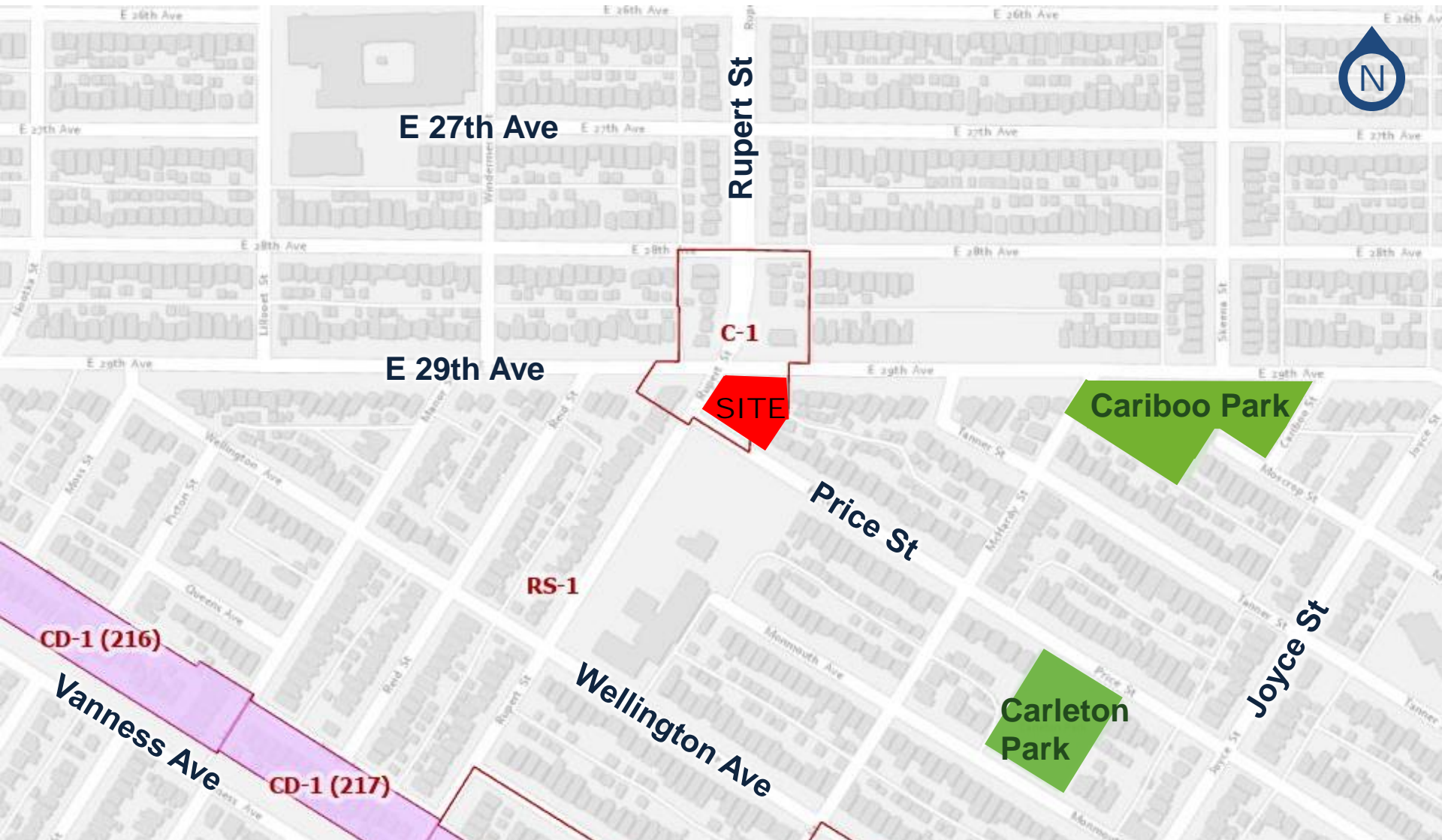




CD-1 Rezoning: 4506 Rupert Street and 3309 Price Street

Public Hearing – July 21, 2020

Site and Surrounding Zone



Existing Site: 4506 Rupert and 3309 Price Street



Context: Current Site



View from Rupert Street and East 29th Avenue

Amenities

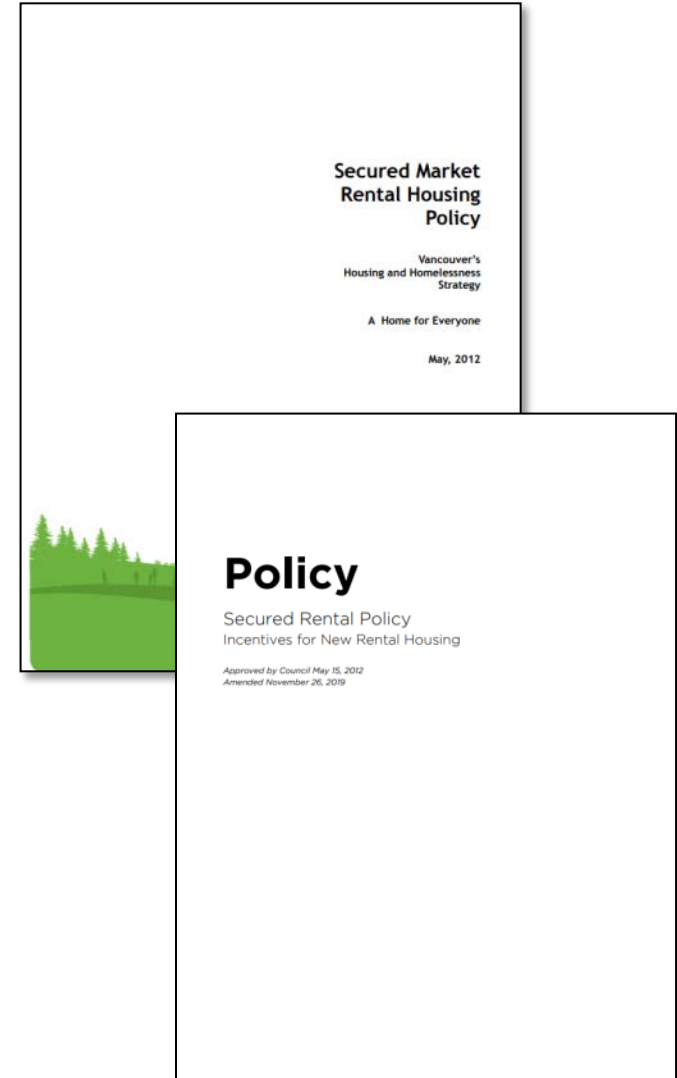


Secured Market Rental Housing Policy (Rental 100)

- Supports development of new, secured market rental housing.
- Goal: 20,000 units by 2027.

Secured Rental Policy (SRP)

- Consolidates existing rental policies, introduces new green building requirements
- Current application follows R100 green building requirements



Proposal: Summary

- 5-storey mixed use building
- 3 commercial units
- 51 secured market rental residential units (includes 4 live-work units)
- 41 % family unit mix
- 2.30 FSR
- Height of 15.1 m (49.5 ft.)
- Restart Vancouver “Recovery Phase”: ~180 new construction jobs



RUPERT STREET AND EAST 29TH AVENUE FACADES

View looking North



PRICE STREET FACADE

View looking South



EAST 29TH AVENUE AND SIDE LANE FACADE

Original and Revised Application

Original Application February 2018

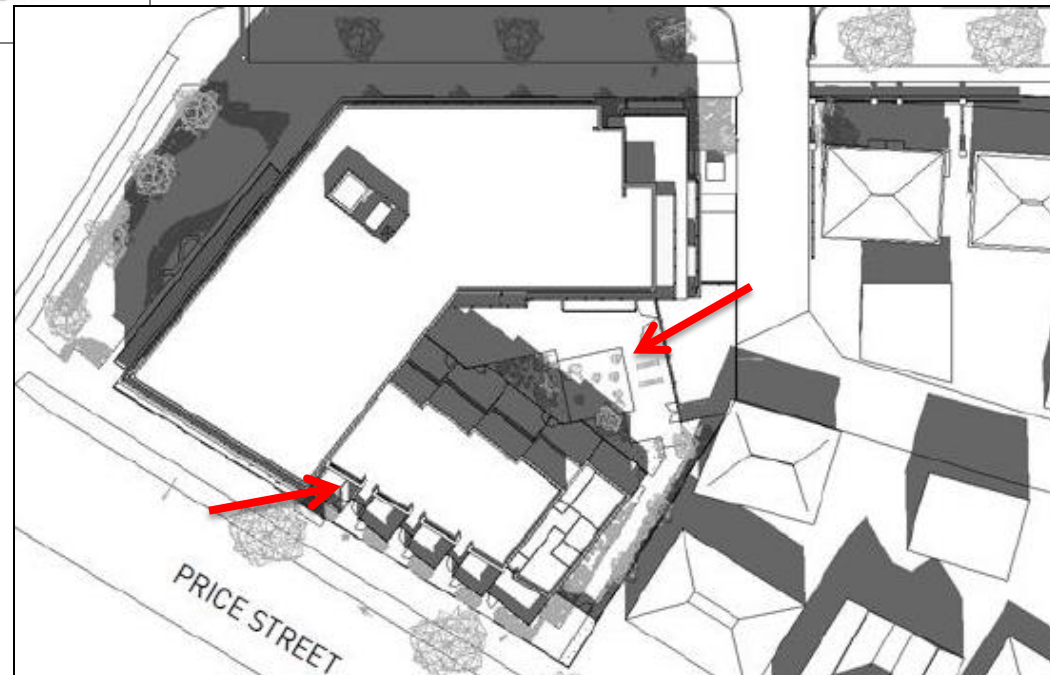
*Three buildings, 2, 3 and 5-storey
42 secured rental units
FSR 2.14*



Revised Application November 2019

*5 storey building
51 secured rental units
FSR 2.30*

*Simplified building layout
Improved outdoor amenity space*



Comparison with C-2 Form

Proposed form



C-2 form



Proposal: Rents

	DCL By-Law Maximum Average Starting Rent		Market Rent in Newer Buildings – Eastside	
	Project Average Starting Rents	Average Household Income Served	Average Rents	Average Household Income Served
studio	\$1,641	\$65,640	\$1,584	\$63,360
1-bed	\$1,942	\$77,680	\$1,796	\$71,840
2-bed	\$2,611	\$104,440	\$2,378	\$95,120
3-bed	\$2,977	\$119,080	\$2,603	\$104,120

**2016 Median Household
Income, RC
\$64,179**

Source: Statscan Census 2016

Proposal: Rents

	DCL By-Law Maximum Average Starting Rent		Market Rent in Newer Buildings – Eastside		Ownership	
	Project Average Starting Rents	Average Household Income Served	Average Rents	Average Household Income Served	Median-Priced Unit (Eastside)	Average Household Income Served
studio	\$1,641	\$65,640	\$1,584	\$63,360	\$2,270	\$90,800
1-bed	\$1,942	\$77,680	\$1,796	\$71,840	\$2,824	\$112,960
2-bed	\$2,611	\$104,440	\$2,378	\$95,120	\$3,852	\$154,080
3-bed	\$2,977	\$119,080	\$2,603	\$104,120	\$5,394	\$215,760

Public Consultation

Pre-application Open House

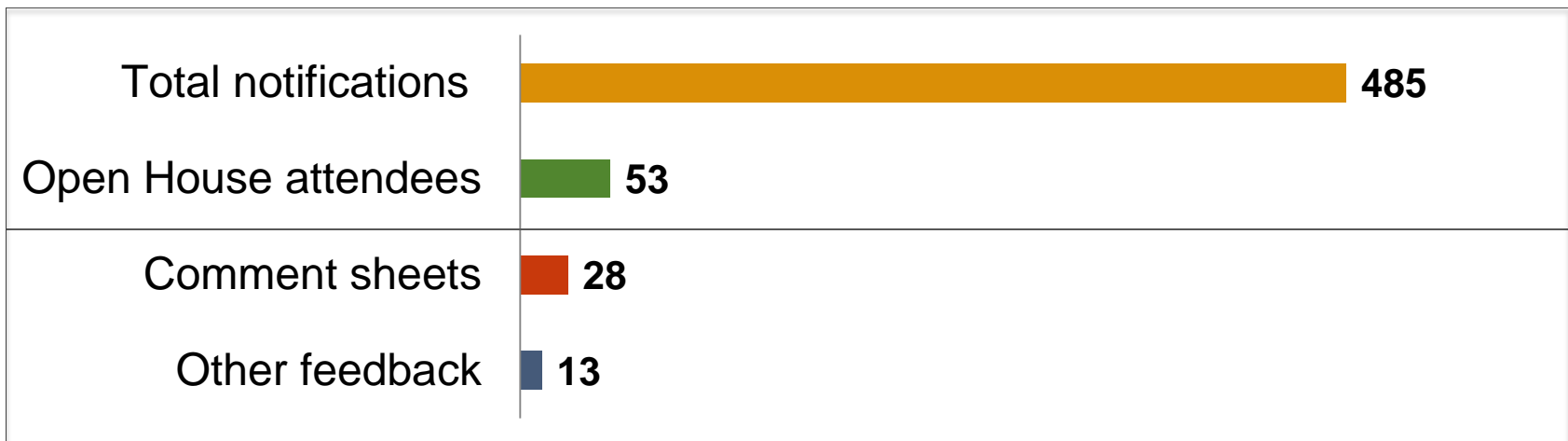
June 28, 2017

Attendees: **15**

City-hosted Open House

May 14, 2018

Attendees: **53**



* Note that all reported numbers above are approximate

What We Heard

- Neighbourhood fit
- Parking, pedestrian safety

Staff Response

- Building design, stepped down massing, landscaping
- Intersection and travel lane upgrades, upgraded public realm, shift parking entrance

Neighbourhood Fit

Double height CRU and live work spaces – building reads as 4 storeys



RUPERT STREET AND EAST 29TH AVENUE FACADES

Neighbourhood Fit

3 storey townhomes along Price Street transition to 2 storeys

PRICE STREET FACADE



Setback 12 ft. from property line, landscape with trees

Neighbourhood Fit

3-storey massing setback 12 ft. from lane, upper storeys further back

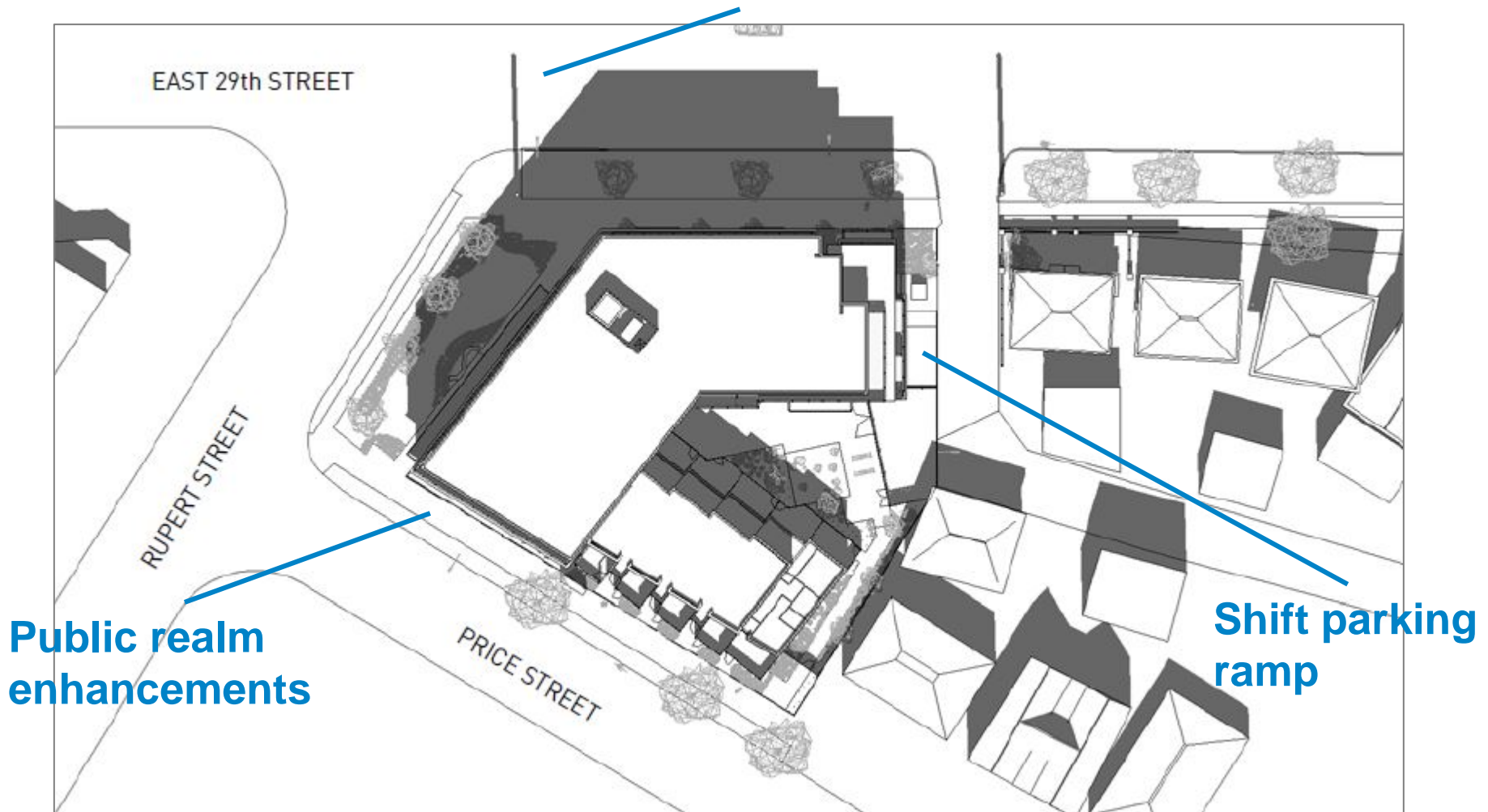


EAST 29TH AVENUE AND SIDE LANE FACADE

Live-work use, landscaping

Parking, Pedestrian Safety

Intersection and lane improvements



Recommendation

- Meets intent of Secured Rental Policy
- Provides 51 secured market rental units, commercial retail spaces

