

CD-1 Rezoning: 1369-1381 Kingsway

Public Hearing

January 18, 2022



Site and Surrounding Zoning



Existing Site and Context



102 ft.
Kingsway

Knight St



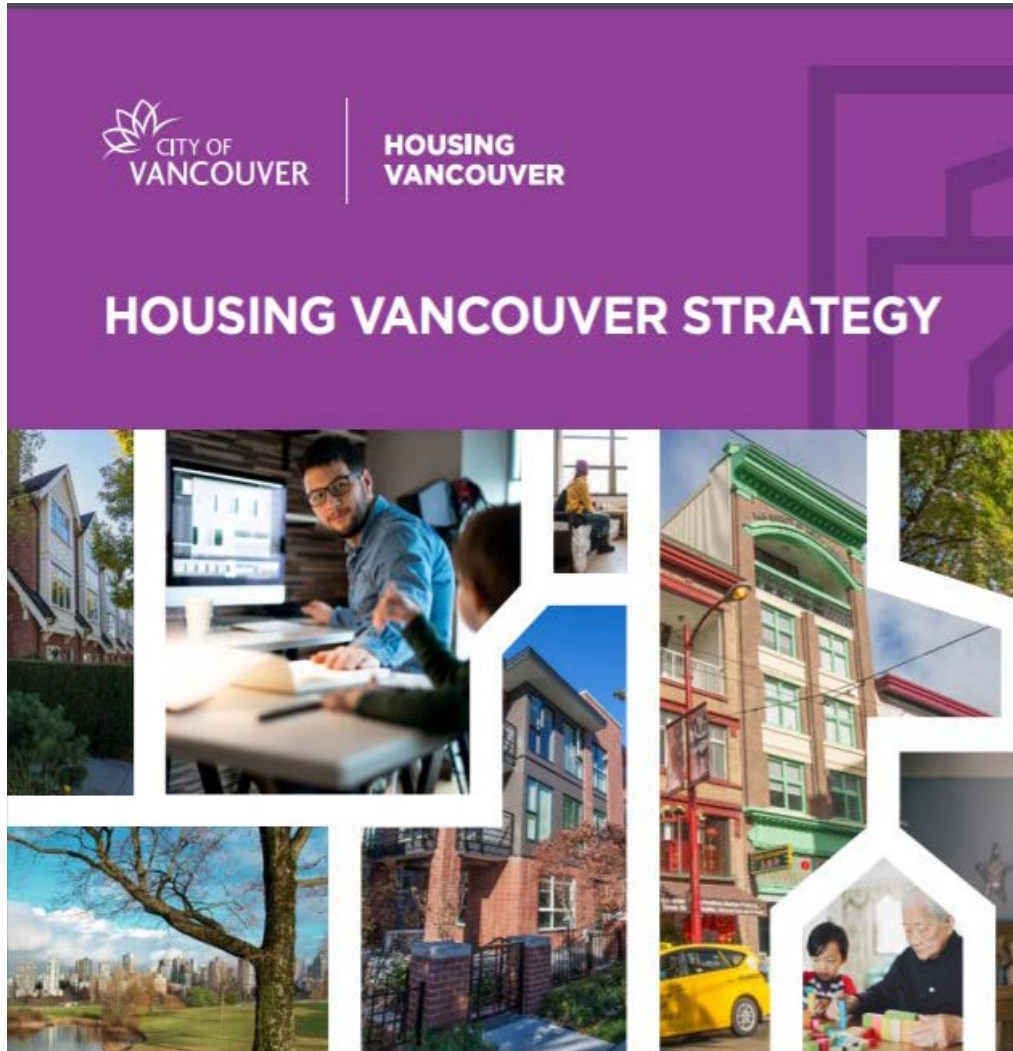
Local Services and Amenities



- Site
- School
- Childcare
- Park
- SkyTrain
- Community Centre

Policy Context

- Supports development of new, secured market rental housing



Proposal

- Application submitted November 30, 2020
- Rezone from C-2 to CD-1
- Mixed-use building with ground floor commercial and 49 secured market rental units
 - 37% family units
- Density of 3.8 FSR
- Height of 24.1 m (79 ft.)
- Restart Vancouver “Recovery Phase”
~172 new construction jobs



Renting versus Ownership

Proposal	Newer Rental Buildings Eastside		DCL By-Law Maximum Averages - Eastside (CMHC, 2021)		Monthly Costs of Ownership for Median-Priced Unit Eastside (with 20% down payment)			
Average Unit Size (sq. ft.)	Average Rent	Average Household Income Served	Average Rent	Average Household Income Served	Monthly Costs Associated with Purchase	Average Household Income Served	Starting down payment at 20%	
Studio	437	\$1,549	\$61,960	\$1,653	\$66,120	\$2,142	\$85,668	\$81,700
1-bed	538	\$1,825	\$73,000	\$2,022	\$80,880	\$2,613	\$104,501	\$100,800
2-bed	807	\$2,354	\$84,160	\$2,647	\$105,880	\$3,694	\$147,764	\$141,200
3-bed	988	\$3,299	\$131,960	\$3,722	\$148,880	\$5,429	\$217,168	\$212,900

Public Consultation

**Postcards Mailed
March 12, 2021**

**City-hosted
Virtual Open House
March 15 to April 4, 2021**

Postcards distributed	1,372
Questions	7
Comment forms	13
Other input	1
Total	21



Comments of support

- Height, density, massing
- Building design
- Housing stock
- Retail space

Comments of concern

- Height, density, massing
- Building design
- Affordability
- Social housing

Conclusion

- Meets intent of the Secured Rental Policy (SRP) and Housing Vancouver Strategy
- Delivery of 49 secured market rental units
- Staff support application subject to conditions in Appendix B



END OF PRESENTATION