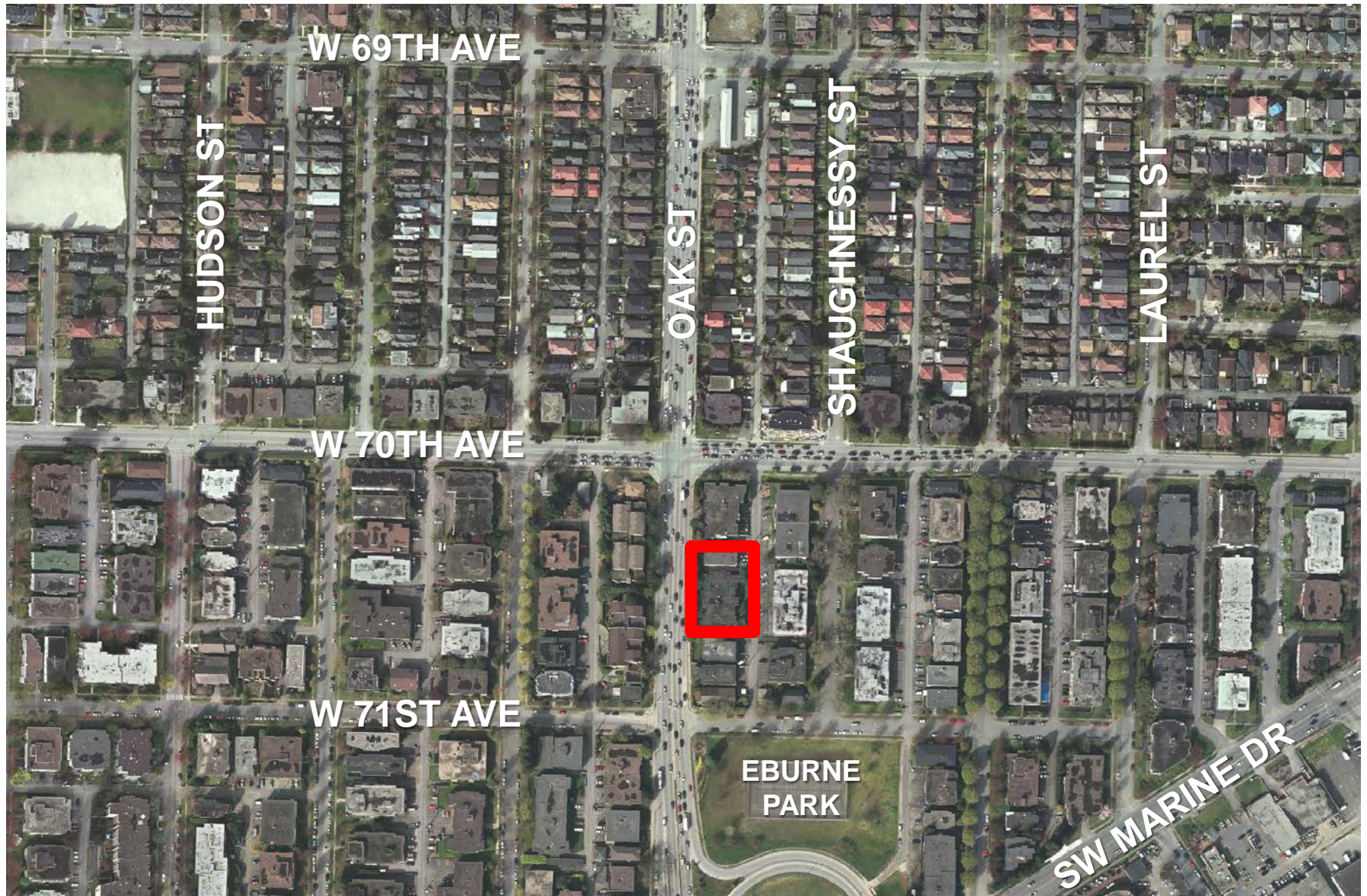


CD-1 Rezoning: 8636-8656 Oak Street

PUBLIC HEARING – September 10, 2019



Site Context



Existing Site



8636 Oak St

- 3-storeys
- 9 units
- Built in 1954

8656 Oak St

- 4-storeys
- 34 units
- Built in 1969

Proposal



Two 6-storey Rental Buildings

- 91 Rental Units
- 36% family units

Parking

- 76 vehicles
- 115 bicycles

Density

- 2.50 FSR

Height

- 19.8 m (65 ft.)

Marpole Community Plan



Marpole Community Plan - Engagement



241 Twitter
Followers



Webpage



Posters



30 Ads



1,267 Signed-up
on Listserv



Radio
Interviews



3 Community-wide
Postcard Mailouts

Marpole Community Plan - Goals



478
— NEW —
CHILDCARE
SPACES



1,085
SOCIAL
HOUSING

835
MARKET
RENTAL

6,800
HOME
OWNERSHIP



COMMUNITY BENEFITS

RENEWAL OF 4 FACILITIES

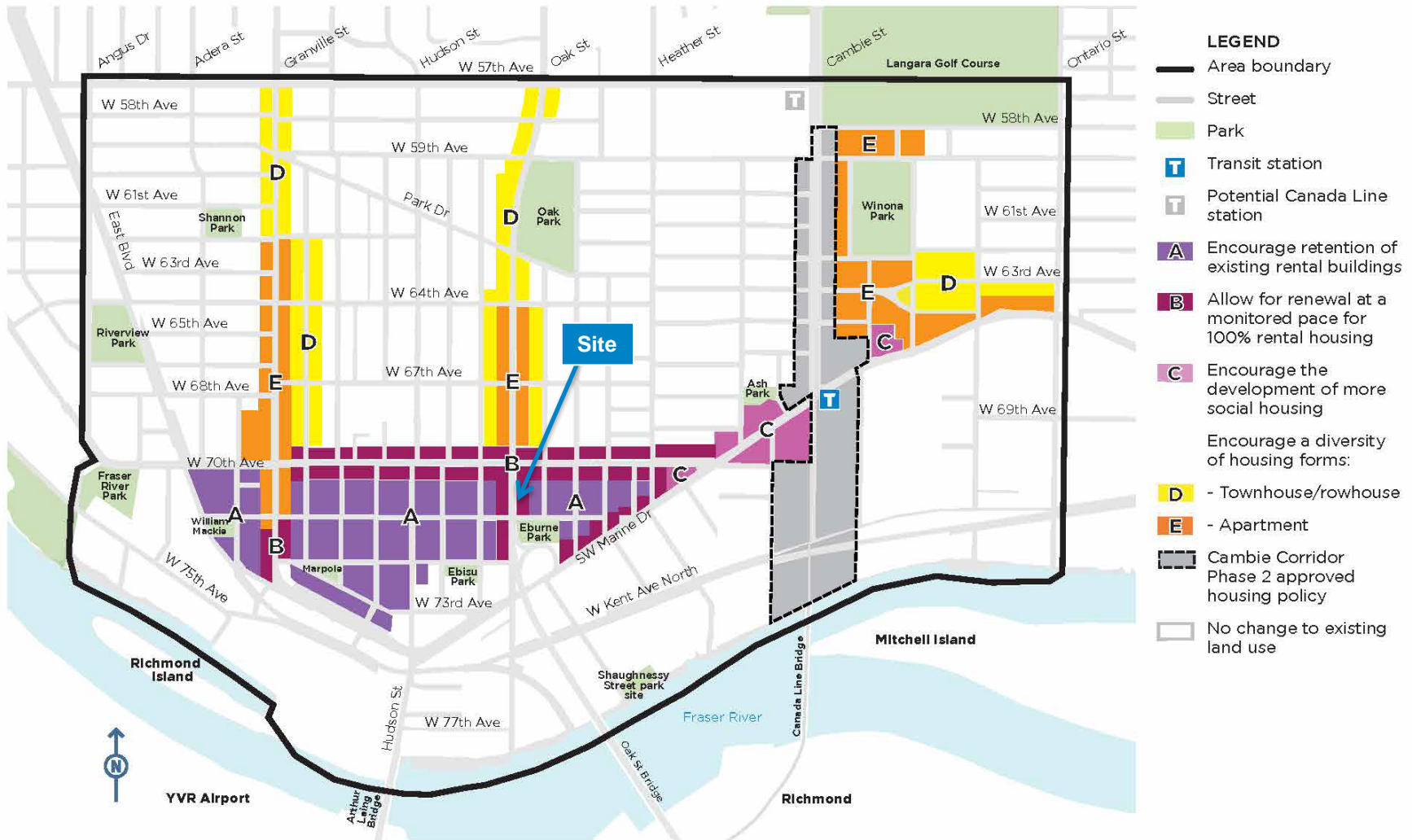


EXISTING
**SINGLE-FAMILY
AREAS**
WILL NOT CHANGE



— BETTER —
**WALKING &
CYCLING ROUTES**
TO CONNECT
THE COMMUNITY
TO **KEY
DESTINATIONS**

Marpole Community Plan – Housing Policies



“Oak” Neighbourhood Sub-area

- Allows for height up to 6 storeys, and density up to 2.50 FSR
- 100% secured rental housing required in existing RM zones
- Limited to sites fronting arterials
- In all cases where tenants will be displaced, a Tenant Relocation Plan is required.



Rental Redevelopments in Marpole RM-3A Area

Address	Application Status	Number of existing rental housing units	Number of new market rentals	Net gain in rental housing
8615 Laurel St	Approved in 2017	26	65	+39
8599 Oak St	Approved in 2018	13	36	+23
8795-8803 Granville St	In review	3	15	+12
8636-8656 Oak St	In review	43	91	+48
TOTAL	4 sites	85	207	+122

**Tenant Meeting #1
December 6,
2017**

~20-25 people
attended

**Pre-Application
Open House
December 13,
2017**

12 people
attended

**City-Hosted
Open House
June 11, 2018**

14 people
attended

**Tenant Meeting #2
March 13, 2019**

~20-25 people
attended

Total notifications	2,120
Open House attendees	14
Comment sheets	3
Other feedback	1

Support

- Support for new rental housing
- Support for height & massing

Concerns

- Suggestion to decrease vehicle parking, increase bicycle and car share parking
- Concern for the affordability of the new units

Proposed Rental Affordability

Project Proposal: Rents, Unit Counts, and DCL Information

Unit Type	No. units proposed	Proposed average unit rent**	DCL By-law maximum average unit rent (2018)* (Westside)	Household Income Ranges at which the Proposed Average Rents are Affordable
Studio	29	\$1,575	\$1,768	\$60,000-69,999
1-bedroom	29	\$1,875	\$2,056	\$70,000-79,999
2-bedroom	27	\$2,450	\$2,703	\$100,000-124,999
3-bedroom	6	\$3,050	\$3,559	\$125,000-149,999

- A total of 91 secured market rental units are being proposed
 - A net gain of 48 rental units
- DCL Bylaw – Project as proposed meets waiver criteria

Examples of Household Income

Unit Type	Proposed average unit rent 8636-8656 Oak St	Household Incomes That Can Afford the Proposed Rents*	Examples of Professions Who Could Afford These Rents**
Studio	\$1,575	\$60,000-69,999	Single income household examples: teachers, logging machinery operators, urban planners, librarians, miners, manufacturing
2-bedroom	\$2,450	\$100,000-124,999	Two income household examples: <ul style="list-style-type: none"> • Carpenter + legal secretary • Bus driver + IT professional • Insurance sales + crane operator

*Household income requirement assumes 30% of household income is spent on rent. Source, CMHC Market Rental Survey 2018.

**These are hypothetical households and are illustrated using 2015 median gross individual incomes by occupation. Median incomes are for only workers who worked full time for the full year in 2015. Source, Statistics Canada Census 2016.

Existing Rental Units

Unit type	Number of Units	Average Monthly Rent
Studio	8	\$693
1 Bedroom	32	\$768
2 Bedroom	3	\$1,100
Total	43	\$777



Image: Google Maps

Tenant Profile & Area Affordability

- Length of Tenancy
 - 29 households < 5 years
 - 9 households 5 – 9 years
 - 4 households 10 -19 years
 - 1 household > 20 years
- Average rents in the building are lower than Marpole average rents and City wide average rents
- Longer term tenants are paying significantly lower rents compared to the local area and city average rents.
- The Marpole neighborhood has a Vacancy rate of 0.5% (0.8% City-wide)

Proposed Tenant Relocation Plan (TRP)

- Yellow Memo reviews how applicant is meeting new TRP policy requirements

Applicant's Proposed TRP

- Financial compensation based on length of tenancy
- Minimum of four (4) months' notice to end tenancy
- Assistance with moving costs - \$950 to \$1,200 or the provision of insured movers
- First right-of-refusal to return to a market rental unit at a 30% discount off starting rents

Applicant's Proposed TRP (Continued)

Assisting and Supporting Tenants in Finding Alternate Accommodations:

- Dedicated relocation specialist
- Applicant has distributed tenant need assessment surveys
- Applicant will provide three options that best meet the tenants' identified priorities (e.g. budget, neighborhood).
- Additional relocation supports for low-income tenants and tenants facing other barriers to appropriate housing.
- **Low income defined as:**
 - Households earning under \$30,000/year without dependents
 - Households earning under \$50,000/year with dependents

Additional Referral Questions

1. Regarding condition of existing buildings on site, and if retention/retrofits were considered.

- Located where renewal and replacement of existing rental housing is anticipated in the Marpole Plan.
- Staff have been advised by the applicant that maintenance has continued on the existing buildings, but they are close to the end of their efficient economical life.

2. Why are the proposed rents below the maximum DCL waiver rents?

- The two buildings proposed include four stories of wood frame and two concrete floors.
- The proposed rents are based on the rental market and location in Marpole.

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END OF PRESENTATION