



CD-1 Rezoning: 3104-3130 Southeast Marine Drive & 8420 Kerr Street

PUBLIC HEARING – January 23, 2020



Site and Context



Fraserview Golf Course

RS-1

Everett Crowley Park

SE MARINE DRIVE

Site

Parcel 1 (VAHA)

Parcel 3 (VAHA)

CD-1

CD-1

KERR STREET

CD-1

Parcel 5 (VAHA)

KENT AVENUE NORTH

CD-1

CD-1

- Current zoning: M1-B
- Context: Park and Golf Course to north and various CD-1 rezonings under EFL ODP.

M-2

Existing Buildings



Existing two-storey industrial building



Aerial view of the site

Existing Units

- Two vacant residential houses.
- A two-storey industrial building with two strata units.



East Fraser Lands Official Development Plan

- 128-acre site in southeast Vancouver
 - Policy Statement - 2003
 - EFL ODP - 2006
 - Public Amenity Financial Plan and Strategy - 2010
 - EFL ODP - 10 Year Review - 2017



East Fraser Lands: Area 4

- ✓ Unique site: use + ownership
- ✓ Must include:
 - Residential floor area of no more than 7,120 sq. m (76, 639 sq. ft.)
 - At least 20% of the residential units for affordable housing.



Proposal – North Parcel

One Residential Building

- Total of **83** strata units
- 2 studio units
- 45 one-bedroom units
- 36 two-bedroom units (**46%**)

Parking

- 91 vehicles
- 166 bicycles

Height

- **7** storeys
- 24.9 m (81.7 ft.)

Floor Area

- **North Parcel:** 5,910 sq. m
(63, 609 sq. ft.)



Perspective of North Parcel from Pierview Crescent and Kerr Street

Proposal – South Parcel

- Provided to the City for social housing
- Vancouver Affordable Housing Agency (VAHA) to lead development of 13,132 sq. ft. site

Height

- 14 m (45.9 ft.)

Floor Area



- 1,210 sq. m (13,029 sq. ft.)



City-Hosted Open House

September 11, 2018

16 people attended

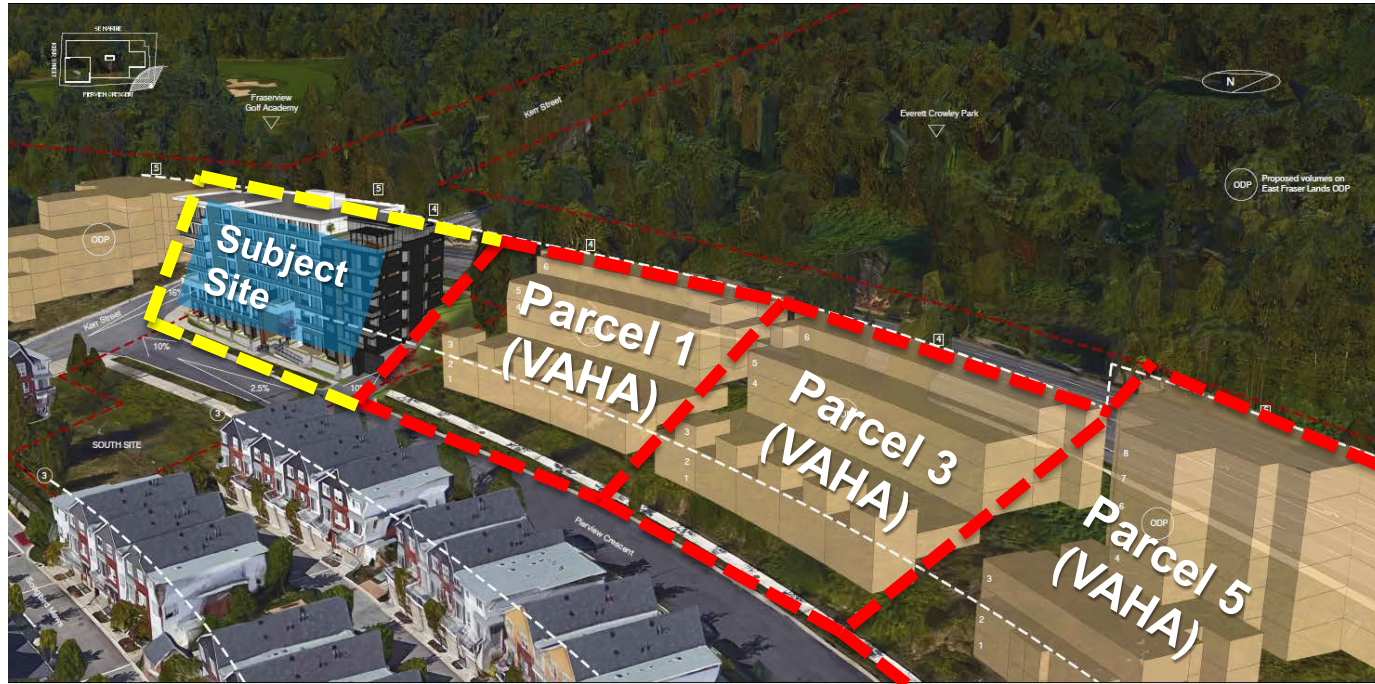
Total notifications		2,415
Open House attendees		16
Open House comment sheets		2
Online/other feedback		8

* Note that all reported numbers above are approximate

Affordable Housing



Height + Density



Public Benefits

Per the *East Fraser Lands Public Amenity Financial Plan and Strategy*:

- **Affordable Housing:** Dedication of South Parcel (VAHA)
- **Community Amenity Contribution (CAC):** \$500 K – delivery of public benefits (community center)
- **Development Cost Levies (DCLs):** \$1.64 M*

**this includes the City-wide Utilities DCL
which helps pay for infrastructure upgrades*

Conclusion



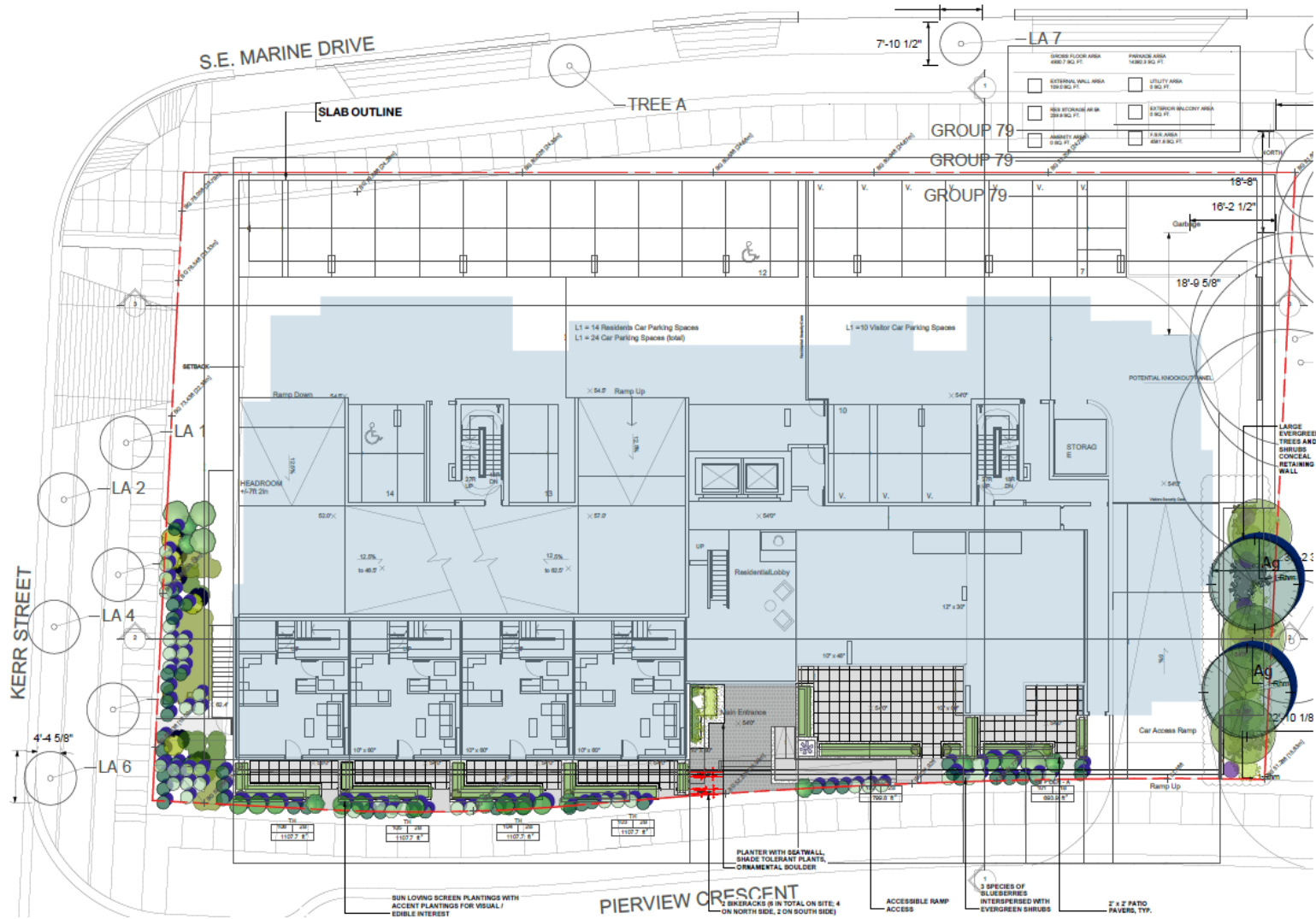
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Subject Site



Landscape Plan (Level 1)



Landscape Plan (Level 3)

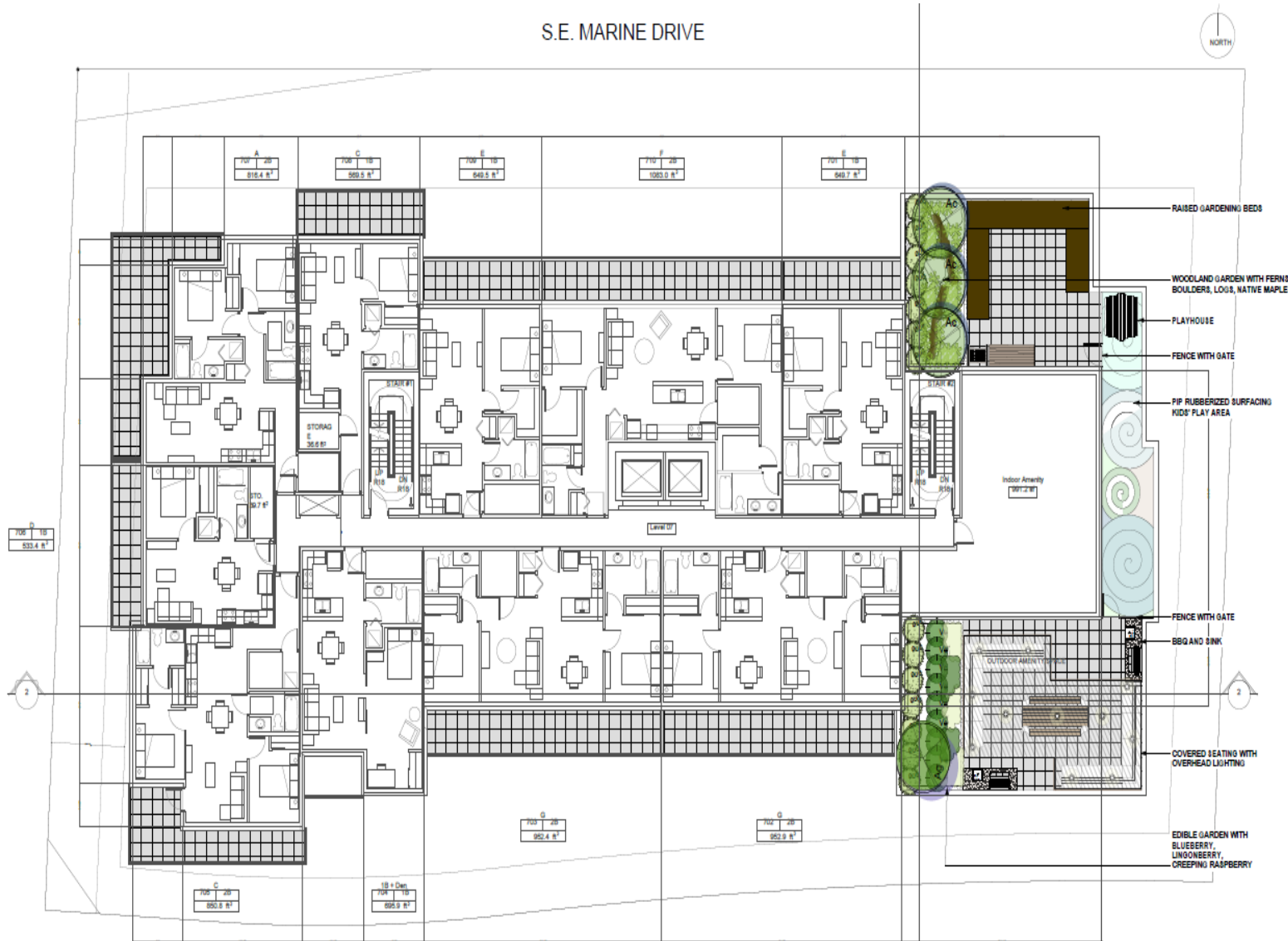


Landscape Plan (Level 7)

S.E. MARINE DRIVE



KERR STREET



EFL ODP Community Amenities



View Points (EFL ODP)

