



#### CD-1 Rezoning: 1766 Frances Street Public Hearing – February 11, 2021

## Site & Surrounding Zoning





## Site & Surrounding Context





### **Context: Current Site**





## **Amenities - Walking Distance**





# **Enabling Policy**





#### Figure 6.40: Grandview Northwest Apartment Area Land Use DSS Frances St. iercial 1117-00 nent (104-ston 1 140 44 T TTAKE hopping distric 4-storeys) purtyend n 3.5-streevel At-grada commercia Local-serving retail site

**Principle 1:** Support the goals of Reconciliation in partnership with the Aboriginal community

**Principle 2:** Support a range of affordable housing options to meet the diverse needs of the community

- Site located within North-West Residential Apartment area, which anticipates a 6-storey building and density of 2.4 FSR
- Section 7.1.3 allows for increased height and density where new social housing is proposed

### **Current Proposal**



- Application: June 1, 2020
  - 84 social housing units
  - Before-and-after school childcare
  - Height: 29.28 m (96.06 ft.)
  - Density: 4.06 FSR
  - Parking: 21 vehicle 212 bicycle
  - Mass timber
  - Passive House



## **Current Proposal: Amenities**







If approved, the project would generate approximately 294 on-site and off-site construction jobs.





Unit Type	Average Unit Rents (2021 rates)	Household Income at which the Proposed Average Rents are Affordable
Studios and 1-bedroom– HILS	\$1,387	\$55,500*
Studio – CMHC	\$1,584**	\$63,360
1-bedroom - CMHC	\$1,796**	\$71,840
2-bedroom – HILS	\$1,687	\$67,500**
2-bedroom - CMHC	\$2,378**	\$95 <i>,</i> 120
3-bedroom – HILS	\$1,950	\$78,000
3-bedroom - CMHC	\$2,603**	\$104,120

\*The 2021 Housing Income Limits (HILs) represent the maximum gross household income for eligibility in many BC Housing affordable housing programs.

\*\*Data from the October 2019 CMHC Rental Market Survey for buildings completed in 2010 or later on the Eastside of Vancouver





# **Public Consultation**

#### **Support**

- Provision of affordable and culturally relevant housing for Indigenous people
- Building design which references Indigenous culture
- Building height and density
- Passive House
- Number of family units
- Proximity to transit

#### <u>Concerns</u>

- Building height, density, and massing
- Insufficient parking





#### **Response to Feedback: Form of Development**





#### **Response to Feedback: Form of Development**





#### **Response to Feedback: Parking**





## Conclusion



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- Meets the intent of the Grandview Woodland Community Plan
- Delivers 84 social housing units and childcare opportunities
- Staff recommend approval