

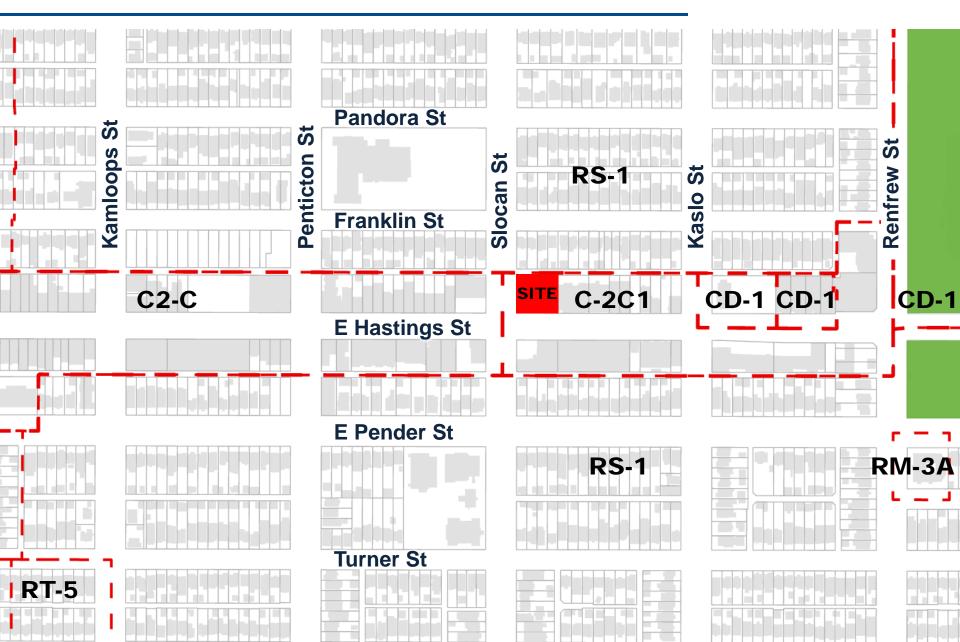


**CD-1 Rezoning: 2735 East Hastings Street** 

Public Hearing – July 23, 2020

# **Site and Surrounding Zoning**





# **Existing Site and Context**





## **Current Site**





### **Local Services and Amenities**





## **Enabling Policy**





- Secured Market Rental Housing Policy was amended to Secured Rental Policy (SRP) in November 2019.
- 2735 East Hastings Street application was received on July 16, 2019.

 Secured Market Rental Housing Policy (Rental 100)

# **Proposal: Summary**





# **Proposal: View of Courtyard**





# **Proposal: Rents**



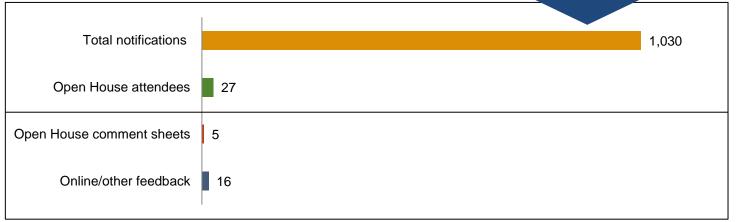
	DCL By-Law Maximum Average Starting Rent		Market Rent in Newer Buildings – Eastside		Ownership	
	Project Average Starting Rents	Average Household Income Served	Average Rents	Average Household Income Served	Median-Priced Unit (Eastside)	Average Household Income Served
studio	-	-	\$1,584	\$63,360	\$2,270	\$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**





City-hosted
Open House
October 7, 2019
27 attendees



<sup>\*</sup> Note that all reported numbers above are approximate

#### Support

- Affordable housing
- Building design
- Location in close proximity to retail and services

#### Concerns

- Density and height
- Increase of traffic and safety
- Displacement of local businesses

## **Commercial Units**





## **Conclusion**





### **END OF PRESENTATION**

# **Building Profile vs C-2C1 Rental Zoning**



