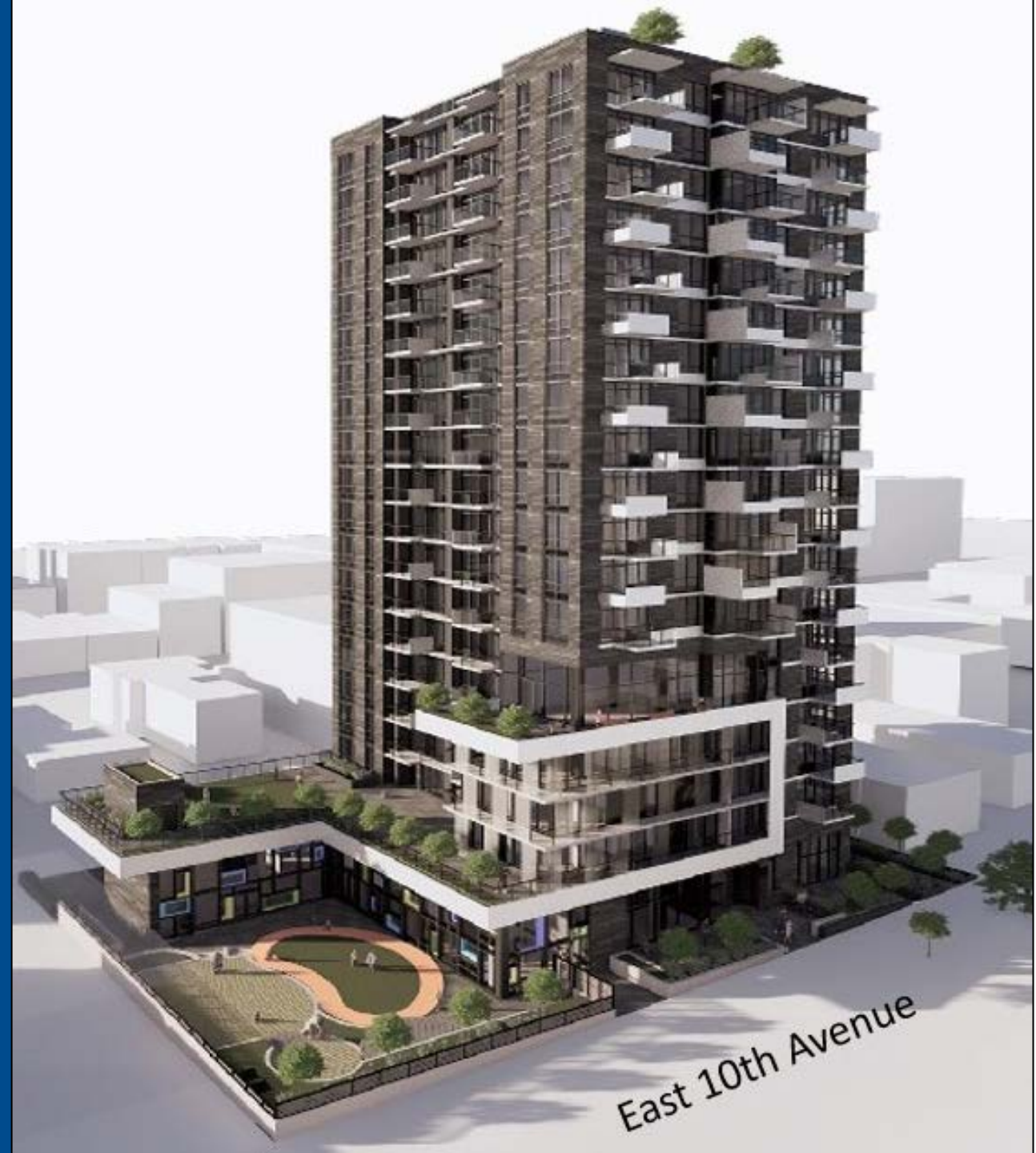


CD-1 Rezoning: 523-549 East 10th Avenue

Public Hearing

November 12, 2024



Local Amenities and Services



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

Existing Site and Context



E BROADWAY

E 10TH AVE

E 11TH AVE

GUELPH ST

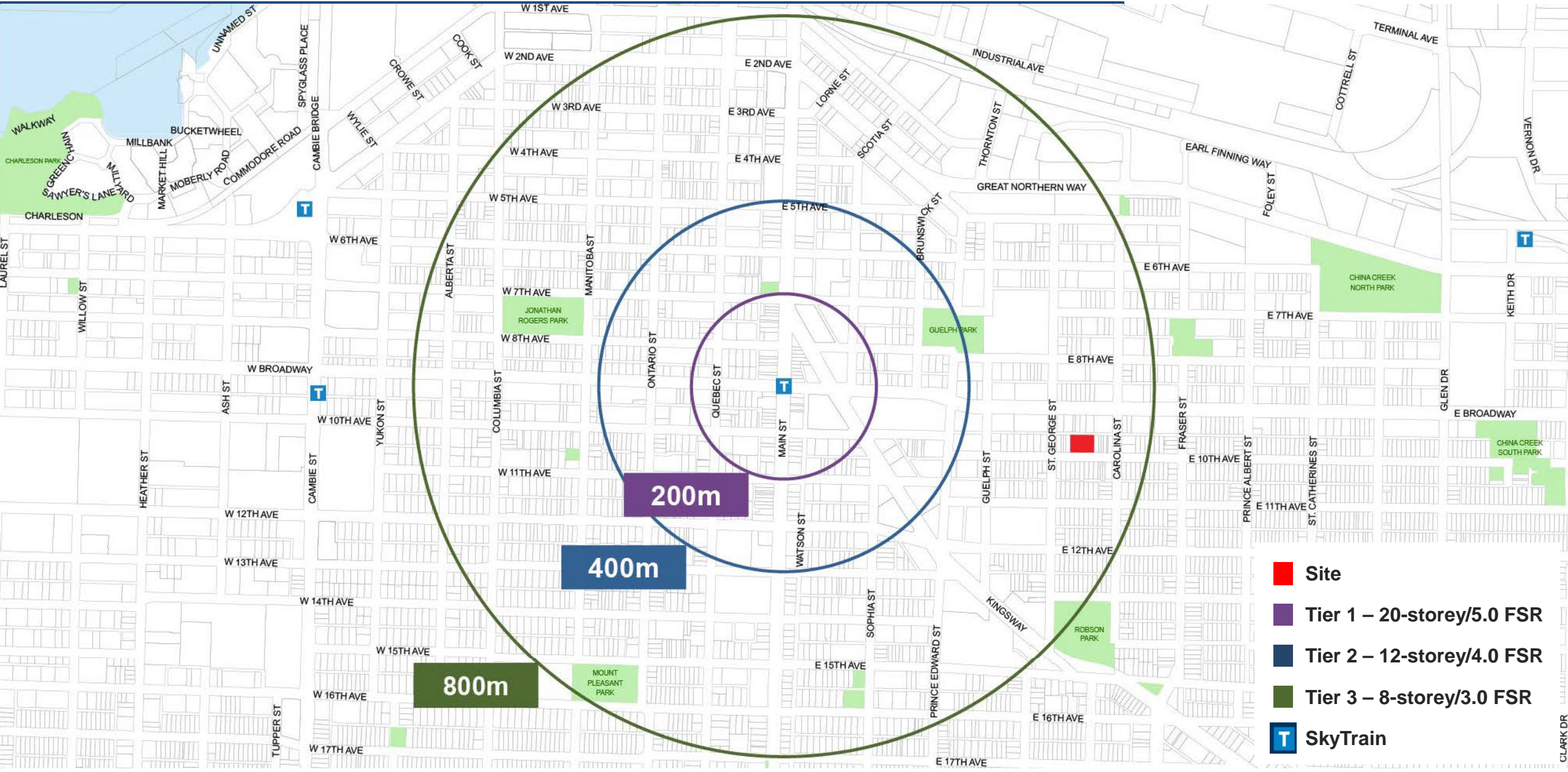
ST GEORGE ST






CAROLINA ST

FRASER ST



Transit-Oriented Area (TOA) Analysis



-  Site
-  Tier 1 – 20-storey/5.0 FSR
-  Tier 2 – 12-storey/4.0 FSR
-  Tier 3 – 8-storey/3.0 FSR
-  SkyTrain

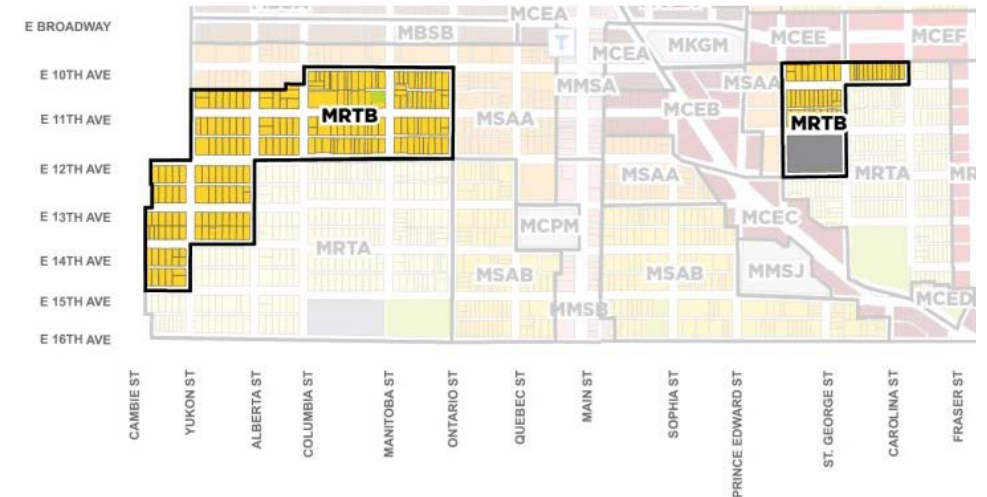
Enabling Policies



BROADWAY PLAN



10.25 Mount Pleasant RT Areas - Area B



- Secured rental units with 20% of the residential floor area for below-market rental units
- Density of 5.5 FSR
- Height up to 18 storeys

Proposal

- Application submitted June 13th, 2023
- Revised application submitted February 1st, 2024
- 175 rental units
- 20% of the residential floor area for below-market rental units
- 25-space private childcare facility
- 19-storeys
- Height of 61.6 m (202 ft.).
- 5.8 FSR
- Underground parking



Renting vs. Ownership on the Eastside

	Below-market Rent in New Buildings		Market Rent in Newer Buildings		Ownership Median-Priced Unit on Eastside (with 20% down payment)		
	Average Starting Rents ¹	Average Household Income Served	Average Rents ²	Average Household Income Served	Monthly Costs of Ownership	Average Household Income Served	Down-payment at 20%
Studio	\$1,223	\$48,920	\$1,776	\$71,040	\$2,200	\$88,000	\$79,550
1-bed	\$1,429	\$57,160	\$2,116	\$84,640	\$2,885	\$115,400	\$108,000
2-bed	\$1,969	\$78,760	\$2,839	\$113,560	\$3,809	\$152,360	\$141,300
3-bed	\$2,395	\$95,800	\$3,245	\$129,800	\$5,565	\$222,600	\$213,000

¹Starting rents shown are calculated based on a 20 per cent discount to city-wide average market rents as published by CMHC in the fall 2023 Rental Market Report.

²Data from October 2023 CMHC Rental Market Survey for buildings completed in 2014 or later on the Eastside of Vancouver

Public Consultation

**Postcards Mailed
June 24, 2024**

Postcards distributed	2,126
Questions	23
Comment forms	427
Other input	12
Total	462

**City-hosted
Q&A Periods:
October 25 to November 7, 2023
June 26 to July 9, 2024**



Public Consultation

Support

- Increased rental housing
- Density is appropriate
- Provision of a childcare facility
- Close proximity to future Mount Pleasant SkyTrain station and along transit and cycling routes

Concerns

- Height, density, and neighbourhood fit
- Parking and traffic management
- Location on a local street instead of an arterial road
- Tree canopy removal

Response to Feedback

Height, Density and Neighbourhood Character

- Application meets the height and density policies in the Broadway Plan

Parking and Traffic Management

- Proposal will comply with the Parking By-law
- Site located in close proximity to frequent bus service and future Mount Pleasant SkyTrain

Tree Canopy

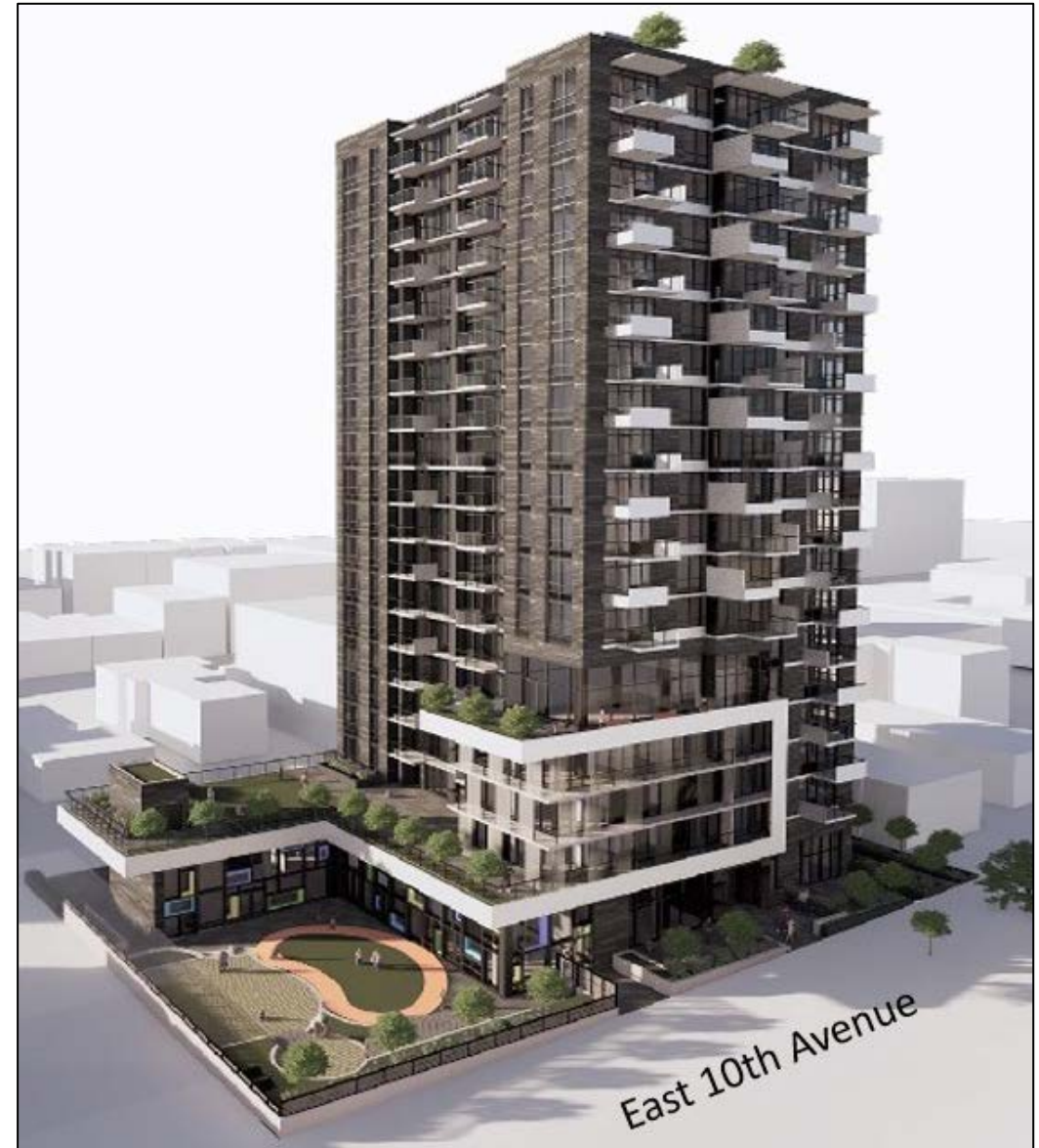
- Some trees on-site are proposed for removal due to conflict with building footprint, however, the street trees along East 10th Avenue are proposed for retention

Public Benefits

Contribution	Amount
Development Cost Levies (DCLs)	\$1,773,419
Public Art	\$231,519
Total Value	\$2,004,938

Conclusion

- Meets intent of the *Broadway Plan*
- Delivery of 175 rental units
- 25-space private childcare facility
- Staff support application subject to conditions in Appendix B



END OF PRESENTATION

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