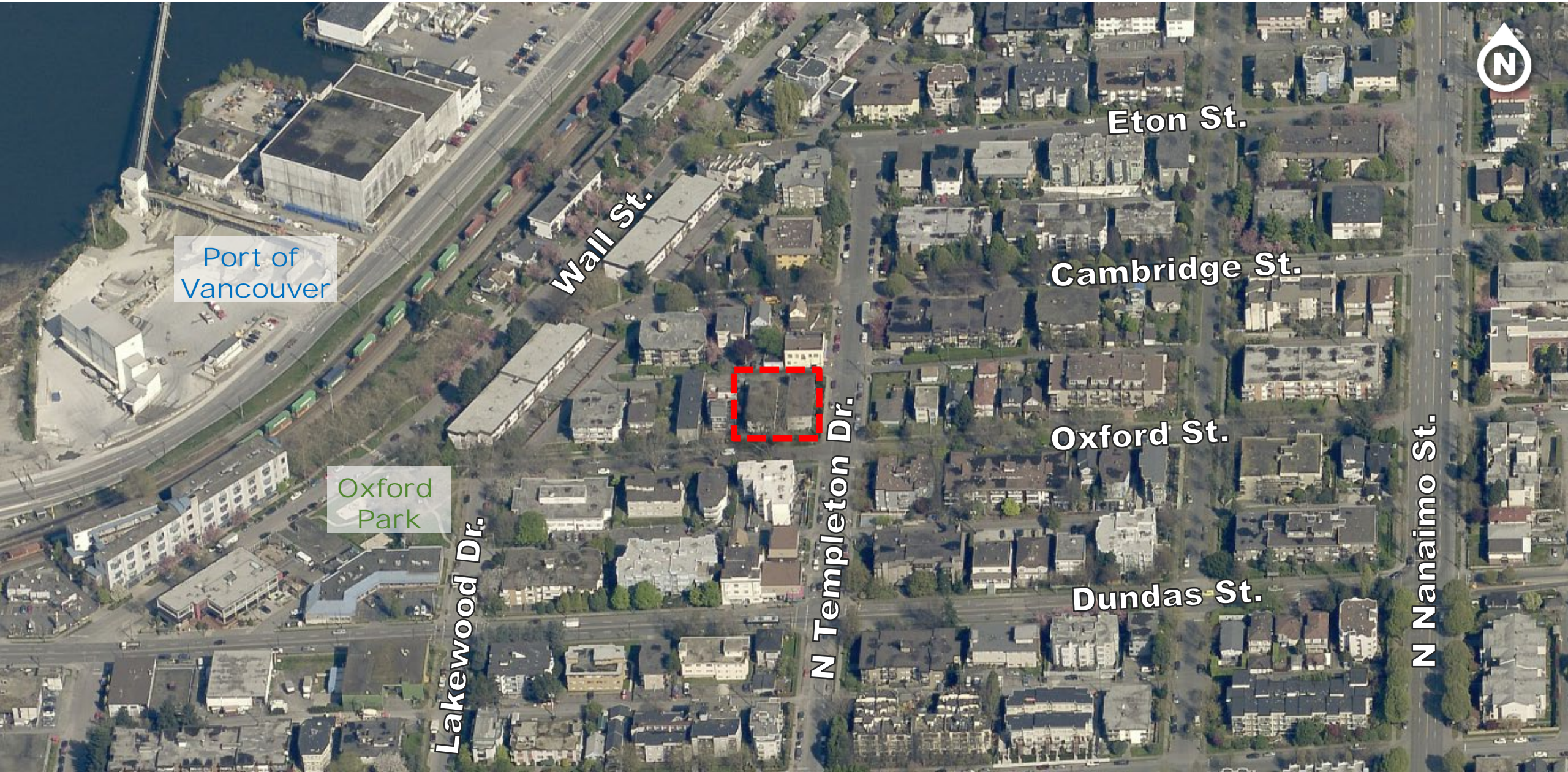




# Existing Site and Context



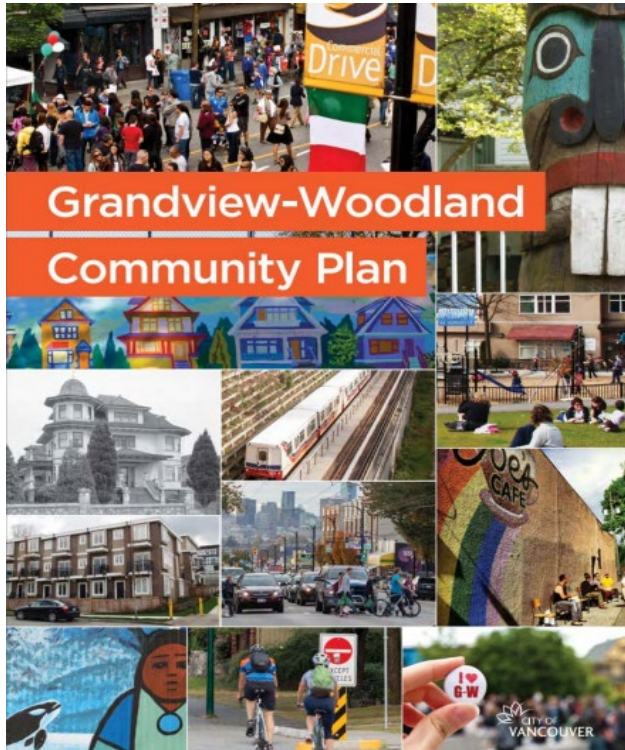
# Local Amenities and Services



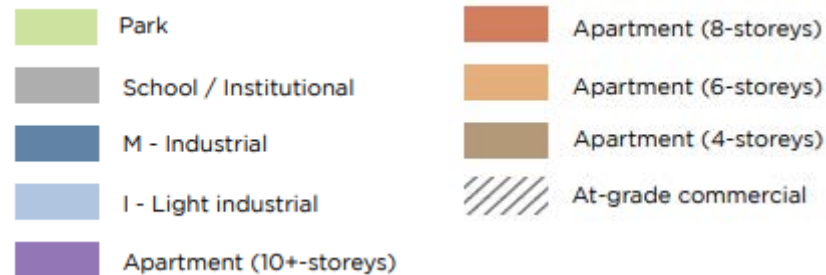
- Site
- - - Bike Path
- School
- Childcare
- Park
- Community Centre/ Library



# Enabling Policies



**Cedar Cove Residential Core Land Use**



- 100% Secured Rental Housing
- Height: Up to 6 storeys
- Density: Up to 2.4 FSR\*
- Stepbacks above third storey to reduce shadowing

*\*The suggested FSR range is an estimate based on intended urban design performance.*

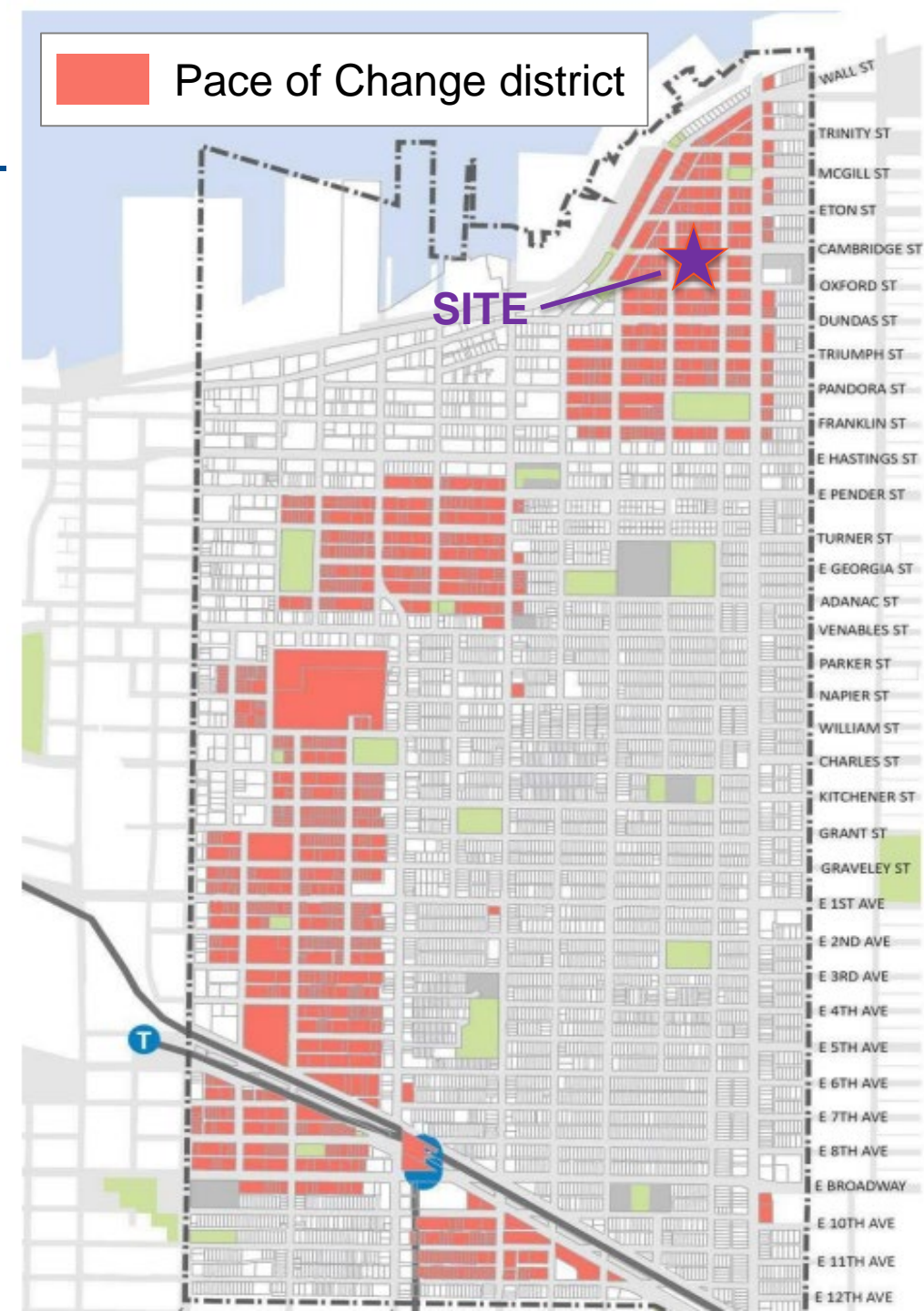
# Enabling Policies

## Grandview-Woodland Pace of Change Policy

- Manages the demolition of existing market rental housing
- Maximum of 5 projects and/or 150 existing market rental units in the first three years of the Plan

## Pace of Change Updates

- Five sites with a net gain of 307 rental units
- City-wide tenant protections work is underway
- Interim approach to accept rezoning applications in Grandview-Woodland until 150 unit limit is reached



# Proposal

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- **Application Submission:** December 10, 2021
- 6 storeys
- Height: 21.1 m (69 ft.)
- FSR: 2.4
- 36 secured-market rental units
- Parking and loading from lane



# Tenant Relocation and Protection Policy (TRP)

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- 13 tenancies, with 6 eligible for compensation under the TRP

TRP Requirements	TRP Offer
Financial Compensation	<ul style="list-style-type: none"><li>• Between 4 and 24 months' rent depending on length of tenancy.</li></ul>
Notice to End Tenancies	<ul style="list-style-type: none"><li>• Minimum of four months' notice to end tenancy after all permits issued</li></ul>
Moving Expenses	<ul style="list-style-type: none"><li>• Flat rate of \$750 or \$1000 depending on unit type</li></ul>
Assistance in Finding Alternate Accommodation	<ul style="list-style-type: none"><li>• Applicant provides three options that best meet tenants' needs</li></ul>
Additional Support for tenants with low income or other barriers	<ul style="list-style-type: none"><li>• Securing permanent, suitable affordable housing for tenants with low income or other barriers</li></ul>
First Right of Refusal	<ul style="list-style-type: none"><li>• Return to new building at a 20% discount off starting rents</li></ul>

# Renting vs. Ownership

	Market Rent in Newer Buildings on Eastside		Ownership Median-Priced Unit on Westside		
	Average Rents	Average Household Income Served	Monthly Costs of Ownership	Income to Afford Monthly Ownership Costs	20% Down-Payment
studio	\$1,598	\$63,920	\$2,200	\$88,000	\$79,550
1-bed	\$1,772	\$70,880	\$2,885	\$115,400	\$108,000
2-bed	\$2,402	\$96,080	\$3,809	\$152,360	\$141,300
3-bed	\$3,272	\$130,880	\$5,565	\$222,600	\$213,000



# Public Consultation

Postcards Mailed  
February 10, 2022

Postcards distributed 2,604

Questions 8

Comment forms 62

Other input 6

**Total 76**

City-hosted  
Virtual Open House  
February 14 to March 6, 2022

Aware: 477

Informed: 206

Engaged: 64

## Comments of support

- Rental housing
- Design
- Height, massing, and density

## Comments of concern

- Height
- Affordability
- Parking and traffic
- Construction impacts

## Staff response to comments:

- Height complies with the *Grandview-Woodland Plan*
- Eligible existing tenants will be offered compensation or right-of-first refusal
- Applicant required to address traffic and construction impacts

# Public Benefits

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## **Secured Market Rental Housing**

- 36 units (23 net new rental units)

## **Development Cost Levies (DCLs)**

- \$926,160

# Conclusion



- Meets intent of *the Grandview-Woodland Plan* in terms of height and density
- Staff support application subject to conditions outlined in Appendix B

## **END OF PRESENTATION**

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