

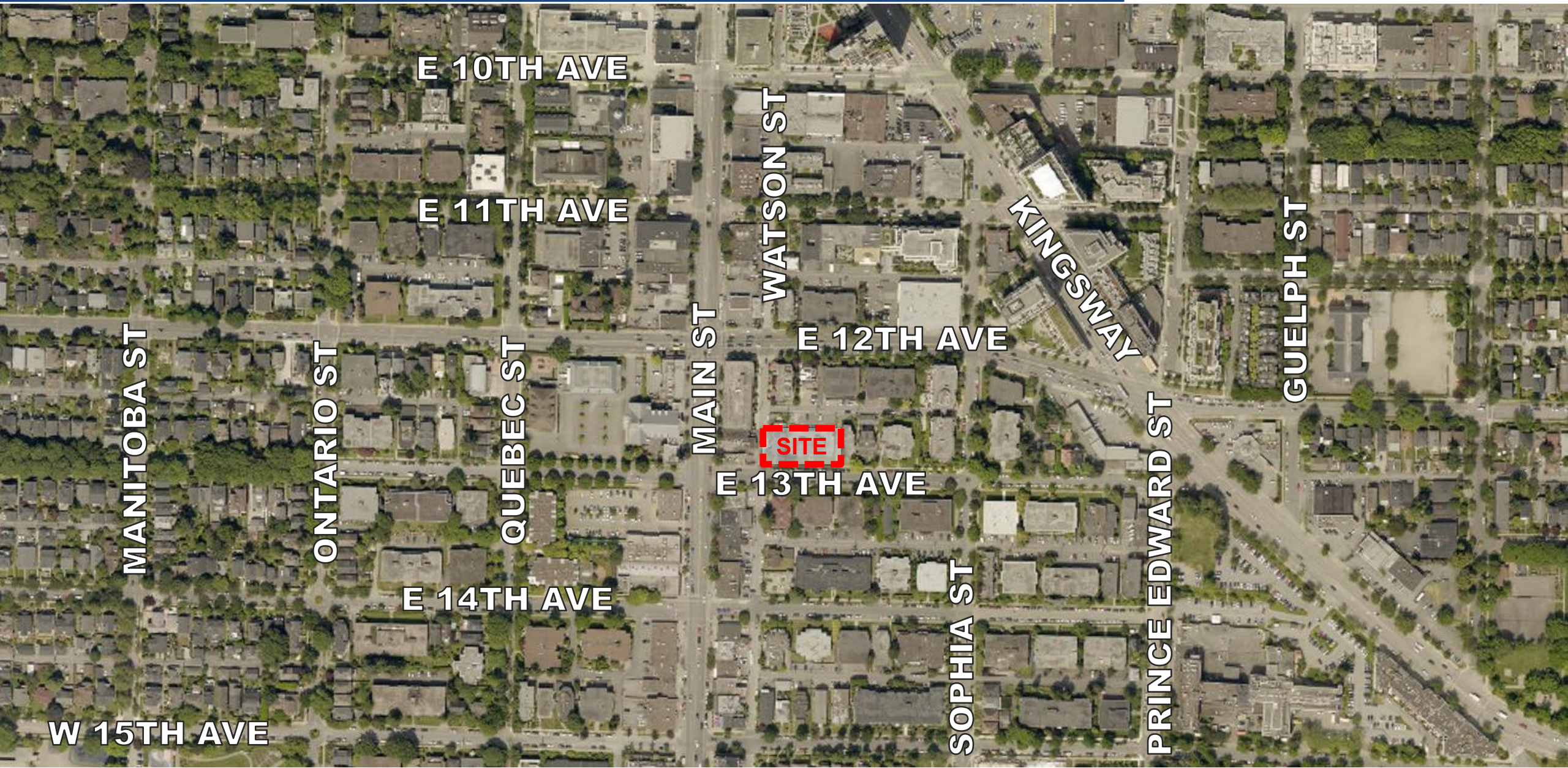
CD-1 Rezoning: 215-229 East 13th Avenue

Public Hearing

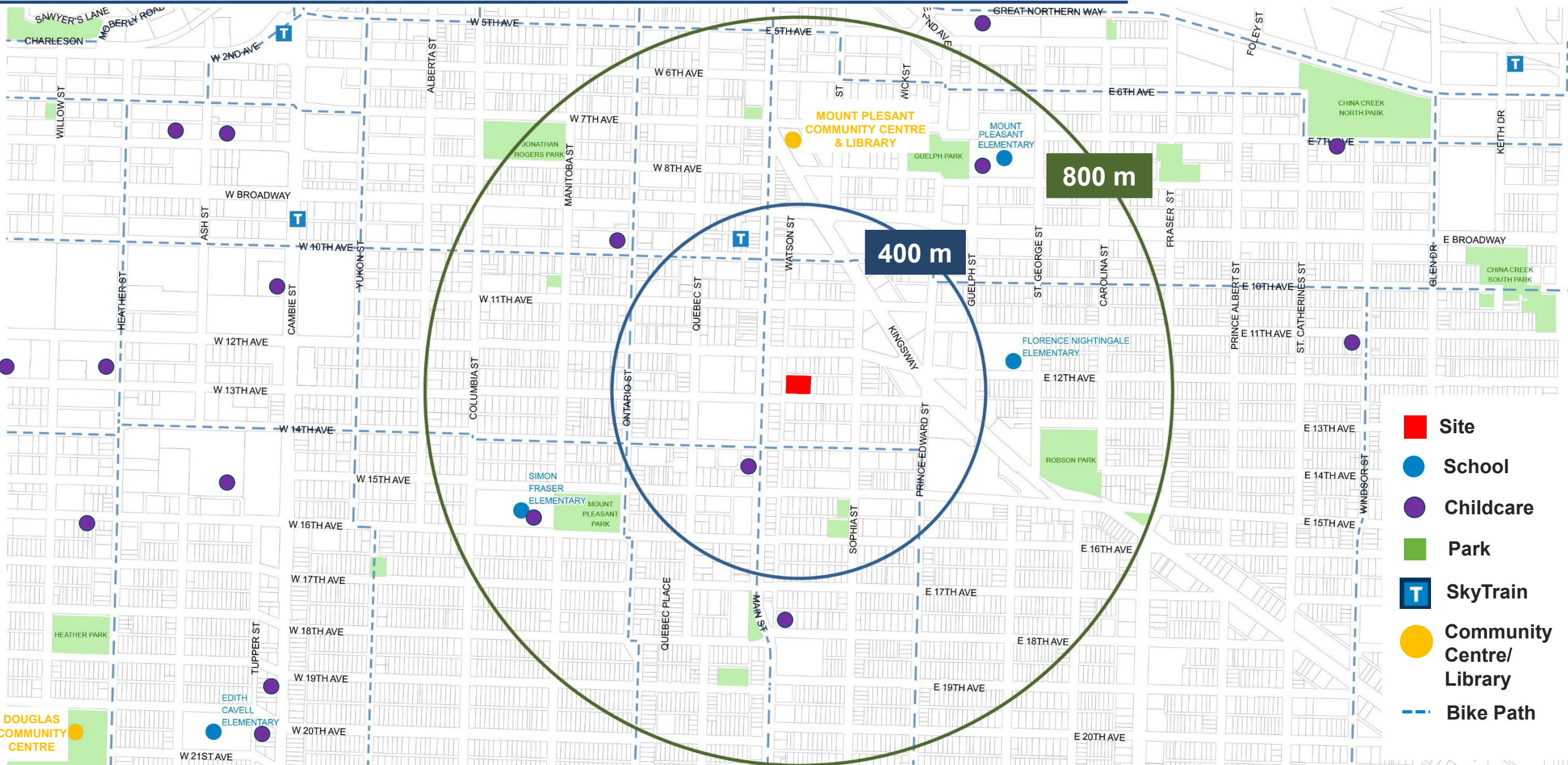
December 4, 2025



Existing Site and Context



Local Amenities and Services



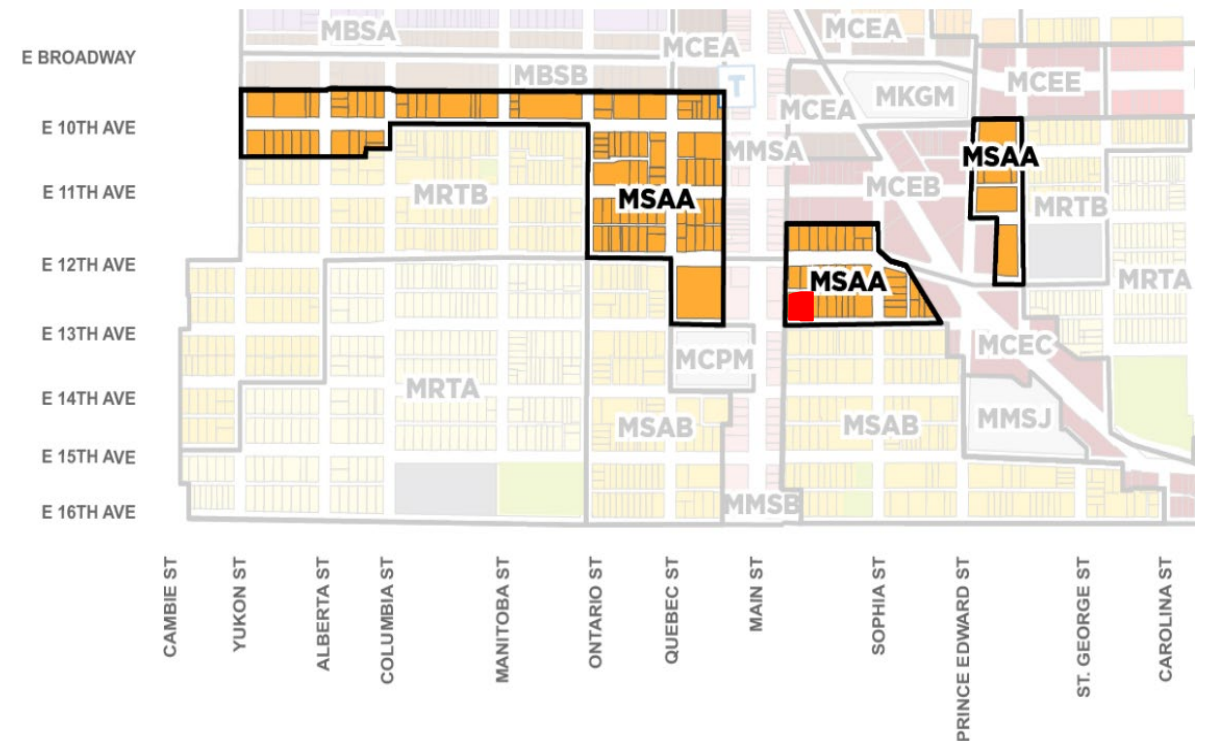
Policy Context

Mount Pleasant South Apartment Area - Area A (MSAA)

- Rental buildings with 20% below-market units
- Height: 20 storeys
- Density: 6.5 FSR
 - Minor increases in height and density for retail



BROADWAY PLAN



Proposal

- 21-storey rental tower
- Commercial units on ground floor
- 193 rental units with 20% of residential floor area at below-market rates
- 6.8 FSR
- Height: 66.8 m (219 ft.)
- Three levels of underground parking from the lane



Proposal: Form of Development

- Tower on podium building form
- Rooftop amenity
- Improvements to public realm through retail and outdoor seating



Proposal: Solar Access

- 45-minute shadow onto western sidewalk of Main Street Village
- Shadowed area located near high volume intersection
- Staff explored alternate form of development options
- Shadowing acceptable



Below-Market vs. Market Rents

	Below-Market Rental		Market Rent in Newer Buildings on Eastside*	
	Average Starting Rents	Average Household Income Served	Average Rents	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

* Data from October 2024 CMHC Rental Market Survey for buildings completed in 2015 or later on the Eastside of Vancouver

Public Consultation

**Postcards Mailed
April 8, 2024**

**City-hosted
Q&A Period
April 10 to 23, 2024**

Comments of support

- Density close to transit
- Increased housing stock
- Commercial space

Postcards distributed	3,238
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Questions	14
Comment forms	141
Other input	3
Total	158



Comments of concern

- Height, density, and scale out of character with neighbourhood
- Tenant displacement
- Increased traffic/parking

Response to Feedback

Height, Density and Scale

- Height and density consistent with the *Broadway Plan*

Displacement and Housing

- Qualifying tenants protected by the *Tenant Relocation and Protection Policy*
- Right of first refusal to return at original rent or 20% below market rent

Traffic and Parking

- Proximity to Broadway Subway
- No minimum parking requirements, except accessible, visitor, loading, and bike parking
- Transportation Demand Management Plan to reduce reliance on vehicles
- New speed bumps in the lane, street lighting, and new sidewalk

Public Benefits

Contribution	Amount
Rental Housing	193 rental units with 20% below-market units
Utilities Development Cost Levies (DCLs)	\$2,115,912
City-wide DCL	\$157,620
Public Art	\$274,186
Total Value	\$2,547,718

Conclusion

- Meets intent of *Broadway Plan*
- Delivery of 193 units of rental housing with 20% of the floor area secured for below-market rental
- Staff support application subject to conditions in Appendix B

