

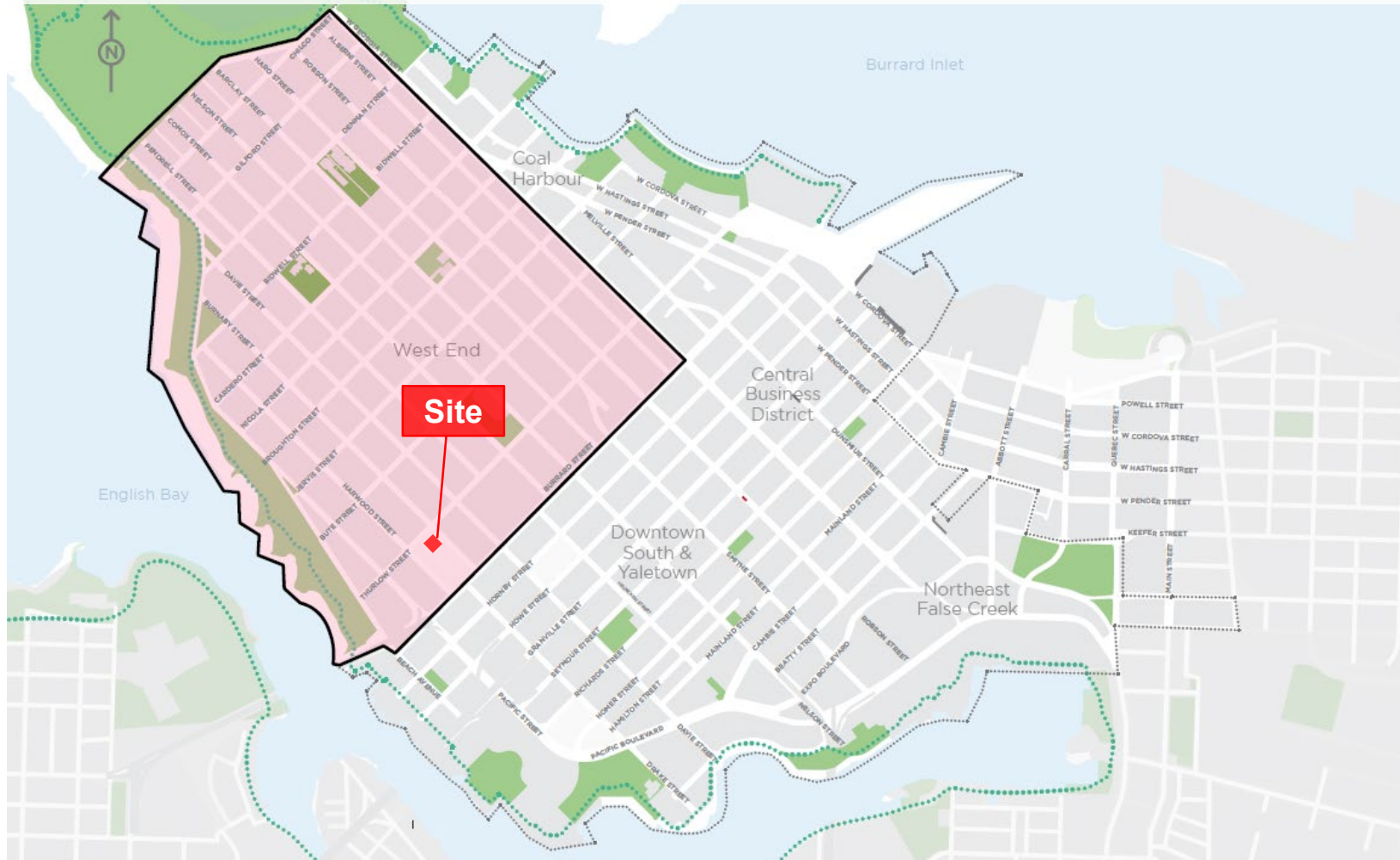
CD-1 Rezoning: 1068-1090 Burnaby Street and 1318 Thurlow Street

Public Hearing

November 26, 2024



Site and Context



Local Amenities and Services



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



400 m

800 m

GORDON NEIGHBOURHOOD HOUSE

VANCOUVER AQUATIC CENTRE

GATHERING PLACE COMMUNITY CENTRE

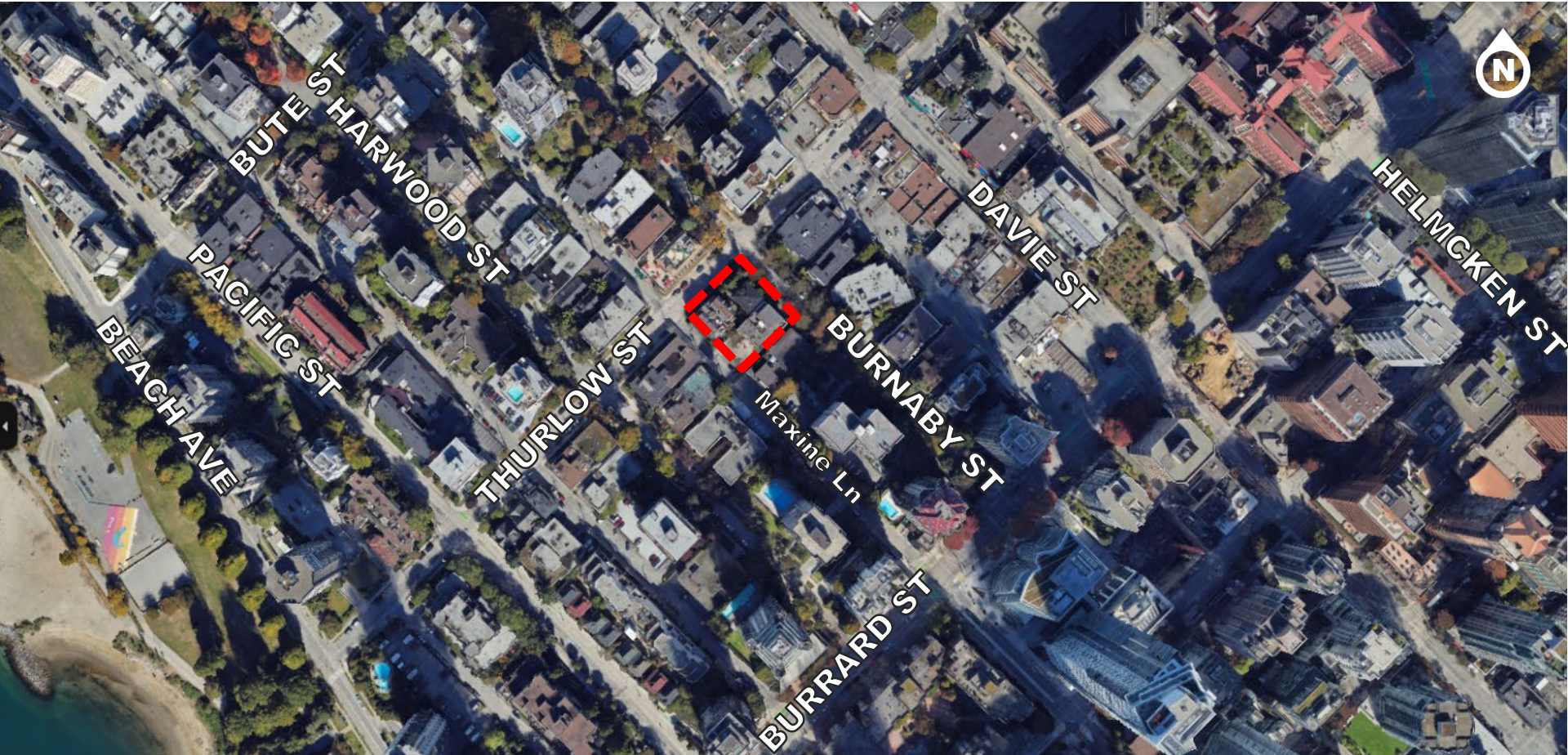
ROUNDHOUSE COMMUNITY CENTRE

LORD ROBERT'S ANNEX

HENRY HUDSON ELEMENTARY

ELSIE ROY ELEMENTARY

Existing Site and Context



1. West End Community Plan



- a) Change over 30 years
- b) Villages, Neighbourhoods and Corridors
- c) Height limits



2. Secured Rental Policy Option

Policy Scope	100% rental with 20% below-market rents
Areas in the West End	D and E
Affordability	20% at percentage less than CMHC averages
Form of Development	Up to 20% additional floor area with urban design considerations, per Bulletin

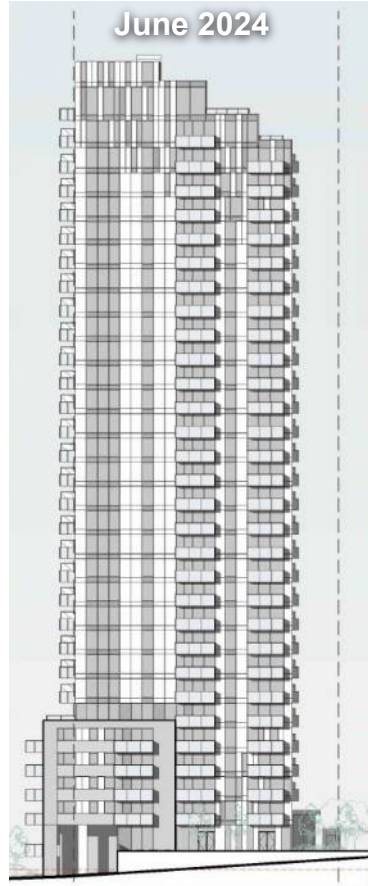
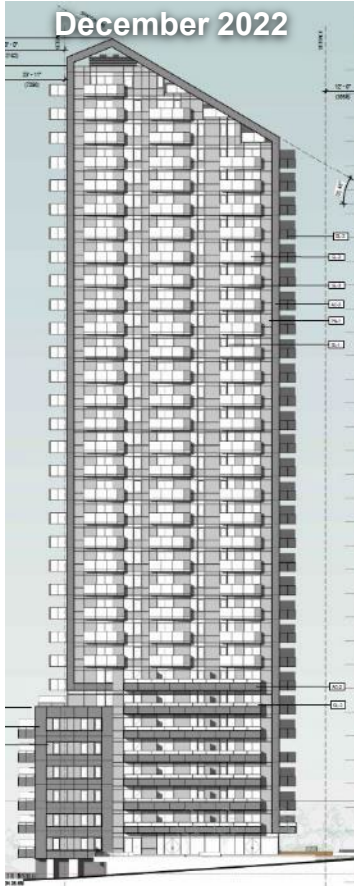


Proposal



- Rezone from RM-5A to CD-1
- 31-storey rental building with amenity room
- 300 rental units with 20% BMR
 - Approx. 58 below market units (BMR)
- FSR: 12.63
- Height: 82.0 m (269 ft.)

Proposal



- Original Submission on December 14, 2022 by Strand Intracorp
 - 90% market, 10% social housing
- Sold to Anthem Crestpoint, 2024
- Resubmission on June 6, 2024
 - 80% market, 20% BMR

Below-Market versus Average Market Rents

	Below-Market Units		Newer Rental Buildings – Westside	
	Average Starting Rents ¹	Average Household Income Served	Average Rent ²	Average Household Income Served
Studio	\$726 – \$1,161	\$29K – \$46K	\$1,902	\$76K
1-bed	\$979 – \$1,1566	\$39K – 63K	\$2,306	\$92K
2-bed	\$1,507 – \$2,411	\$60K – \$96K	\$3,372	\$135K
3-bed	\$1,577 – \$2,523	\$63K – \$101K	\$4,434	\$177K

1 October 2023 CMHC Rental Market Survey for Zone 2 (English Bay)

2 October 2023 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2014 or later on the Westside of Vancouver

Public Consultation

Postcards Mailed
June 13, 2023 and June 21, 2024

Postcards distributed	22,080
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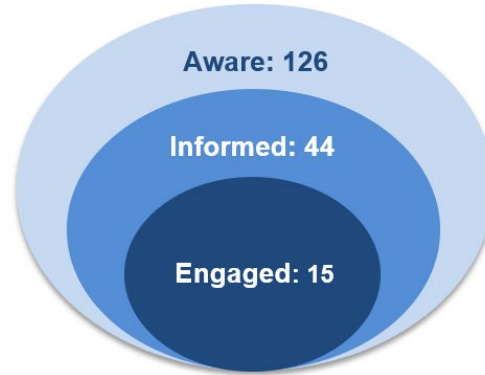
Questions	2
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Comment forms	43
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Other input	4
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Total	49
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**City-hosted
Q&A Period**
June 14 to June 27, 2023



Support

- Height, density and massing
- Rental housing

Concern

- Height, design
- Insufficient amount of affordable housing
- Neighbourhood impacts

Response to Public Feedback

Height, design – Generally aligns with the Plan.

Insufficient amount of affordable housing – Conforms with the Plan for 20% below market rental housing at discounts to CMHC.

Neighbourhood impacts – West End has many parks, transit access and nearby cycling routes, and community facilities

Public Benefits

- Rental building with 20% BMR

Public Benefit	Amount
Development Cost Levies	\$3,232,523
Public Art	\$432,460
Total Value:	\$3,664,983

Conclusion

- Support height, density and use
- Aligns with *West End Plan* and *Secured Rental Housing Option*
- Advances the City's rental targets

