



# CD-1 Rezoning: 8725 French Street

# Site & Surrounding Zoning



# Context: Current Site



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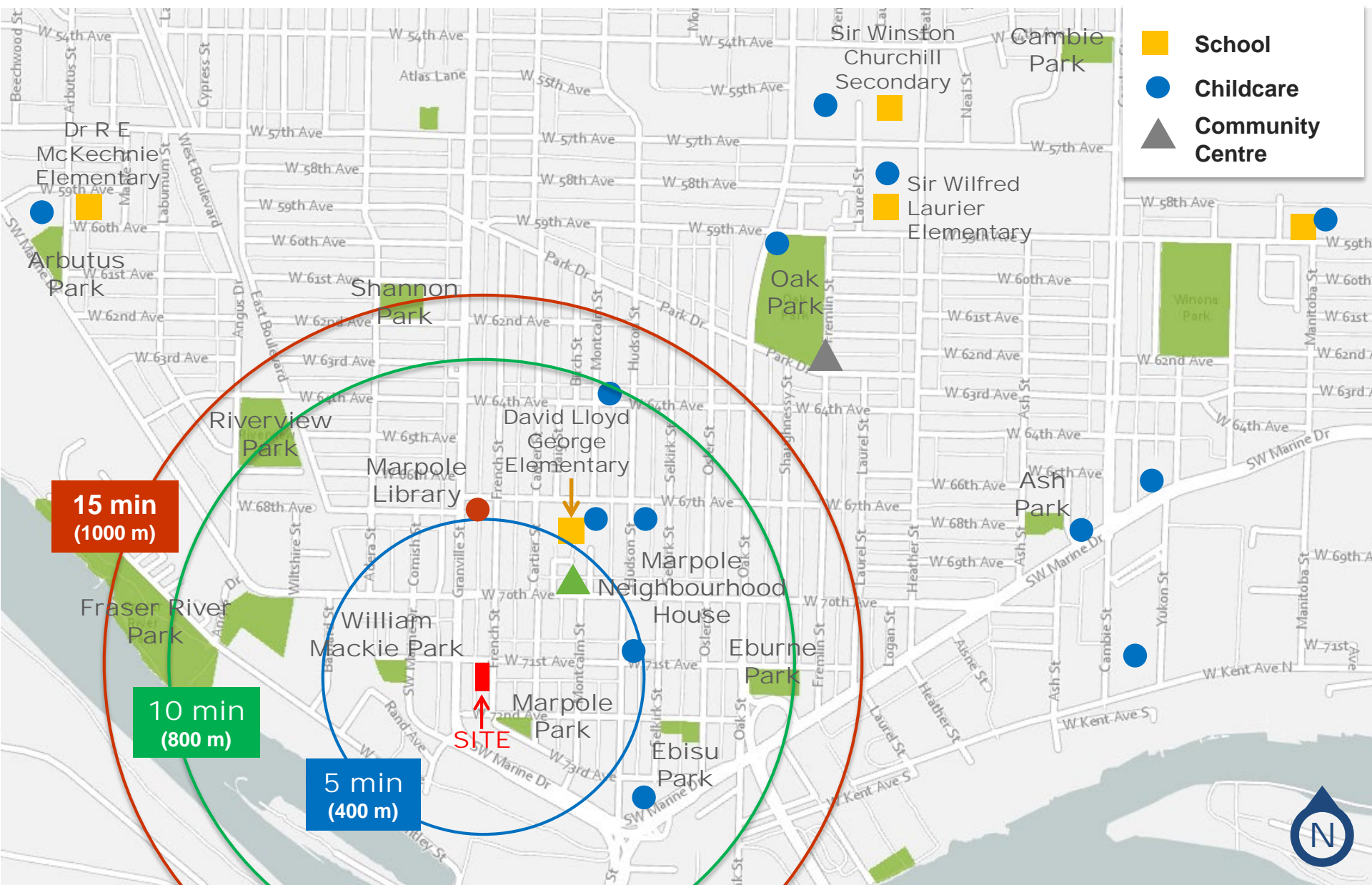
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VIEW FROM FRENCH STREET



CITY OF  
VANCOUVER





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- LEGEND**
- Area boundary
  - Street
  - Park
  - Transit station
  - Potential Canada Line station
  - Social housing
- Land use**
- Tower (13+ storeys)
  - Apartment (up to 12 storeys)
  - Apartment (up to 8 storeys)
  - Apartment (up to 6 storeys)
  - Apartment (up to 4 storeys)
  - Townhouse/rowhouse (up to 3 storeys)
  - Tower with choice of use at grade (13+ storeys)
  - Apartment with choice of use at grade (up to 12 storeys)
  - Apartment with choice of use at grade (up to 6 storeys)
  - Townhouse/rowhouse with choice of use at grade (up to 3 storeys)
  - Mixed-use (13+ storeys)
  - Mixed-use (up to 12 storeys)
  - Mixed-use (up to 8 storeys)
  - Mixed-use (up to 6 storeys)
  - Mixed-use (up to 4 storeys)
  - Intensive employment sites
  - Sexsmith Elementary School heritage redevelopment site - VSB
- Related programs, policies and large sites**
- Cambie Corridor Phase 2 (approved)
  - Pearson mixed-use redevelopment
  - Existing Large Format Area (LFA) policy

# Proposal

- 100 units
  - Studio (29)
  - 1 bed (47)
  - 2 bed (14)
  - 3 bed (10)
- 24% family units
- 20% units wheelchair accessible
- Height of 21.1 m (69.3 ft.)
- 2.70 FSR
- 1 level of underground parking
- Passive House
- Application submitted November 4, 2020
- Project would generate approximately 350 on-site and off-site construction jobs



# Form of Development



Elevation: French St.

## KEY URBAN DESIGN CONSIDERATIONS

- Upper Level Setback at 6<sup>th</sup> floor south side
- Change in materials and framing on east elevation to reduce sense of building length.

# Housing Affordability

- Meets City's definition of Social Housing
- 30% of units at Housing Income Limits (HILS)

## Rents Affordable to 2021 Household Income Limits (HILs)

	Vancouver
Studio and 1-bedroom	\$1,387
	(\$55,500 household income limit)
2-bed	\$1,687
	(\$67,500 household income limit)
3-bed	\$1,950
	(\$78,000 household income limit)

# Tenant Relocation Plan

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## Existing Tenant Profile:

- 46 units on site (39 tenanted at time of application - 27 non-market, 12 market (legacy tenants))
- 32 tenants remain on site
- Current rents range \$475 to \$1,325

## Tenant Relocation Plan:

- All tenants covered by TRP
  - Permanent rehousing option
  - Maintain affordability for existing residents
  - Support for relocation / special circumstances (moving expense, compensation)
  - Communication and engagement
  - Right of First Refusal
- Applicant is also working directly with existing legacy tenants to support relocation

# Public Consultation

**Pre-application  
Open House  
March 9, 2020  
29 attendees**

**City-hosted  
Virtual Open House  
January 11 to 31, 2021**

<b>Postcards distributed</b>	<b>2,700</b>
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<b>Questions</b>	<b>11</b>
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<b>Comment forms</b>	<b>21</b>
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<b>Other input</b>	<b>2</b>
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<b>Total</b>	<b>34</b>
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**Aware: 172**

**Informed: 72**

**Engaged: 23**

## Support

- Provision of affordable housing
- Building height, density and massing
- Building design

## Concerns

- Building height and density
- Existing tenants and affordability

- Building height and density
  - Plan supports rezoning for social housing
  - 6-storey form anticipated along Granville Street
  - Sensitivity to adjacent context
- Existing tenants and affordability
  - Non-market TRP framework and requirements apply
  - Non-market and legacy tenants will be offered financial compensation and support to find alternative housing
  - All tenants have the Right of First Refusal to return

# Conclusion

- Meets the intent of the Marpole Community Plan
- Delivers approx. 100 social housing units
- Staff recommend approval



# End of Presentation

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**End of Presentation**