

CD-1 Rezoning: 3304 Kingsway

Public Hearing

January 18, 2022



Site and Surrounding Zoning



Existing Site and Context



Sir Guy Carleton
Elementary

Joyce Street

Kingsway

118 ft.

120 ft.



Local Services and Amenities



- School
- Childcare
- Park
- SkyTrain
- Community Centre

Policy Context

- Supports development of new, secured market rental housing



Proposal

- Application submitted January 14th, 2021
- Rezone from C-2 to CD-1
- Mixed-use building with ground floor commercial and 79 secured market rental units
 - 37% family units
- Density of 3.93 FSR
- Height of 24 m (78.7 ft.)
- Restart Vancouver “Recovery Phase”
~276 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	363	\$1,549	\$61,960	\$1,653	\$66,120	\$2,142	\$85,668	\$81,700
1-bed	414	\$1,825	\$73,000	\$2,022	\$80,880	\$2,613	\$104,501	\$100,800
2-bed	606	\$2,354	\$84,160	\$2,647	\$105,880	\$3,694	\$147,764	\$141,200

Public Consultation

**Postcards Mailed
March 11, 2021**

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

Postcards distributed	724
------------------------------	------------

Questions	8
------------------	----------

Comment forms	85
----------------------	-----------

Other input	0
--------------------	----------

Total	93
--------------	-----------



Comments of support

- Height and density
- Building design
- Housing stock
- Retail space

Comments of concern

- Height and density
- Building design
- Affordability

Conclusion

- Meets intent of the Secured Rental Policy (SRP) and Housing Vancouver Strategy
- Delivery of 79 secured market rental units
- Staff support application subject to conditions in Appendix B

