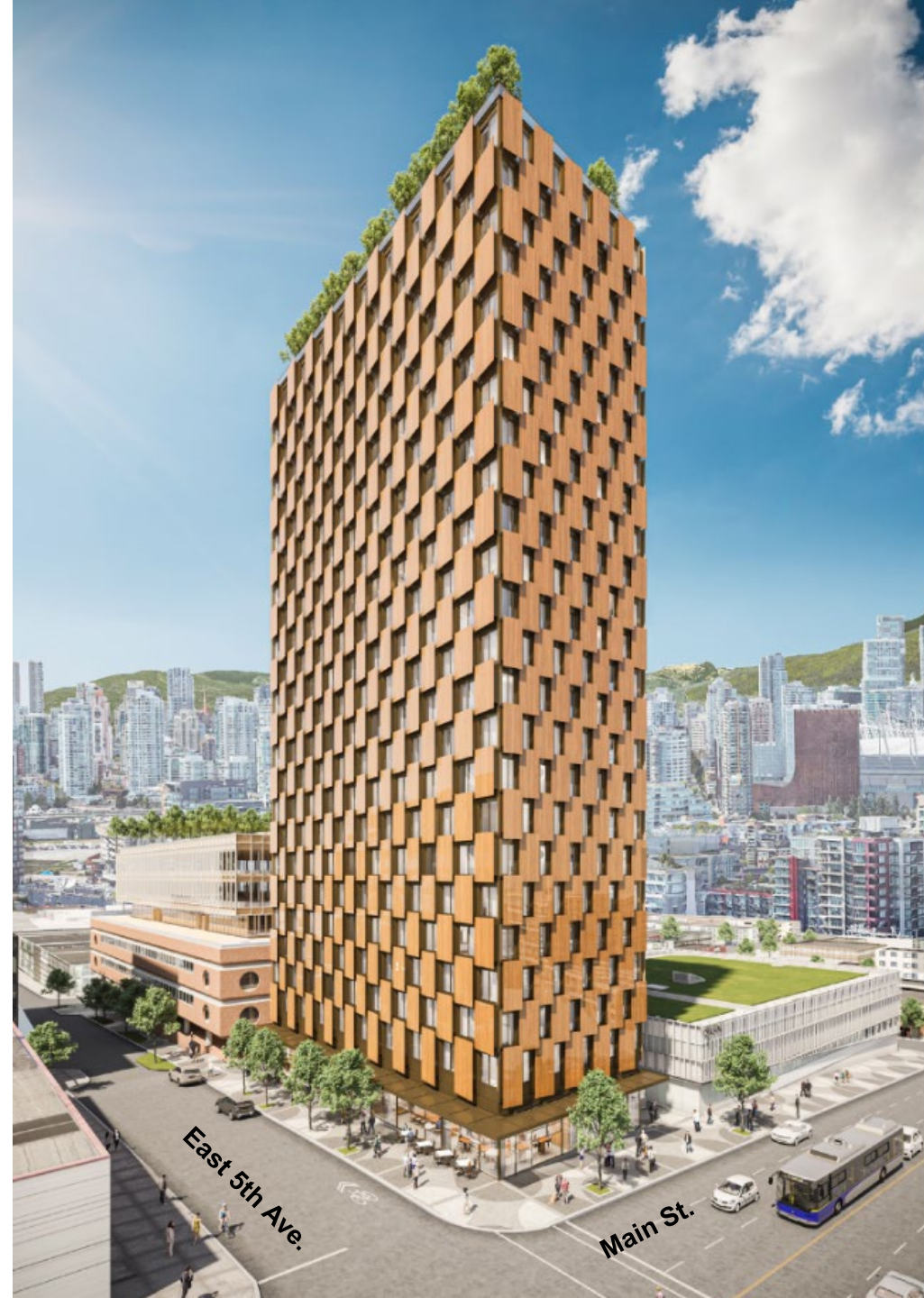
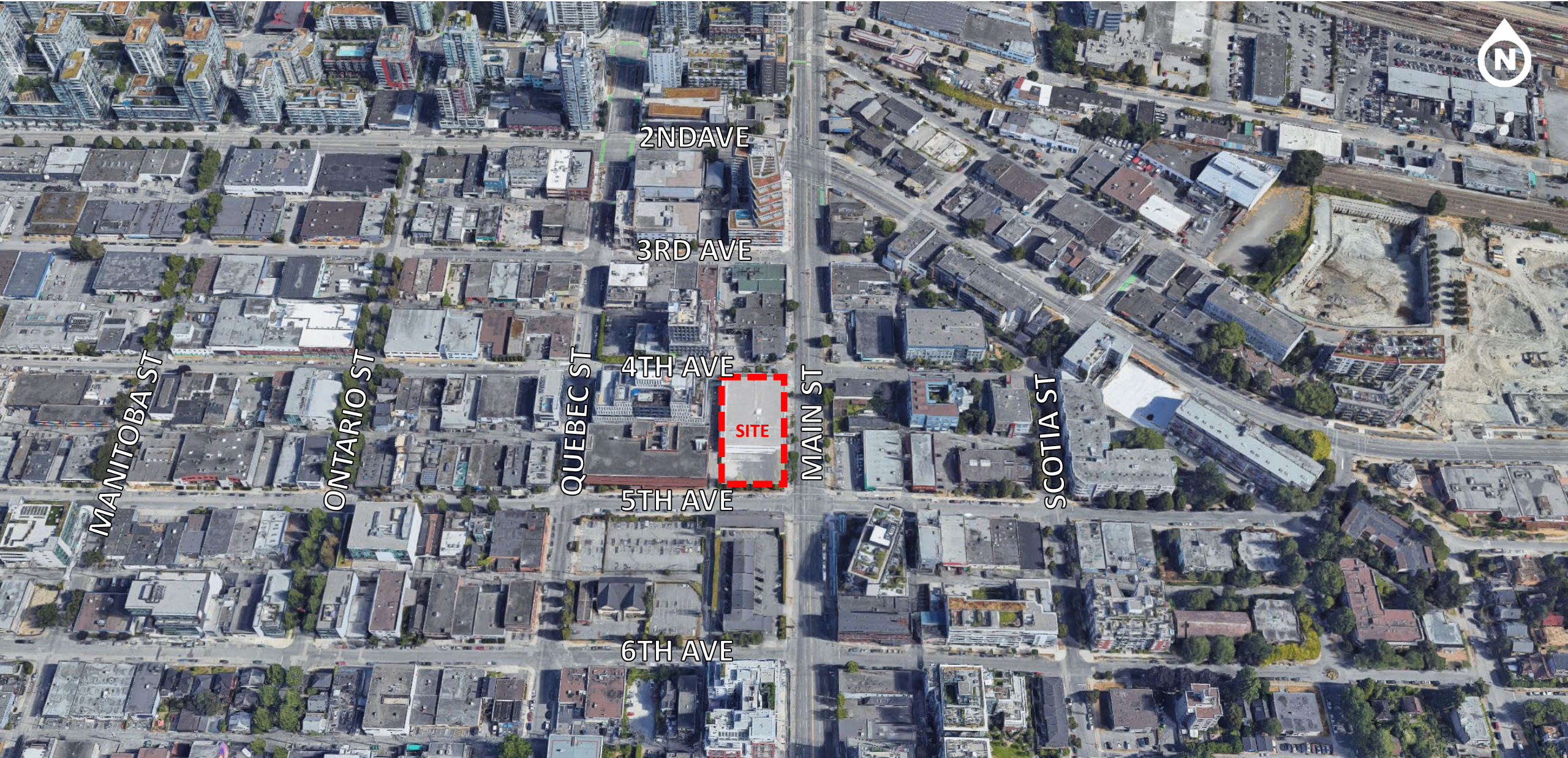


CD-1 Rezoning: 2015 Main Street and 190 East 4th Avenue

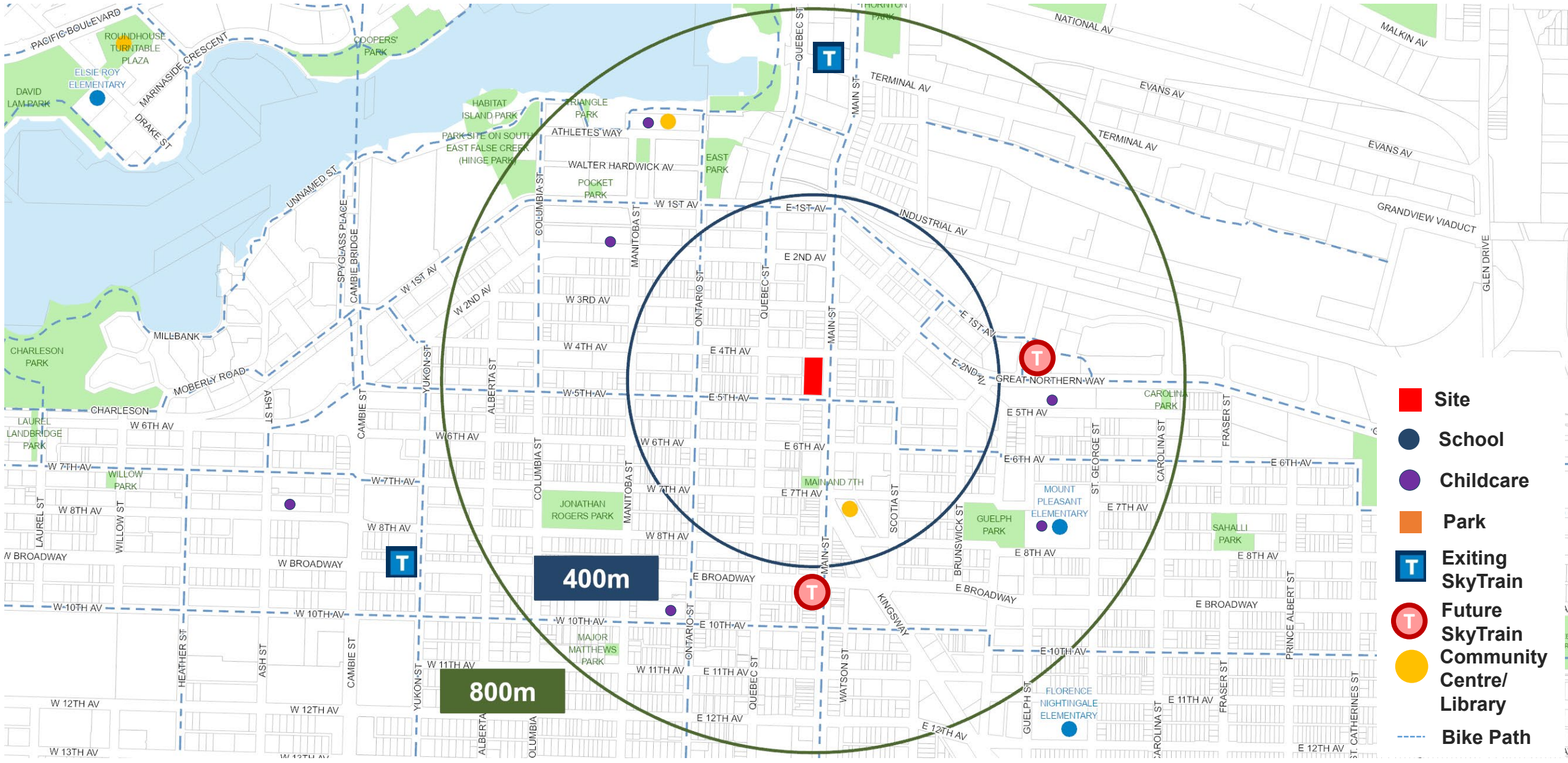
Public Hearing
January 23, 2024



Existing Site and Context



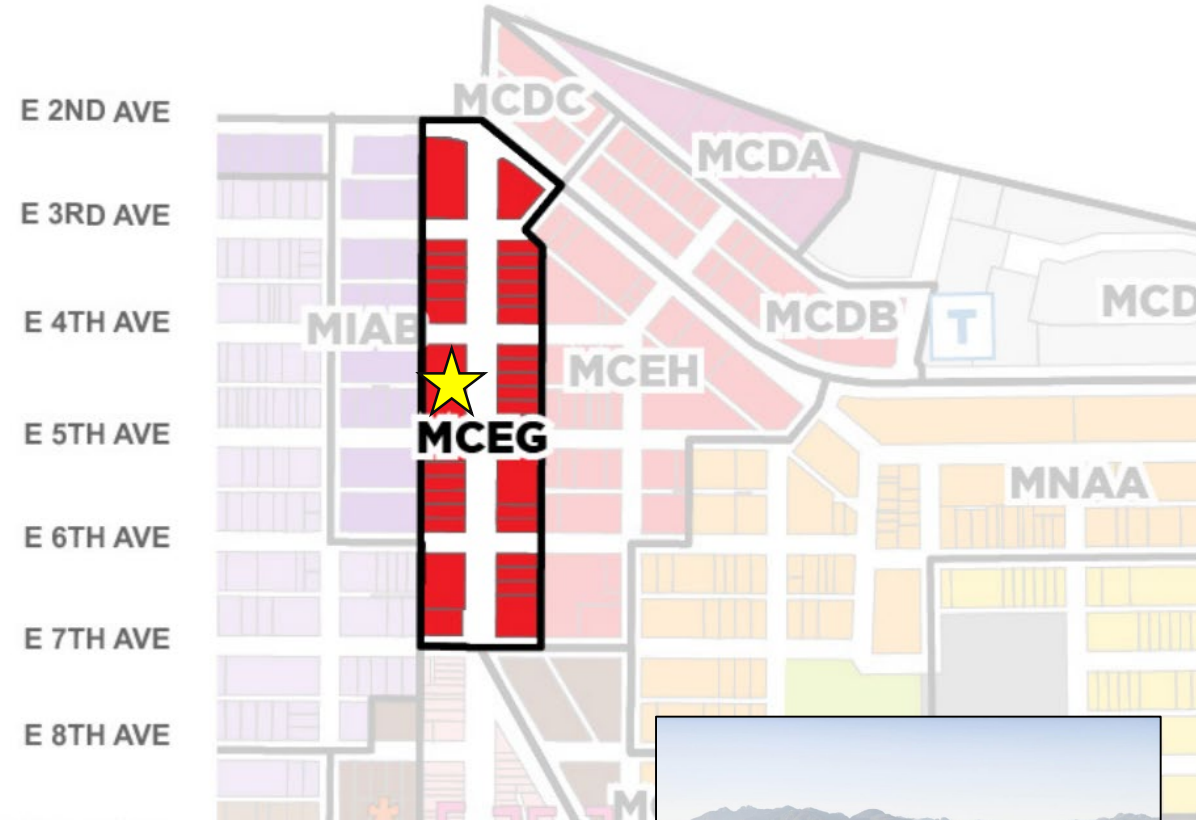
Local Amenities and Services



Policy Context

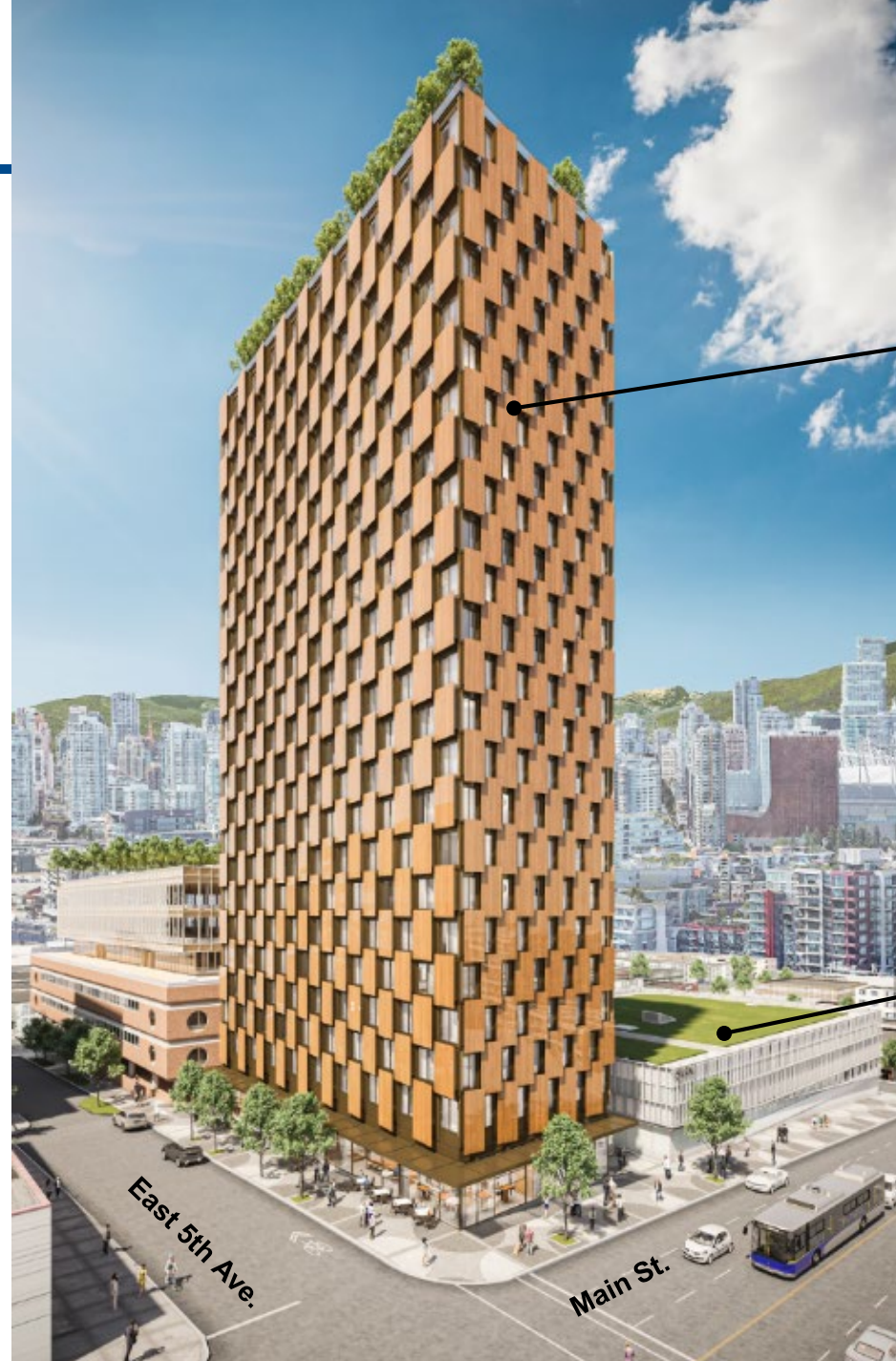
Mount Pleasant Centre – Area G (MCEG)

- New rental housing and office/hotel development
- Policies for rental housing:
 - Secured market and below-market rental
 - 20% of residential floor area at below-market rents
 - Maximum 8.5 FSR
 - Up to 25 storeys
 - Minimum frontage of 45.7 m (120 ft.)
 - Continuous ground floor retail on Main Street



Proposal

- 25-storey mixed-use building
- Hybrid mass timber
- Two-storey commercial building retained
- 210 secured rental housing units
 - 20% at below-market rents
- Commercial space at grade
- FSR: 6.27
- Height: 79.3 m (260 ft.)
- No vehicular spaces
- No private open space/balconies



New building

Commercial building to be retained

Below-Market vs. Average Market Rents

	Below-Market Units (2022)		Newer Rental Buildings – Eastside (2022)	
	Average Starting Rents ¹	Average Household Income Served	Average Rents ²	Average Household Income Served
Studio	\$1,077	\$66,120	\$1,653	\$66,120
1-bed	\$1,216	\$77,000	\$1,925	\$77,000
2-bed	\$1,683	\$104,760	\$2,619	\$104,760
3-bed	\$2,293	\$128,480	\$3,212	\$128,480

- 210 secured rental housing units
- 20% of residential floor area at below-market rents
- Secured through a Housing Agreement

¹ Starting rents shown based on a 20% discount to city-wide average market rents as published in the October 2022 CMHC Rental Market Survey

² From October 2022 CMHC Rental Market Survey for buildings completed in 2013 or later on Eastside

Balconies and Hybrid Mass Timber

Proposed Hybrid Mass Timber Technology

- Mass timber floor slabs
- Heavy steel columns and beams
- Concrete core

Hybrid mass timber building with 50%+ mass timber elements are considered 'Mass Timber'.

Mass Timber verification to occur at DP stage.

This proposal is the only tall, hybrid mass timber residential application in Vancouver without balconies.

1190 Burrard
17 storeys, social housing
and institutional



3571 Sawmill
18-storeys, residential



Examples with balconies

Policy Context: Livability and Private Open Space

Applicant's Renderings

Broadway Plan

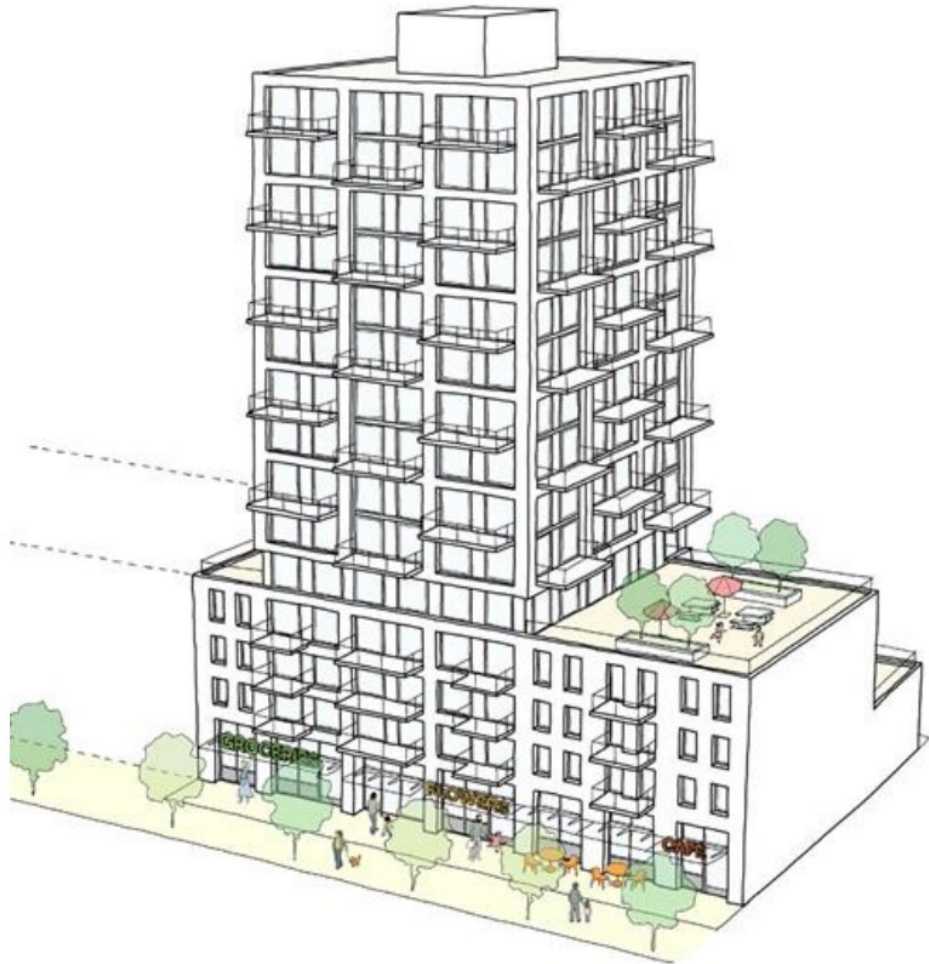
- **Policy 11.1.20:** All residential units should have access to private outdoor space, i.e. patio and/or balconies.
- **Policy 11.1.21:** If site conditions prevent all residential units from having private outdoor space, **alternatives** that demonstrate exemplary and commensurate common outdoor amenities may be considered.

High-Density Housing for Families Guidelines

- 52 sq. ft. of private open space/unit
- Aggregate area of private outdoor space for 210 rental units is **10,979 sq. ft.**
 - Private outdoor space area is additional to shared outdoor amenity area requirements



Policy Context: Livability and Private Open Space



Benefits of Private Open Space for All Units

- Livability for small apartment homes in dense urban environments
- Increases usable space
- Quick and direct access to fresh air
- Health and well-being of residents
- Value highlighted during the Pandemic

Applicant's Alternate Proposal

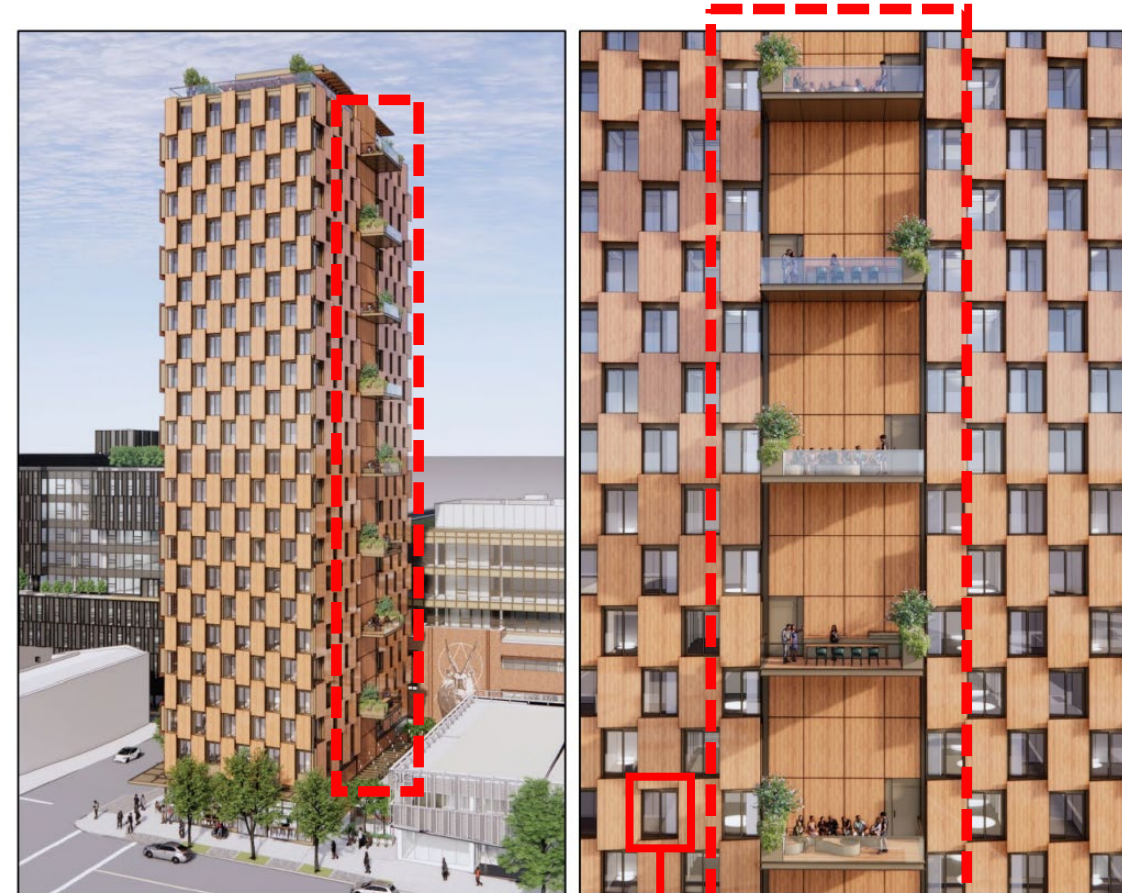
Applicant has cited concerns over provision of private balconies due to cost and building code/structure issues.

In lieu of private open space/balconies, applicant proposes:

- 1,900 sq. ft of communal balconies on every third floor
- Additional shared outdoor amenity space
- Floor-to-ceiling operable windows with guardrail

	City's Open Space Area Expectations	Applicant's Alternate Proposal
Private Outdoor Space	10,979 sq. ft.	0 sq. ft.
Shared Outdoor	4,520 sq. ft.	7,639 sq. ft.
TOTAL OUTDOOR	15,499 sq. ft.	7,639 sq. ft.

- Provides only 50% of outdoor space expected



Floor-to-ceiling operable windows with guardrail

Rezoning Conditions in Appendix B (Private Outdoor Space)

Condition 1.1

- Requires private outdoor space per Broadway Plan policies 11.1.20 and 11.1.21
- Flexibility for studio and 1-bed units:
 - To support hybrid mass timber construction
 - Alternatives: minimum floor area equal to area of private outdoor space for each impacted unit



Public Consultation

Postcards Mailed
November 4, 2022

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

Postcards distributed	3,053
Questions	20
Comment forms	176
Other input	10
Total	206



Comments of support

- Mass timber construction
- Increased rental housing at this location
- Zero car spaces
- Building design

Comments of concern

- Lack of balconies
- Parking
- Height and neighbourhood character
- Affordability of rental housing units

Response to Feedback

Lack of Balconies

- Conditions require balconies/private outdoor space as per policy

Parking

- Application eligible for zero residential parking spaces

Height and Neighbourhood Character

- Height and scale are consistent with MCEG sub-area of Broadway Plan

Affordability

- Applicant required to meet affordability requirements of Broadway Plan

Public Benefits

- Public benefit is securing 210 rental housing units, with 20% of residential floor area at below market rents
- **Development Cost Levies** = \$2.3 million
- **Public Art** = \$320,000

Conclusion

- Advances City's rental housing targets
- Aligns with *Broadway Plan*, regarding height, density and use
- Staff support application subject to conditions in Appendix B, including the provision of private open space for all units

