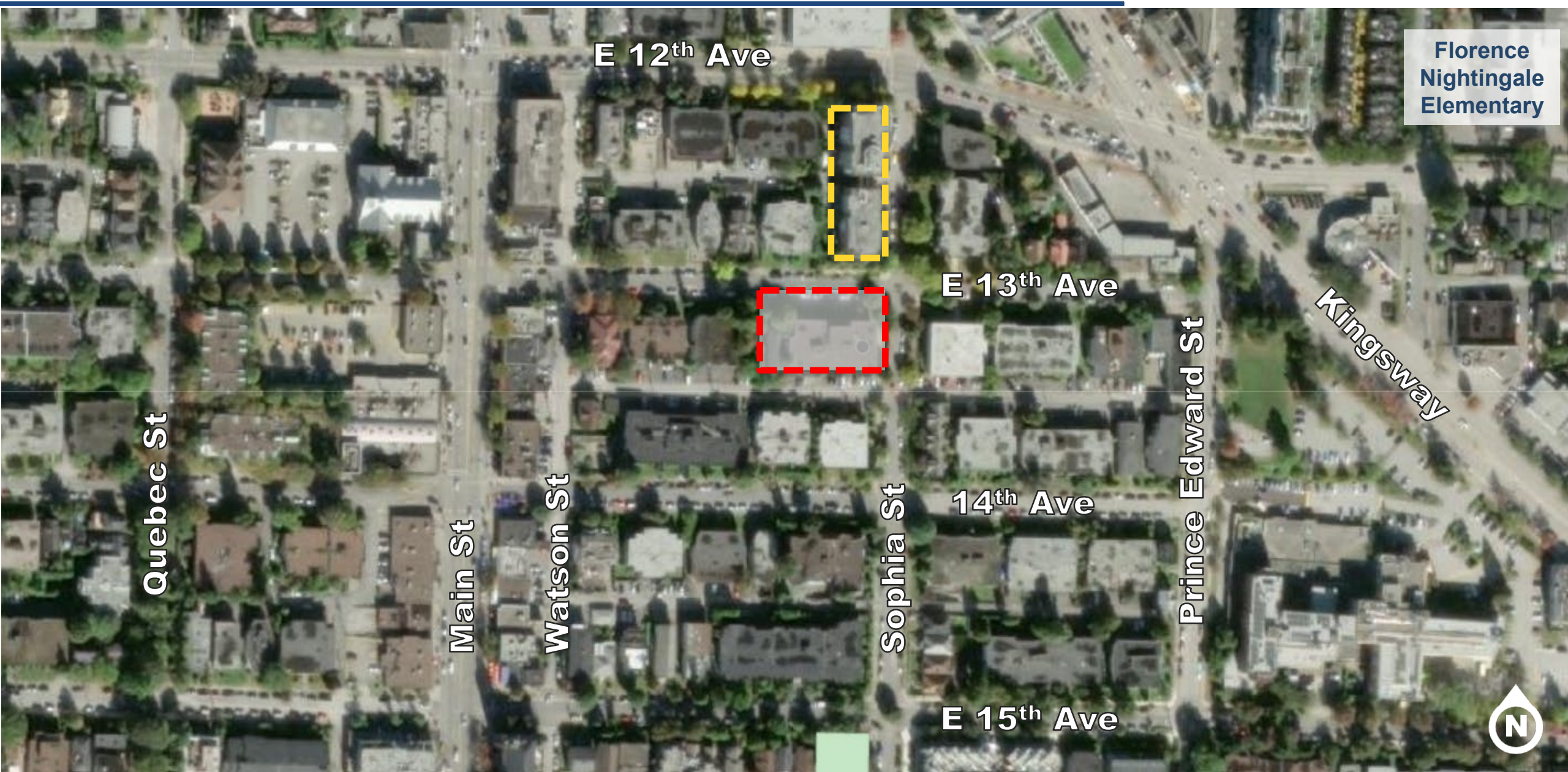




CD-1 Rezoning:
270 East 13th Avenue
Public Hearing – October 30, 2025

Existing Site and Context



Florence
Nightingale
Elementary

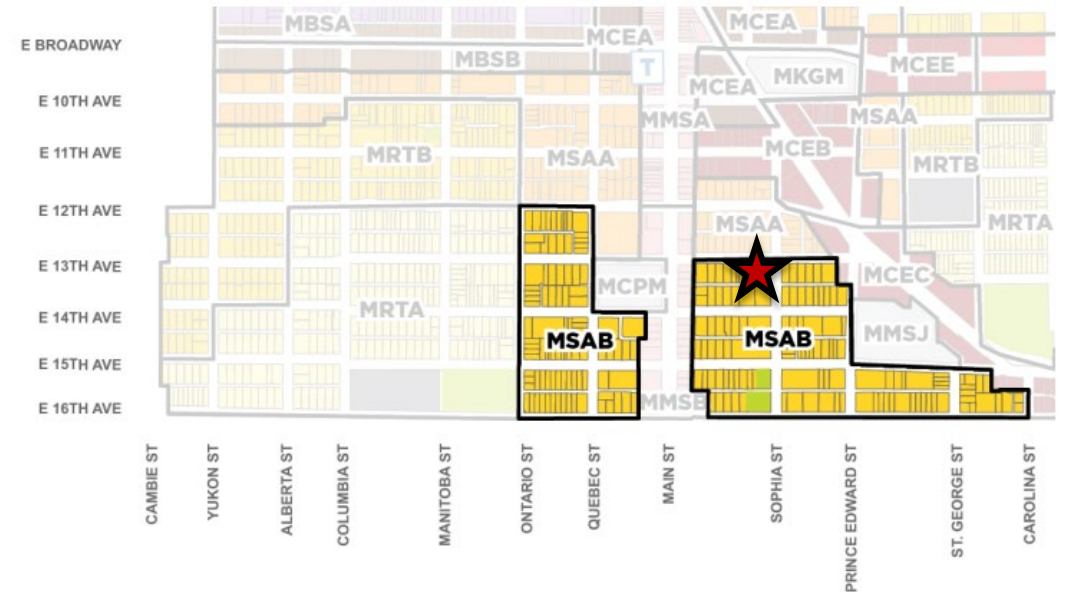
Local Amenities and Services



Policy Context



BROADWAY PLAN

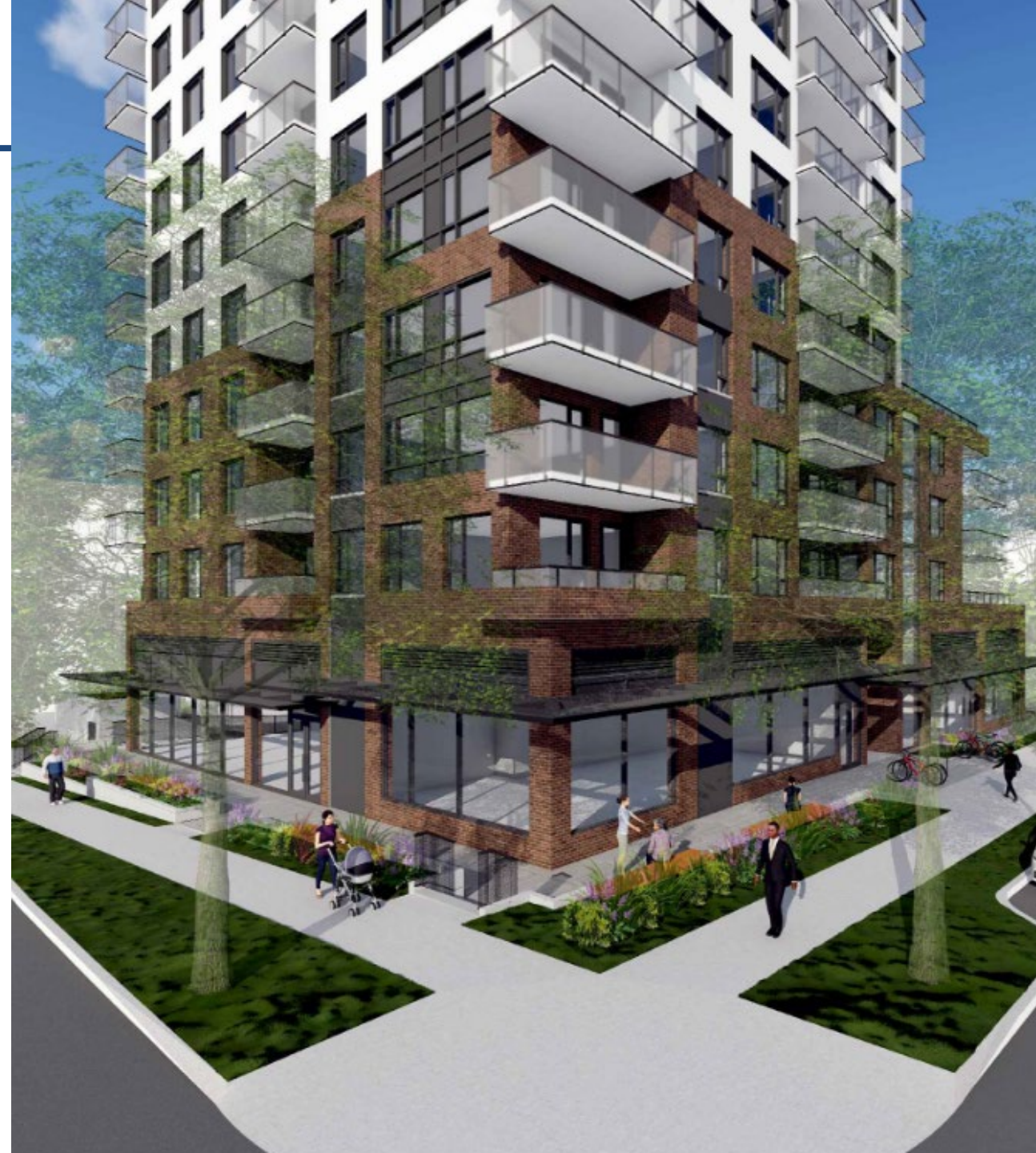


Mount Pleasant South Apartment Area – Area B (MSAB)

- Rental buildings with 20% of the floor area as below-market rental units
- Up to 20 storeys and 6.5 FSR
- Additional height and density (0.3 FSR) for commercial use on the ground floor

Proposal

- Submitted February 1, 2024
- Mixed-use building
- Height of 20 storeys - 62.8 m (206 ft.)
- 167 rental units, with 20% of the floor area to be below-market rental units (approx. 33 BMR units)
- Commercial on ground floor
- 6.8 FSR - 123,406 sq. ft. floor area



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

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 2024 Rental Market Report.

²Data from October 2023 CMHC Rental Market Survey for buildings completed in 2015 or later on the Eastside of Vancouver.

Public Consultation

Postcards Mailed
April 17, 2024

City-hosted
Q&A Period
April 17 to April 30, 2024

Comments of support

- Density & affordable housing
- Commercial space

Comments of concern

- Building height
- Parking and traffic
- Tenant displacement
- Neighbourhood character

Postcards distributed	2,996
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Questions	9
Comment forms	139
Other input	21
Total	169

Aware: 289

Informed: 121

Engaged: 49

Response to Feedback

Building height

- Consistent with the *Broadway Plan*
- No protected public view

Parking and traffic

- Parking and loading per the Parking By-law
- Engineering conditions in Appendix B

Tenant Displacement

- Tenant Relocation and Protection Policy
 - Right-of-First-Refusal
 - 20% discount or at current rent
 - Temporary accommodations and financial compensation or temporary rent top-up

Neighbourhood character

- Aligns with the intent of the Plan

Public Benefits

Contribution	Amount
Rental Housing	134 market rental units 33 below-market rental units
Development Cost Levies (DCLs)	\$1,914,525
Public Art	\$244,344
Total Value	\$2,158,869



Conclusion

- Meets intent of the *Broadway Plan*
- Delivery of 167 units of rental housing
- Staff support the application subject to conditions in Appendix B

END OF PRESENTATION

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please do not post slides beyond this point

City-initiated Rezoning in the Broadway Plan Area

