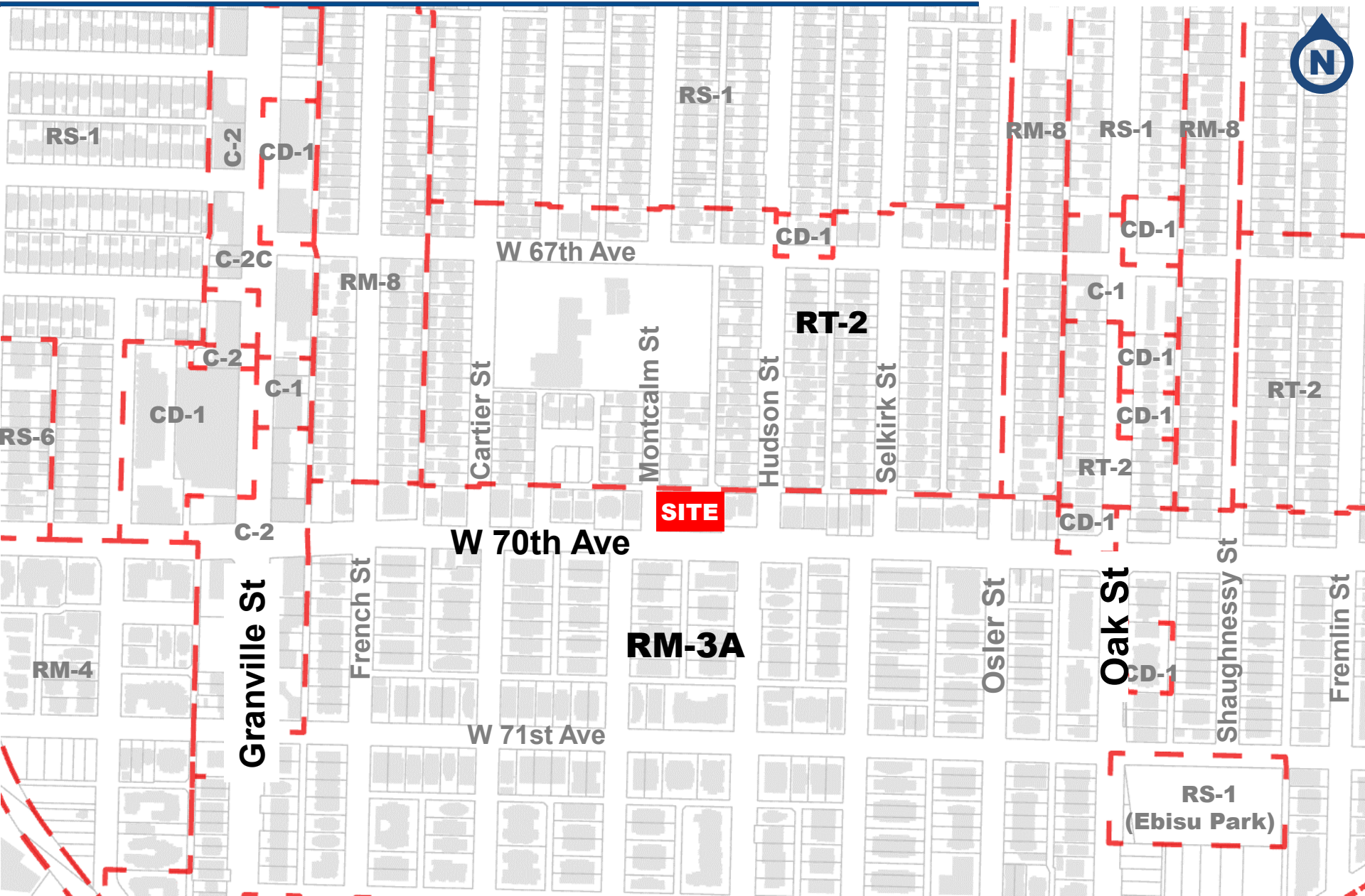




CD-1 Rezoning: 1325 West 70th Avenue
Public Hearing – December 8, 2020

Site and Surrounding Zoning



Existing Site and Context



**David Lloyd George
Elementary School**



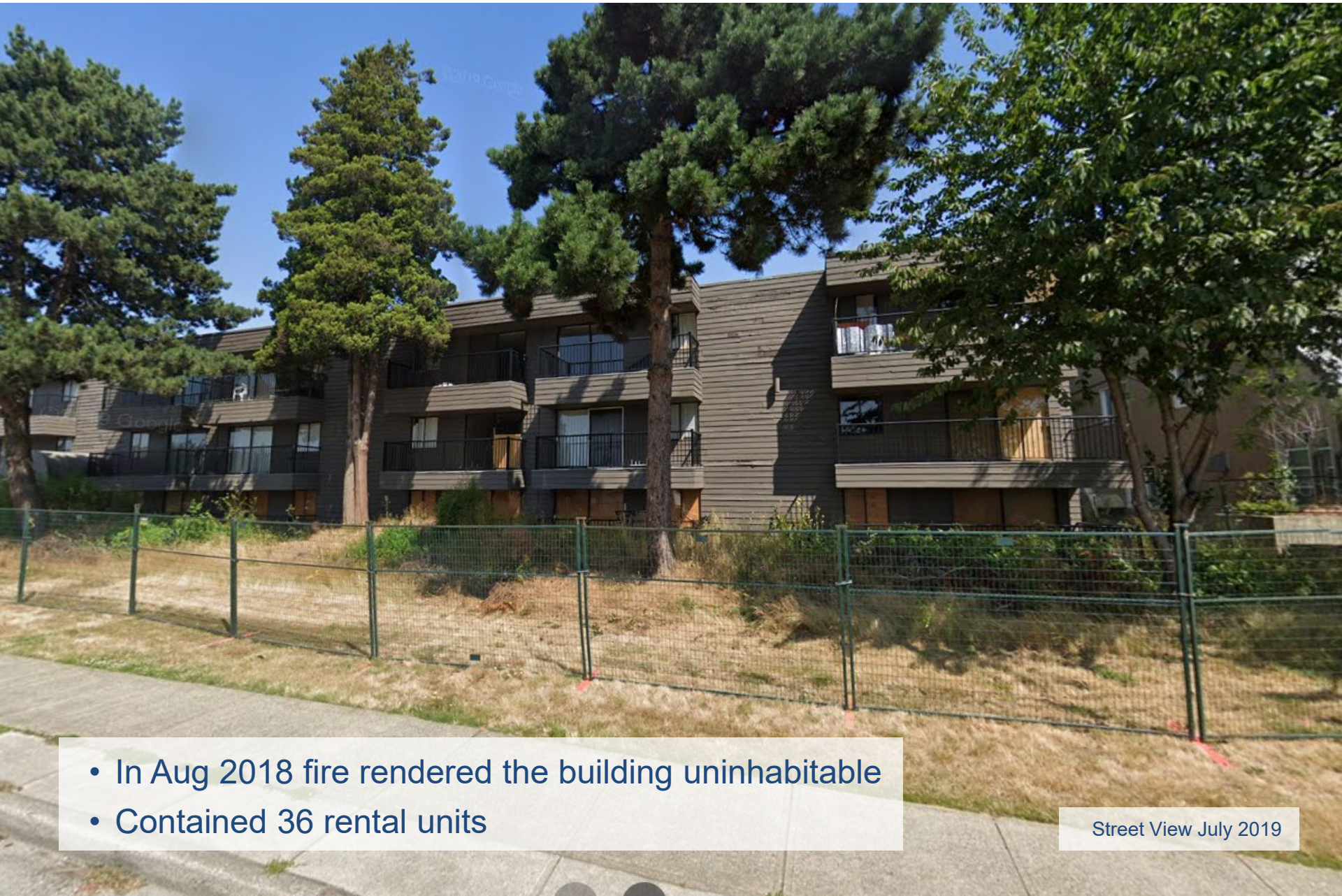
Montcalm St

Hudson St

W 70th Ave

**Marpole
Neighbourhood
House**

Existing Site and Context



- In Aug 2018 fire rendered the building uninhabitable
- Contained 36 rental units

Street View July 2019

Policy Context

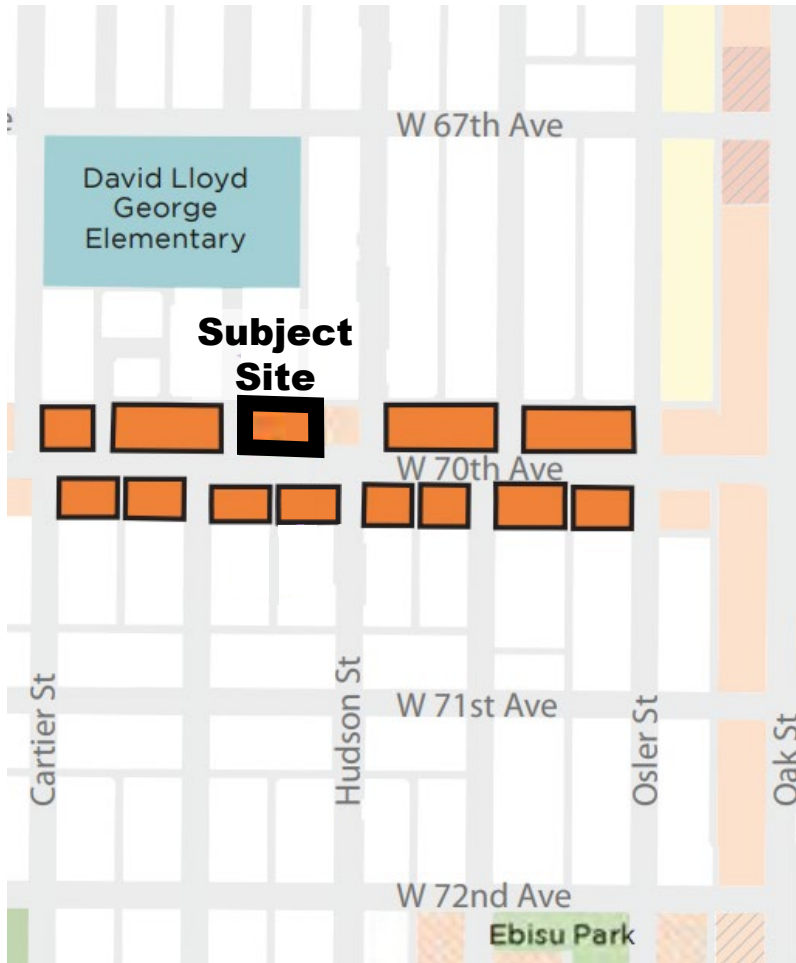


Marpole Plan

- Approved April 2014
- Manages growth over next 30 years
- Key goals:
 - Encourages diversity of housing options
 - Balances preserving affordable rental with growing and renewing rental stock in limited areas

Policy Context

Section 6.2.5 - Apartments



- 6 storeys and up to 2.5 FSR*
- 100% rental required
- Incremental and smaller lot development is supported
- Incremental and smaller lot development is supported
- Upper storeys set back
- Public realm improvements required

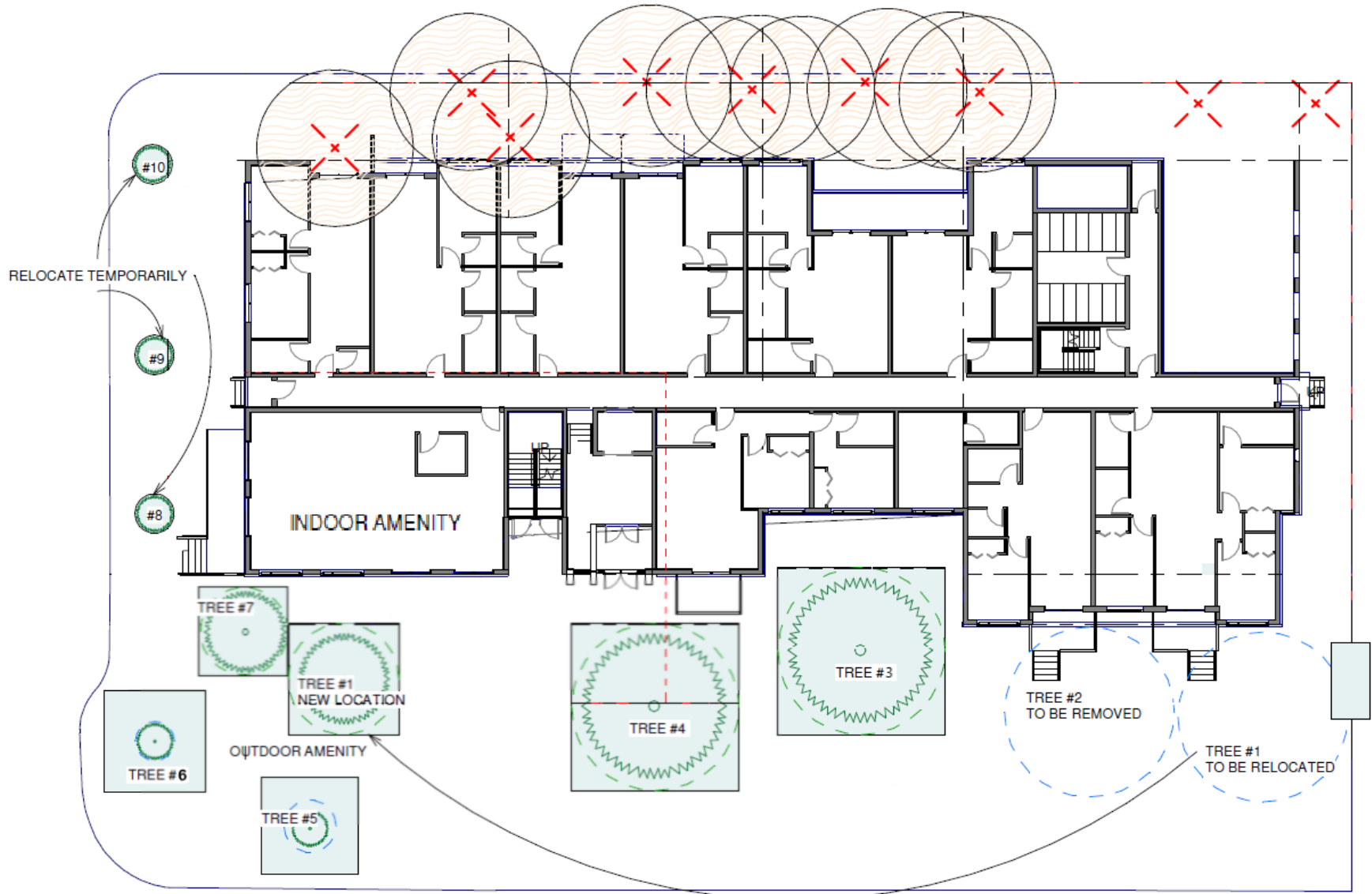
* *Estimated based on intended urban design performance with respect to size, form/typology, height and scale appropriate for respective locations and transition to adjacent properties. The development potential for each site may be below, or above the FSR range.*

Proposal



- 65 secured market rental units
- 2 levels of underground parking
- Height of 17.6 m (58 ft.)
- 2.4 FSR
- Indoor and outdoor amenity
- Restart Smart: ~228 new construction jobs

Proposal



Proposed Rental Affordability

Unit Type	Number of units proposed (%)	Proposed average unit rent (Average household income served)	Market rent in newer Westside buildings (Average household income served)	Strata costs in median-priced Westside buildings (Average household income served)
Studio	4 (6%)	\$1,495 (\$59,800)	\$1,804 (\$72,160)	\$2,819 (\$112,760)
1-bed	37 (57%)	\$1,779 (\$71,160)	\$1,999 (\$79,960)	\$3,413 (\$136,520)
2-bed	17 (26%)	\$2,124 (\$84,960)	\$3,059 (\$122,360)	\$5,191 (\$207,640)
3-bed	7 (11%)	\$2,945 (\$117,800)	\$3,876 (\$155,040)	\$8,571 (\$342,840)

- Project as-proposed meets DCL waiver criteria
- 65 secured market rental units secured through a housing agreement

Rental Redevelopments in Marpole RM-3A Area

Address	Status	Number of existing rental housing units	Number of new market rentals	Net increase
8615 Laurel St	Approved in 2017	26	65	+39
8599 Oak St	Approved in 2018	13	36	+23
8636-8656 Oak St	Approved 2019	43	91	+48
1325 W 70th Ave	Public Hearing	-36 (lost due to fire)	65	+65
TOTAL	5 sites	85	207	+175

Public Consultation

**Pre-application
Open House
September 16, 2019
12 attendees**

**City-hosted
Virtual Open House
July 6 to 26, 2020**

Postcards distributed	2,613
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Questions	15
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Comment forms	54
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Other input	1
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Total	70
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Aware: 276

Informed: 131

Engaged: 54

Public Feedback

Support

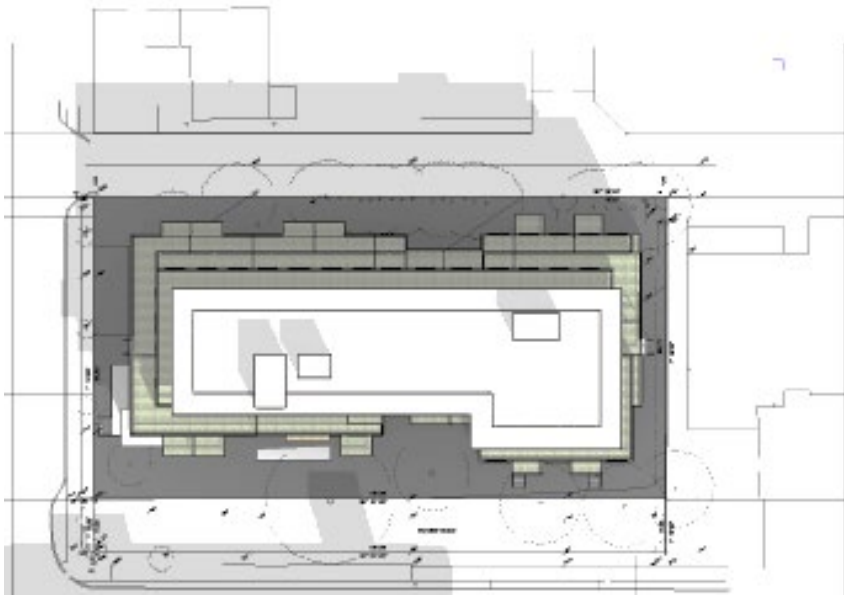
- Increase in rental housing stock
- Appropriate scale of height, density, and massing
- Overall design

Concerns

- Height and shadowing
- Negative impacts on traffic congestion
- Street parking availability
- Safety for pedestrians in the lane
- Affordability of the proposed units
- Overall design

Response to Concerns

Shadow at Equinox (12 pm)



- Form of development conditions to reduce scale and mitigate shadow impacts on residential properties

Traffic

- Transportation Assessment and Management Study

Lane

- Speed humps
- Enhanced private patios and landscaping

Public Realm

- New 8 foot wide sidewalk
- Min. 6 foot planted boulevard
- Upgraded street lighting
- Additional street trees



RECOVERY



RESTART



REBUILD

#RestartSmartVancouver

If approved, the project would generate approximately 312 on-site and off-site construction jobs.



Public Benefits

- Delivers 65 new secured market rental units



Conclusion

- Meets intent of the Marpole Community Plan
- Staff support application subject to conditions outlined in Appendix B



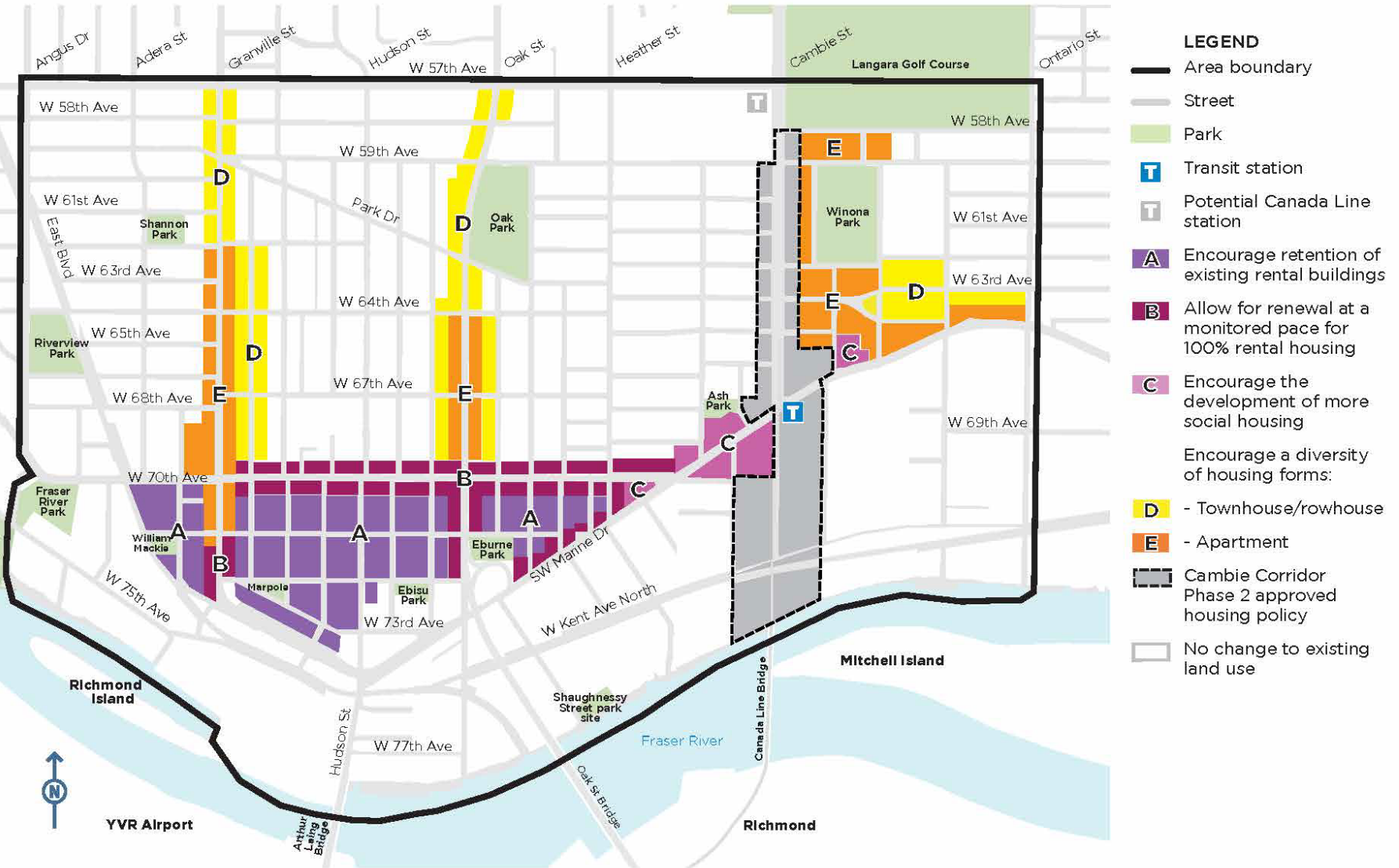
END OF PRESENTATION

slides after this are for internal use only,
please do not post slides beyond this point

Proposed Rental Affordability

Unit Type	Proposed average unit rent	DCL maximum unit rent
Studio	\$1,495	\$1,805
1-bed	\$1,779	\$2,136
2-bed	\$2,124	\$2,872
3-bed	\$2,945	\$3,275

Marpole Community Plan – Housing Policies



Marpole Community Plan - Engagement



241 Twitter
Followers



1,267 Signed-up
on Listserv



Webpage



Posters



Radio
Interviews



30 Ads



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**