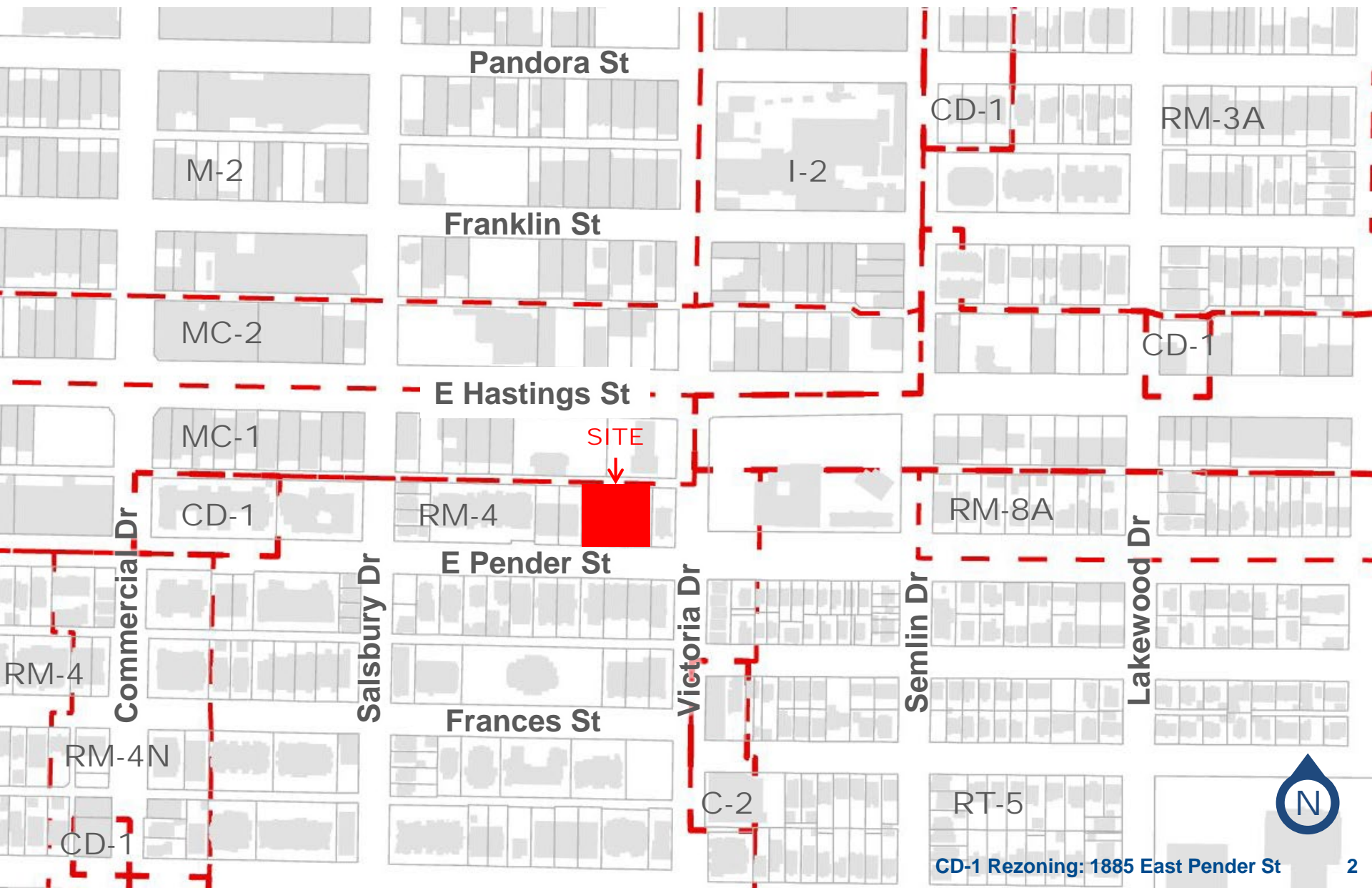


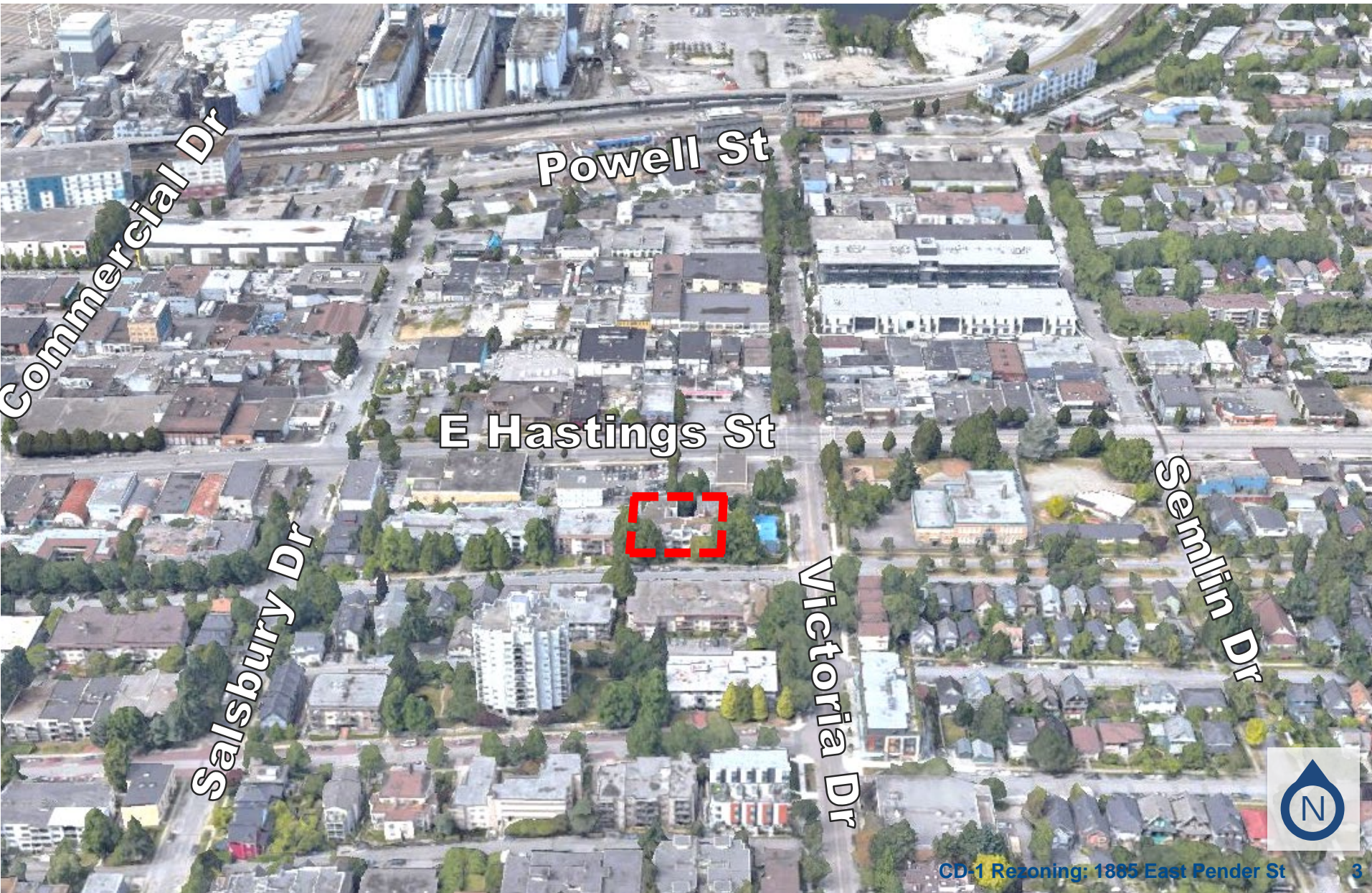


CD-1 Rezoning: 1885 East Pender Street
Public Hearing – May 18, 2021

Site and Surrounding Zoning



Existing Site and Context



Existing Site – 1885 East Pender Street

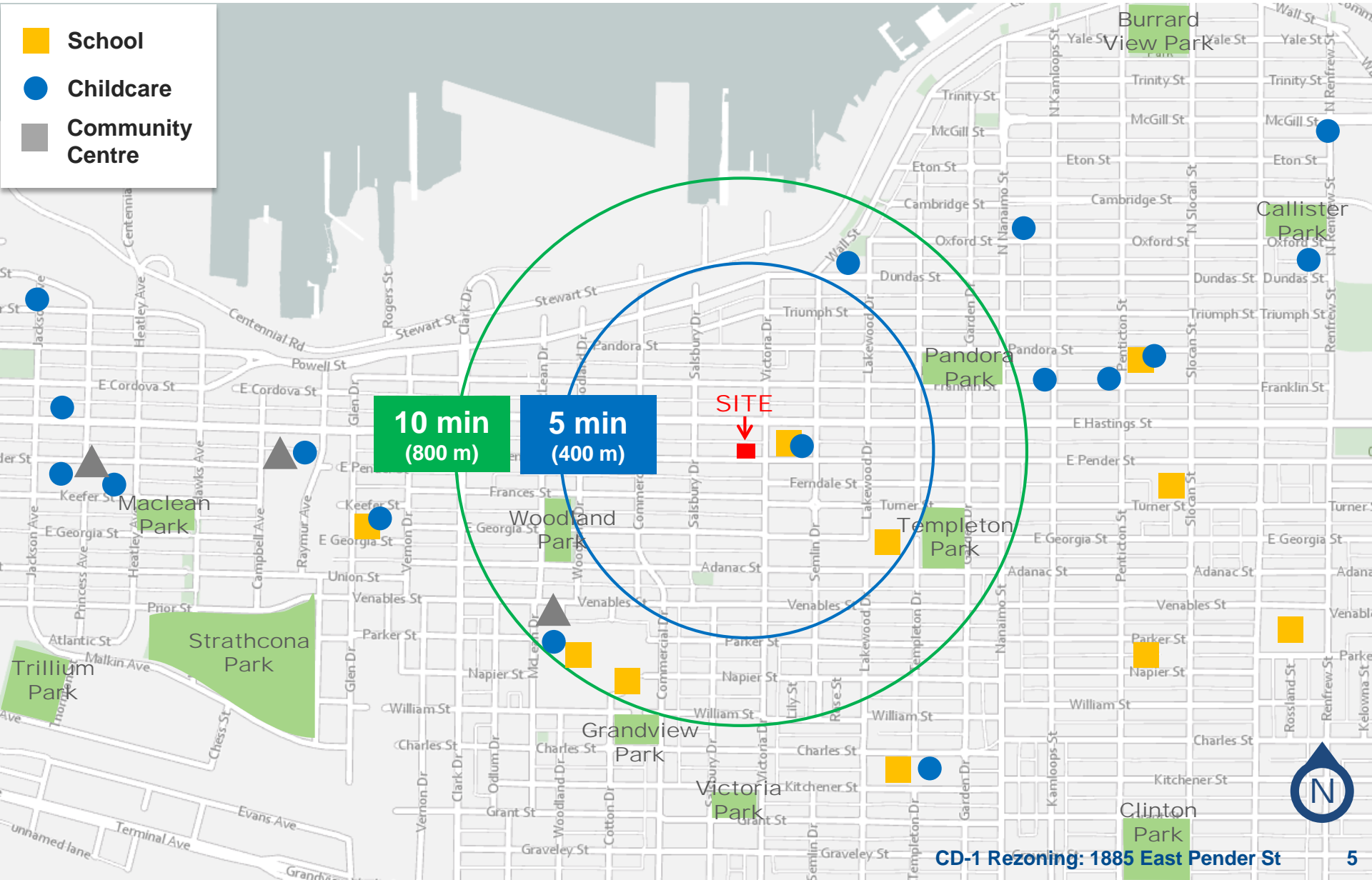


SITE

E Pender St

Local Services and Amenities

- School
- Childcare
- Community Centre



10 min
(800 m)

5 min
(400 m)

SITE

Enabling Policy



Grandview-Woodland
Community Plan

Maintain and increase the amount of mixed income non-market housing in the neighbourhood (e.g. co-ops, seniors housing, urban Aboriginal housing).

Figure 6.40: Grandview Northwest Apartment Area Land Use



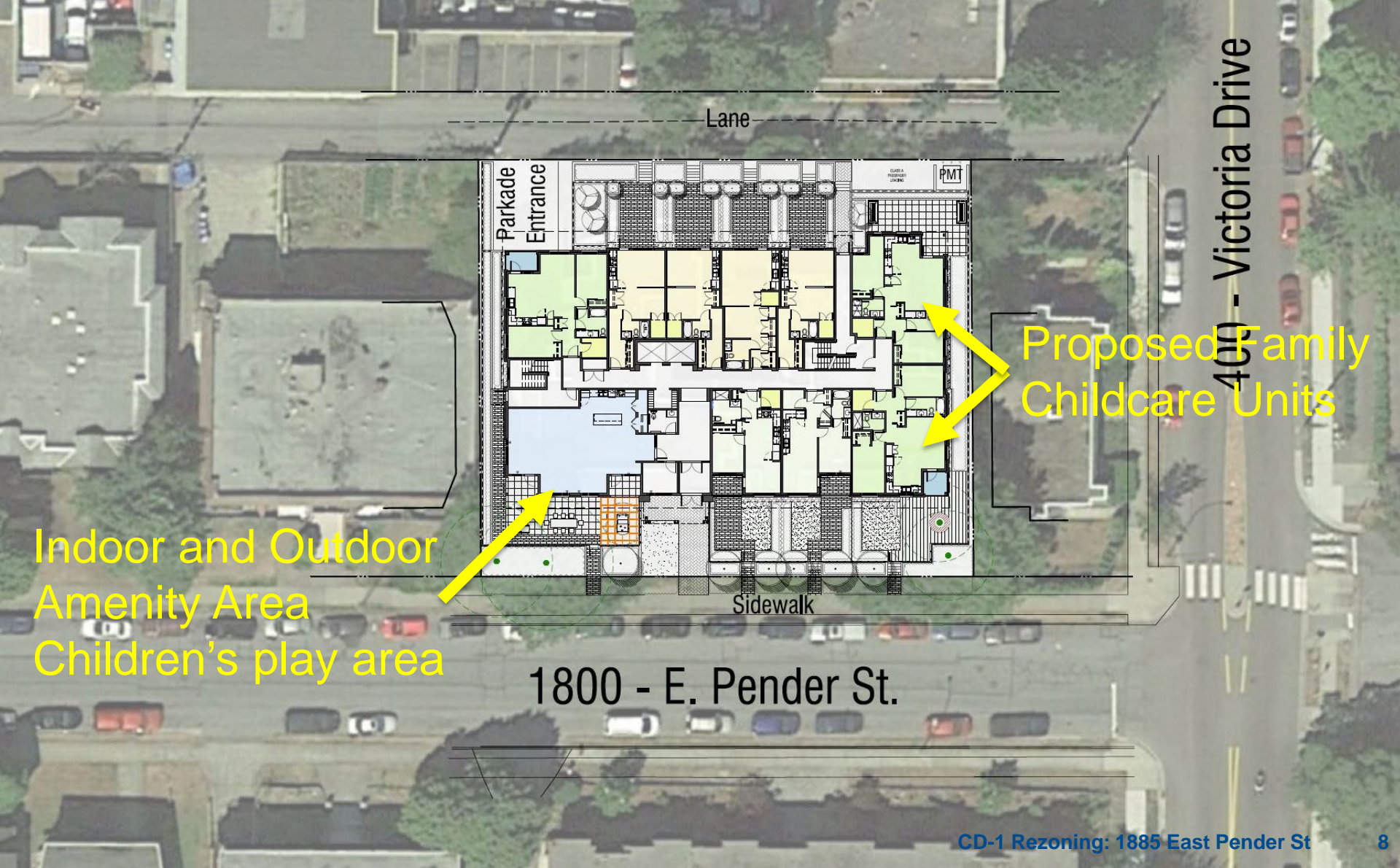
- *North-West Apartment Area*: Permits rezoning consideration for a 6-storey building and density of 2.4 FSR for secured rental projects
- S7.1.3: Consider modest increases in height and density for the delivery of non-market housing

Proposal – 1885 East Pender Street

- 6-storey social housing building for Aaron Webster Housing Cooperative
- 64 social housing units, 43% family unit mix
- Proposed 2.92 FSR, Recommended 3.0 FSR
- Height of 21.6 m (70.8 ft.)
- Restart Vancouver Recovery Phase, ~224 new construction jobs.
- Application submission: October 7, 2020



Plan View – 1885 East Pender Street



Indoor and Outdoor
Amenity Area
Children's play area

Proposed Family
Childcare Units

1800 - E. Pender St.

400 - Victoria Drive

Housing Tenure and Affordability

- Aaron Webster Housing Co-operative – a non-profit with an elected board
- Proposed building meets City’s definition of Social Housing
- At a minimum, 30% of units to be affordable to households with incomes equal to or below HILS levels.
- If applicant receives BC Housing Community Housing Fund, proposed deeper affordability levels:
 - 20% units – Shelter component of income assistance
 - 50% units – rent-geared-to-income for households at or below HILs
 - 30% units – Low end of market

Tenant Relocation Plan

Existing Tenant Profile:

- 31 units previously on-site
- Tenants rehoused at 95 East 1st Avenue in 2018
- Continue operating collectively as a non-profit co-op
- Current housing charges are geared-to-income with average of \$841 per month

Tenant Relocation Plan:

- CLT engaged existing tenants in redevelopment plans
- All tenants covered by TRP
 - First right of refusal
 - Rents not exceed 30% of household income
 - Assistance with moving expenses



Public Consultation

**Postcards Mailed
October 23, 2020**

**City-hosted
Virtual Open House
October 26 to November 15,
2020**

Postcards distributed	2,020
Questions	8
Comment forms	19
Other input	2
Total	29



Public Consultation: What We Heard

Support

- Affordable housing
- Building height and density
- Design
- Amenity space

Concern

- Building height and density
- Design
- Views and sunlight

Density, Height and Design

- 6-storey form anticipated by Grandview Woodland Community Plan
- Retention of 4 mature, on-site trees
- Landscape buffer, ground-oriented apartment units with patios
- Upper storey design to visually reduce massing



Conclusion

- Proposal complies with Grandview Woodland Community Plan
- Provides 64 social housing units
- Staff support application subject to conditions outlined in Appendix B

