



CD-1 Rezoning:
1265-1281 Kingsway
Public Hearing December 2, 2020

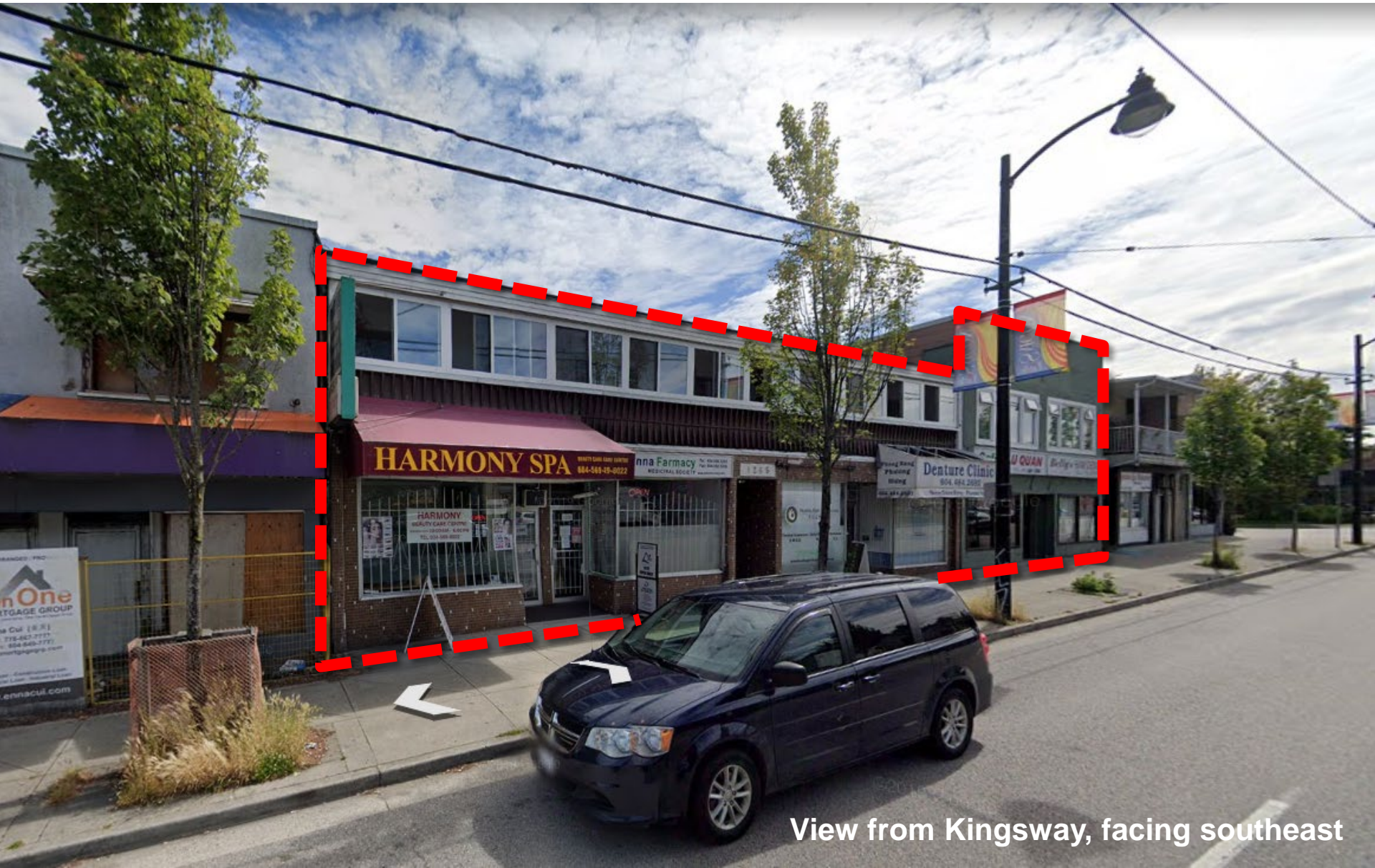
Site and Surrounding Zoning



Existing Site

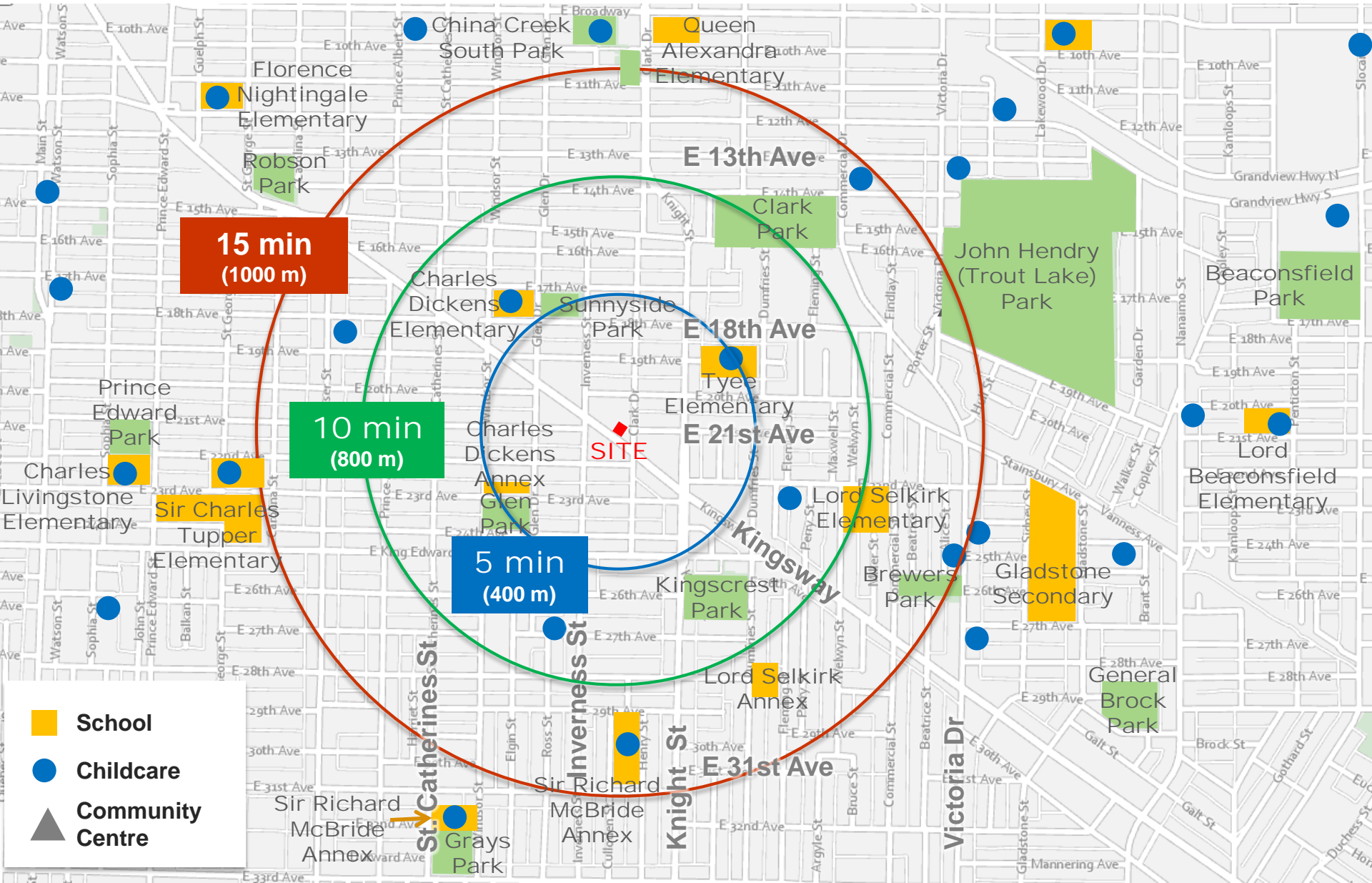


Context: Current Site



View from Kingsway, facing southeast

Amenities



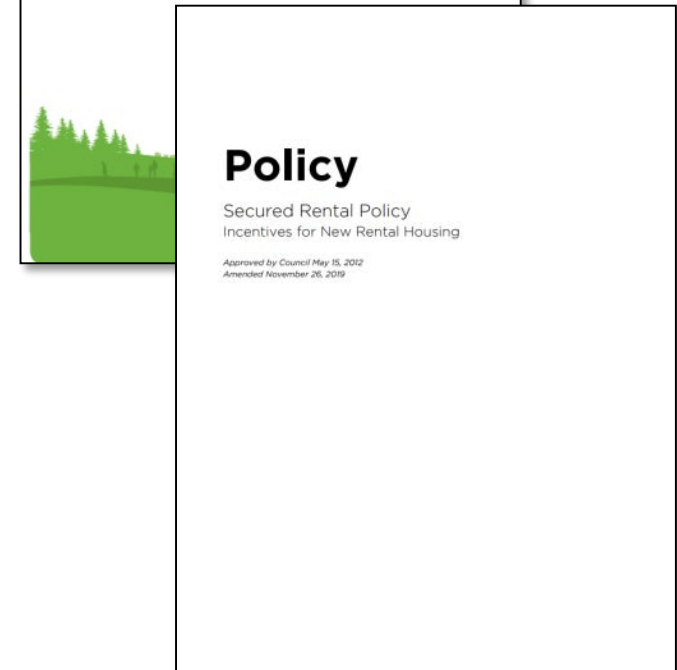
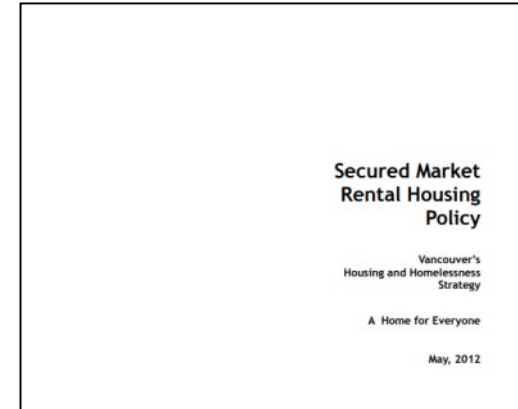
Enabling Policy

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



- 43 secured market rental residential units
 - 20 studios
 - 5 one-bedroom
 - 16 two-bedroom
 - 2 three-bedroom
- 3 commercial retail units at grade
- Height of 21 m (68.9 ft.)
- 3.74 FSR
- Floor area of 4,002.3 sq. m (43,081 sq. ft.)
- 52 underground car parking stalls; 89 bike spaces
- Restart Vancouver “Recovery Phase”:
 - ~ 150 new construction jobs

Proposal: Summary

1247
Kingsway:
Pending by-
law enactment



View of the rear lane, facing west

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, \$70,815

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
October 22, 2019
28 attendees**

**City-hosted
Virtual Open House
June 15 to July 5, 2020**

Postcards distributed	1,020
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Questions	4
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Comment forms	6
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Other input	2
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Total	12
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Aware: 89

Informed: 42

Engaged: 9

Support

- Amenity space and green roof
- Ground level uses on Kingsway and the lane

Concerns

- Car parking utilization
- Pressure on local services such as schools and parks

Conclusion



- Meets the intent of the *Secured Market Rental Housing (Rental 100) Policy*
- Delivers 43 secured market rental units
- Staff recommend approval

END OF PRESENTATION