

CD-1 Rezoning: 282 West 49th Avenue (Langara Family YMCA)

Public Hearing

February 25, 2025



SPEAKING NOTES FOR MUSQUEAM

ELDER CHARLOTTE MEARNS

1. Acknowledging UNDRIP:

Raising hands to the City of Vancouver for embracing reconciliation and UNDRIP, guiding this project through economic reconciliation.

2. Economic Reconciliation:

A major step forward with Musqueam at the heart, ensuring long-term economic empowerment for future generations.

3. Long-Term Financial Security:

The Musqueam-owned rental building provides lasting financial stability, benefiting the community for seven generations.

4. Honoring Culture:

This development reflects and celebrates Musqueam's language, art, and cultural heritage for future generations.

5. Collaborative Partnerships:

In partnership with the City, YMCA, and Townline, building meaningful relationships and working toward lasting reconciliation.

6. Sustainable Legacy:

Planning with future generations in mind, ensuring economic and environmental sustainability for Musqueam's continued prosperity.



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Site and Surrounding Zoning



Existing Site and Context



Local Amenities and Services

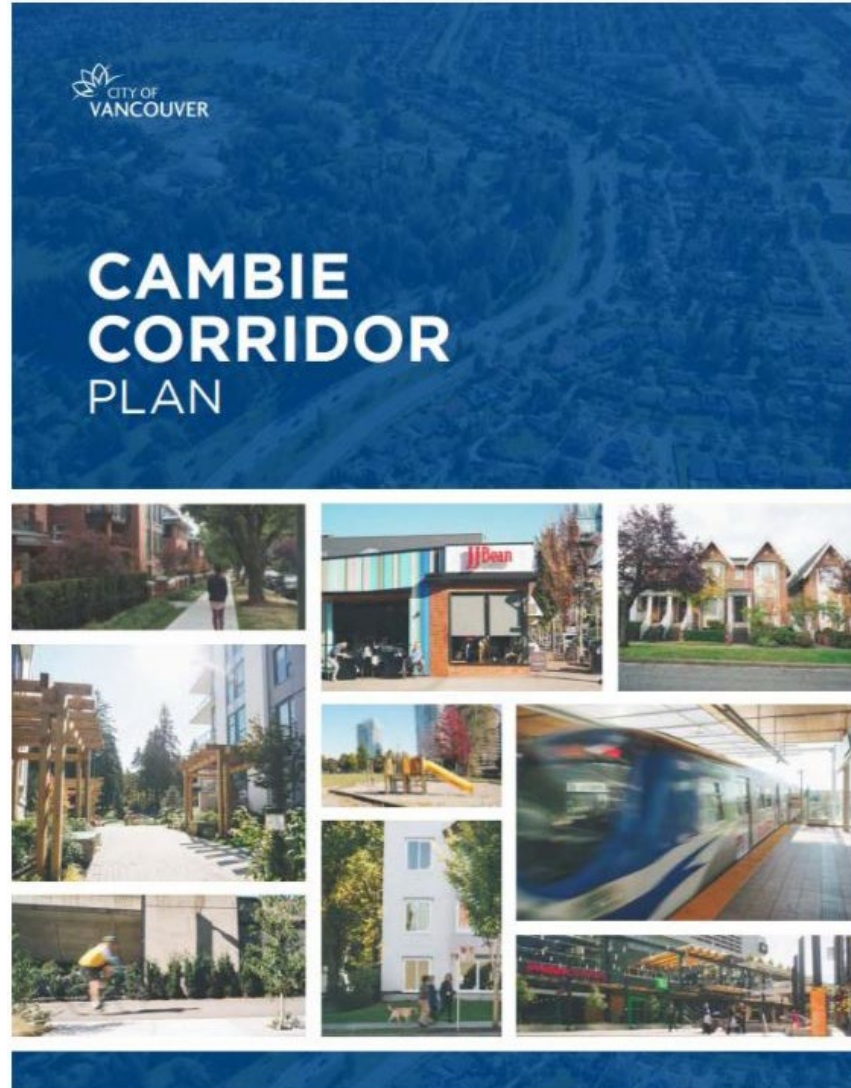


Enabling Policies

Policy

Transit-Oriented Areas Rezoning Policy

Approved by Council June 30, 2024



Enabling Policy – TOA Rezoning Policy



Tier	Catchment Area (distance from station)	Height	Density
Tier 1	< 200 m	Up to 20 storeys	Up to 5.50 FSR
Tier 2	200-400 m	Up to 12 storeys	Up to 4.00 FSR
Tier 3	400-800 m	Up to 8 storeys	Up to 3.00 FSR*

*Section 5.3 Reconciliation

Rezoning applications may be considered for residential and 100% commercial projects which meet the needs of the Musqueam Indian Band, Squamish Nation, and Tsleil-Waututh Nation, and urban Indigenous peoples to advance the City's UNDRIP commitments. These projects may exceed the heights and/or densities in the table above and will be considered on a case-by-case basis.



- Site
- Tier 1 – 20-storey/5.5 FSR
- Tier 2 – 12-storey/4.0 FSR
- Tier 3 – 8-storey/3.0 FSR
- T SkyTrain

Enabling Policy – Cambie Corridor Plan

Section 6.1 YMCA



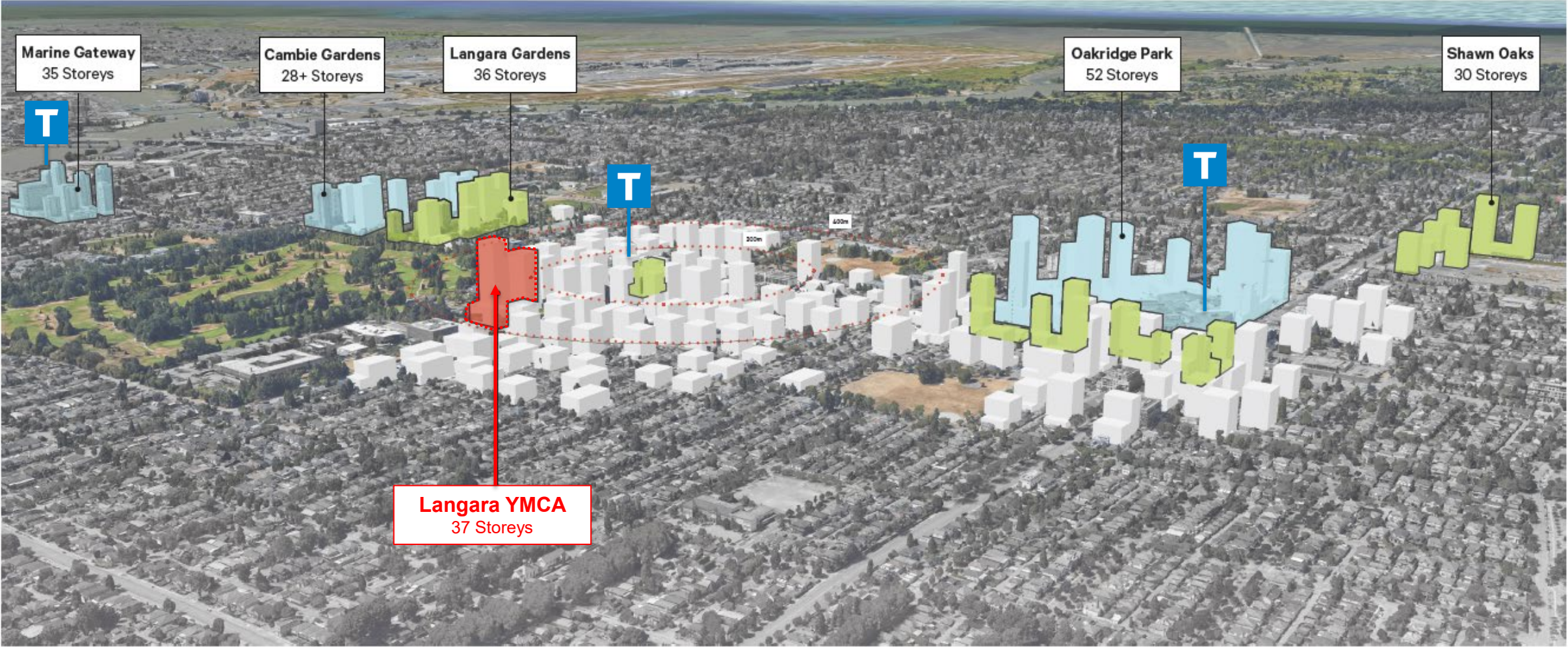
- Unique Site
- Support the renewal of the YMCA facility with new housing options and on-site amenities within proximity of rapid transit with strong pedestrian connections
- Residential use:
 - Strata housing with 20% of floor area as affordable or social housing; or
 - 100% secured rental housing with 20% of floor area as below-market rental housing
- Prioritization of community-serving uses

Proposal

- Musqueam-led rezoning application submitted Sept. 9, 2024
- 37-storey building with 269 strata residential units
- 33-storey building with 308 market rental units and at-grade retail
- 8-storey building with:
 - YMCA community centre facility with a 49-space childcare
 - 88 social housing units
- Max. height of 119 m (390 ft.)
- 580,470 sq. ft. floor area (6.66 FSR)




Emerging Context



 Built / Under Construction

 Proposed / Approved Development

 Langara YMCA

 Provincial Transit Oriented Development Scenario

Affordability

- **Proposal to meet the City’s definition of Social Housing**
 - Units owned and operated by a non-profit or government agency
 - Minimum of 30% of units rented below Housing Income Limits (HILs) rates

	30% of Units	
	Rent-Geared-to-Income	
	Monthly Rent Range	Max Annual Income ¹
Studio or 1-bed	Up to \$1,450	\$58,000
2-bed	Up to \$1,800	\$72,000
3-bed	Up to \$2,150	\$86,000

¹ 2023 Housing Income Limits, BC Housing

Cost of Renting

	Market Rent in Newer Buildings – Westside	
	Average Market Rent ¹	Average Household Income Served
Studio	\$1,902	\$76,080
1-bed	\$2,306	\$92,240
2-bed	\$3,372	\$134,880
3-bed	\$4,434	\$177,360

¹Data from the 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
September 23, 2024**

**City-hosted
Q&A Period
September 25 to October 8, 2024**

Comments of support

- Housing
- Location
- Amenities

Postcards distributed	2,568
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Questions	5
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Comment forms	73
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Other input	3
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Total	81
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Aware: 351

Informed: 110

Engaged: 30

Comments of concern

- Amenities and infrastructure (e.g. pool)
- Traffic
- Neighbourhood character

Response to Feedback

Amenities and infrastructure

- YMCA's proposal:
 - prioritizes community services and multipurpose spaces
 - based on community needs, their role, and their areas of improvement

Traffic and Safety

- Site is well-served with transportation options, including nearby SkyTrain station
- Transit Demand Management (TDM) Plan to include sustainable strategies to reduce vehicle use
- Street improvements along Alberta and at intersection of Columbia and 49th Avenue

Neighbourhood character

- Aligns with the intent of the *TOA Policy* and *Cambie Corridor Plan*
- Addressed by rezoning conditions

Public Benefits

Community Amenity Contribution (CAC)

- 88 units of social housing (\$43 million)
- 49-space childcare facility (\$9 million)

Development Cost Levies (DCLs)

- \$18,193,056
 - Note: Includes the City-wide Utilities DCL which helps pay for infrastructure upgrades

Public Art Program

- \$1,002,412

Other*

- Community Centre Replacement
- 308 units of secured market rental housing

Public Benefits

Contribution	Amount
Community Amenity Contribution (CAC) – In-kind social housing (non-profit owned)	\$43,000,000
Community Amenity Contribution (CAC) – In-kind 49-space childcare facility (non-profit owed)	\$9,000,000
City-wide DCL	\$11,193,394
Utilities DCL	\$6,999,702
Public Art	\$1,002,412
Total Value	\$71,195,508

Conclusion

- Proposal generally complies with the *TOA Rezoning Policy and Cambie Corridor Plan*
- Unique opportunity to contribute towards long-term economic prosperity and self-sufficiency for the Musqueam people
- Staff support application subject to conditions in *Appendix B*



END OF PRESENTATION