

1.0 Introduction

The purpose of this concurrent Rezoning and Development Permit Application is to rezone the site located at 275 Kingsway in Mount Pleasant from C-3A (Commercial) District to CD-1 (Comprehensive Development) District. The site is located within the Uptown Shopping area of the *Mount Pleasant Community Plan* (MPCP) that was approved by Council on 18 November 2010.

Approval of the application would allow a development of a transit-oriented, mixed-use residential and commercial development with 100% market rental housing under the *Secured Market Housing Policy*.

The development would have a total area of approximately 14,900 m² (13,323 m² gross FSR) and a Floor Space Ratio of approximately 8.77 FSR. The proposed 13-storey building height of 42.2m (138'-6") to the roof deck would be consistent with the heights of neighbouring 10-storey to 13-storey buildings along Kingsway.

The proposed residential use includes market rental housing and ground-oriented non-market housing.

The proposed form of development respects the context of the area and meets the intent of applicable City policies and plans. The development and transformation of the existing under-utilized site with increased commercial and rental housing uses will improve the public realm and benefit the surrounding neighbourhood with activities that support the viability, sustainability and security of the community.

The addition of new transit-oriented, rental housing in Mount Pleasant will strengthen the existing neighbourhood housing mix and encourage the retention of the existing diverse and varied community.

2.0 Policies & Guidelines

2.1 Mount Pleasant Community Plan

The *Mount Pleasant Community Plan* integrated many City initiatives, including *EcoDensity*, *Greenest City*, the *Homeless Action Plan*, the *Rental Housing Study*, the *Metro Core Jobs and Economy Study*, *Vancouver's Transportation Plan* and *City Plan*, the *UBC Rapid Transit Line*, the *Social Sustainability Policy*, the *Heritage Register Upgrade Program*, and the *City of Vancouver Cultural Plan* and *Cultural Facilities Priorities Plan*. Alongside these initiatives were a set of Council priorities – homelessness and affordable housing; building strong, safe, and inclusive communities; environment and sustainability; and creative capital and a growing economy – which provided further guidance to the planning process.

Key planning process principles involved balancing the rights and uniqueness of the community with its responsibility as part of the City and Region and that the MPCP be consistent with city-wide plans, policies, and initiatives.

The concurrent Rezoning and Development Permit Application proposal for the 275 Kingsway site supports the intent of the *Mount Pleasant Community Plan*. Selected relevant sections include the following:

Housing and Population Mix

The proposed mixed-use rental housing development will contribute to diversity in housing, land uses, businesses and services in Mount Pleasant. Livability will be ensured for a variety of types and sizes of families and households through the development of new rental housing that will serve a diverse population with a mix of unit sizes designed for singles, co-housing and families.

Transportation

The proposed development maintains priority support for walking, cycling and public transit as the preferred modes of travel in Mount Pleasant by mitigating the impacts of traffic and parking on the livability of Mount Pleasant through reduced provision of parking spaces and integration of a car-share facility.



Fig. 3 100% rental housing mixed-use development



Fig. 4 commercial at grade with rental housing above

Housing

The proposed development will provide more housing and more affordable housing in Mount Pleasant for low to middle income households, including families, seniors, new immigrants, and aboriginal people through the provision of new market rental housing [Fig. 3]. The MPCP supports such development by allowing for increased housing density in Mount Pleasant near transit hubs and commercial centres along arterial streets.

Laneways

The proposed development will encourage cleaner and safer laneways through redevelopment of an existing automobile service use into a mixed-use rental housing project with units facing the lane, including units at or near grade level with landscape treatment that will enhance the experience of the existing lane.

Uptown Shopping Area

The proposed development will increase permitted residential, with some commercial space, at a location just south of Broadway on Kingsway [Fig. 4], recognizing that Broadway and Main is, and will continue to be, a busy transit interchange, and that Broadway and Main is an important neighbourhood focal area situated near the summit of the Mount Pleasant hilltown topography.

2.2 City-Wide Policies and Strategies

The proposed rezoning and development supports the following policies, strategies and plans that the City of Vancouver has approved in recent years to direct future planning across the city:

Secured Market Rental Housing Policy (Rental 100)

The goal of *Rental 100* is to increase supply of market rental housing and ensure security of tenure over time by encouraging the development of projects where 100% of the residential units are rental. Development proposals are considered in multi-family areas, locations close to transit and areas that provide community services etc. Affordability is designed to be achieved through location, reduced parking, modest unit size, limited on-site common amenities, modest level of finishing and other design considerations [Fig. 5].



Fig. 5 open-air day-lit circulation space provides access to rental housing units



Fig. 6 family units and rooftop amenity space

Greenest City Action Plan

The *Greenest City Action Plan* identifies a variety of actions and strategies to allow Vancouver to become the Greenest City by 2020. The plan calls for the development of green construction with complete, compact communities that promote walking and cycling and are well served by services, amenities and green space [Fig. 6].

Housing and Homelessness Strategy

The *Housing and Homelessness Strategy* provides a framework for addressing homelessness and increasing the variety of affordable housing options across the entire housing continuum to improve choice and affordability for all residents within the City. The three strategic directions are to: increase the supply of affordable housing; encourage a housing mix across all neighbourhoods that enhances quality of life; and, provide strong leadership and support partners to enhance housing stability. The Strategy targets the delivery of a variety of housing types by 2021. Relevant to this proposal is the target of 11,000 new market rental housing units.

2.3 Incentives

In consideration of the proposed mixed-use rental housing development of the 275 Kingsway site, the applicant, Edgar Development Corp. is seeking confirmation from the City of Vancouver that the following incentives will be granted for the project:

1. DCL waiver for rental residential and commercial use;
2. Relaxation of permitted minimum unit size of rental housing units to be 32m²;
3. Parking requirement reductions;
4. Additional density beyond what is allowed under existing zoning;
5. Concurrent processing of Rezoning and Development Permit Application;
6. CAC waiver for rental residential and commercial use.