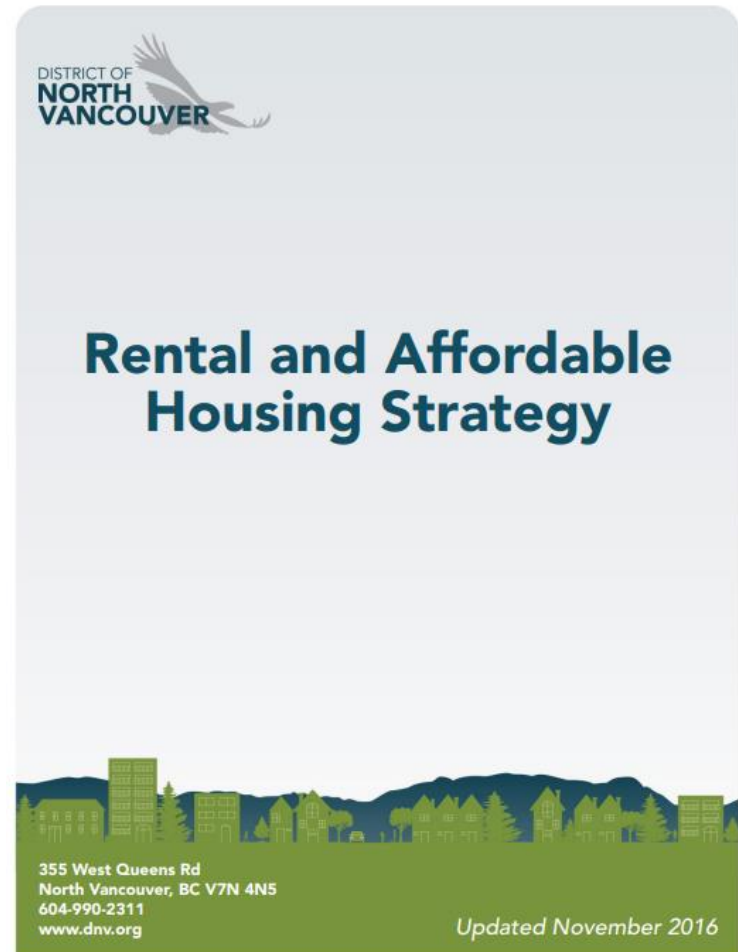
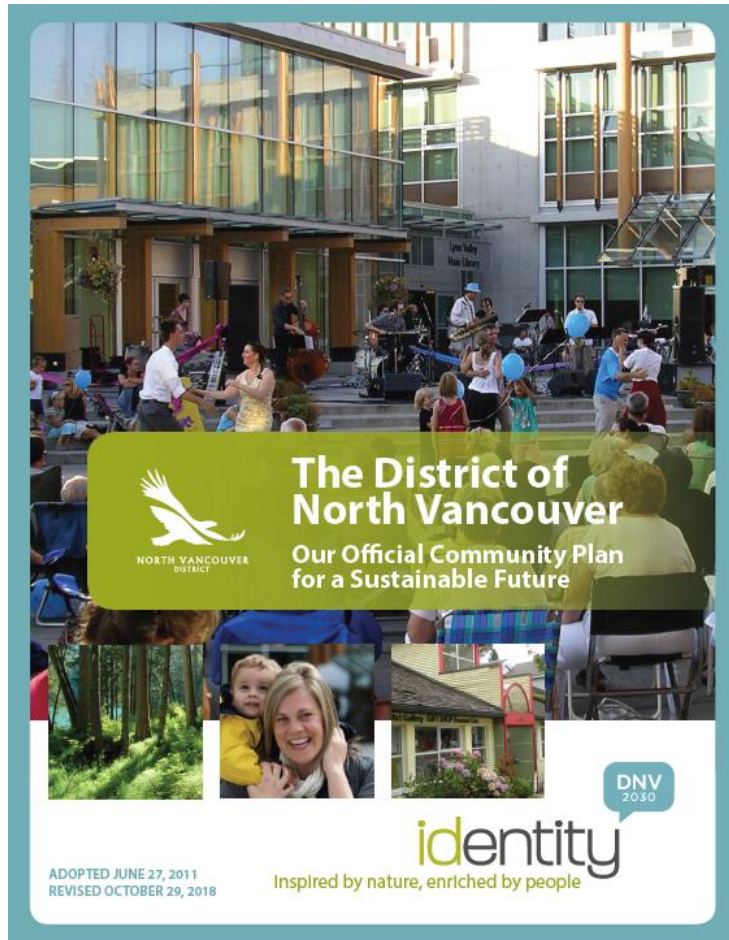


W. 16th Street/Lloyd Avenue Public Hearing – March 30, 2021



View from Lloyd Avenue

Housing Need



Applicable Bylaws

Tonight's Hearing:

- Bylaw 8486 - Amends the OCP Designation from LIC to CRMU1
- Bylaw 8487 - Rezones site from EZLI to CD133

DCC Waiver Bylaw:

- Bylaw 8488 - waives the Development Cost Charges for the project

W. 16th Street - Partners



BC HOUSING



Site Context and Existing Land Use



OCP and Zoning

Existing OCP Designation:

LIC: Light Industrial Commercial

Proposed OCP Designation:

CRMU1: Commercial Residential
Mixed Use Level 1

Existing Zoning:

Employment Zone Light Industrial
(EZLI)

Proposed Zoning:

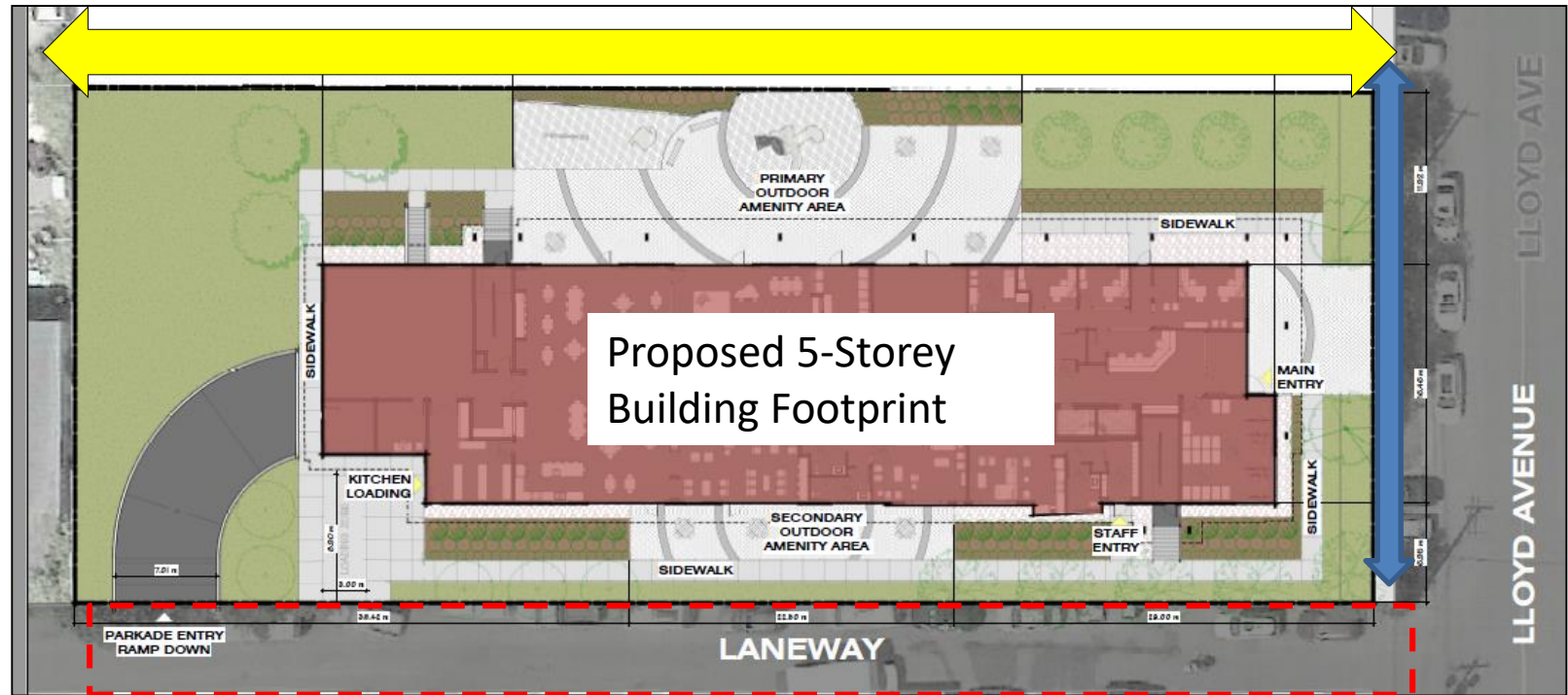
New Comprehensive Development
zone 133



W. 16th Street – Women's Supportive Housing



Off-site improvements

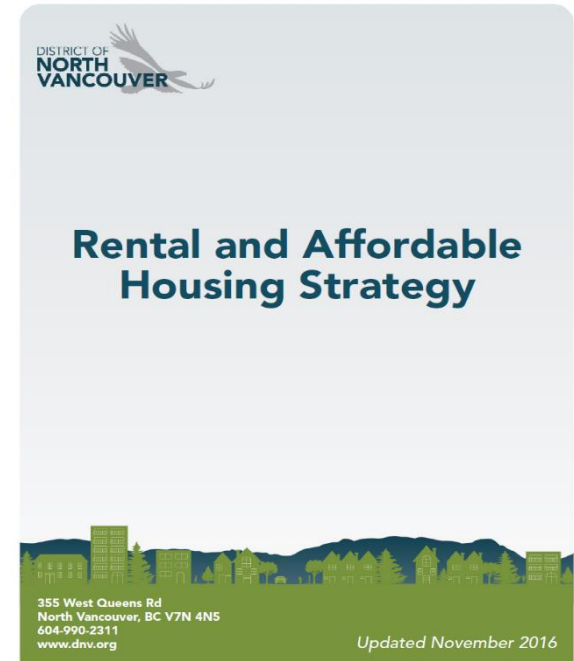


Housing

Rental and Affordable Housing Strategy (RAHS)

- Expanding the supply and diversity of housing
- Expanding the supply of new rental housing
- Partnering with other agencies to help deliver affordable housing

	Units
Studio	40
1 Bedroom	2
2 Bedroom	12
3 Bedroom	4
4 Bedroom	2
Total	60



Mix of rents:

- Social Assistance Rates (\$375-\$660)
- Rent Geared to Income (\$901-\$1,461)
- Tenant selection based on need in the community

Public Input:

Notification:

- 2000+ letters sent to neighbourhood
- Signs installed on the site and in the neighbourhood
- Notices in the Newspaper
- Social Media announcements

Four Virtual Community Meetings held:

- February 10, 18, 24, and 25

Two webinars held:

- February 23 and March 11



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View from Lloyd Avenue