

CD-1 Rezoning: 461-479 East 16th Avenue

Public Hearing

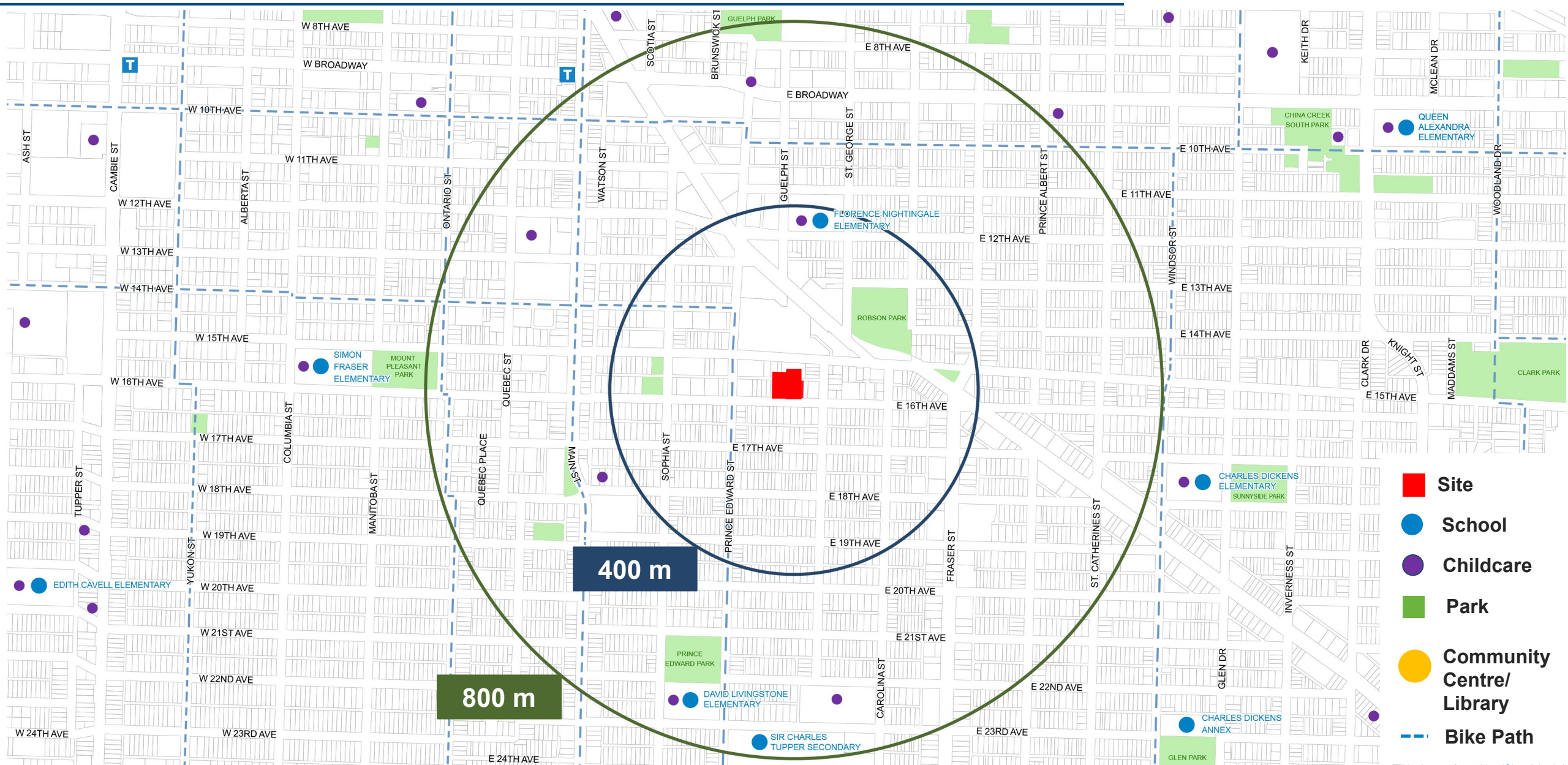
April 17, 2025



Existing Site and Context



Local Amenities and Services



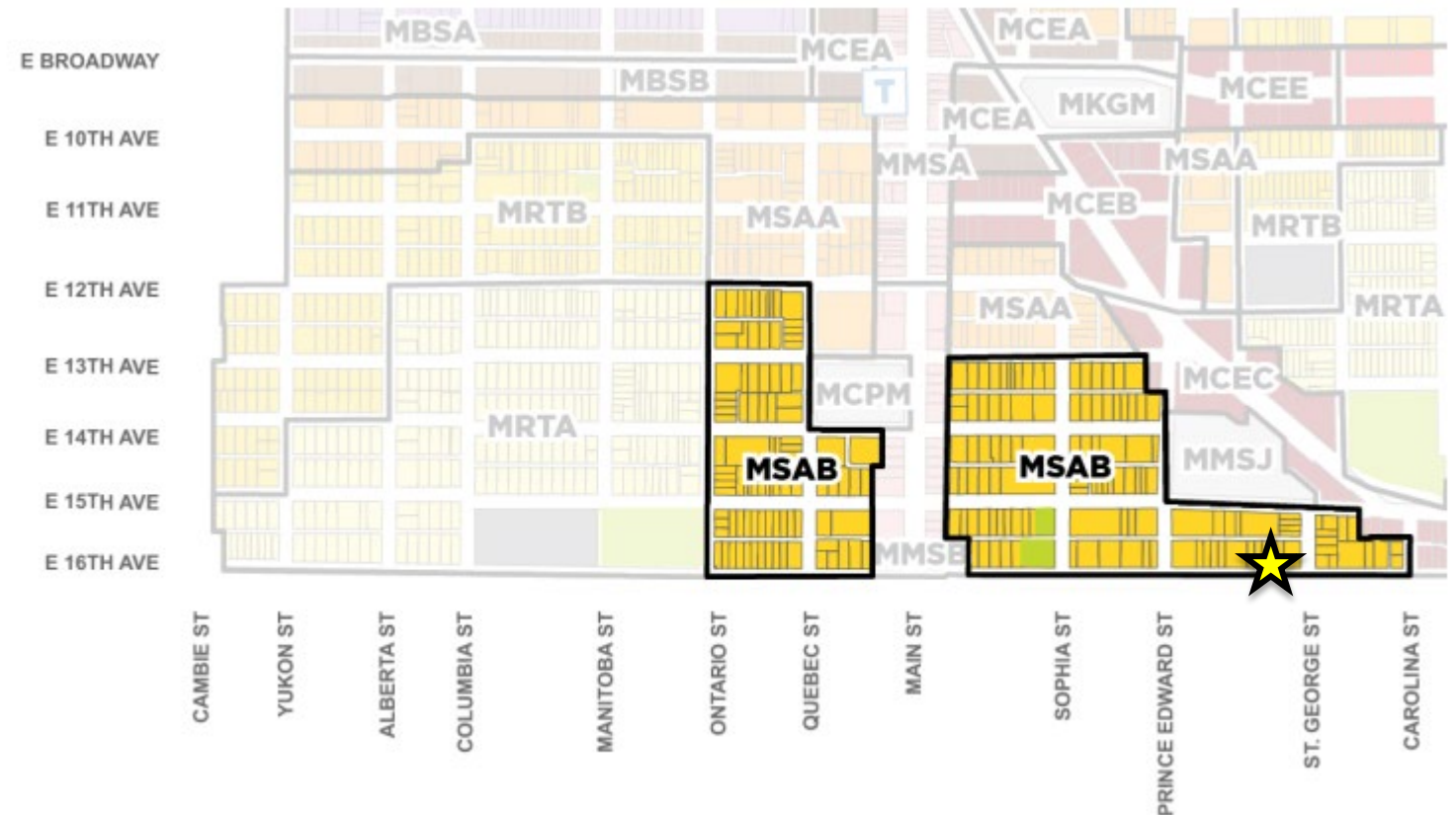
Policy Context

Mount Pleasant South Apartment Areas - Area B (MSAB)

- Allows consideration of rezonings for rental buildings with 20% of the floor area as below-market rental units
- Allows up to 20 storeys and 6.5 FSR with an increase of up to 0.3 FSR for ground-level local-serving retail



BROADWAY PLAN



Proposal

- Application submitted April 4, 2024, revised January 22, 2025
- 20-storey mixed-use tower with ground floor local-serving retail
- 211 rental units, with 20% of the residential floor area as below-market rental units
- A height of 64 m (210 ft.) plus additional height for rooftop amenity
- A density of 8 FSR
- Frontage: 132 ft.



Below-Market vs. Average Market Rents

	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	\$1,294	\$51,776	\$1,776	\$71,040
1-bed	\$1,470	\$58,784	\$2,116	\$84,640
2-bed	\$2,052	\$82,080	\$2,839	\$113,560
3-bed	\$2,819	\$112,768	\$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 Oct. 2024 Rental Market Survey.

²Data from October 2023 CMHC Rental Market Survey for buildings completed in 2014 or later on the Eastside of Vancouver.

Public Consultation

**Postcards Mailed
May 23, 2024**

**City-hosted Q&A Period
May 29 to June 11, 2024**

Comments of support

- Housing
- Height and Density
- Commercial Use

Postcards distributed	961
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Questions	52
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Comment forms	210
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Other input	10
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Total	272
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Aware: 605

Informed: 296

Engaged: 141

Comments of concern

- Soil Conditions
- Traffic and Parking
- Height and Density
- Neighbourhood Fit

Response to Public Feedback Concerns

- **Soil Conditions**

- Site is located in a peat area.
- Conditions require additional materials, with further information on recommended actions.

- **Traffic and Parking**

- Parking per Parking By-law and TDM Plan at time of Development Permit.
- Conditions to improve traffic and safety.

- **Height and Density**

- The proposal is consistent with the intent of the Plan.

- **Neighbourhood Fit**

- The application consistent with the intent of the Plan.
- Incentivize new housing options away from arterials but close to rapid transit.

Public Benefits

Rental Housing

- 211 market rental units, 20% below-market rental units

City-wide Development Cost Levies (DCLs)	\$43,495
Utilities Development Cost Levies (DCLs)	\$1,893,776
Public Art	\$255,204
Total	\$2,192,475

Conclusion

- Meets intent of the *Broadway Plan*
- Delivery of 211 rental units with 20% of the residential floor area as below-market rental units
- Staff recommend approval, subject to conditions in Appendix B



END OF PRESENTATION