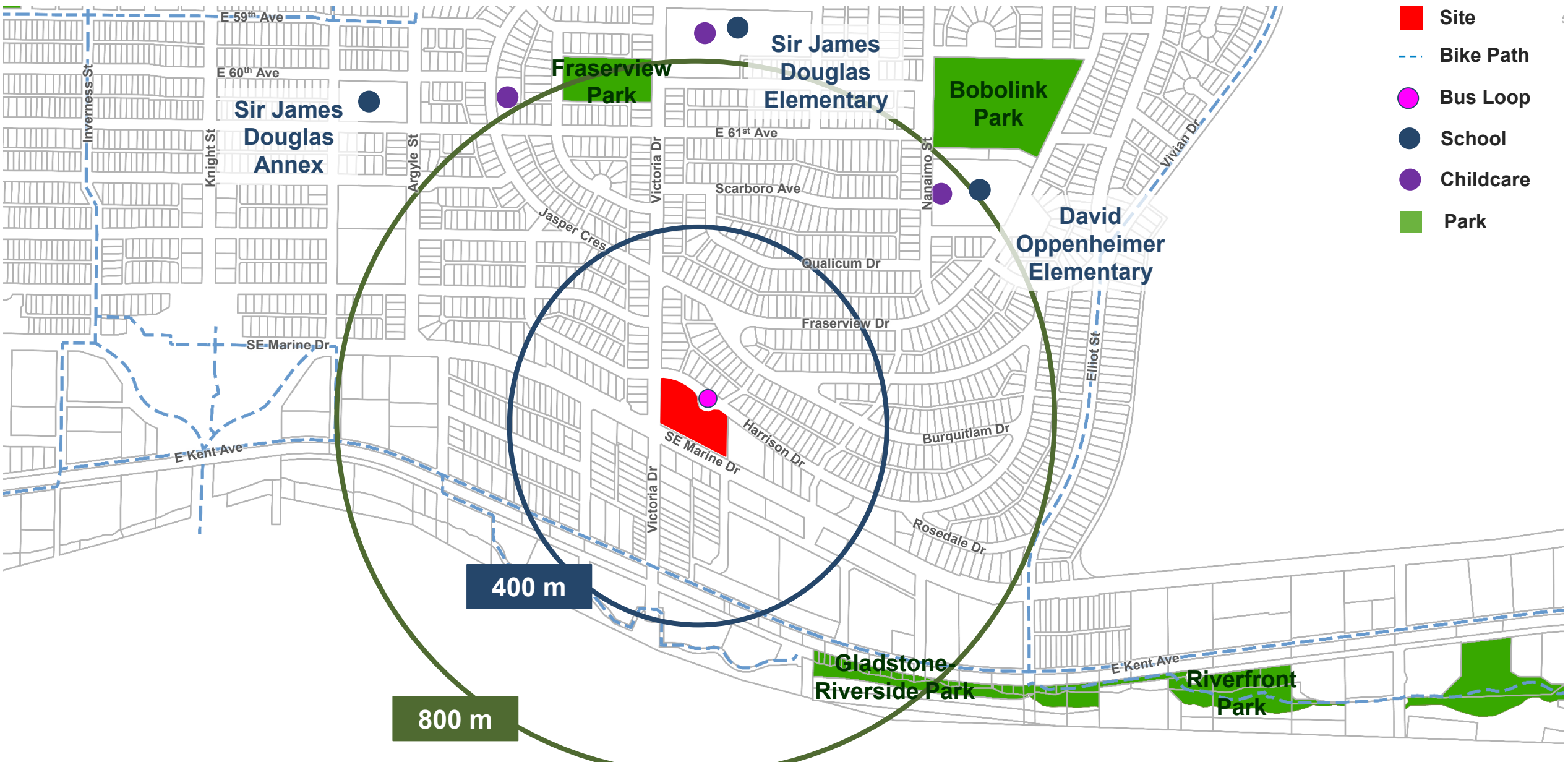




Site and Context



Local Amenities and Services



CityPlan

Proposal



- Application: Feb. 4, 2019
- Resubmission: Oct. 27, 2021
- 6-storey licensed long-term care facility for seniors (187 beds)
- 6-storey secured market rental building (20% of floor area at below-market rents)
- FSR: 2.02
- Sustainable design
- Approximately 466 construction jobs

Licensed Long-term Care Facility for Seniors

- 187 beds
- Height: 23.4 m (77 ft.)



Rental Building

- 76 secured rental units:
 - 61 market rental units
 - 15 below-market rental units
- 35% family units
- Height: 18.1 m (59 ft.)



Renting versus Ownership

		Applicant-Operated Below-Market Rent		Newer Rental Buildings - Eastside		Monthly Costs of Ownership for Median-Priced Unit – Eastside (with 20% down payment)		
Proposed Average Unit Size (sq. ft.)		Average Base Starting Rent	Average Household Income Served	Average Market Rent	Average Household Income Served	Monthly Costs Associated with Purchase	Average Household Income Served	Starting Down Payment at 20%
Studio	411	\$950	\$38,000	\$1,598	\$63,920	\$2,200	\$88,000	\$79,550
1-bed	493	\$1,200	\$48,000	\$1,772	\$70,880	\$2,885	\$115,400	\$108,000
2-bed	700	\$1,600	\$64,000	\$2,402	\$96,080	\$3,809	\$152,360	\$141,300

Public Consultation

**Postcards Mailed
January 6, 2022**

**City-hosted
Virtual Open House
January 10 to January 30, 2022**

Postcards distributed	1,116
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Questions	6
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Comment forms	46
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Other input	2
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Total	54
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Aware: 165

Informed: 74

Engaged: 44

Comments of support

- Additional density
- Seniors care facility
- Building design

Comments of concern

- Height and loss of views
- Traffic impacts

Public Benefits

Contribution	Amount
Community Amenity Contribution (CAC) – cash amount	\$192,000
Development Cost Levies (DCLs)	\$3,794,278
Public Art	\$420,916
Total Value	\$4,215,194

Conclusion

- Meets intent of the *Victoria-Fraserview/Killarney Community Vision* and the *Secured Rental Policy*
- 187 beds for seniors in a licensed long-term care facility
- 76 secured market rental units
- Staff support application subject to conditions in Appendix B

