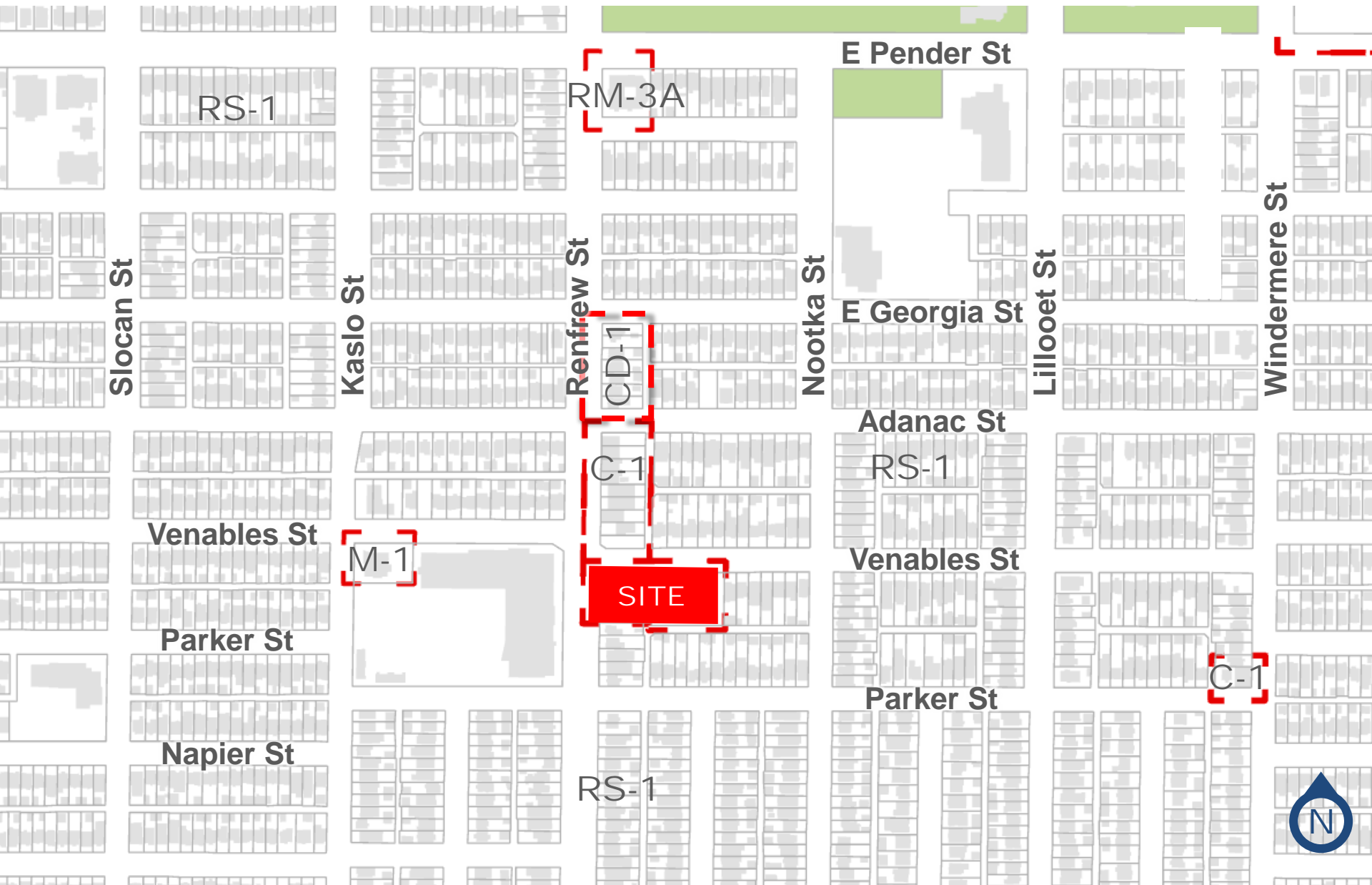




CD-1 Rezoning: 2924 Venables Street

Site & Surrounding Zoning



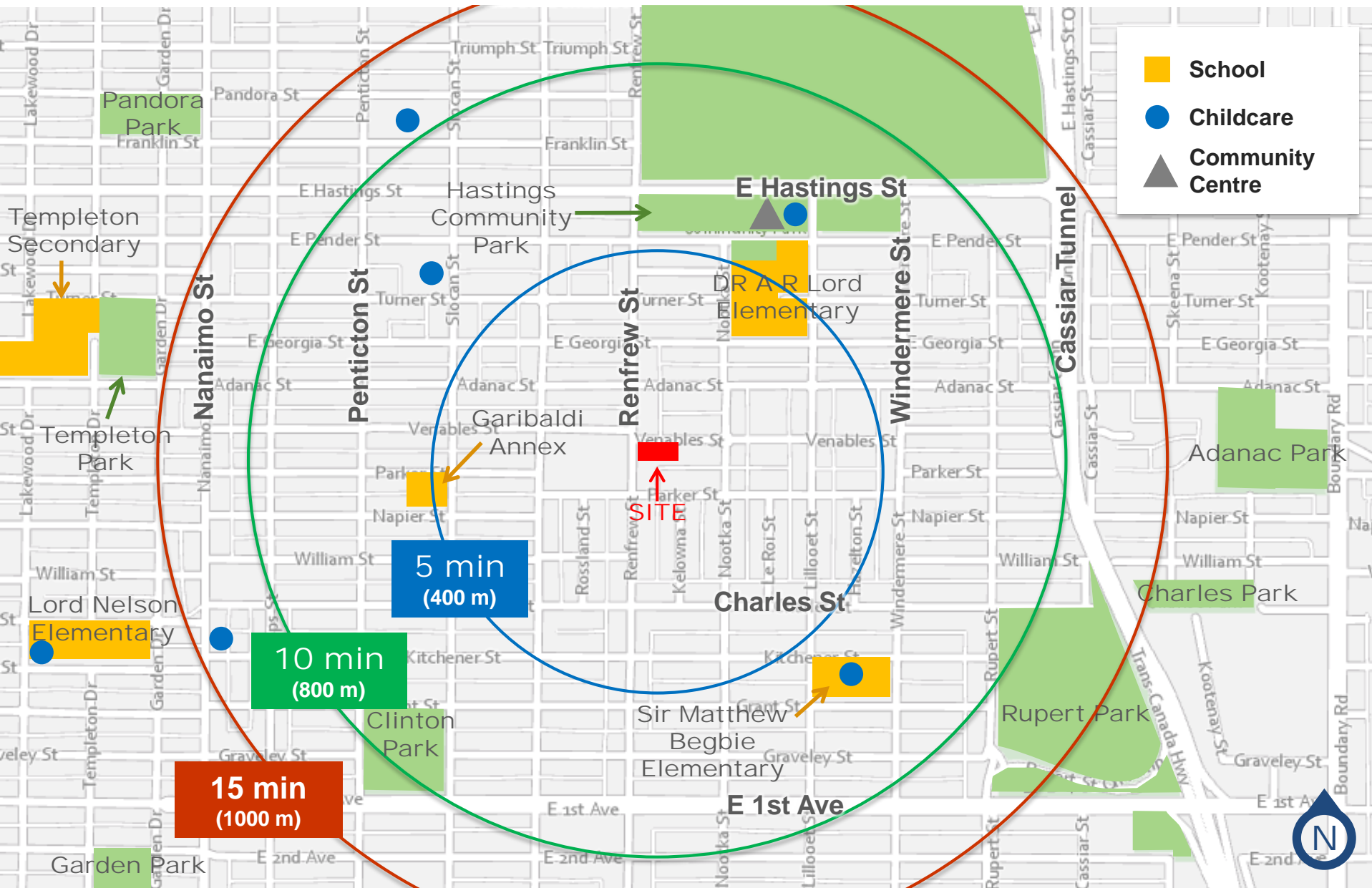
Context: Current Site



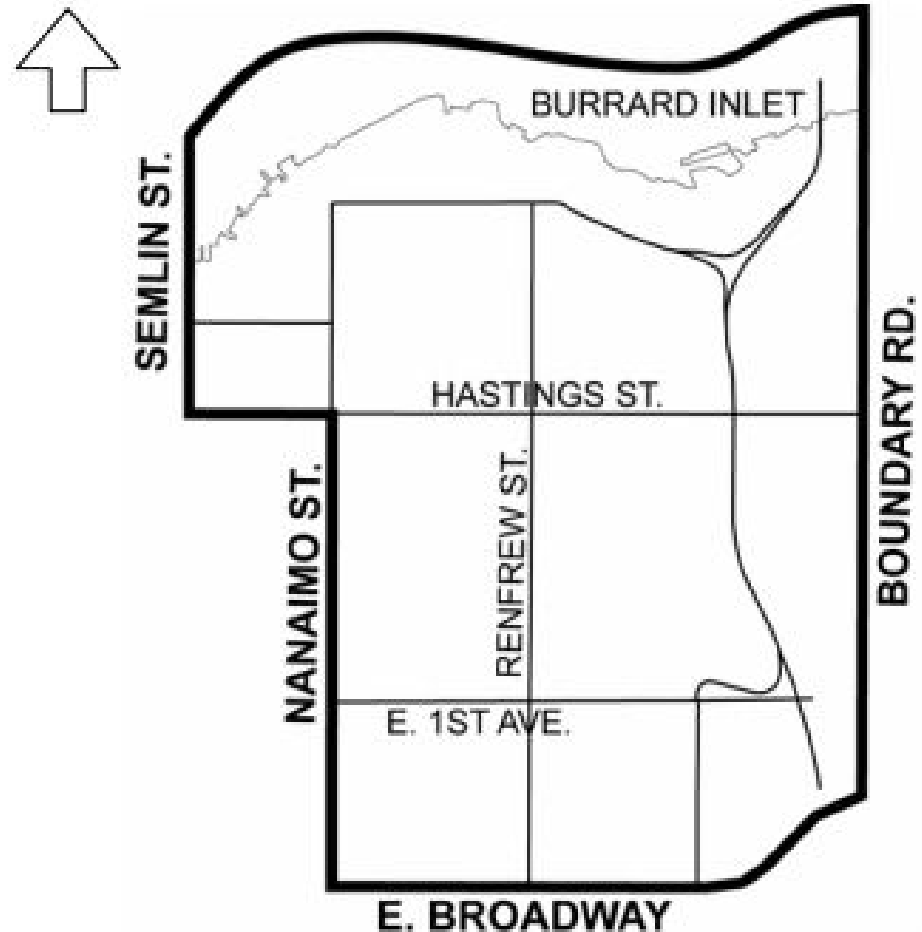
Context: Current Site



Amenities - Walking Distance



- Rezoning is permitted for social housing projects under the Community Vision
- Section 15.11 supports developments for seniors close to parks, shopping and transit to allow aging in place
- Section 16.1 encourages new housing types adjacent to commercial areas



Recommended Proposal

- 145 units
 - 42 studios
 - 82 one-bedroom
 - 11 two-bedroom
 - 10 three-bedroom
- Height of 21 m (68.9 ft.)
- 2.02 FSR
- 1 level of underground parking
- Passive House
- 508 off-site and on-site construction jobs



Proposal: Recommended Form of Development

- Support for the proposed FOD:
 - Housing a vulnerable population
 - Evolving context
 - Massing and height
 - Setbacks
 - Tree retention
 - Courtyard



Proposal: Recommended Form of Development (Con't)

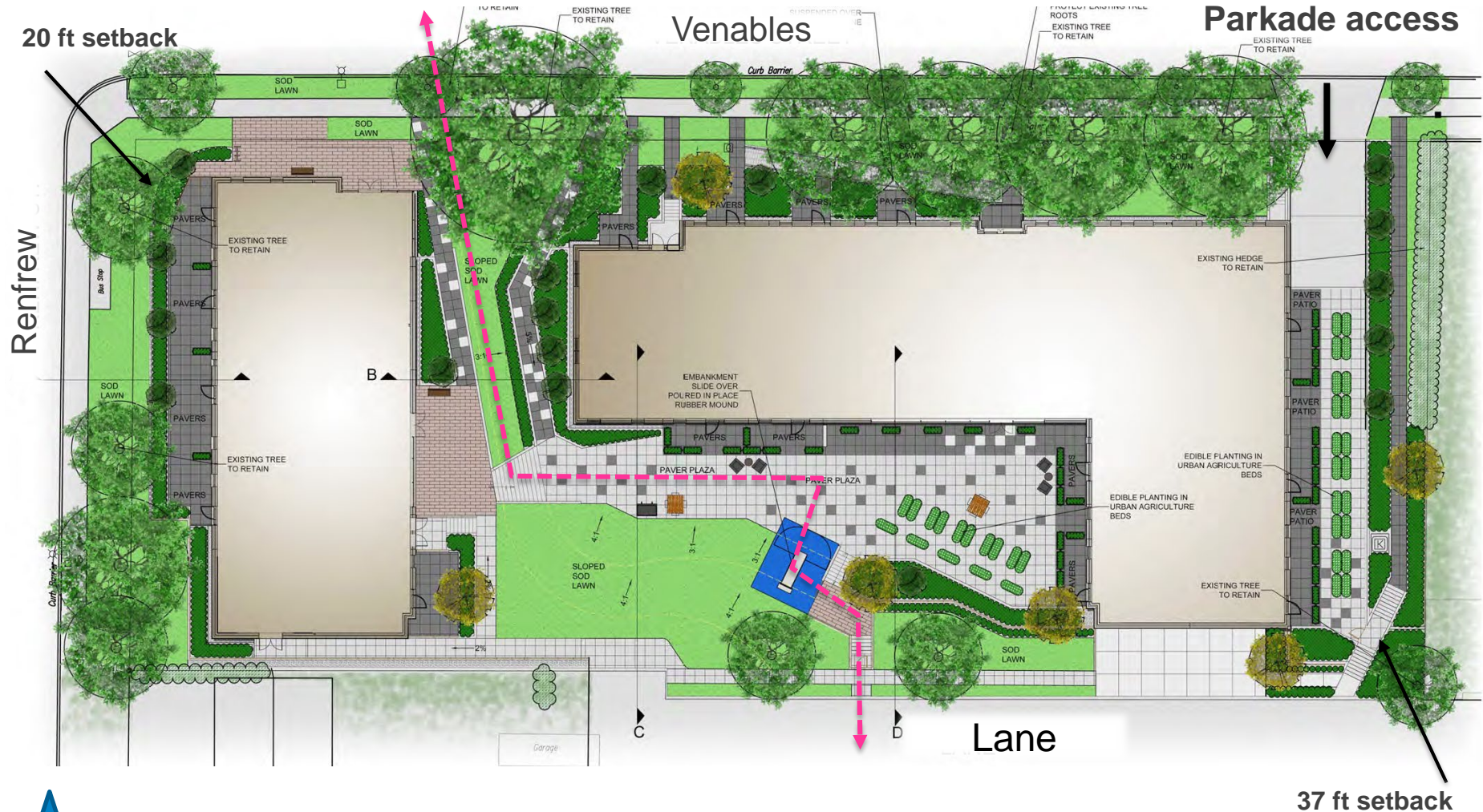
North Elevation – View from Venables Street



South Elevation – View from Lane



Proposal: Recommended Form of Development (Con't)



Proposal: Recommended Form of Development (Con't)



- Proposed building meets City's definition of Social Housing
- 44% of the proposed building (36 units) to be affordable to households with incomes equal to or below HILS levels
- Received BC Housing Community Housing Fund to deepen affordability:
 - 20% units - deep subsidy
 - 50% units - rent-geared-to-income
 - 30% units - affordable market rents

Tenant Relocation Plan

Existing Tenant Profile:

- 64 units on site (44 tenanted at time of application), 30 tenants on site
- Current rents are at Rent Geared to Income with average of \$726 per month

Tenant Relocation Plan:

- 3 tenant meetings
- All tenants covered by TRP
 - Financial compensation
 - 4 months' notice to end tenancy
 - Assistance with moving expenses
 - Permanent rehousing options
 - First right of refusal

Public Consultation

**Pre-application
Open House
October 8, 2019
97 attendees**

**City-hosted
Virtual Open House
June 8 to June 28, 2020**

Postcards distributed	1,155
Questions	8
Comment forms	42
Other input	8
Total	58

Aware: 317

Informed: 162

Engaged: 22

Support

- Provision of affordable housing
- Building height, density and massing
- Green space and open space
- Sustainability

Concerns

- Building height, density and massing
- Building setback
- Parking
- Sustainability

Public Consultation - Response

- Form of Development
 - Vision supports rezoning for social housing
 - Sensitivity to adjacent context
 - Massing supported by changing local context
- Parking
 - Meets Parking By-law with proposed TDM measures
- Sustainability
 - Passive House

Conclusion

- Meets the intent of the Hastings Sunrise Community Vision
- Delivers approx. 145 social housing units
- Staff recommend approval



End of Presentation

End of Presentation