

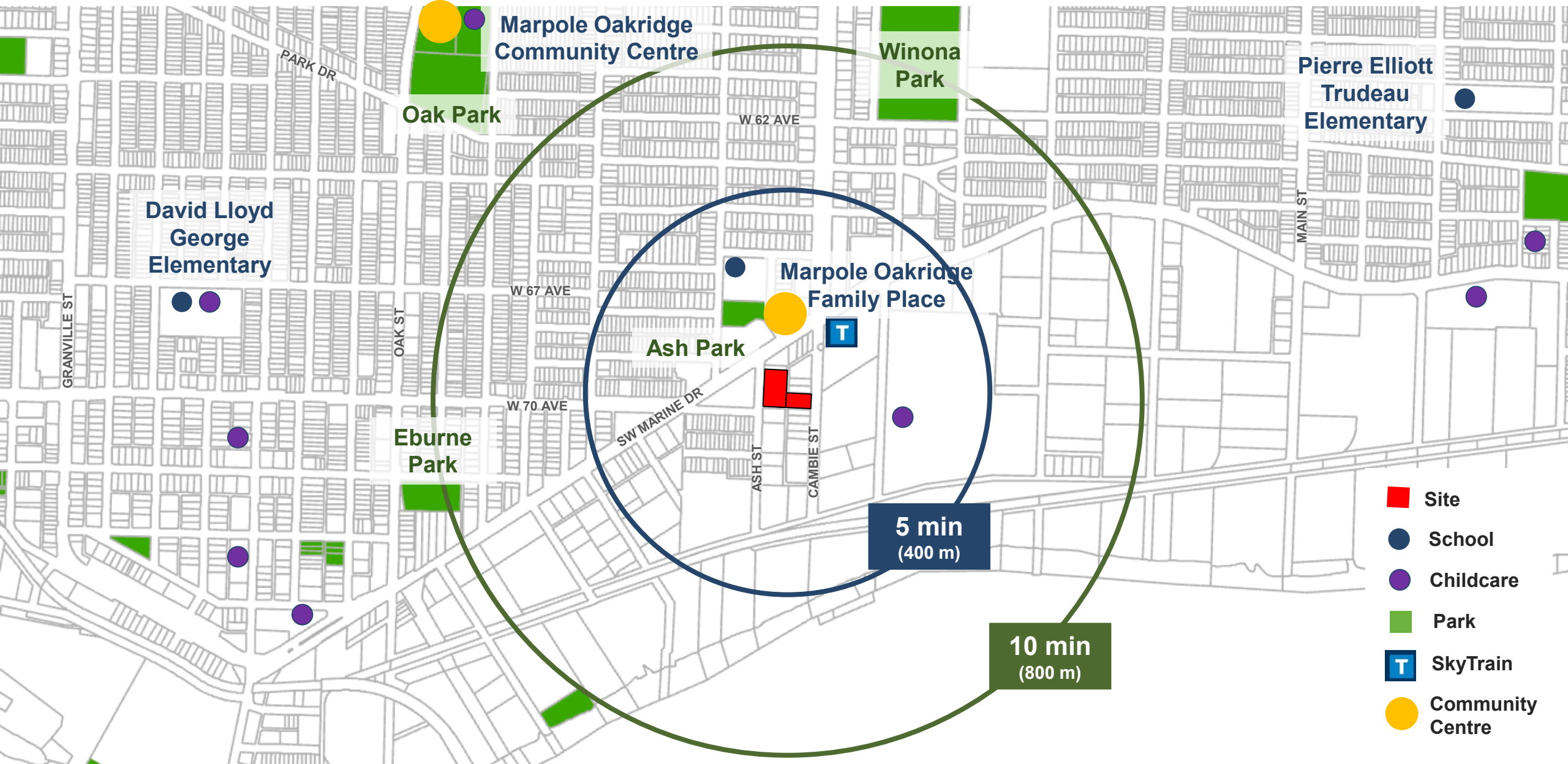
**CD-1 Rezoning: 8460 Ash Street and 8495 Cambie Street**  
Public Hearing – November 18, 2021









# Existing Site and Context



# Local Amenities and Services



-  Site
-  School
-  Childcare
-  Park
-  SkyTrain
-  Community Centre

# Enabling Policies

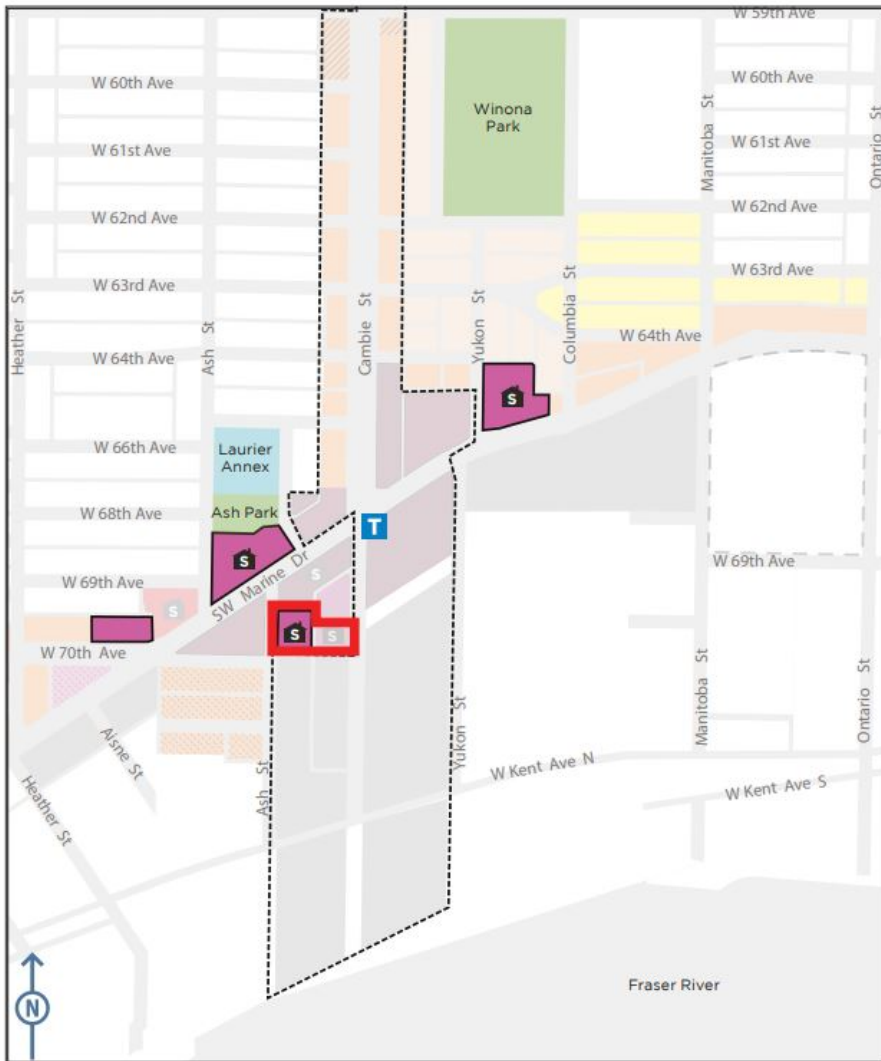


## Marpole Community Plan (2014)

- Manages growth over next 30 years
- Integrates policy on:
  - Land use
  - Housing
  - Transportation
  - Parks and open space
  - Local economy
  - Arts and culture
  - The environment
- Includes Public Benefits Strategy

# Policy Context

## Marpole Community Plan: Cambie Sub-area

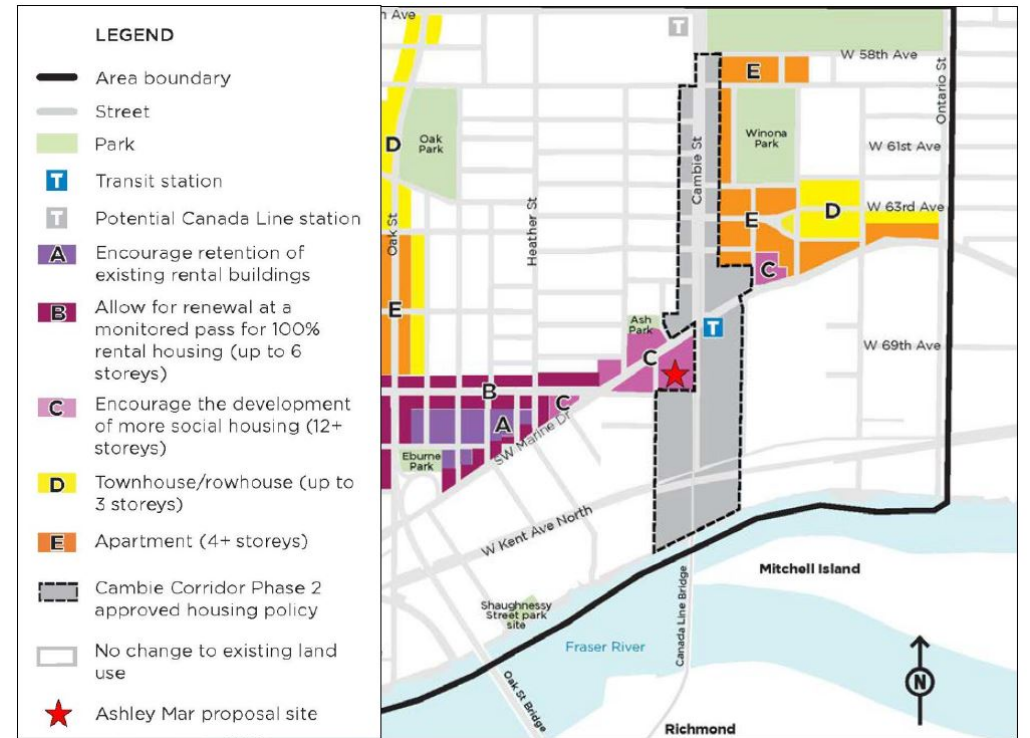


- Renew and increase social housing
- Height: up to 12 storeys
- Commercial uses on ground floor fronting Cambie Street
- Projects can include a market component to assist with funding
- Modest increases in height and density can be considered to assist with viability

# Enabling Policies

## Ashley Mar Issues Report (2020)

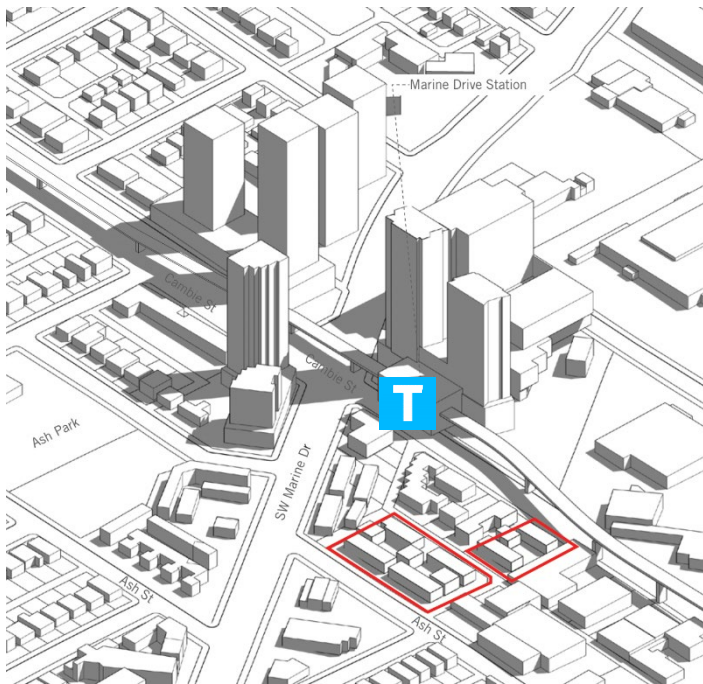
- Applicants submitted an application for renewal and expansion of Ashley Mar Co-op, exceeding height of Marpole Plan
- Co-op meets definition of “social housing”
- Issues Report sought Council approval to:
  - Consider Ashley Mar application
  - Consider other enquiries in area to enable more social and rental housing
- Included criteria for evaluating proposals



Marpole Housing Policy map

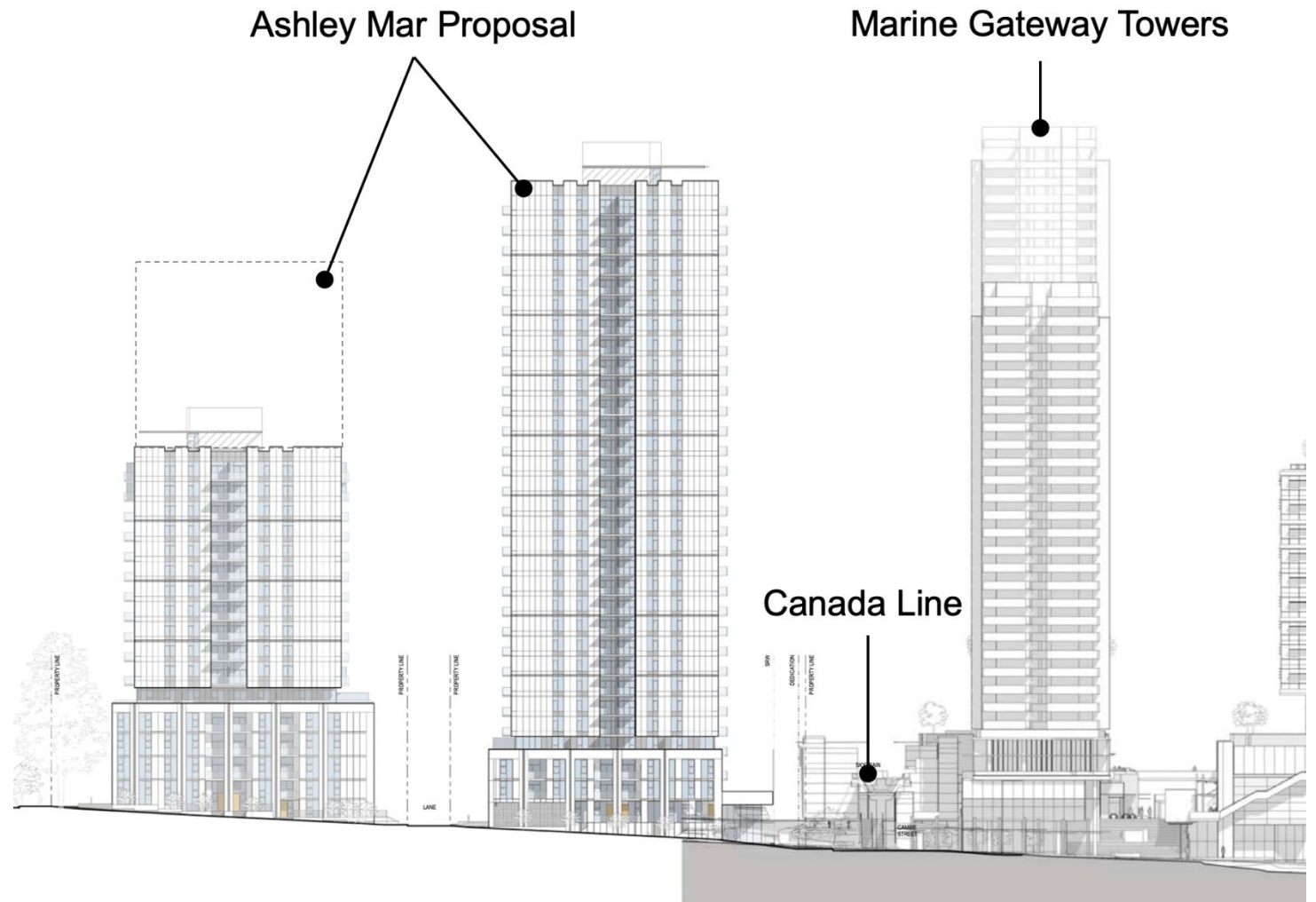
# Urban Design Objectives

- Unique gateway into Vancouver
- Additional height in line with other existing towers around Marine Drive Station
- Opportunity to enhance green infrastructure and the connection to the Frasier River



# Design Revisions

- Building height shifted to Cambie tower to enhance ‘gateway effect’
- Revisions to the form and massing to improve overall design performance
- Several mature trees retained along Ash Street





# Proposal

- 16-storey building with 125 social housing units for Ashley Mar Co-op
  - 54 replacement units
  - 71 additional units
- 27 and 31-storey buildings with 524 secured market rental units
- Exceeds Family Unit requirements
- 1 commercial retail unit
- Mid-block connection
- Floor area: 524,711 sq. ft.
- 8.26 FSR
- Application submitted July 2019, revised in January 2021
- 2,270 construction jobs





# Social Housing (Co-op Building)

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- Ashley Mar Housing Co-op to operate replacement and expansion units
- Affordability proposed:
  - 85% of units rented to households with incomes at or below HILs
- 60% family units
- Term Sheet – future operation and affordability of the co-op





# Existing Co-op Members

- **Resident Relocation Plan**
  - Ensures affordability maintained in interim housing and in new co-op building
  - Existing members will return to same housing charges
  - Support with relocation needs, including special circumstances
  - On-going communication and engagement with members





# Market Rental Building: Renting vs Ownership



	Project Proposed Initial Market Rental Rents		Market Rent in Newer Buildings - Westside		Ownership (10% down payment)		
	Average Starting DCL Waiver Rents	Average Household Income Served	Average Rents	Average Household Income Served	Median-Priced Unit (Westside)	Average Household Income Served	10% down payment
<b>studio</b>	\$1,818	\$72,732	\$1,832	\$73,280	\$2,857	\$114,280	\$49,525
<b>1-bed</b>	\$2,224	\$88,960	\$1,975	\$79,000	\$3,554	\$142,160	\$62,300
<b>2-bed</b>	\$2,912	\$116,468	\$2,804	\$112,160	\$5,355	\$214,200	\$93,300
<b>3-bed</b>	\$4,094	\$163,768	\$3,349	\$133,960	\$8,707	\$348,280	\$154,500



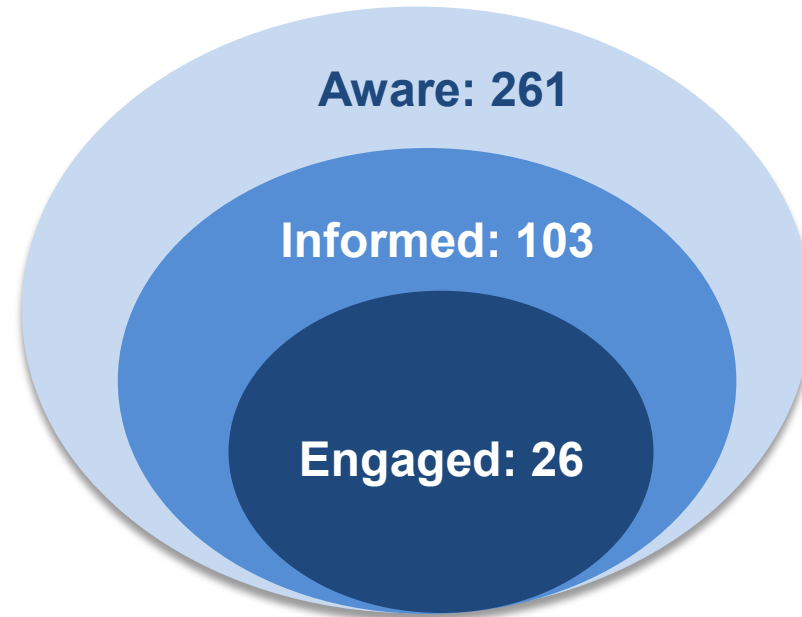
# Public Consultation

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**Pre-application Open House**  
**November 28, 2018**  
**64 attendees**

**Pre-application Open House**  
**October 8, 2019**  
**30 attendees**

**City-hosted**  
**Virtual Open House**  
**January 25 - February 14, 2021**



## Comments of support

- Building height, massing, density
- Housing stock
- Building design

## Comments of concern

- Building height, massing, density
- Parking, traffic impacts
- Amenities



# Public Benefits

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## Affordable Housing

- Renewal and expansion of the Ashley Mar Co-op (125 units)
- New secured market rental housing (524 units)

## Development Cost Levies (DCLs)

- \$4.1 million

## Public Art

- \$803,671

# Conclusion

- Proposal consistent with goals of Marpole Community Plan, Ashley Mar Issues Report
- 125 social housing units (Ashley Mar Co-op)
- 524 secured market rental units
- Staff support application subject to conditions in Appendix B

