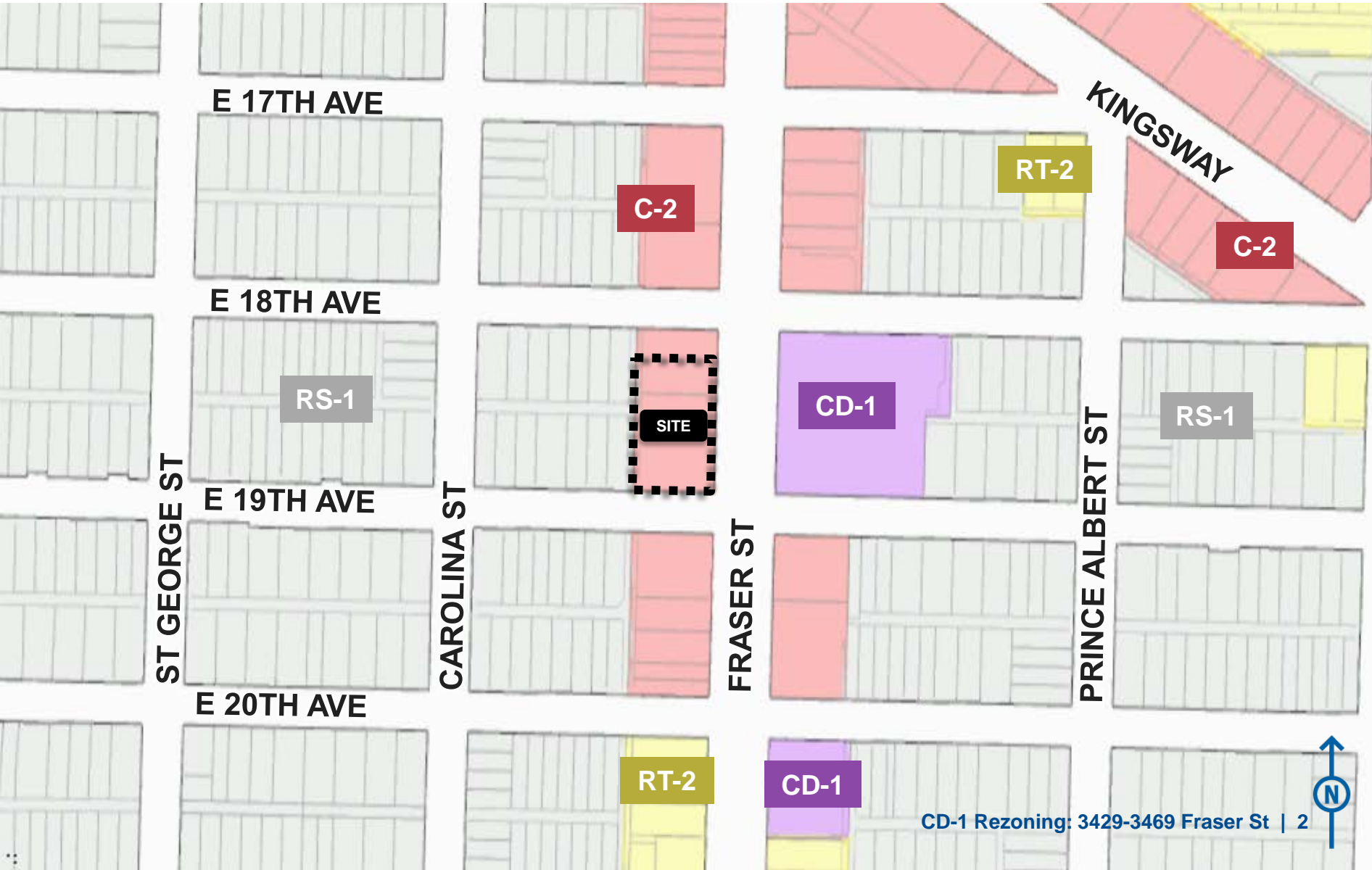


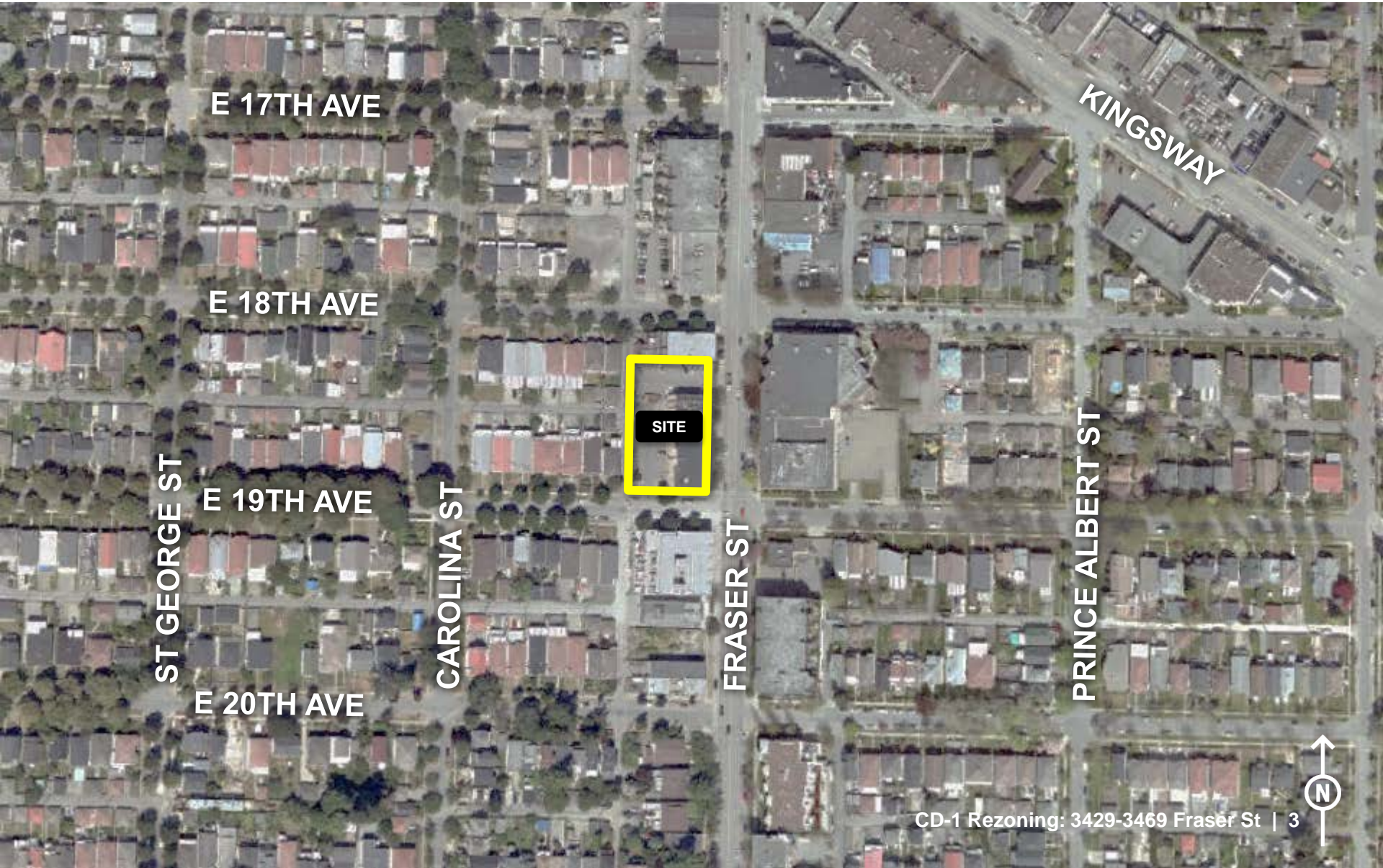


CD-1 Rezoning:
3429-3469 Fraser Street
PUBLIC HEARING – OCTOBER 1, 2019

Context: Zoning



Context: Site



Context: Site



E 19TH AVE

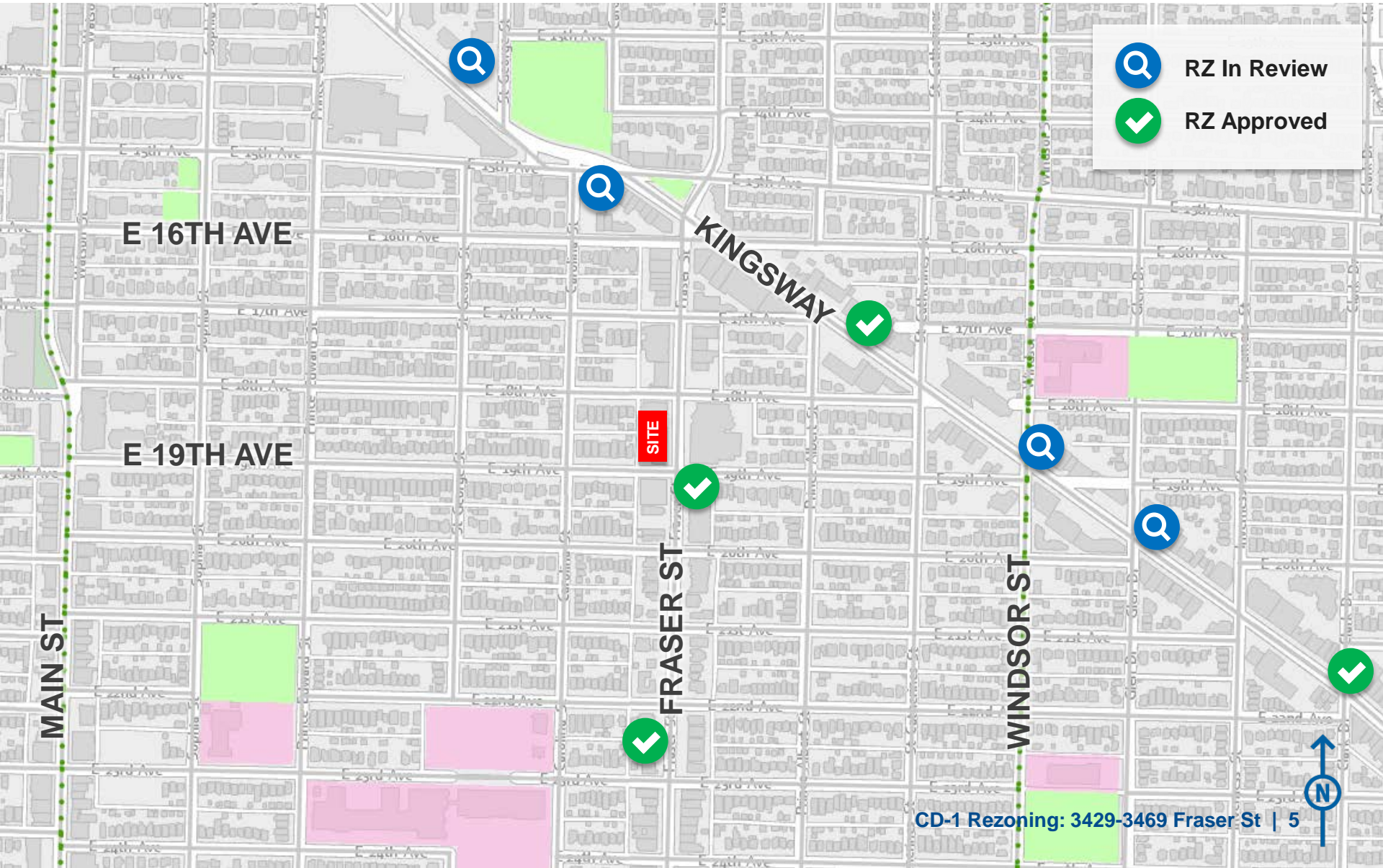
E 18TH AVE

FRASER ST

SITE



Context: Nearby Rezoning

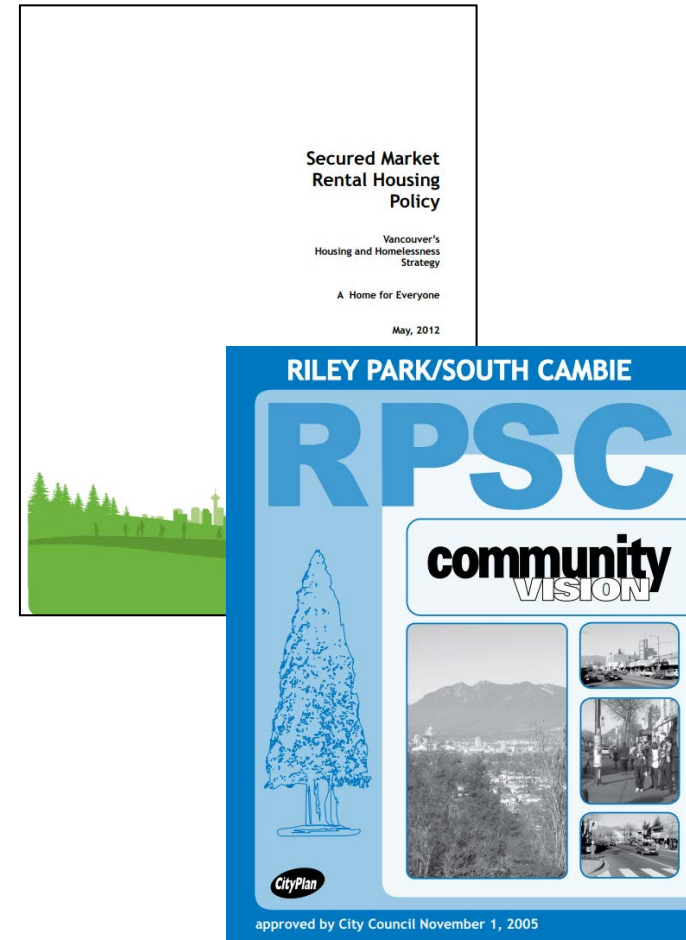


Secured Market Rental Housing Policy (Rental 100)

- To encourage the development of new, secured market rental housing.
- Goal: 20,000 units by 2027.

Riley Park/South Cambie Community Vision

- 19.1** Strengthen important shopping areas.
- 19.3** Provide additional housing near the Fraser Street shopping area.



Proposal: Summary

Mixed-use Building

- 104 market rental units (38% family units)
- Ground floor commercial/retail space

Floor Area: 8,212 sq. m. (88,402 sq. ft.)

Height: 21.8 m (71.5 ft.)

Density: 3.43 FSR



Proposal: Summary

Mixed-use Building

- 104 market rental units (38% family units)
- Ground floor commercial/retail space

Floor Area: 8,212 sq. m. (88,402 sq. ft.)

Height: 21.8 m (71.5 ft.)

Density: 3.43 FSR



Proposal: Summary



Public Consultation

Pre-application Open House

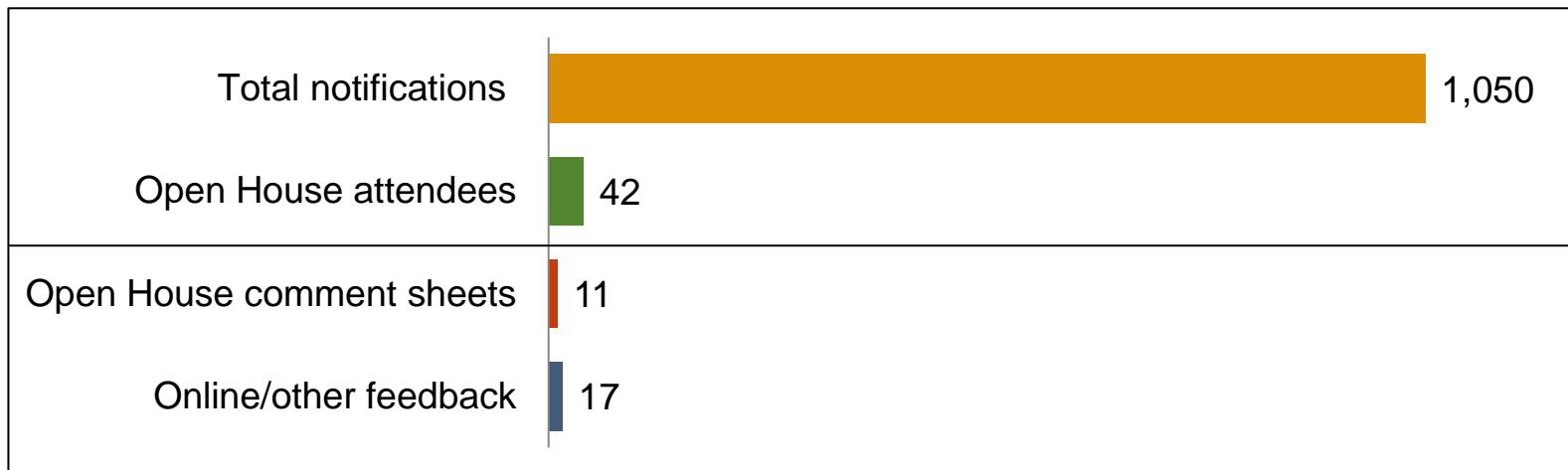
December 4, 2018

Attendees: 25

City-hosted Open House

April 2, 2019

Attendees: 42



* Note that all reported numbers above are approximate

Public Consultation: What We Heard

Support:

- building height and density;
- contextual design; and
- secured rental units.

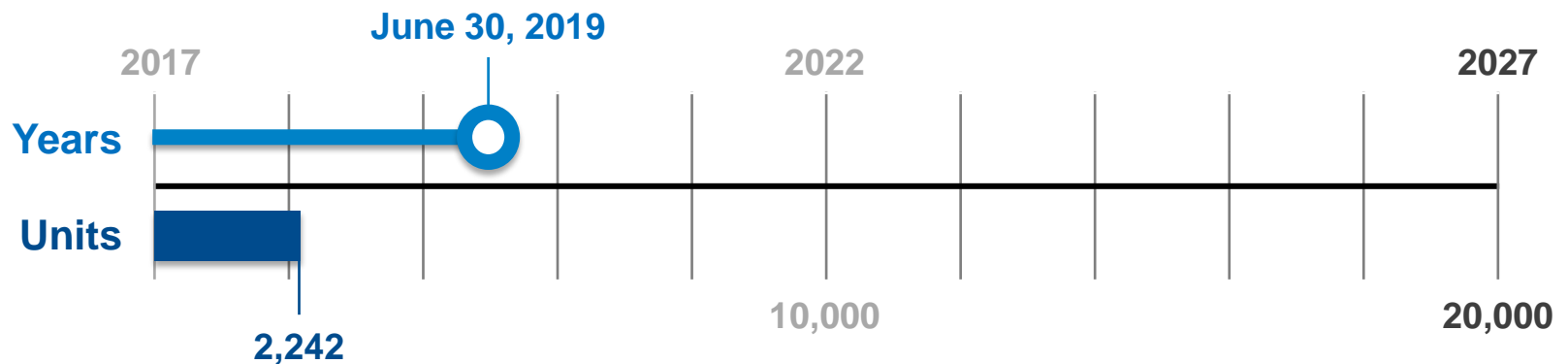
Concern:

- affordability;
- building height and density;
- parking and traffic impacts;
- potential loss of existing commercial tenants; and
- community plan and neighbourhood amenities.

Response to Feedback: Affordability

Progress Towards 10-Year Housing Vancouver Targets for Secured Market Rental Housing as of June 30, 2019

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	20,000	2,242



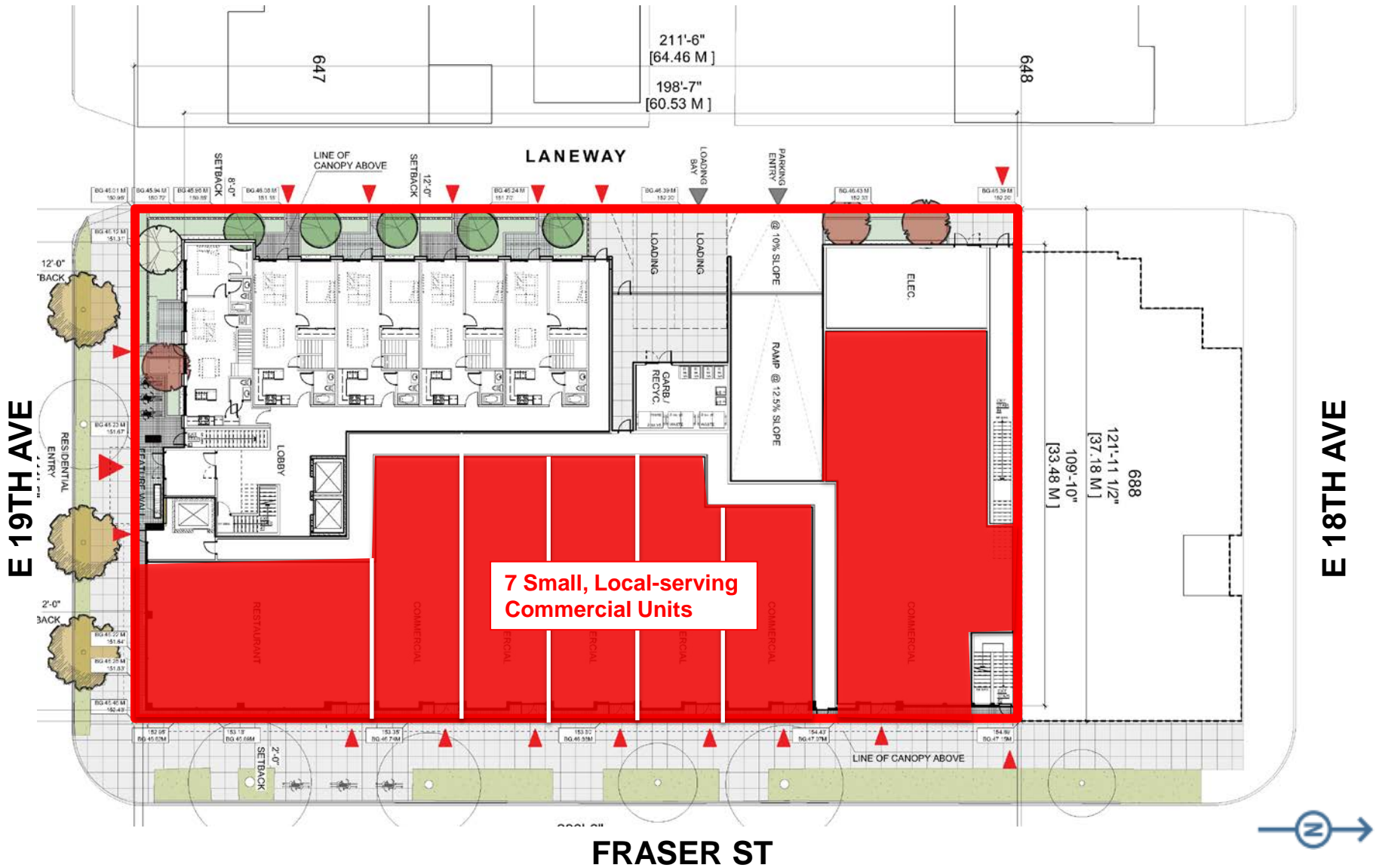
Response to Feedback: Building Design



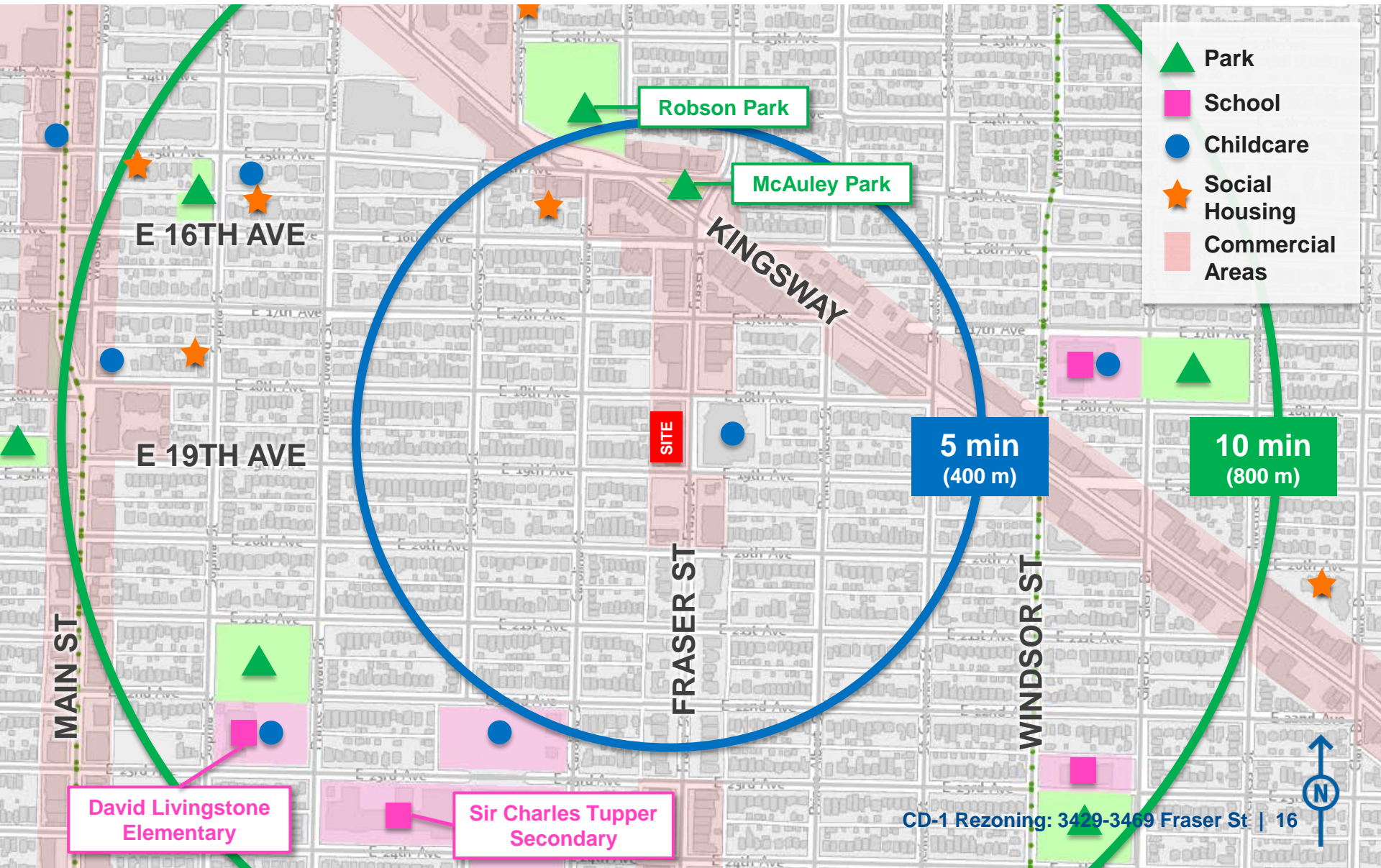
Response to Feedback: Traffic Impacts



Response to Feedback: Commercial



Response to Feedback: Plan/Amenities



Conclusion

