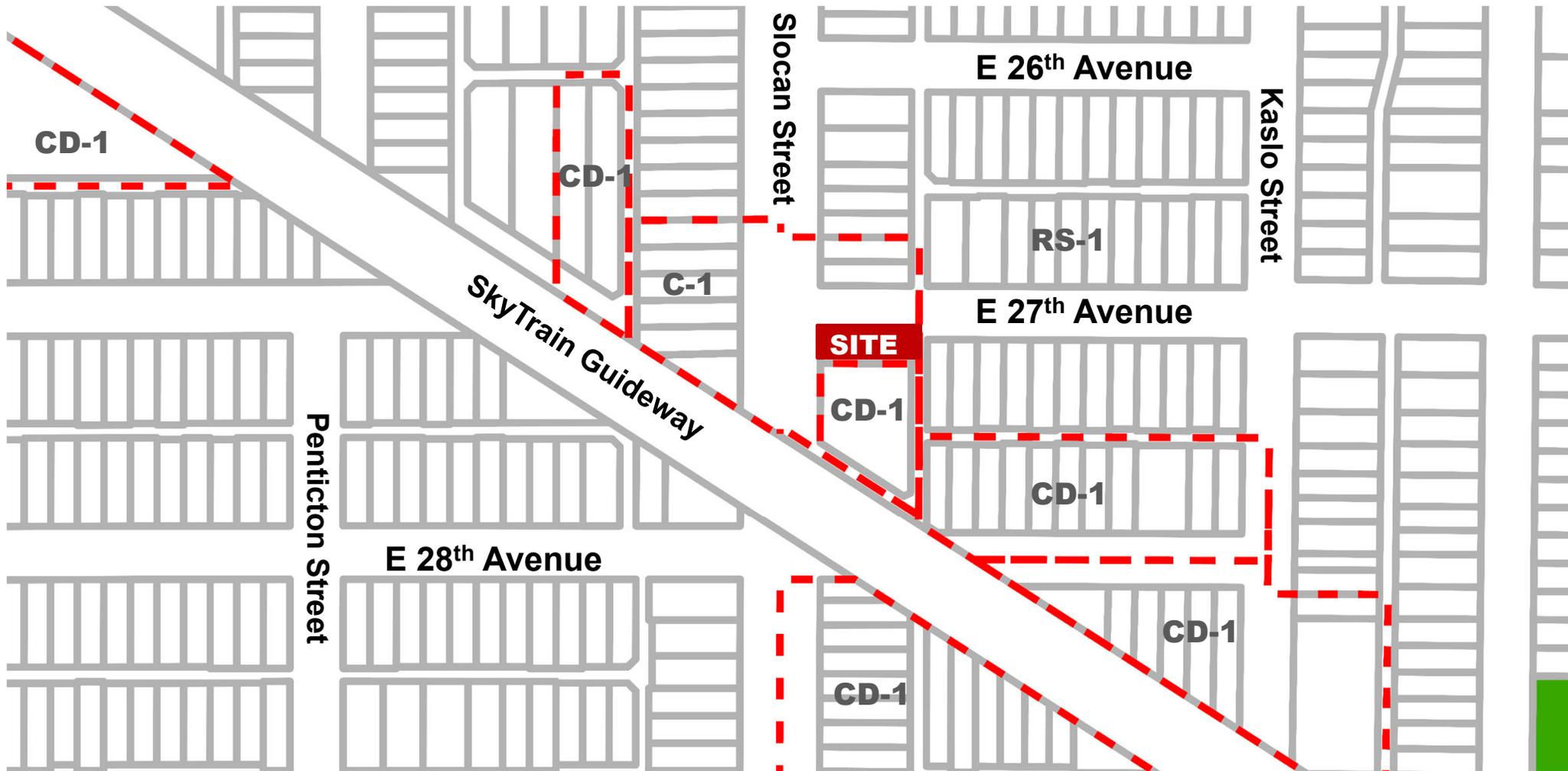


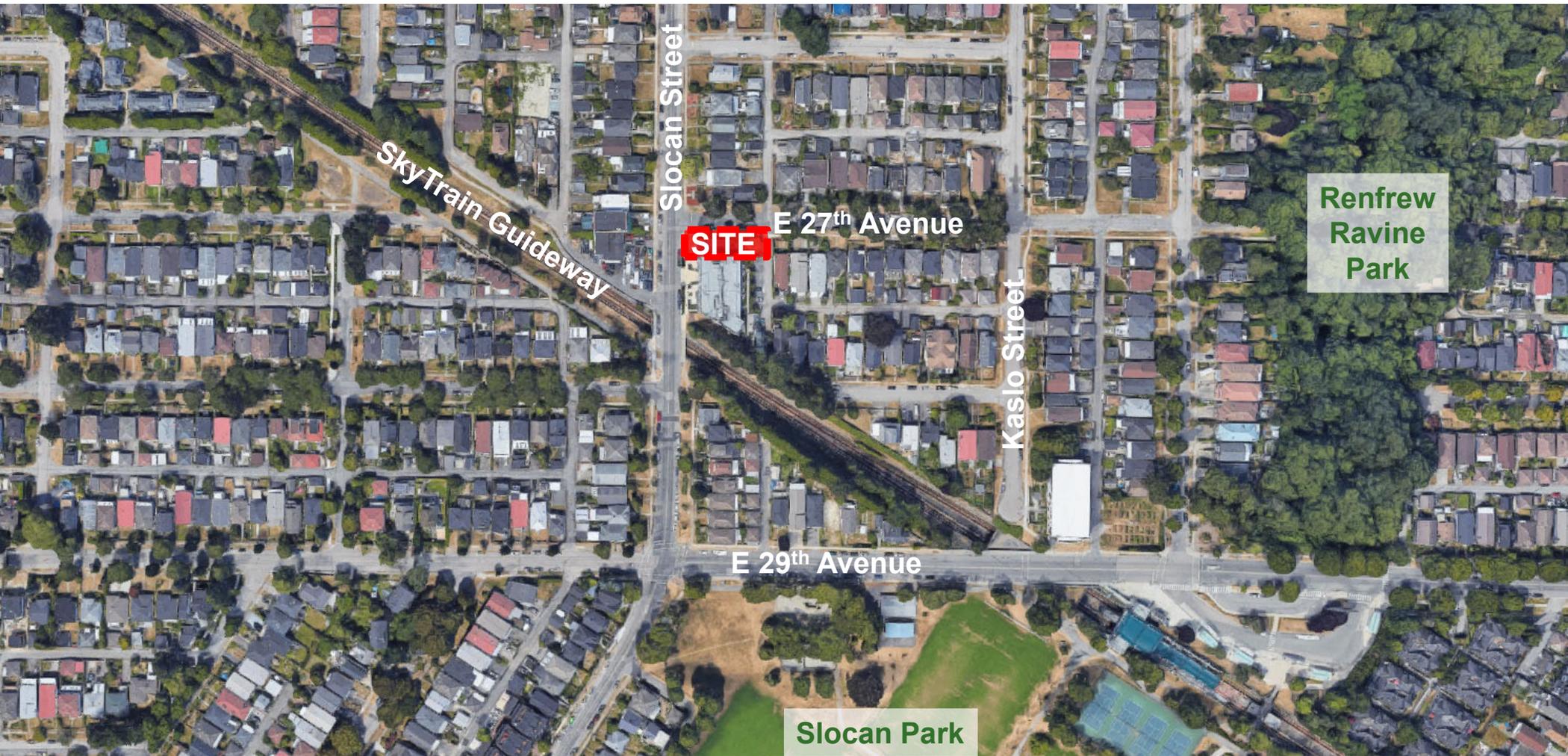


**CD-1 Rezoning: 4310 Slocan Street**  
Public Hearing – June 14, 2022

# Site and Surrounding Zoning



# Site and Context



**SITE**

E 27<sup>th</sup> Avenue

E 29<sup>th</sup> Avenue

Slocan Street

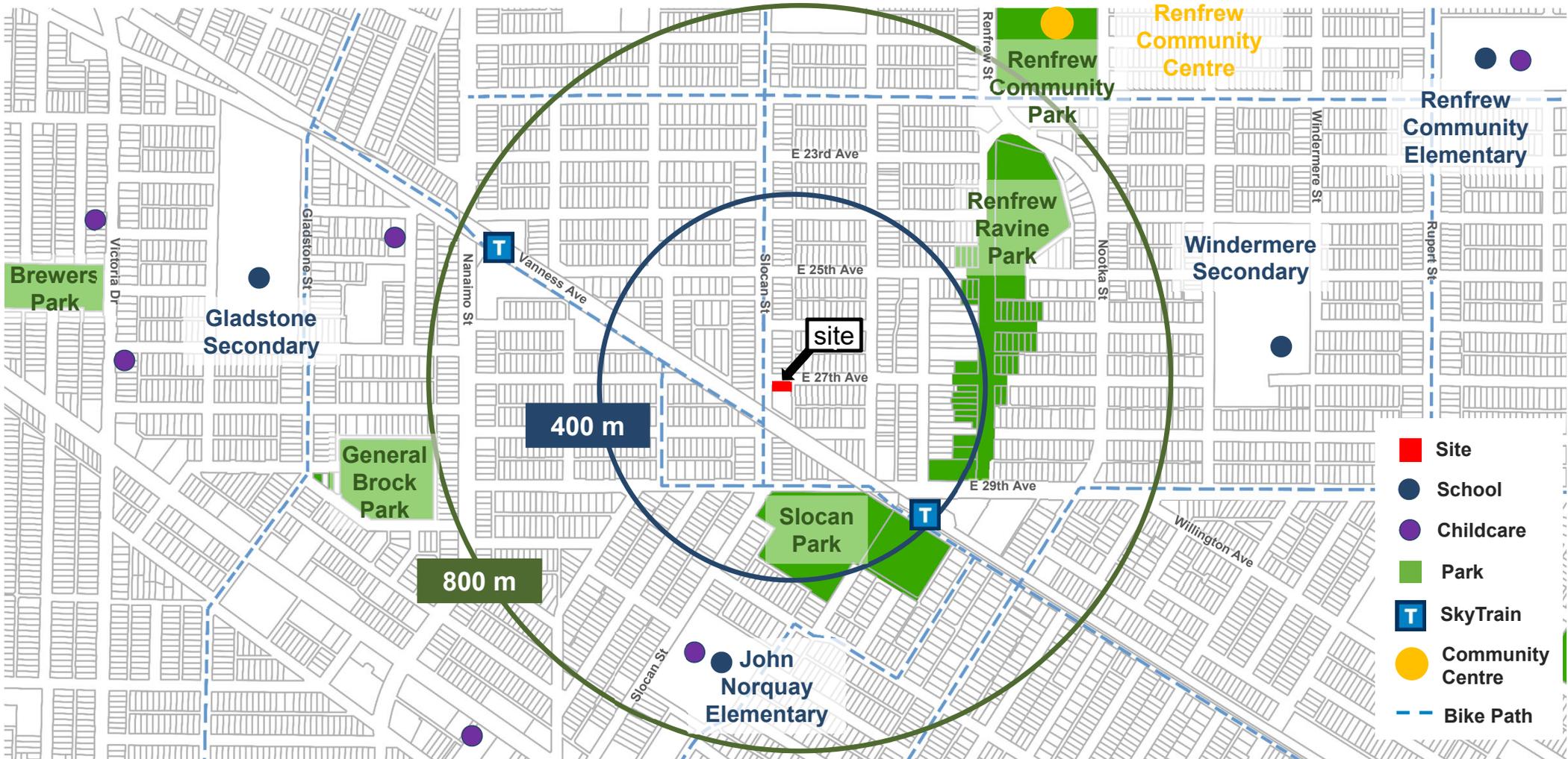
Kaslo Street

SkyTrain Guideway

Renfrew  
Ravine  
Park

Slocan Park

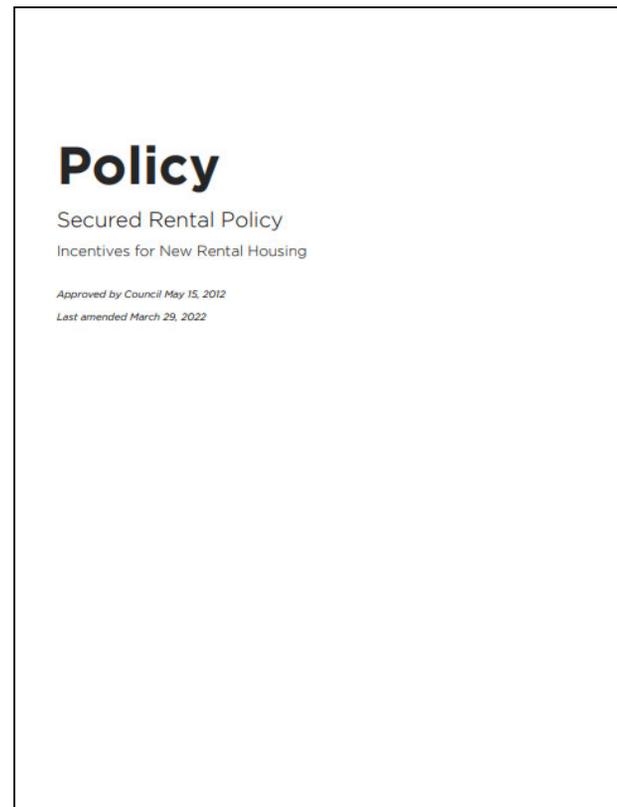
# Local Amenities and Services



# Policy Context

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- Supports development of new, secured market rental housing



# Proposal

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- Application submitted November 30, 2020
- 4-storeys with a partial 5<sup>th</sup> storey amenity level
- Commercial at-grade, with mezzanine level
- 8 secured market rental units
  - 38% family units
- Density: 2.77 FSR
- Height: 17.0 m (55.8 ft.)
- 15 construction jobs



# Renting versus Ownership

Proposal	Newer Rental Buildings Eastside		Monthly Costs of Ownership for Median-Priced Unit Eastside (with 20% down payment)			
Average Unit Size (sq. ft.)	Average Rent	Average Household Income Served	Monthly Costs Associated with Purchase	Average Household Income Served	Starting down payment at 20%	
<b>Studio</b>	440	\$1,549	\$61,960	\$2,142	\$85,668	\$81,700
<b>1-bed</b>	539	\$1,825	\$73,000	\$2,613	\$104,501	\$100,800
<b>2-bed</b>	681	\$2,354	\$94,160	\$3,694	\$147,764	\$141,200
<b>3-bed</b>	815	\$3,299	\$131,960	\$5,429	\$217,168	\$212,900

# Public Consultation

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**Postcards Mailed  
February 18, 2021**

<b>Postcards distributed</b>	<b>867</b>
Questions	2
Comment forms	14
Other input	0
<b>Total</b>	<b>16</b>

**City-hosted  
Virtual Open House  
February 22 to March 14, 2021**



## Comments of support

- Form of development
- Proposed building design
- New commercial space

## Comments of concern

- Insufficient parking
- Noise from commercial use

# Conclusion

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- Meets intent of the *Secured Rental Policy and Housing Vancouver Strategy*
- Delivery of 8 secured market rental units
- Staff support application subject to conditions in Appendix B of the report



## **END OF PRESENTATION**

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