

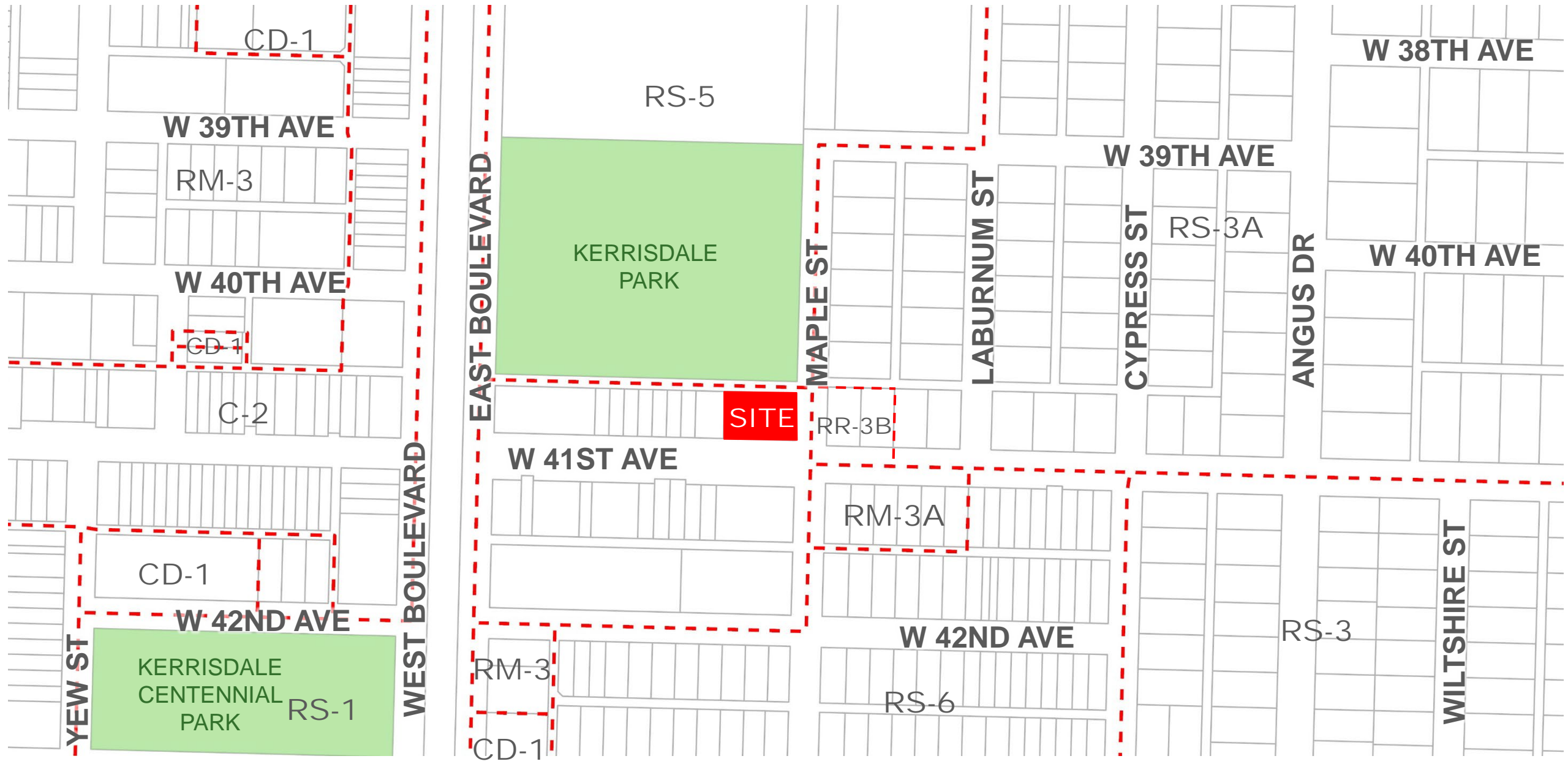
**CD-1 Rezoning:
2001-2025 West 41st Avenue
and 5683-5687 Maple Street**

Public Hearing

July 13, 2023



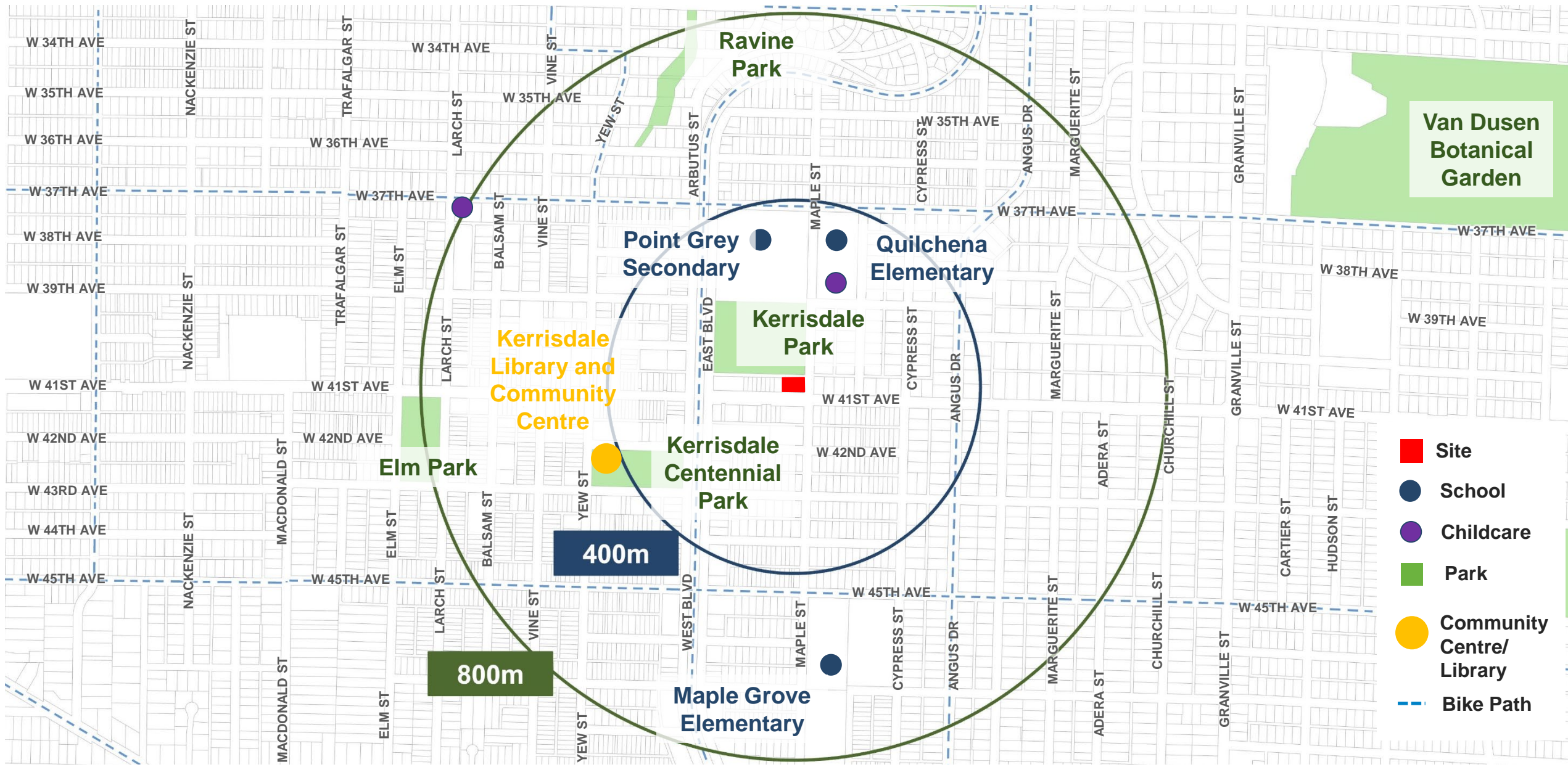
Site and Surrounding Zoning



Existing Site and Context



Local Amenities and Services



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

Policy Context – Secured Rental Policy

- Supports development of new, secured market rental housing

HOUSING VANCOUVER STRATEGY



Policy

Secured Rental Policy
Incentives for New Rental Housing

*Approved by Council May 15, 2012
Amended November 26, 2019*

Proposal

- Application submission: November 27, 2020
- Revised submission: January 24, 2022
- 34 secured market rental units
 - 50% family units
- Commercial use
- 32-space private childcare facility
- Density of 3.51 FSR
- Height of 23.3 m (76 ft.)
- Floor area of 4,996.2 sq. m (53,779 sq. ft.)
- 61 vehicle parking spaces and 82 bicycle parking spaces



Rental versus Ownership Tenure

	Proposal	Market Rent in Newer Buildings - Westside		Ownership (20% down payment)		
	Average Unit Size (sq. ft.)	Average Market Rent	Average Household Income Served	Median-Priced Unit (Westside)	20% down payment	Average Household Income Served
Studio	n/a	\$1,938	\$77,520	\$2,837	\$106,000	\$113,480
1-bed	509	\$2,209	\$88,360	\$3,473	\$132,000	\$138,920
2-bed	732	\$3,411	\$136,440	\$5,193	\$198,400	\$207,720
3-bed	1,024	\$4,426	\$177,040	\$7,982	\$311,890	\$319,280

Public Consultation

**Postcards Mailed
February 26, 2021**

Postcards distributed	2,511
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Questions	12
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Comment forms	65
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Other input	0
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Total	77
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**City-hosted
Virtual Open House
March 1 to March 21, 2021**



Public Consultation

Comments of Support:

- Height, massing, density, location
- Rental housing
- Amenities and infrastructure

Comments of Concern:

- Height, massing, density, location
- Building design
- Parking, traffic, and safety

Response to Feedback

- Six storeys anticipated under *Secured Rental Policy*
- Conditions in Appendix B seek to reduce perceived massing at upper floors and strengthen public realm
- Parking to comply with the *Parking By-law*



Public Benefits

Development Cost Levies (DCLs)

- \$1,182,460
- This includes the City-wide Utilities DCL which helps pay for infrastructure upgrades

Community Amenities Contributions (CAC)

- No CAC due to exemption

*34 rental units secured through a Housing Agreement

Conclusion

- Meets intent of the *Secured Rental Policy* and advances housing policy goals
- Delivery of 34 secured market rental units
- Staff support application subject to conditions in Appendix B

