

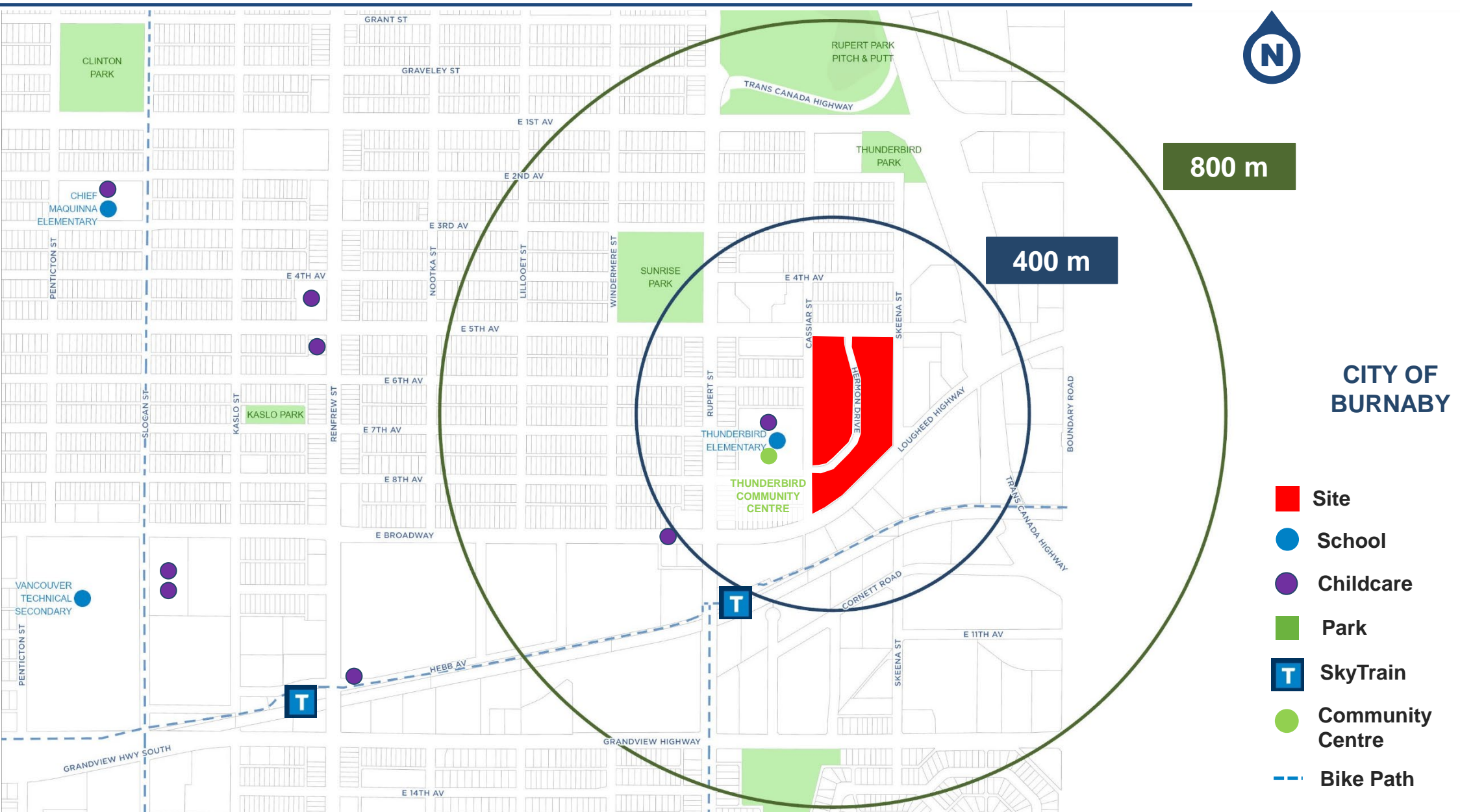


**CD-1 Rezoning: 2108-2476 Cassiar Street, 2105-2394 Hermon Drive, 3426-3476 East 5th Avenue and 2105-2291 Skeena Street (Skeena Terrace)**  
Public Hearing – March 12, 2024

# Existing Site and Context



# Local Amenities and Services



# Enabling Policy

## SKEENA TERRACE

APPENDIX A  
Page 1 of 61

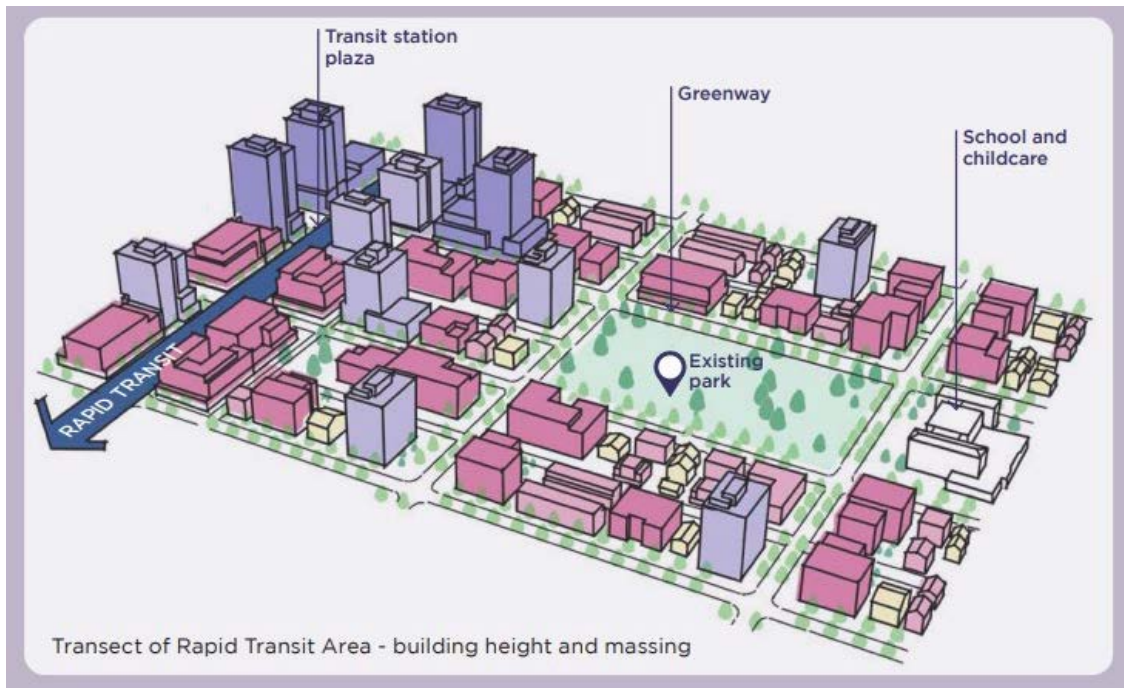


Policy Statement



illustrative aerial view looking southeast

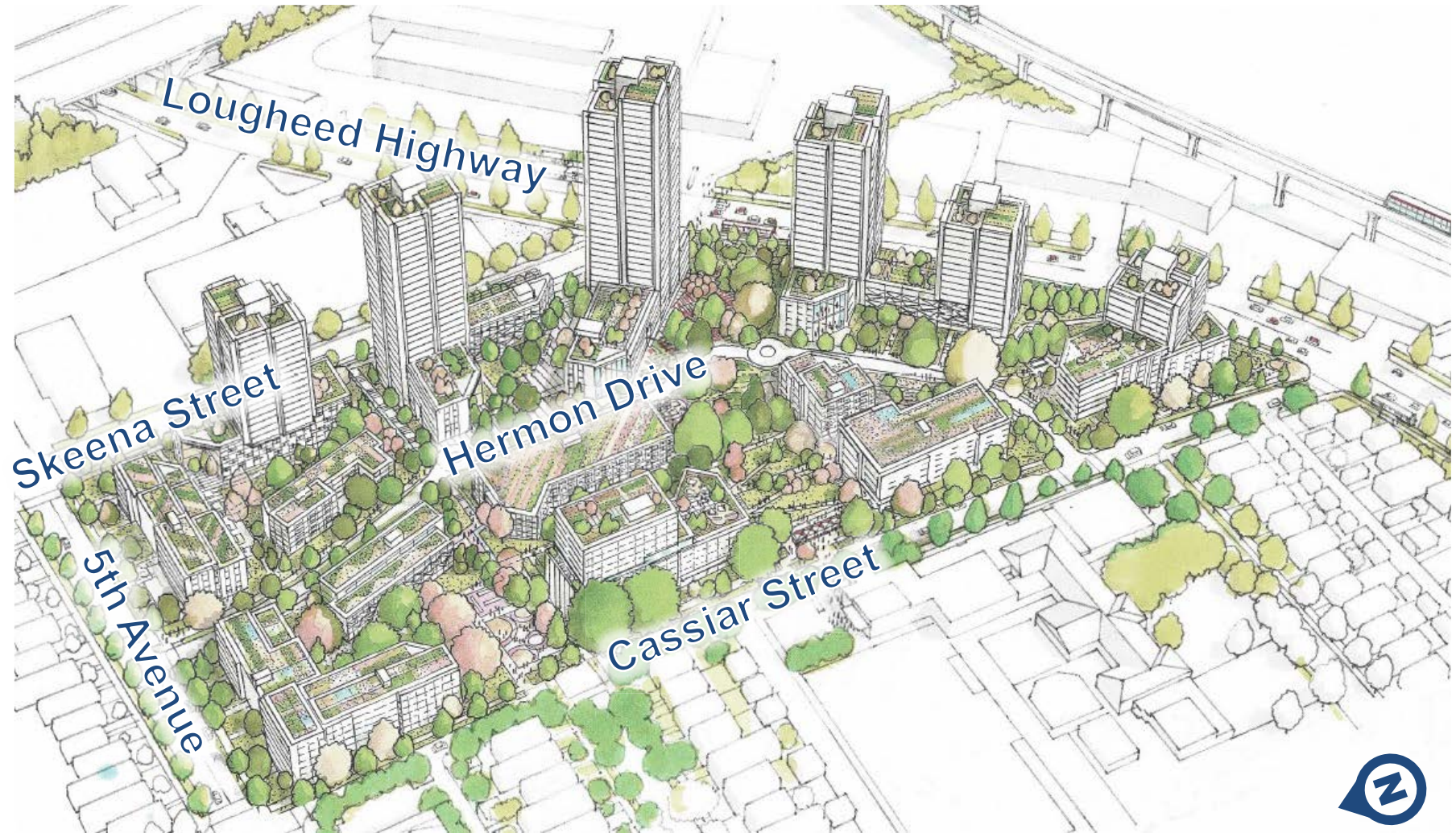




- **Vancouver Plan**
  - Rapid Transit Area of the Plan
  - Range of building forms
- **Provincial Housing Targets**
- **Rupert and Renfrew Station Interim Rezoning Policy and Planning Program**
- **Rezoning Policy for Sustainable Large Developments**
- **Housing Vancouver Strategy**

# Proposal

- 1.6M sq. ft. of floor area for a multi-phased mixed-use development including:
  - 1,928 social housing units
  - Commercial uses
  - 74-space childcare facility
  - “The Hut” Community Space
- Building height from four to 36 storeys



# Built Form and Land Use

**Commercial  
Uses**

**The 'Hut'  
Community  
Space**

**Central Plaza**

**Childcare**

**Commercial  
Uses**

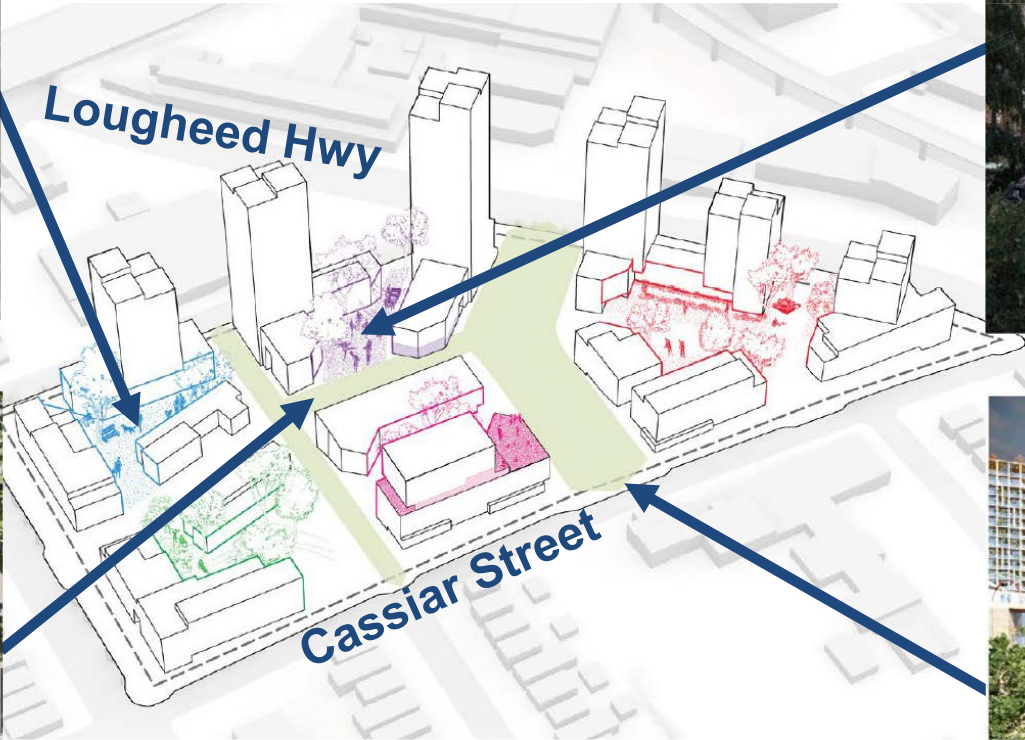


# Open Spaces and Site Accessibility





# Neighbourhood Rooms and Open Spaces



# Housing Vancouver Strategy

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## Progress Towards 10-year Housing Vancouver Targets for Social and Co-op Housing as of December 31, 2023

Category	10-Year Targets <sup>1</sup>	Units Approved Towards Targets <sup>2</sup>
Social and Co-op Housing	7,900	8,028 (102%)

Note: Tracking towards 10-year Housing Vancouver targets began in 2017

<sup>1</sup>Includes Temporary Modular Housing, one has closed and was removed from progress towards targets

<sup>2</sup>Includes major projects with phased developments and/or tentative number of units

# Housing Tenure, Mix and Affordability

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- 1,928 social housing units
  - 46% two-bedroom units
  - 14% three or more-bedroom units
- 30% of residential units occupied by households with income at or below HILs<sup>1</sup>
  - No higher than 30% of gross household income for tenants who cannot afford market rents
  - Remaining units rented at up to market rates
- 230 existing tenants covered by the Tenant Relocation and Protection Policy (TRPP)

<sup>1</sup>HILs is the Housing Income Limits as published by BC Housing

# Public Consultation

**Postcards Mailed  
May 31, 2023**

**City-hosted  
Q&A Period  
June 7 to June 20, 2023  
In-person Info Session  
June 14, 2023**

## Comments of support

- Density
- Social housing and availability
- Green space and gathering areas

<b>Postcards distributed</b>	<b>858</b>
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<b>Questions</b>	<b>2</b>
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<b>Comment forms</b>	<b>37</b>
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<b>Other input</b>	<b>7</b>
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<b>Total</b>	<b>46</b>
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**Aware: 429**

**Informed: 75**

**Engaged: 21**

## Comments of concern

- Noise and pollution
- Parking

# Public Benefits

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## Community Amenity Contribution (CAC)

- 1,928 units of social housing
  - 30% of units at or below HILs
- 74-space childcare facility
- 465 sq. m (5,005 sq. ft.) of community space (“the Hut”)

## Development Cost Levies (DCLs)

- \$416,954 (\$55,698,877 DCL waiver)

## Public Art

- \$28,836

# Conclusion

- Meets the intent of the *Skeena Terrace Policy Statement*
- Delivery of 1,928 units of social housing
- Staff support application subject to conditions in Appendix B

