



CD-1 Rezoning: 1303 Kingsway and 3728 Clark Drive

PUBLIC HEARING – APRIL 2, 2019

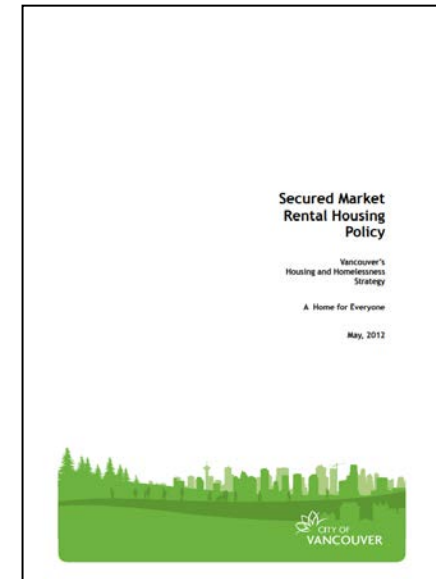


Site Context



Secured Market Rental Housing Policy (Rental 100)

- Policy to encourage the development of new market rental housing, in response to decades of minimal new supply combined with chronically low vacancy rates
- Secured market rental units are a key aspect of the *Housing Vancouver Strategy*, which targets 20,000 new units by 2027
- **Full review of City's rental policies and incentives currently underway with staff report anticipated in 2019**



Rental Incentive Guidelines

- Additional height and/or floor area
- Parking relaxations
- Unit size relaxations
- Waiver of DCLs for residential floor space

Additional Floor Area

*Areas	Zoning District	General Guidelines
Commercial Areas and Arterials	C-1	Generally consider C-2 form of development (e.g. 4 storeys and 2.5 FSR)
	C-2, C-2B, C-2C, C-2C1	Generally consider increases up to 6 storeys and commensurate achievable density
	C-3A, C-5, C-6	Consider additional density; adhere to existing height limits and generally to guidelines

Proposal



6-storey Mixed-use Rental Building

- 54 Secured Market Rental Units
- 48% family units

Density

- 3.69 FSR

Floor Area

- 2,947.8 sq. m
- (31,730 sq. ft.)

Height

- 22 m
- (72.2 ft.)

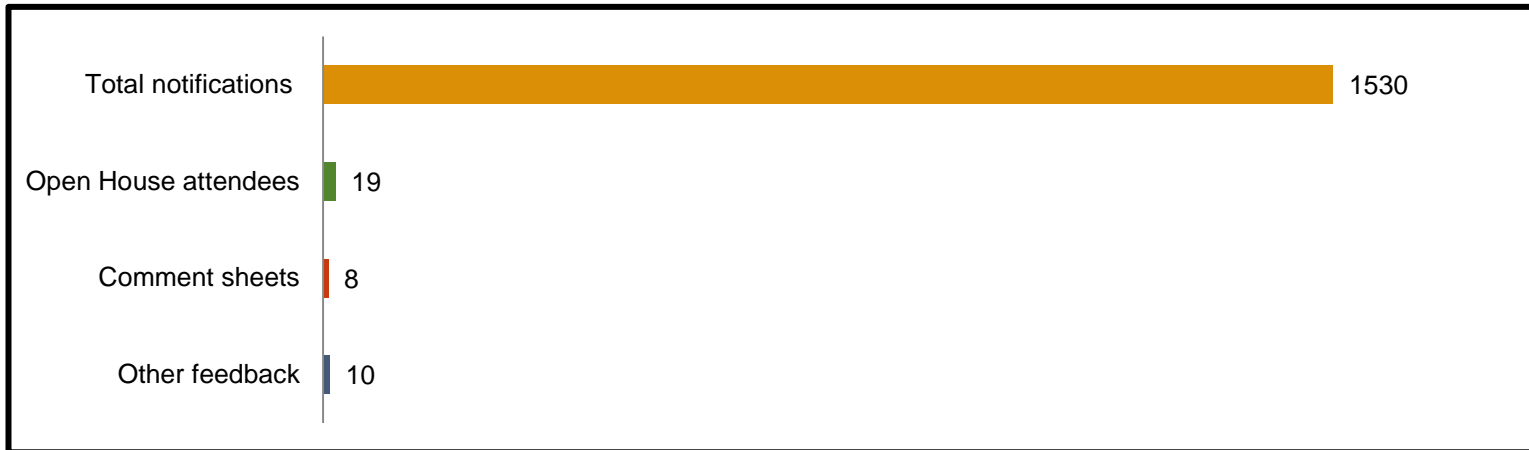
Proposed Rental Affordability

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)* (Eastside)	Household Income Ranges at which the Proposed Average Rents are Affordable
Studio	16	\$1,607	\$1,607	\$60,000-69,999
1-bedroom	18	\$1,869	\$1,869	\$70,000-79,999
2-bedroom	14	\$2,457	\$2,457	\$90,000-99,999
3-bedroom	6	\$3,235	\$3,235	\$125,000-149,999

- A total of 54 secured market rental units are being proposed
- DCL Bylaw – Project as proposed meets waiver criteria

City-Hosted Open House: April 24, 2018



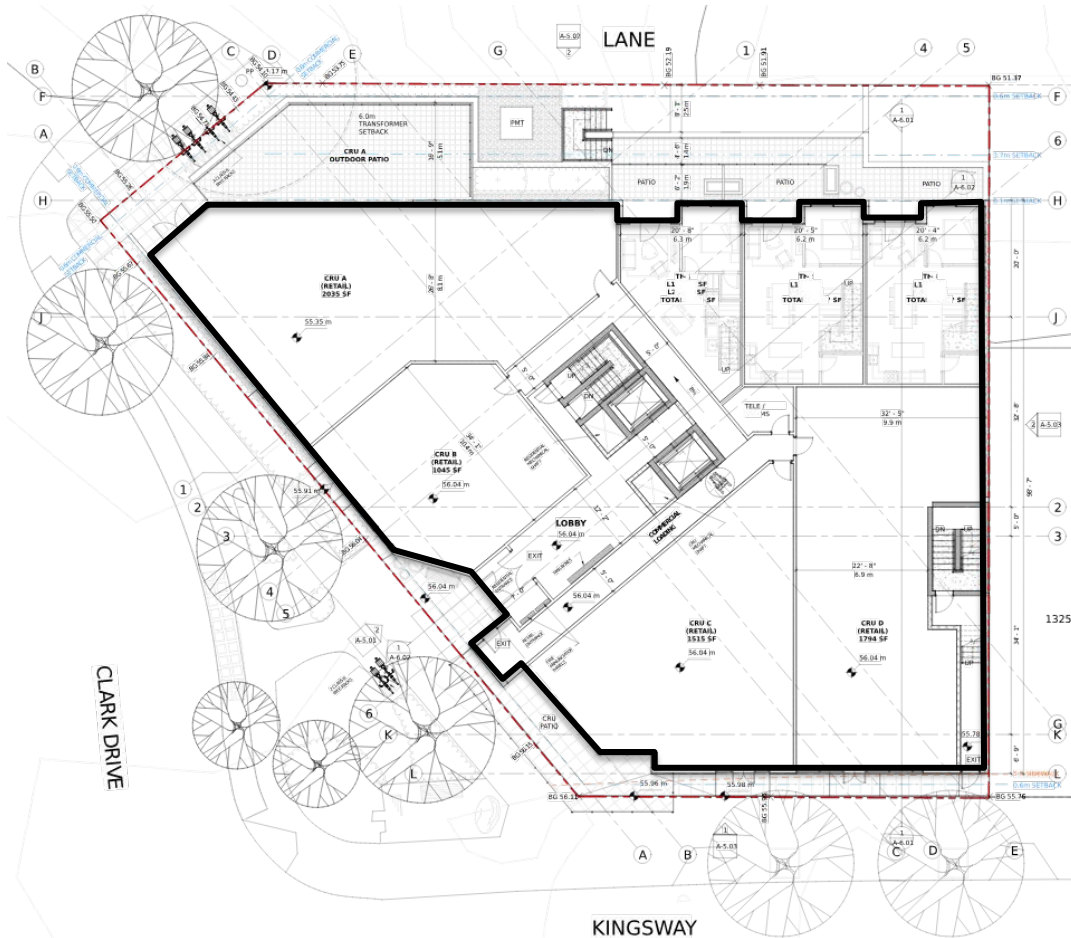
Feedback:

- **Support:** rental housing, project location
- **Concerns:** traffic, building height and design, lack of landscaping

Staff response:

- Design revisions to reduce bulk, density and shadowing
- Conditions to improve landscape, refine design and further reduce bulk

Design Revisions



Summary of Design Changes

- **Revisions:** upper level massing reduced to improve shadowing
- **Conditions:** landscaping, lane interface improvements, lighting and sidewalk upgrades, traffic calming



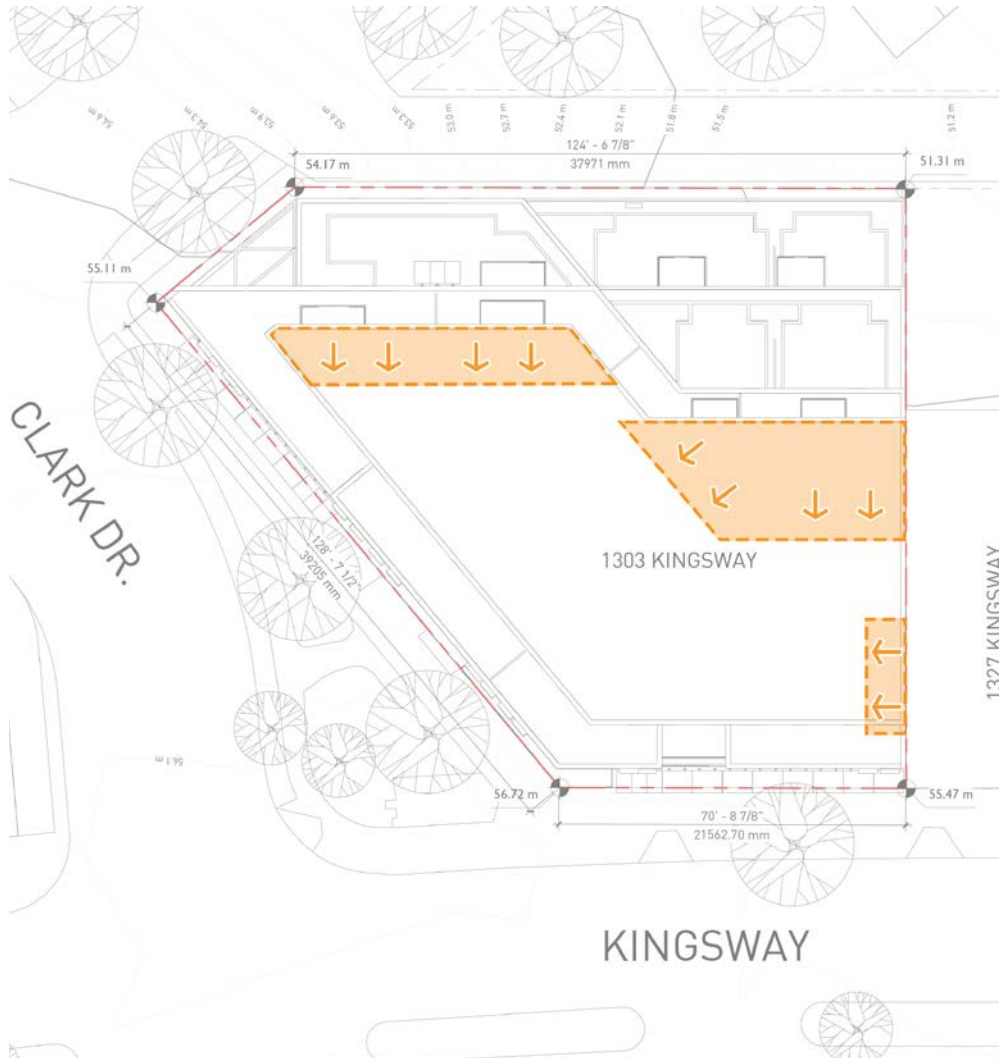
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END OF PRESENTATION

Massing Reduction



Section

