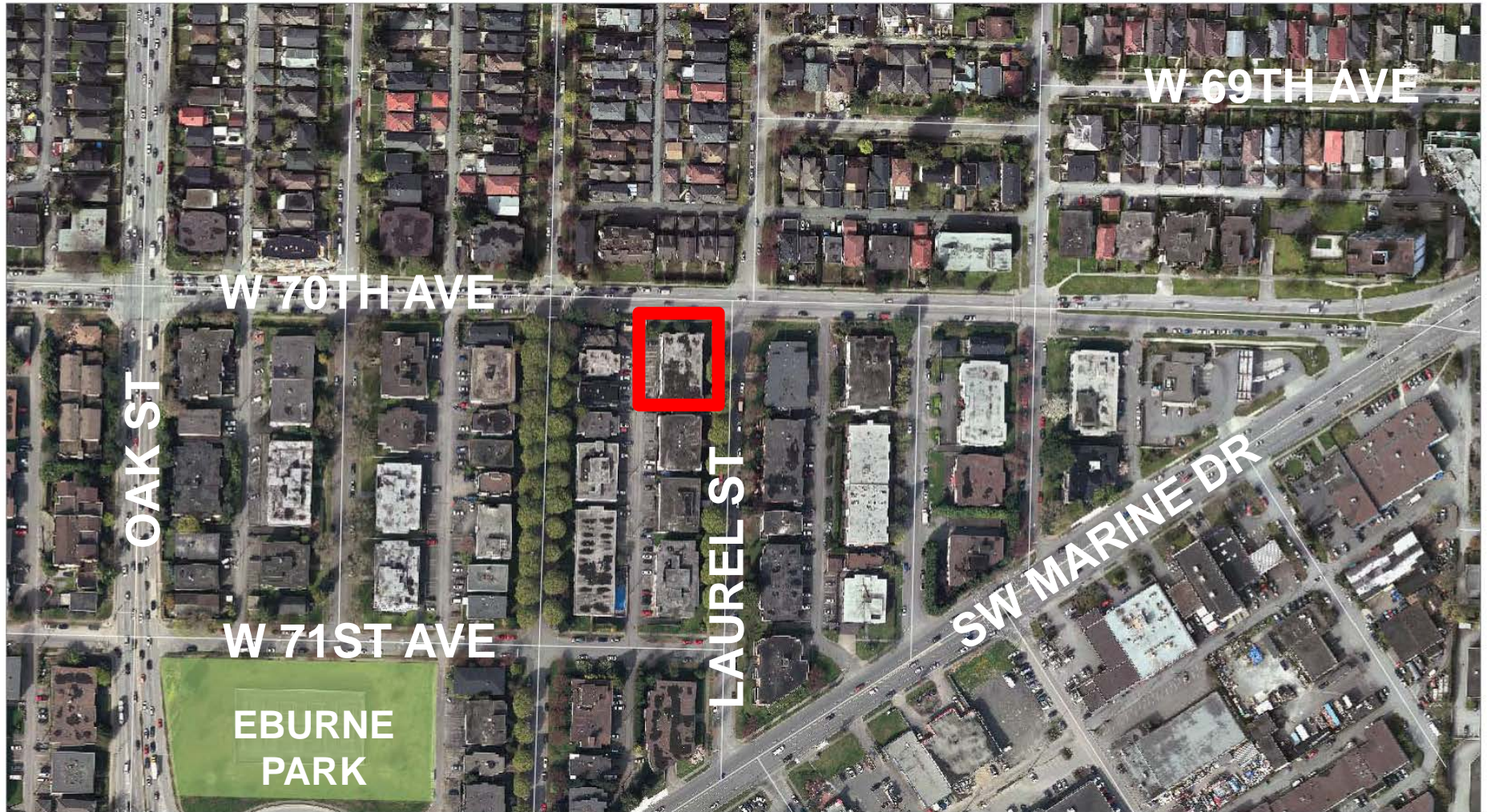




CD-1 Rezoning:
8615 Laurel Street



Site and Context





65 Residential Rental Units

- 42 one-bedroom units
- 21 two-bedroom units
- 2 three-bedroom units

Parking

- 35 vehicles
- 87 bicycles

Height

- 6 storeys
- 20.1 m (66 ft.)

Density: 2.50 FSR

- Marpole Community Plan
 - Approved by Council in 2014
 - Subject site is within the “Oak” area
 - Allows for height up to 6 storeys, and density up to 2.50 FSR
 - 100% secured rental housing required in existing RM zones



Housing – Existing vs. Proposed



	EXISTING			PROPOSED		
Non-Family Units	Studio	2		Studio	0	
	1-Bed	23		1-Bed	42	
Family Units	2-Bed	1	4%	2-Bed	21	35%
	3-Bed	0		3-Bed	2	
	Total	26	(1 Family)	Total	65	(23 Family)

- Increase in family units at the site
- 65 rental units secured through a Housing Agreement
- Tenant Relocation Plan submitted
- Meets the eligibility requirements for a DCL waiver

Median Incomes (2011) & Proposed Rents



		Marpole Median Income	City-Wide Median Income
All Housing Tenures	All Households	\$48,308	\$56,113
	Couple Households	\$71,919	\$85,607
Renter Households	All Households	\$39,255	\$41,433
	Couple Households	\$61,453	\$67,855

	8615 Laurel St Proposed Rents	City-wide Market Rental Average Rents (2005-present)	DCL By-law Maximum Averages, Westside (2016)
1-Bedroom	\$1,790	\$1,747	\$1,922
2-Bedroom	\$2,290	\$2,308	\$2,539
3-Bedroom	\$2,890	\$3,030	\$3,333

- ↘ Tenants Meeting (November 16, 2016)
 - ↘ Approximately 10 people attended

- ↘ Pre-application Open House (December 8, 2016)
 - ↘ Approximately 18 people attended

- ↘ City-hosted Open House (April 10, 2017)
 - ↘ 1,621 notifications were distributed
 - ↘ 26 people attended the open house
 - ↘ 8 written responses received

- ↘ Feedback
 - ↘ Support for the additional rental housing and family units.
 - ↘ Some concerns regarding the affordability of the new rental units, the existing tenants' relocation, and the number of proposed 3-bedroom units.



- Replacement of aging rental stock with new rental housing
- Net increase of 39 new rental housing units
- Increase in the number of family units at this site