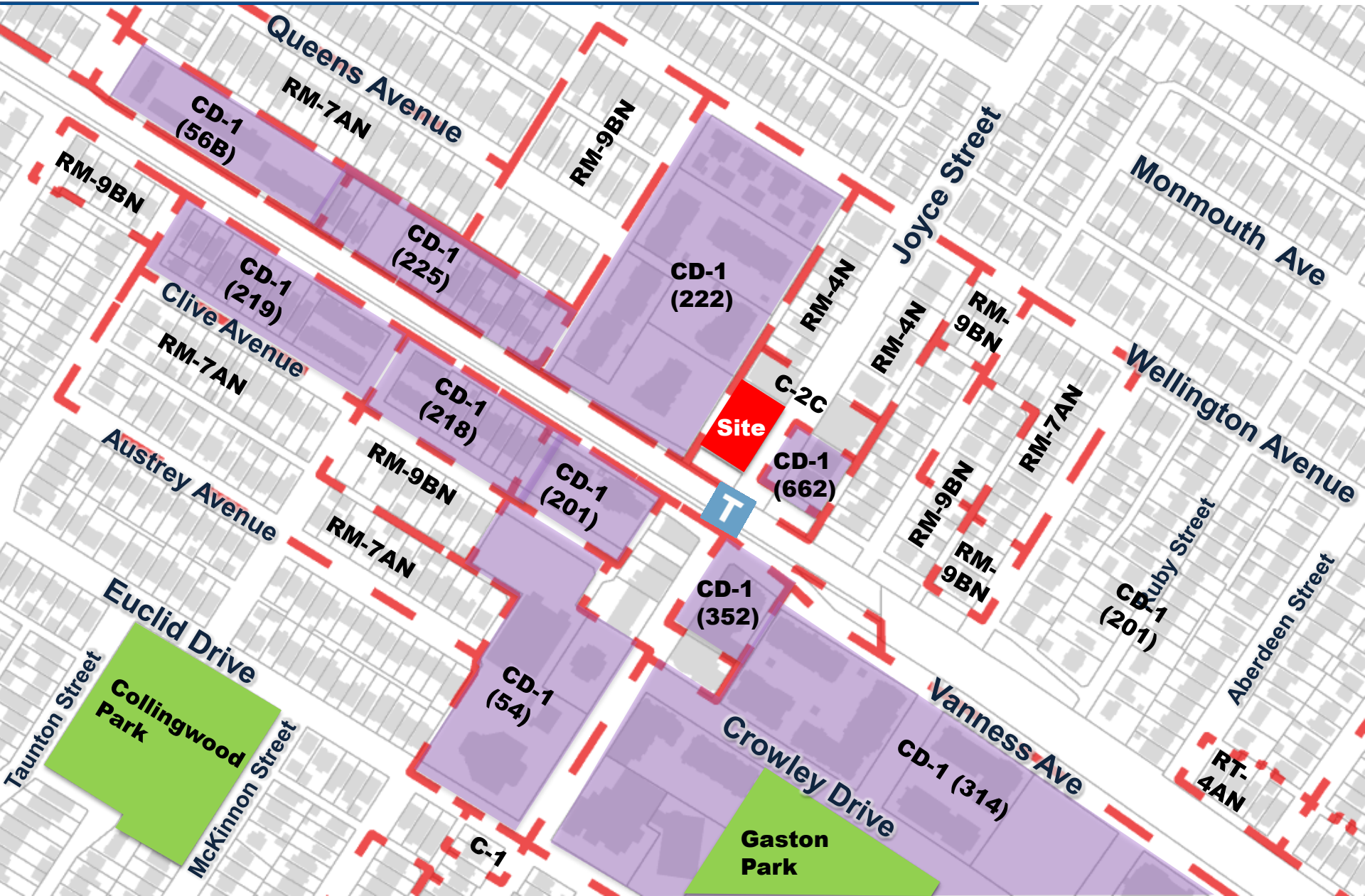




CD-1 Rezoning: 5055 Joyce Street
Public Hearing – October 6, 2020

Site and Surrounding Zone



Existing Site and Context



Joyce-Collingwood
Station



Site

5050 Joyce
Tower Under
Construction

Joyce St

Vanness Ave

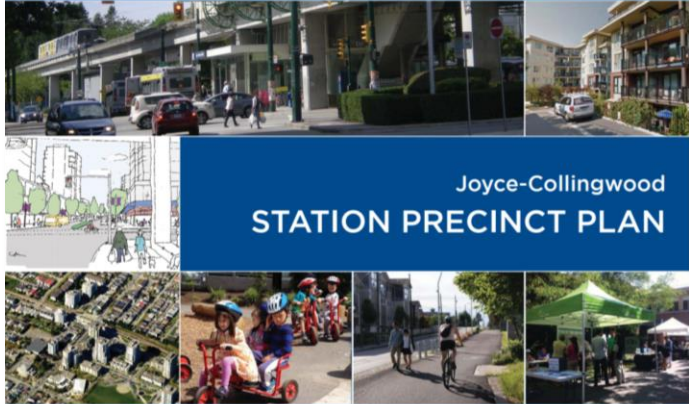
Ascot Pl

Joyce St

Local Services and Amenities



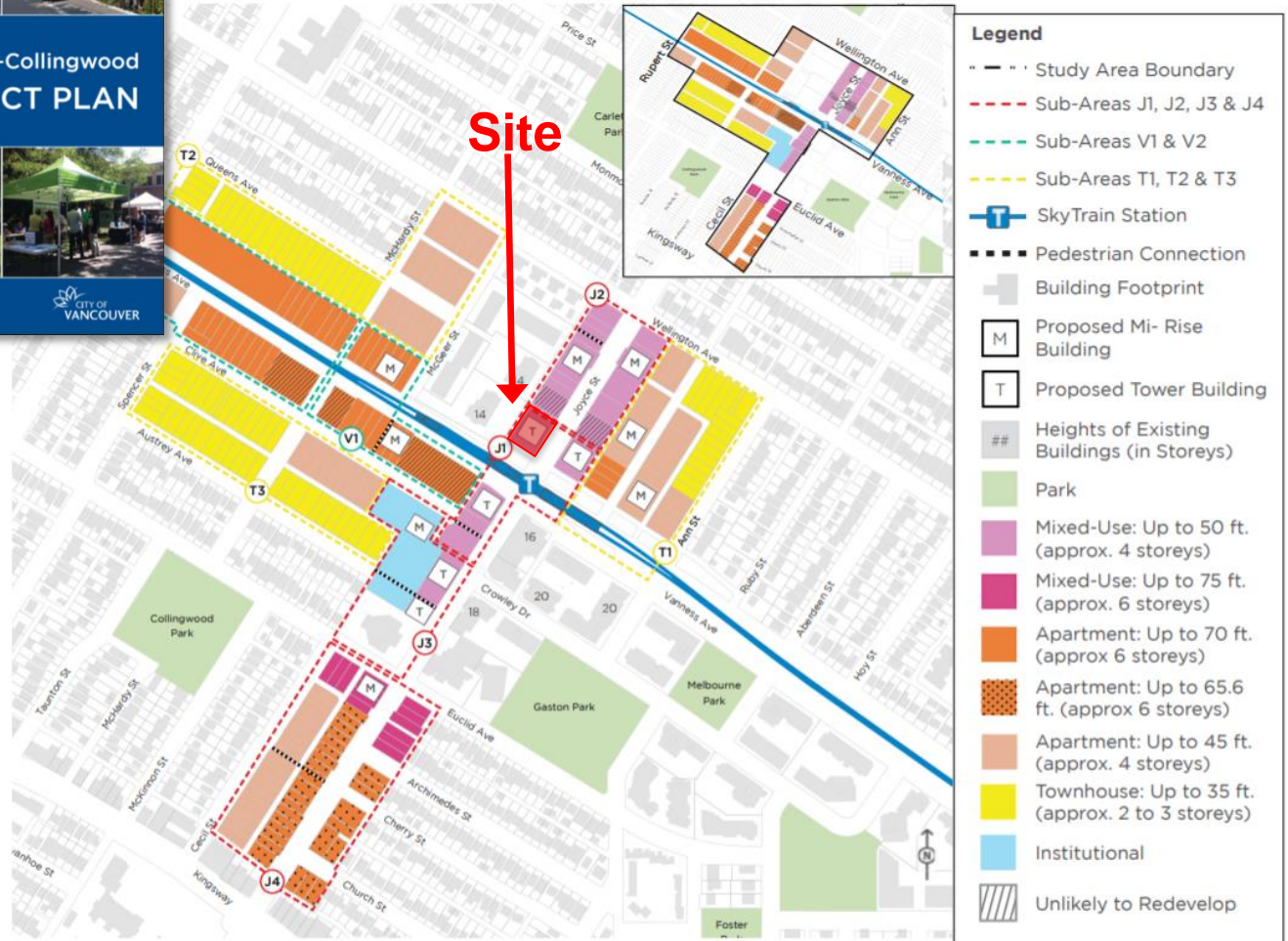
Policy Context



**Joyce-Collingwood
STATION PRECINCT PLAN**

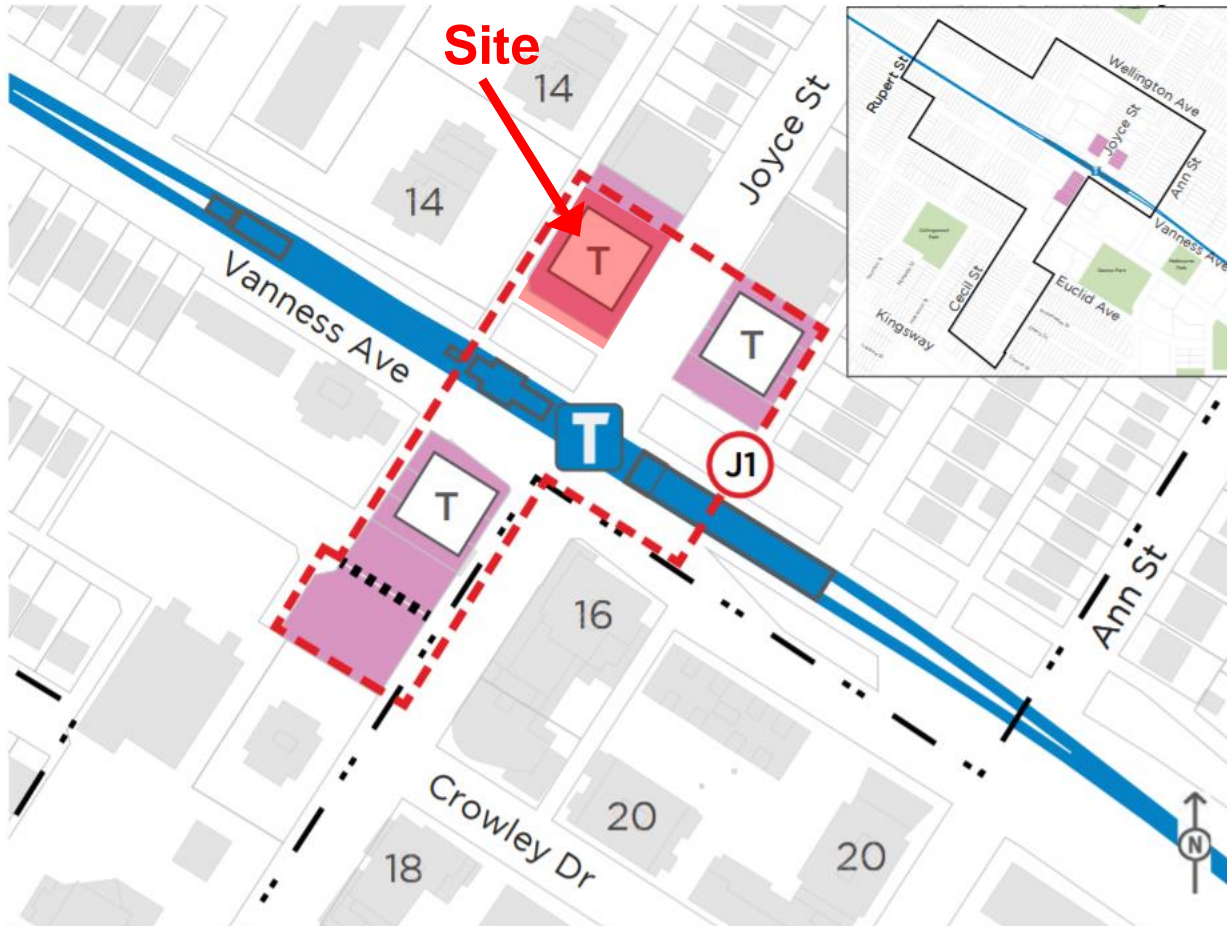
Approved June 2016,
Amended (interim) November December 2017

CITY OF VANCOUVER



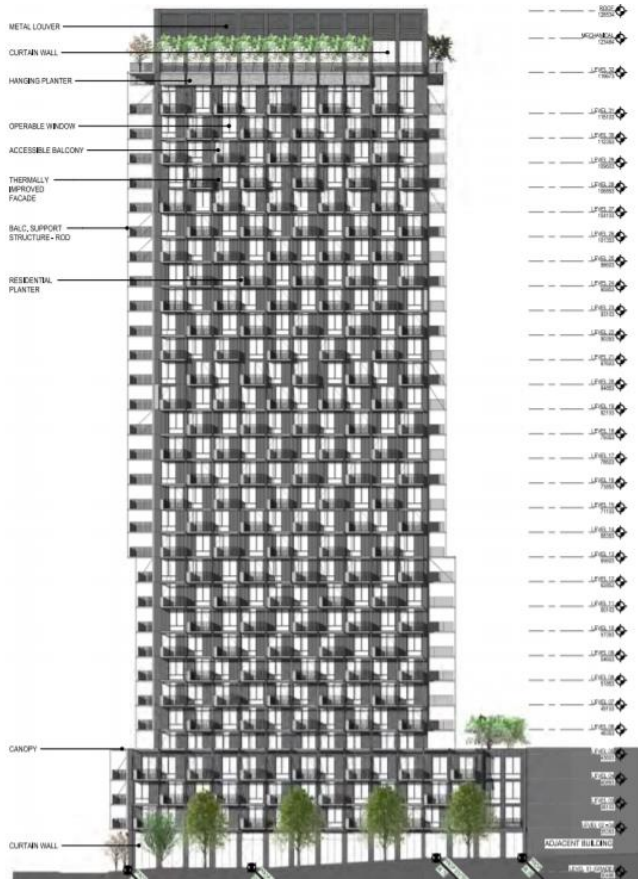
Policy Context

Section 5.1 Sub-Area J1: Joyce Street at Vanness Avenue



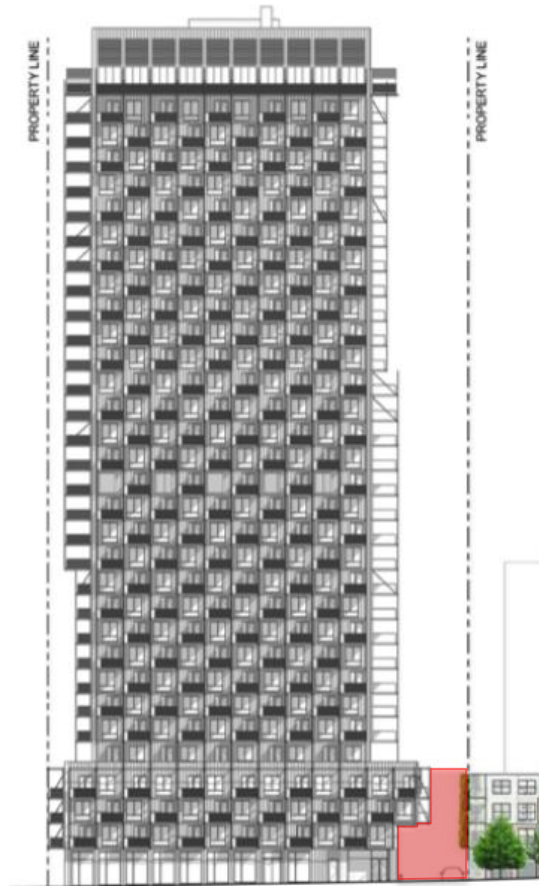
- Allows mixed-use buildings including towers
- The Plan groups three towers at the station
- Greater heights are proposed to mark the station
- Ground-floor uses are required to be local-serving retail and services.

Proposal: Evolution



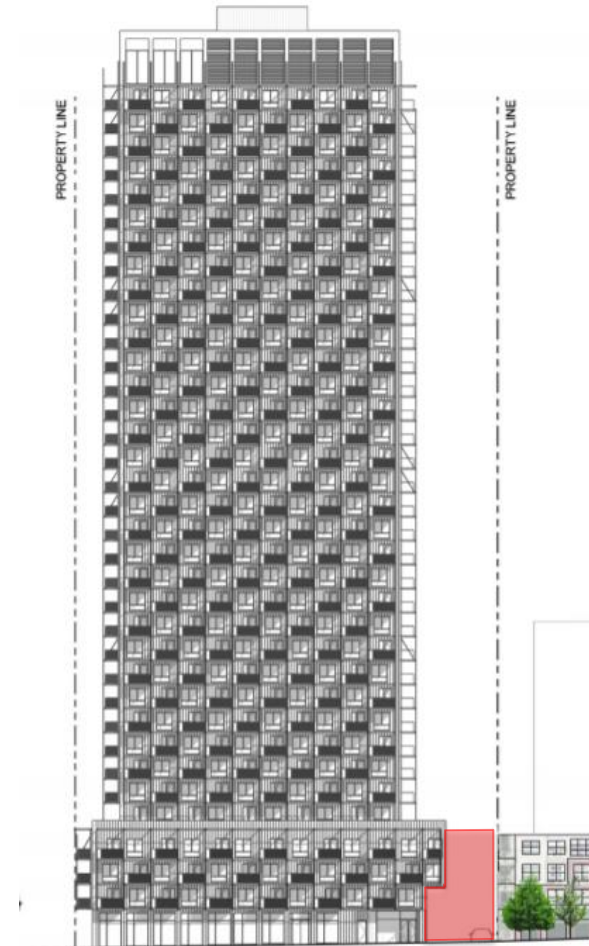
September 2018

Existing Lane Access



August 2019

New Lane Access



March 2020

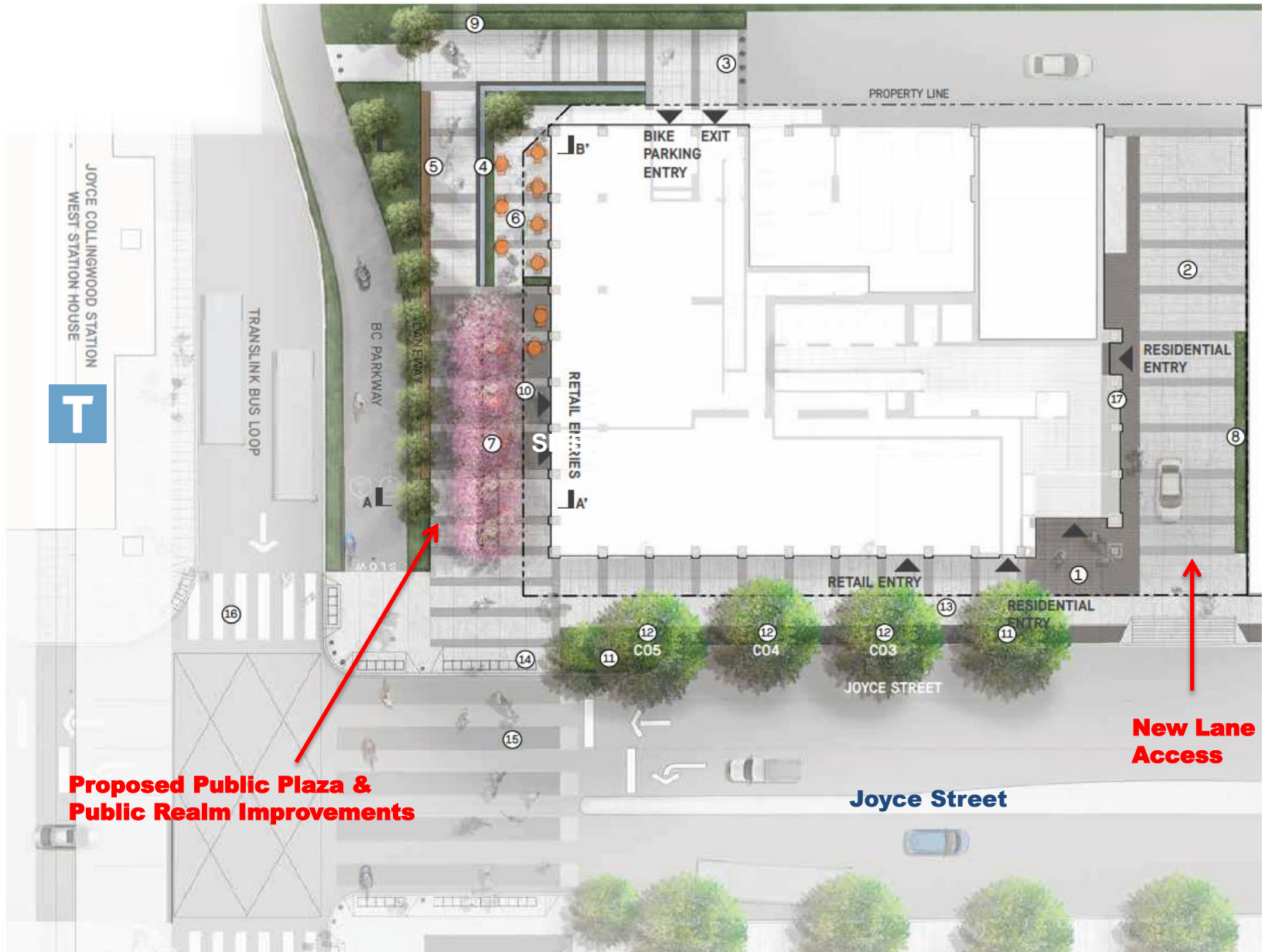
New Lane Access

Proposal: Summary

- 35-storeys
- Indoor/outdoor rooftop amenity (partial level 36)
- 360 total secured rental units
 - 350 market units
 - 10 below-market units
- At-grade commercial retail space
- Height: 96.4 m (316.3 ft.)
- FSR: 16.1
- 4 levels of underground parking



Proposal: New Lane / Public Plaza

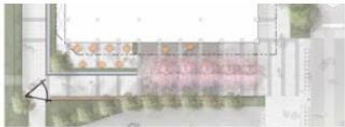


Proposed Public Plaza & Public Realm Improvements

New Lane Access

Joyce Street

Plaza Perspective



Proposal: Design Concept

- Design concept includes a lightweight open frame that “floats” off the building façade, containing balconies and forming a vertical garden to provide shading for the building.



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

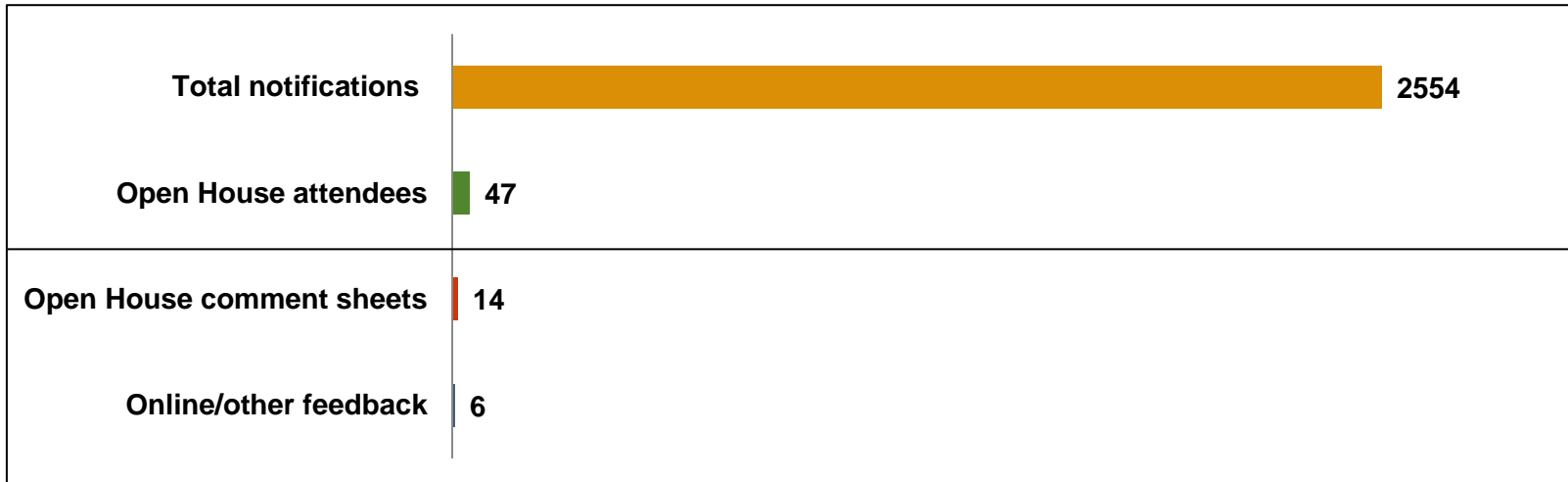
CATEGORY	10-YEAR TARGETS	Units Approved Towards Targets	Progress Towards 10-year Targets
Market Rental	16,000	4,153	26%
Developer-Owned Below Market Rental	4,000	265	7%
Total Purpose-Built Rental	20,000	4,418	22%

Public Consultation

**Pre-application
Open House
July 18, 2018
73 attendees**



**City-hosted
Open House
November 15, 2018
47 attendees**



Public Consultation: What We Heard

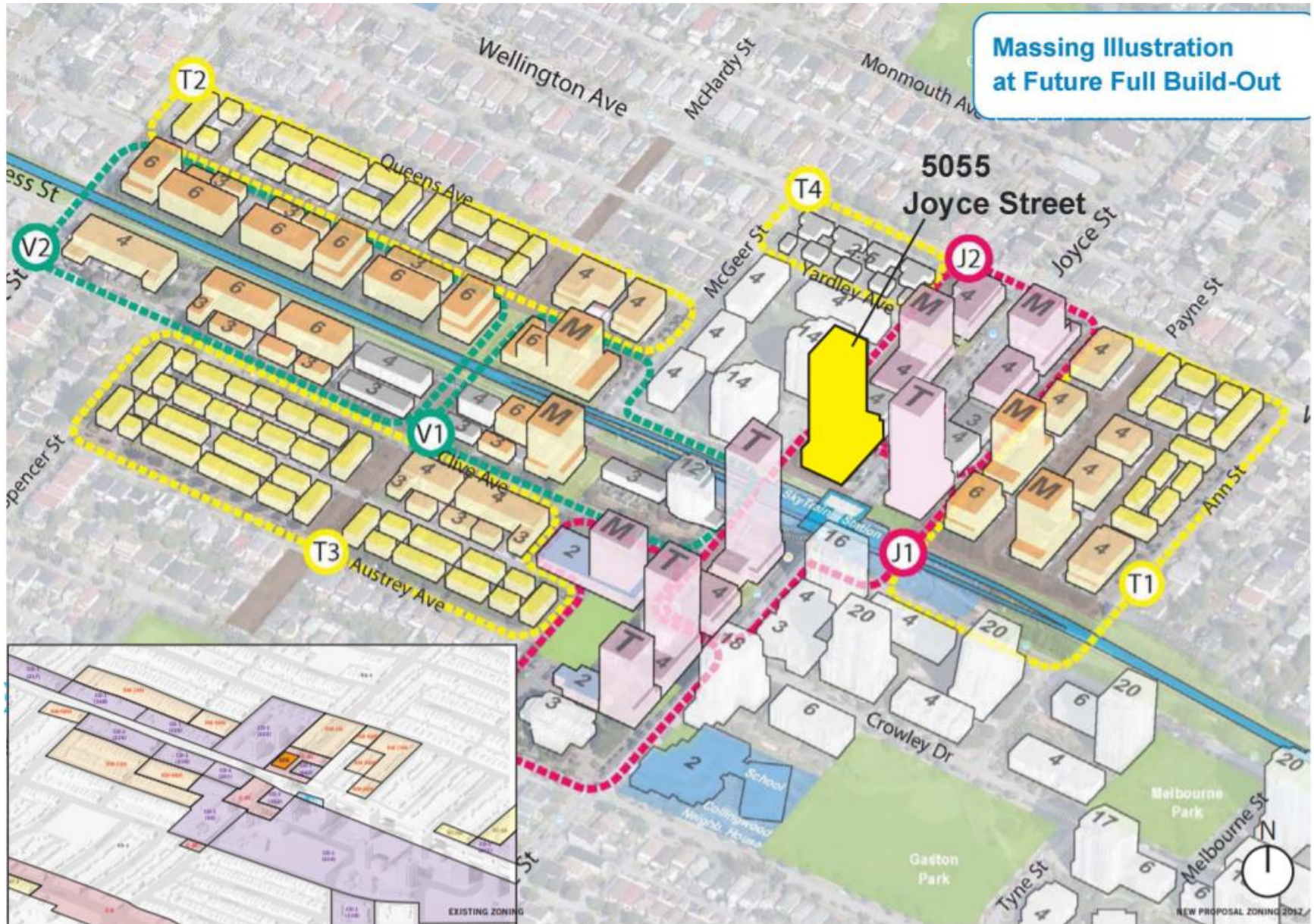
Support

- Building height and density
- Provision of housing - number of family units
- Building design and aesthetics
- Building amenities

Concern

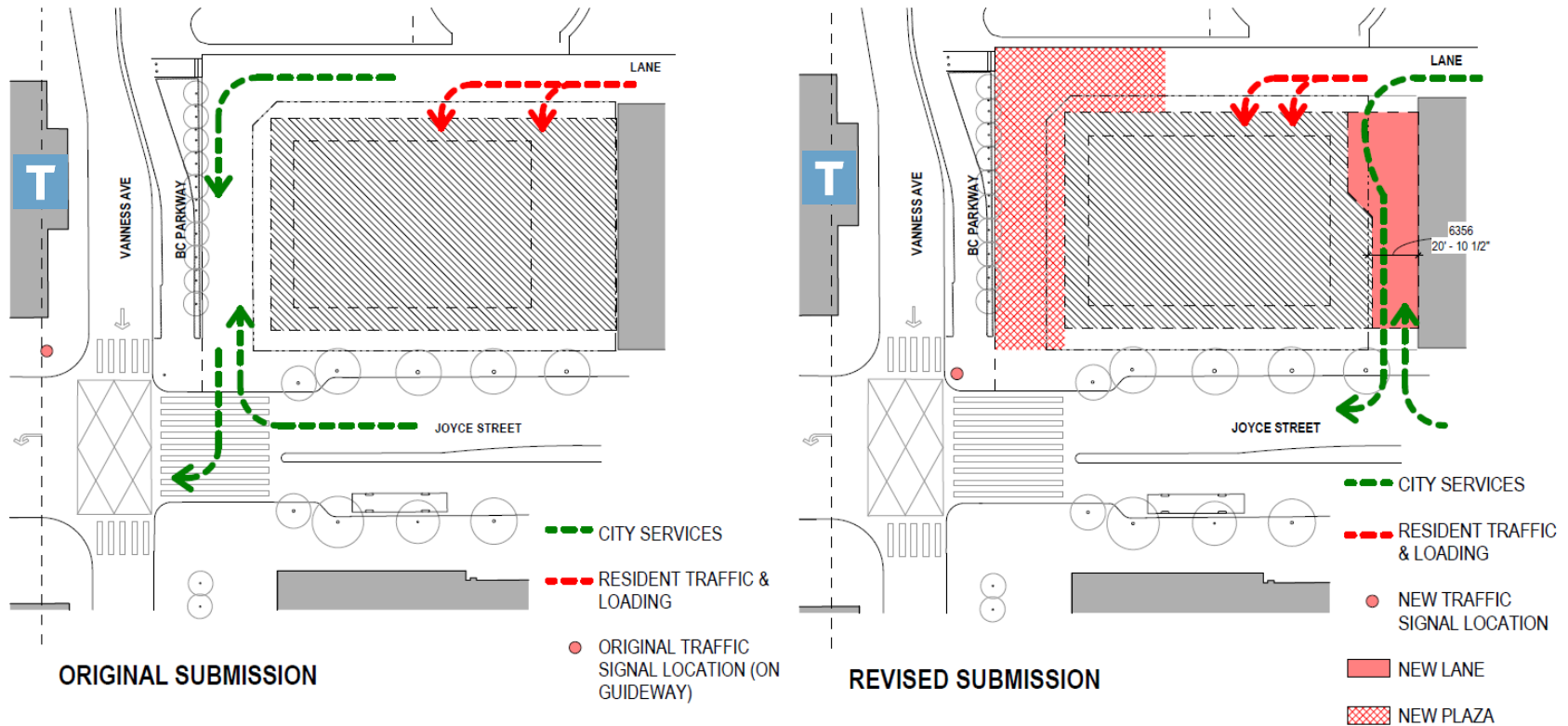
- Building height and neighbourhood fit
- Increased traffic, congestion and street parking.
- Provision of housing – lack of affordable options
- Location

Response to Feedback: Height, Fit & Location



Response to Feedback: Traffic, Safety & Parking

- Close proximity to Joyce-Collingwood station with access to SkyTrain and frequent bus service.
- Significant improvement to lane and traffic signal location proposed to reduce traffic conflicts and improve safety.



Response to Feedback: Affordability

	Proposed Below Market Rent (20% Below CMHC Avg.)		Market Rent in Newer Buildings – Southeast ²		Ownership ³	
	Average Starting Rents	Average Household Income Served ¹	Average Rents	Average Household Income Served ¹	Median-Priced Unit (Eastside)	Average Household Income Served ¹
studio	\$878	\$35,120	\$1,089	\$43,560	\$2,270	\$98,000
1-bed	\$1,050	\$42,000	\$1,312	\$52,480	\$2,824	\$112,960
2-bed	\$1,494	\$59,760	\$1,865	\$74,600	\$3,852	\$154,080
3-bed	\$1,682	\$67,280	\$2,081	\$83,240	\$5,394	\$215,760

Public Benefits

	Amount
Secured Rental Housing	100% of the residential floor area (360 units)
Community Amenity Contribution (CAC)	\$0
Development Cost Levies (DCLs)	\$7,173,821
Public Art	\$509,541
Total Value	\$7,683,362

Restart Smart Vancouver



If approved, the project would generate approximately 1,260 off-site and on-site construction jobs.

Conclusion

- Proposal meets the intent of the *Joyce-Collingwood Station Precinct Plan*
- Contributes to City's rental housing stock
- Staff support application subject to conditions outlined in Appendix B

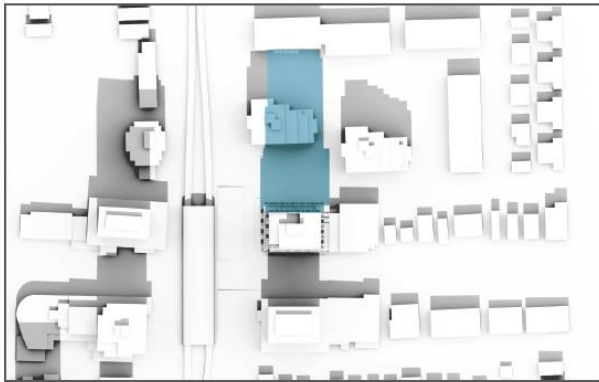


END OF PRESENTATION

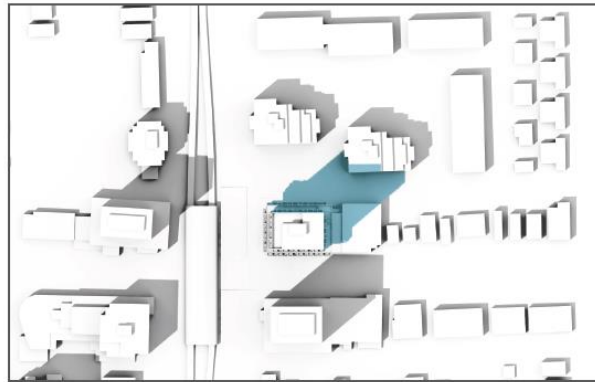
slides after this are for internal use only,
please do not post slides beyond this point

Shadow Study

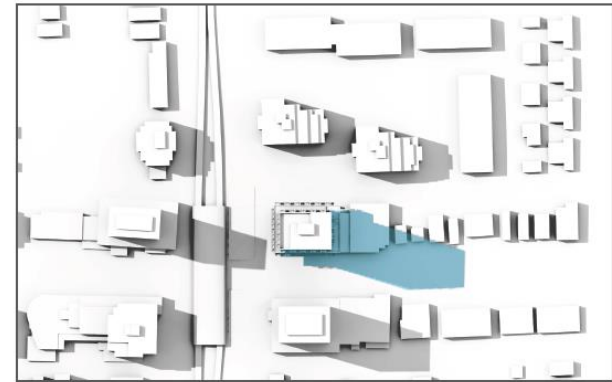
Summer – June 21



10 am

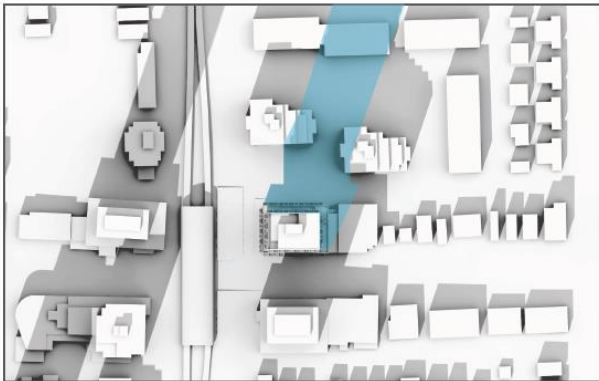


Noon

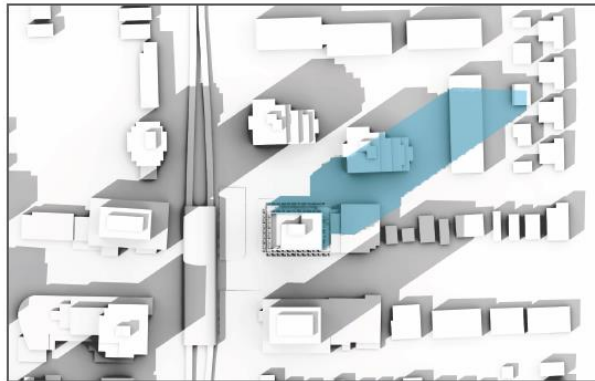


2 pm

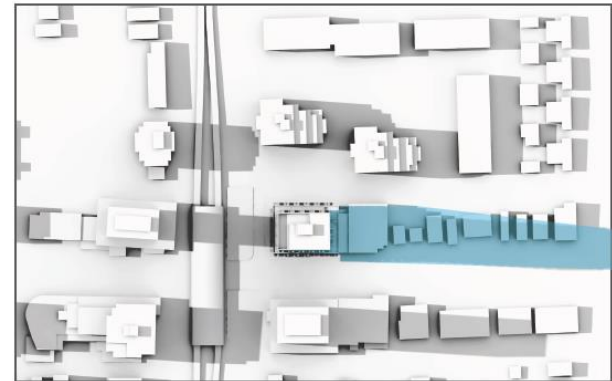
Fall – September 21



10 am



Noon

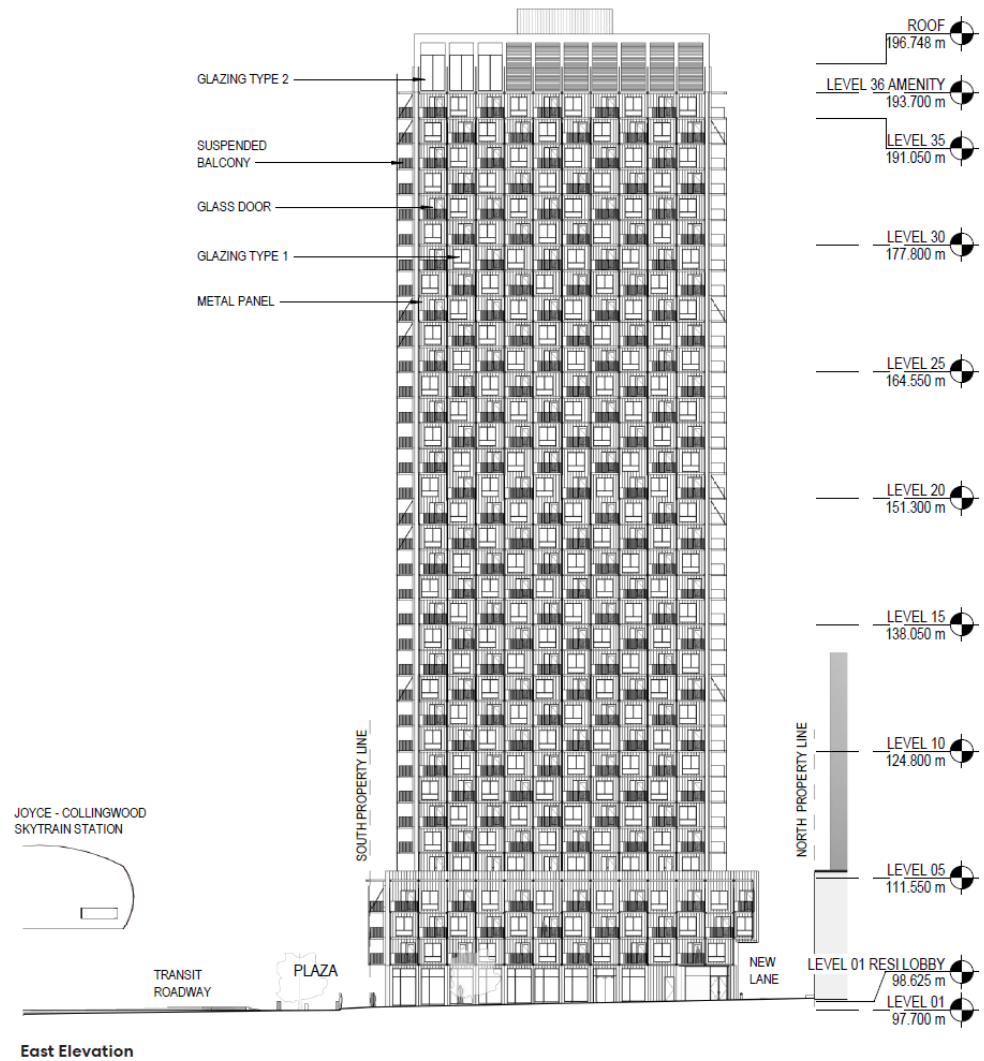
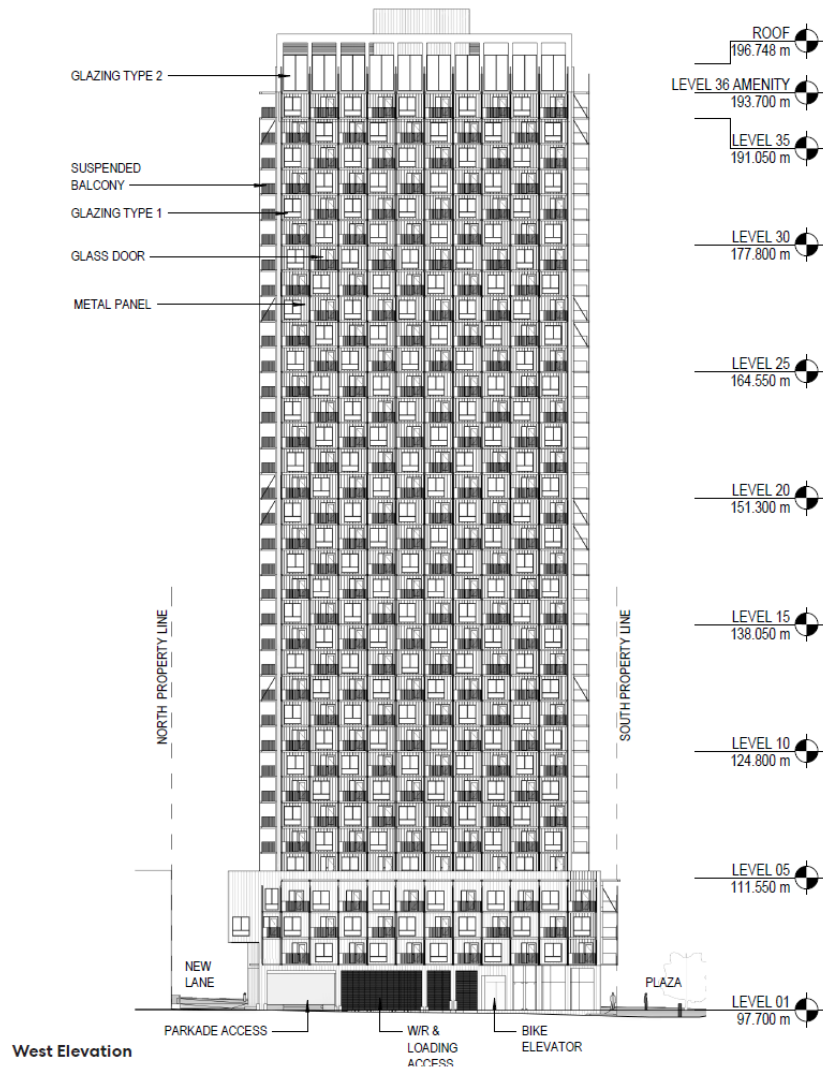


2 pm

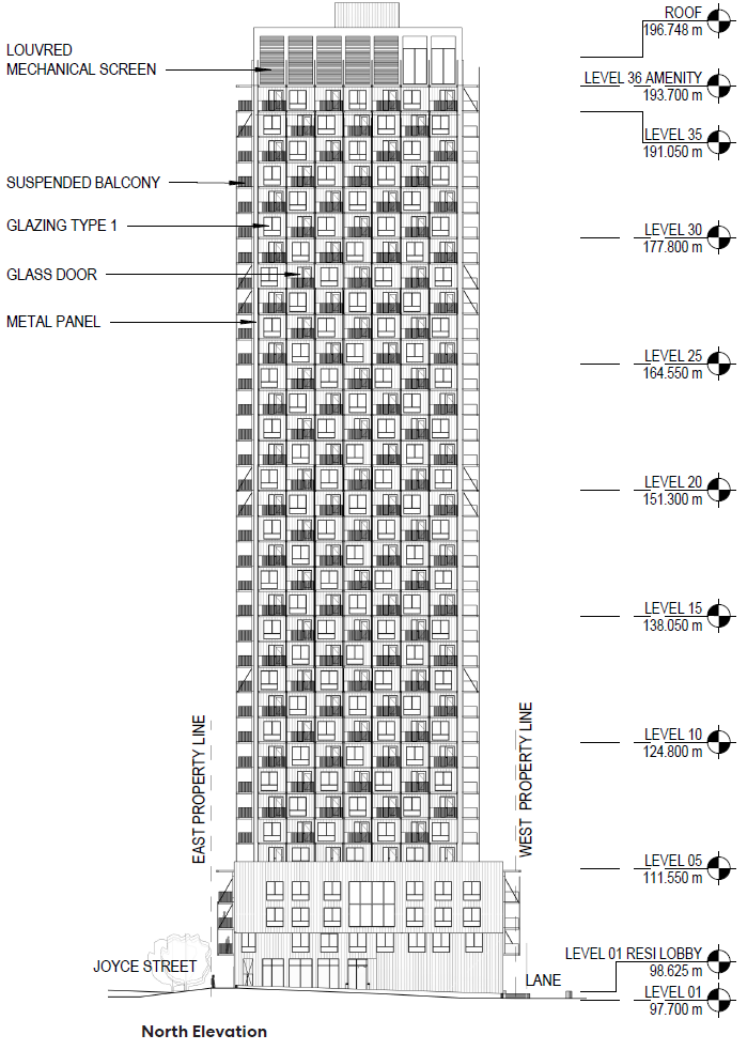
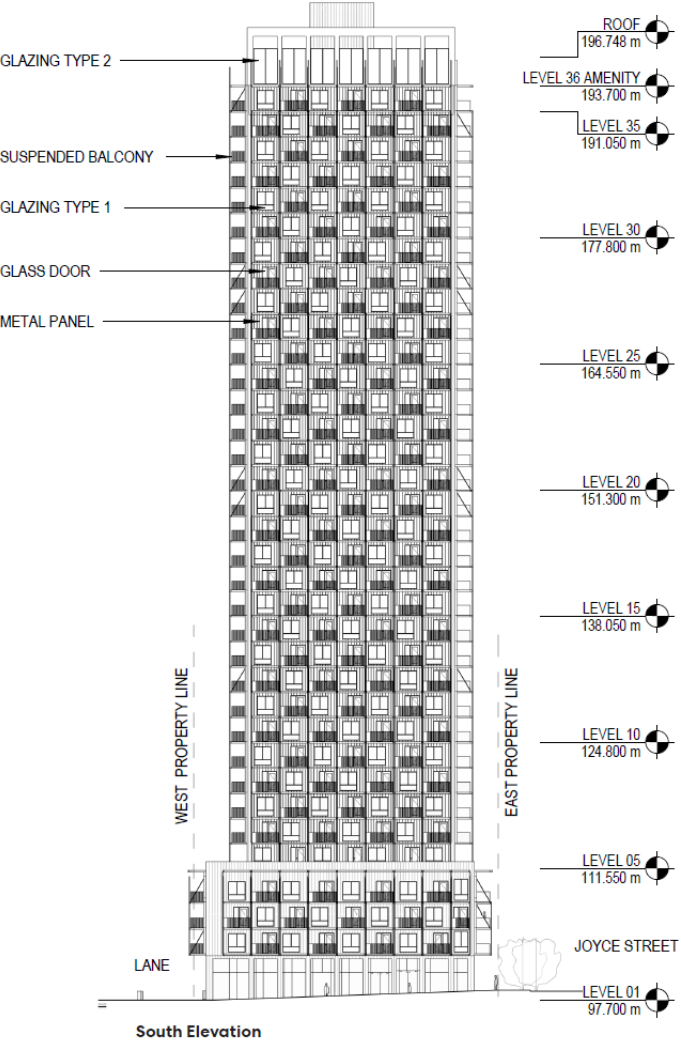
Future Context

Future Context

Form of Development: Elevations



Form of Development: Elevations



Plaza Perspective



Landscape Plan: Podium



Native Planting with Seasonal Interest



Wood Decking



- ① ROOFTOP FOREST EDGE
- ② PRIVATE TERRACE WITH PLANTED PRIVACY BUFFER



Landscape Plan: Rooftop Amenity



Native Planting with Seasonal Interest



- ① OUTDOOR DINING TABLE
- ② OUTDOOR FOOD PREP AREA
- ③ OUTDOOR BBQ
- ④ OUTDOOR COVERED LOUNGE
- ⑤ BENCH / TOY STORAGE
- ⑥ OPPORTUNITY FOR SUPERVISION
- ⑦ OUTDOOR PLAY AREA
- ⑧ SITTABLE PLANTER WITH SMALL TREE
- ⑨ URBAN AGRICULTURE PLANTERS
- ⑩ BENCH / TOOL STORAGE



Landscape Plan: Green Roof



Rooftop Planting



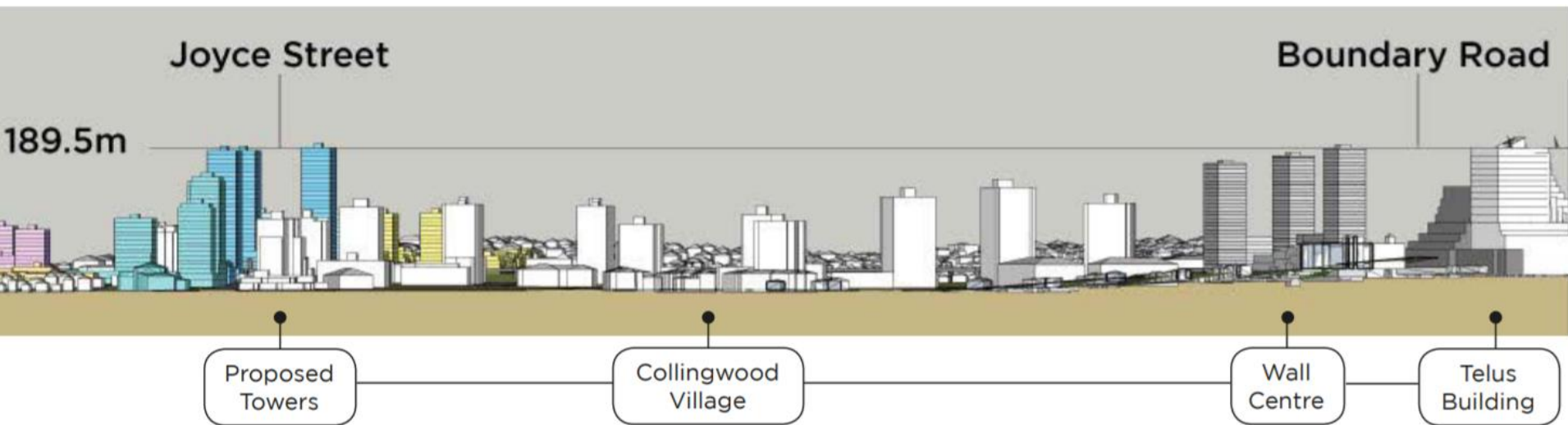
① ROBUST SEDUM PLANTING ON EXTENSIVE GREEN ROOF WITH RAINWATER MANAGEMENT CAPACITY

② ROOF BALLAST MAINTENANCE PATHWAYS

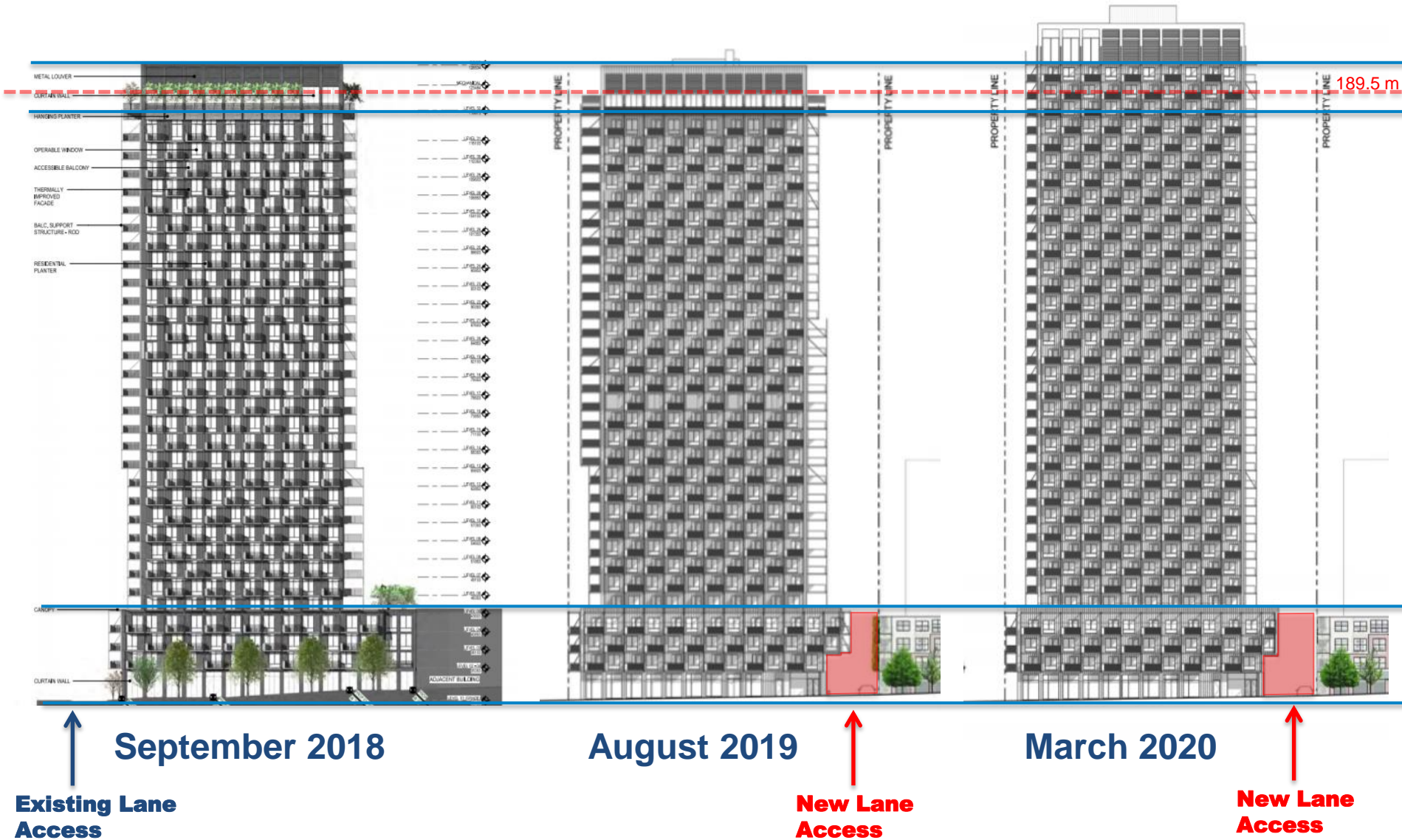


Height, Fit & Location

- Greater tower heights intended to mark the station and differentiate new developments from the existing towers in Collingwood Village
- Building height is recommended to align with the Wall Centre Central Park development on Boundary Road



Proposal: Evolution



Form of Development: Elevations

