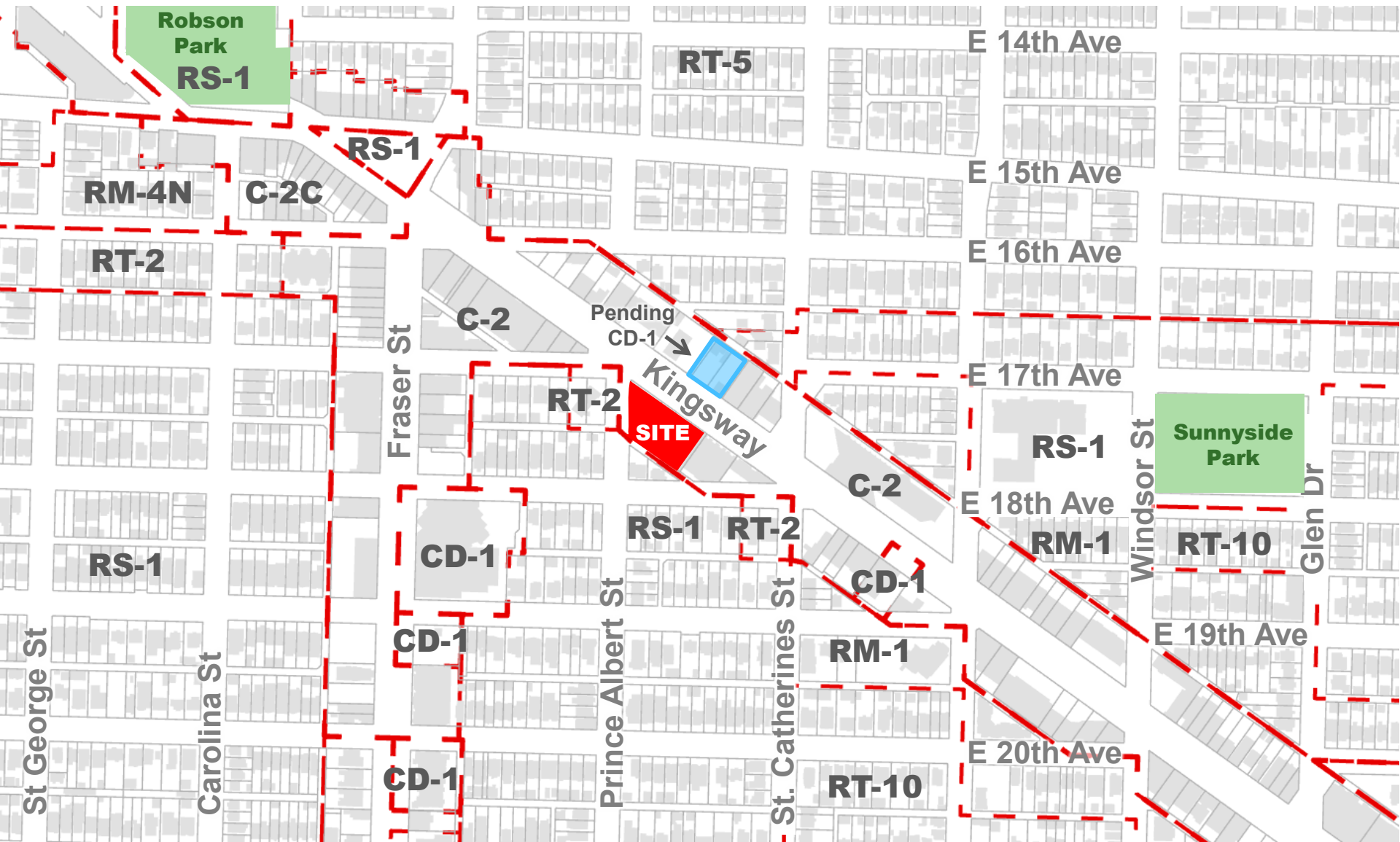


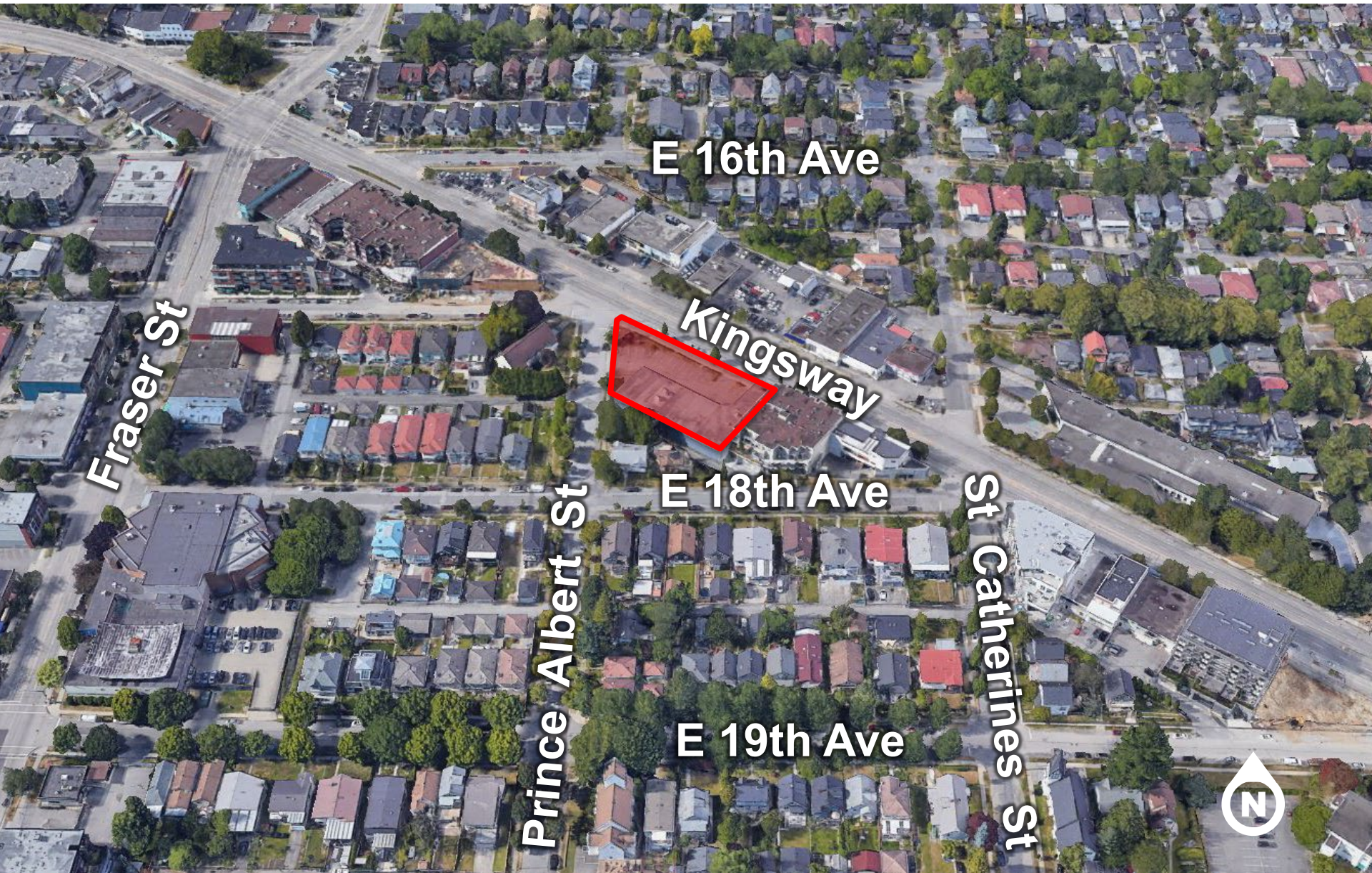


CD-1 Rezoning:
810 Kingsway
Public Hearing January 19, 2020

Site and Surrounding Zoning



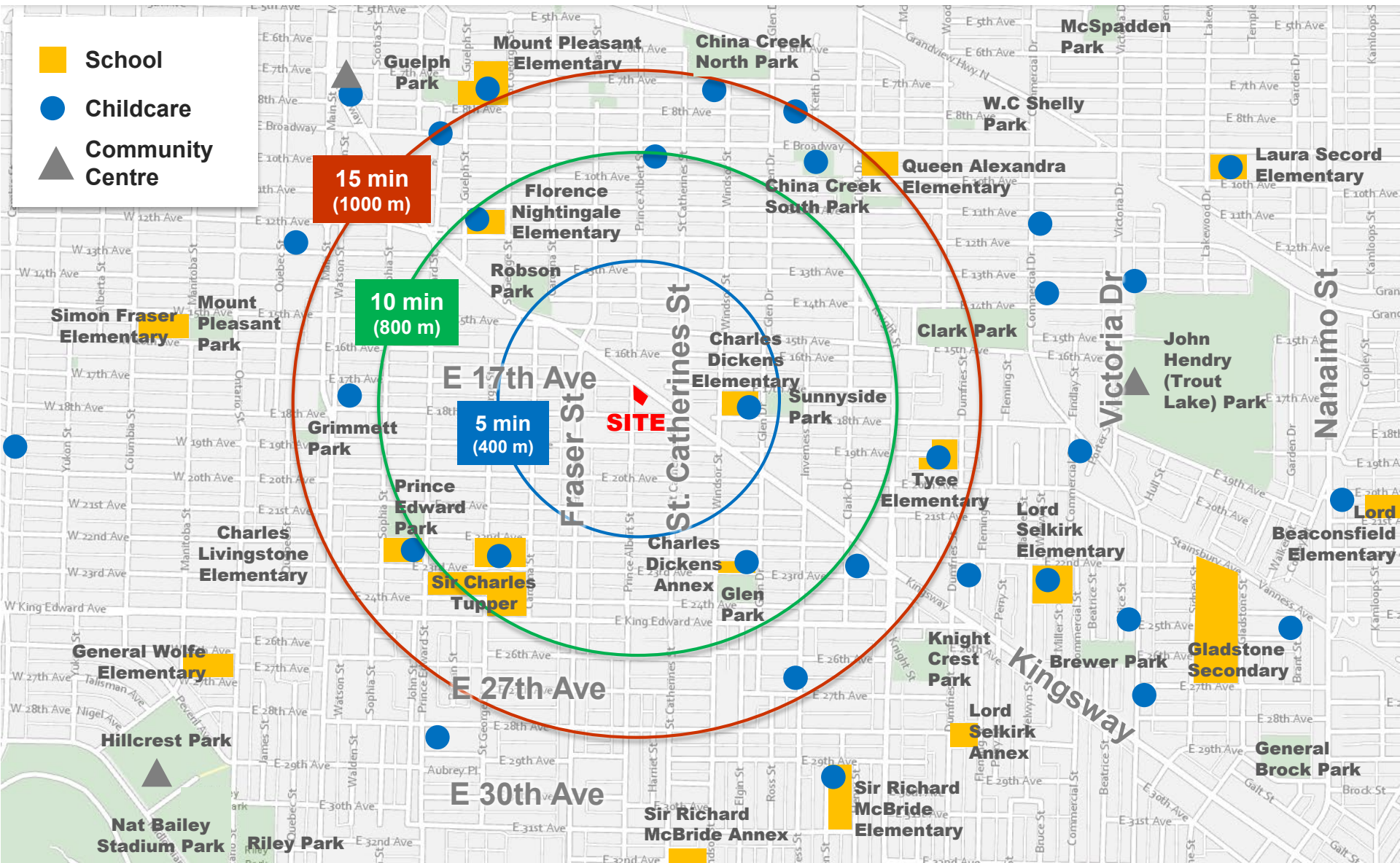
Existing Site



Existing Site



Local Amenities



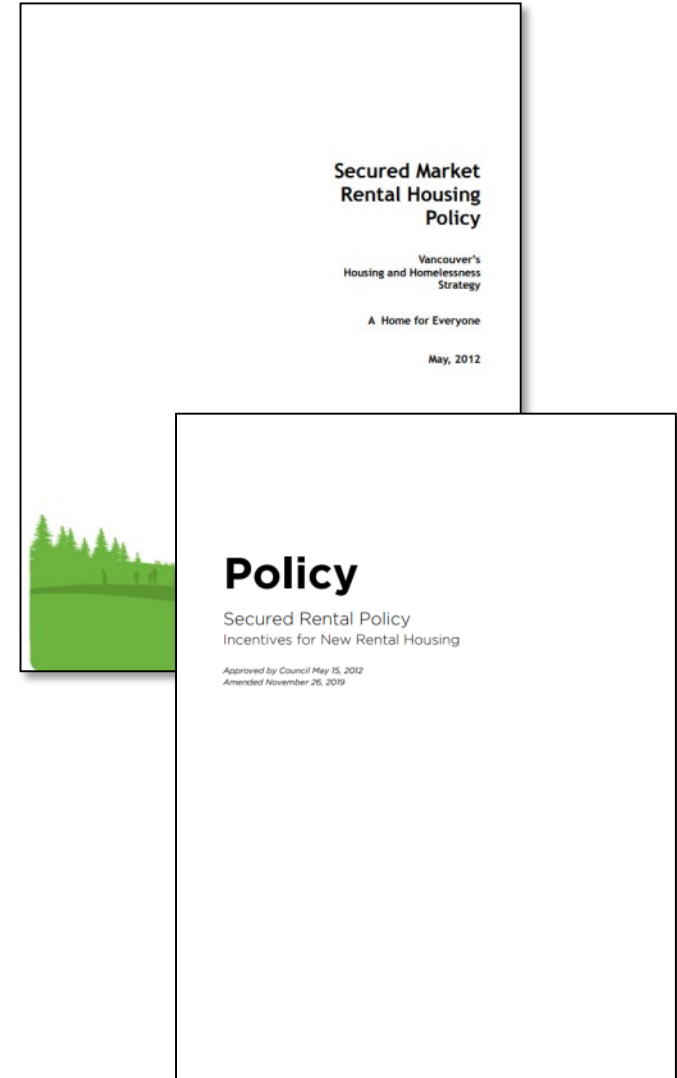
Enabling Policy

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 Rental 100 green building requirements



Proposal



- 108 secured market rental units
 - 34 studios
 - 36 one-bedroom
 - 30 two-bedroom
 - 8 three-bedroom
- Commercial retail units at-grade
- Height of 22 m (72 ft.)
- 3.65 FSR
- Floor area of 8,349 sq. m. (89,868 sq. ft.)
- 99 underground parking stalls
- 196 bike parking spaces
- Application received March 9, 2020

Proposal



Restart Smart Vancouver



RECOVERY



RESTART



REBUILD

#RestartSmartVancouver

If approved, the project would generate approximately 378 on-site and off-site construction jobs.



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**
1 attendee

| | |
|------------------------------|-------|
| Postcards distributed | 1,315 |
| Questions | 3 |
| Comment forms | 14 |
| Other input | 1 |
| Total | 18 |

Support

- Ideal location for a rental housing project

**City-hosted
Virtual Open House
July 6 to July 26, 2020**



Concerns

- Building height and massing

Conclusion

- Meets the intent of the *Secured Market Rental Housing Policy (Rental 100)*
- Staff recommend approval



END OF PRESENTATION