

CD-1 (25) Amendment: 3215 Macdonald Street

Public Hearing

April 17, 2025



Existing Site and Context



W 16TH AV

W 16TH AV

MACKENZIE ST

MACDONALD ST

W 17TH AV

W 17TH AV

Carnarvon
Park

Local Amenities and Services



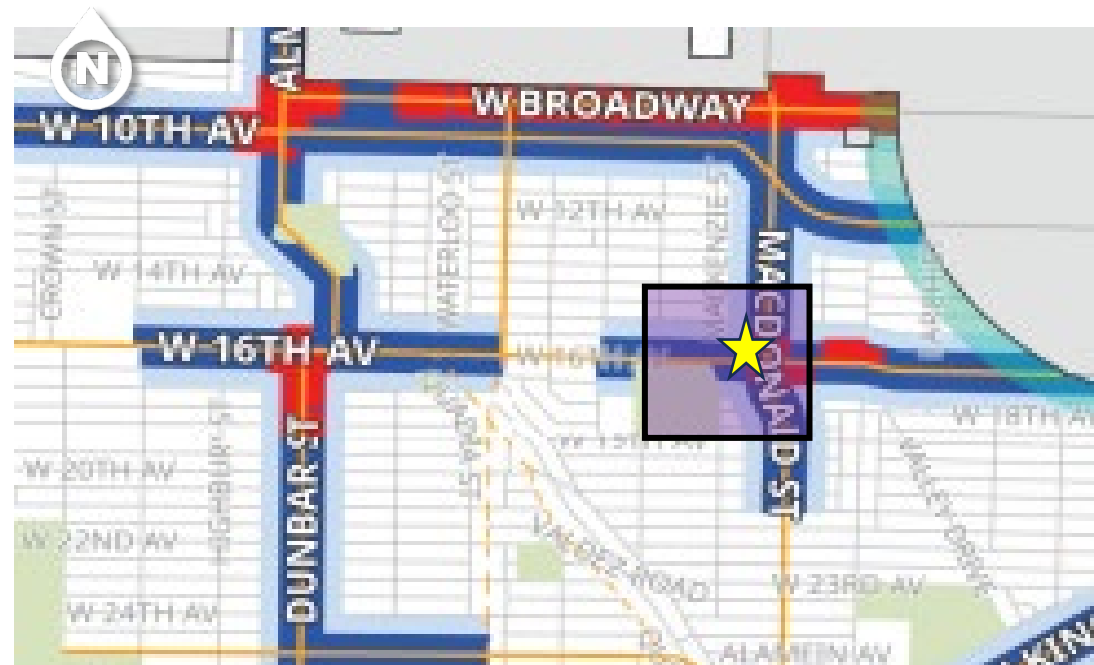
Approved by Council May 15, 2012

Last amended March 29, 2022



Secured Rental Policy (SRP)

- Encourages construction of new purpose-built rental housing in Vancouver, in line with ***Housing Vancouver Strategy and Vancouver Plan***
- Policy is accompanied by ***RR Design Guidelines***



Proposal

- Submission date: December 21, 2023
- 5-storey mixed-use building
- A total of 22 rental units
- Commercial on ground floor
- Maximum overall density of 2.75 FSR
- Maximum height of 16.8 m (55 ft.)



Cost of Renting

	Newer Rental Buildings – Westside ¹	
	Average Rent	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

¹ Data 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
March 5, 2024

Postcards distributed	479
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Questions	1
Comment forms	32
Other input	3
Total	36

City-hosted
Q&A Period
March 6 to March 19, 2024



Public Consultation

Comments of Support

- Rental housing
- Density and massing
- Commercial space
- Location

Comments of Concern

- Height and density
- Traffic and safety
- Parking availability

Response to Feedback

Height and Density

- Height and form of the five-storey building meets the expectations of the *SRP* and *RR Design Guidelines*

Traffic and Safety

- Rezoning conditions include intersection upgrades along Macdonald Street, 16th Avenue and 17th Avenue

Parking Availability

- Proposal to meet *Parking By-law* at the time of Development Permit

Public Benefits

- Development Cost Levies (DCLs) of \$776,040
 - Applicant not pursuing the waiver
 - * Additional benefit include 22 rental units through a Housing Agreement

Conclusion

- Complies with the *Secured Rental Policy*
- Staff recommend approval, subject to the Conditions outlined in Appendix B of the Report

