

CD-1 Rezoning: 469-483 East 10th Avenue

Public Hearing

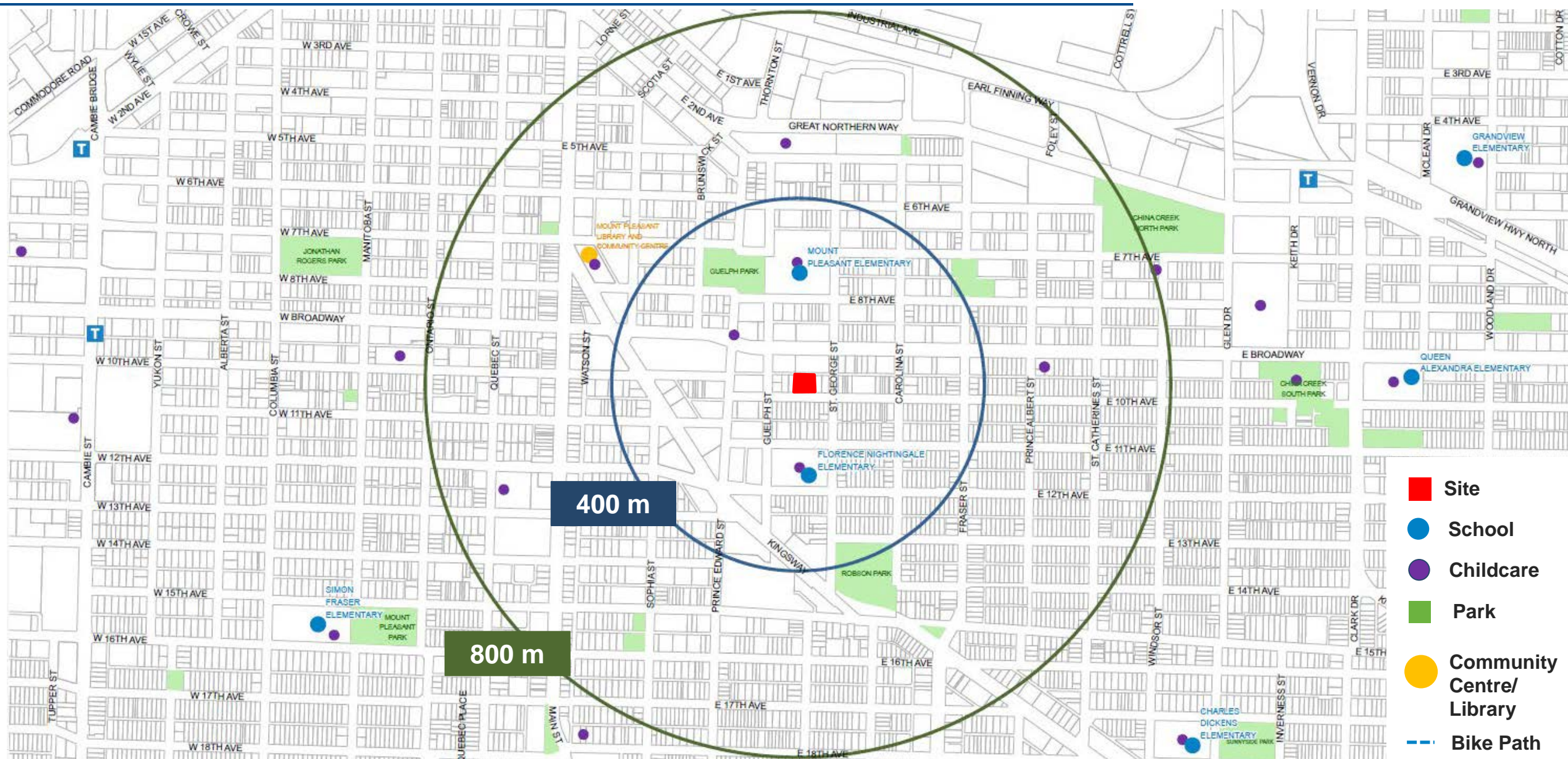
June 17 2025



Existing Site and Context



Local Amenities and Services

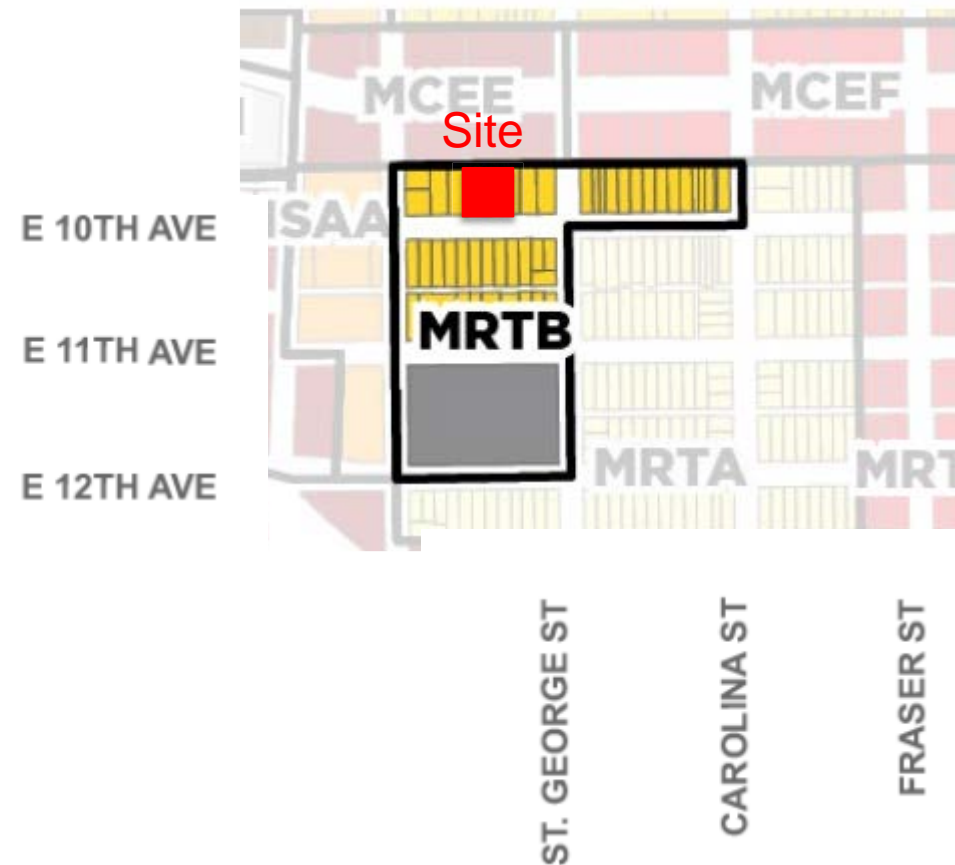


Enabling Policies



Mount Pleasant RT Area - B

- Up to 18 storeys
- 5.5 FSR
- Rental Residential with 20% BMR



Proposal

- Application submitted April 2024
- 138 rental units
- 20% below-market rental units
- 17-storeys
- Height of 184 ft.
- 5.5 FSR
- Underground parking



Renting vs. Ownership

	Below-Market Rental		Market Rent in Newer Buildings - Eastside	
	Average Starting Rents (2025) ¹	Average Household Income Served	Average Rents ²	Average Household Income Served
studio	\$1,294	\$51,776	\$1,776	\$79,550
1-bed	\$1,470	\$58,784	\$2,116	\$108,000
2-bed	\$2,052	\$82,080	\$2,839	\$141,300
3-bed	\$2,819	\$112,768	\$3,245	\$213,000

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.

Public Consultation

**Postcards Mailed
July 7, 2024**

Postcards distributed	2,311
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Questions	34
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Comment forms	179
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Other input	6
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Total	219
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**City-hosted
Q&A Period
July 17 to July 30, 2024**



Comments of support

- Density
- Increased rental stock
- Building design
- Parking onsite

Comments of concern

- Height, massing
- Tree retention
- Traffic and parking
- Neighborhood character

Response to Feedback

Height, Massing

- Proposal is 17 storeys, below the maximum 18 in the Plan
- Proposed density is 5.5 as per the Plan

Tree retention

- Landscape conditions 1.5 and 1.7: tree retention and additional planting

Traffic and Parking

- Transportation Demand Management (TDM) Plan is required

Neighborhood Character

- proposal aligns with the form of development envisioned under the Plan.

Public Benefits

138 Total Rental Units

- 110 Market Rental Units
- 28 Below-Market Units

Contribution	Amount
Development Cost Levies (DCLs)	\$1,414,495
Total Value	\$1,414,49

Conclusion

- Proposal is aligned with the Broadway Plan
- Staff support application subject to conditions in Appendix B



END OF PRESENTATION

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