1210-1260 West 16th Street

Public Hearing – November 16, 2021

Bylaw 8459 Rezoning Bylaw
Applicable Bylaws

Tonight’s Hearing:

Rezoning Bylaw:
• Bylaw 8459 – Rezones the site from Single-Family Residential 6000 (RS4) to Comprehensive Development 131 Zone (CD131)

Housing Agreement Bylaw:
• Bylaw 8460 – Secures market rental units in perpetuity
• Bylaw 8461 – Ensures that strata units are available to rent
OCP and Zoning

**OCP Designation:**
RES5: Residential Level 5: Low Density Apartment

**Existing Zoning:**
Single-Family Residential 6000 Zone (RS4)

**Proposed Zoning:**
Comprehensive Development 131 Zone (CD131)
Plan and Guidelines

Project measured against Development Permit Area Guidelines for:

• Form and Character for Multi-Family Housing

• Energy and Water Conservation and Greenhouse Gas Emission Reduction
Site Context

- Single-Family and Duplex
- Multi-Family
- Commercial / Mixed-Use Residential

DM: 5033910
No Preliminary Applications

No other Detailed Rezoning Applications under review

Three Applications at the Development Permit stage.

No projects currently under construction
Site Plan

Access to basement parking via rear lane

Vehicular ramp and servicing areas

Strata Residential

Market Rental

Car Share

Car Share
Project Design

- Designed to respond to the building form and scale of development within the Marine Drive Corridor and provide an appropriate transition in scale.

- Designed to read as two buildings to reduce the impact of building mass within the streetscape.

- Basic and Enhanced Accessible Units.

- Landscaping plan to create a low-density residential streetscape.
## Project Details

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Strata</th>
<th>Market Rental</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>One-bedroom</td>
<td>9</td>
<td>9</td>
<td>18</td>
</tr>
<tr>
<td>Two-Bedroom</td>
<td>16</td>
<td>16</td>
<td>32</td>
</tr>
<tr>
<td>Three-Bedroom</td>
<td>6</td>
<td>6</td>
<td>12</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>31</strong></td>
<td><strong>31</strong></td>
<td><strong>62</strong></td>
</tr>
</tbody>
</table>

- A range of unit sizes and tenures in accordance with the Rental and Affordable Housing Strategy
- 71% of all proposed units are two and three-bed layouts suitable for families
- 50% of family-sized units are market rental
Site Access and Parking

No direct access between W 16th St and Pemberton Ave
Site Access and Parking
Green Building Measures

The proposal will exceed Step 3 and provide a low carbon energy system (LCES).

- A fossil fuel free building operation that will be entirely electrically powered
- Heat recovery ventilation (HRV)
- Centralized domestic hot water production using heat pump technology
- Building design accommodates future roof top solar panels
Infrastructure Improvements

- Fully Landscaped Site, including Street Trees
- Lane infrastructure upgrades
- Street infrastructure upgrades
- Cul-de-sac bulb widening and land dedication
- Land Dedication

West 16th Street
Contributions

Community Amenity Contribution (CAC): $1,002,795

CACs directed towards:

• Affordable Housing Fund;
• Provision or enhancement of public facilities;
• Improvements to public parks, plazas, trails and greenways; and / or
• Public art and other beautification projects.

District Development Cost Charges: $495,000

Off-site works: $600,000
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