

Item 3 - CD - 1 Rezoning: 357-475 West 41st Avenue - Support

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
10/02/2021	11:49	PH1 - 3. CD-1 Rezoning: 357-475 West 41st Avenue	Support	Rental buildings are better than no rental buildings so I support. However, there is considerable room for improvement: 1. Foster these as family centric areas (they were previously RS) so INCREASE the amount of 2 & 3 bedroom units on RS upzonings. The 35% is far too low. 2. Separate out the 2 and 3 bedroom requirements. You will notice that in the Oct 5th rezonings there are ZERO 3 bedroom market rentals. That's not right. 3. Value School Spaces & Area Amenities at the Rezoning. Ask about available school space, community space and ensure that there is a plan to address in the future if spaces are lacking. That's it. Have a great deliberation and looking forward to the future improvements.	Vik Khanna		[REDACTED]	Shaughnessy	Appendix A

CD 1 Rezoning: 357 475 West 41st Avenue

Housing Mix – The proposed units are to be designed in accordance with the *Family Room: Housing Mix Policy for Rezoning*s, which includes provision of at least 35% family units (with two and three bedrooms) in new rental projects. This application provides for a range of household types and would deliver 152 family units (36%) across the project, with 27 being moderate income family units thereby meeting the family unit requirements in both the market rental and moderate income rental portions of the proposal. Eight family units are proposed as having three bedrooms. The complete unit mix is illustrated in Figure 9.

Figure 9: Proposed Unit Mix, Market and Moderate Income Rental

Market		Moderate Income	
Studio	83 units	Studio	9 units
1-bed	147 units	1-bed	28 units
2-bed	125 units	2-bed	19 units
3-bed	0 units	3-bed	8 units
Total	355 units	Total	64 units
Total 419 units			

CD 1 Rezoning: 325-343 West 41st Avenue

Housing Mix – The proposed units are to be designed in accordance with the *Family Room: Housing Mix Policy for Rezoning*s which includes provision of at least 35% family units (with two and three bedrooms) in new rental projects. This application provides for a range of household types and would deliver 35 family units (37%) across the project, including four moderate income family units (44%). This meets the family unit requirements in both the market rental and moderate income rental portions of the proposal. One family unit is proposed as having three bedrooms. The complete unit mix is illustrated in Figure 9.

Figure 9: Proposed Unit Mix, Market and Moderate Income Rental

Market		Moderate Income	
Studio	4	Studio	1
1-bed	51	1-bed	4
2-bed	31	2-bed	3
3-bed	0	3-bed	1
Total	86	Total	9
Total 95 units			