



CD-1 Rezoning: 2950 Prince Edward Street
Public Hearing – March 13, 2025

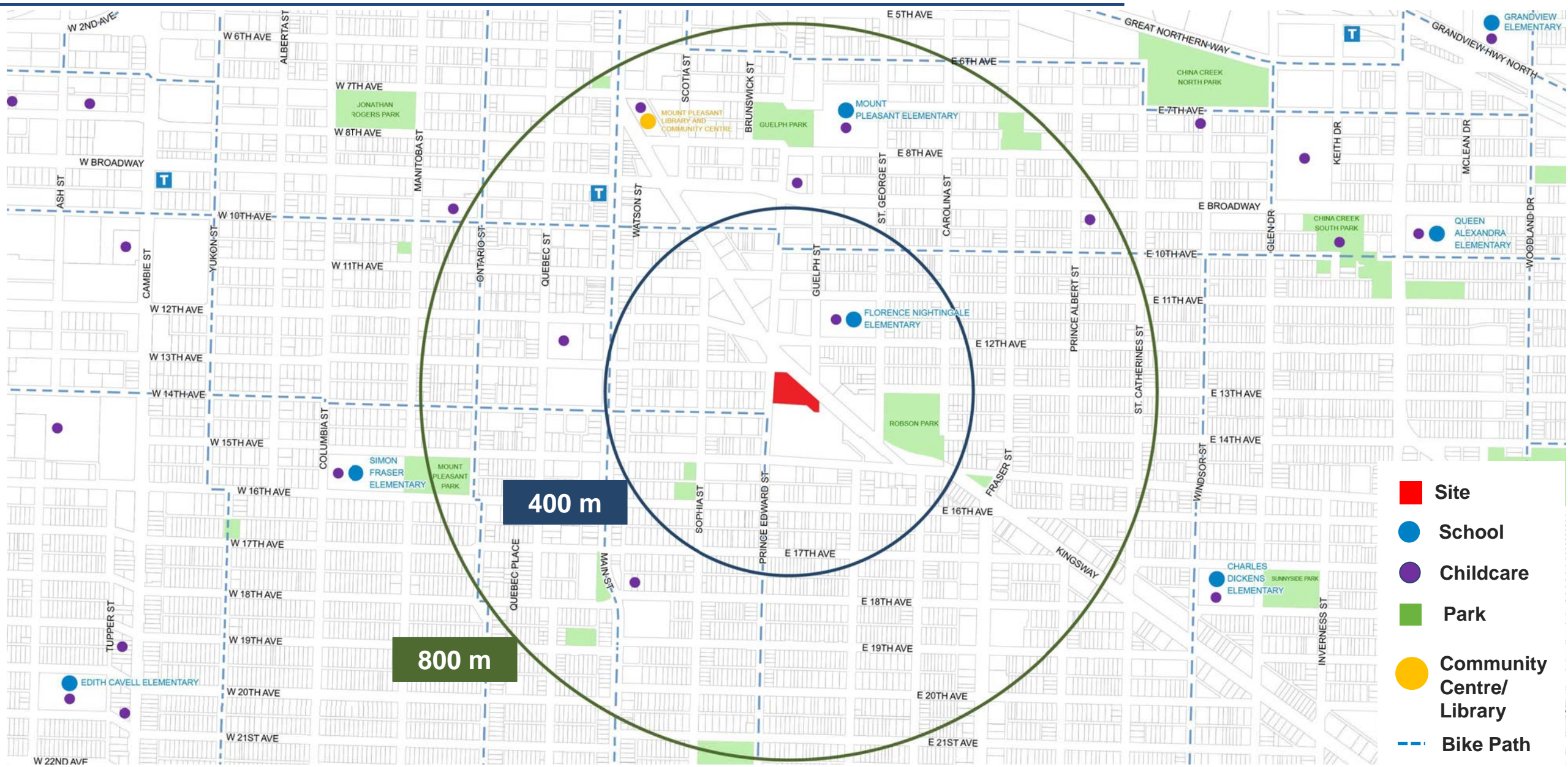
Existing Site and Context



Robson Park

Mount St Joseph Hospital

Local Amenities and Services



Policy Context



BROADWAY PLAN



Mount Pleasant Centre - Area C (MCEC)



Proposal

- Application submitted January 19, 2024
- Two towers
 - 32 storeys and 25 storeys
- 542 rental units, with 20% of residential floor area as below-market rental units
- Ground floor commercial and private childcare
- Privately-Owned Public Spaces (POPS)
- A density of 8.50 FSR
- Maximum heights of 100.6 m and 81.0 m plus additional height for rooftop amenities



Below Market vs. Average Market Rents

	Below-Market Rental		Market Rent in Newer Buildings	
	Average Starting Rents (2023) ¹	Average Household Income Served	Average Rents ²	Average Household Income Served
studio	\$1,223	\$48,928	\$1,776	\$71,040
1-bed	\$1,429	\$57,152	\$2,116	\$84,640
2-bed	\$1,969	\$78,752	\$2,839	\$113,560
3-bed	\$2,395	\$95,808	\$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 25, 2024 and
March 27, 2024**

**City-hosted
Q&A Period
March 27 to April 9, 2024**

Postcards distributed	2,858
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Questions	4
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Comment forms	172
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Other input	5
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Total	181
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Aware: 583

Informed: 223

Engaged: 104

Comments of support

- Private childcare
- Housing
- Density
- Neighbourhood impact

Comments of concern

- Height, scale and neighbourhood impact
- School shadowing
- Traffic and parking

Response to Feedback

Height, scale and neighbourhood impact

- Application meets *Plan* density
- 32 storeys exceeds *Plan*
- Allows POPS and private childcare
- Irregular-shaped lot

School Shadowing

- Staff conditions ensure no new shadowing on school yard

Traffic and parking

- Hospital have plans to provide sufficient parking
- Parking will meet parking by-law
- Close to Mount Pleasant Station

Public Benefits

- 542 rental units, with 20% of the residential floor area for below-market rental units

Contribution	Amount
Development Cost Levies (DCLs)	\$6,347,643
Public Art	\$891,245
Total Value	\$7,895,891

Conclusion

- Meets intent of *Broadway Plan*
- Delivery of 542 rental units, of which 20% are below-market rental
- Staff support application subject to conditions in Appendix B

