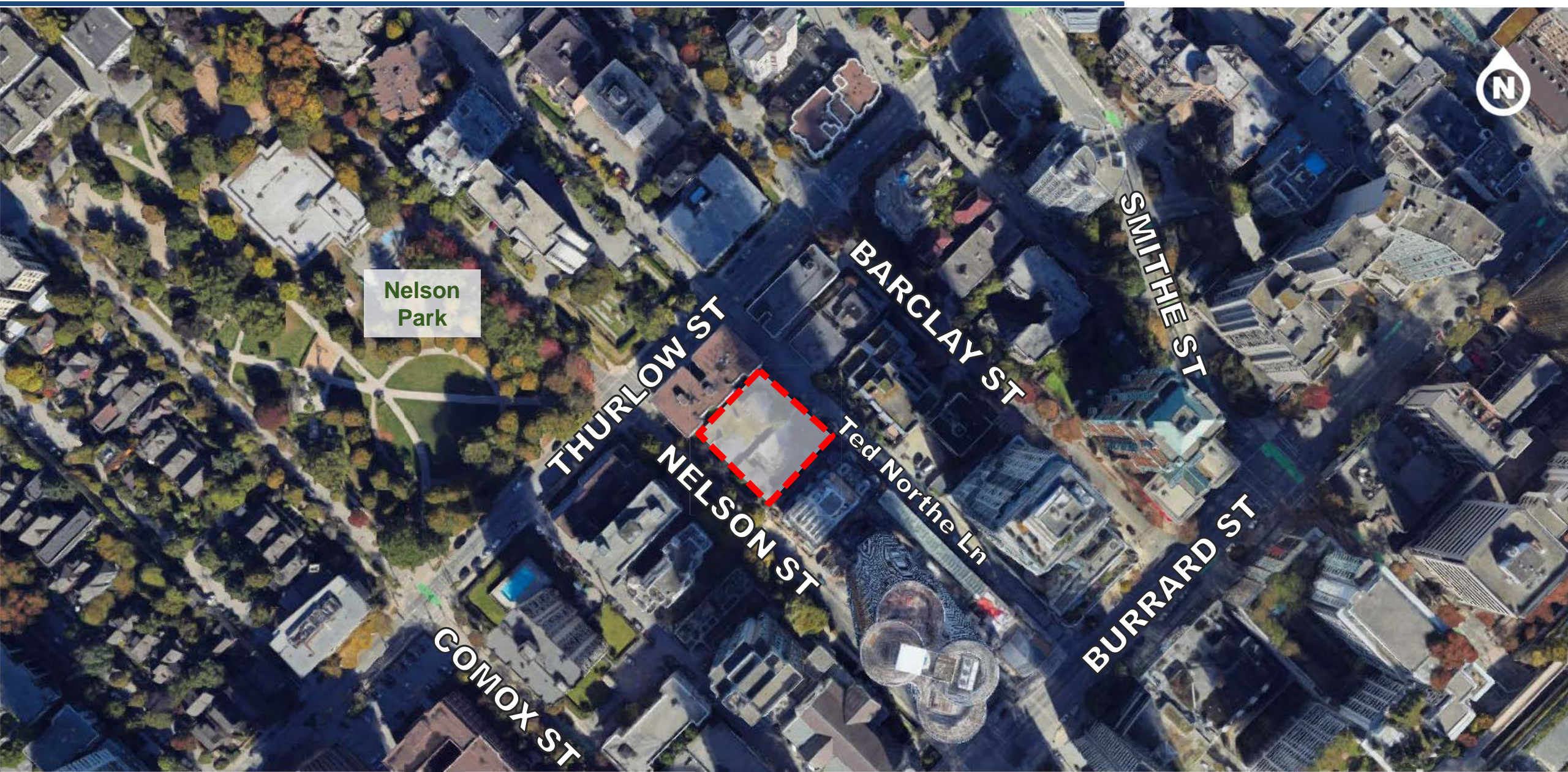




CD-1 (836) Text Amendment: 1075 Nelson Street

Public Hearing – March 11, 2025

Existing Site and Context



Policy Context

Policy

West End Rezoning Policy



CD-1 (836)

CD-1 (836)

1059-1075 Nelson Street

By-law No. 13488

Being a By-law to Amend Zoning and Development By-law No. 3575

Effective July 20, 2022

- Approved by Council June 30, 2020
- Permitted:
 - 60-storey residential building
 - Passive House design
 - Social housing of 102 units
 - Market rental of 50 units
 - Market strata of 328 units
 - Floor space ratio (FSR) of 24.7

Proposed Text Amendment to CD-1 (836)



- Conversion of social housing floor area into market rental housing
- Increase in market rental units from 50 to 176
- Increase in strata units from 328 to 357
- \$55,000,000 cash-in-lieu payment for social housing obligation
- Enclosure of east and west balconies
- Density unchanged
- No significant impacts to building form

Enhanced Tenant Protection Plan

- Site contains 51 existing rental units
- 32 residential tenancies eligible under the City's Tenant Relocation and Protection Policy (TRPP)
- Tenant Protection Plan under existing CD-1 (836) with right of first refusal for:
 - Social housing units if eligible, or
 - New market rental units at 20% below market rates
- Tenant Protection Plan under amended CD-1 (836) with right of first refusal for:
 - New market rental units at a 20% discount to city-wide average market rents, or
 - At tenant's current rent, whichever amount is less

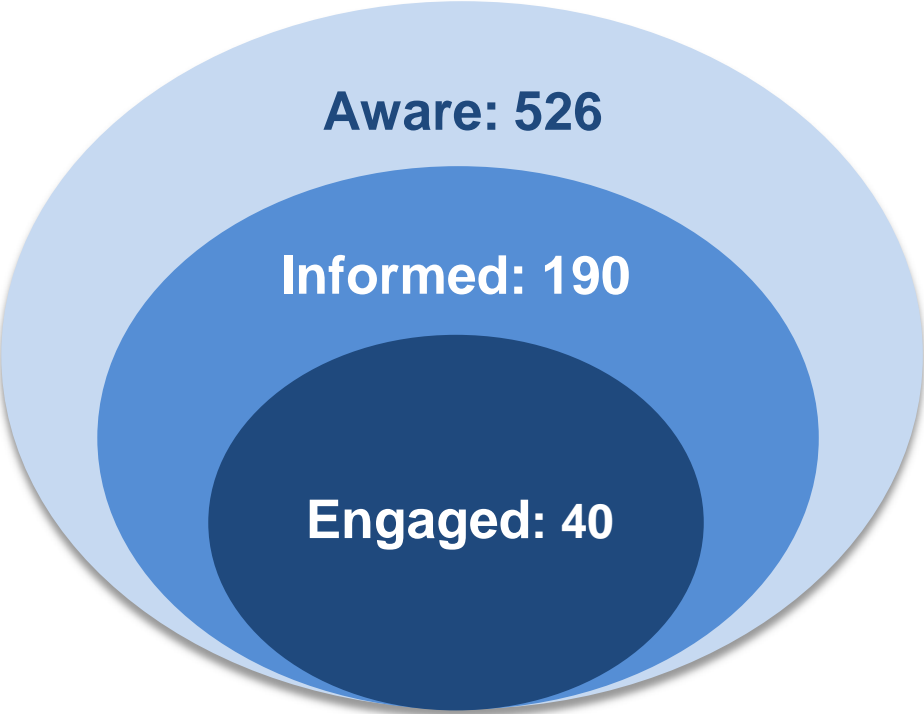
Public Consultation

Postcards Mailed
December 19, 2024

Postcards distributed	9,552
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Questions	0
Comment forms	40
Other input	4
Total	44

Online Shape Your City
Engagement
November 15, 2024 to
January 20, 2025



Public Consultation

Support

- The provision of new housing supply

Concerns

- The proposal to replace on-site social housing with market rental units
- Affordability of proposed housing
- Certainty and timeline for the construction of off-site social housing
- Cash-in-lieu payment details
- Livability impacts of enclosing the east and west balconies

Response to Public Feedback

Removal of On-site Social Housing/Cash-in-lieu Payment

- The amended West End Rezoning Policy allows cash-in-lieu payment

Housing Affordability

- Increase in market rental units from 50 to 176
- \$55,000,000 to be contributed to the delivery of off-site social housing


Enclosing Balconies/Unit Livability

- Enclosed balconies to have operable windows to meet Passive House building standards

Public Benefits

Contribution	Amount
Community Amenity Contribution (CAC) – Cash-in-lieu	\$55,000,000
Development Cost Levies (DCLs)	\$16,434,144
Public Art	\$847,044
Total Value	\$72,281,188

Conclusion

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- An aerial photograph of a city skyline, likely San Francisco, featuring prominent skyscrapers like the Transamerica Pyramid and the Salesforce Tower. The city is surrounded by water and mountains in the background. A semi-transparent white box is overlaid on the right side of the image, containing a bulleted list.
- Meets intent of West End Plan and West End Rezoning Policy
 - Delivery of 176 market rental housing units
 - Cash-in-lieu payment for the delivery of off-site social housing