



CD-1 Rezoning: 686-688 East 22nd Avenue,
3811-3891 Fraser Street and 679 East 23rd Avenue

PUBLIC HEARING – JULY 9, 2019

Site Context



Existing Site



Site Area:

- 2,993 sq. m
(32,213 sq. ft)

Frontage:

- 80.5 m (264 ft.)

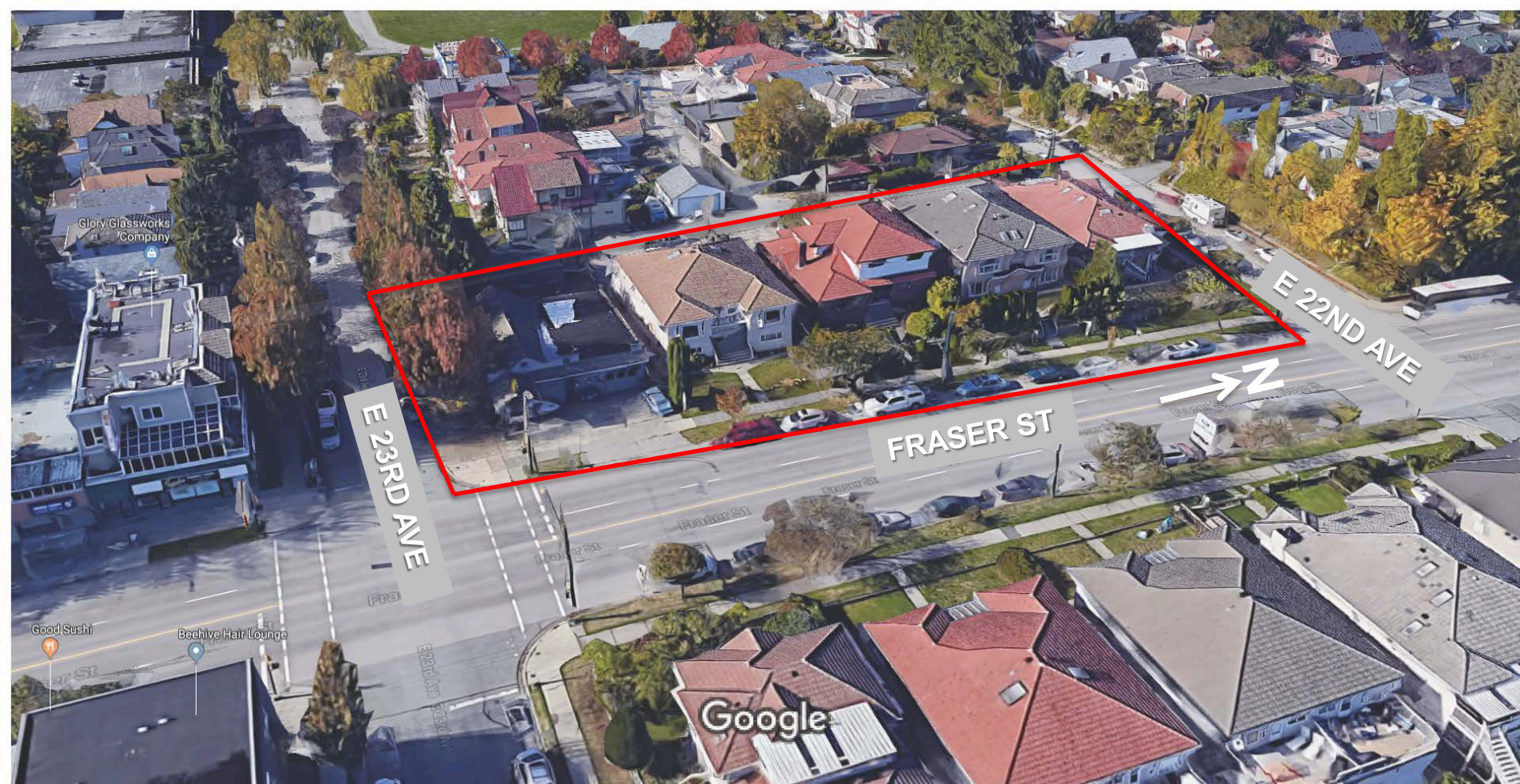
Depth:

- 37.2 m (122 ft.)

Slope:

- Site slopes from Fraser down to the lane

Existing Site



Proposal



Mixed-Use Building

- 121 market rental units (42% family units)
- Ground floor commercial-retail space

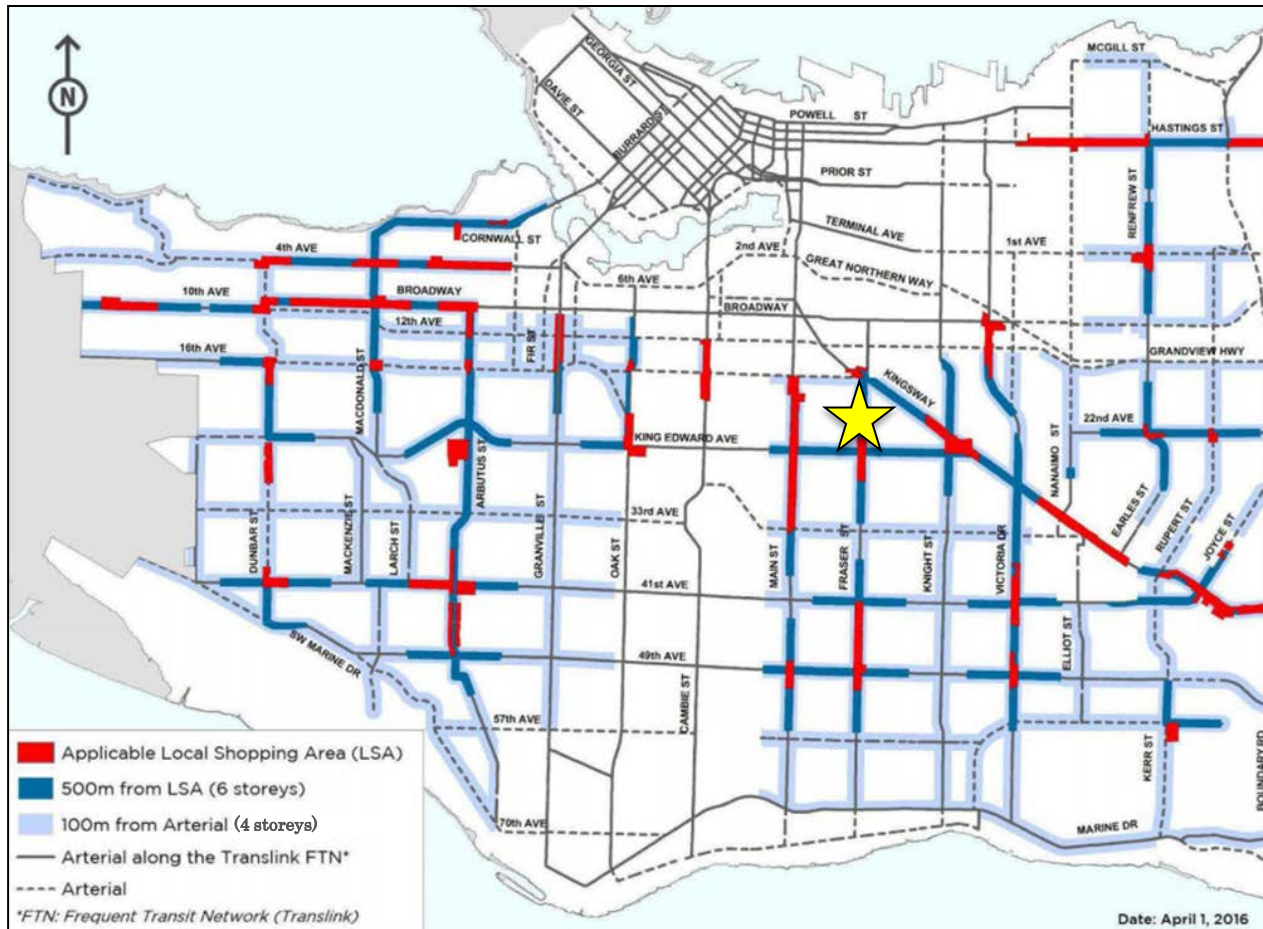
Density: 3.28 FSR

Floor Area: 9,813 sq. m (105,625 sq. ft.)

Maximum Height: 21.8 m (71.5 ft.)



Rezoning Policy



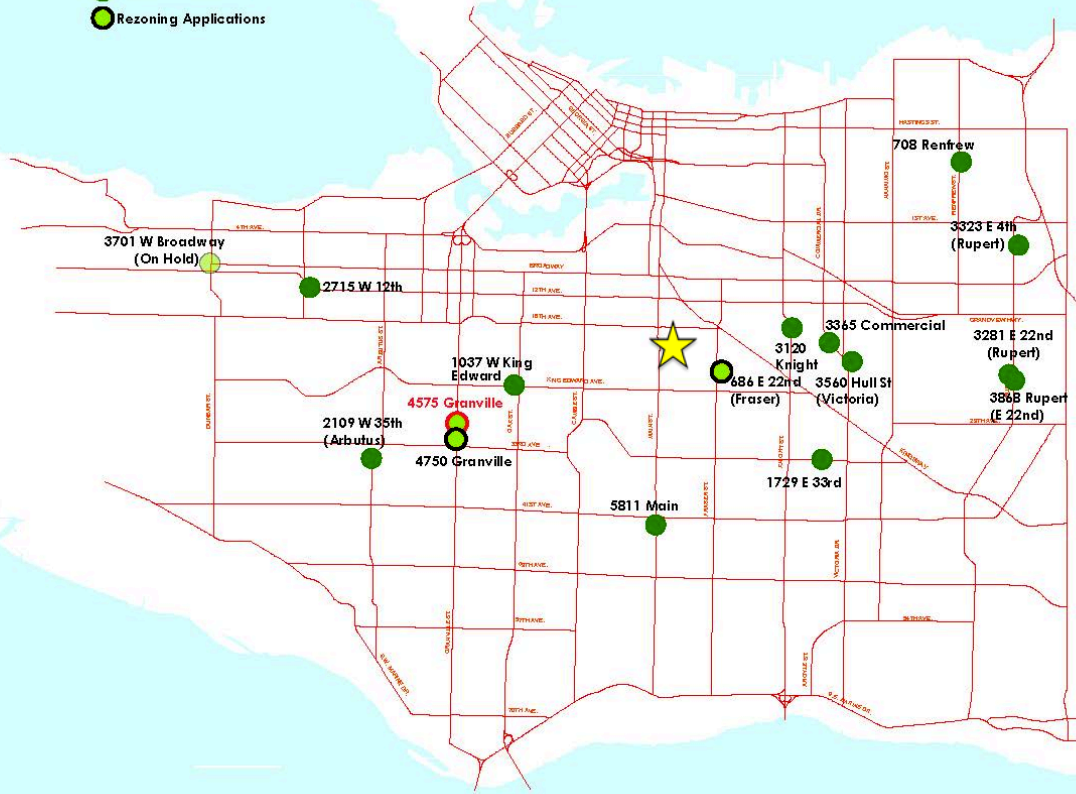
Affordable Housing Choices (AHC) Interim Rezoning Policy

- Approved by Council in 2012; amended in 2018
- Additional height and density to support new housing near transit and services

Rezoning Policy

REZONING PROJECTS UNDER THE AFFORDABLE HOUSING CHOICES INTERIM REZONING POLICY
Last Updated: June 28 2019

- Approved/Enacted
- Rezoning Applications



Affordable Housing Choices (AHC) Interim Rezoning Policy

- 12 approved projects
- 3 applications in-stream
- Currently under review along with Rental 100

Pre-Application Open House

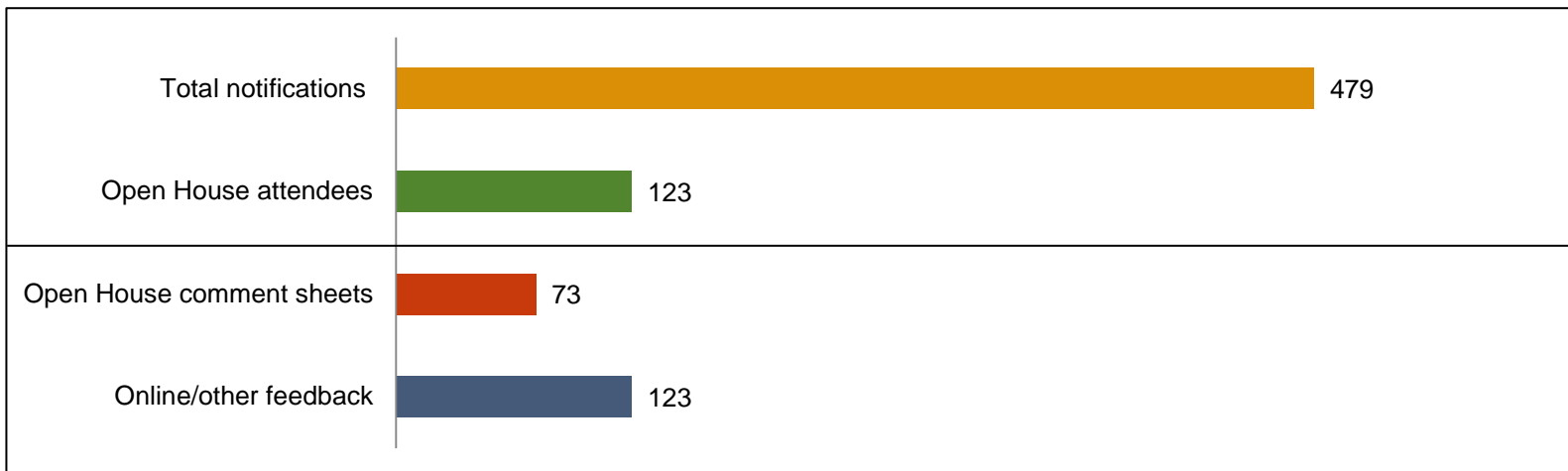
**November 28,
2017**

91 people attended

City-Hosted Open House

**September 6,
2018**

123 people attended



Support

- Increase in rental housing supply
- Proposed height and massing
- More family housing options
- Commercial-retail units

Concerns

- Neighbourhood fit, height
- Local traffic and parking impacts
- Affordability of new housing
- Rate of development in the neighbourhood

Building Height

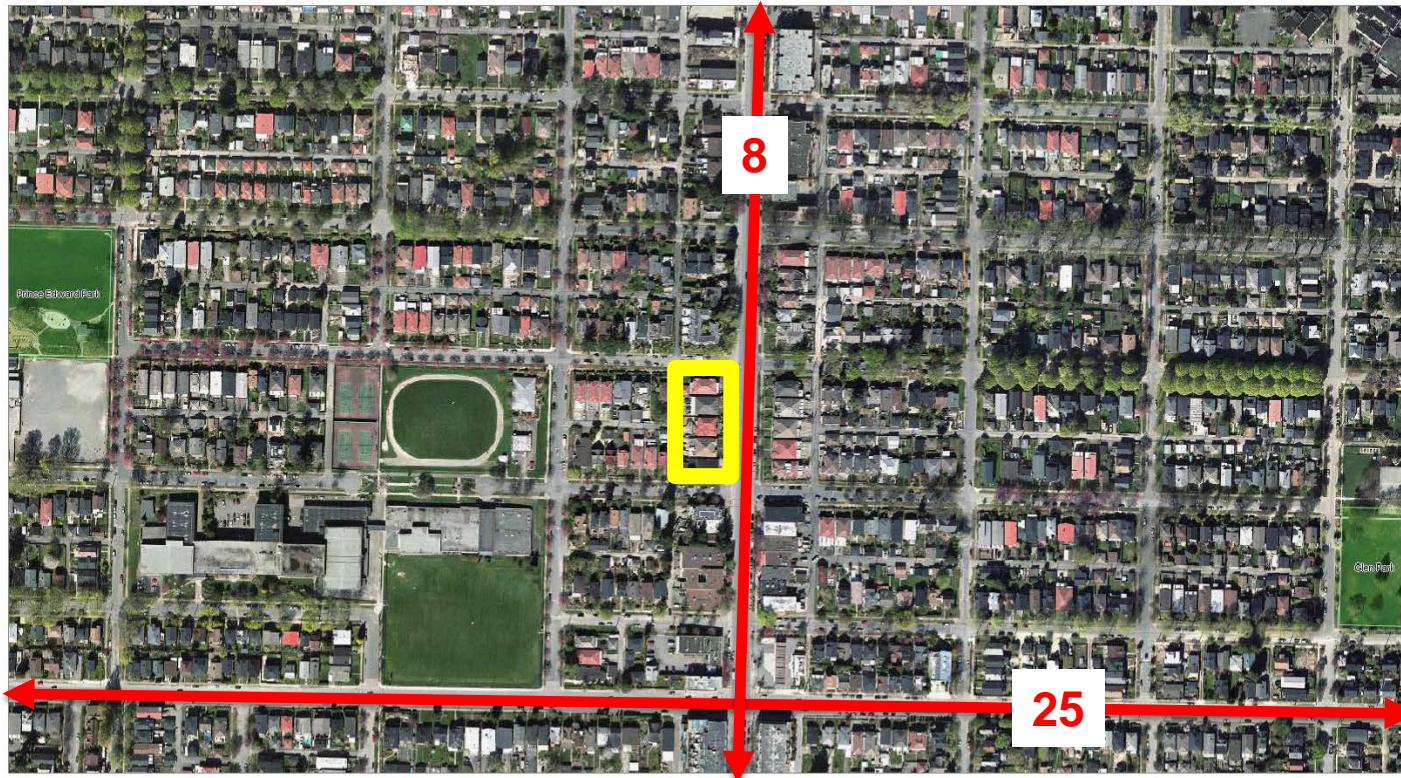


Building Height



Traffic & Parking Impacts

- A Transportation Assessment and Management Study was provided
- Application provides more vehicle parking (108 spaces) than is required to meet the Vancouver Parking By-law (99 spaces)
- Application site is adjacent two frequent bus routes



Housing Units

- 121 secured market rental units as market rental
- Not seeking a DCL waiver
- Family-oriented townhouses at the lane



Fraser Street & Kingsway Rezoning Activity – 2014-2019

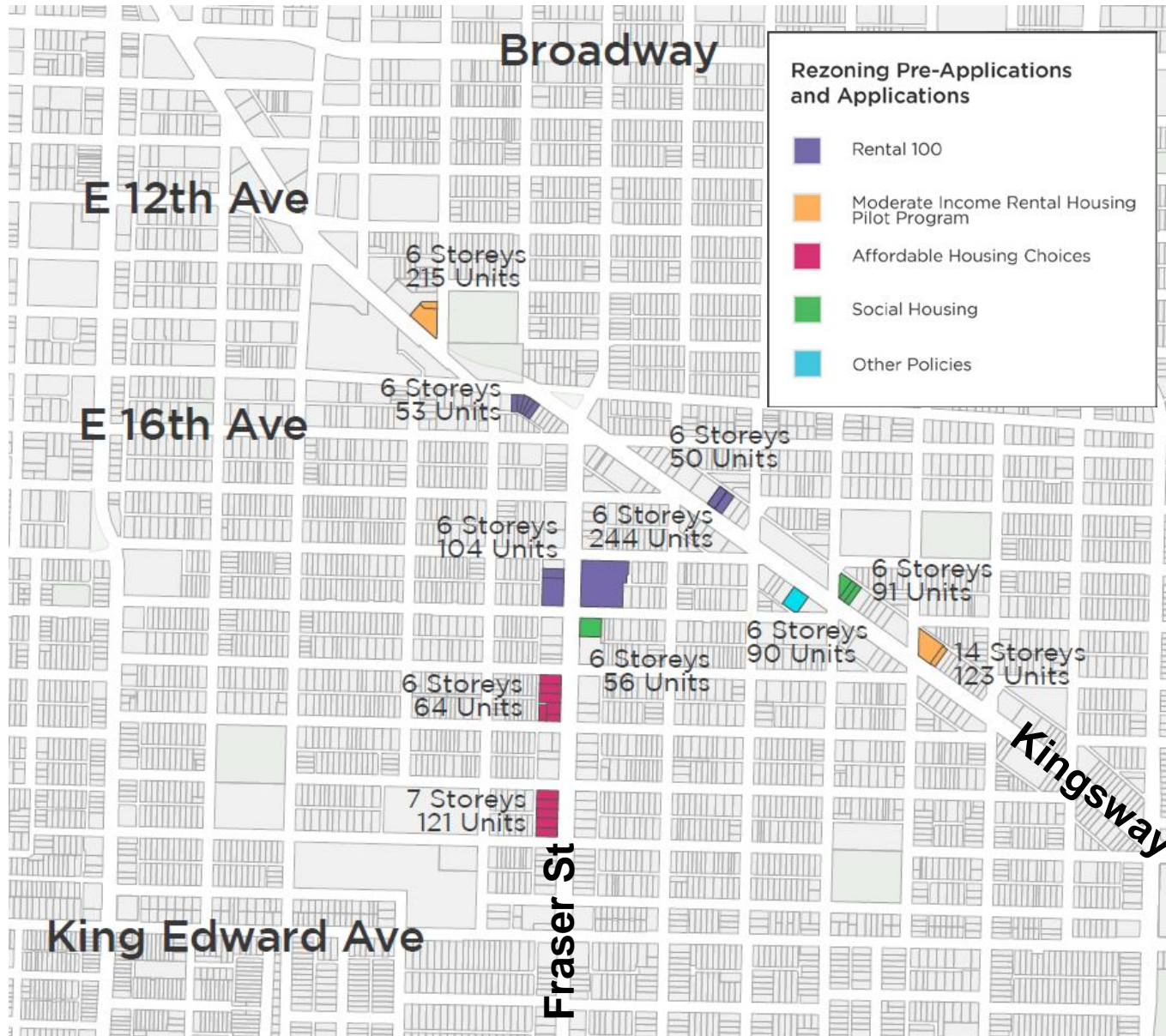
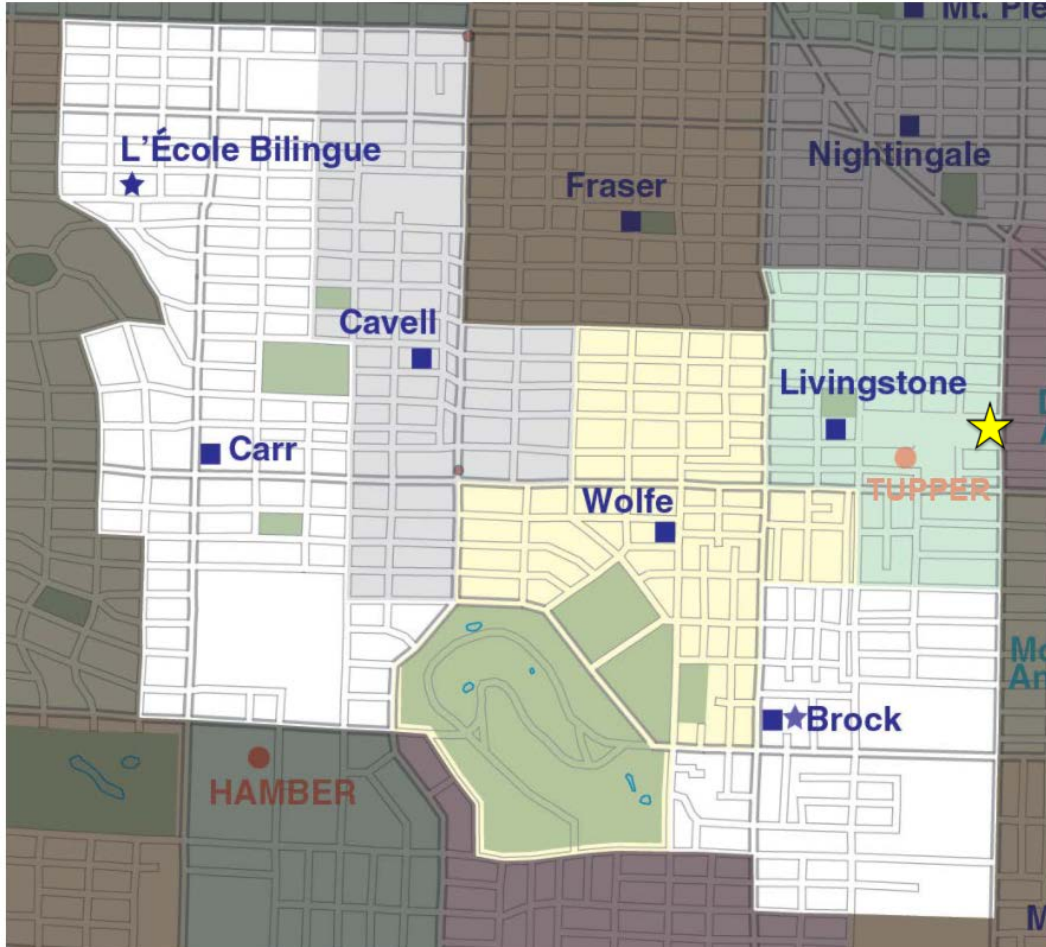


FIGURE 7.4-1: South Hamber study area



- Livingstone Elementary at 101% capacity
- VSB Long Range Facilities Plan to manage their facilities
- Boundary adjustments proposed to reduce enrolment pressure

Type of Care	Riley Park		Network Area: Vancouver South Corridor		CITY WIDE	
	% Need Met	Shortfall	% Need Met	Shortfall	% Need Met	Shortfall
0-5	17%	524	60%	633	42%	7658
School Age (5-12)	28%	512	n/a	n/a	39%	8617

Conclusion



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