



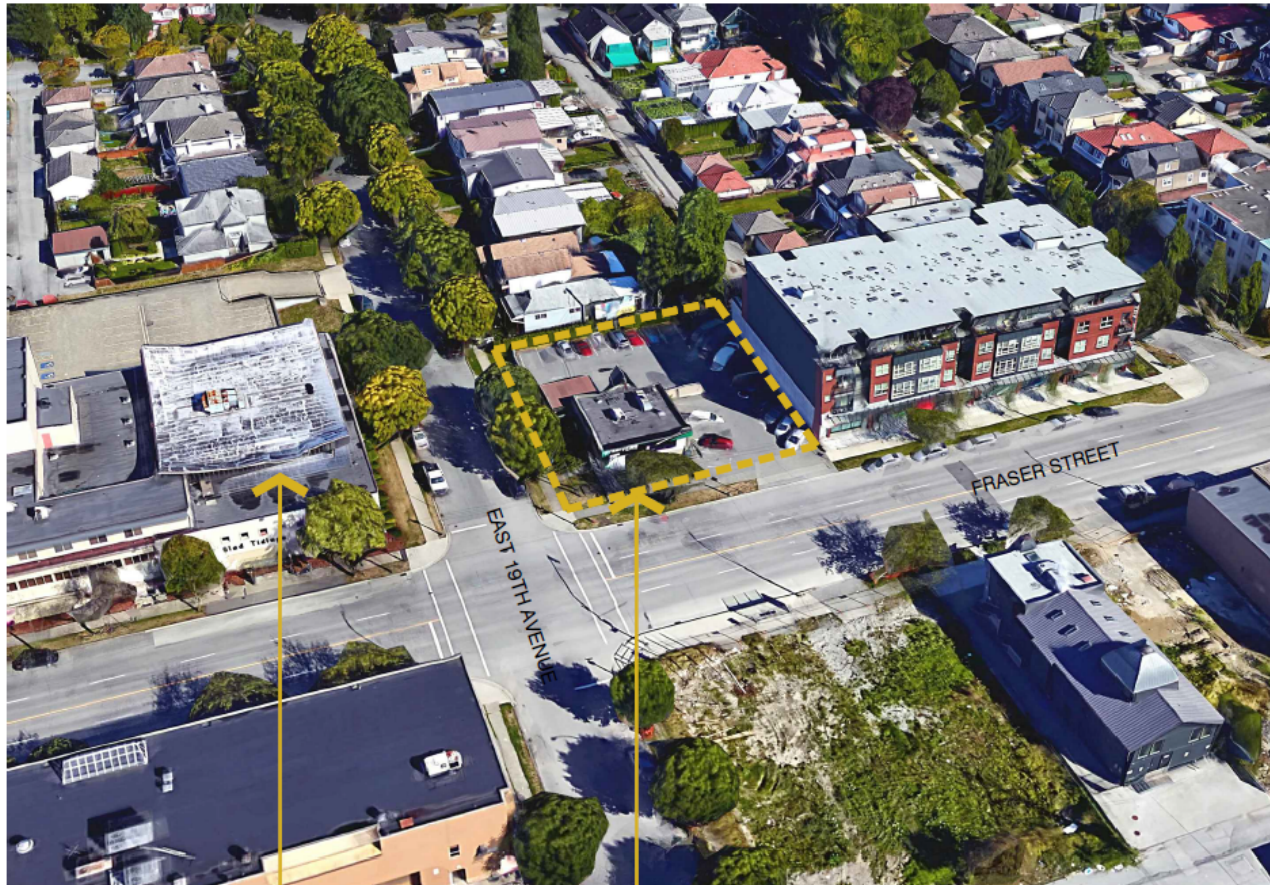
CD-1 Rezoning: 3510 Fraser Street
Public Hearing | June 5, 2018

Zoning



Site and Context

3510 FRASER STREET View From Above Looking Southeast



Glad Tidings Church

Project Site

3510 Fraser: Proposal



Social housing
managed by
Community Land
Trust



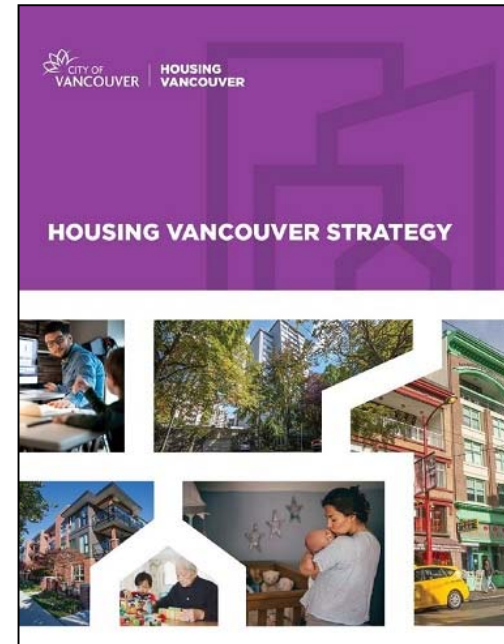
Seniors centre
leased to 411
Seniors Centre
society

Proposal

- Six-storey 72.5 ft mixed use building
- 58 social housing units for seniors
- 7,677 sq. ft seniors centre at-grade
- Density: 3.5 FSR

AFFORDABLE HOUSING POLICIES

Adopted by City Council May 8, 1989, October 17, 1989 and May 16, 1991



City of Vancouver *Planning-By-law Administration Bulletins*
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RENTAL INCENTIVE GUIDELINES

*Authority - Director of Planning
Effective May 15, 2012
Amended January 10, 2013, December 3, 2013, May 26, 2015, January 12, 2016, June 1, 2016,
January 31, 2017, January 26, 2018*

Public Engagement & Feedback

- 60 people attended Open House on November 16, 2017
- 32 comments received

Comments:

- Building Massing
- Transportation & Parking
- Housing



Social Housing

- ✓ 58 social housing units secured for seniors

Neighbourhood Seniors Centre

- ✓ 7,677 sq. ft. seniors centre



Yellow Memo

- Recommendation would provide the Director of Planning with the discretion to exclude above base surface parking, loading and mechanical areas from Floor Area Calculations





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