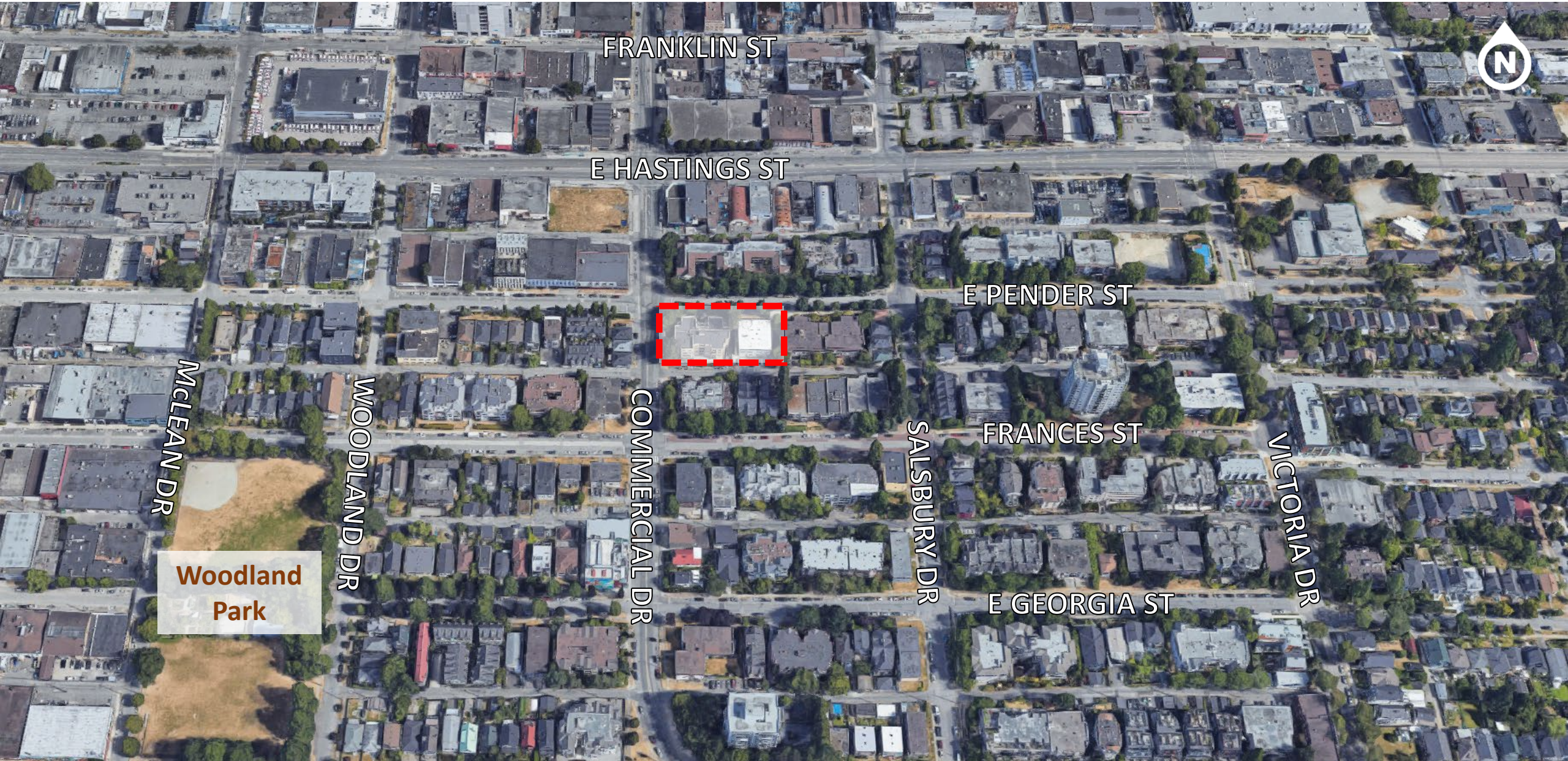




**CD-1 Rezoning: 1710-1730 East Pender Street**  
Public Hearing – December 14, 2023

# Existing Site and Context



FRANKLIN ST

E HASTINGS ST

E PENDER ST

FRANCES ST

E GEORGIA ST

MCLEAN DR

WOODLAND DR

COMMERCIAL DR

SALSBURY DR

VICTORIA DR

Woodland  
Park

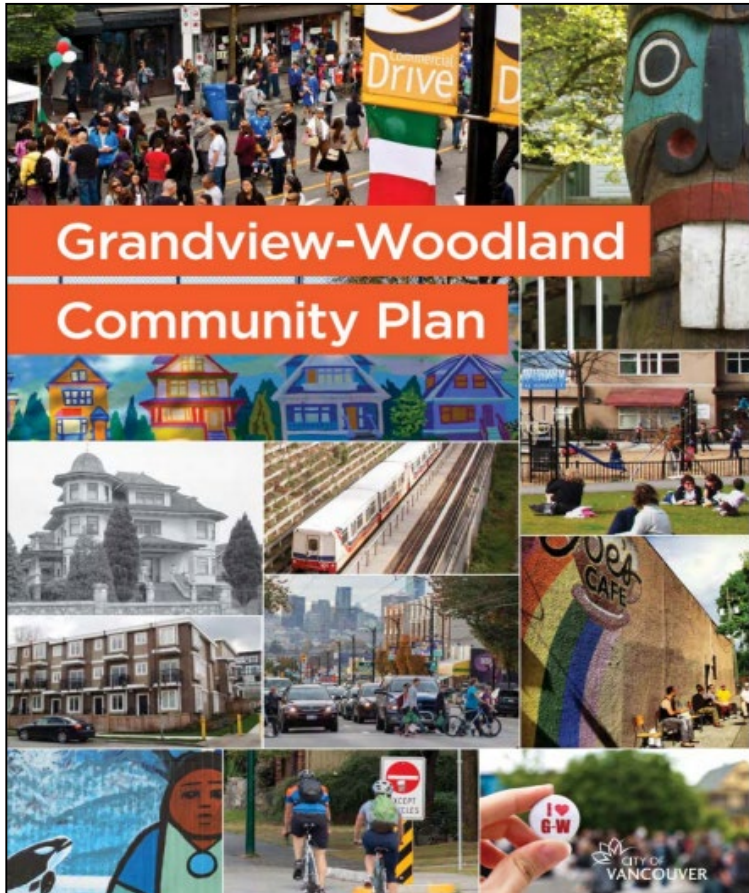


# Local Amenities and Services



# Policy Context

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## Grandview-Woodland Community Plan

### Grandview Woodland Community Plan:

#### Planning Principles:

- Support the goals of Reconciliation
- Support a range of affordable housing options
- Enhance culture, heritage and creativity

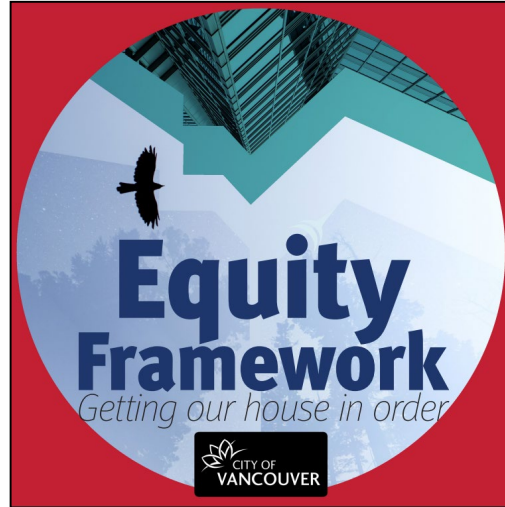
#### Commercial Drive North

- Six-storeys and FSR of 3.0 for market housing

#### Housing Policies

- Consider additional height and density for non-market housing, including Indigenous housing
- Achieve a diversity of housing to meet the needs of urban Indigenous residents
- Redevelop existing non-market housing properties to preserve and increase affordability

# Policy Context



## City of Vancouver's UNDRIP Strategy

### Report of the UNDRIP Task Force to the City of Vancouver Mayor & Council

October 25, 2022



## Equity and Reconciliation

- Advance the City's social housing goals under the Housing Vancouver Strategy, as well as key equity and Reconciliation commitments
- City of Reconciliation
- Indigenous-owned, operated and occupied spaces
- Remove systemic barriers to housing and prioritize accessible housing for equity-denied groups
- Promoting access to culturally-safe, affordable housing for urban Indigenous residents

# Proposal

- **Application submitted:** May 19, 2023
- 18-storey mixed-use building
  - Partial 19<sup>th</sup> level rooftop Longhouse amenity
  - 3- and 6-storey midrise form with courtyard
- 191 social housing units
  - 6 live-work units
- Commercial space at grade fronting Commercial Drive
- FSR: 5.58
- Building Height: 60.8 m (199 ft.)
  - 64.1 m (210 ft.) to rooftop amenity
- Operated by the Lu'ma Native Housing Society

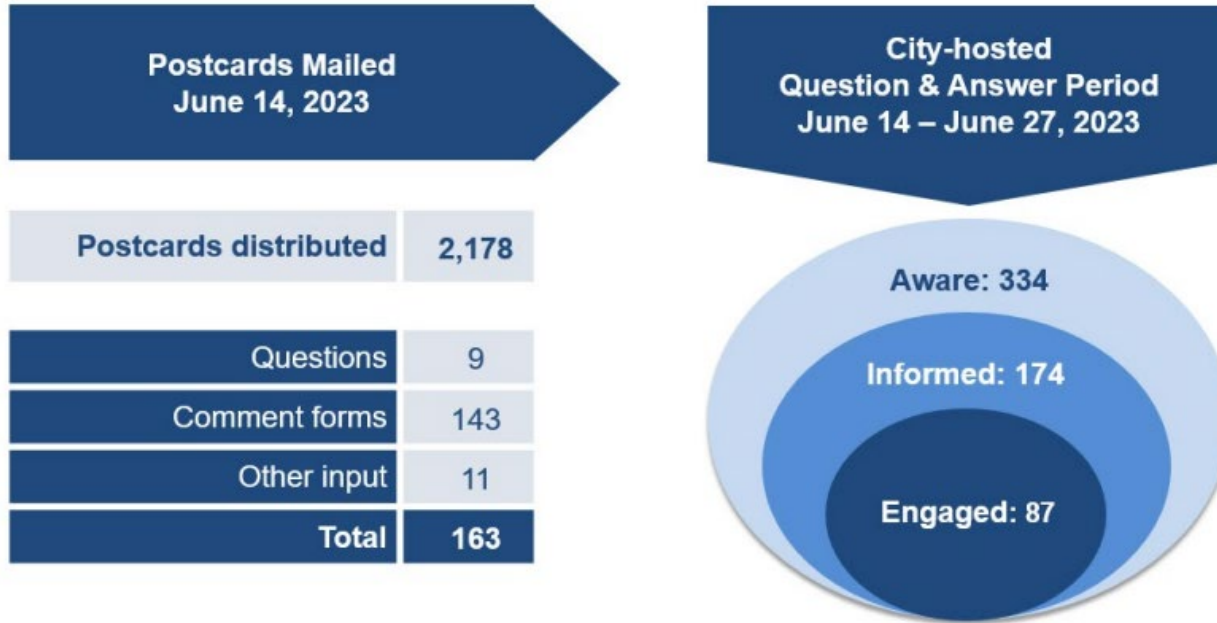


# Affordability

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- **Proposal exceeds the City's definition of Social Housing**
- **Current proposed rental rate mix**
  - Minimum of 30% of units rented below Housing Income Limits (HILs) rates
  - 6% of units at shelter rates
  - Remaining units rented up to market rents
- **Applicant seeking additional funding and financing to deepen affordability of units**

# Public Consultation



## Comments of support

- Increase in social housing
- Reconciliation objectives
- Appropriate height and density for location
- New commercial space
- Reduction in vehicle parking

## Comments of concern

- Height, density and neighbourhood character
- Infrastructure and amenities
- Displacement of existing tenants
- Parking
- Removal of mature trees and green space



# Response to Feedback

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## **Height, density and neighbourhood character**

- Additional height and density can be considered for social housing projects
- Height is concentrated along Commercial Dr, with mid-rise form on E Pender St providing a transition

## **Infrastructure and Amenities**

- Staff are looking at strategies to meet demand across the City's portfolio

## **Parking**

- Application to meet the Parking By-law

## **Displacement of existing tenants**

- Applicant to meet the City's Tenant Relocation and Protection Policy for non-market housing

## **Removal of mature trees and green space**

- Applicant to provide at least one new larger specimen tree on site

# Conclusion

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- Application for social housing may be considered under the *Grandview-Woodland Community Plan*
- Application advances City's social housing targets under the *Housing Vancouver Strategy*, in addition to the City's commitments around equity and Reconciliation
- Staff support application subject to conditions in Appendix B



# Affordability

	6% of Units		30% of Units	
	Shelter Component of Income Assistance		Rent-Geared-to-Income	
	Monthly Rent Range	Max Annual Income	Monthly Rent Range	Max Annual Income
1-bed	\$500	\$20,000	Up to \$1,450	\$58,000
2-bed	-		Up to \$1,800	\$72,000
3-bed	-		Up to \$2,150	\$86,000
4-bed	-		Up to \$2,687	\$107,500