



CD-1 Rezoning: 622-688 Southwest Marine Drive
Public Hearing – January 25, 2022

Existing Site and Context



Ashley Mar Site

Ash St.

Ash St.

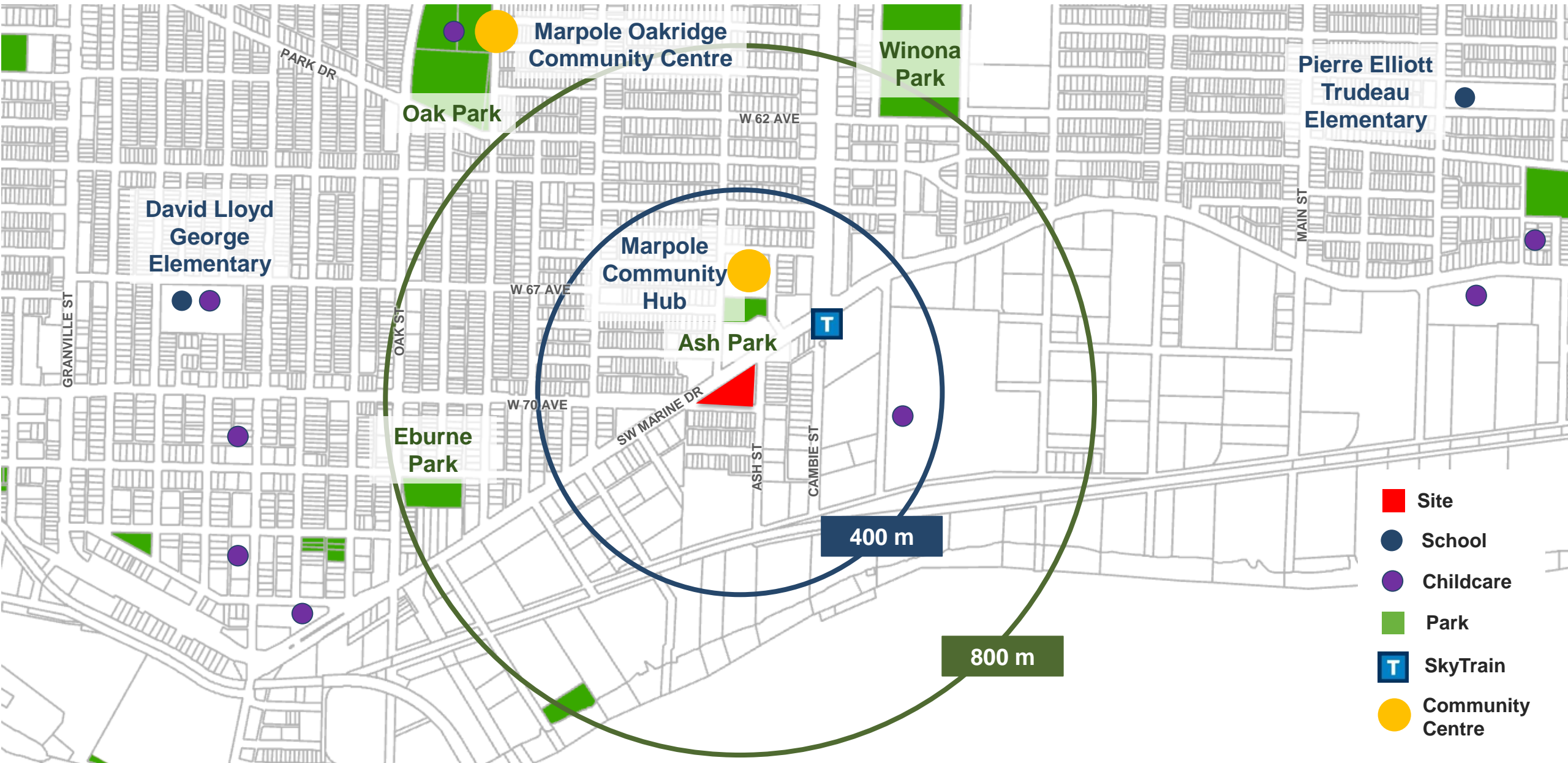
SW Marine Dr.

W 70th Ave.

W 71st Ave.



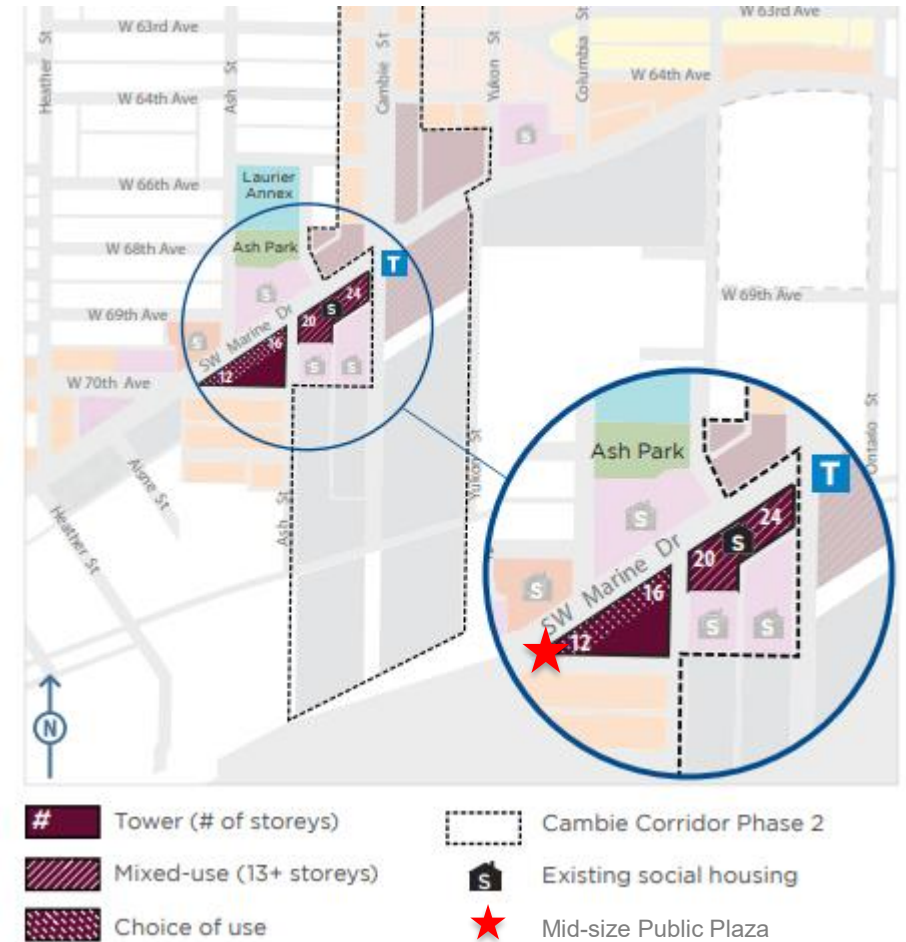
Local Amenities and Services



Enabling Policies: Marpole Community Plan



Marpole Community Plan: Cambie Sub-Area



- Height: Two towers at 12 and 16 storeys
- Choice-of-use on ground floor fronting Marine Drive
- 20% of residential units as social housing
- Modest increases in height and density can be considered to assist with viability
- Mid-size public plaza

Enabling Policies: Ashley Mar Issues Report

Ashley Mar Issues Report (2020)

- Additional height can be considered on sites without existing social housing if they provide:
 - (a) 20% of floor area as social housing; or
 - (b) 100% secured rental with 20% of floor area for households with moderate income

Marine Landing Policy Update (2021)

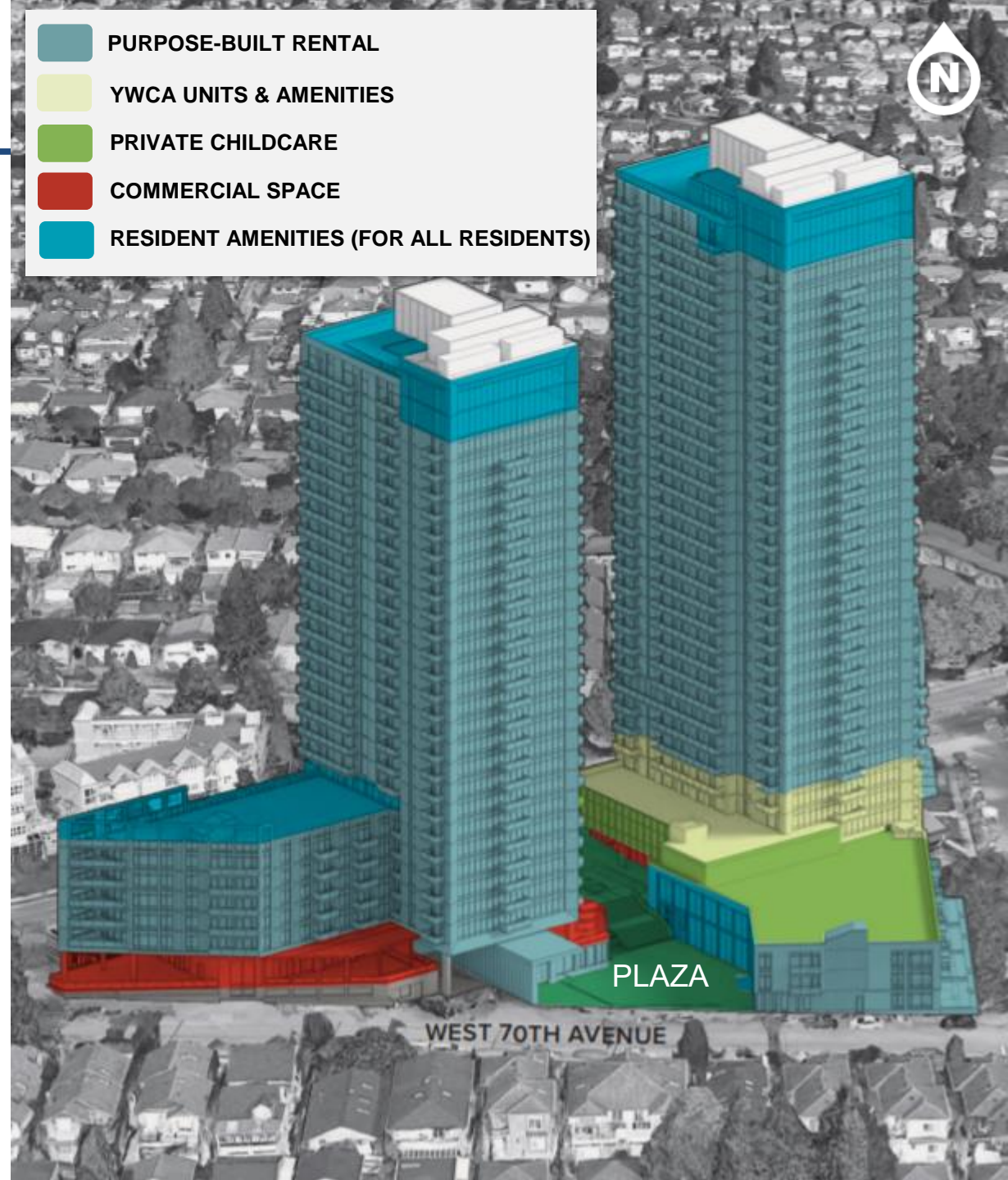
- Maintain highest building heights at Marine Gateway
- No new shadow impacts on Ash Park

Marpole Housing Policy Map

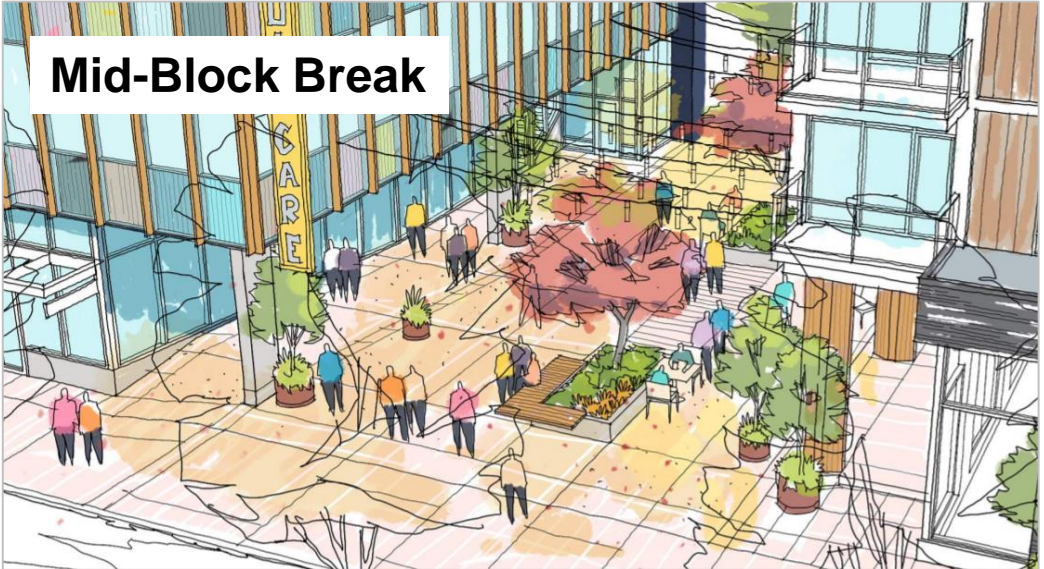
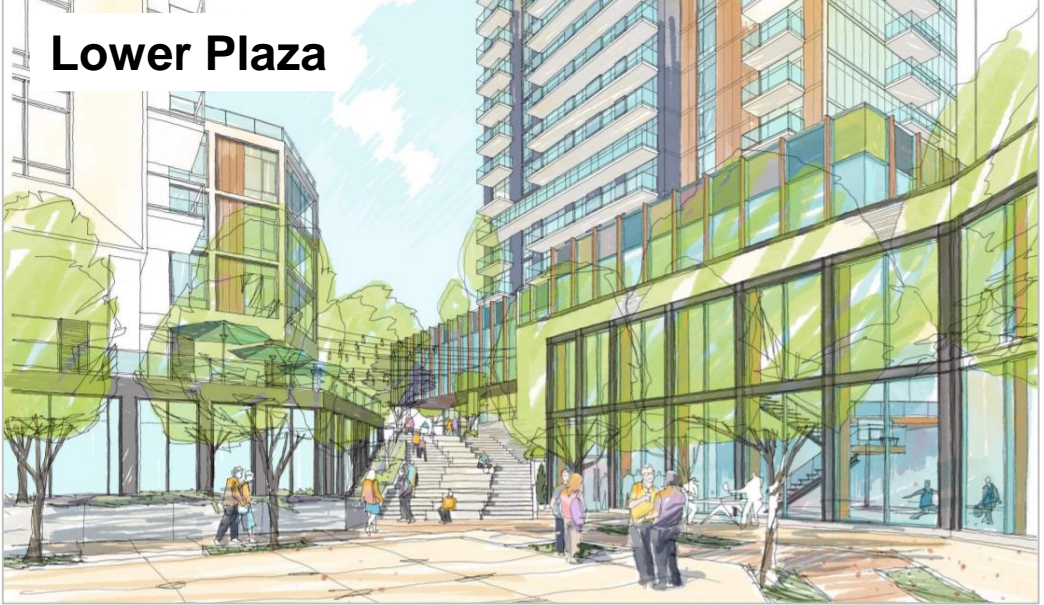


Proposal

- Application received December 22, 2020
- Podium with two towers (28 and 32 storeys)
- 573 secured rental units:
 - 89 below-market units operated by the applicant
 - 28 units with deeper affordability operated by YWCA
- Commercial space and private childcare
- Height of 96.2 m (316 ft.) and 100.5 m (330 ft.)
- FSR of 6.84
- Three levels of underground parking
- 935 construction jobs



Proposal: Public Realm



Below Market Rental Units: Operation and Ownership

YWCA: 28 Below-Market Rental Units

- Affordability:
 - 25% of units: Shelter rate;
 - 32% of units: HILS; and
 - 43% of units: Moderate income households
- Safe and affordable for single women and children
- Specialized supports and programming on site

Applicant: 89 Below-Market Rental Units

- Affordability:
 - Studios and one-bedrooms 15% above CMHC average rents
 - Two bedroom units at CMHC average rents
- Rents are 12%-15% below market rents for newer rental buildings
- Affordable to incomes from \$60,000 to \$83,000

Applicant-operated below market rental units vs. average market rents and home ownership

	Below Market (Operated by the applicant)		Market Rent in Newer Buildings - Westside ¹		Ownership (20% down payment)	
	Average Below Market Rent	Average Household Income Served	Average Market Rent	Average Household Income Served	Median-Priced Unit (Westside)	Average Household Income Served
studio	\$1,504	\$60,160	\$1,832	\$73,280	\$2,569	\$102,776
1-bed	\$1,742	\$69,680	\$1,975	\$79,000	\$3,191	\$127,654
2-bed	\$2,089	\$83,560	\$2,804	\$112,160	\$4,812	\$192,492
3-bed	N/A	N/A	\$3,349	\$133,960	\$7,809	\$312,350

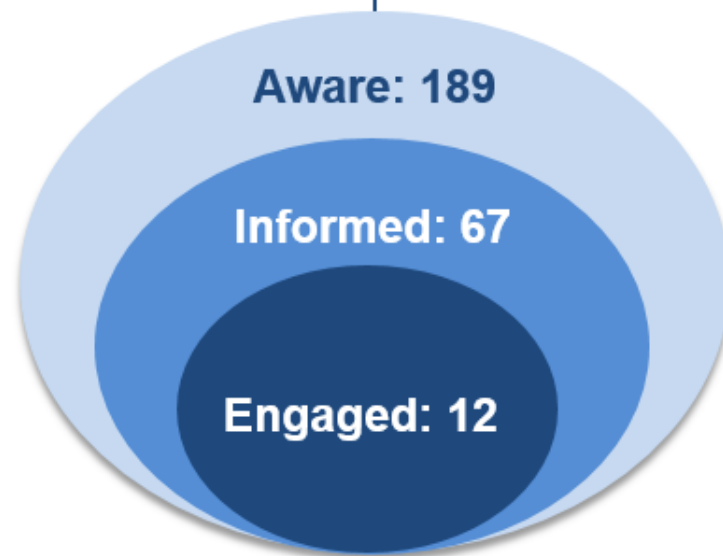
1. Data from the October 2020 CMHC Rental Market Survey for buildings completed in the year 2011 or later on the Westside of Vancouver

Public Consultation

**Postcards Mailed
March 26, 2021**

**City-hosted
Virtual Open House
March 29 to April 18, 2021**

Postcards distributed	3,590
Questions	0
Comment forms	24
Other input	0
Total	24



Comments of support

- Height, density and context
- Housing stock and affordability
- Building design
- Amenities

Comments of concern

- Height, density and context
- Traffic and safety
- Parking
- Public realm

Public Benefits

Affordable Housing

- 456 new secured market housing
- 117 below market units (20% of residential floor space), including:
 - 89 units operated by the applicant
 - 28 units operated by the YWCA targeting deeper levels of affordability

Development Cost Levies (DCLs)

- \$12.7 M

Public Art

- ~\$900,000

Conclusion



- Meets intent of *Marpole Community Plan* and *Ashley Mar Issues Report*
- Staff support application subject to Appendix B