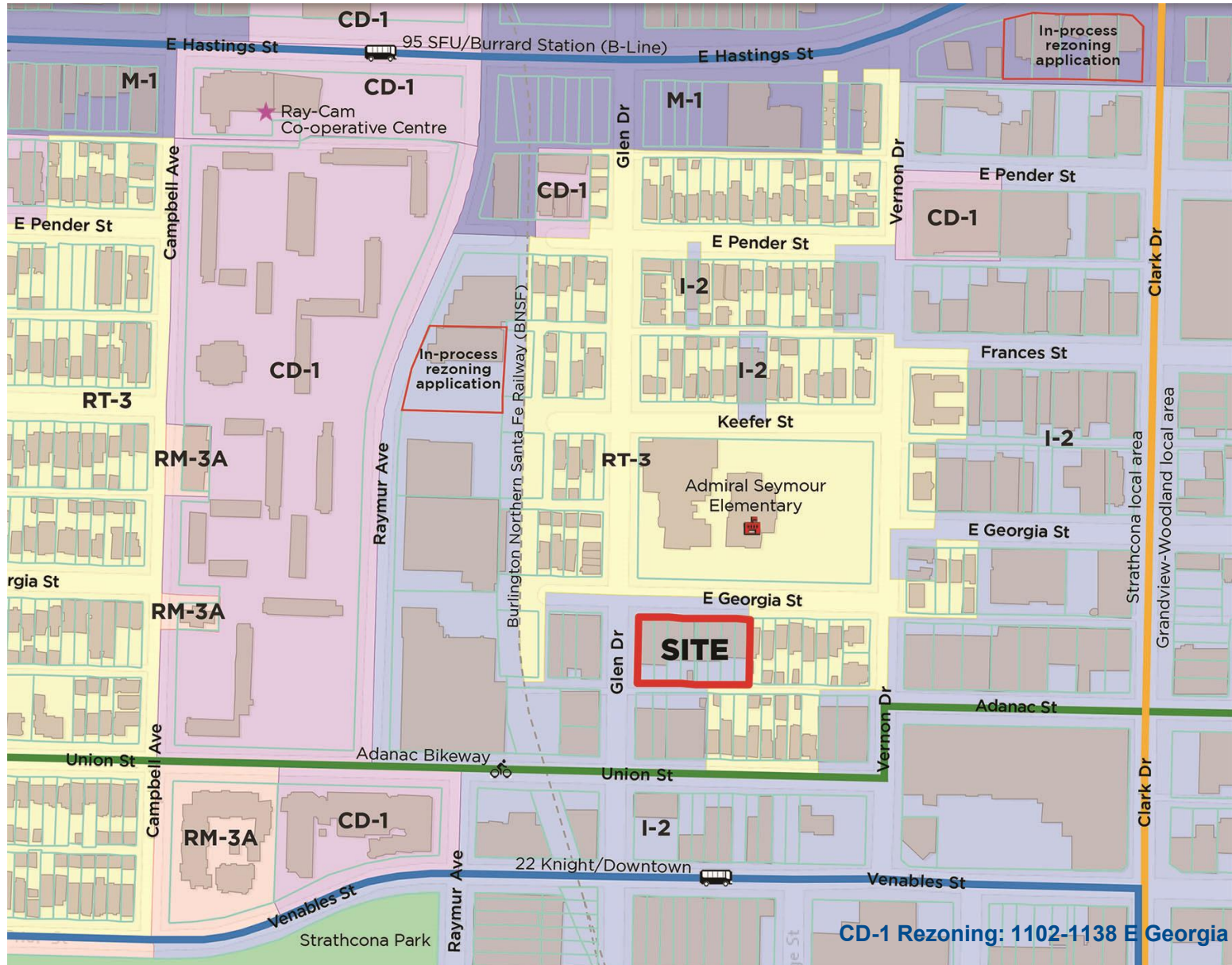




**CD-1 Rezoning:**  
**1102-1138 East Georgia Street**  
PUBLIC HEARING – December 10, 2019

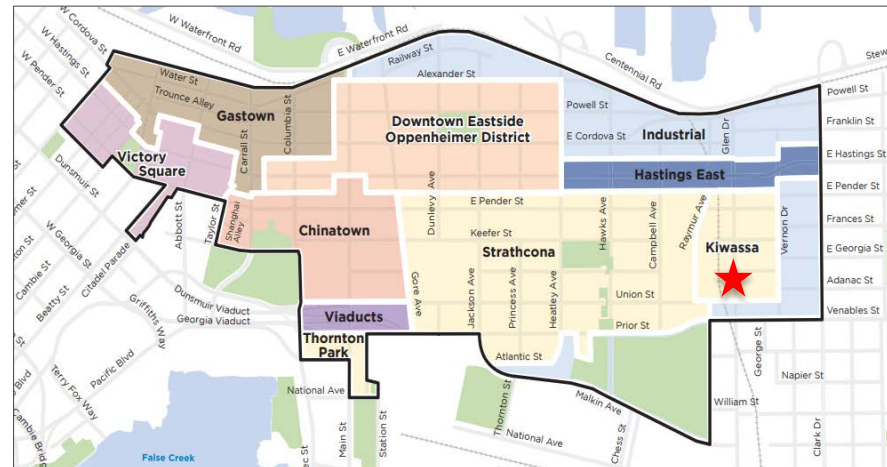
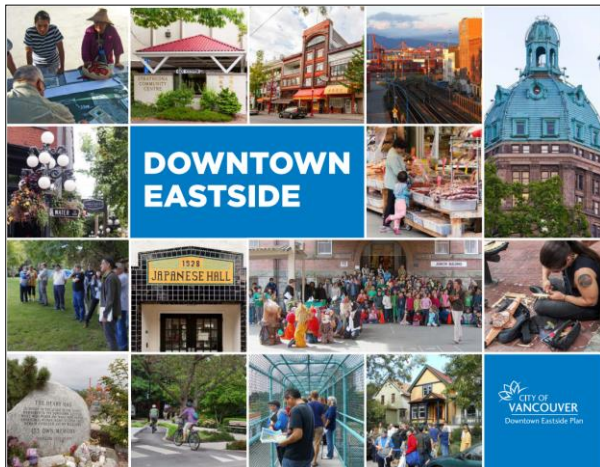
# Context: Site and Zoning





## Downtown Eastside Plan (2014)

- Plan encourages new development in this area
  - supports rezoning of industrial zoned lands that includes 20% social housing
  - emphasis on family housing
  - encourage a special creative precinct



# Proposal: Summary

## Mixed-use Building

- 47 total residential units
  - 10 social housing
  - 37 strata
- Ground floor commercial / light industrial space

## Floor Area

- 6,024.5 sq. m.  
(64,849.6 sq. ft.)

## Height

- 15.9 m (52.2 ft.)

## Density

- 2.57 FSR



## **Social Housing**

- 10 total residential units (20% of total overall units)
- 5 one-bedroom + 5 two-bedroom units (50% family units)
- Owned and operated by Anhart Community Housing Society

## **Rental Rates** – DTES Plan requires:

- 1/3 of units must be rented at shelter component of Income Assistance
- 1/3 of units up to HILs
- 1/3 of units at affordable market rents

## **Amenity Space** – Shared space with strata units

- Common indoor amenity room on Mezzanine Level
- Outdoor courtyard space on Courtyard Level

# Public Consultation

## Pre-application Open House

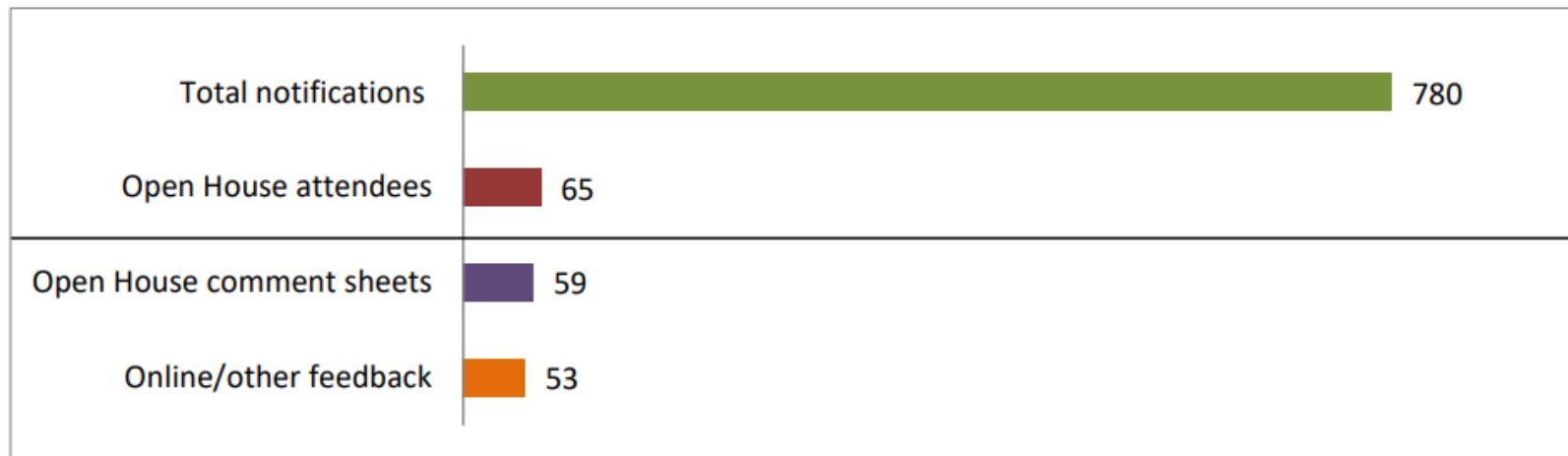
April 9, 2018

Attendees: 45

## City-hosted Open House

October 22, 2018

Attendees: 65



\* Note that all reported numbers above are approximate

# Public Consultation: What We Heard

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## Support:

- Positive contribution to neighbourhood / potential to revitalize area
- Providing much needed family housing, social housing and retail commercial

## Concern:

- More height and density needed to allow more housing and social housing
- Loss of sunlight due to height



# Conclusion

- Meets intent of the Downtown Eastside Plan
- Staff recommend approval

