

CD-1: Text Amendment

1768 Cook Street

Public Hearing – March 12, 2019



Site and Context



Athletes Way

Hinge Park

W 1st Avenue

Subject Site
CD-1 (582)

W 2nd Avenue

Cook Street

Columbia Street

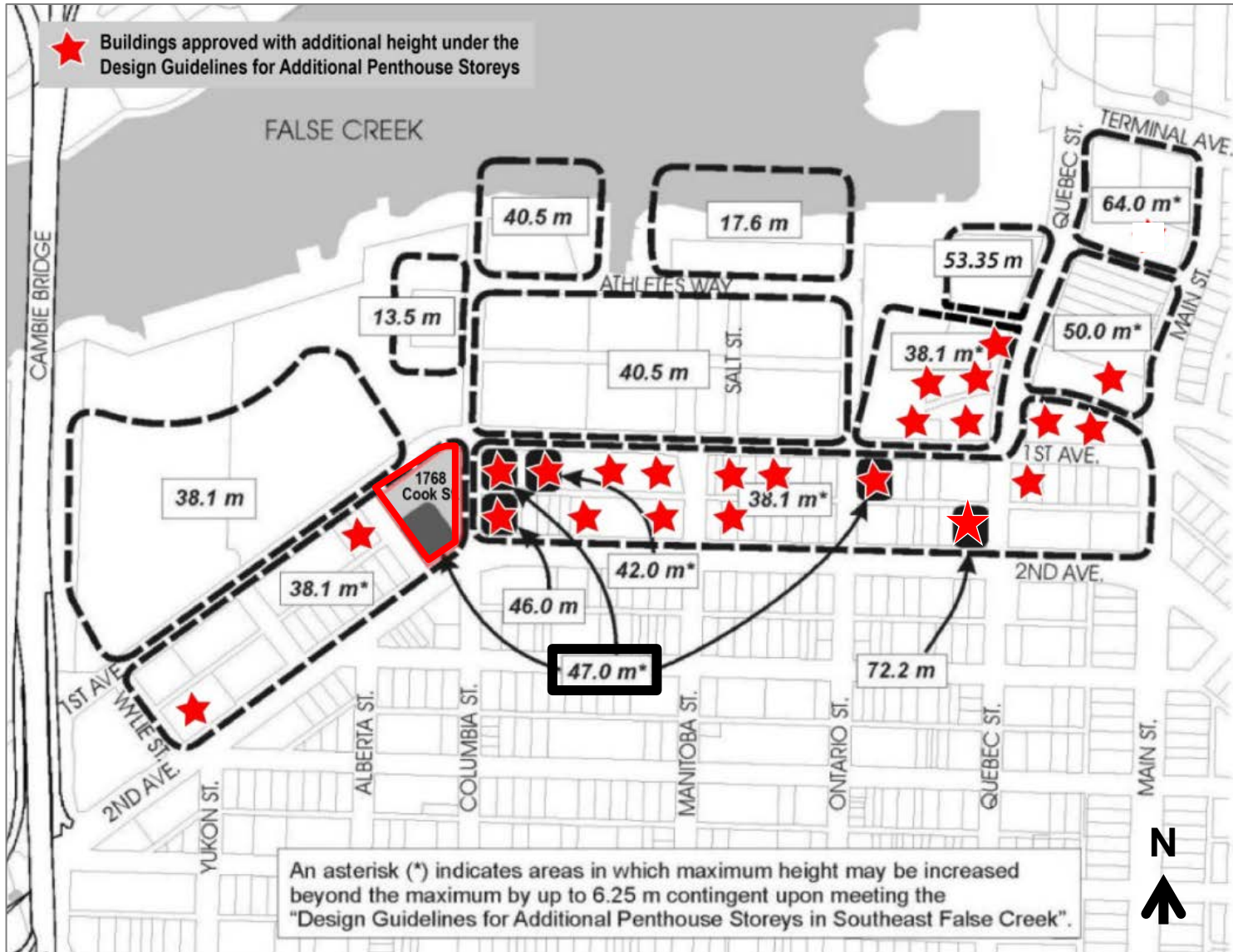
Manitoba Street

Ontario Street

Crowe Street



City Policy: SEFC Guidelines for Additional Penthouse Stories



Proposal

Height:

- Increase from 17 to 18 storeys
- Increase from 47.0 m to 53.3 m



Approved under Development Permit



Density:

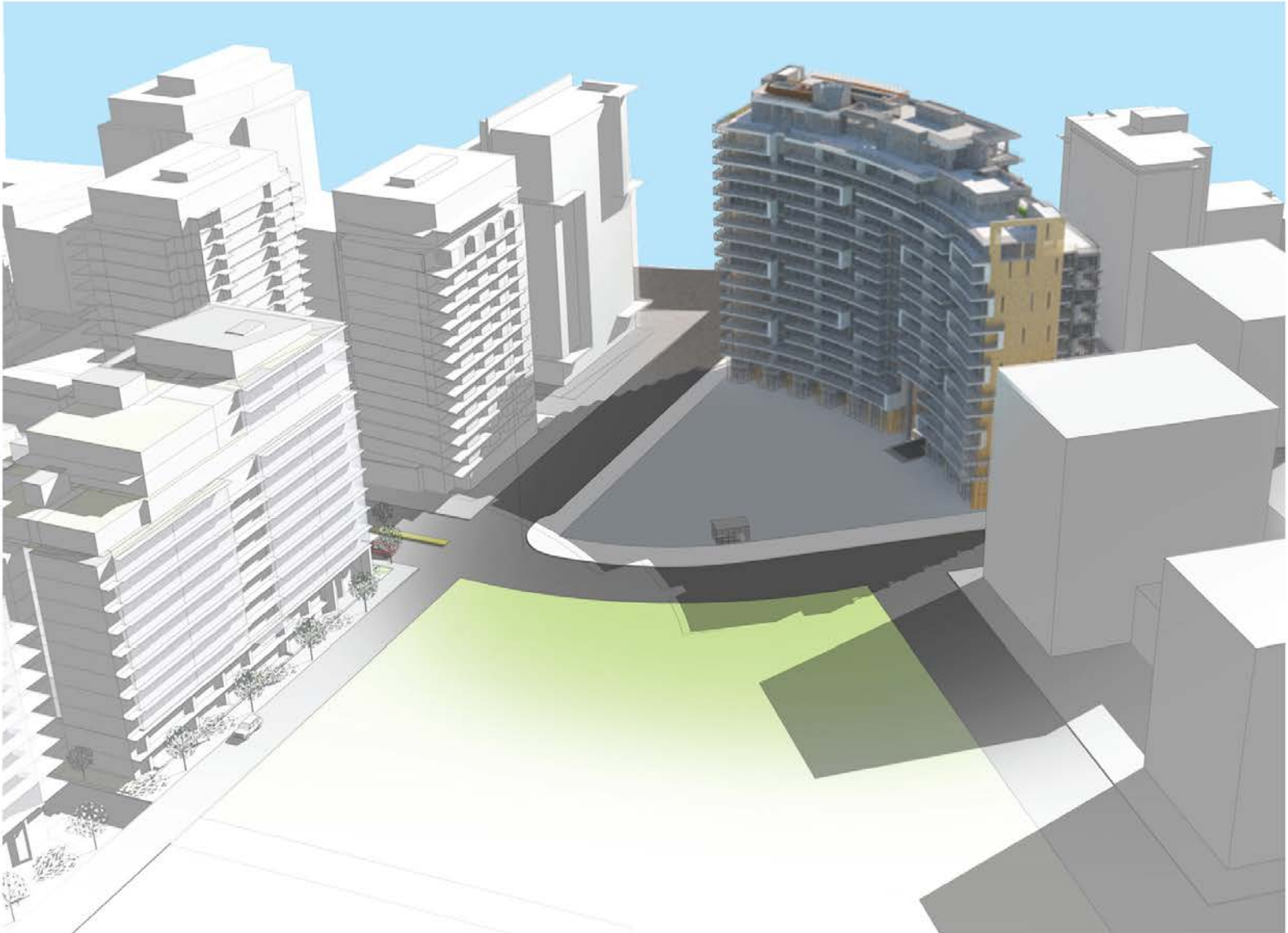
- Level 16 and 17 expansion
- Increase from 3.5 to 3.7 FSR



Proposed

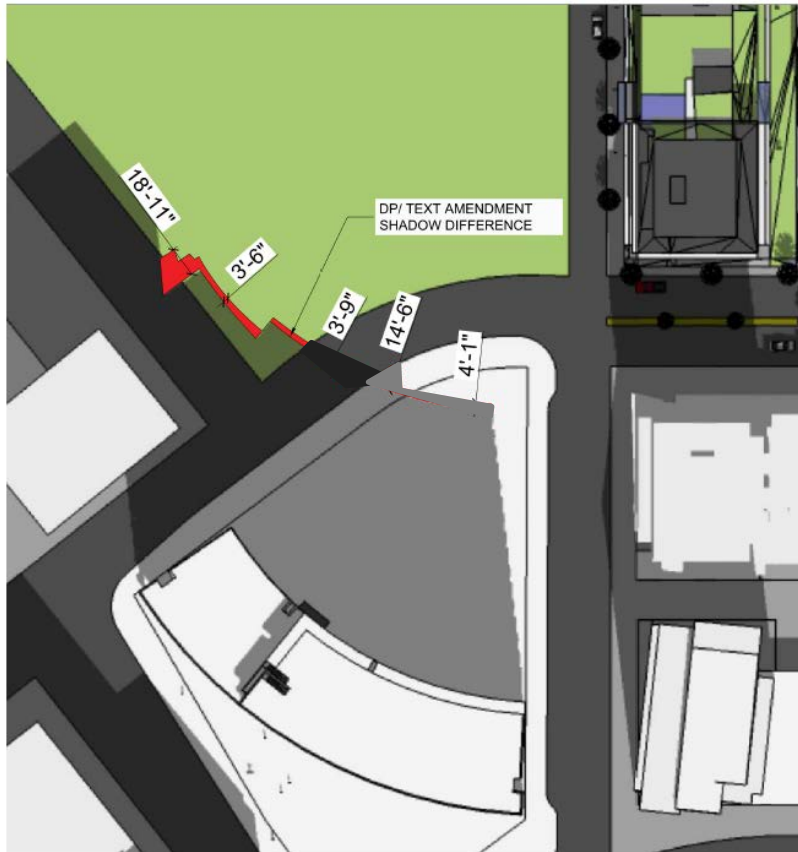


Impact on Views

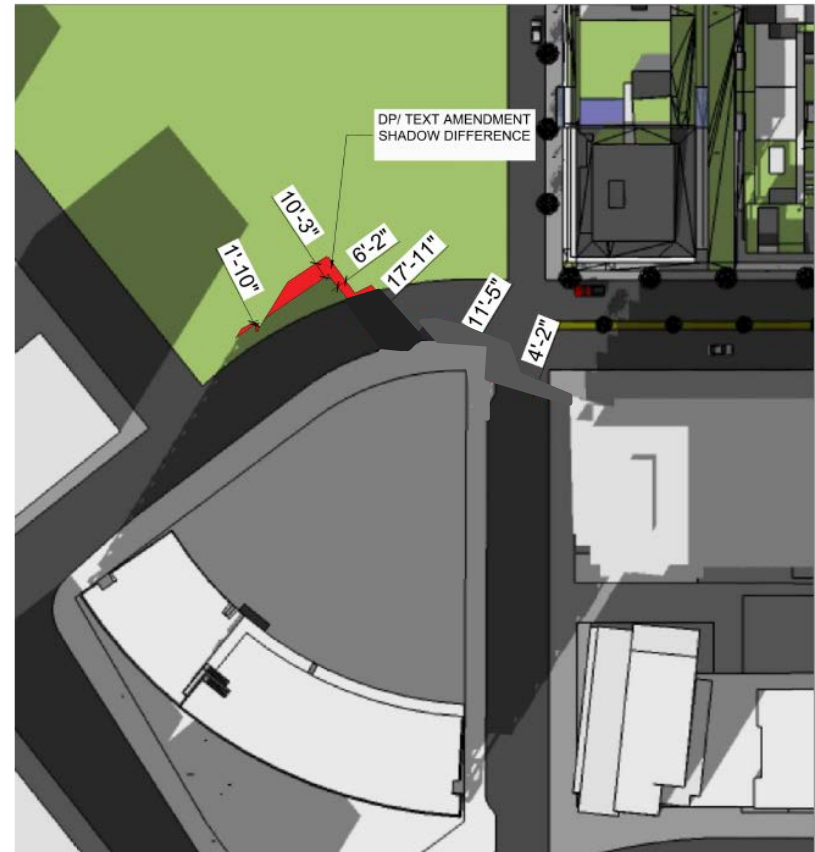


Shadowing on Hinge Park

- Proposed additional shadowing – March 20th (Vernal equinox)



12pm



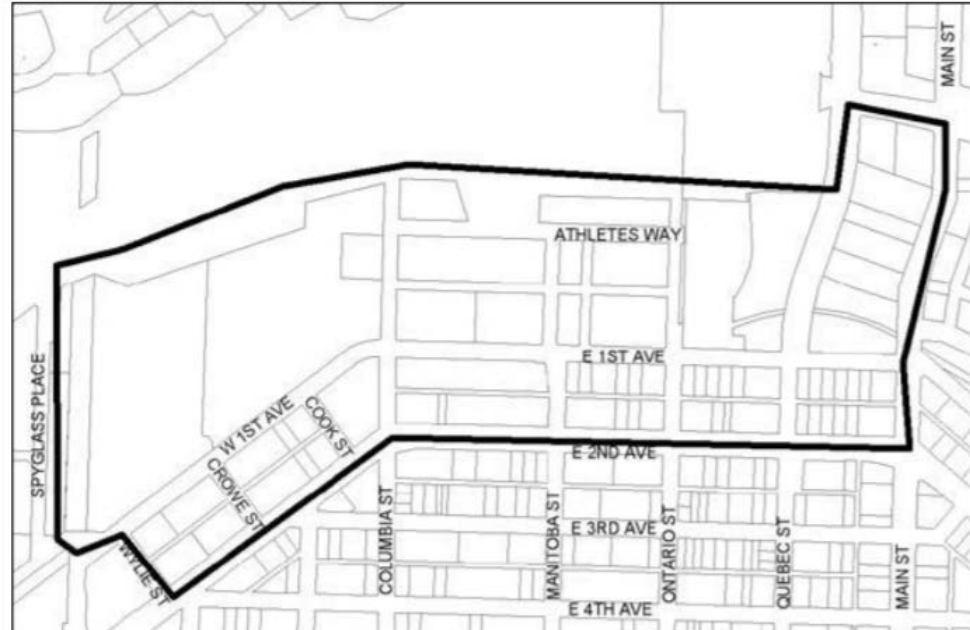
2pm

Community Amenity Contribution (CAC)

- **Negotiated CAC:**
\$5,139,652

Additional DCLs and Public Art contribution

South East False Creek



Proposed Units



Affordable Housing Delivery: SEFC ODP



Housing Type	# Projects	# Units
Social Housing	4	387
Supportive Housing	2	276
Temporary Modular Housing	1	52
Total	7	715

Housing Type	# Projects	# Units
Market Rental Housing	4	333

Public Benefits Identified in SEFC ODP

- 25.8 acres of park space
- Greenway walkways and bikeways
- Public realm improvements
- Three 69 space childcare facilities
- A 30,000 sq. ft. community centre
- 20% affordable housing units



Hinge Park



Creekside Community Centre

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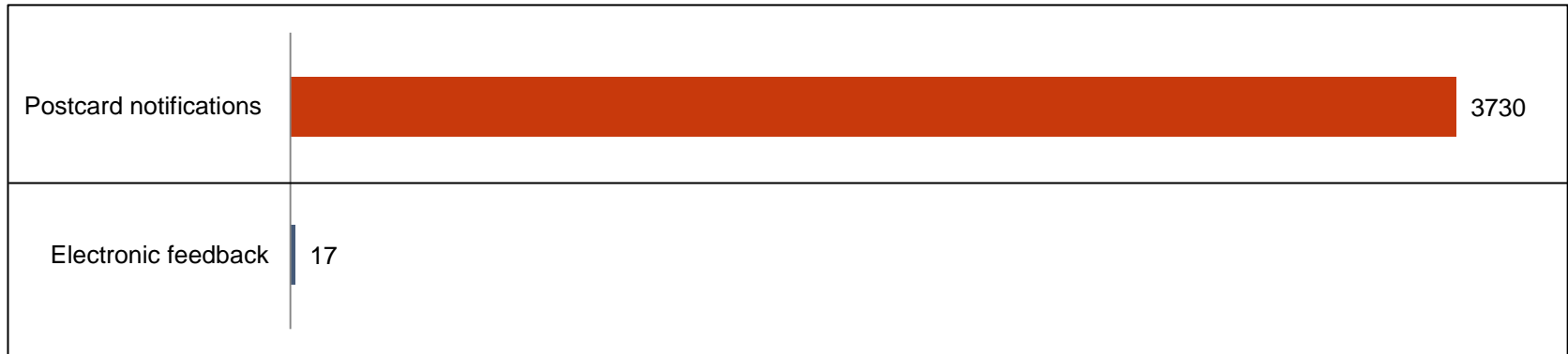
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END OF PRESENTATION – slides after
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slides beyond this point

Public Consultation

Online feedback response:



Concerns:

- Height and private views
- Shadow impact on Hinge Park
- Affordability of additional units

Affordable Housing Delivery: SEFC ODP



Social and Supportive Housing Delivered in the SEFC ODP (Dec. 2018)

Source: Housing Policy Non-Market Inventory and Tracker as of Dec. 2018 (Year-end)

Housing Type	Status	# Projects	# Units
Social Housing	Completed	4	387
Supportive Housing	Completed	2	276
Social Housing	Approved Under Construction/Not Yet Under Construction	0	0
Supportive Housing (TMH)	Approved Under Construction/Not Yet Under Construction	1	52
Total		7	715

Market Rental Housing Delivered in the SEFC ODP (Dec. 2018)

Source: Housing Policy Market Rental Inventory and Tracker as of Dec. 2018 (Year-end)

Housing Type	Status	# Projects	# Units
Market Rental Housing	Completed	3	229
Market Rental Housing	Approved Under Construction/Not Yet Under Construction	1	104
Total		4	333