



# CD-1 Rezoning: 2715 West 12th Avenue

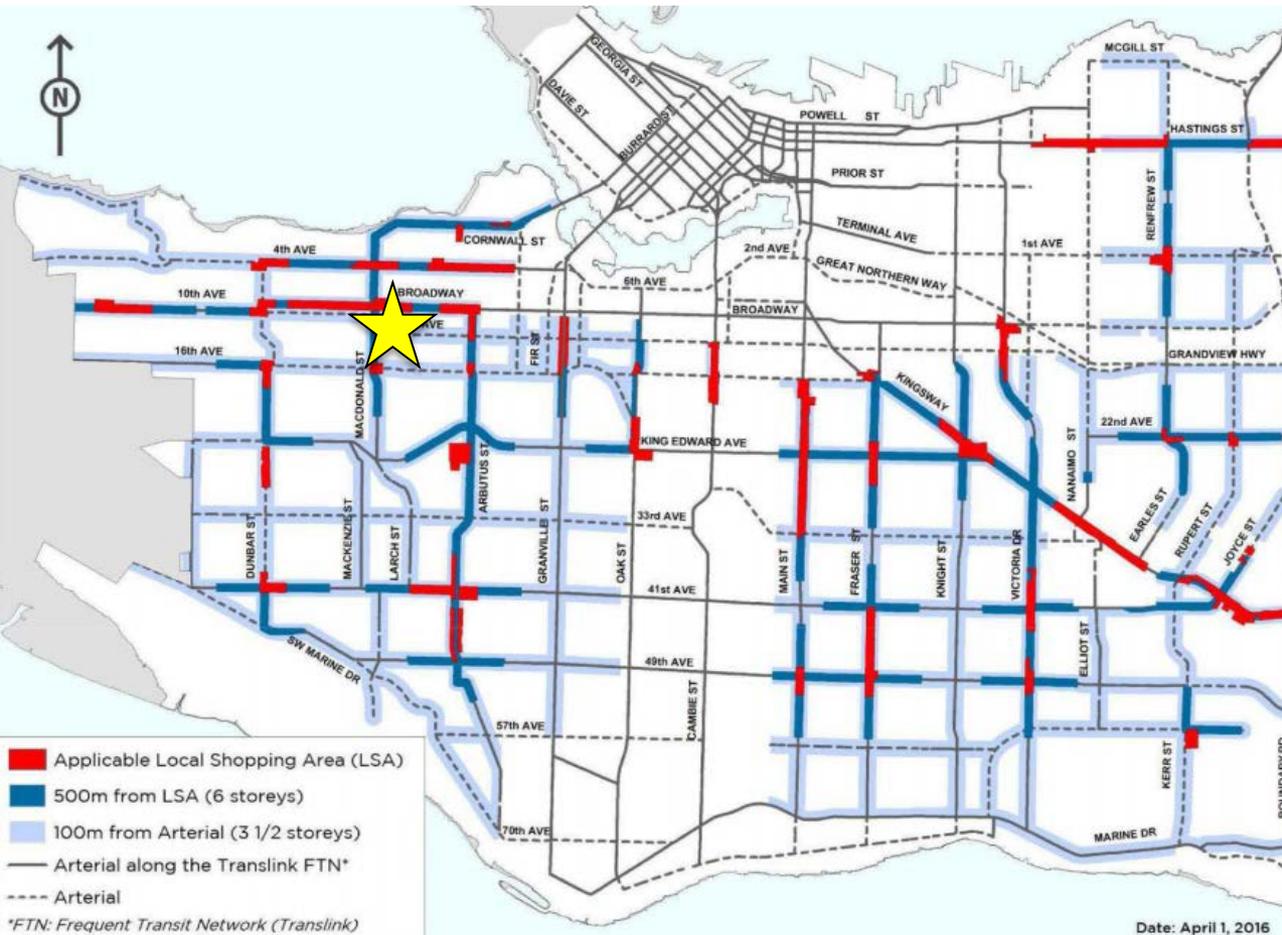
PUBLIC HEARING – APRIL 2, 2019



# Site Context



# Rezoning Policy



## Affordable Housing Choices (AHC) Interim Rezoning Policy

- Approved by Council in 2012; amended in 2018
- June 30, 2019 deadline
- Additional height and density to support new housing near transit and services

# Rezoning Policy



## Affordable Housing Choices (AHC) Interim Rezoning Policy

- 10 approved projects
- 6 applications in-stream
- 4 options to consider under this policy
- Currently under review along with Rental 100

# Proposal



## Two 3.5-storey Rental Buildings

- 14 Secured Market Rental Units
- 79% family units

## Density

- 1.42 FSR

## Floor Area

- 1,235.4 sq. m
- (13,298.2 sq. ft.)

## Maximum Height

- 12.2 m
- (40 ft.)

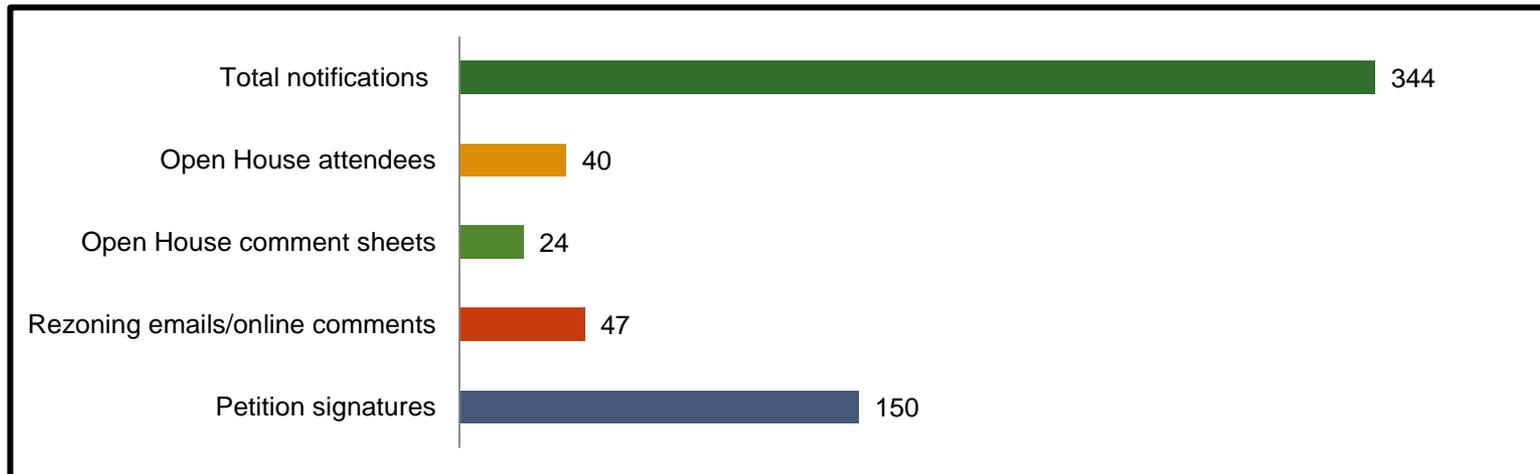
# Proposed Rental Affordability

## Project Proposal: Rents, Unit Counts, and DCL Information

Unit Type	No. units proposed	Proposed average unit rent**	DCL By-law maximum average unit rent (2019)* (Westside)	Household Income Ranges at which the Proposed Average Rents are Affordable
Studio	0	N/A	\$1,768	\$70,000-79,999
1-bedroom	3	\$2,056	\$2,056	\$80,000-89,999
2-bedroom	5	\$2,703	\$2,703	\$100,000-124,999
3-bedroom	6	\$3,559	\$3,559	\$125,000-149,999

- A total of 14 secured market rental units are being proposed
- DCL Bylaw – Project as proposed meets waiver criteria

## City-Hosted Open House: October 11, 2017



### Feedback:

- **Support:** rental housing, building form and density
- **Concern:** impacts to on-street parking and traffic safety, increased density, location of children's play area

### Staff response:

- Revised based on public feedback, UDP recommendations and staff review
- Staff support proposed parking strategy

# Project Revisions



Original Proposal



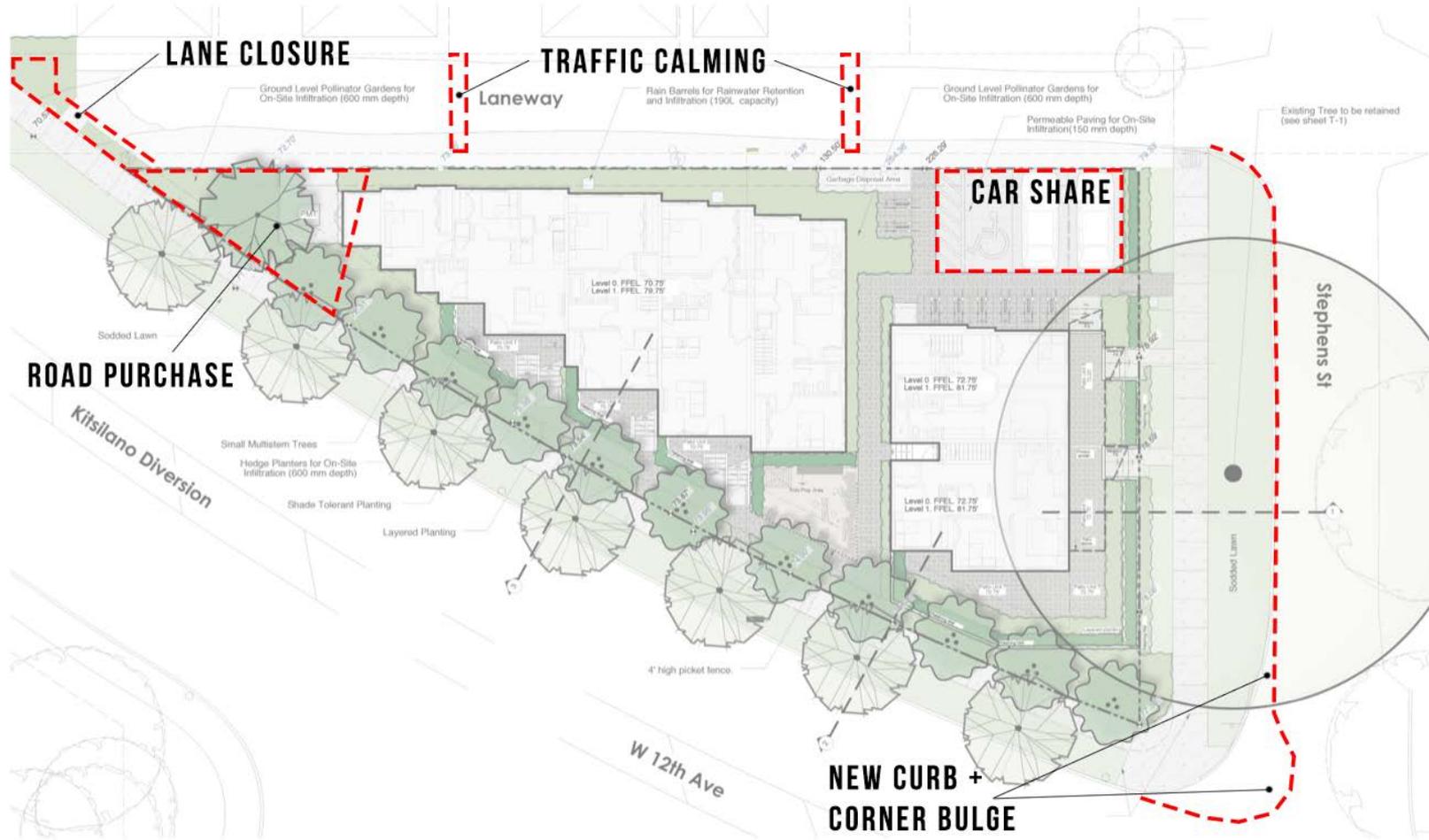
Current Application

# Transportation and Parking

Three Blocks North

99 – B Line Express Service

One Block West  
Frequent Service to Downtown





# CD-1 Rezoning: West 12th Avenue

PUBLIC HEARING – APRIL 2, 2019



**END OF PRESENTATION**