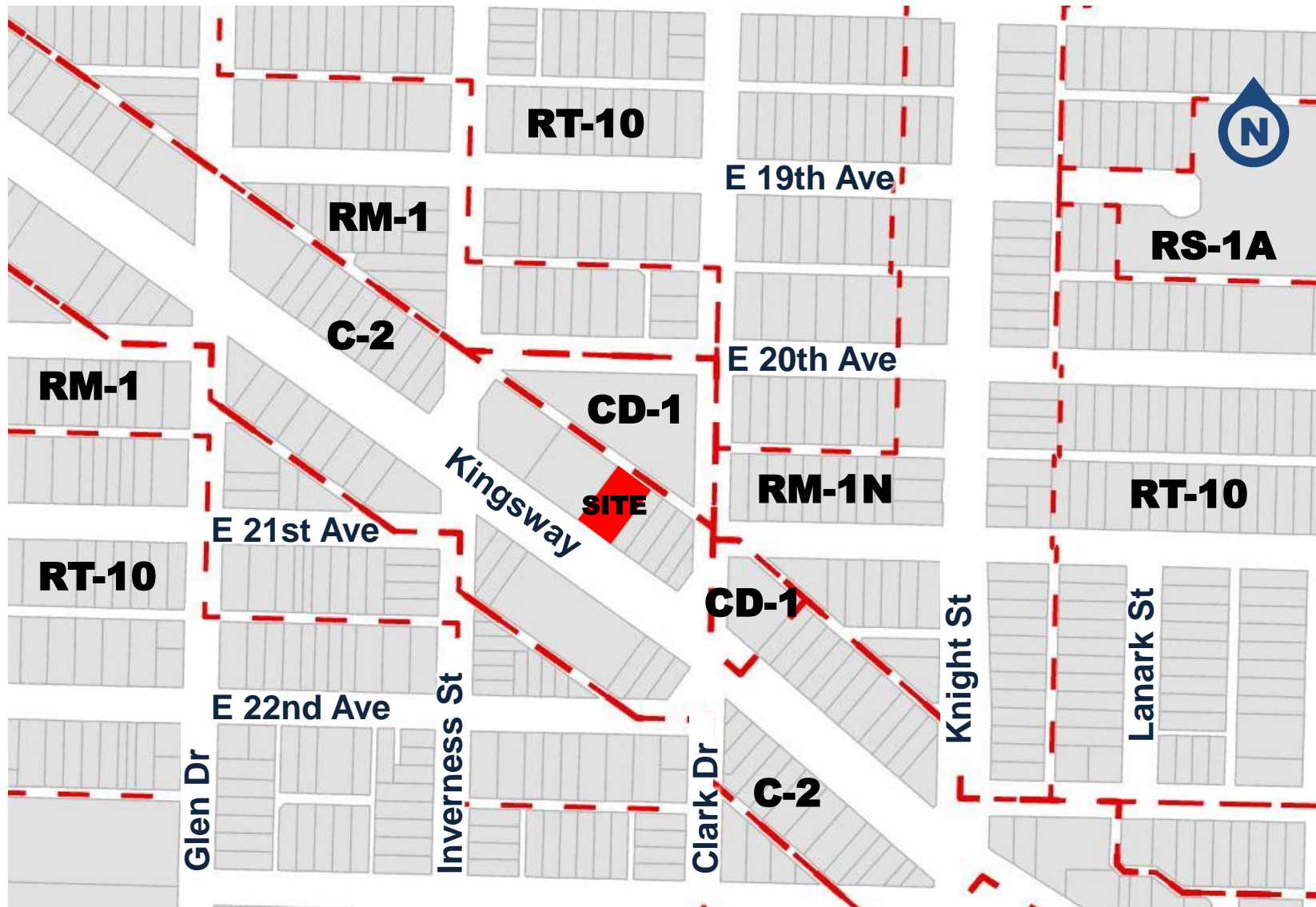




CD-1 Rezoning: 1247 Kingsway

Public Hearing – September 15, 2020

Site and Surrounding Zoning



Existing Site: 1247 Kingsway

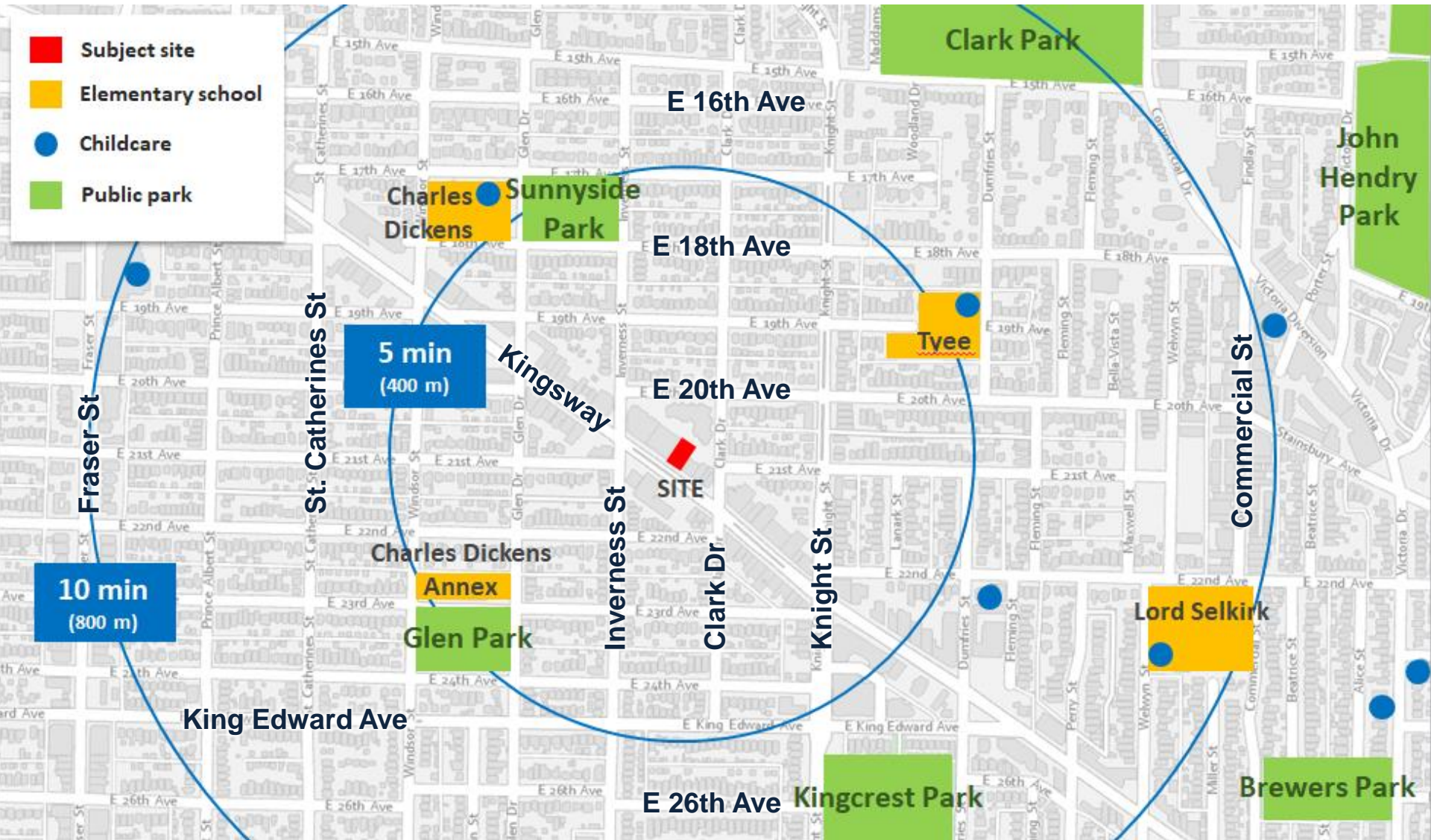


Existing Site: 1247 Kingsway



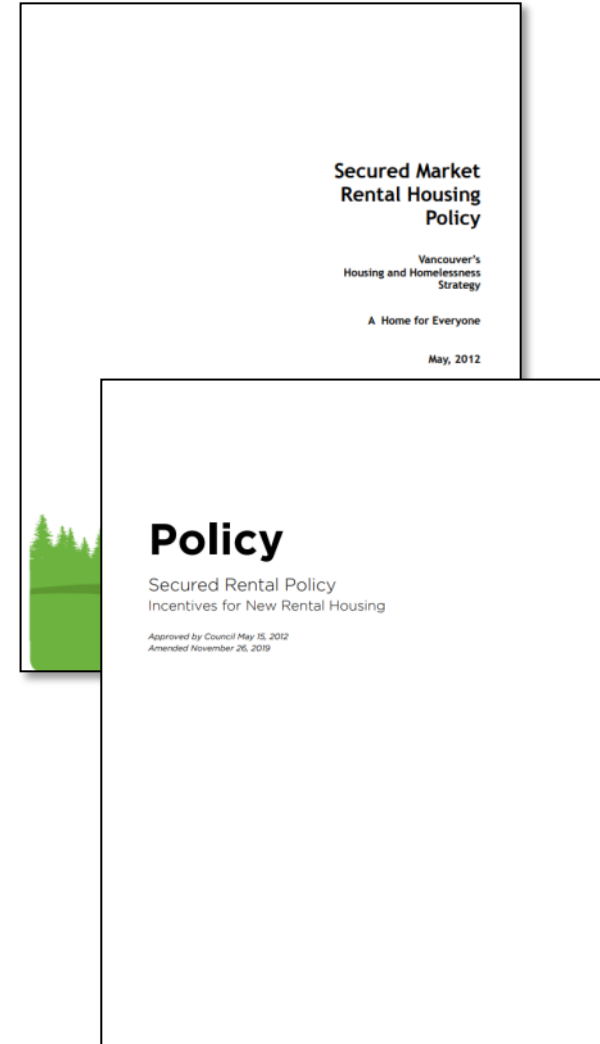
View from the Kingsway frontage

Amenities



Secured Market Rental Housing Policy (Rental 100)

- Supports development of new, secured market rental housing.
- Goal: 20,000 units by 2027.
- Secured Market Rental Housing Policy was amended to Secured Rental Policy (SRP) November 26, 2019.
- 1247 Kingsway rezoning application was received November 15, 2019.



Proposal: Summary



- Six storey mixed-use building
- 31 secured market rental units
- Commercial units at-grade
- Height of 21.9 m (~72 ft.)
- 3.61 FSR
- 52% family unit mix
- Restart Vancouver “Recovery Phase”:
~109 new construction jobs

View looking Southwest



Perspective view from rear lane

Proposal: Rents

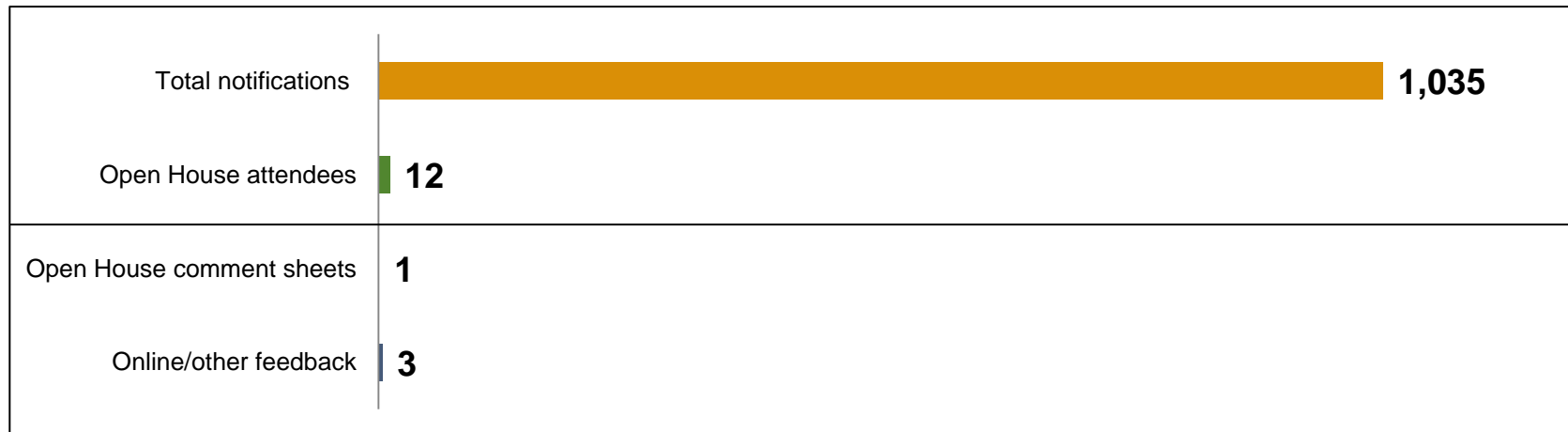
	DCL By-Law Maximum Average Starting Rent		Market Rent in Newer Buildings – Eastside		Ownership	
	Project Average Starting Rents	Average Household Income Served	Average Rents	Average Household Income Served	Median-Priced Unit (Eastside)	Average Household Income Served
studio	\$1,641	\$65,640	\$1,584	\$63,360	\$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
July 31, 2018
4 attendees**



**City-hosted
Open House
February 18, 2020
12 attendees**



* Note that all reported numbers above are approximate

Support

- Secured rental housing
- Building density on Kingsway

Concerns

- Building height
- Insufficient local amenities

Recommendation

- Meets intent of the Secured Market Rental Housing Policy
- Provides 31 secured market rental units and commercial retail spaces at-grade
- Staff support application subject to conditions outlined in Appendix B



END OF PRESENTATION

Proposed C-2 areas for rental zoning

