

1210-1260 West 16th Street

Public Hearing – November 16, 2021



Bylaw 8459 Rezoning Bylaw

Applicable Bylaws

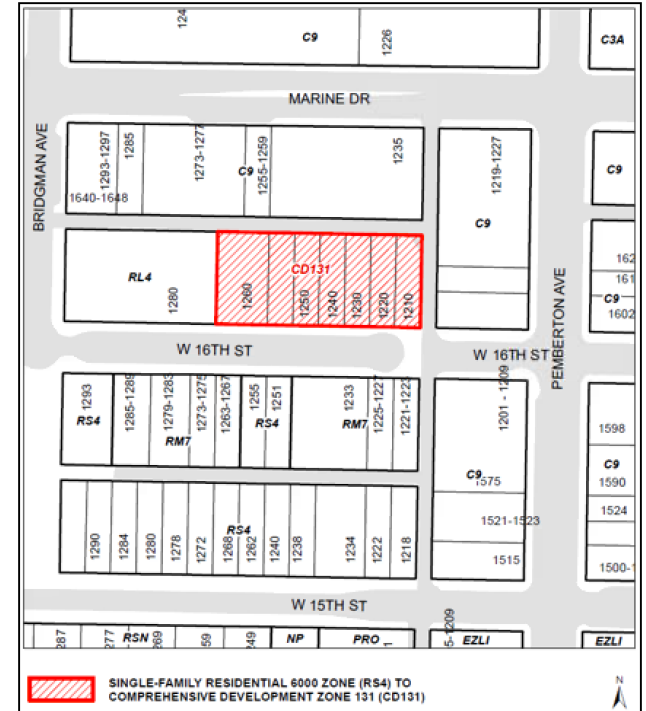
Tonight's Hearing:

Rezoning Bylaw:

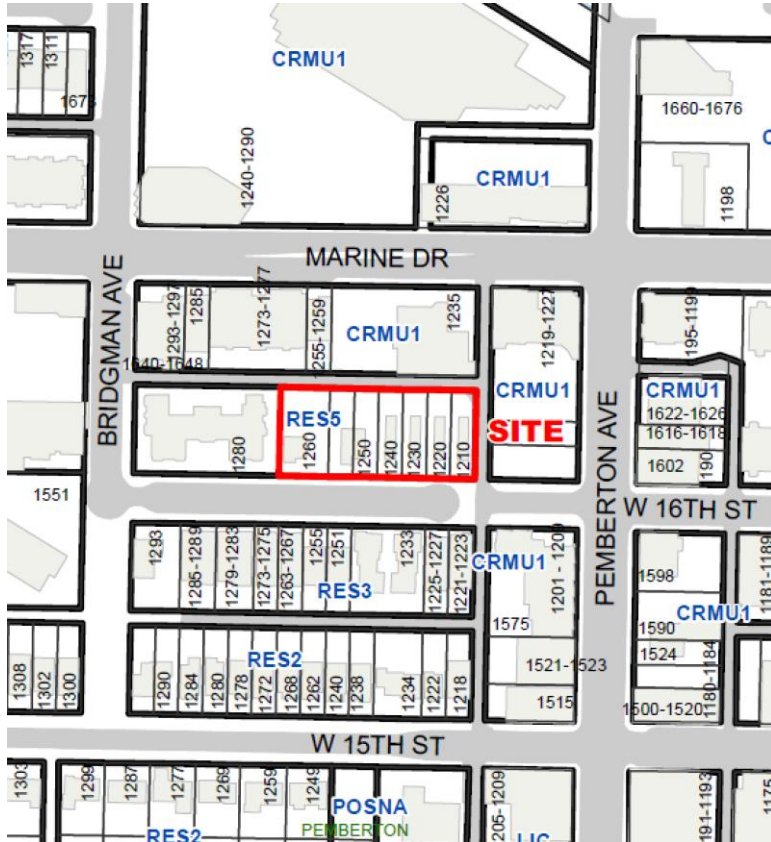
- Bylaw 8459 – Rezones the site from Single-Family Residential 6000 (RS4) to Comprehensive Development 131 Zone (CD131)

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)

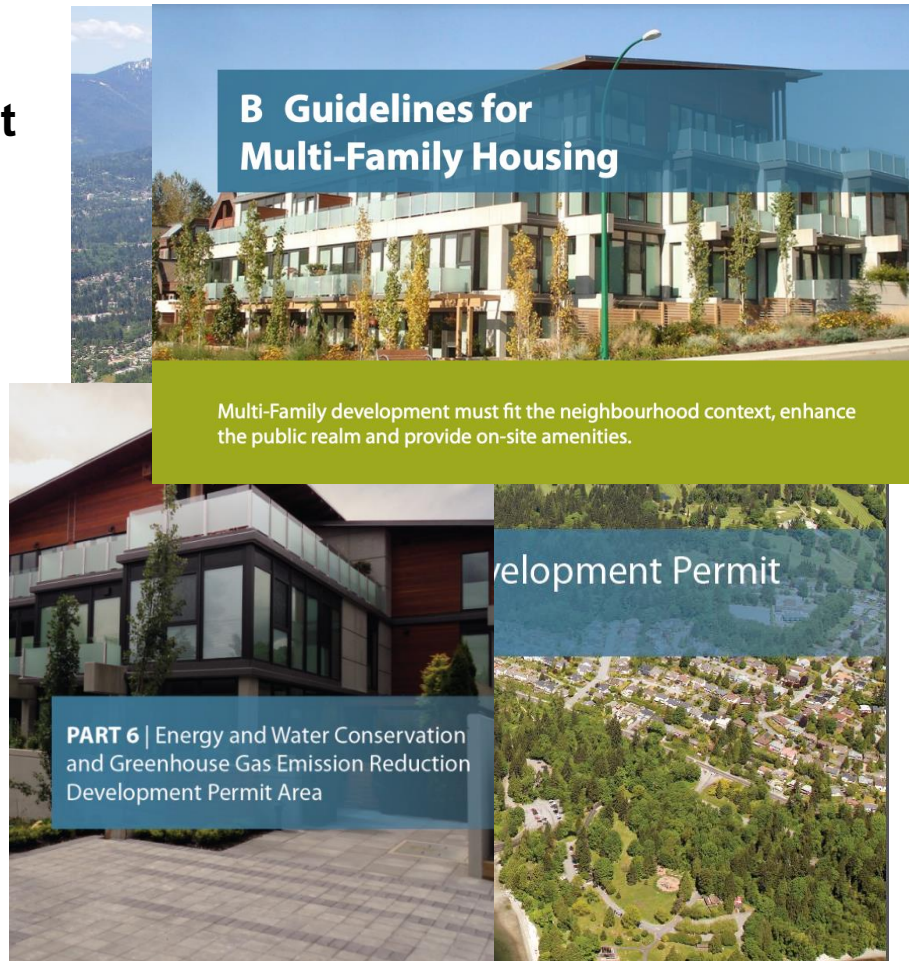
Proposed Zoning:

Comprehensive Development 131 Zone (CD131)

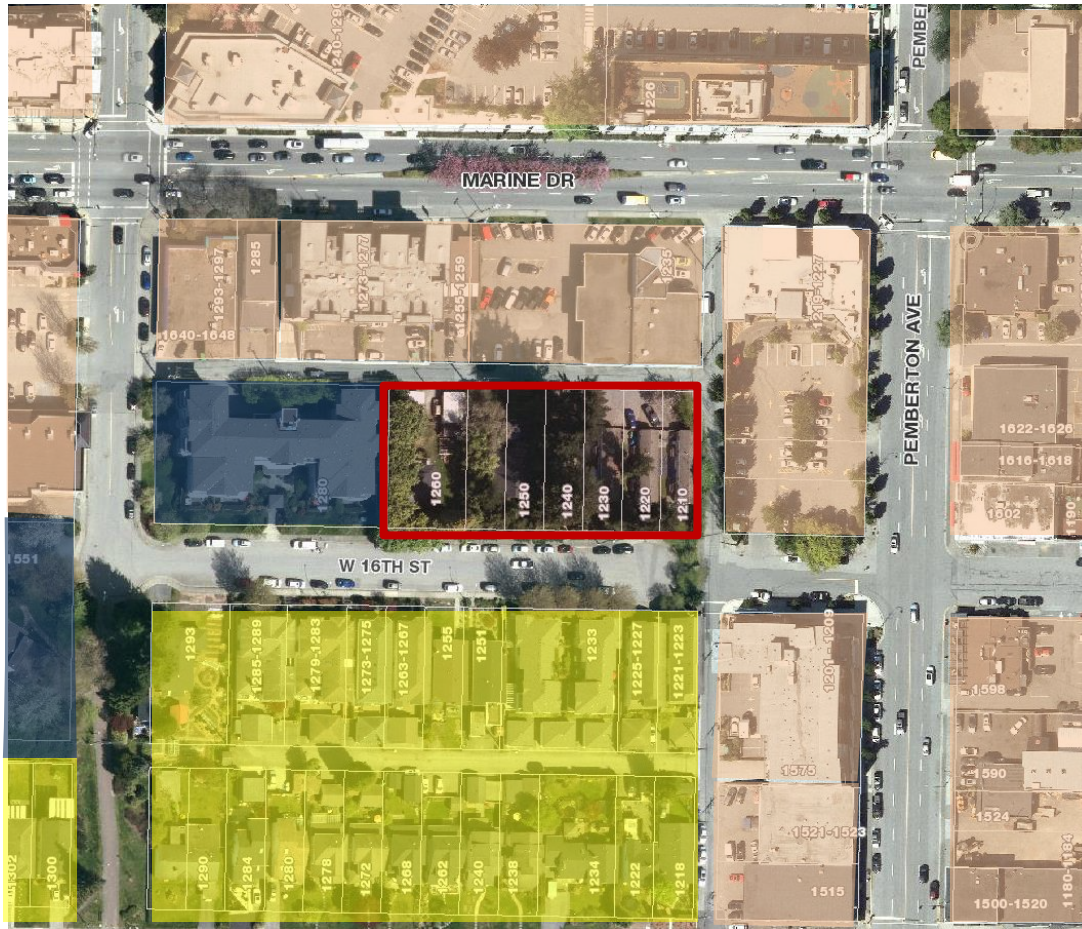
Plan and Guidelines

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

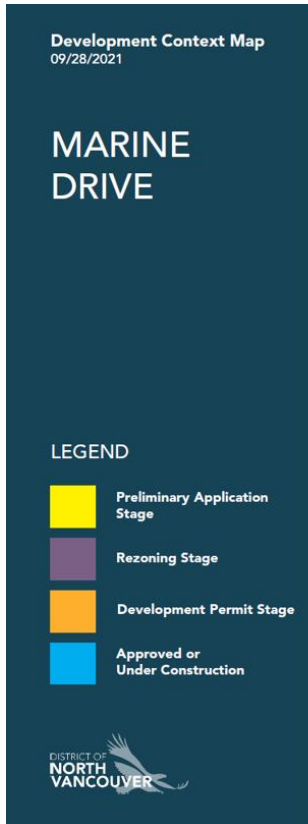
Multi-Family

Commercial / Mixed-Use Residential



N

Marine Drive Project Map



- No Preliminary Applications
- No other Detailed Rezoning Applications under review
- Three Applications at the Development Permit stage.
- No projects currently under construction

Site Plan

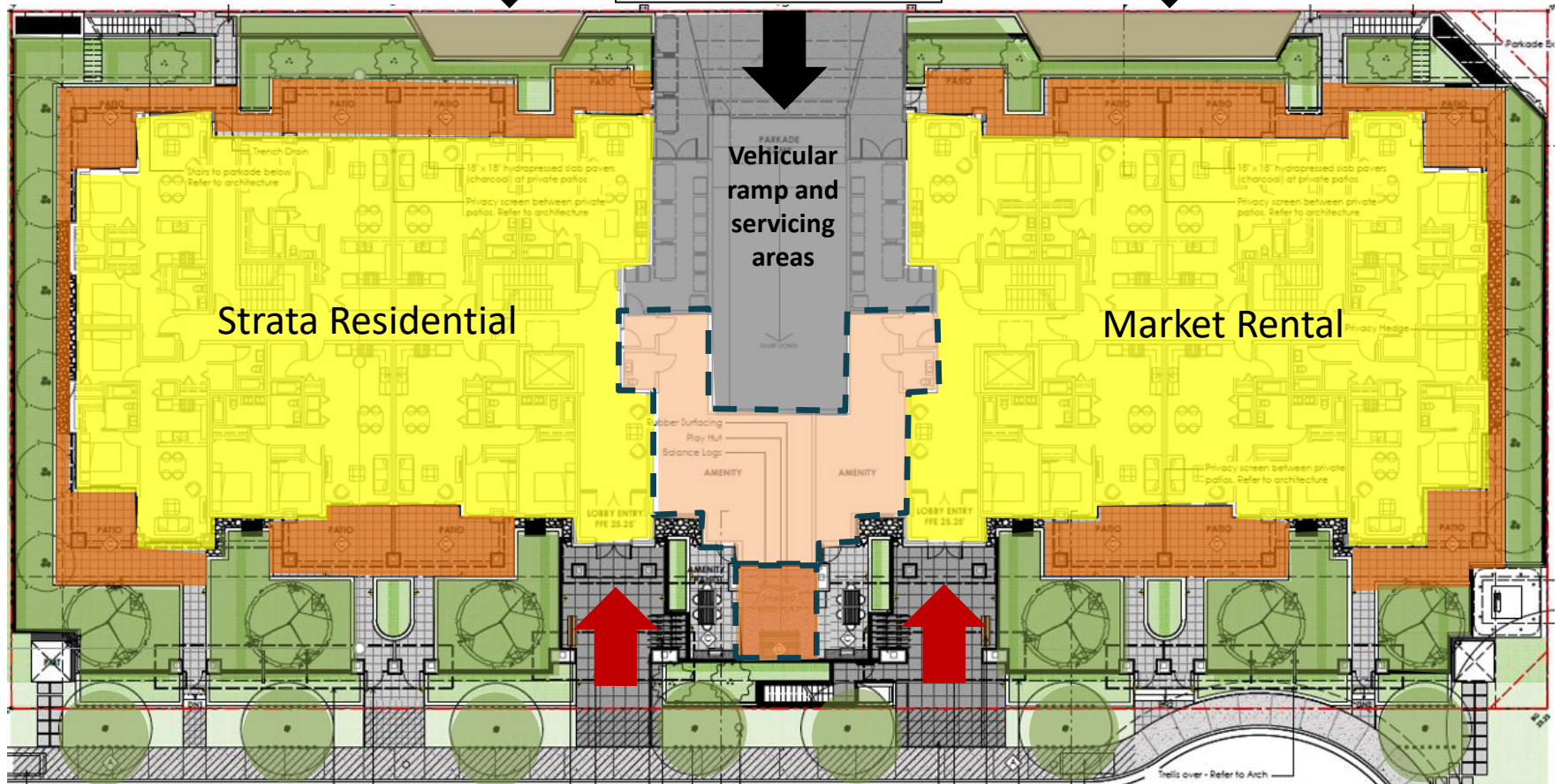
Car Share



Access to basement parking via rear lane



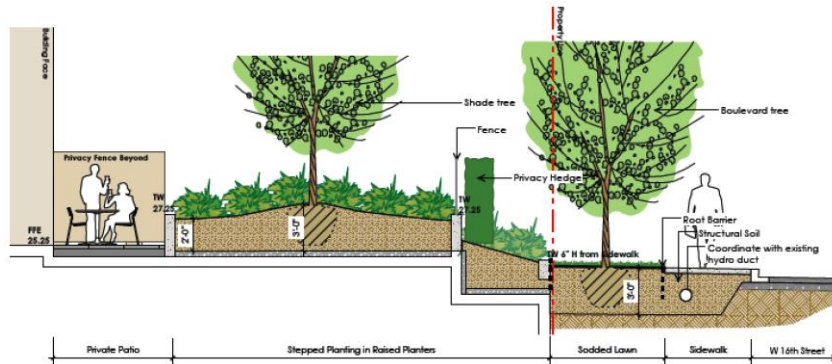
Car Share



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

Unit Type	Strata	Market Rental	Total
One-bedroom	9	9	18
Two-Bedroom	16	16	32
Three-Bedroom	6	6	12
Total	31	31	62

- 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

Primary Route

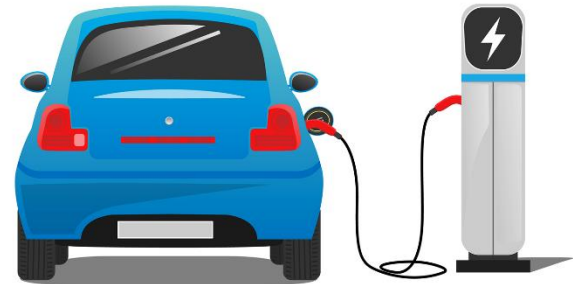
Secondary Routes

No direct access between W 16th St and Pemberton Ave

Streets shown: MARINE DR, W 16TH ST, PEMBERTON AVE.

Lot numbers visible: 1301-1339, 1240-1290, 1285, 1293-1297, 1273-1277, 1259, 1235, 1215-1227, 1640-1648, 1260, 1250, 1240, 1230, 1220, 1210, 1622-1626, 1610-1618, 1502, 1501, 1598, 1590, 1293, 1289-1289, 1279-1283, 1273-1275, 1203-1207, 1255, 1251, 1233, 1227, 1223, 1-1209.

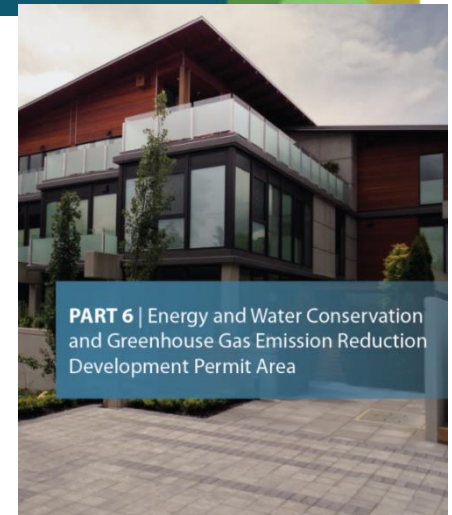
Site Access and Parking



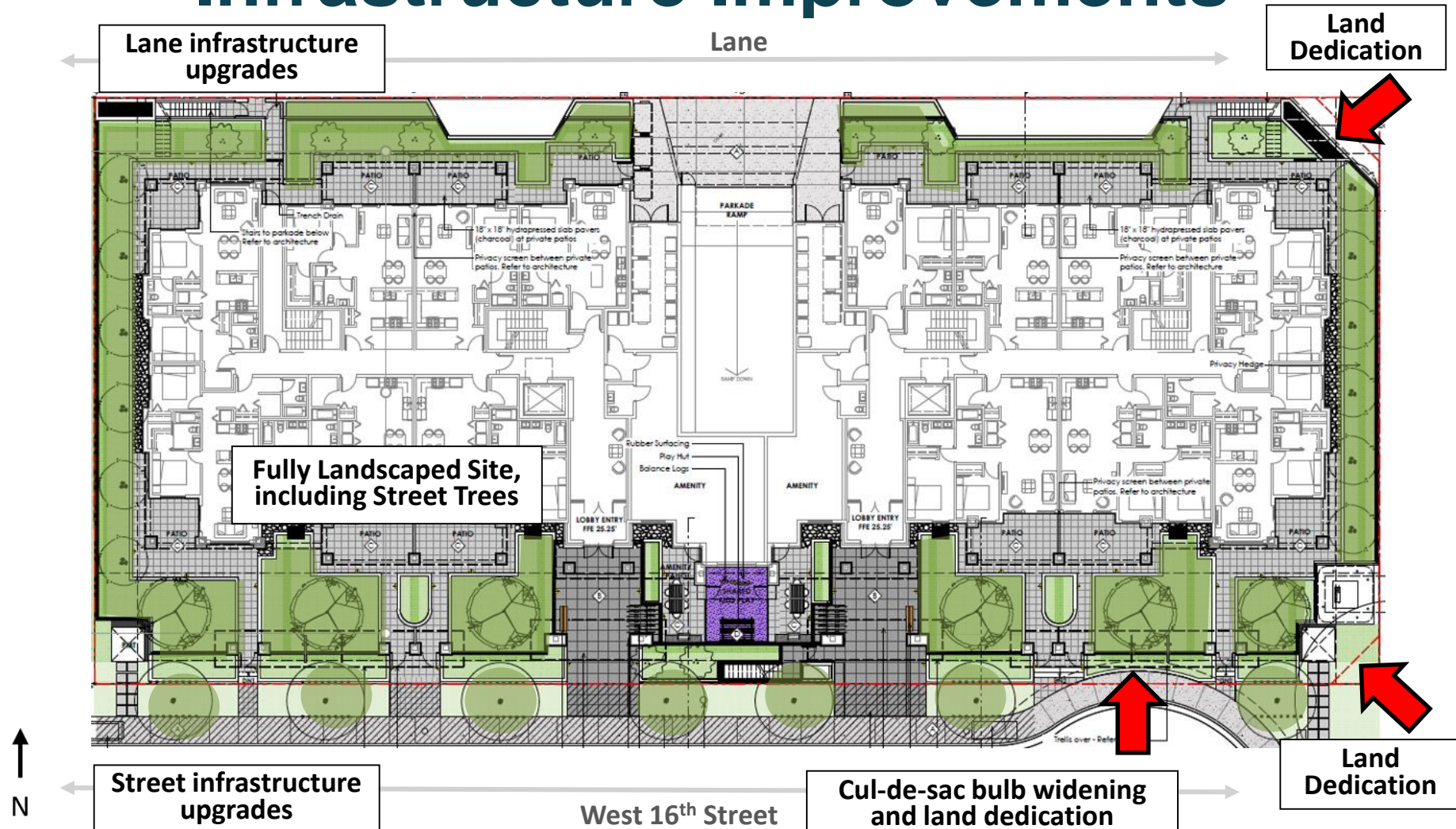
Green Building Measures

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



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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