

BALFOUR BLOCK

906-982 WEST 18TH AVENUE AND 907-969 WEST 19TH AVENUE

wesgroup



BALFOUR BLOCK CAMBIE CORRIDOR VISION

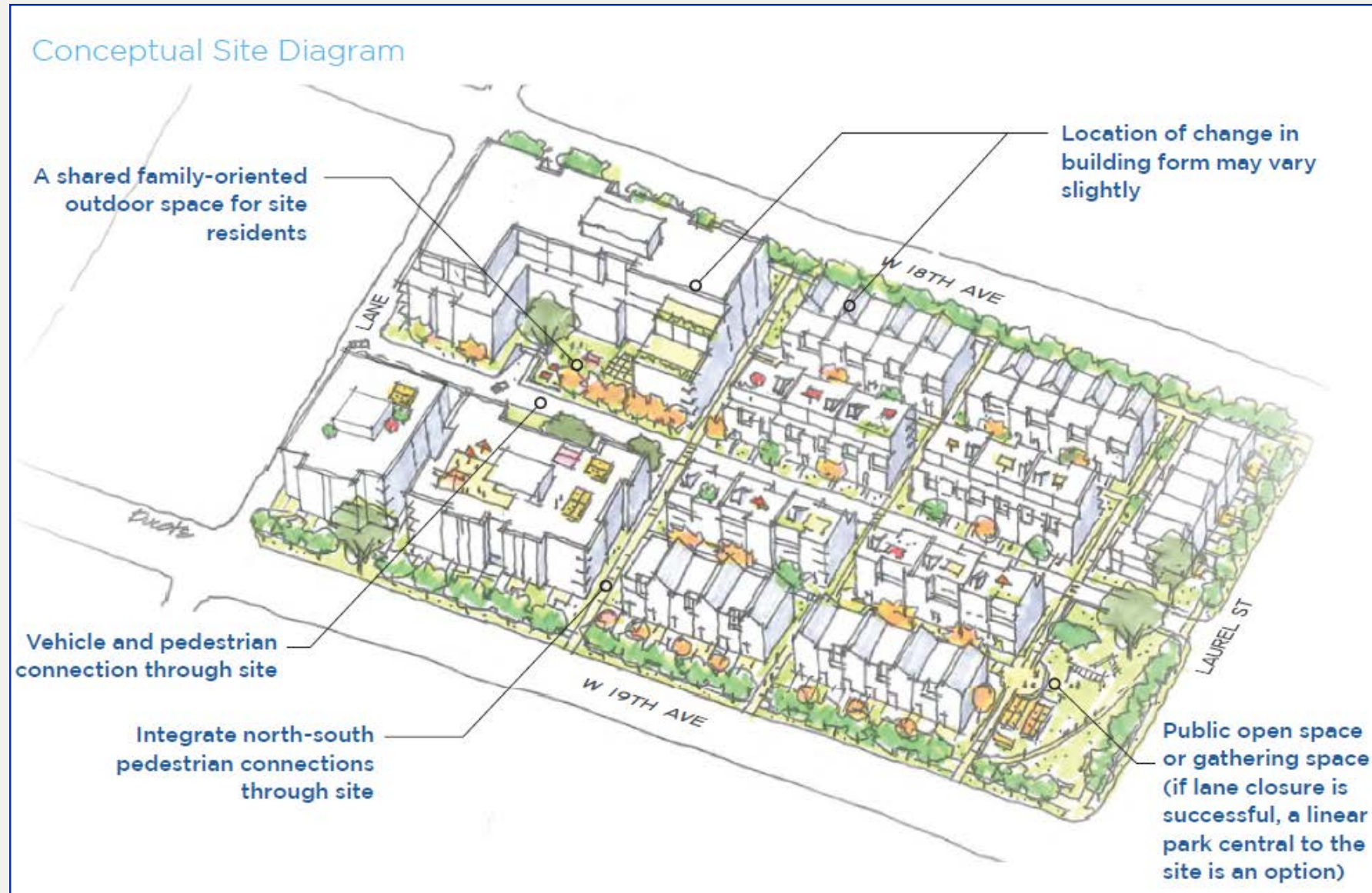
“Recognizing the residential character of this area and the existing rental housing, this site is envisioned to continue as a vibrant family-oriented node with the addition of new housing options and strong connections to the surrounding neighbourhood.

Site redevelopment will include a mix of townhouses, low-rise, and lower mid-rise buildings*, reflecting the varied architectural character of the neighbourhood. Residences will connect to the neighbourhood with frequent front doors and front yards, and public open space.”

-Section 6.3 Balfour Block (Cambie Corridor Plan, Page 159):

*The term “lower mid-rise building” is defined in the Cambie Corridor Plan as “5 to 8 storeys” (section 6.2 Typologies, page 158); However, for the Balfour Block specifically, that definition is further limited to up to six storeys (section 6.3.1, Page 159)

BALFOUR BLOCK CONCEPTUAL SKETCH



CONCEPTUAL SITE DIAGRAM
CAMBIE CORRIDOR PLAN, PAGE 161



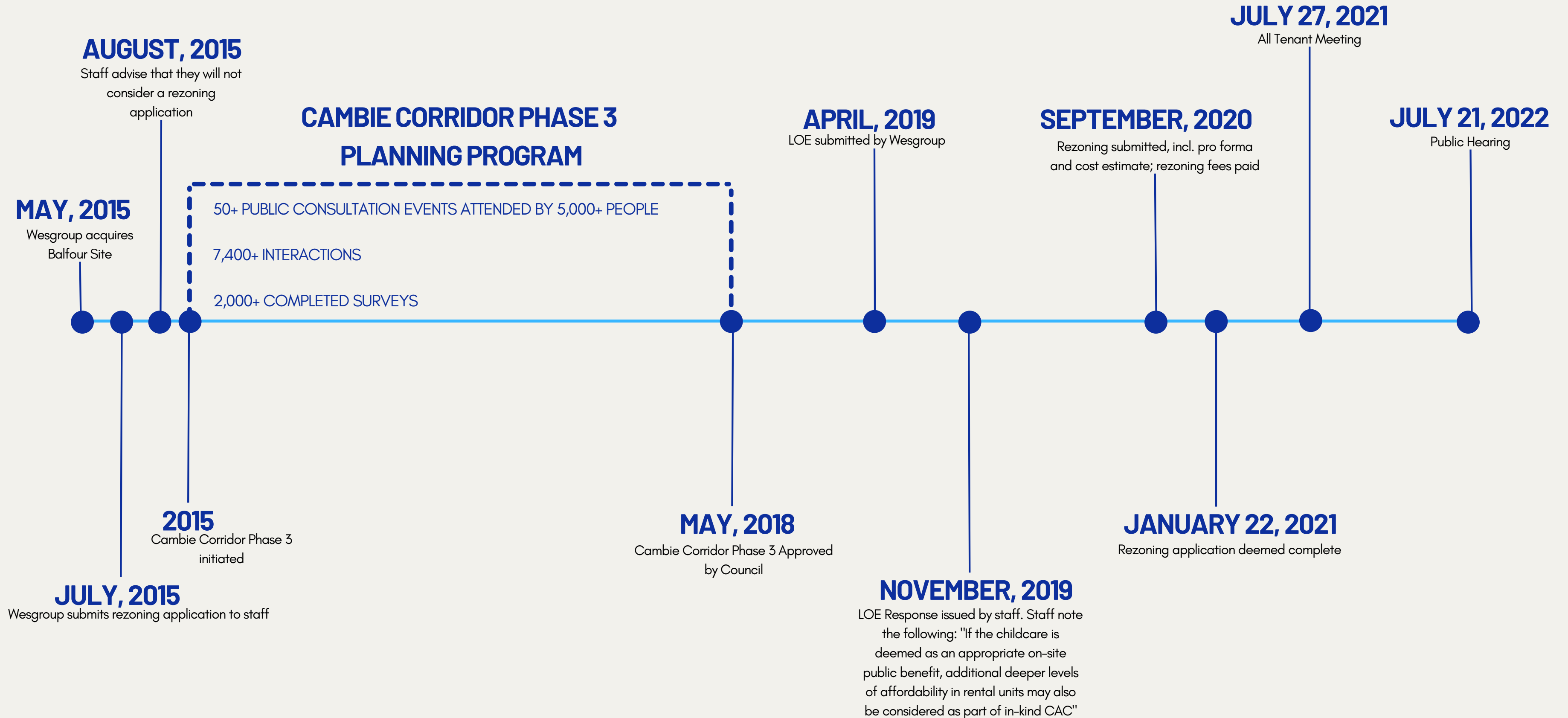
PROPOSAL UNDER CONSIDERATION

BALFOUR BLOCK WESGROUP HISTORY

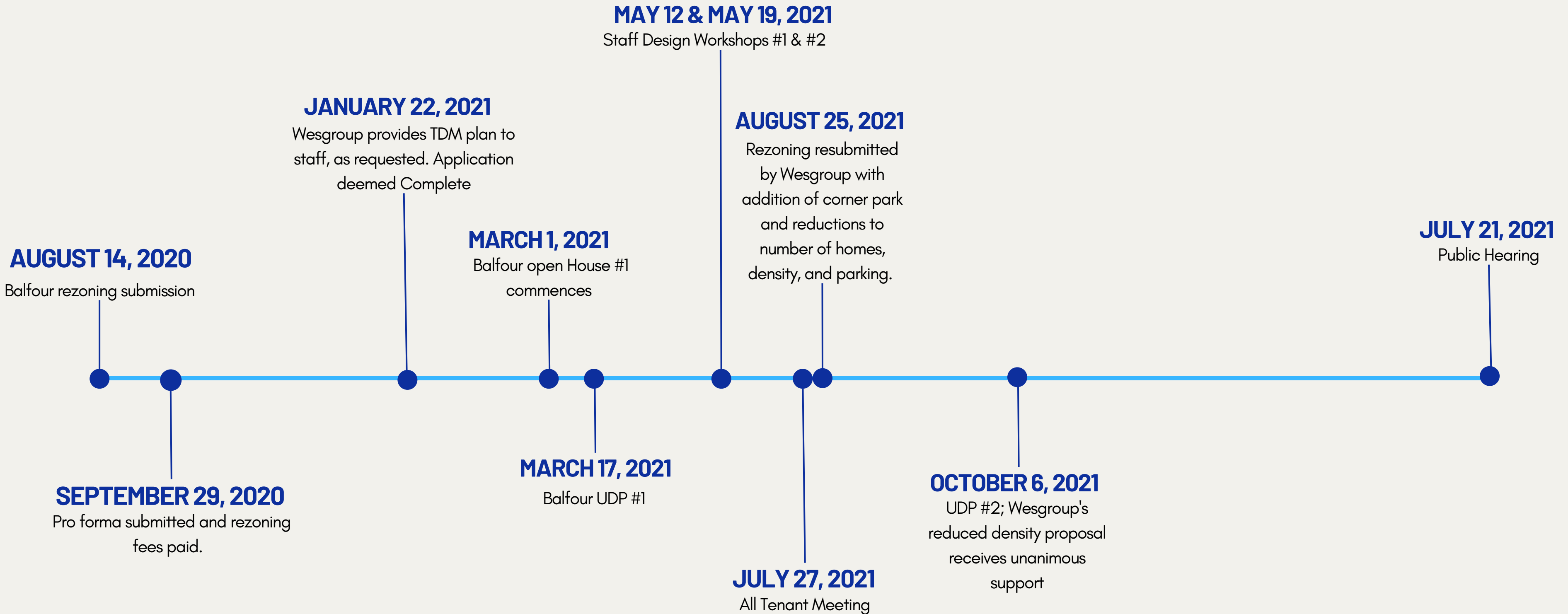


CAMBIE CORRIDOR PHASE 3 PLANNING PROGRAM

50+ PUBLIC CONSULTATION EVENTS ATTENDED BY 5,000+ PEOPLE
7,400+ INTERACTIONS
2,000+ COMPLETED SURVEYS



BALFOUR BLOCK RECENT HISTORY



BALFOUR BLOCK COMMUNITY ENGAGEMENT

- Original Application (January 2021)
- Outreach to Tenants (January 2021)
- Outreach and meetings with immediate Neighbours, Community Associations & local Stakeholders (January 2021 onwards):
 - Immediate Neighbours
 - Riley Park–South Cambie Community Vision Group
 - Congregation Schara Tzedek Synagogue
 - Tikva Housing
 - Cambie Village BIA
 - Westcoast Child Care Resource Centre
 - Early Childhood Educators of BC
 - Coalition of Childcare Advocates of BC
 - Edith Cavell Elementary PAC
 - Eric Hamber Secondary School
 - Bayview School
 - Local Business
- City-led Open House (March 2021)
- Urban Design Panel (March 2021)
- Tenant Information Meeting (July 2021)
- Revised Application Submitted (August 2021)
- Launch Voluntary Applicant Website and Site Signage (September 2021)
- City-led Open House #2 (September–October 2021)
- Urban Design Panel #2 (October 2021)
- One-on-One Check-ins with Tenants (June 2022)

Balfour Block: Market Condo, Secured Rental & Moderate Income Housing Proposal in the Cambie Corridor Revised Submission

Site Plan Legend

- Existing Mature Canopy Trees Retained
- Public Park and Playground
- Rooftop Amenity Deck
- Child Playspace (Ground Level)
- North South Access Links

What's Changed?

- Addition of a new public park**
- Reduced density** (by removing an entire building)
- Reduced building heights** (small street frontages)
- Revised building form and materiality**

Timeline

- Rezoning Application Submission January 2021
- Community Open House March 2021
- Rezoning Application Resubmission September 2021
- Urban Design Panel October 6, 2021
- Community Open House #2 September 20 – October 10, 2021
- First Reading June 7, 2022
- Public Hearing July 5, 2022

Our Proposal
Wesgroup Properties, in partnership with Formwerks Architecture, have re-submitted an application to rezone 908-968 West 18th Avenue and 907-969 West 19th Avenue, Vancouver ("the Balfour Block"), as a result of community and City feedback.

The proposal envisions the development of a 208-home project comprised of a six-storey rental building, a six and a half-storey condo building with a childcare space on the ground floor, and eight, three to four-storey stacked townhome buildings.

Project Summary

Floor Area	205,333 sq.ft
Density	1.61 FSR
Total Homes	208 homes
Family Housing	59% of total homes
Rental Housing	99 homes
Moderate Income Housing	22% of floor area
Condo Homes	51 homes
Townhomes	58 homes
Vehicle Parking	261 stalls
Resident Parking	242 stalls
Visitor Parking	12 stalls
Childcare Parking	7 stalls
Bicycle Parking	502 Class A spaces
Childcare Area	4,700 sq. ft. (37 spaces)

Site Context (Above): The Balfour Block is a 101,583 sq. ft. site located within the Cambie Village character area of the Cambie Corridor Plan. Currently, the site is occupied by two-storey duplex buildings constructed in the 1950s.

Corner Park View (Above): This proposal includes the provision of a public park at the corner of W 19th Avenue and Laurel Street, which will be accessible to residents and the broader community.

Proposed Aerial View (Above): The site is located in the Cambie Corridor and is well served by transit, shopping and community amenities.

Policy Context
Due to its significant size, the Balfour Block is classified as a "Unique Site" in the Cambie Corridor Plan (2017). Unique Sites are encouraged to deliver diverse and affordable housing options, local amenities, and increased neighbourhood vibrancy to contribute towards creating a complete community.

For more information, please contact Virginia Bird, Community Relations at 604-801-5008 or info@balfourblock.com

BALFOUR BLOCK SUBMISSION HISTORY



	September 2020 Rezoning Submission	August 2021 Rezoning Submission
Total Homes	241	208
Strata-Titled Homes	141	109
Market Rental Homes*	100	99
Moderate Income Rental Homes*	25	25
Parking	334 stalls	255 stalls
Turnkey Childcare	✓	✓
Corner Park	✗	✓

	Current	Proposed
Total Units	34	208
Family Units*	34	122
Rental Homes**	34	99
Moderate Income Rental Homes	0	25
Ground-Oriented Housing	34	58

** Per Family Room: Housing Mix Policy for Rezoning Projects: "Family units are defined to mean units that have two or more bedrooms."

** Per Cambie Corridor Plan 6.3.2: "Recognizing the existing rental housing on-site, new development will be expected, at a minimum, to replace existing rental units with an aim to maximize the potential number of rental units on-site."

Quantified Public Benefits	
37-space Childcare (Turnkey)	\$5,750,000
Improvements to future corner park	\$200,000
Non-Quantified Public Benefits	
Moderate Income Housing (25 Units)	Not quantified
Park dedication (land) <i>6,101 square feet</i>	Not quantified

BALFOUR BLOCK EXISTING TENANTS



- A meeting with all existing tenants was convened on July 27, 2021 (contact information for the Tenant Relocation Coordinator, Sommerville Community Relations, was provided to all tenants)
- Tenant needs assessment has been administered by COV staff
- Eligible tenants will receive financial compensation in accordance with the *Tenant Relocation and Protection Policy*
- Right of First Refusal:
 - The *Tenant Relocation and Protection Policy* normally requires that "existing tenants shall be provided Right of First Refusal to move back into the new building with a 20% discount off starting market rents"
 - However, per the requirements outlined in the Cambie Corridor Plan Section 6.3.3, **this application will exceed the typical requirement**
 - "Rental rates for returning tenants exercising the right of first refusal option under the Tenant Relocation and Protection Policy (2015) will be adjusted to the rental rate paid at the time of displacement plus the allowable annual rent increase permitted under the Residential Tenancy Act during the interim period."