

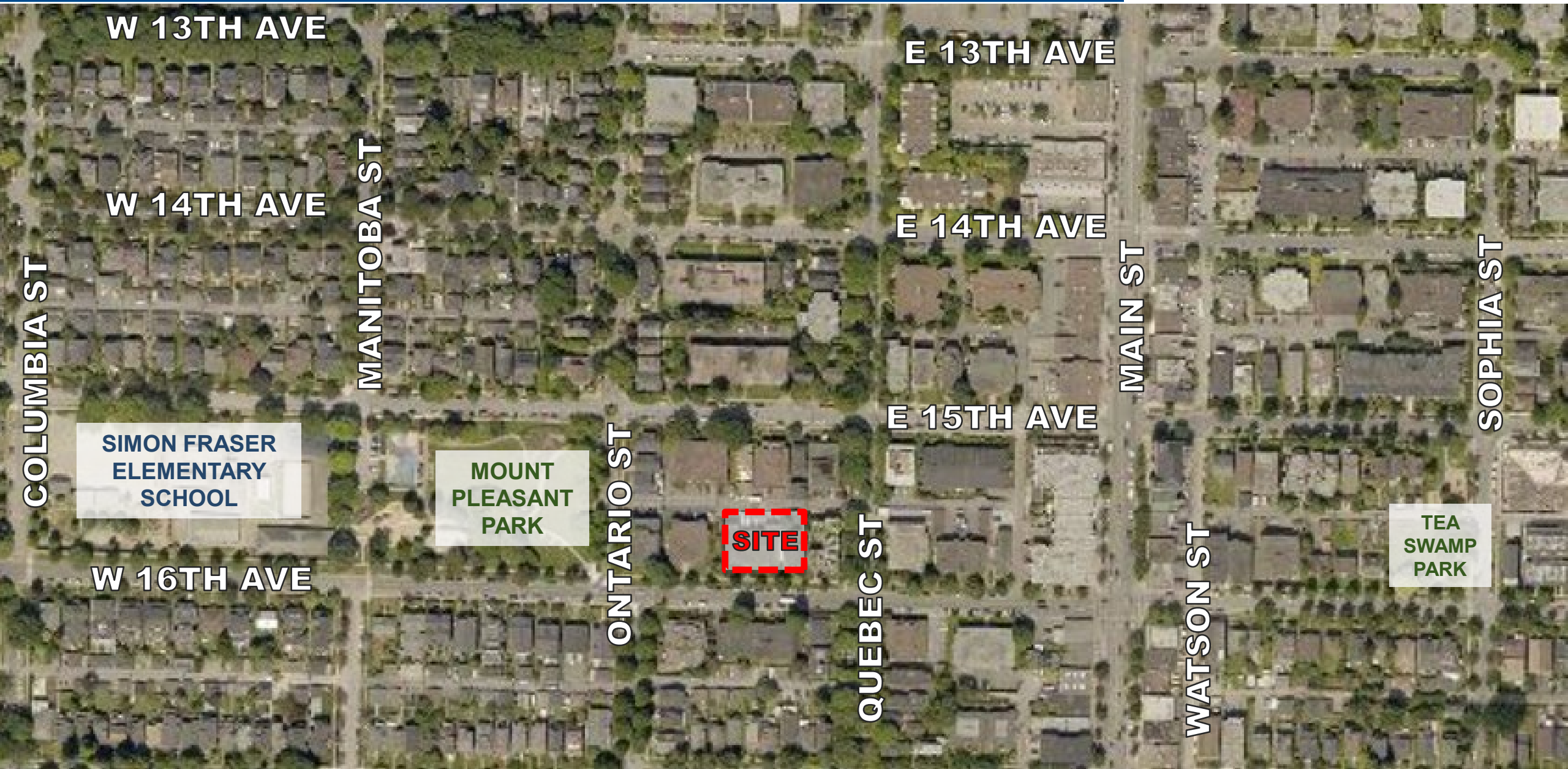
CD-1 Rezoning: 45 East 16th Avenue

Public Hearing

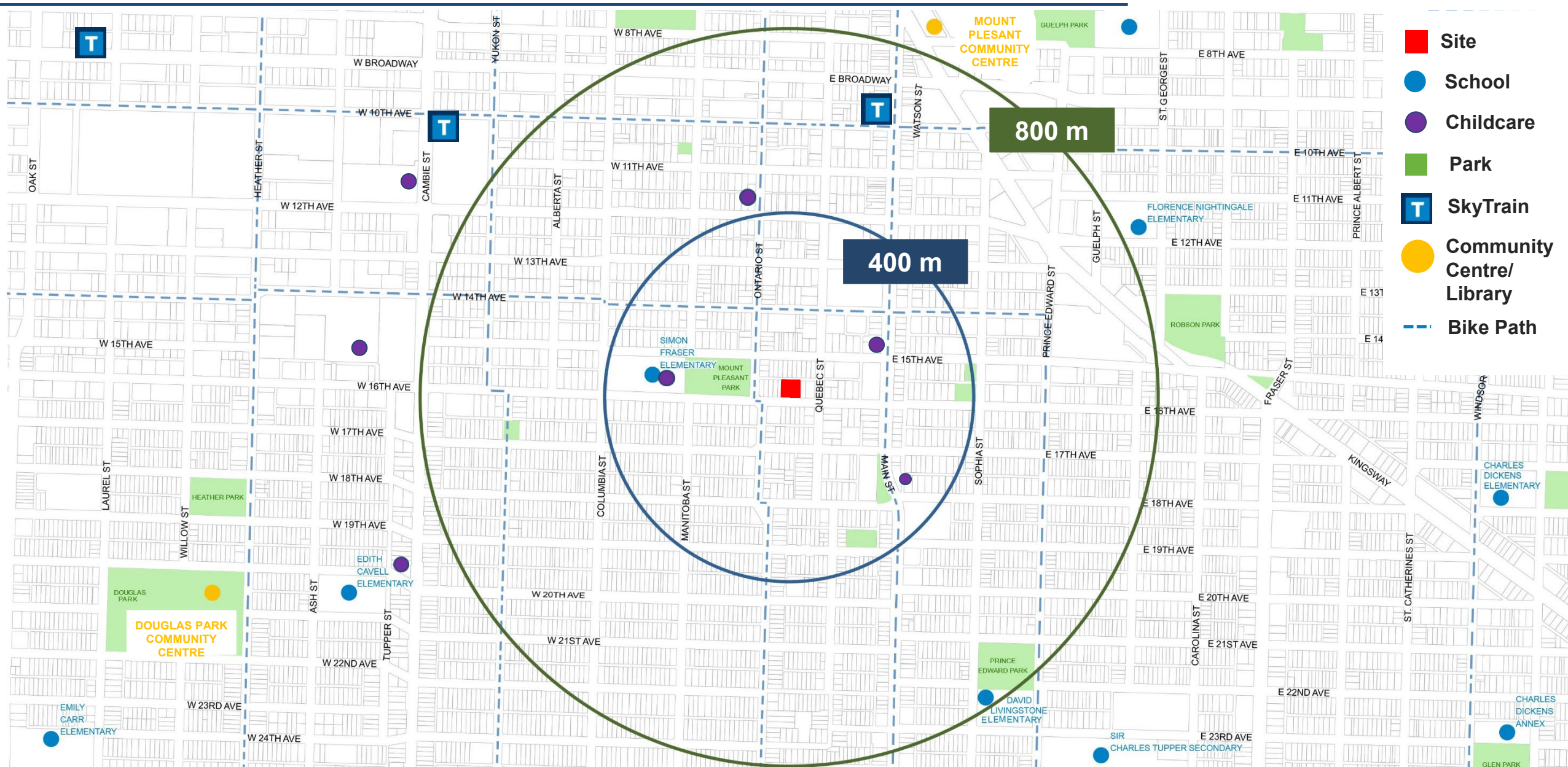
September 18, 2025



Existing Site and Context



Local Amenities and Services



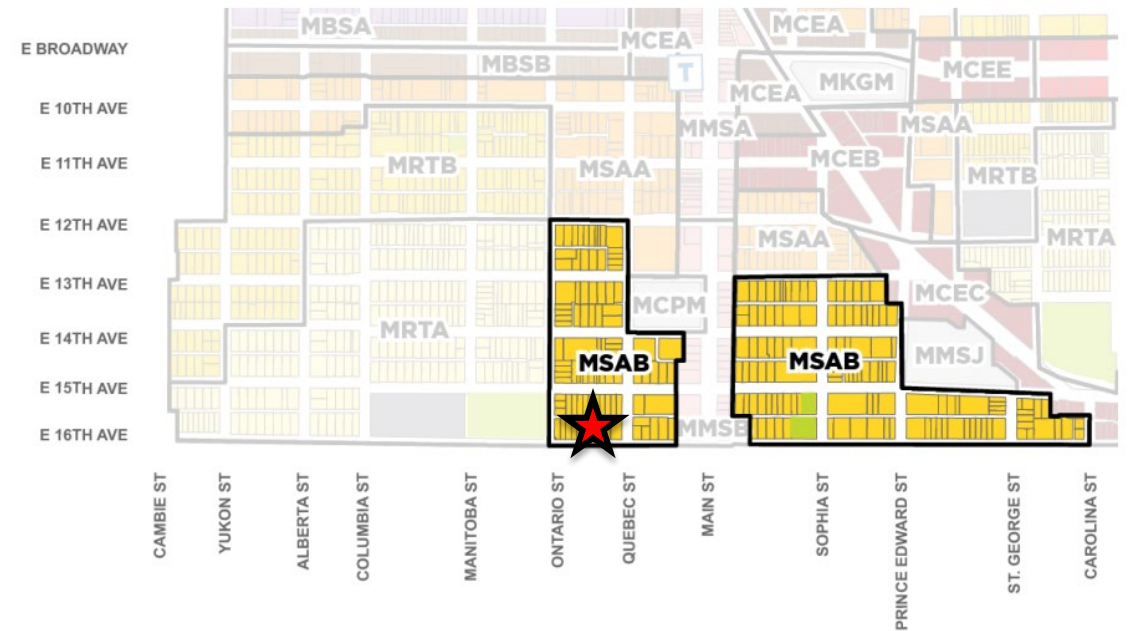
Policy Context

Mount Pleasant South Apartment Area - Area B (MSAB)

- Consideration of rezonings for rental buildings with 20% of the residential floor area as below-market rental units
- Up to 20 storeys and 6.5 FSR
- Minor increase in density – 0.3 FSR, can be considered for ground floor retail/services uses

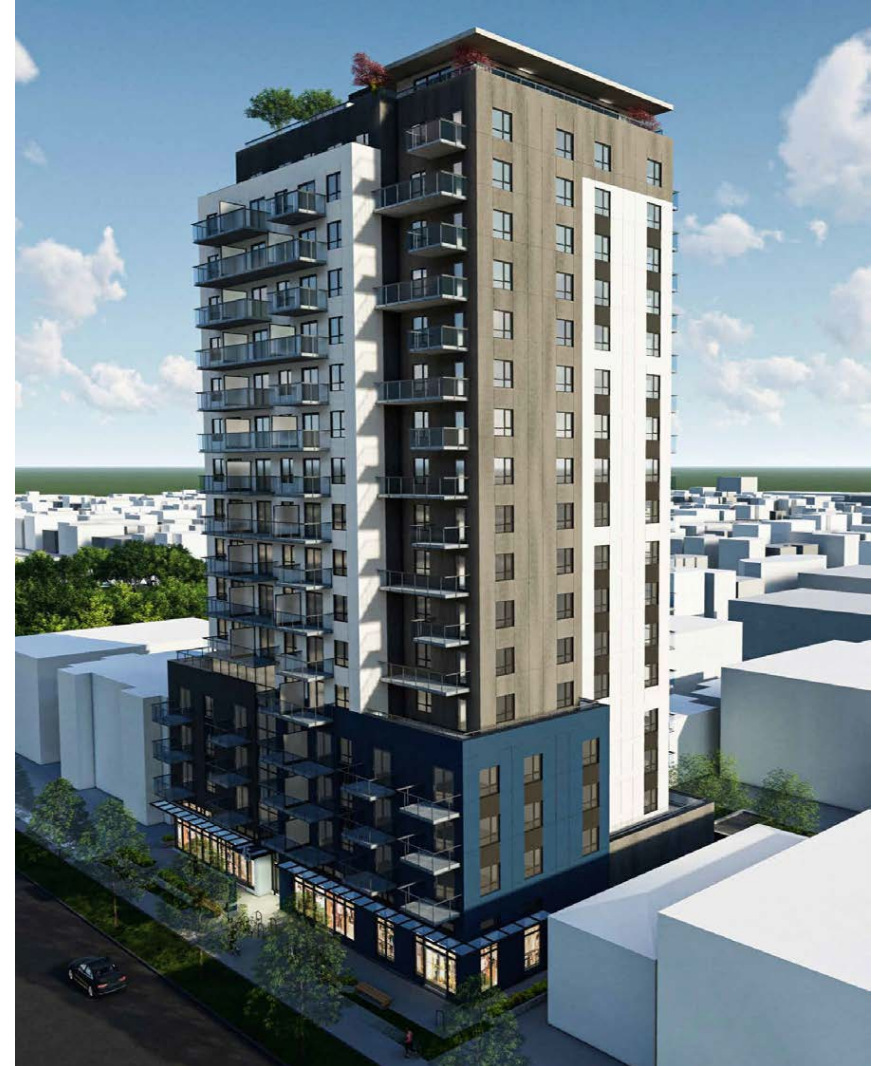


BROADWAY PLAN



Proposal

- Application submitted April 4, 2024
- 17-storey mixed-use tower
- Local-serving retail on ground floor
- 145 rental units, with 20% of the residential floor area as below-market rental units
- A density of 6.8 FSR
- A height of 55 m (180 ft.)



View of the front elevation from Quebec Street looking northwest

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	\$1,879	\$75,160
1-bed	\$1,470	\$58,784	\$2,194	\$87,760
2-bed	\$2,052	\$82,080	\$2,880	\$115,200
3-bed	\$2,819	\$112,768	\$3,815	\$152,600

¹ Starting rents shown are calculated based on a 20% discount to city-wide average market rents as published by CMHC in the fall 2024 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2025

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

Public Consultation

Postcards Mailed
July 2, 2024

Postcards distributed	1,355
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Questions	7
Comment forms	131
Other input	17
Total	155

City-hosted
Q&A Period
July 3 to July 16, 2024



Comments of support

- Height, density, massing
- Building design
- Commercial use
- Housing units

Comments of concern

- Height, density, massing
- Neighbourhood character
- Shadowing and views
- Traffic and parking

Response to Public Feedback Concerns

Height, Density, Massing

- Consistent with the intent of the Plan

Neighbourhood Character

- Consistent with the form of development anticipated by the Plan
- Incentivize new housing options away from arterials but close to rapid transit

Shadowing and Views

- Modest shadow impacts on Mount Pleasant Park
- Shadowing does not exceed the existing shadowing by the tree canopy

Parking and Traffic Management

- Parking per Parking By-law
- Transportation Demand Management Plan at Development Permit stage
- Overall reduction in vehicle trips with completion of new subway

Public Benefits

Rental Housing

- **145** rental units, 20% of the residential floor area will be provided as BMR

City-wide Development Cost Levies (DCLs)	\$99,396
Utilities Development Cost Levies (DCLs)	\$1,588,235
Public Art	\$216,667
Total	\$1,904,298

Conclusion

- Meets intent of the *Broadway Plan*
- Delivery of 145 rental units of which 20% of the residential floor area will be provided as below market rental units
- Staff recommend approval, subject to conditions in Appendix B



END OF PRESENTATION

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