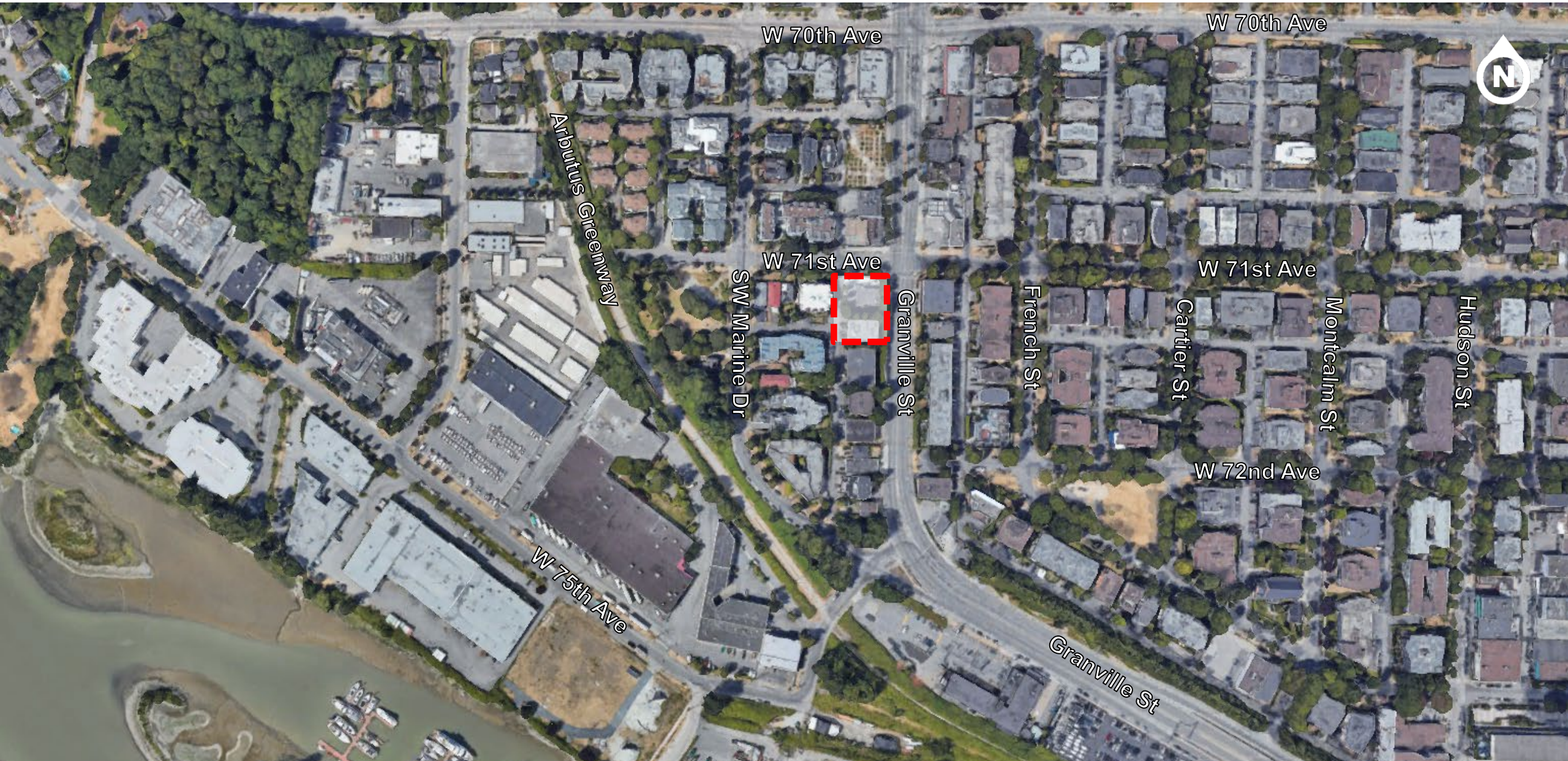




CD-1 Rezoning: 1510 West 71st Avenue & 8733 Granville Street
Public Hearing – November 14, 2023

Existing Site and Context

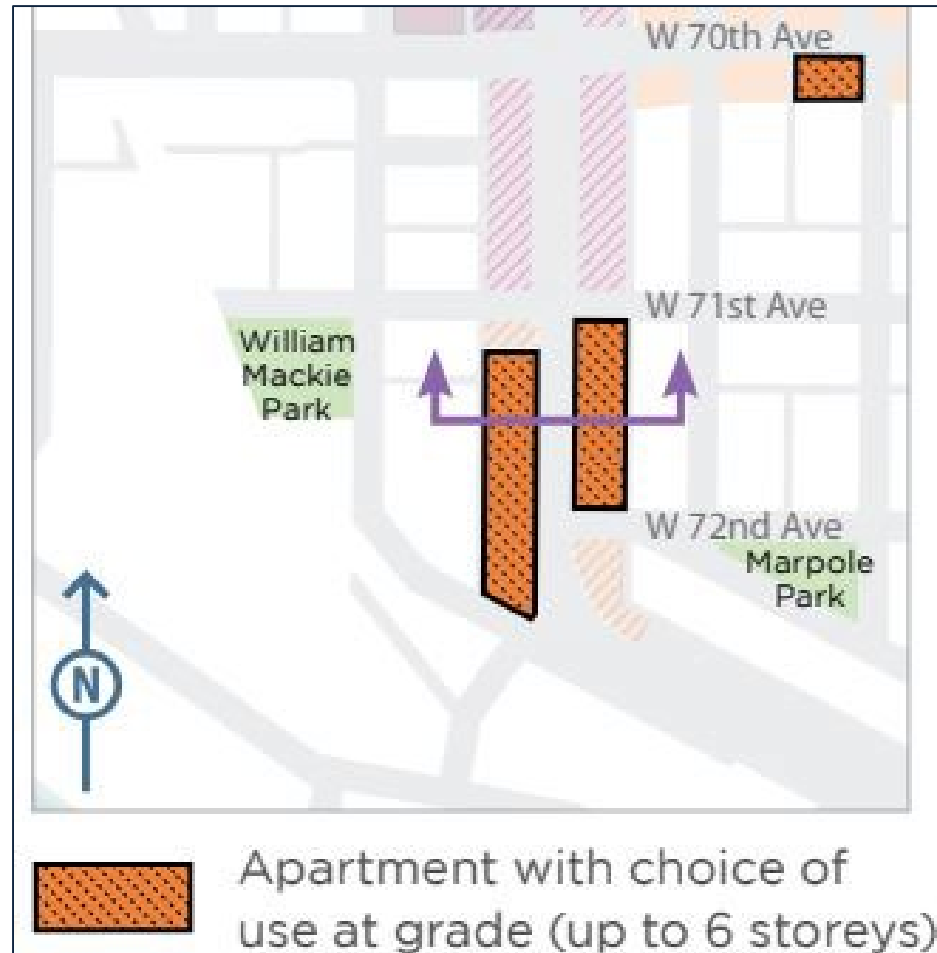


Enabling Policies – Marpole Plan



Section 6.1.3

- Mixed-Use
- Height: Up to 6 storeys
- Mix of commercial uses required at-grade
- Density: 2.5 FSR



Section 6.1.4

- Mixed-use or residential
- Height: Up to 6 storeys
- Choice of use at-grade
- Density: 2.5 FSR

Proposal

- **Application Submission:**
November 2022
- Six storeys
- Form of development compliant
- FSR: 3.38
- 74 secured-rental residential units, with commercial uses
- Building height: 72 ft.
- Parking and loading from the lane



Proposal: Form of Development

- Proposed building massing appropriately responds to the surrounding context
- Public realm improvements include:
 - Storefronts at-grade
 - Wider sidewalks
 - New street trees on Granville Street & 71st Avenue
- Form is compliant with the Plan



View from West 71st Avenue and relationship to existing apartment building

Housing: Purpose Built Rental

	Market Rent in Newer Buildings – Westside ¹		Ownership (20% down payment) ²		
	Average Market Rent	Average Household Income Served	Average-Priced Unit - Westside	20% down payment	Average Household Income Served
Studio	\$1,938	\$77,520	\$2,837	\$106,000	\$113,480
1-bed	\$2,209	\$88,360	\$3,473	\$132,000	\$138,920
2-bed	\$3,411	\$136,440	\$5,193	\$198,400	\$207,720
3-bed	\$4,426	\$177,040	\$7,982	\$311,890	\$319,280

Public Consultation

Postcards Mailed
February 22, 2023

City-hosted
Virtual Open House
February 27, 2023 to
March 19, 2023

Comments of support

- Height, density and context
- Secured-rental units
- Commercial space

Comments of concern

- Parking

46 parking spaces are proposed

Postcards distributed	2,338
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Questions	1
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Comment forms	8
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Other input	0
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Total	9
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Aware: 119

Informed: 45

Engaged: 7

Public Benefits

Contribution	Amount
Community Amenity Contribution (CAC)	\$750,000
Development Cost Levies (DCLs)	\$1,933,434
Total Value	\$2,683,434

Conclusion



- Proposal meets the intent of the Marpole Plan in terms of height and density
- Staff support the application subject to conditions outlined in Appendix B