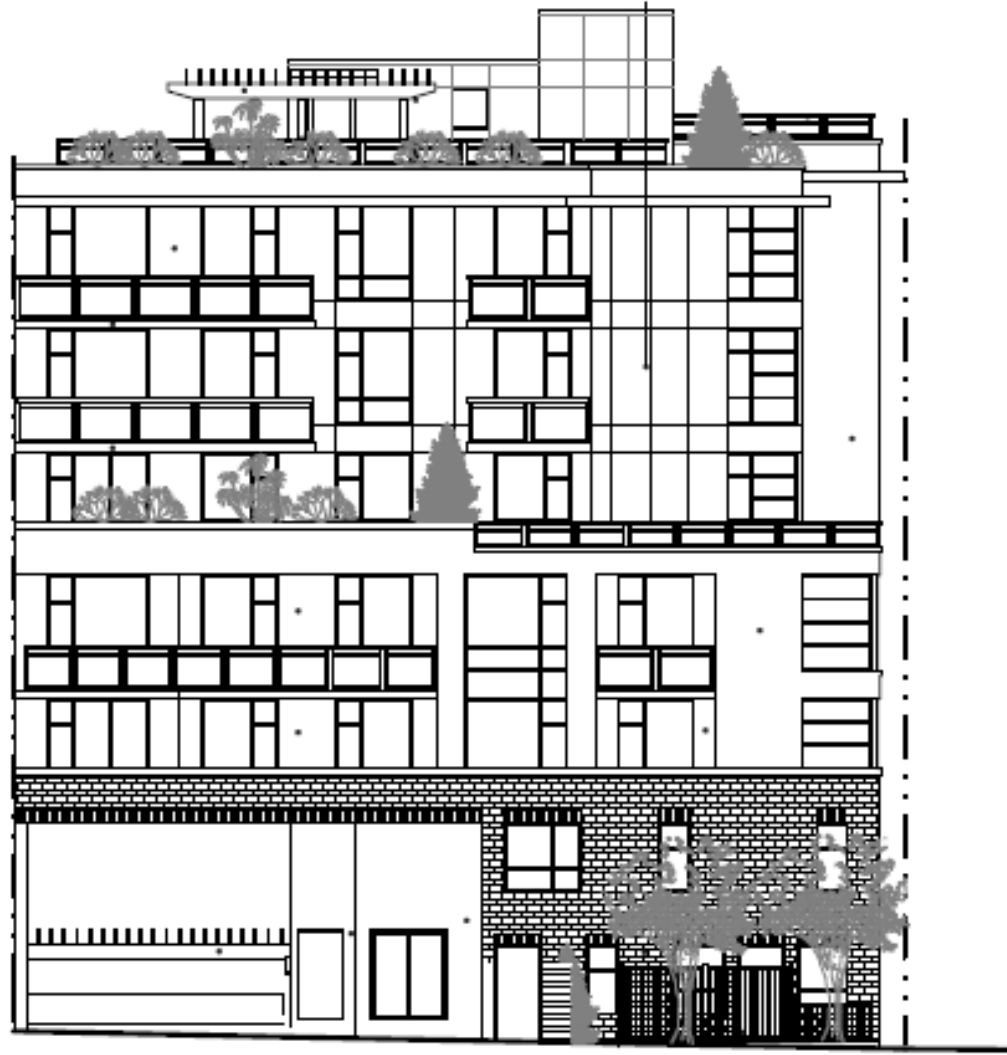




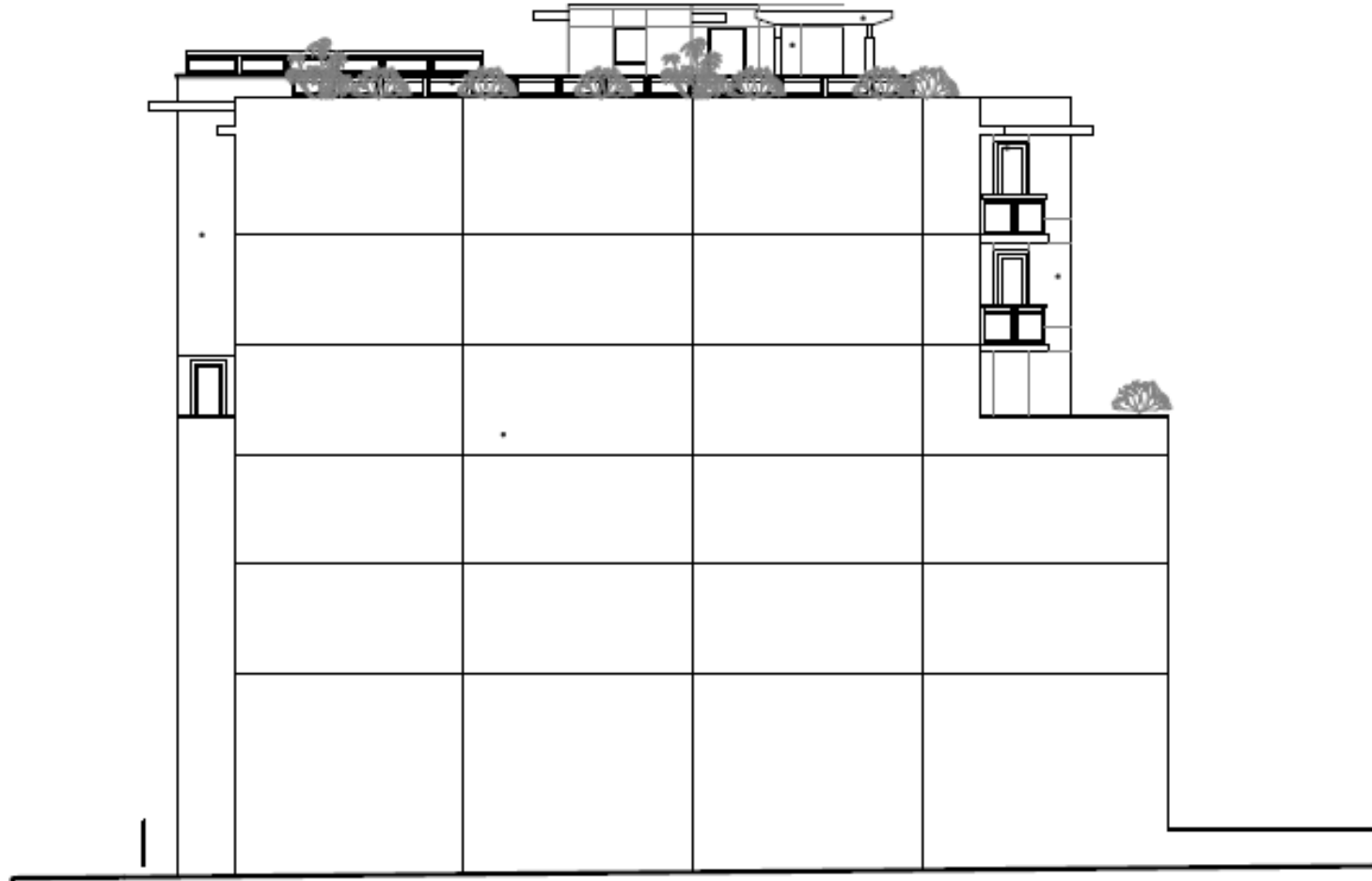
East Elevation (Main Street)



South Elevation (51st Avenue)



West Elevation (lane)



North Elevation (sideyard)



View from lane

Landscape Plan – Ground level

