

# CD-1 Rezoning

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1506 West 68th  
Avenue and  
8405-8465  
Granville Street



# Policy: Marpole Community Plan





# Site and Context

- **Split zoned:** C-2/C-2C
- **5 lots:** 11 rental units and 14 commercial units
- **South:** 14-19 storey Marpole Safeway
- **Granville:** 1 and 2-storey commercial





Artist rendering of Granville looking south

Marpole Plan

- Strengthen Granville as the neighbourhood centre and reinforcing the “high street”



12 Storeys

Subject Site

RS-1

8 Storeys

Granville Street

8 Storeys



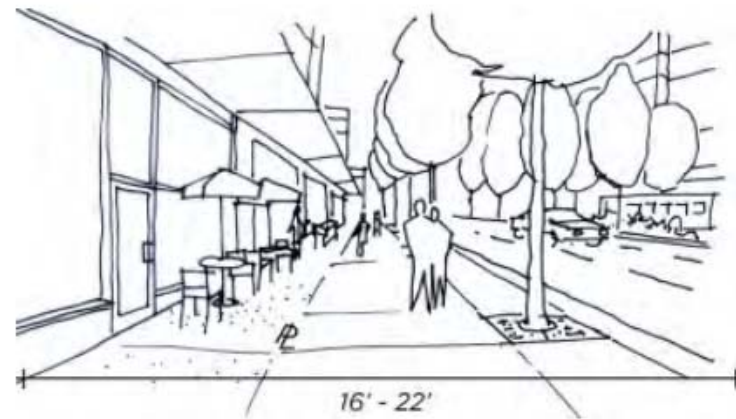
# Marpole Plan: 12-Storey Mixed-Use

## 6.1 GRANVILLE

### 6.1.1 Mixed-use (up to 12 storeys)



- ✓ 3.5 FSR; consider additional density if 0.5 FSR of office is above the first floor
- ✓ Sawtooth pattern
- ✓ Small frontages, street access
- ✓ Public realm improvements
- ✓ Enhanced connections to shopping area with improved landscape



Intended public realm for commercial areas

# Proposal: CD-1

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- **3.6** FSR
- **10-storey** mixed-use
- Height: **135 ft.**
- Gross floor area: **72,105 sq. ft.**
- **Mixed-Use:** commercial, office, 45 strata-titled market units
- **75% family housing** mix
- **Tenant Relocation Plan**



# Average Rents in Marpole



**“What are the CMHC average rents for the area – in reference to the Tenant Relocation Plan?”**

	1506 West 68th Avenue & 8455 Granville Street		Marpole
Unit Type	Number of Units	Avg. Monthly Rents for Existing Tenants	Avg. Monthly Rents*
Studio	4	\$688	\$828
1-Bedroom	7	\$878	\$978
Total Number of Existing Rental Units	11		

\*CMHC Rental Market Survey (2017)

# Public Consultation Summary

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## City-Hosted Open House: Nov. 21, 2017

**2156 Notifications:** Plus individualized mail to 11 rental tenants and 14 commercial tenants

**Open House:** 21 attendees

**Total Responses:** 15 public responses

### Feedback:

- Support for renewal of the area and commercial space
- Concerns about height adjacent to RS-1, on-street parking impacts, and traffic

## Staff Response

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**Height:** Policy allows 12 storeys and the proposal is for 10 storeys

**Parking:** Aligns with parking and loading by-law to minimize off-street parking

**Traffic:** Public transit along Granville, improved bike lane on W. 68th, and close proximity to Arbutus Greenway



# Marpole Public Benefit Strategy & Public Benefits Summary



Community Amenity Contribution Value	Public Benefit
\$1.15 M (50%)	Affordable Housing Reserve
\$1.035 M (45%)	Childcare & community facilities, (eg, Marpole-Oakridge Community Centre)
\$0.115 M (5%)	Heritage Conservation Reserve
<b>\$2.3 M</b>	<b>Total Community Amenity Contribution</b>

# Conclusion

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