

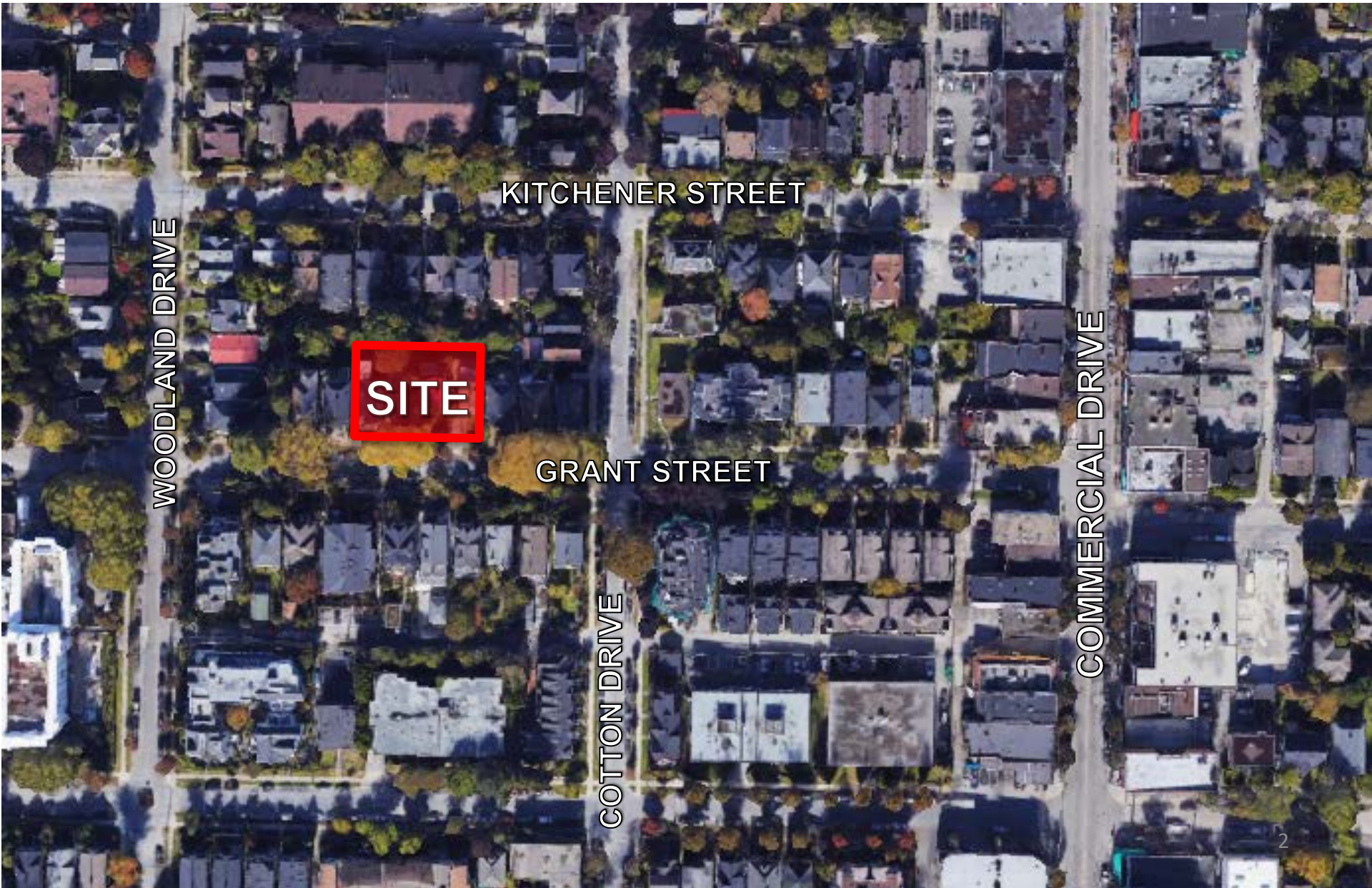


CD-1 Rezoning: 1535 - 1557 Grant Street

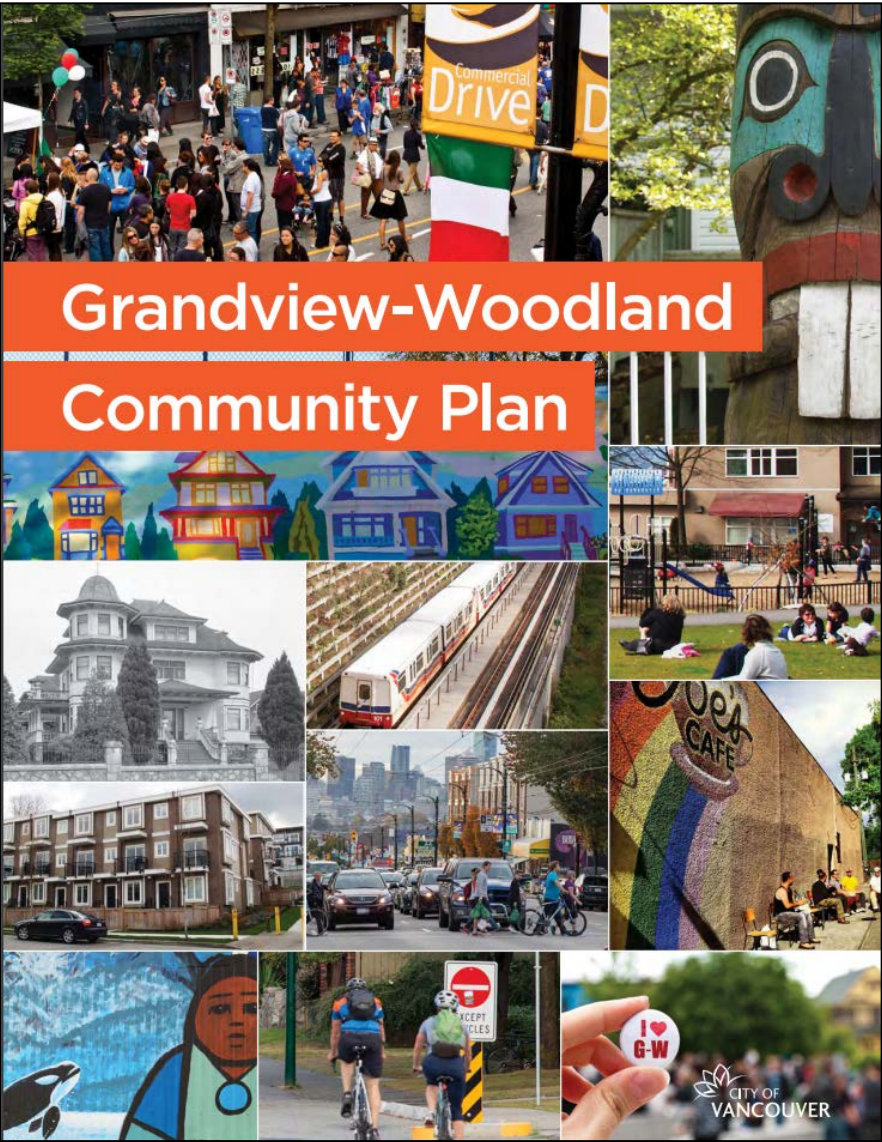
PUBLIC HEARING - September 12, 2019



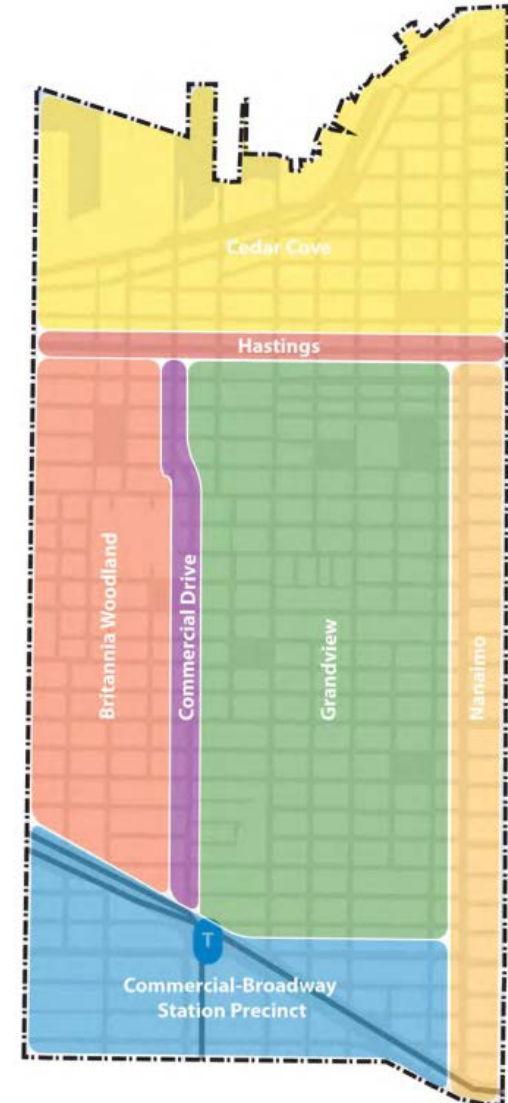
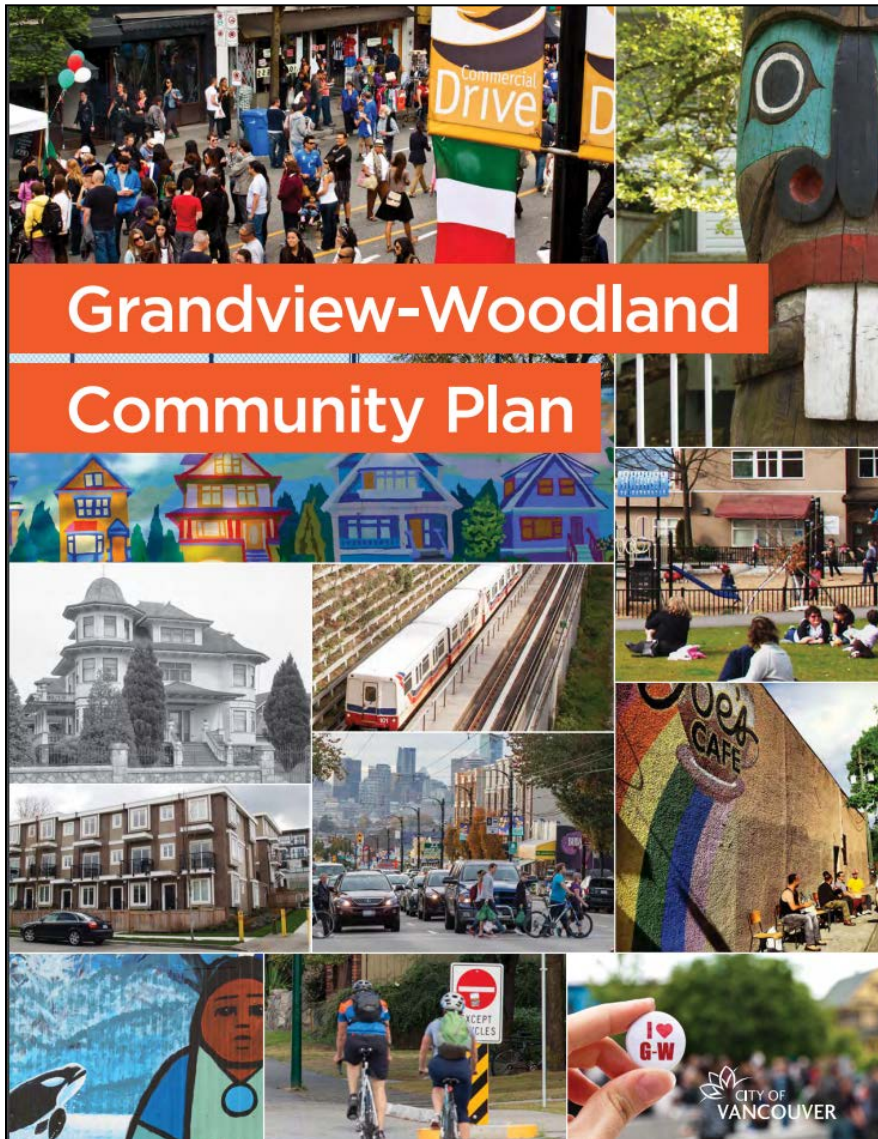
Site Context



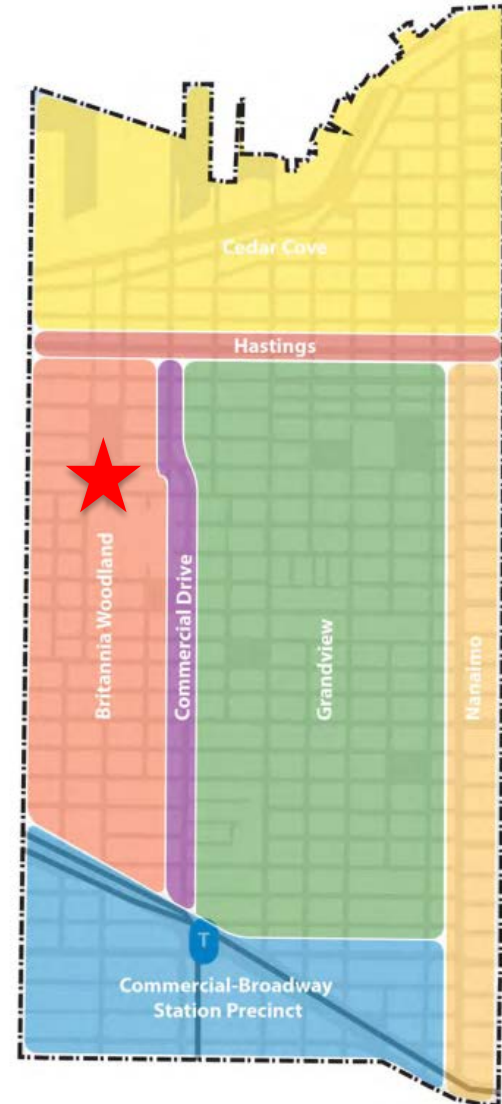
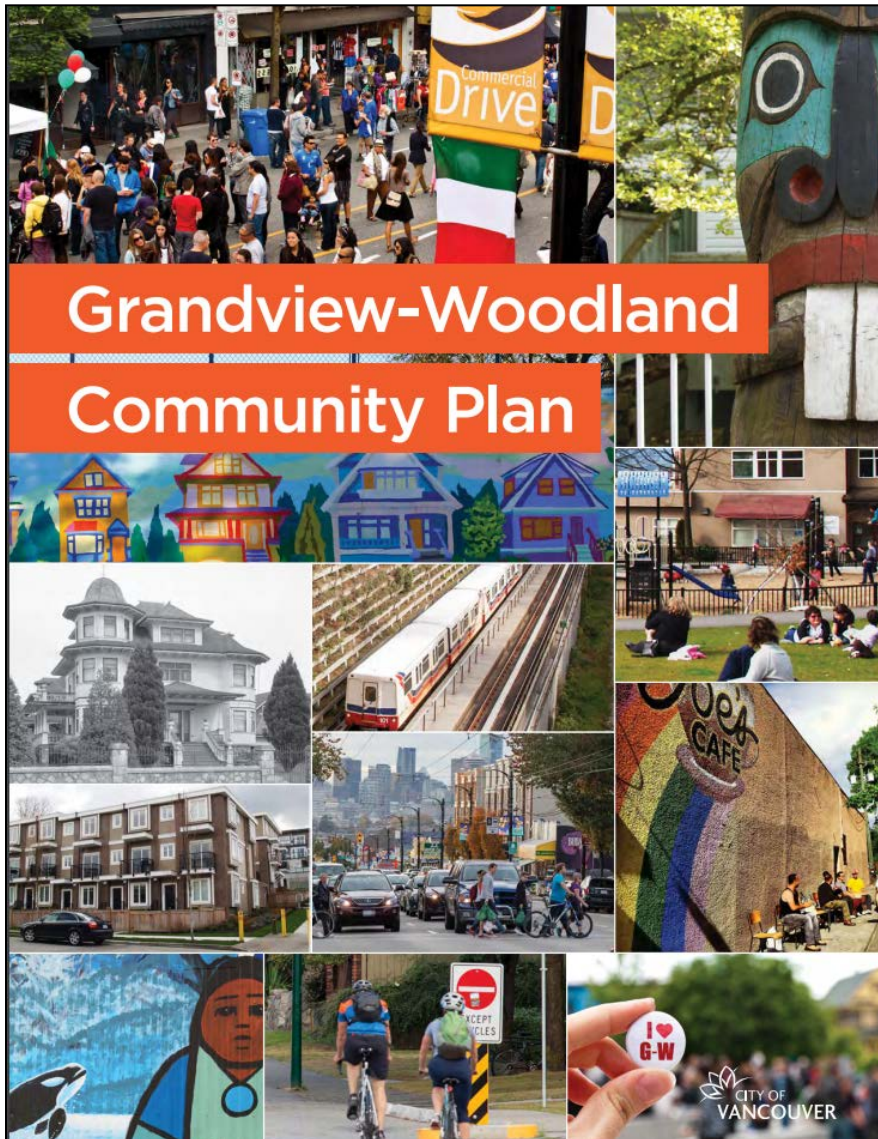
Grandview-Woodland Community Plan



Grandview-Woodland Community Plan



Grandview-Woodland Community Plan



Britannia-Woodland: Residential Core Sub-area



6.4.1 Britannia-Woodland Residential Core

Height
up to 6 storeys

FSR
up to 2.4

Use
100% secured rental housing

Unit mix
35% family units (2 and 3 bedroom units)



- Legend**
- SkyTrain line
 - Park
 - School / Institutional
 - I - Light industrial
 - Apartment (10+-storeys)
 - Apartment (10-storeys)
 - Apartment (6-storeys)
 - At-grade commercial
 - Local-serving retail site

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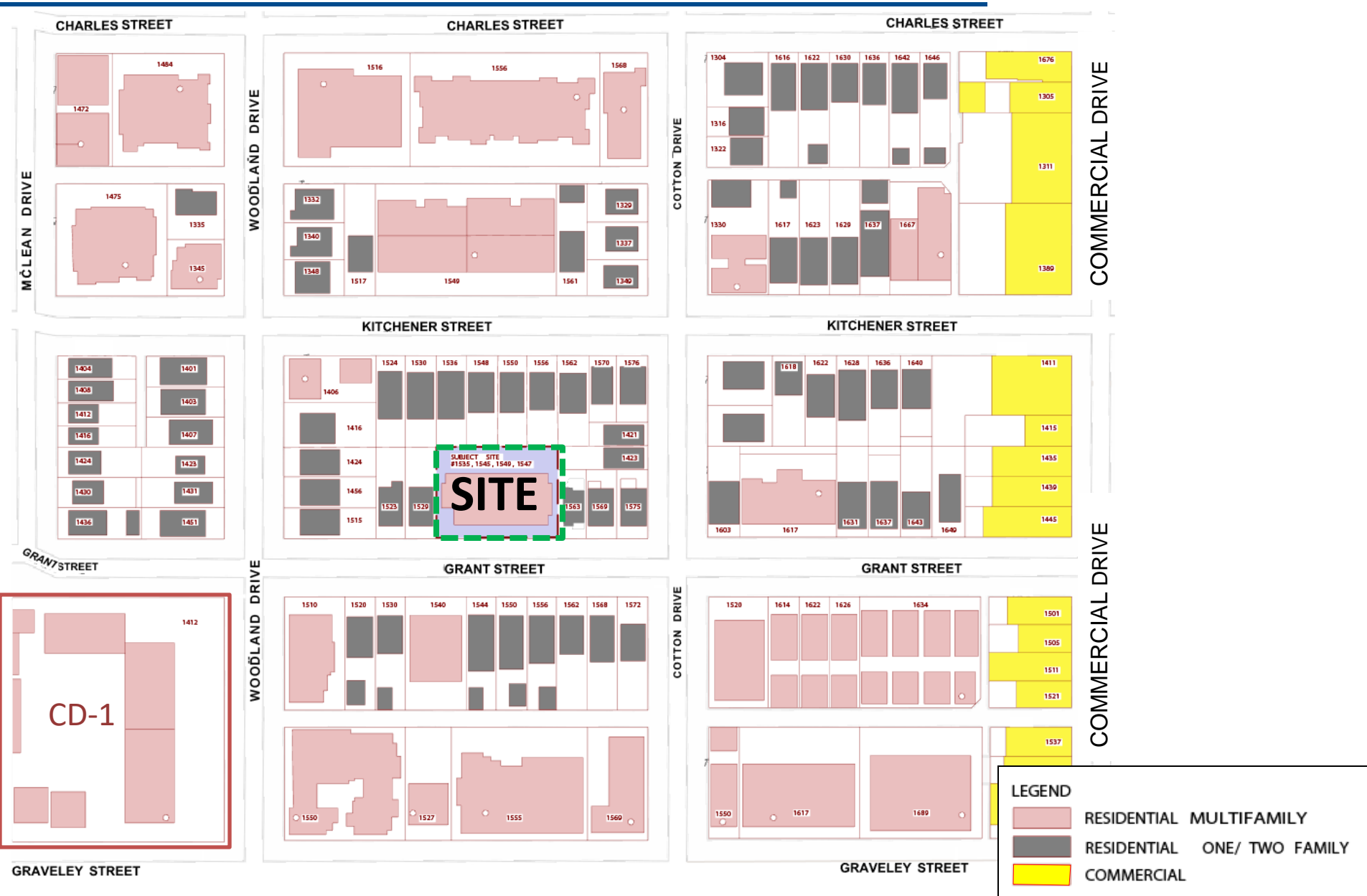
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Surrounding Context



LEGEND

- RESIDENTIAL MULTIFAMILY
- RESIDENTIAL ONE/ TWO FAMILY
- COMMERCIAL

Existing Buildings and Tenants



- Four pre-1940 homes
 - not identified to be retained in the Community Plan

Proposal

Five-storey Rental Building

- Total of **35** rental units
- 16 one-bedroom units
- 11 two-bedroom units (31%)
- 8 three-bedroom units (23%)

Height

Proposed: 5 storeys
17.3 m (56.7 ft.)

RM-4: 4 storeys

GWCP: 6 storeys (with rental)

Density

2.19 FSR

Parking

23 vehicles



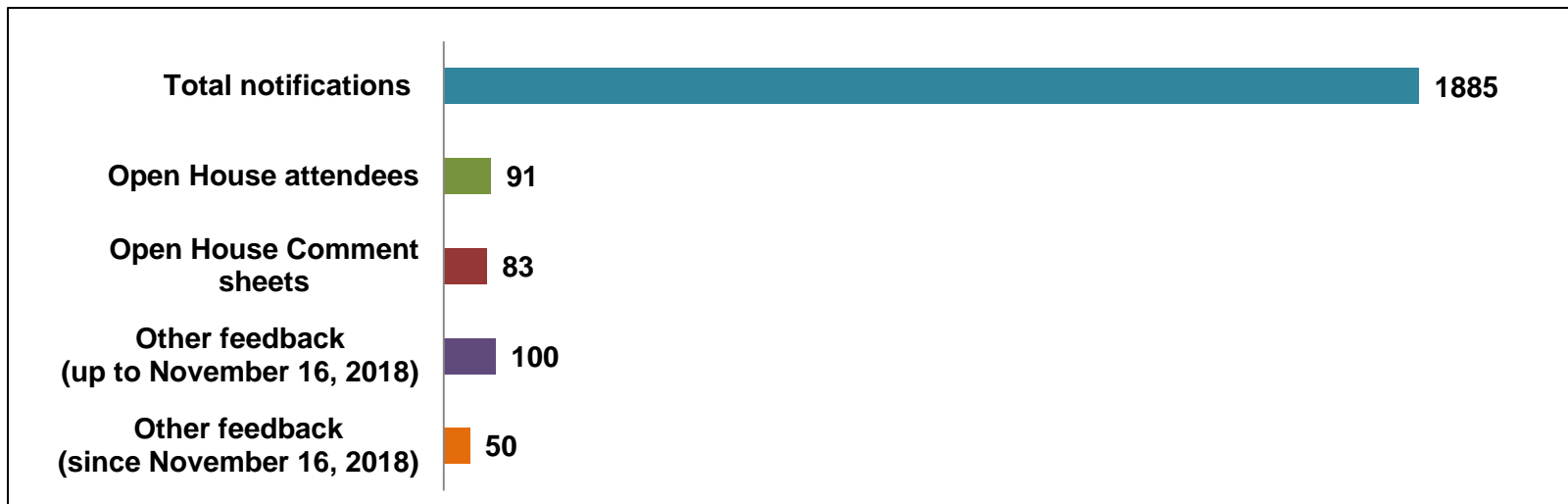
Public Feedback

Pre-application Open House

November 15, 2017
63 people attended

City-Hosted Open House (Original Application)

September 11, 2018
91 people attended



Support

- Height and density considering proximity to transit
- Creation of new purpose-built rental homes
- Neighbourhood fit
- Building design

Concerns

- Height, density, and shadow impacts on the neighbourhood
- Building not compatible with neighbourhood character
- Rental affordability

Project Revisions - #1



Proposal Overview

- 38 secured market rental housing units
- floor area of 2,732.4 sq. m (29,411.3 sq. ft.)
- floor space ratio (FSR) of 2.25
- building height of 19.7 m (64.6 ft.)
- 23 parking spaces (including one car share)

- May 2018
Original Rezoning Application
- November 2018
Second Revised Rezoning Application
- March 2019
Third Revised Rezoning Application

Project Revisions - #2



● May 2018
Original Rezoning
Application

● November 2018
**Second Revised
Rezoning
Application**

● March 2019
Third Revised
Rezoning
Application

Proposal Overview

- Maintained: 38 secured market rental housing units
- **Reduced:** floor area of 2,690 sq. m (28,952 sq. ft.)
- **Reduced:** floor space ratio (FSR) of 2.22
- **Reduced:** building height of 19.5 m (63.97 ft.)
- Maintained: 23 parking spaces (including one car share)

Project Revisions – #3

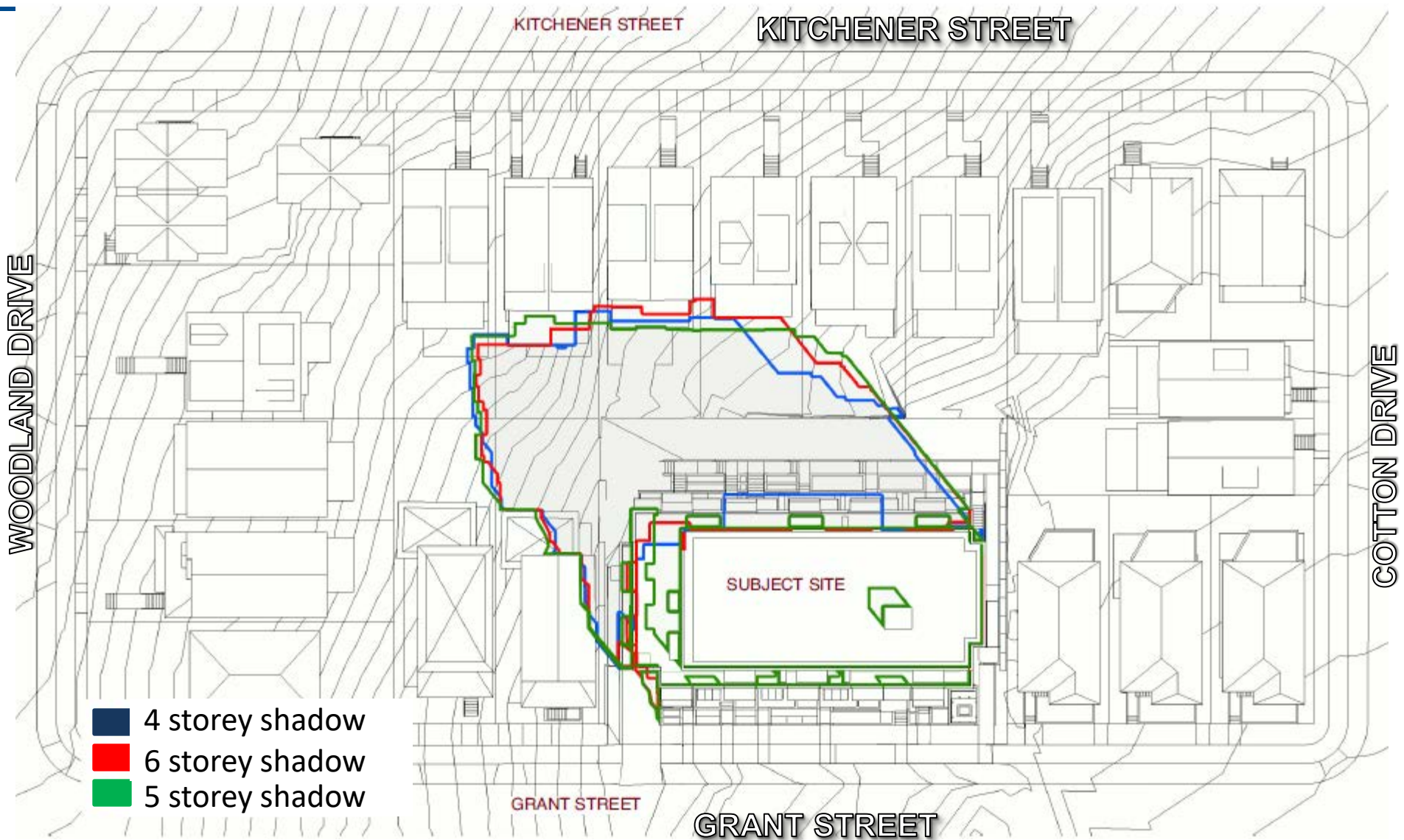
Proposal Overview

- **Reduced:** 35 secured market rental housing units
- **Reduced:** floor area of 2,656 sq. m (28,591 sq. ft.)
- **Reduced:** floor space ratio (FSR) of 2.19
- **Reduced:** building height of 17.2 m (56.7 ft.)
- **Maintained:** 23 parking spaces (including one car share)



- May 2018
Original Rezoning Application
- November 2018
Second Revised Rezoning Application
- March 2019
Third Revised Rezoning Application

Shadow Analysis



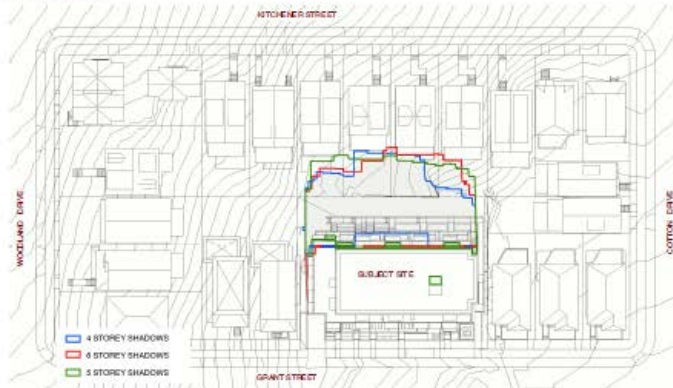
Shadow Analysis



21 MARCH (5:07 PM)



21 JUNE (10:00 AM)



21 MARCH (5:07 PM)



21 JUNE (10:00 AM)



21 MARCH (5:07 PM)



21 JUNE (10:00 AM)

Proposed Rental Rates

Project Proposal: Rents, Unit Counts, and DCL Information

Unit Type	No. units proposed	Proposed average unit rent	DCL By-Law Maximum Averages - Eastside	Household Income Ranges ¹
Studio	n/a	\$1,607	\$1,607	\$60,000 - \$69,999
1-bed	16	\$1,869	\$1,869	\$70,000 - \$79,999
2-bed	11	\$2,457	\$2,457	\$90,000 - \$99,999
3-bed	8	\$3,235	\$3,235	\$125,000 - \$149,999

As per Statistics Canada, affordable housing is defined as shelter costs equal to less than 30% of total before-tax household income. Income ranges are used above which allow for further analysis at a neighbourhood or citywide level.

- A total of 35 rental units are proposed
- DCL Bylaw – Project as proposed meets waiver criteria

Rental Replacement and Increased Supply

Project Address	Council Approval Date	Rental Housing Units Proposed for Construction	Number of Existing Rental Housing Units	Gain in Rental Housing Units
1619-1651 East Broadway	May 2018	45	8	37
1837-1857 East 11th Avenue & 2631-2685 Victoria Drive	June 2018	72	15	57
815-825 Commercial Drive & 1680 Adanac Street (subject site)	January 2019	38	5	33
1535-1557 Grant Street	Pending	35	7	28
Total Approved to Date	3	155	28	127
Total (including subject site)	4	190	35	155

Tenant Relocation and Protection Policy



Existing Secondary Rental Units

Address	# of Units	Unit Types	Average Monthly Rent
1535 Grant St	2	2+3 Beds	\$2,100
1545 Grant St*	1	2 Bed	\$2,950
1549 Grant St	2	1+2 Beds	\$1,837
1557 Grant St*	2	1+3 Beds	\$1,912
Total	7		\$2,093

* 2 Units covered under TRP

Tenant Profile & Area Affordability

- 4 single family homes with 7 rented units.
- Length of Tenancy
 - 2 households > 2 years
 - 5 households years < 1 Year
- Average rents are higher than average area rents
- Grandview-Woodland neighborhood Vacancy rate: 0.4% (0.8% City-wide)

Applicant's Proposed TRP

- Eligibility: 2 units eligible; 5 units ineligible
- Application considered under new TRP Policy (2019) - Secondary Rental
- Assistance with moving costs
- Financial compensation based on length of tenancy
- Minimum of four (4) months' notice to end tenancy
- Assistance in finding alternate accommodations:
 - Tenant needs assessment surveys distributed
 - Applicant will provide three options that best meet the tenants' identified priorities (e.g. schools, budget, neighborhood).
- Right of First Refusal (RoFR) in the new building
 - 2 eligible units will receive RoFR at 20% discount.
 - 5 ineligible units will receive RoFR at market rents.



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END OF PRESENTATION