

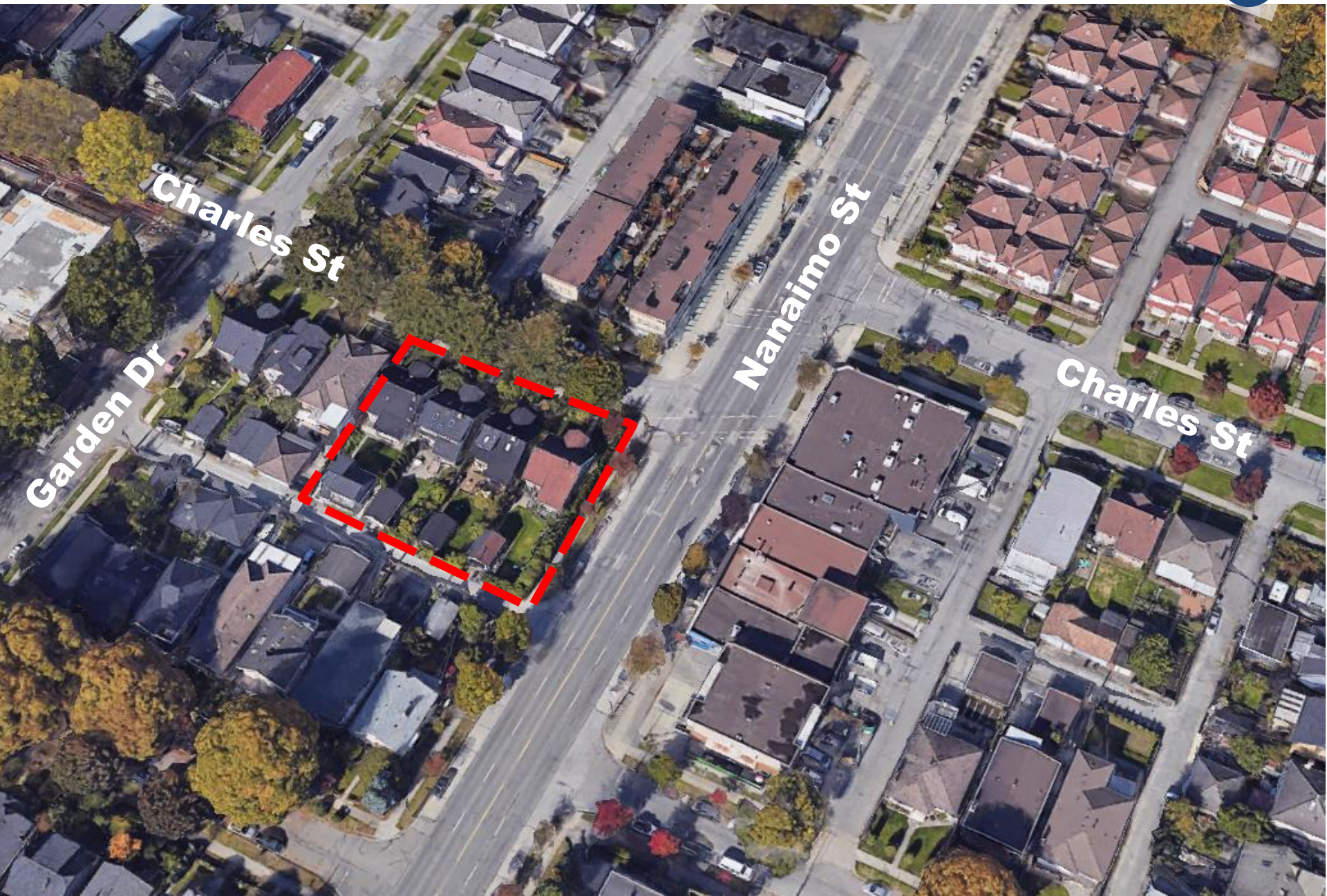


CD-1 Rezoning: 2336-2366 Charles Street
Public Hearing – September 15, 2020

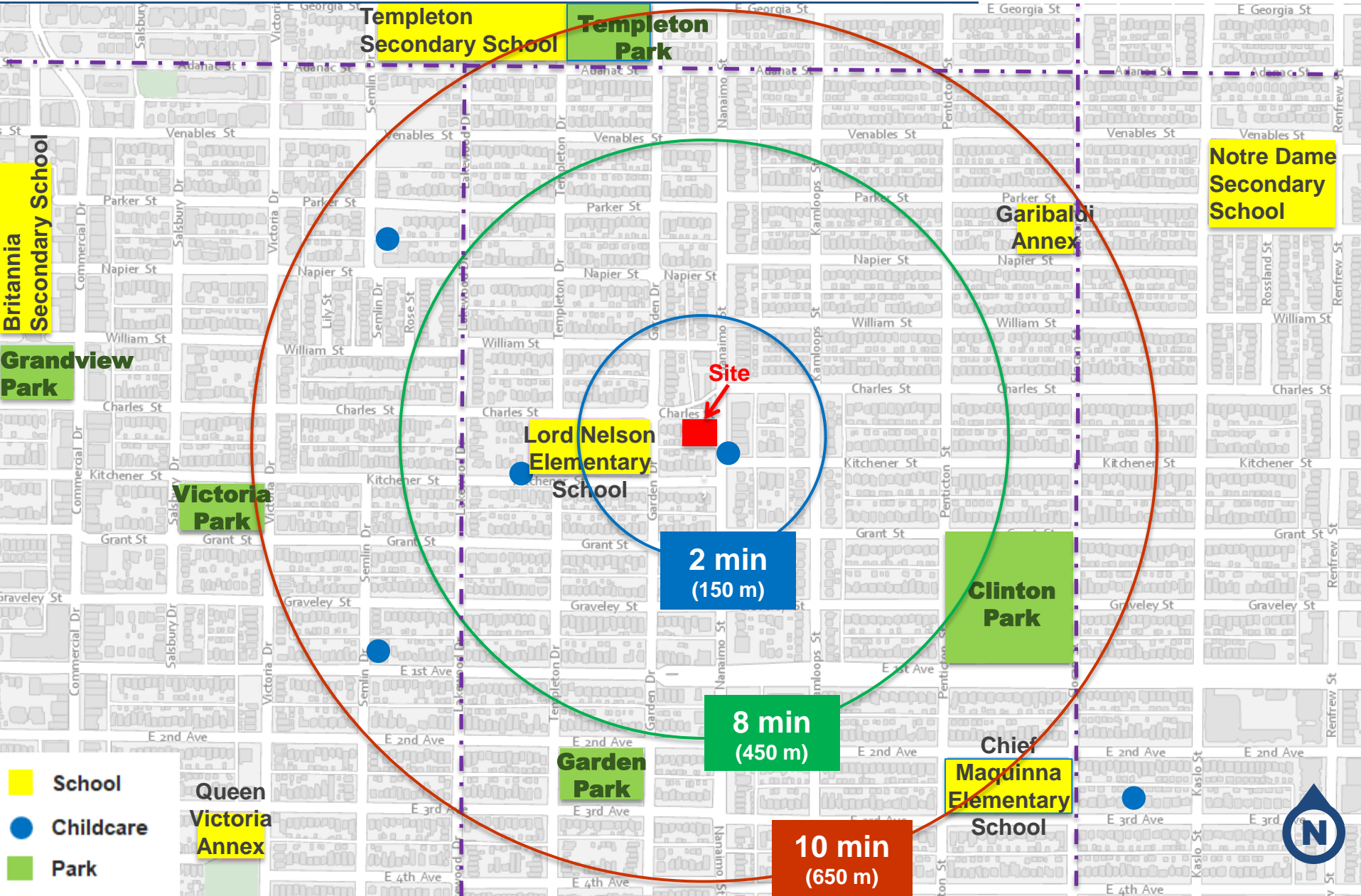
Site and Surrounding Zoning



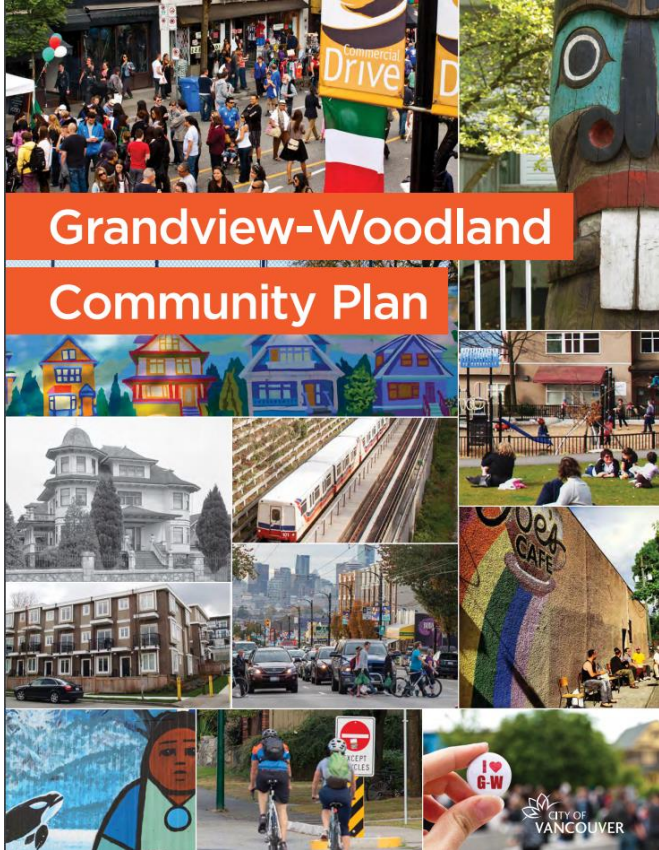
Existing Site and Context



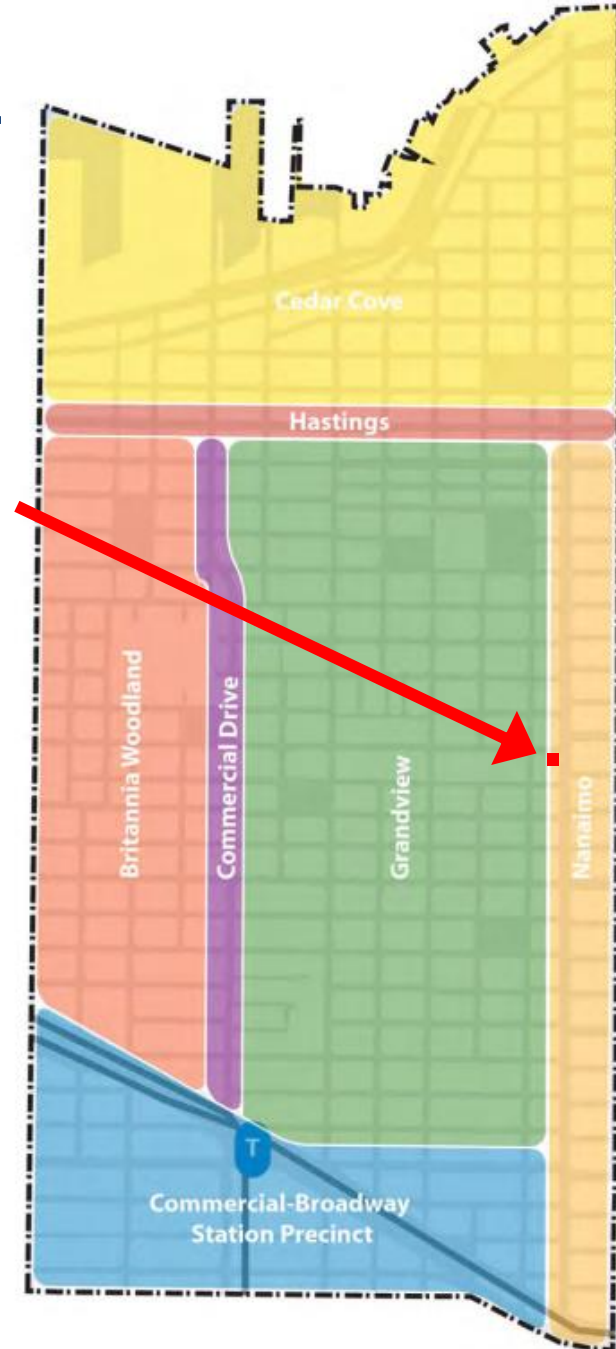
Local Services and Amenities



Policy Context

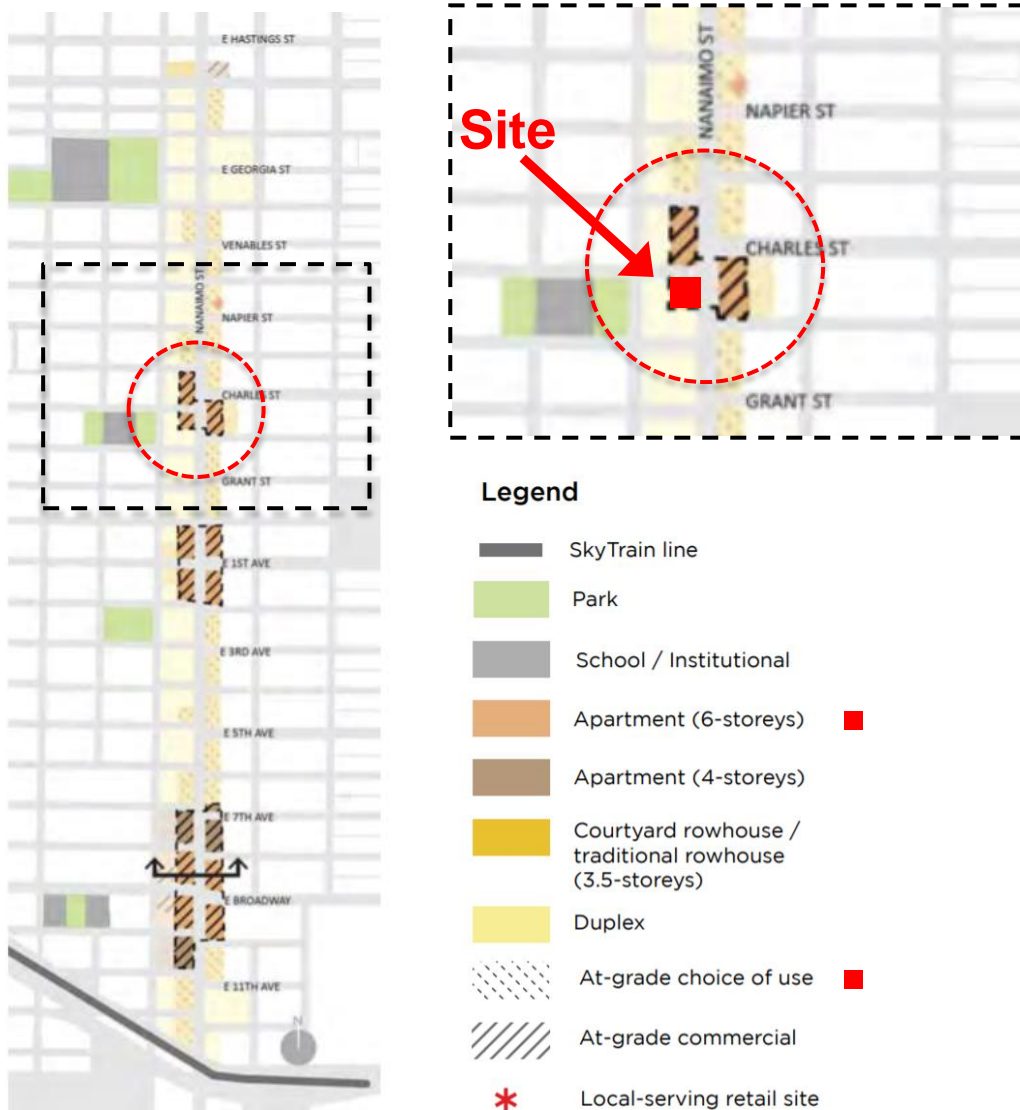


Site



Policy Context

Section 6.6.2 Shopping Nodes



- Height: Up to 6 storeys
- Density: up to 3.2 FSR
- Commercial uses required on the first floor
- Residential uses permitted on upper floors
- 5th- and 6th-storey floor plates should not exceed 594.6 m² (6,400 ft²)
- Front yard setbacks sufficient to achieve a minimum 5.5 m (18 ft.) sidewalk along Nanaimo Street

Proposal: Application History

Original Application (February 2019)

- 6-storey mixed-use development with ground floor commercial space fronting Nanaimo Street and strata-titled residential units

Revised Application (December 2019)

- 6-storey courtyard-oriented development with ground floor commercial space and strata-titled residential units
 - Lowered building heights by approx. 4-6 ft.
 - Increased rear setbacks at levels 1-3
 - Improved landscape screening
- April 2020, the applicant proposed change to the tenure of the residential floor area from strata-titled to secured rental

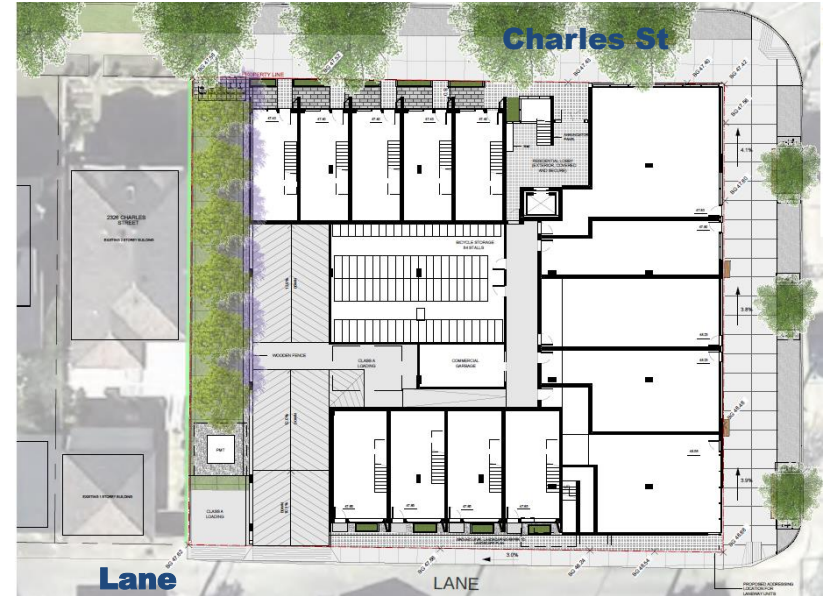


Proposal: Summary

- 6-storey rental residential building with at-grade retail space.
- Max. building height: 22.0 m (72.2 ft.)
- FSR: 3.2
- Unit Mix - 62 units:
 - 25 one-bedroom (40%)
 - 25 two-bedroom (40%)
 - 12 three-bedroom (20%)
- 65 vehicle parking spaces



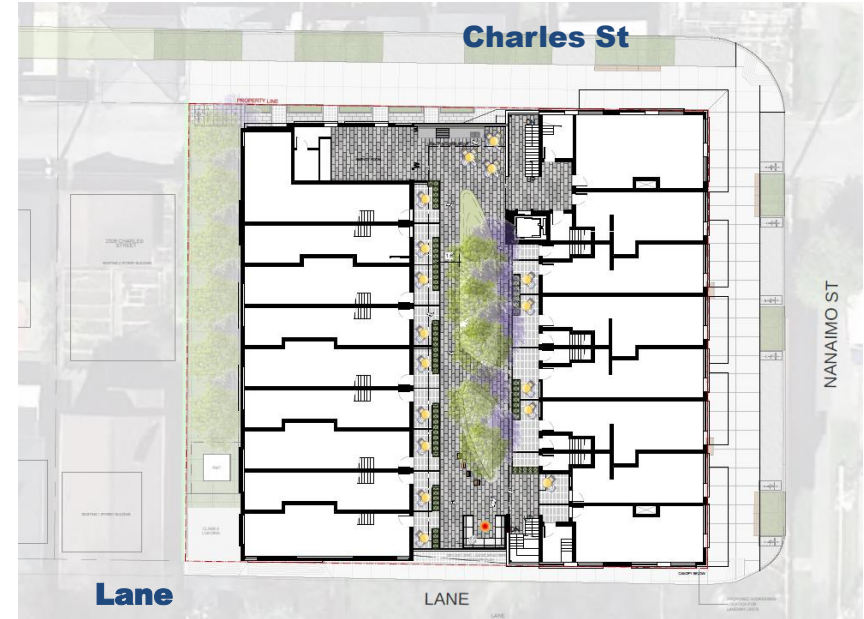
Looking west on Nanaimo St.



Looking South on Charles St.

Proposal: Courtyard Oriented

- Level 2 and above feature a courtyard oriented design
- 6-storey massing along Nanaimo St. with a 5-storey massing to the rear
- Rear massing is stepped back above level 3
- High number of “family units” (two or more bedrooms) proposed



Courtyard Looking North



Looking North from the Lane

Proposal: Vibrant Retail Frontage



- The proposal reinforces the retail vitality of Nanaimo Street and the shopping node with small, local serving retail units and transparent facades to encourage public realm activation and retail visibility.

Purpose-Built Rental

Work is still needed to deliver on 10-year market rental targets (2017-2026)

Progress Towards 10-year Housing Vancouver Targets as of August 31, 2020

CATEGORY	10-YEAR TARGETS	Units Approved Towards Targets	Progress Towards 10-year Targets
Market Rental	16,000	4,153	26%
Developer-Owned Below Market Rental	4,000	265	7%
Total Purpose-Built Rental	20,000	4,418	22%

Proposal: Secured Rental Housing

Unit Type	Project's Average Proposed Rents	DCL By-Law Maximum Averages – Eastside ¹	Household Income Ranges to Rent at or below 30% of before-tax income*	Average Market Rent in Newer Buildings ²	Monthly Cost Associated with Purchase of Median Priced Unit – Eastside ³
Studio	\$ 1,641	\$1,641	\$60,000 - \$69,999	\$1,584	\$2,270
1-bed	\$ 1,925	\$1,942	\$70,000 - \$79,999	\$1,796	\$2,824
2-bed	\$ 2,600	\$2,611	\$100,000 - \$110,000	\$2,378	\$3,852
3-bed	\$ 2,950	\$2,977	\$110,000 - \$125,000	\$2,603	\$5,394

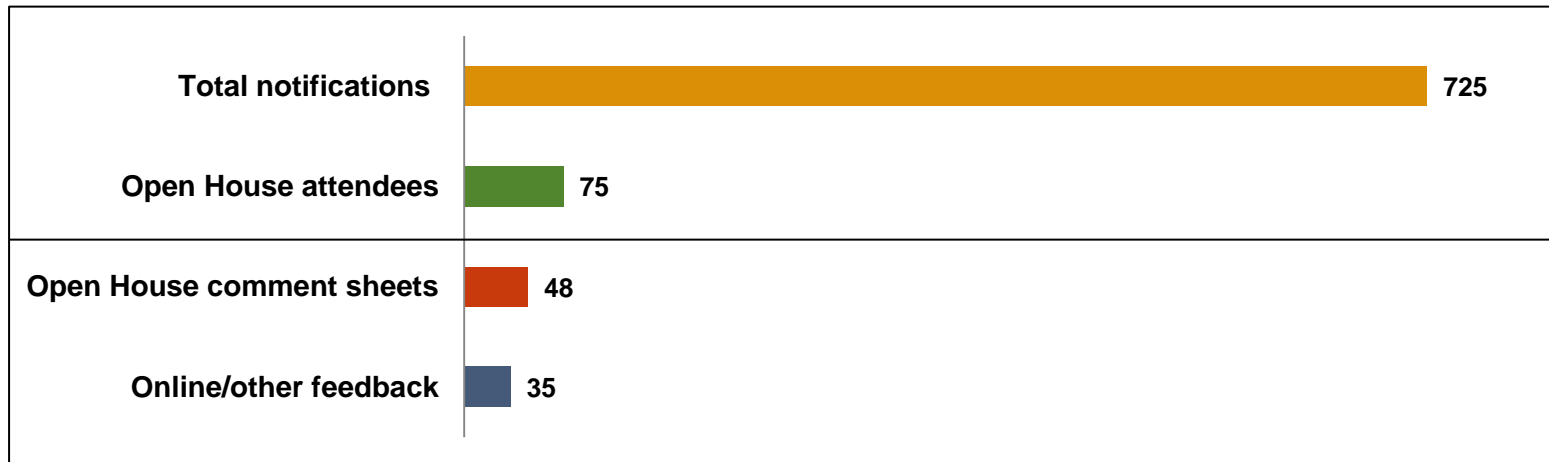
*As per Statistics Canada, affordable housing is defined as shelter costs equal to or less than 30% of total before-tax household income. Income ranges are used above which allow for further analysis at a neighbourhood or citywide level.

Public Consultation

**Pre-application
Open House
December 6, 2018
38 attendees**



**City-hosted
Open House
May 2, 2019
75 attendees**



Support

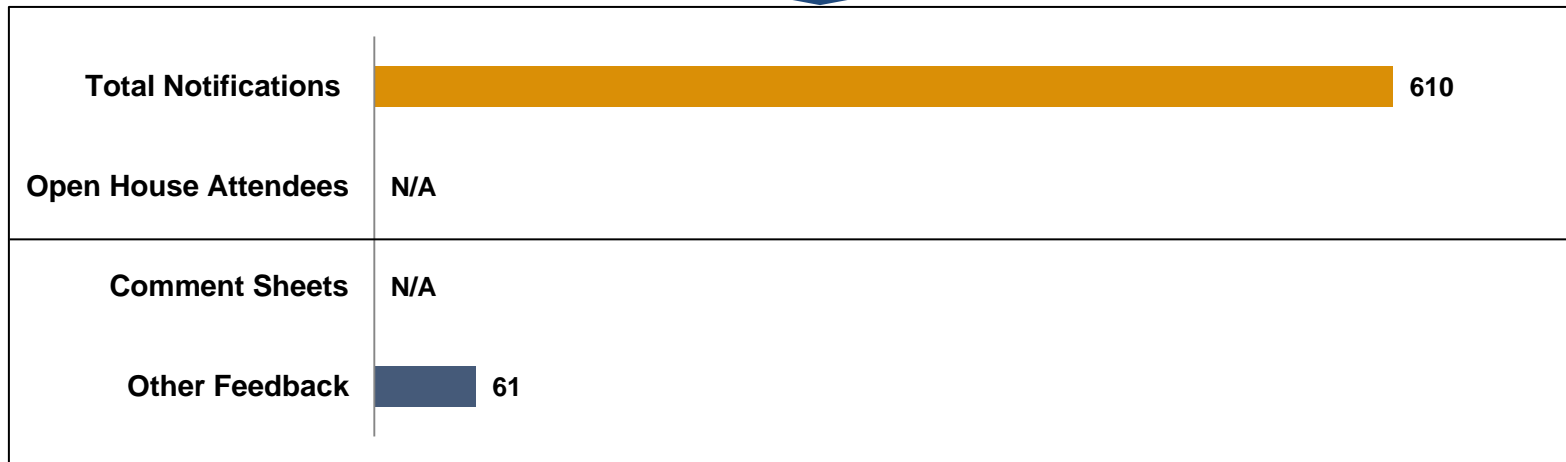
- Appealing building design
- Expanded retail node
- Appropriate density

Concerns

- Building height
- Increased traffic, congestion and safety concerns

Public Consultation

Update Postcards Mailed
February 4, 2020



Support

- Appropriate height, massing, and density
- New housing in neighbourhood

Concerns

- Inappropriate height, massing, and density
- Increased traffic, congestion, and safety issues

Public Consultation: What We Heard

Support

- Appropriate height, massing and density
- New housing in the neighbourhood
- New commercial space

Concern

- Building height, massing and density
- Increased traffic, congestion and safety issues.
- Neighbourhood has limited school capacity
- Parking
- Design / Neighbourhood fit

Response to Feedback: Height

- Height of 6-storeys is in alignment with the *Grandview-Woodland Community Plan*.
- Appropriate height for this location given the surrounding context of 6-storey, 4-storey, and 3-storey development potential.

C-2 Zoning Envelope
4-storey mixed-use

Plan proposed up to
6-storeys



Nanaimo Street Frontage

Response to Feedback: Height

- Height of 6-storeys is in alignment with the *Grandview-Woodland Community Plan*.
- Appropriate height for this location given the surrounding context of 6-storey, 4-storey, and 3-storey development potential.

Plan proposed up to 6-storeys

RM-8 Zoning Envelope
3-storey townhouse



Charles Street Frontage

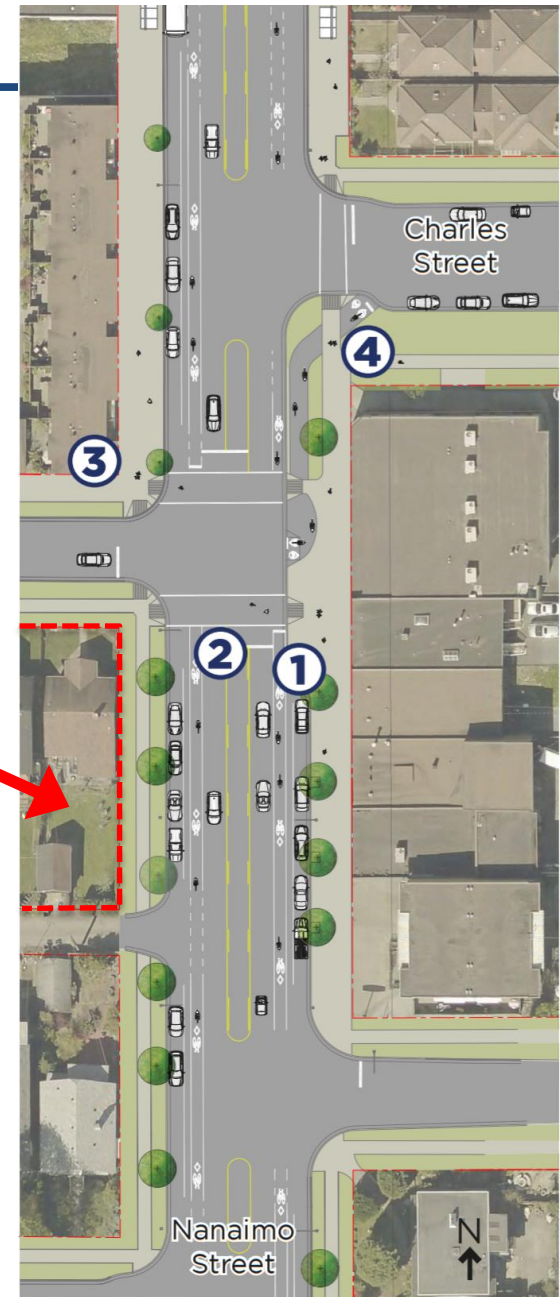
Response to Feedback: Traffic

Increased traffic, congestion and safety issues

- Potential increase in traffic is considered limited and staff do not anticipate any traffic congestion in local streets.
- Significant improvement to Nanaimo Street corridor is near completion with improved pedestrian and cyclist conditions including controlled street crossings.

- 1 Curb bulge to Charles Street;
- 2 Straightening east-west crosswalks;
- 3 Relocating and upgrading curb ramps; and
- 4 Adding protected off-street bike path.

Site



Response to Feedback: Parking

	Minimum By-law Requirement	Applicant Proposal
Residential Use Vehicle Spaces	43	51
Retail Use Vehicle Spaces	12	14
Total Vehicle Spaces	55	65

Form of Development: Conditions

- Design development to better integrate the building into the surrounding area and continued improvement with neighbourliness.



Housing: Conditions

- Approximately 24 units (of 62) appear to **exceed the DCL maximum unit sizes**, by varying amounts:
 - 11 x One-bed flats/lofts – 3-171 sq. ft. over DCL max. (600 sq. ft.)
 - 10 x Two-bed townhouses – 13-25 sq. ft. over DCL max. (969 sq. ft.)
 - 3 x Three-bed townhouses – 19-320 sq. ft. over DCL max. (1,205 sq. ft.).
- Slight increase in number of units anticipated at DP submission; however, the residential floor area will remain consistent.

Public Benefits

	Amount
Secured Rental Housing	100% of the residential floor area (~62 units)
Community Amenity Contribution (CAC)	\$0
Development Cost Levies (DCLs)	\$105,120
Public Art	N/A
Total Value	\$105,120

Restart Smart Vancouver



If approved, the project would generate approximately 217 off-site and on-site construction jobs.

Conclusion

- Proposal meets the intent of the *Grandview-Woodland Community Plan* in terms of height and density.
- Contributes to City's rental housing stock
- Expands upon existing shopping node with new commercial opportunities
- Staff support application subject to conditions outlined in Appendix B



END OF PRESENTATION

slides after this are for internal use only,
please do not post slides beyond this point

Shadow Study: March (Spring Equinox)



10 am



11 am



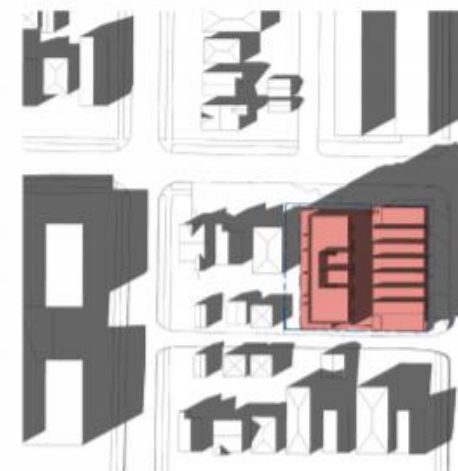
Noon



1 pm



2 pm



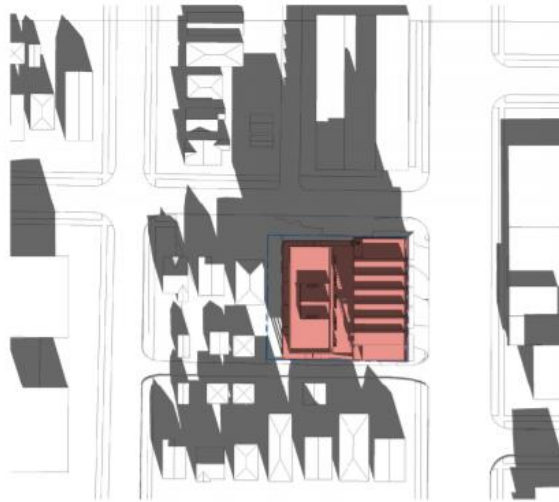
3 pm

Shadow Study: December (Winter Solstice)



1 Shadow Study Dec 21 - 1000
ACSB 1" = 80'-0"

10 am



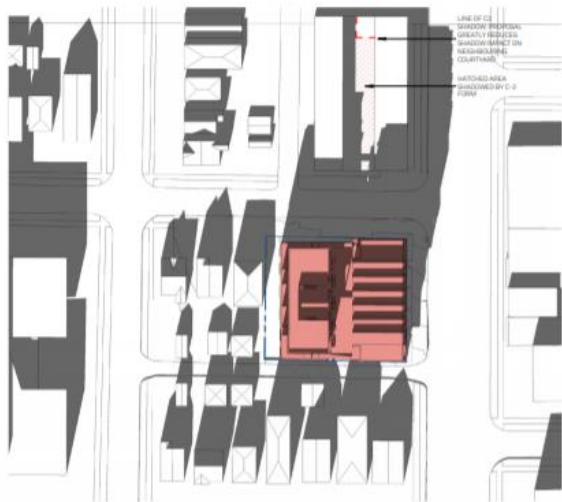
2 Shadow Study Dec 21 - 1100
ACSB 1" = 80'-0"

11 am



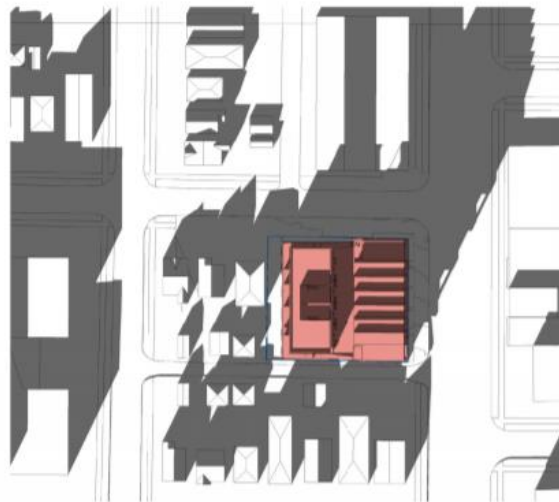
3 Shadow Study Dec 21 - 1200
ACSB 1" = 80'-0"

Noon



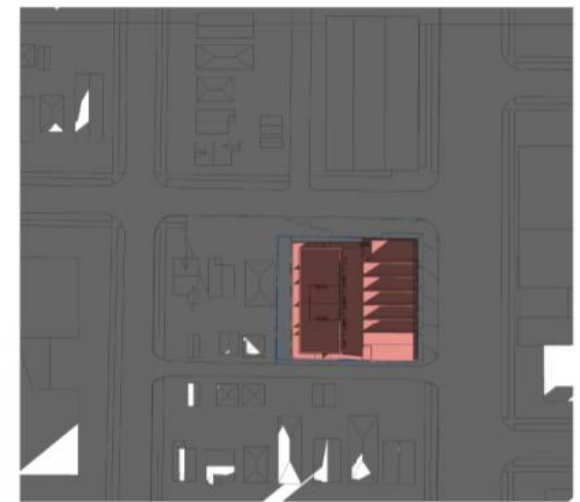
4 Shadow Study Dec 21 - 1300
ACSB 1" = 80'-0"

1 pm



5 Shadow Study Dec 21 - 1400
ACSB 1" = 80'-0"

2 pm



6 Shadow Study Dec 21 - 1500
ACSB 1" = 80'-0"

3 pm

Shadow Study: September (Fall Equinox)



10 am

1 Shadow Study Sept 21 - 1000
A027 1" = 60'-0"



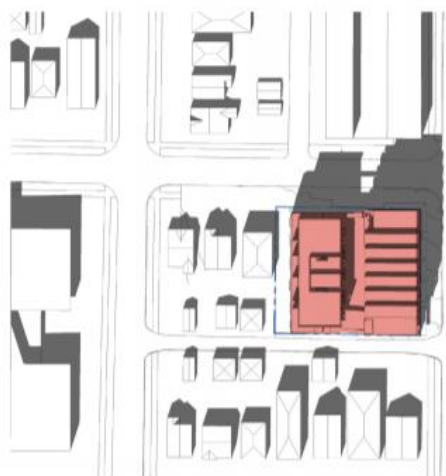
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2 Shadow Study Sept 21 - 1100
A027 1" = 60'-0"



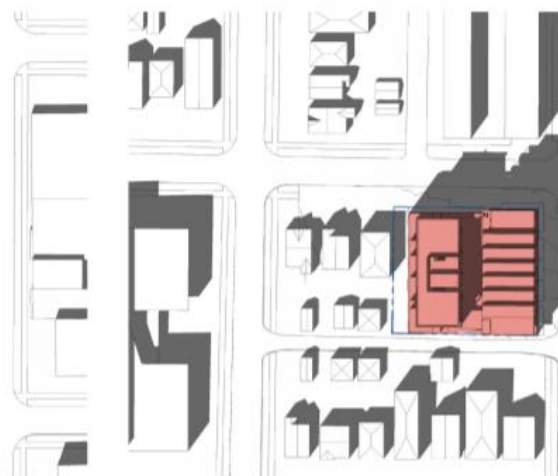
Noon

3 Shadow Study Sept 21 - 1200
A027 1" = 60'-0"



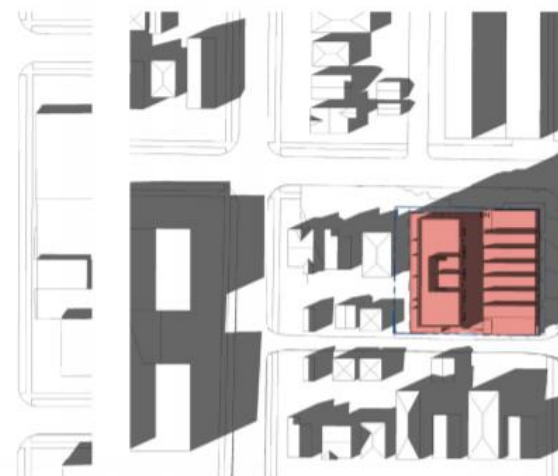
1 pm

4 Shadow Study Sept 21 - 1300
A027 1" = 60'-0"



2 pm

5 Shadow Study Sept 21 - 1400
A027 1" = 60'-0"

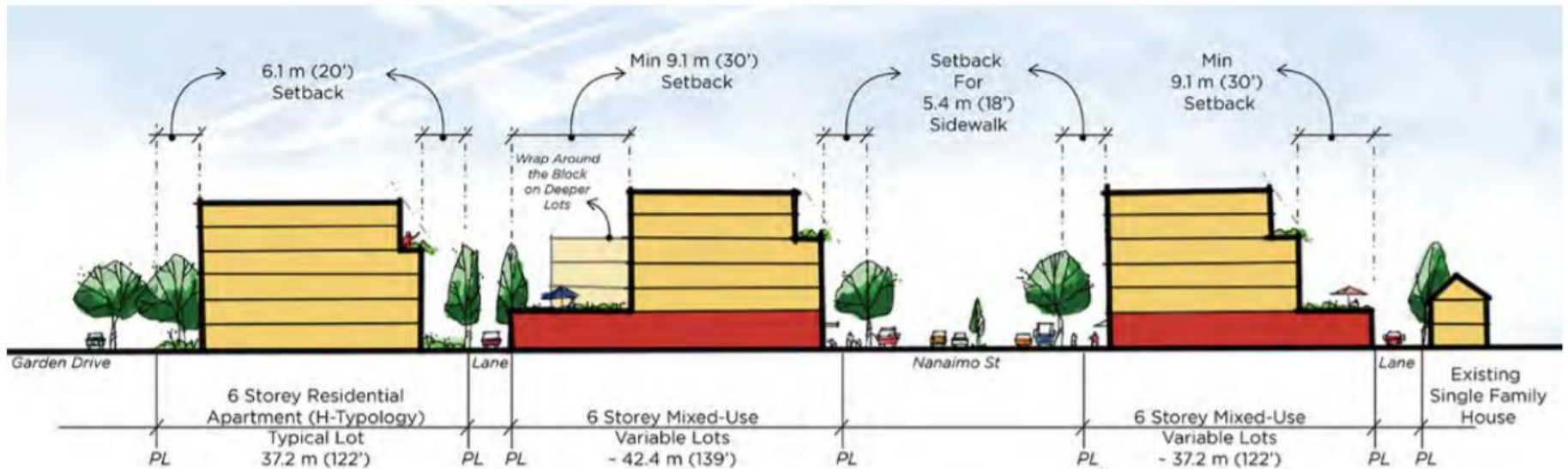


3 pm

6 Shadow Study Sept 21 - 1500
A027 1" = 60'-0"

Policy Context: Nanaimo Cross Section

Section 6.6.2 Shopping Nodes

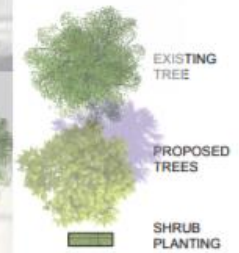


Landscape Plan

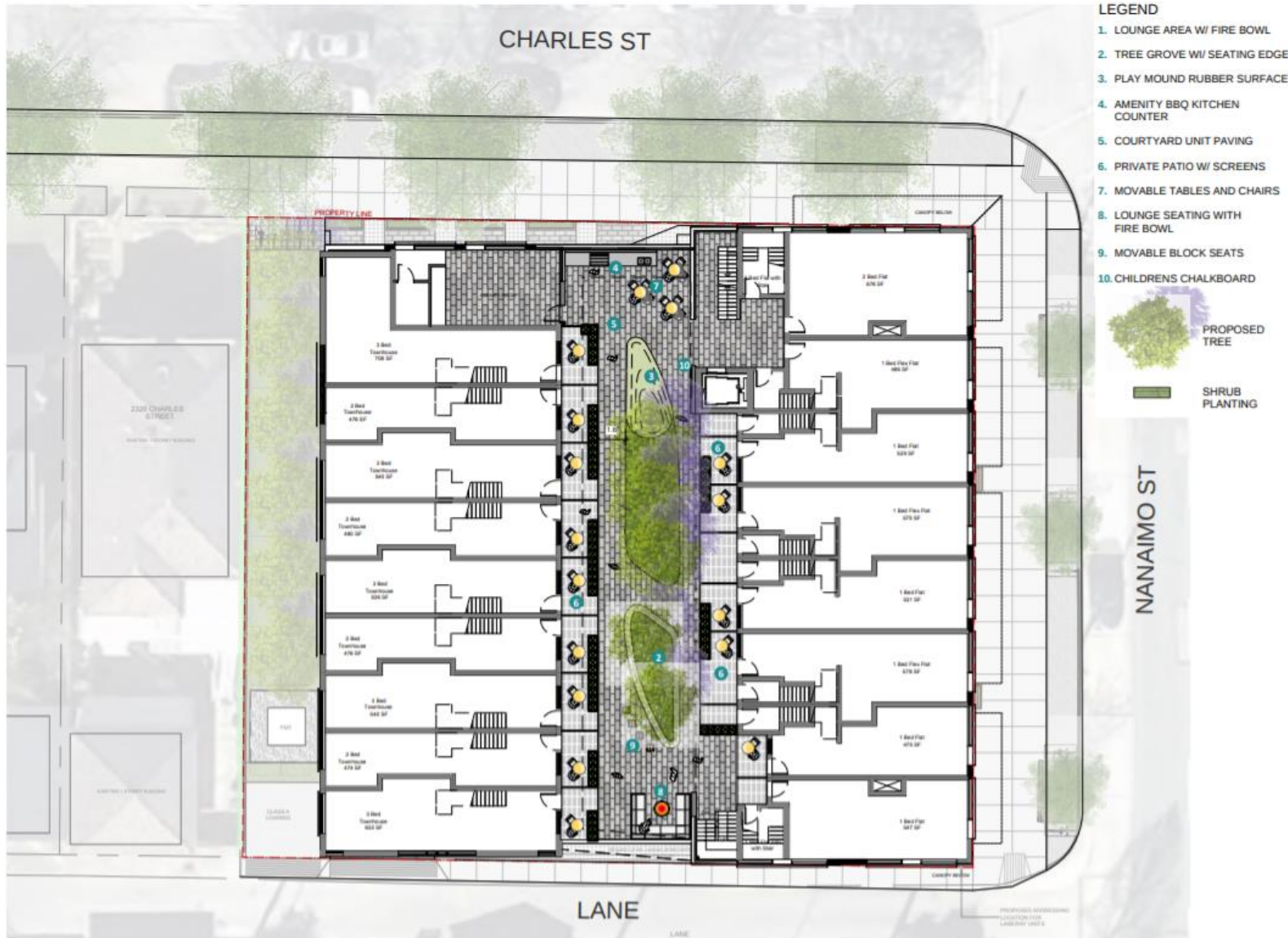


LEGEND

1. CITY SIDEWALK TO COV STANDARDS
2. BENCHES
3. BIKE RACKS
4. UNIT PAVING
5. TREES AND RAINWATER CELLS
6. EXISTING STREET TREES
7. PLANTERS



Landscape Plan: Level 2



Form of Development



Form of Development

Nanaimo Street



Charles Street

Form of Development



Form of Development



Parking garage entrance

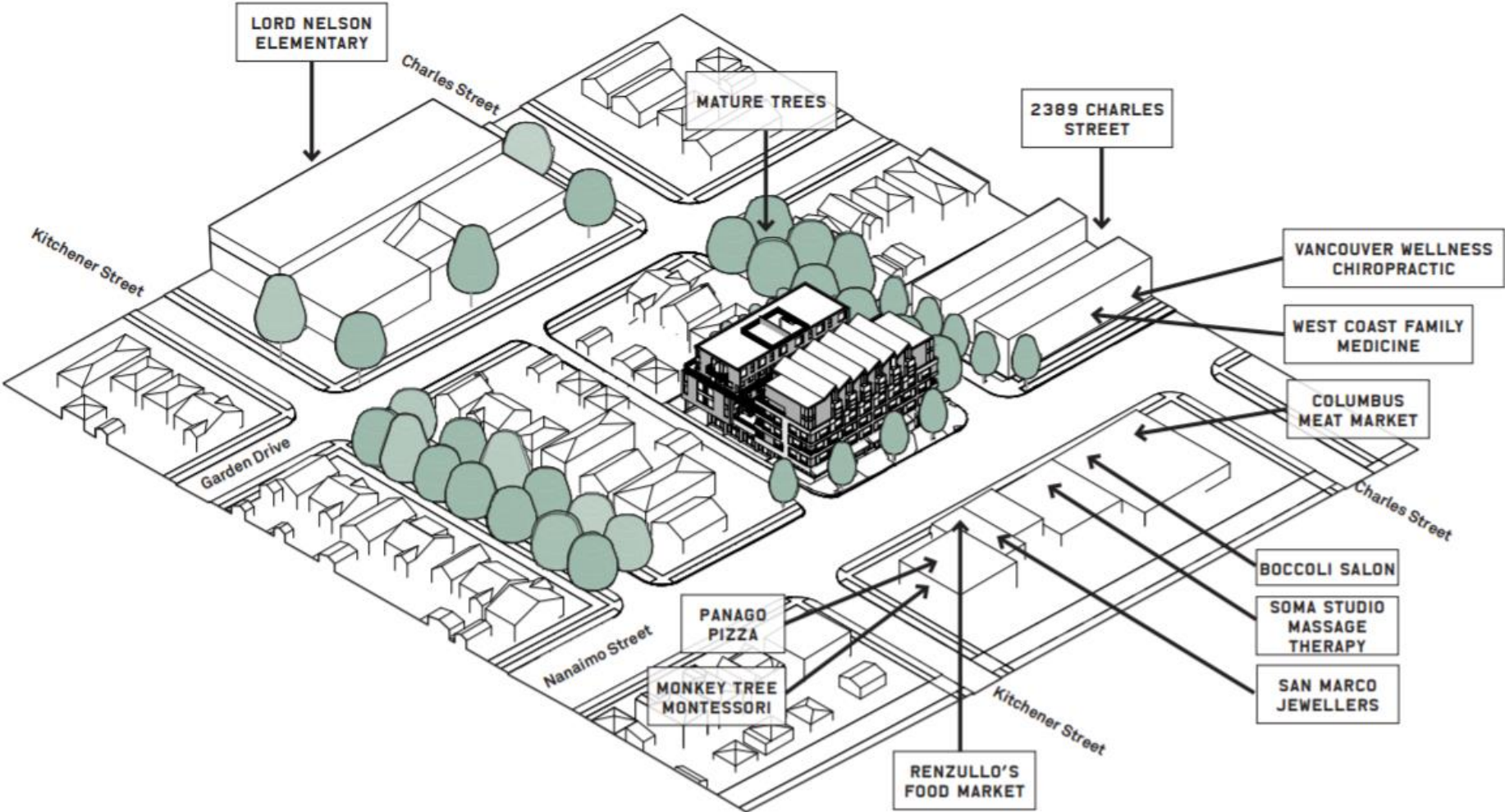
Lane

Nanaimo Street

Proposal: Secured Rental Housing

	Rental Rates		
	Average Starting Rents	Household Income Ranges Served	Households By Occupation that may be able to afford the unit ¹
Studio	\$1,641	\$60,000-\$69,999	Legal and Public Protection Support Occupations
1-bed	\$1,925	\$70,000-\$79,999	Mechanical, electrical and electronics assembler
2-bed	\$2,600	\$100,000-\$110,000	Two income household: Heavy equipment operator and Admin Assistant
3-bed	\$2,950	\$110,000-\$125,000	Two income household: Maintenance Worker and Land Surveyor

Form of Development: Context



GWCP - Public Engagement

A wide array of opportunities for community involvement





4-Year Public Process

- Community Storytelling & Launch
- Assets, Issues, Opportunities Mapping
- Community Questionnaires
- Citizens Assembly
- Child & Youth-focused Activities
- Planning Principles – Dialogue Sessions




Housing Policies

 Plan area boundary

 SkyTrain station

 SkyTrain line

 Park

 School / Institutional

A Encourage retention of existing rental apartments and allow replacement for 100% secured rental apartments. Rental Housing Stock ODP applies (1:1 replacement required).

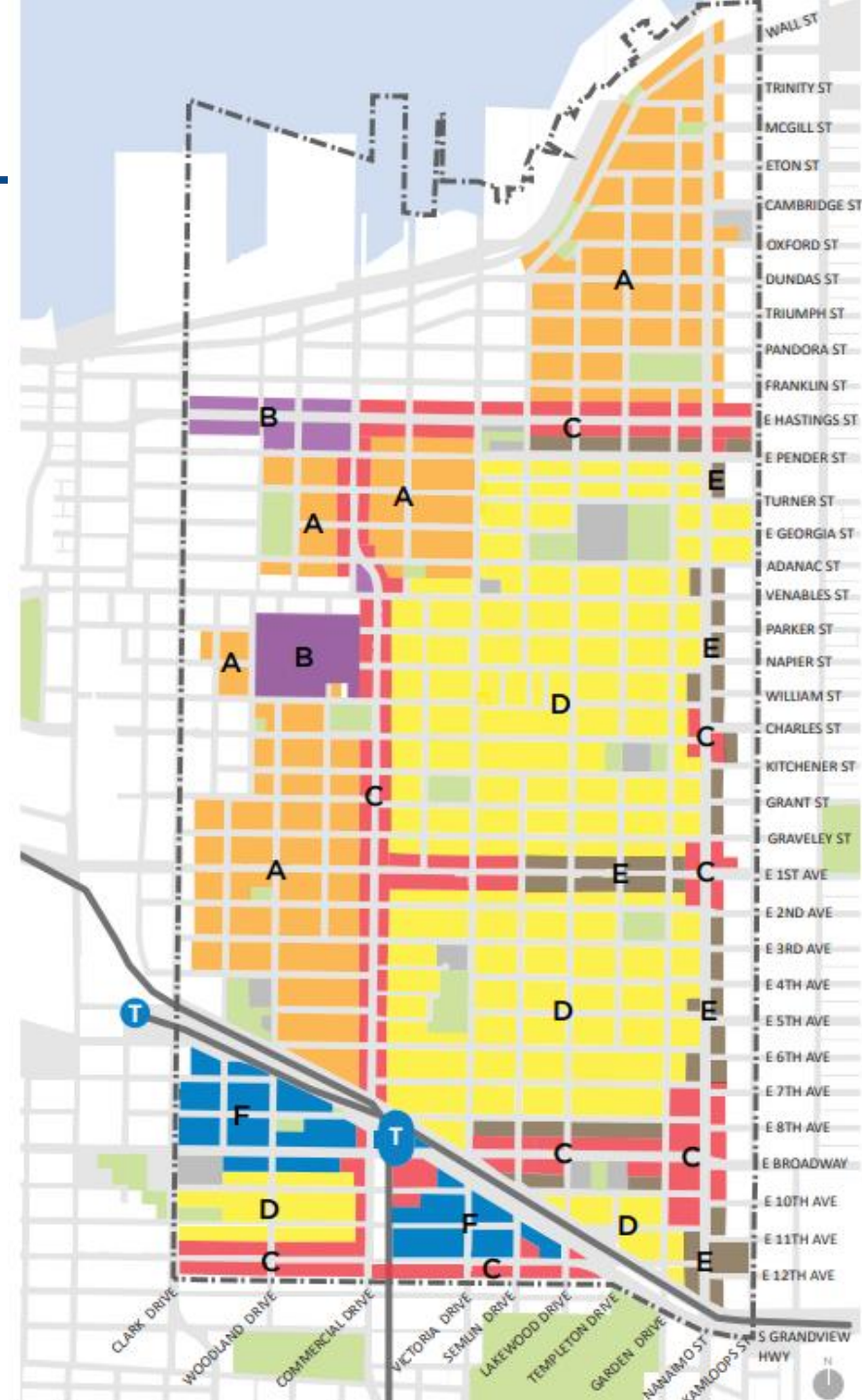
B Encourage the development of new non-market rental apartments*
* See 7.1.3 for more details

C Ownership and secured market rental apartments
* Including secondary rental

D Infill housing (duplex / coach house)

E Ownership family housing (townhouse / rowhouse)*
* Including secondary rental

F Encourage secured market rental and non-market rental apartments



Rezoning Process: Charles Street

