

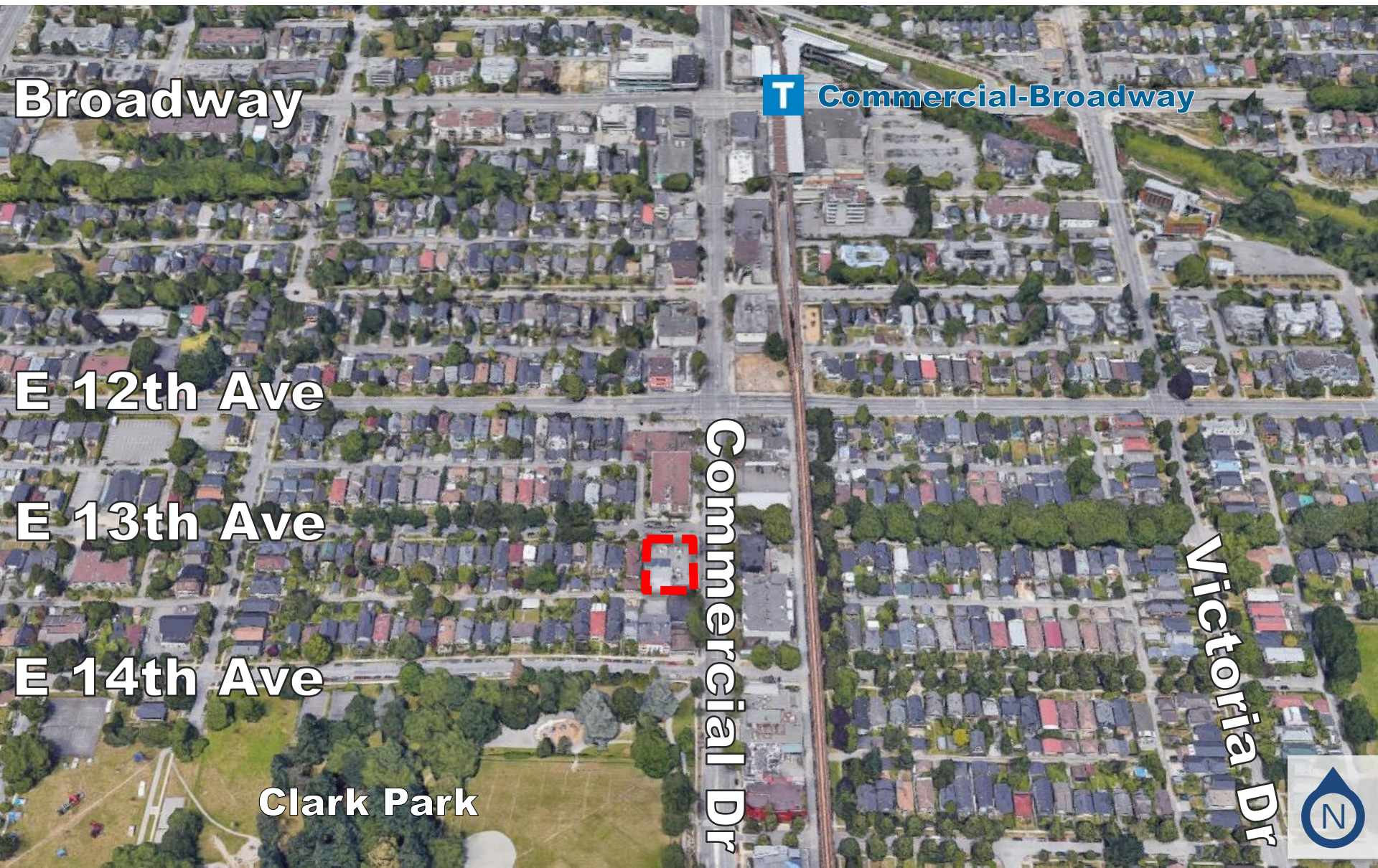


CD-1 Rezoning: 2929 Commercial Drive
Public Hearing – July 13 , 2021

Site and Surrounding Zoning



Existing Site and Context



Broadway

T Commercial-Broadway

E 12th Ave

E 13th Ave

E 14th Ave

Commercial Dr

Victoria Dr

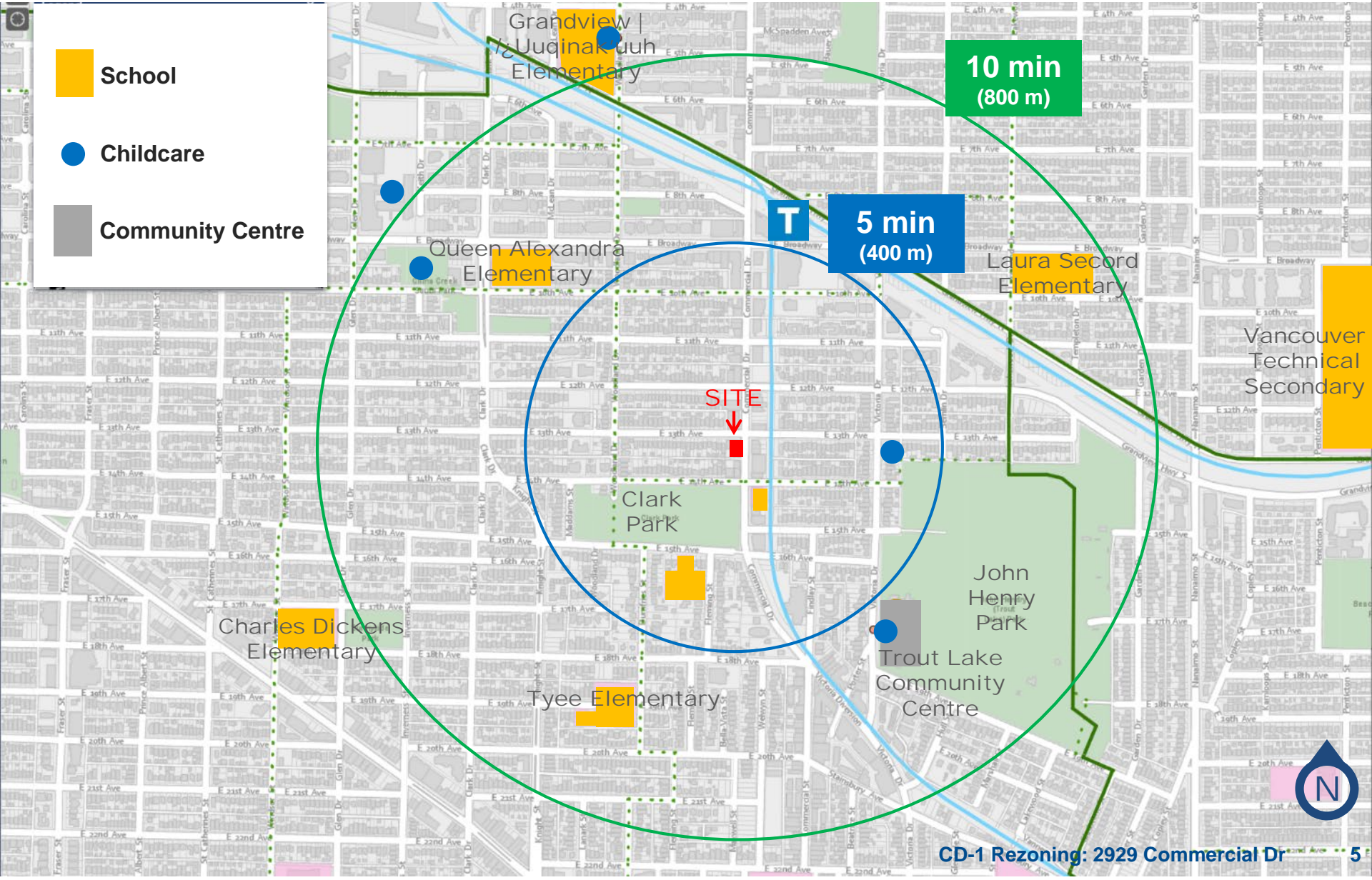
Clark Park





Existing Site – 2929 Commercial Drive



Local Services and Amenities



-  School
-  Childcare
-  Community Centre

10 min
(800 m)

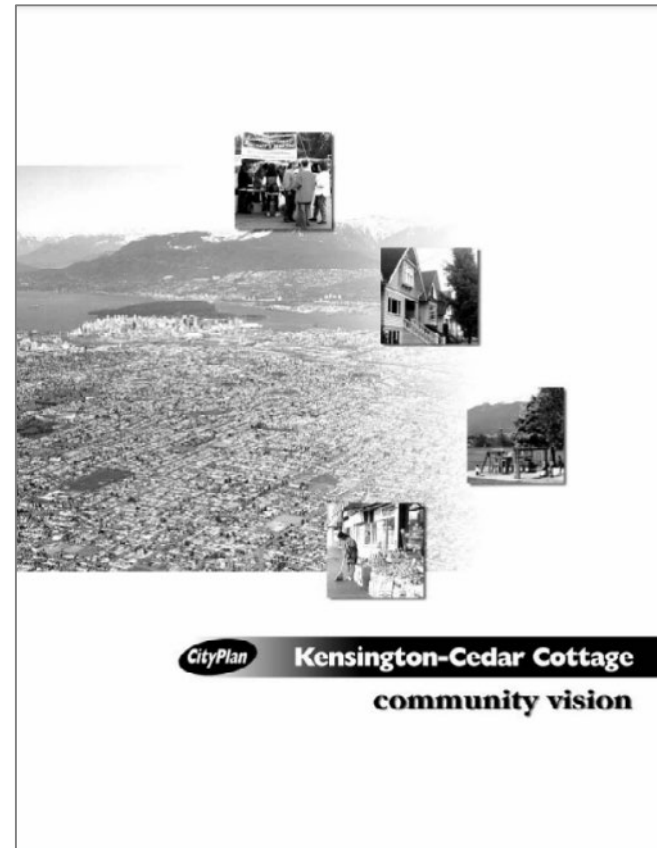
5 min
(400 m)

SITE

Enabling Policies



- Housing Vancouver Strategy approved in 2017
- Social, Supportive and Co-op Housing Units
- 12,000 new units (2018 – 2027)



- Protected Public View Number 21 Commercial Drive

Proposal – 2929 Commercial Drive

- 5-storey social housing building with rooftop amenity for VESTA/VSTA
- 27 social housing units, 22% family unit mix
- Proposed 2.67 FSR, Height of 19.25 m (63.2 ft.)
- Application submission: November 30, 2020
- Restart Vancouver Recovery Phase, ~100 new construction jobs.



Side View – East 13th Avenue



Housing Tenure and Affordability

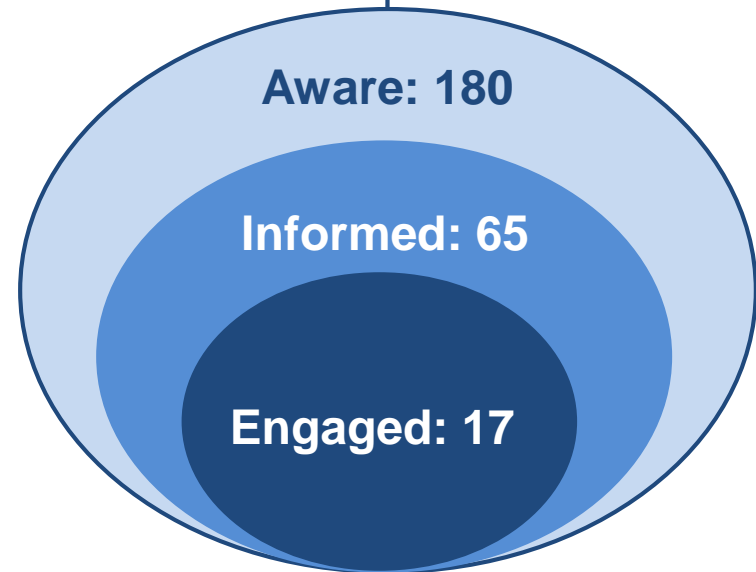
- VESTA/VSTA – non-profit local chapters of the BC Teachers Federation
- Proposed building meets City’s definition of Social Housing
- At a minimum, 30% of units to be affordable to households with incomes equal to or below HILS levels.

Public Consultation

**Pre-application
Open House
December 11, 2019
15 attendees**

**City-hosted
Virtual Open House
January 18 to February 7, 2021**

Postcards distributed	1,230
Questions	8
Comment forms	20
Other input	1
Total	29



Public Consultation: What We Heard

Support

- Social Housing
- Building Design
- Landscape
- VESTA/VSTA Spaces

Concern

- Parking
- Location
- Building Design

Conclusion

- Proposals comply with Kensington Cedar Cottage Vision for Social Housing
- Delivers 27 social housing units and new office space for VESTA/VSTA
- Staff support application subject to conditions outlined in Appendix B

