

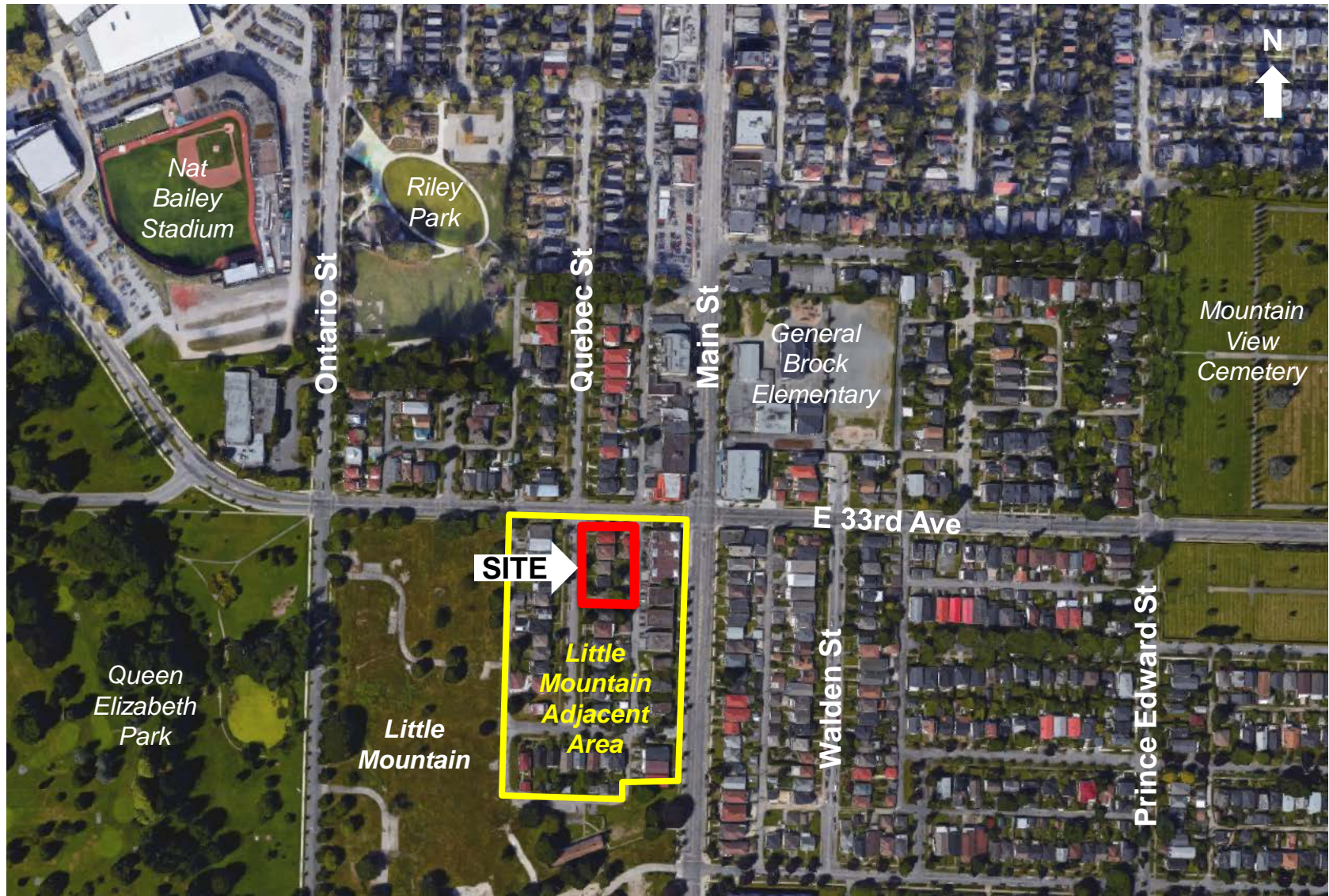


CD-1 Rezoning: 4906-4970 Quebec St

PUBLIC HEARING – MAY 14, 2019



Site Context



Little Mountain Adjacent Area Rezoning Policy (LMAARP)



INTENT and PRINCIPLES

- **Transition in Scale & Height**
- **Diverse & Innovative Housing Types**
- **Connections And Permeability**

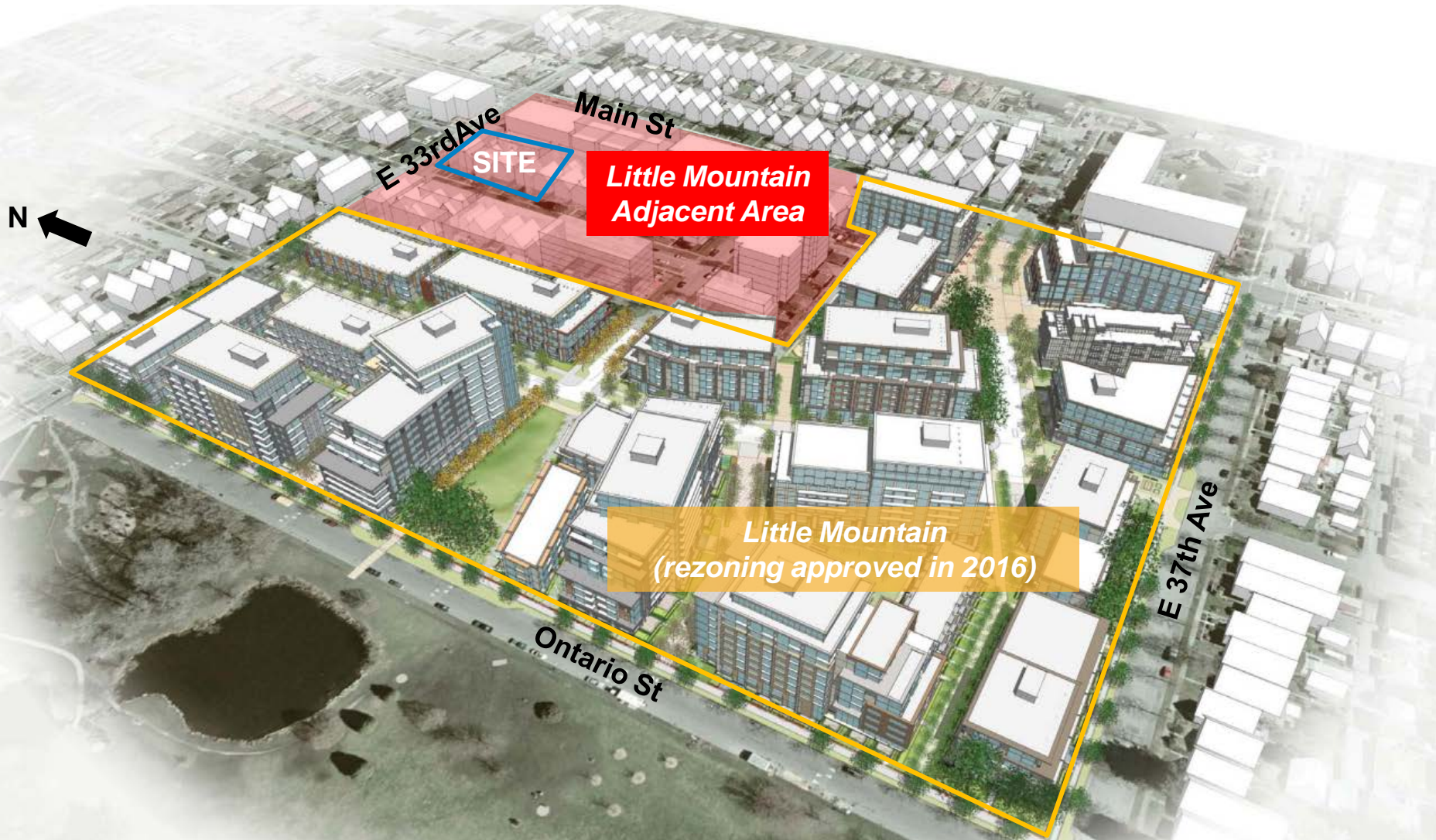
Height: Max. 6 storeys
(approx. 65 ft.)

Density: Max. 2.3 FSR

Uses: Residential only
(unless fronting
Main St)



Neighbourhood Transition



Development Activity

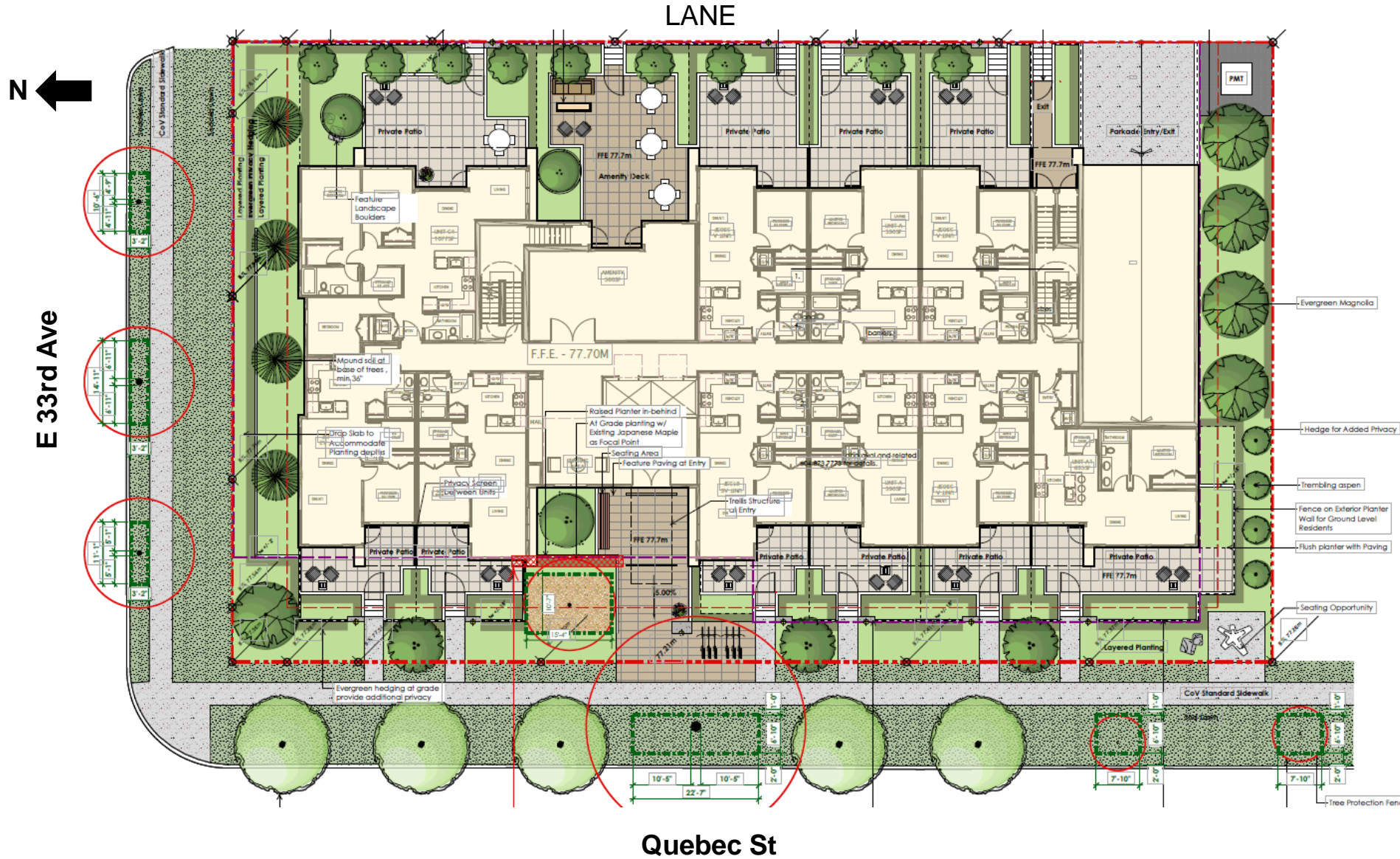


Proposal

- **6-storey residential** building
- 55 **strata** units
- Density: **2.31 FSR**
- Height: **66.6 ft.**
- Floor Area: **48,026 sq. ft.**
- **Parking: 64** spaces
- **45% family** units



Proposal



Quebec St

Existing Tenants



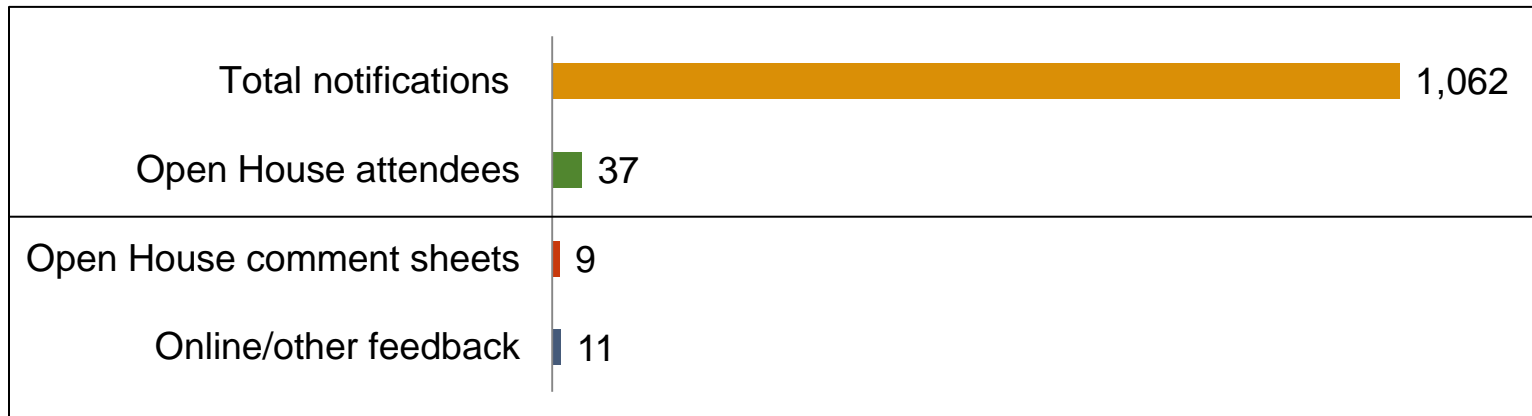
Site streetscape along Quebec Street

Existing Rental Units

- All homes are tenanted; no secondary suites
- Not covered by current *Tenant Relocation and Protection Policy* (RS-1)
- Tenancies are protected under the *Residential Tenancy Act* which includes specific provisions around ending tenancies

City-Hosted Open House: November 5, 2018

- 1,062 notifications
- 37 attendees
- 20 comments received
 - **Support:** Neighbourhood fit, building design, housing supply, and family units
 - **Concerns:** Neighbourhood fit, building design, shadow impacts, parking, construction noise



Staff Response to Public Feedback

FORM OF DEVELOPMENT

- Improve pedestrian experience along E33rd Ave
- Further design development of the architectural expression
- Incorporate green building strategies into the building design (e.g. landscaping, green roof, passive design features)

TRANSPORTATION

- Proposal meets *Parking By-law*
- Improve public realm along both site frontages
- Traffic calming
- Minor signal modifications at Main St & E 33rd Ave

Public Benefits



Target CAC rate:
\$28.51 per sq. ft.

Community Amenity Contribution (CAC):
\$954,629



**Affordable Housing
Reserve Fund**

Conclusion

