

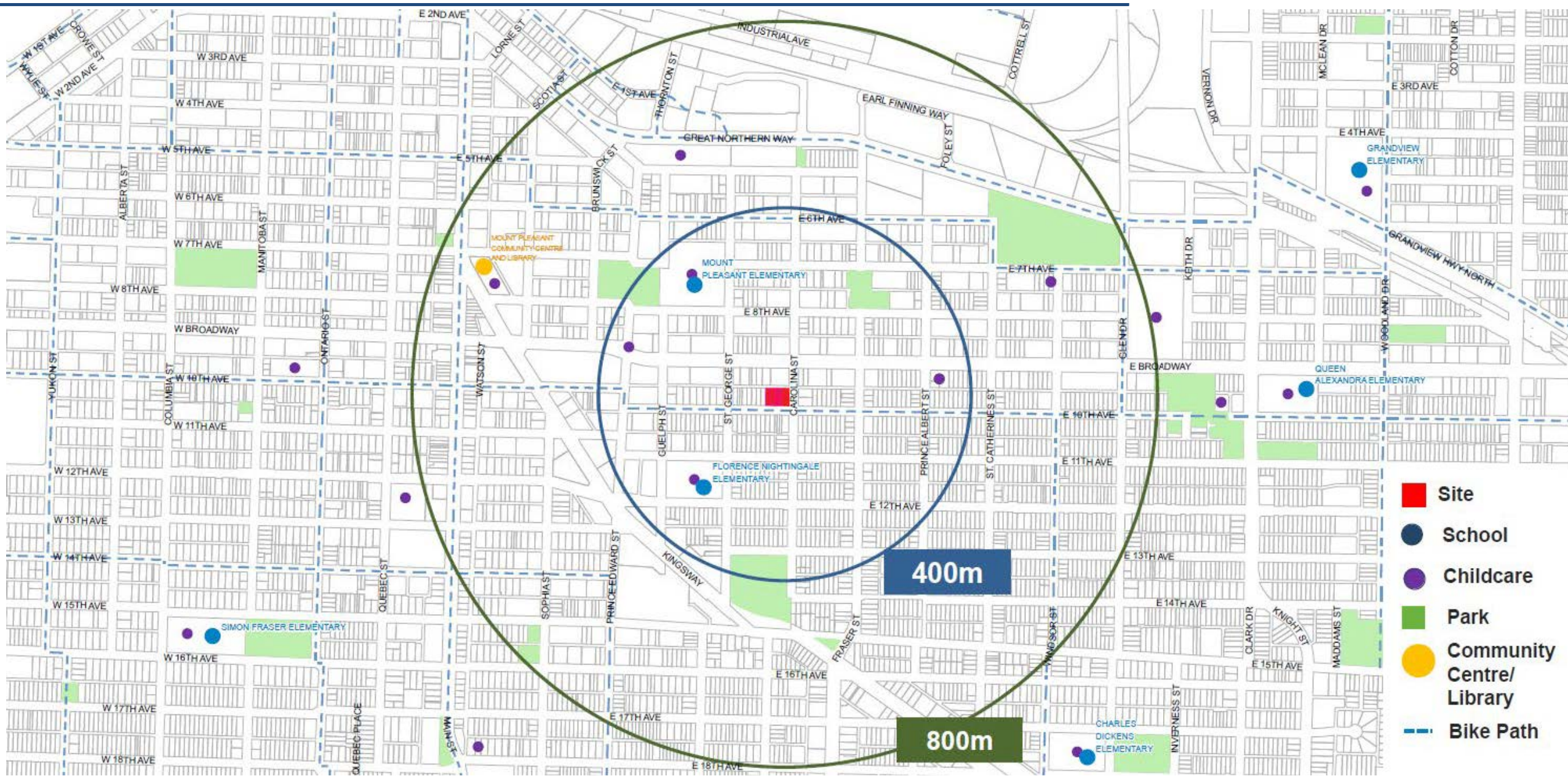
**CD-1 Rezoning:
2535 Carolina St &
557-569 E 10th Ave**

Public Hearing

February 27, 2025



Local Amenities and Services



Existing Site and Context



E BROADWAY

E 10TH AVE.

GUELPH ST.

ST. GEORGE ST.

CAROLINA ST.

FRASER ST.

E 11TH AVE.

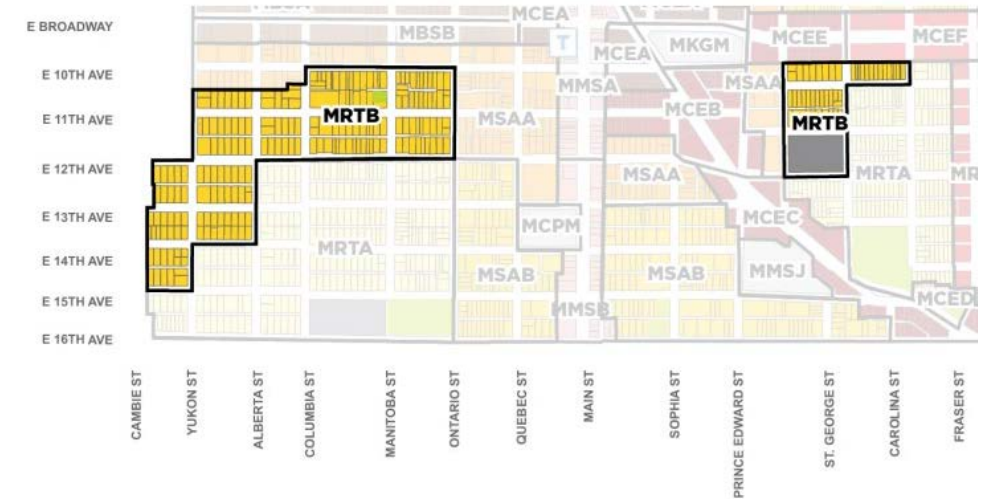
Enabling Policies



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 October 5th, 2023
- 150 rental units
- 20% of the residential floor area for below-market rental units
- Commercial space
- 18 storeys
- Height of 54 m (177 ft.)
- 5.8 FSR
- Underground parking



View from E 10th Avenue

Below Market vs. Average Market Rents (Eastside)

	Below-market Rent in New Buildings		Market Rent in Newer Buildings	
	Average Starting Rents ¹	Average Household Income Served	Average Rents ²	Average Household Income Served
Studio	\$1,223	\$48,920	\$1,776	\$71,040
1-bed	\$1,429	\$57,160	\$2,116	\$84,640
2-bed	\$1,969	\$78,760	\$2,839	\$113,560
3-bed	\$2,395	\$95,800	\$3,245	\$129,800

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
March 27, 2024**

**City-hosted
Q&A Period
January 31 to February 13, 2024**

Postcards distributed	2,191
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Questions	9
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Comment forms	139
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Other input	5
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Total	153
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Aware: 349

Informed: 160

Engaged: 72

Public Consultation

Support

- Increased rental housing stock
- Height, density, and massing is appropriate for the location
- Ground-floor retail space welcomes small businesses into the community

Concerns

- Height, density and neighbourhood fit
- Insufficient neighbourhood amenities and infrastructure
- Parking spaces
- Limit of one-tower-per-block

Response to Feedback

Height and Density

- Meets the height and density permitted in the Plan for securing rental housing with below-market housing

Neighbourhood Amenities and City Infrastructure

- The Plan includes a public benefits strategy to deliver key infrastructure and community amenities over next 30 years
- Existing school capacity
- Sewer capacity exists and no upgrades are required

Parking

- Proposal required to meet the Parking By-law

Policy

- The Plan's policies related to tower limits in areas closest to transit, shops, services, and amenities were revised in December 2024 to permit more towers to be considered

Public Benefits

Contribution	Amount
Development Cost Levies (DCLs)	\$1,378,552

Conclusion

- Meets intent of the Broadway Plan
- Delivery of 150 rental units with 20% of floor area for below-market rental units
- Commercial floor area
- Staff support proposal subject to conditions in Appendix B

