

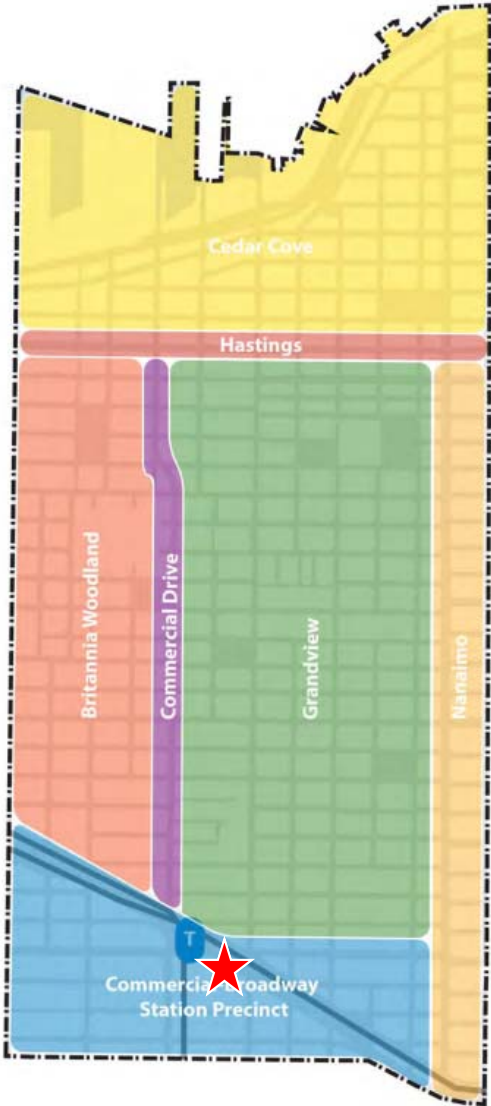
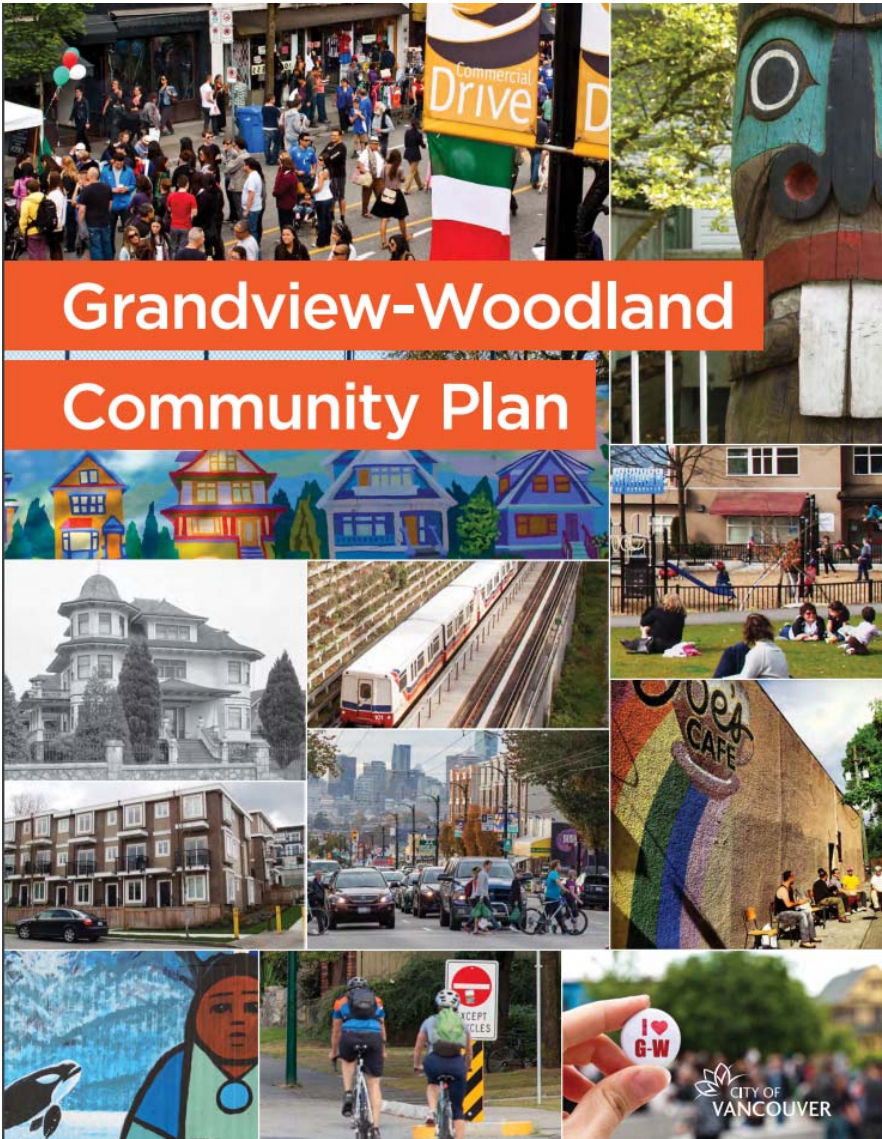


CD-1 Rezoning: 1837-1857 East 11th Avenue
and 2631-2685 Victoria Drive

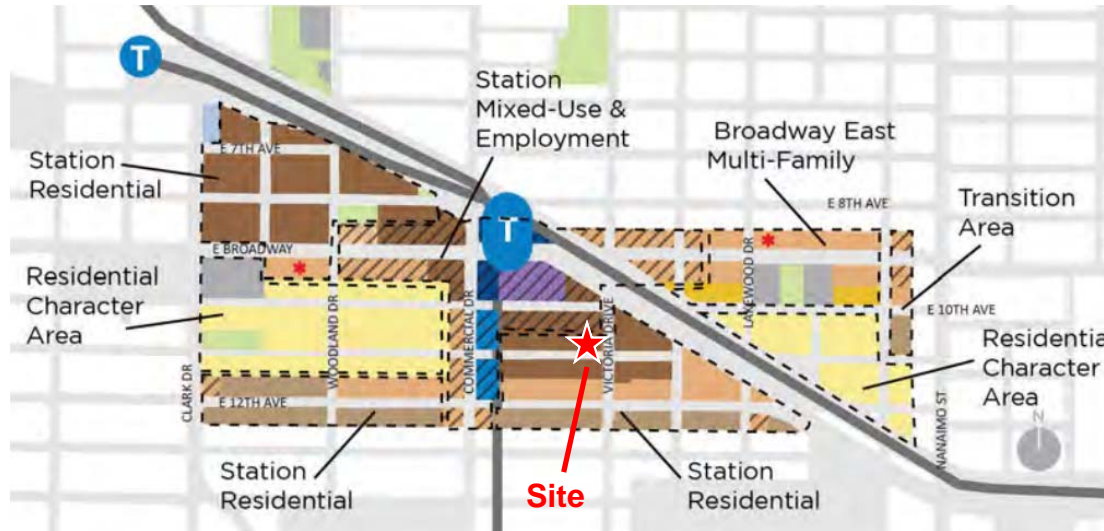
PUBLIC HEARING – JUNE 26, 2018



Grandview-Woodland Community Plan (GWCP)



Section 6.7.2: Station Residential Area



RM-4 SITES

- Frontage: Min. 120 ft.
- Mixed Tenure: 50% rental, 50% strata
- Height: Up to 10 storeys
- Density: Up to 3.6 FSR
- Floor Plate: Max. 6,500 sq. ft.
- Tower Spacing: 80 ft.

“Provide mixed tenure higher-density building forms appropriate for a transit-oriented neighbourhood.”



Site and Context



- **Current zoning:** RM-4
- **8 lots**
- **South/West/North:** Up to 4-storey residential uses
- **East:** Church and ISS Welcome Centre
- Commercial-Broadway **SkyTrain** Station: 3 blocks

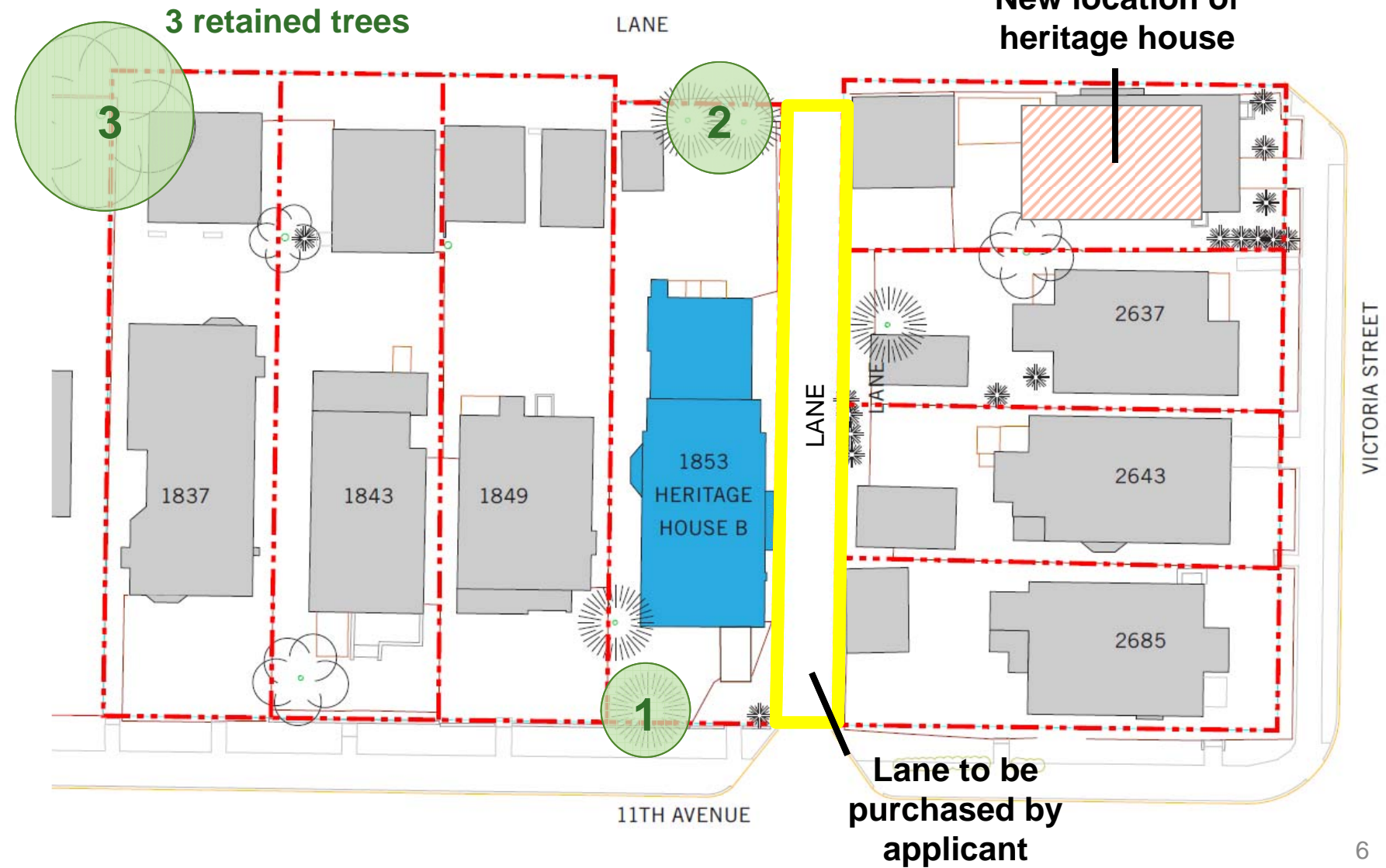
Proposal



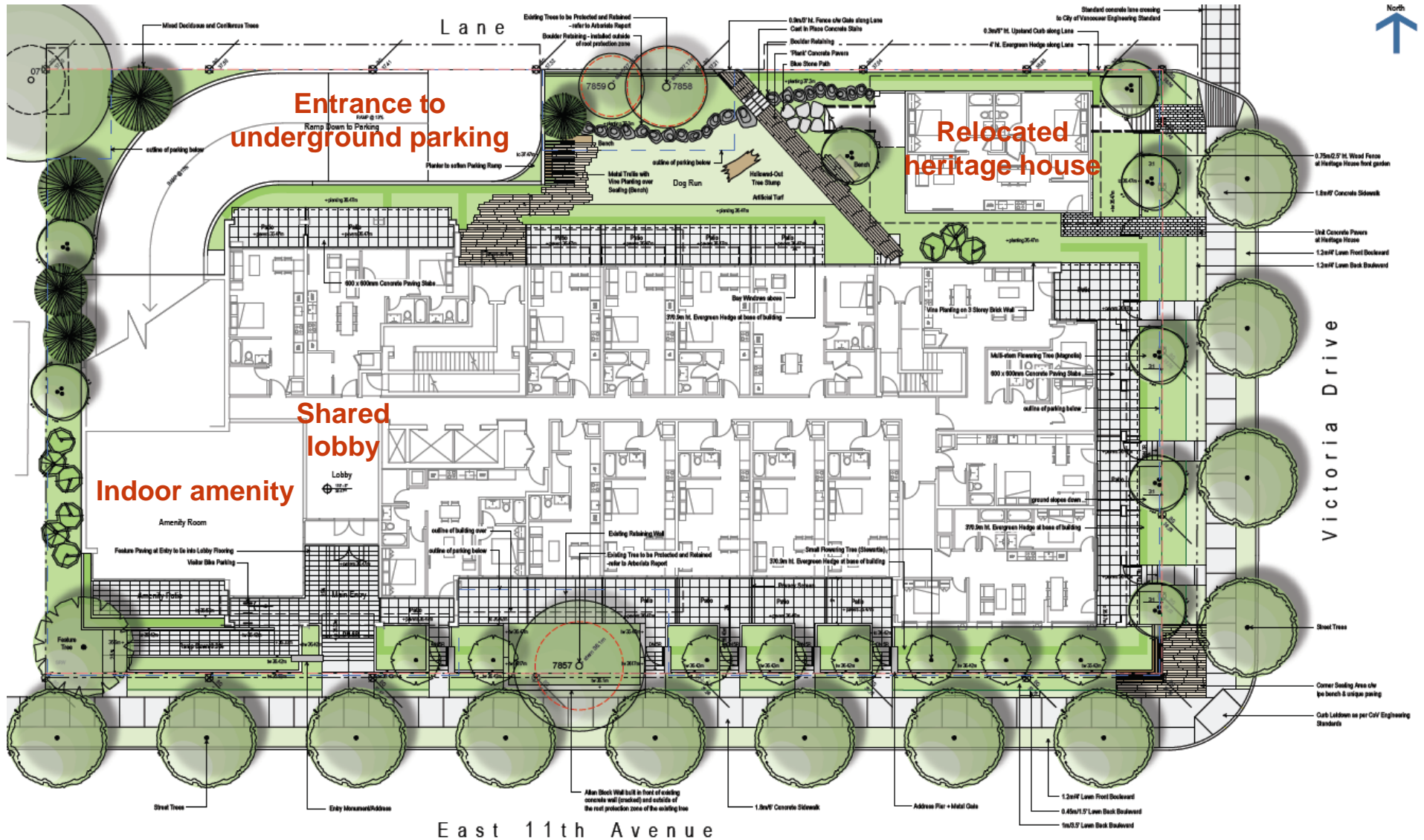
- **11-storey residential** building
 - 72 secured market rental units
 - 66 market strata units
- Density: **3.6 FSR**
- Height: **110 ft.**
- Floor Area: **104,502 sq. ft.**
- **44% family** units
- **Retention of heritage** home
- Tenant Relocation Plan

Site Conditions

New location of heritage house



Site Plan



Heritage

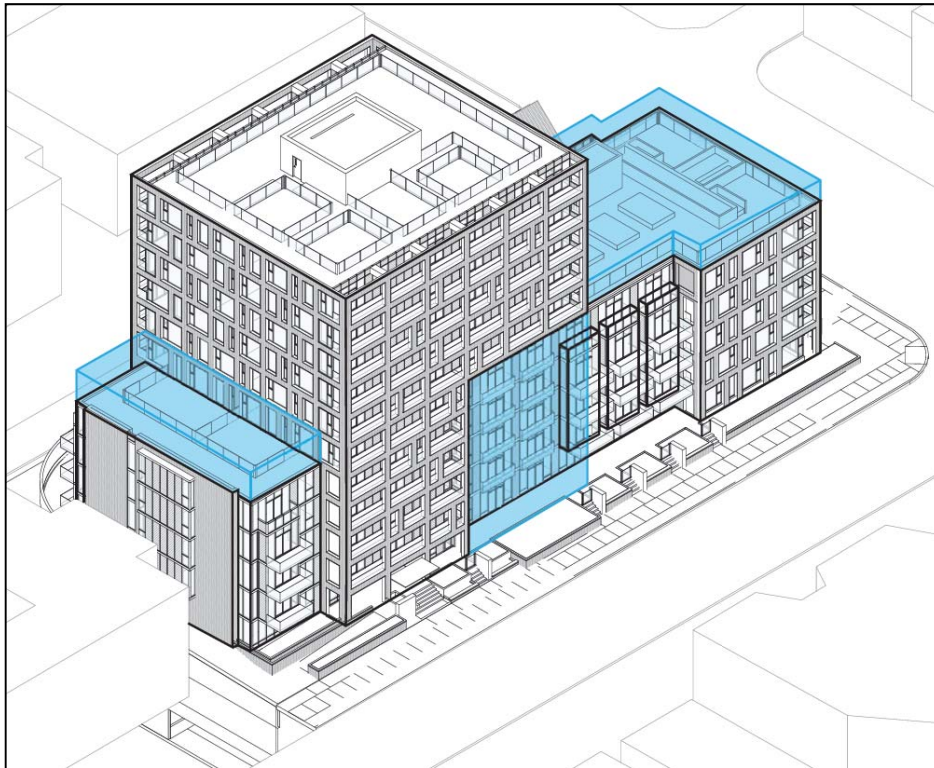


Karme Residence

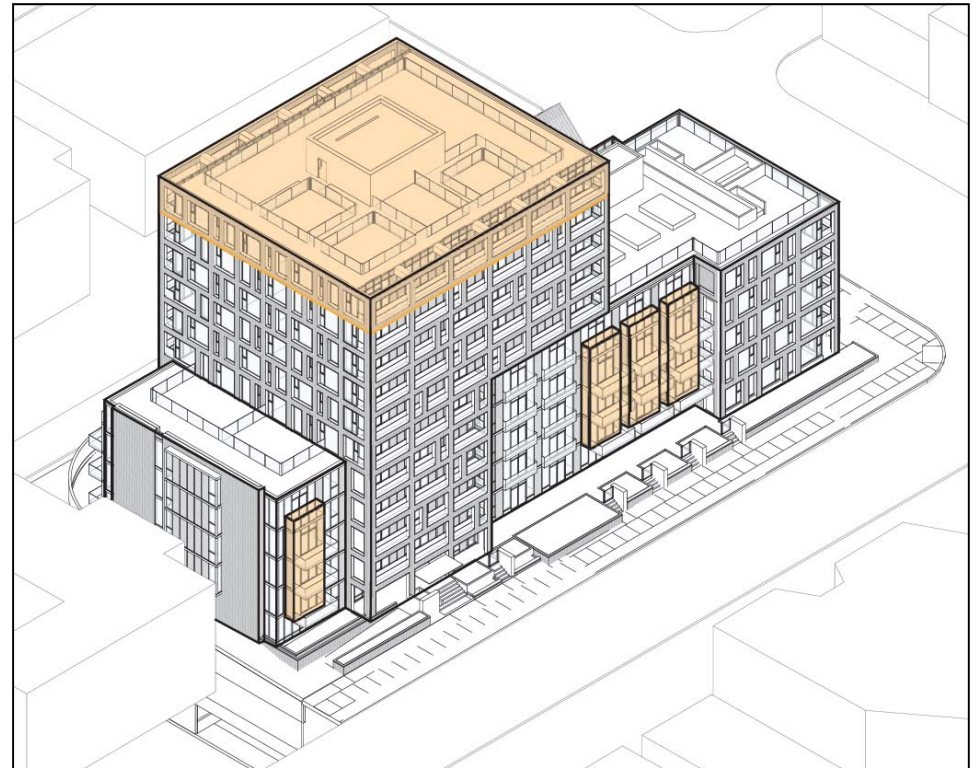
- Constructed in 1911
- Vancouver Heritage Register **Category “B”** building
- Relocation, rehabilitation and designation of exterior



Form of Development



Massing Reductions



Massing Additions

Pace of Change



- Second of the five allowable applications to proceed under the “Pace of Change” Policy

	Proposed Rental Units	Existing Rental Units	Net Increase in Rental Units
1619-1651 East Broadway <i>(May 22, 2018 Public Hearing)</i>	45	8	37
1837-1849 E 11th Avenue & 2631-2685 Victoria Dr.	72	15	57
TOTAL	117	23	94

Council Question – Returning Tenants



Q: How do the rental rates for replacement units offered at 20% below market rates compare to existing rents on site?

A: Under the (draft) [Tenant Relocation Plan](#), returning tenants may exercise [First Right of Refusal](#) to return to a replacement unit at 20% below market rates.

- Current Rent: \$1,373
- City-Wide Rent: \$1,884
- 20% Below Market: \$1,507

DIFFERENCE: \$134 (10%)

Public Consultation



City-Hosted Open House:

July 5, 2017

- 1,417 notifications
- 36 attendees
- 27 comments received
 - **Support** for new rental housing and heritage retention
 - **Concerns** about contextual fit, height and increased traffic

Staff Response:

- **Height:** Podium reduced from 6 to 5 storeys to provide better fit with neighbourhood and heritage home
- **Streetscape:** Ground-oriented units with patios on Victoria Drive
- **Parking:** Aligns with Parking Bylaw to minimize off-street parking
- **Traffic:** 3 blocks from one of City's most significant transit hubs; proximity to 4 bikeways, Trout Lake

Total notifications	1420
Open House attendees	36
Comment sheets	13
Other feedback	14

Public Benefits*



Heritage	Designation and rehabilitation of Class “B” heritage house
Community Amenity Contribution	\$3,827,000 (allocated based on GWCP Public Benefits Strategy)

* In addition to public benefits, the project will deliver 72 secured market rental housing units

Conclusion



Thank You



END OF PRESENTATION – slides after this are for internal use only, please do not post slides beyond this point

Rental Rates Comparison



	Average Monthly Rents for Existing Tenants	Average Market Rent in Newer Buildings - Eastside (CMHC, 2017)	DCL By-Law Maximum Averages - Eastside (CMHC, 2017)	Monthly Costs of Ownership for Median-Priced Unit - Eastside (BC Assessment 2017)
Studio	n/a	\$1,531	\$1,496	\$2,278
1-bed	\$650-1,350	\$1,689	\$1,730	\$2,739
2-bed	\$950-1,800	\$2,284	\$2,505	\$3,817
3-bed	\$1,250-2,200	n/a	\$3,365	\$5,432

Draft Tenant Relocation Plan



Total Tenants: 15
Length of Tenancy: 1-13 years
Eligible Tenants: 8
Previous Owners: 4
Ineligible Tenants: 3

Compensation based on length of tenancy:

Up to 5 yrs: 3 months' rent
5-10 yrs: 4 months' rent
Over 10 yrs: 6 months' rent

Moving Expenses (flat rate):

- \$1,000/unit to all tenants for moving expenses, regardless of eligibility

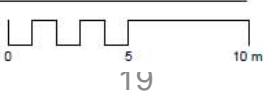
Compensation for finding own accommodation: \$2,500

First Right of Refusal: 20% discount off starting rents

South Elevation



① ELEVATION - SOUTH
1:100



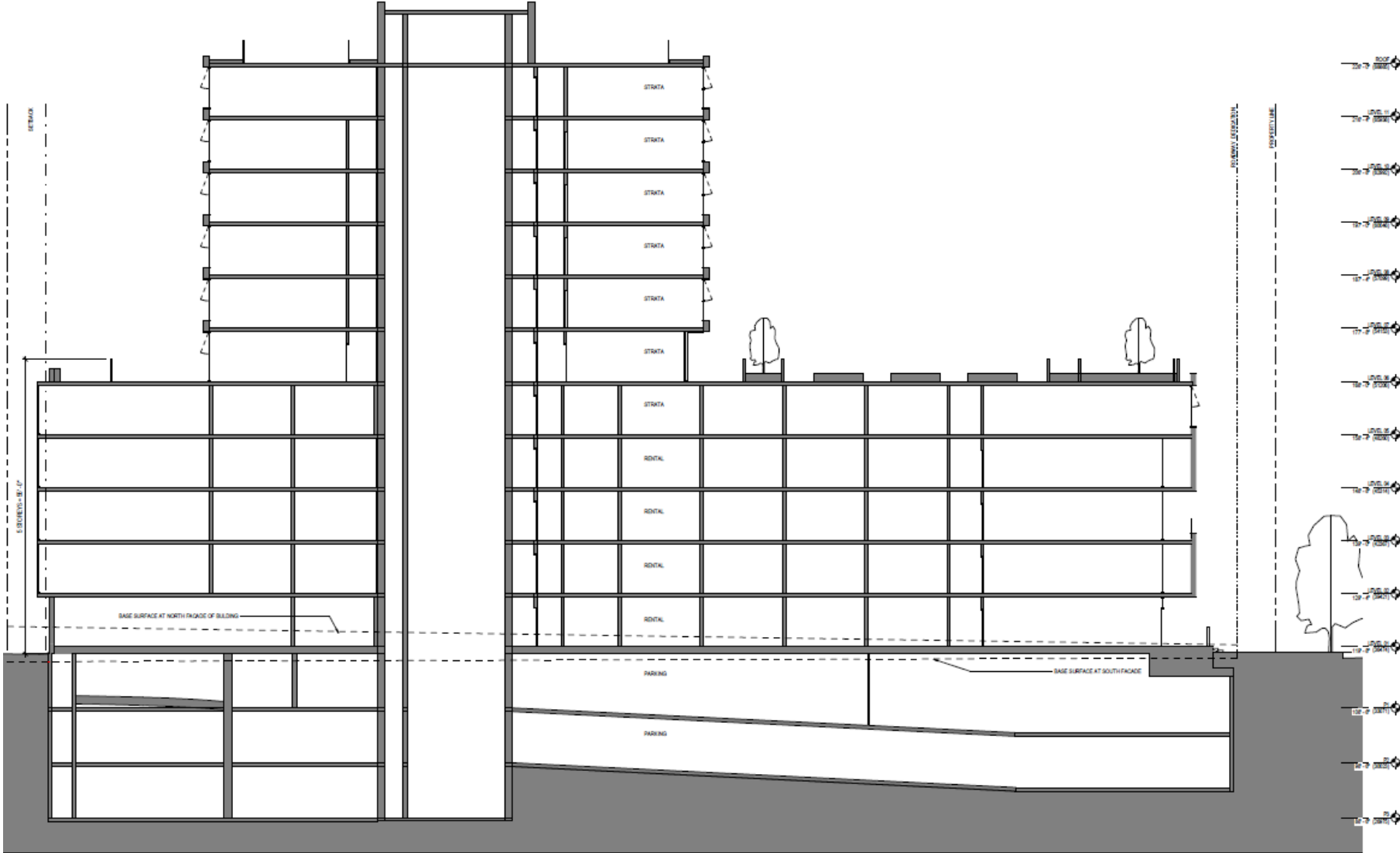
East Elevation



① ELEVATION - EAST
1:100



Sections

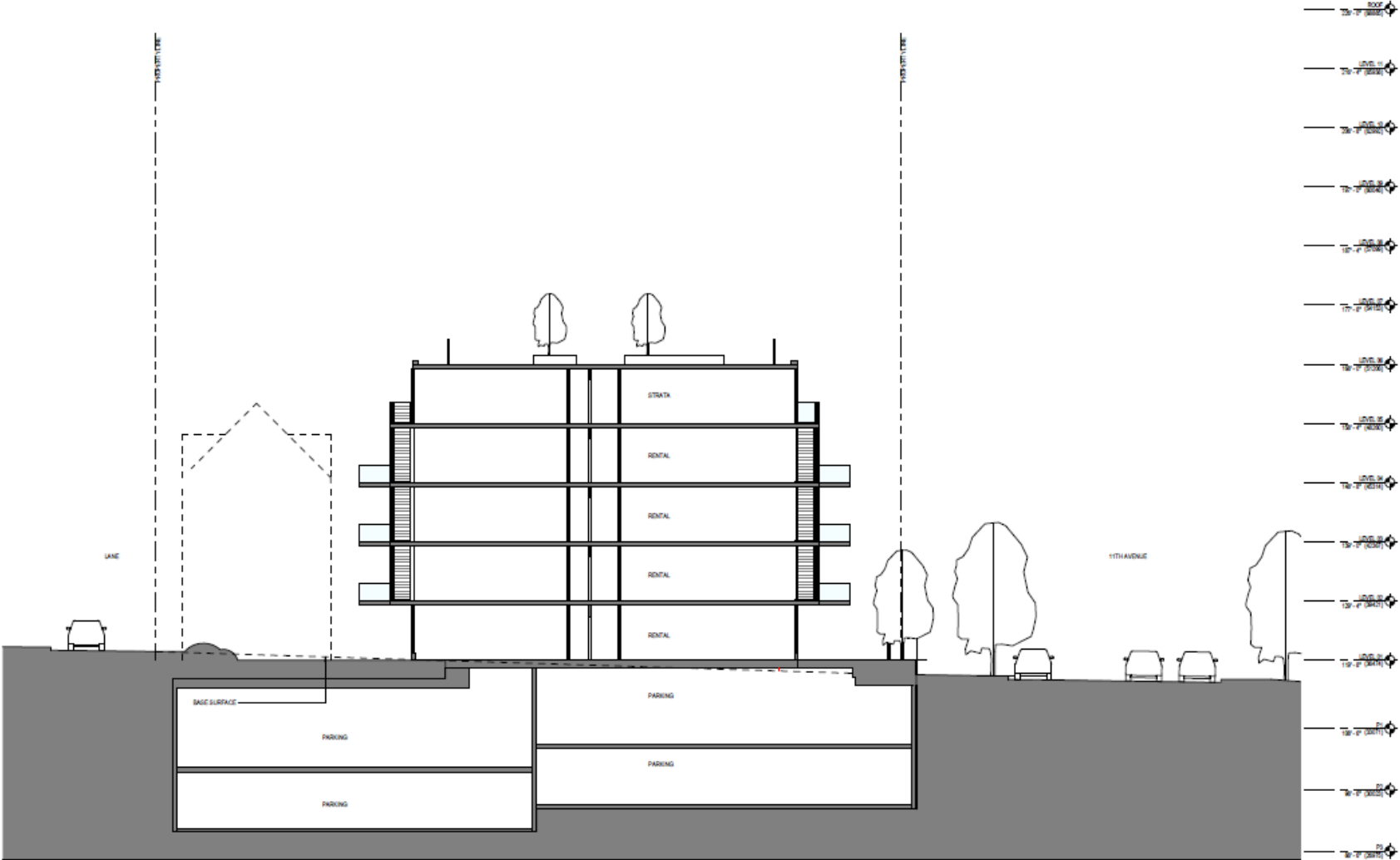


LONGITUDINAL SECTION.

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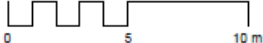


Sections

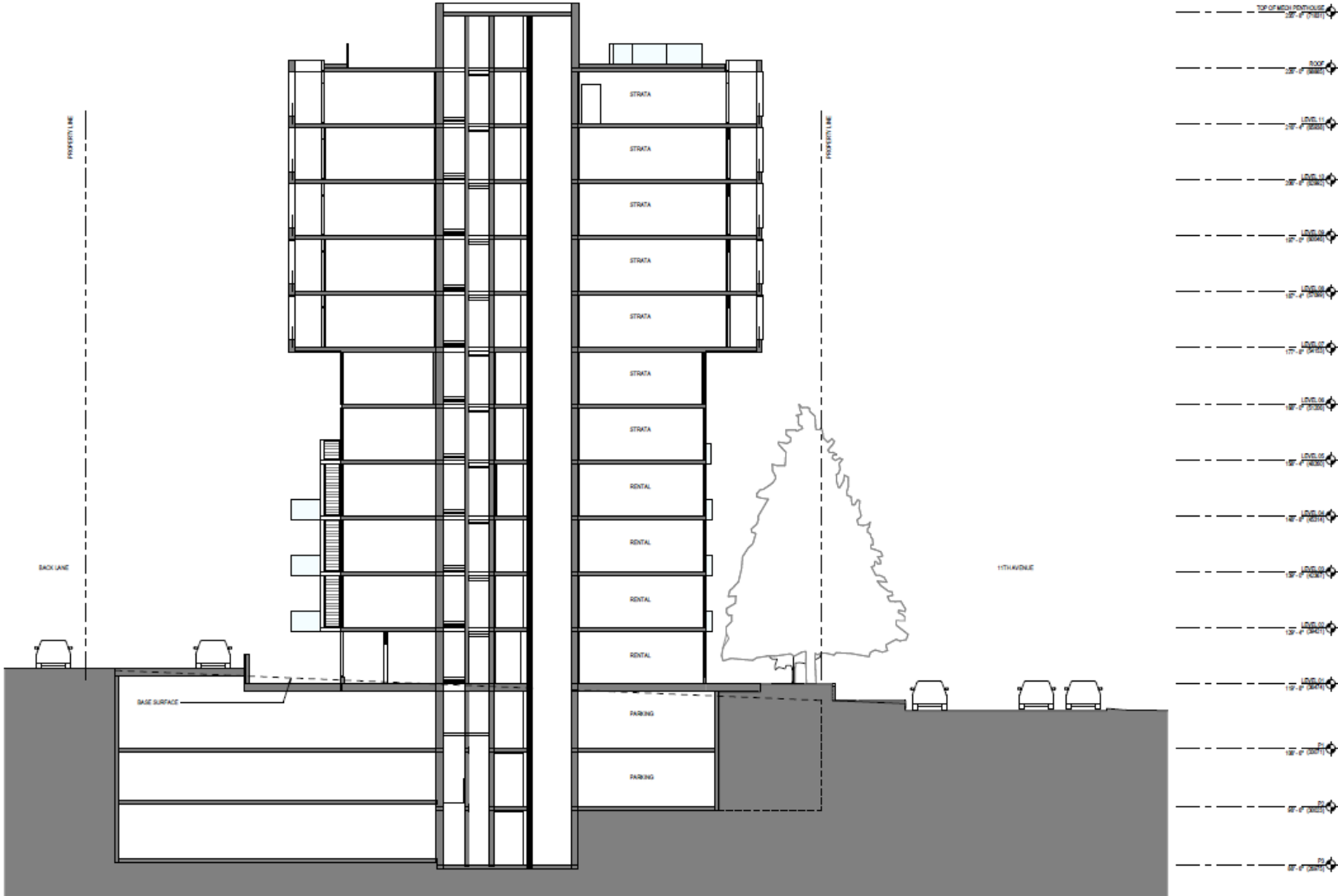


① CROSS SECTION AT PODIUM

1:100

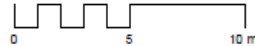


Sections

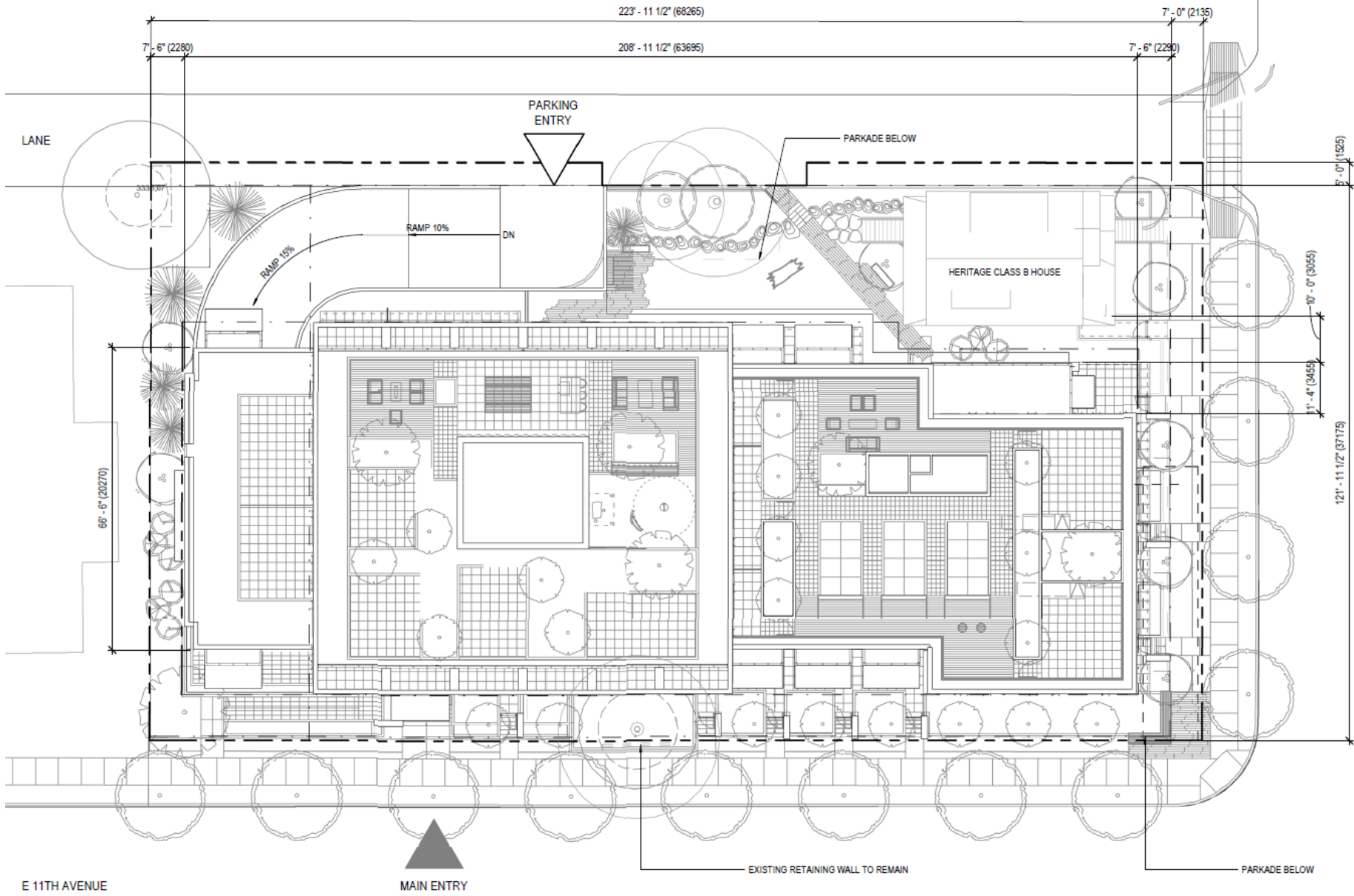


① CROSS SECTION AT 10 STOREY TOWER

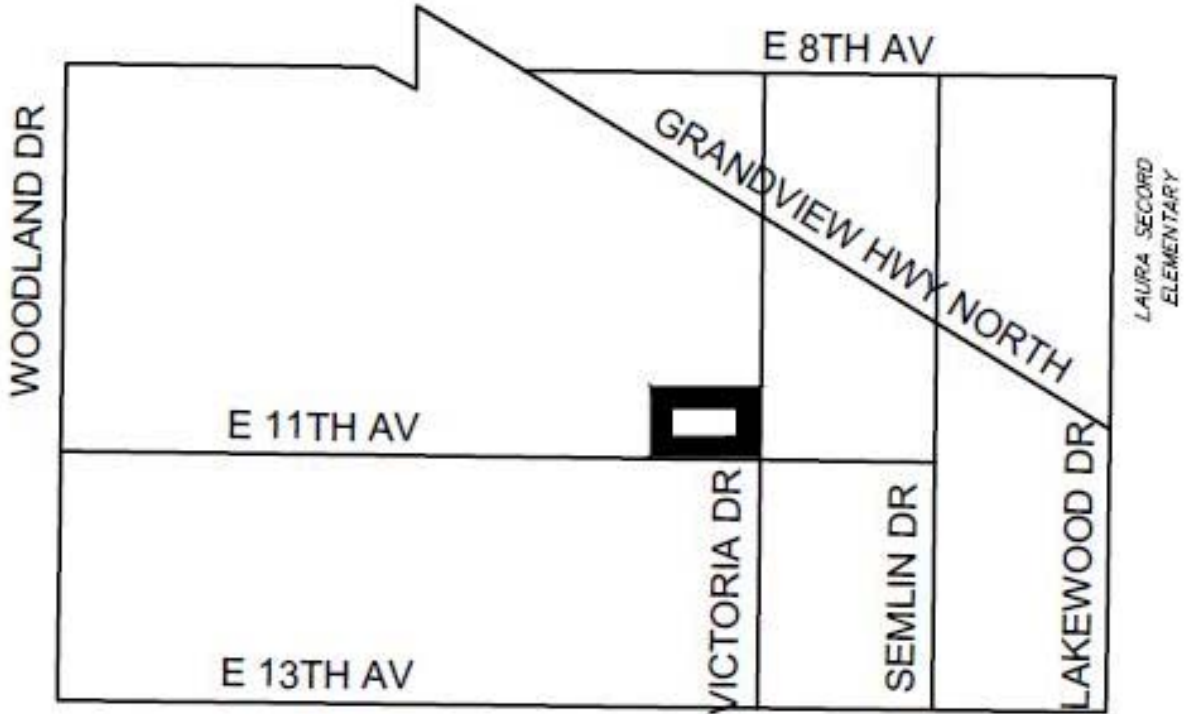
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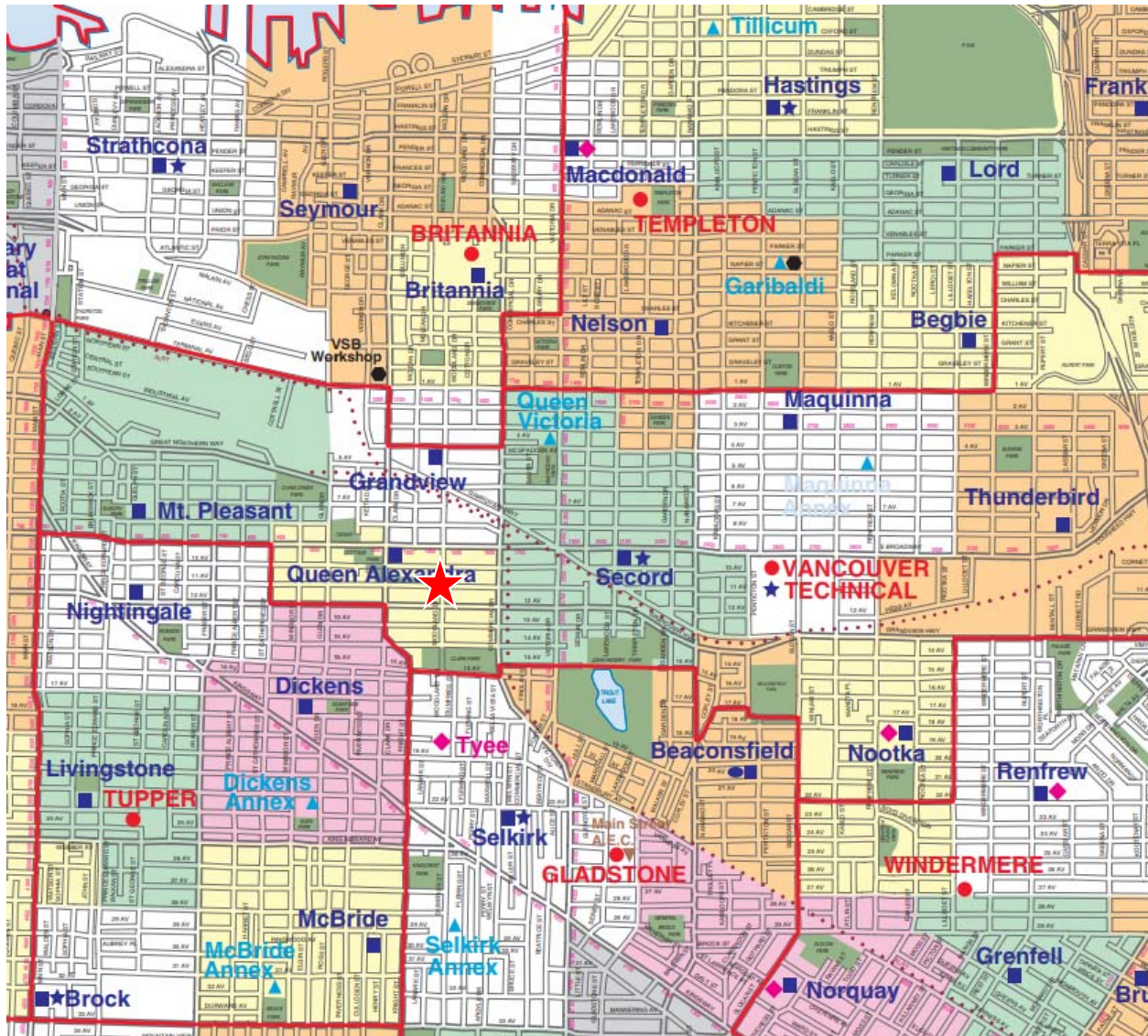
Site Plan



Notification Area



School Capacities



Elementary

- Dickens (108%)
- Secord (97%)
- Grandview (72%)
- Queen Alexandra (71%)

Secondary

- Vancouver Technical (91%)
- Gladstone (64%)
- Tupper (62%)
- Britannia (52%)