

TOO BIG



The Staff Report ignores unintended consequences: cost, overshadowing, crowding, adjacencies, defensible space and failing to support high levels of social functioning.

**FAST TRACK ALL
SOCIAL HOUSING**



FAST-TRACKING social housing should not require blanket concessions on height.



1

**COST\$
TOO
MUCH**

**SAVE \$400,000
SPEND \$5 - \$9 M**

**2X AS MANY
UNITS
SAME \$\$\$**

ELEVATOR \$\$\$

**CORRIRODS &
EXIT STAIRS \$\$\$**

**15%
FSR**

**SUSPENDED
SLAB \$\$\$**

**SUSPENDED
SLAB \$\$\$**

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

RETAIL

PARKING

PARKING

WRONG

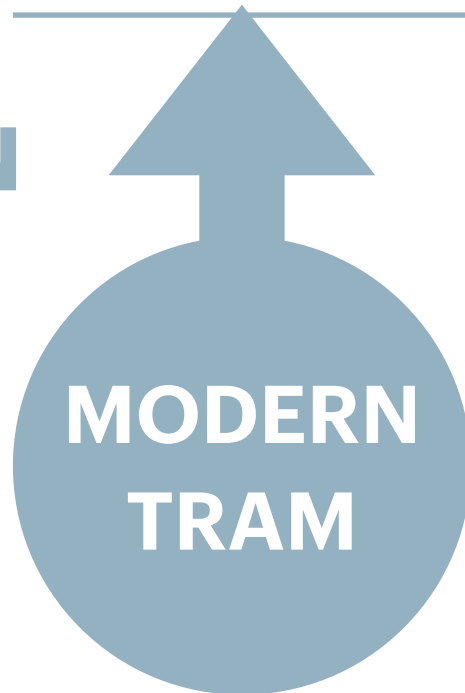
PLAN

**30x
MORE
THAN
SKYTRAIN
SAME
\$\$\$**

**6x cheaper to build
5x more service**

70,000 pphpd

**MODERN TRAM
8 CAR TRAINS**



**SKYTRAIN
UNDER CAPACITY**

15,0000 pphpd

**SUBWAY
120,000 pphpd**

**SUBWAY
120,000 pphpd**

**8x
LESS
THAN A
SUBWAY
SAME
\$\$\$**

3

1,100 HOUSED

50 NEIGHBORHOODS

**2 SITES per
NEIGHBORHOOD**

**11 RESIDENTS
per SITE**



30,000 HOUSED

**2,000 OPPENHEIMER
REVITALIZATION**

100% WEST OLY VILLAGE

100% FC FLATS

**OTHER REVITALIZATION
SITES**

5,000 HASTINGS

1,000 VIADUCTS

5,000 KINGSWAY

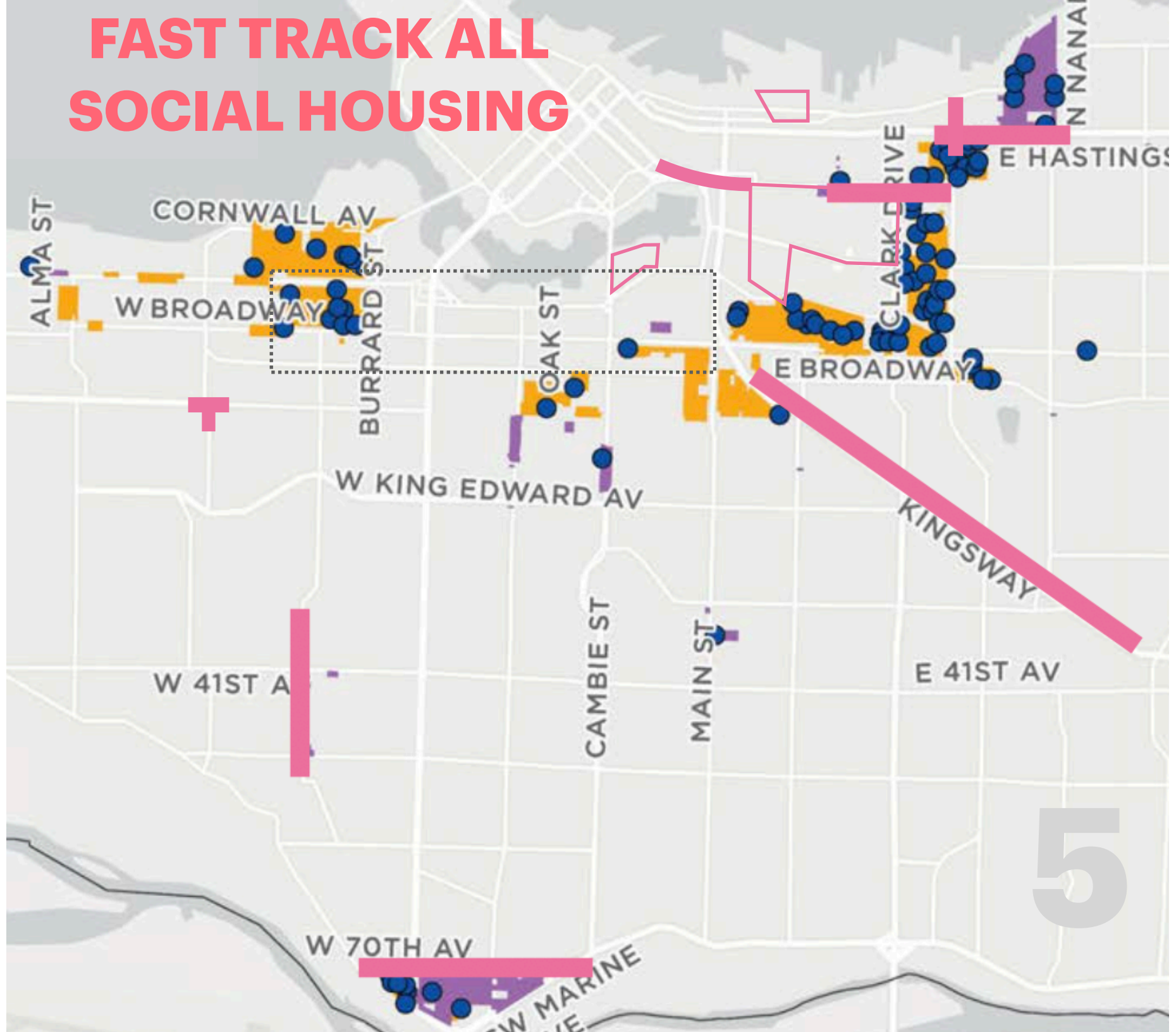
1,000 VENABLES

1,000 E&W BOULEVARD

1,000 W 70TH



FAST TRACK ALL SOCIAL HOUSING



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