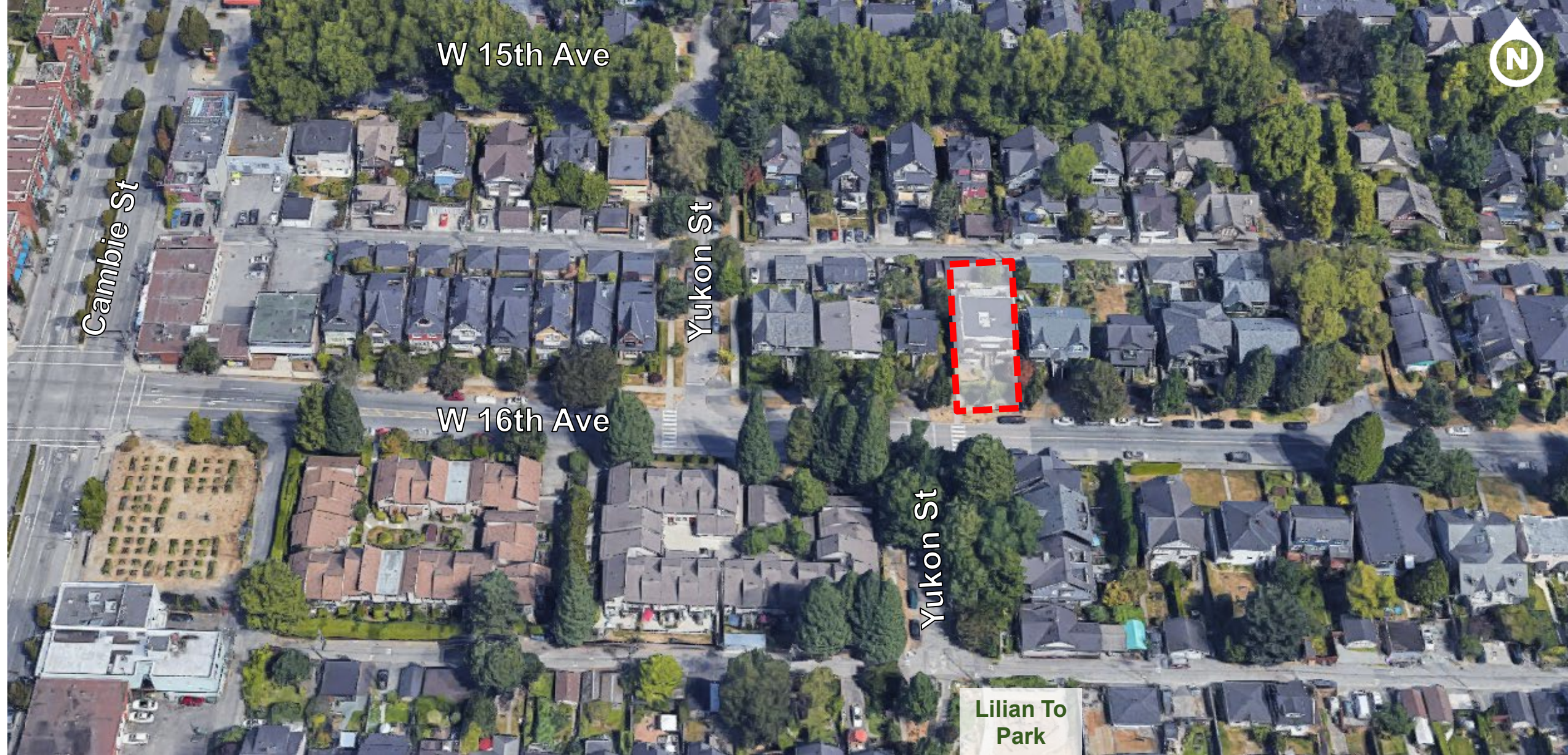




CD-1 Rezoning: 351-359 West 16th Avenue
Public Hearing – September 12, 2023

Existing Site and Context



W 15th Ave

Cambie St

Yukon St

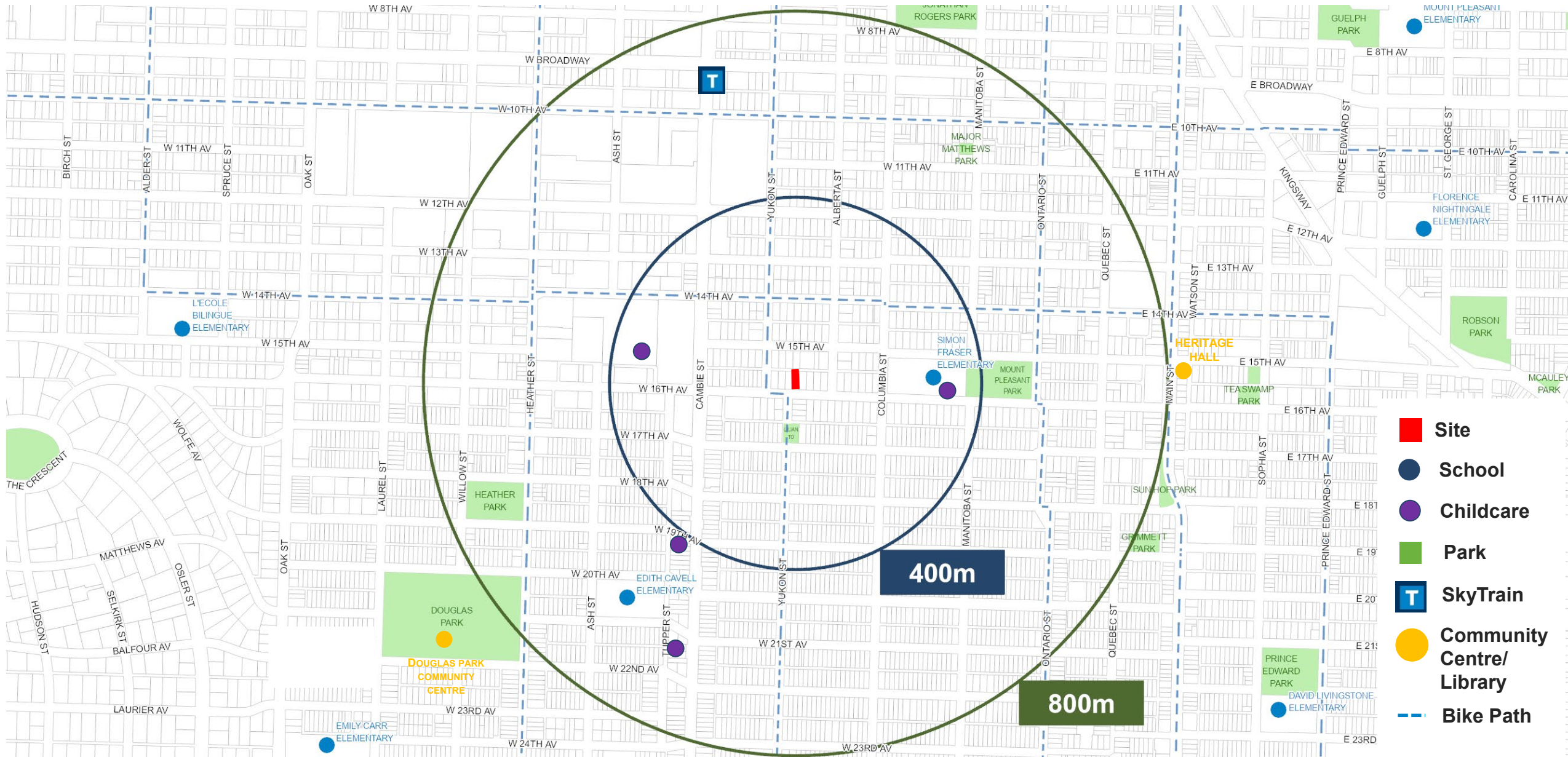
W 16th Ave

Yukon St

Lilian To
Park



Local Amenities and Services



Enabling Policy



Broadway Plan (2022)

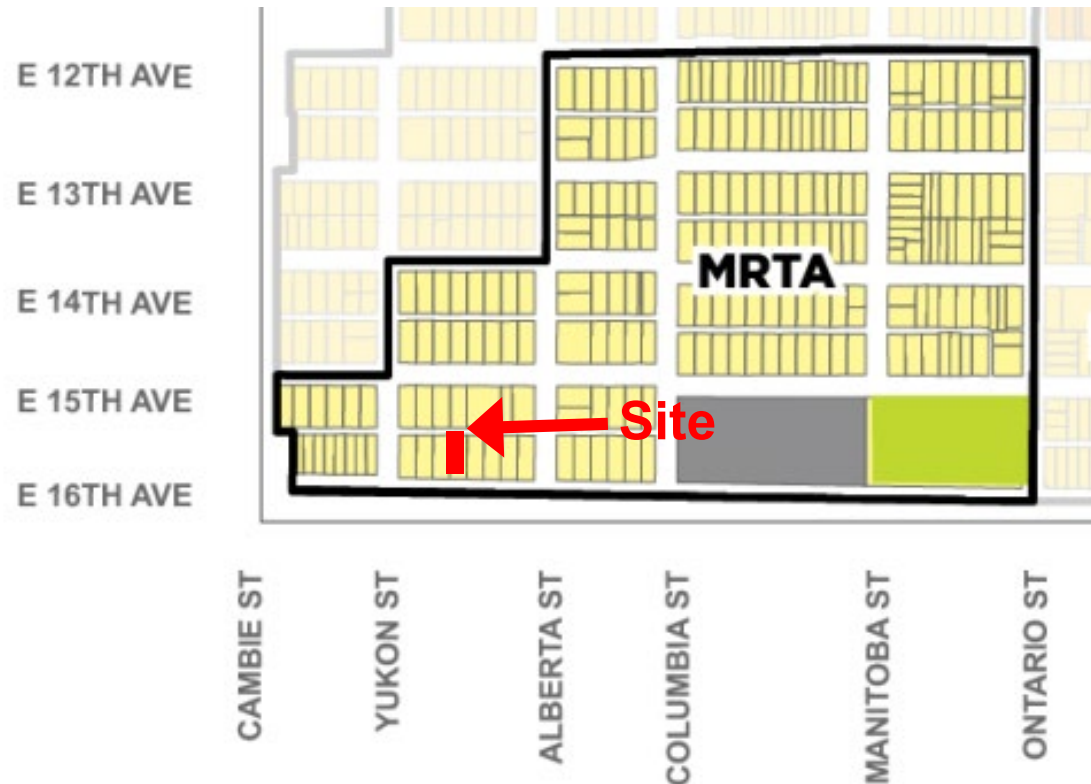
- Manages growth over next 30 years
- Focuses on opportunities to integrate new housing, jobs, and amenities around the new Broadway Subway

BROADWAY PLAN



Enabling Policy

Section 10.24 Mount Pleasant RT Areas – Area A (MRTA)



- Secured rental housing
- For sites with less than 30.1 m (99 ft.) frontage
 - Height and density to vary based on lot conditions
 - Height: 3-5 storeys
 - Density: 1.0-2.2 FSR

Policy Context

Policy

Secured Rental Policy
Incentives for New Rental Housing

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

APPENDIX B
PAGE 1 of 1

Policy on Consideration of Rezoning Applications and Heritage Revitalization Agreements during Broadway Planning Process

Generally rezonings will not be considered in the Broadway Plan Study area while the Broadway Plan process is underway, in order to not pre-empt or divert the planning process with rezonings which set new directions or preclude options that could emerge during the process.

The policies below will govern any exceptions that allow consideration of applications for rezoning advice (enquiries), rezoning applications, and development applications with Heritage Revitalization Agreements, during the Broadway planning process. Once adopted, the policy will apply until such time as the Broadway Plan is approved by Council.

Policy 1: Where, at the time of adoption of this rezoning policy, there is an active rezoning application or where a recent application for rezoning advice has been received, and the applicant has received a written response stating that a rezoning application would be considered (within the past three years), the application will be considered.

Policy 2: Rezoning applications will be considered for projects involving 100% social and supportive housing, or community care facilities or group residences or 100% below market rental housing or 100% affordable student housing associated with educational institutions.

Policy 3: Rezoning applications which seek relief from any of the terms of this rezoning policy may be considered under exceptional circumstances once reported to Council for direction, at the discretion of the Director of Planning.

- Submitted under the *Broadway Plan Interim Rezoning Policy* and the *2019 Secured Rental Policy (SRP)*
- Maximum density: 1.45 FSR
- Based on RM-4 District Schedule

Proposal

- Application submitted May 27, 2022
- Two residential buildings
- 13 secured market rental units
- 1.45 FSR
- Building heights of 11.5 m (38 ft.) and 11.3 m (37 ft.)
- Parking at grade



Rental versus Ownership Tenure

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

Public Consultation

**Postcards Mailed
November 7, 2022**

**City-hosted
Virtual Open House
November 7 to 27, 2022**

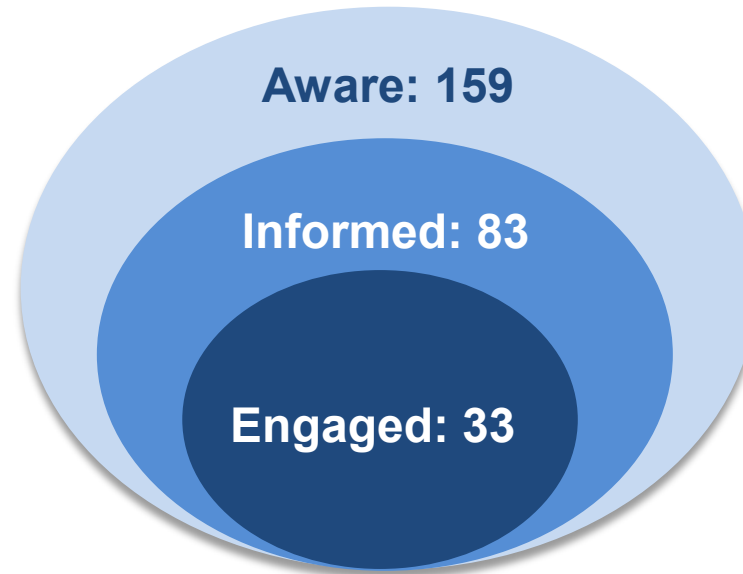
Postcards distributed	2,008
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Questions	1
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Comment forms	41
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Other input	2
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Total	44
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Comments of support

- Density and location
- Increased housing stock

Comments of concern

- Density and location
- Congestion
- Parking

Public Benefits

- Development Cost Levies (DCLs) of \$148,721 (not pursuing waiver)
- No Community Amenity Contribution (CAC) due to exemption

*Additional benefits include secured rental units through a housing agreement

Conclusion

- Proposal meets the intent of the *Broadway Plan*
- Staff support application subject to conditions in Appendix B



END OF PRESENTATION

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