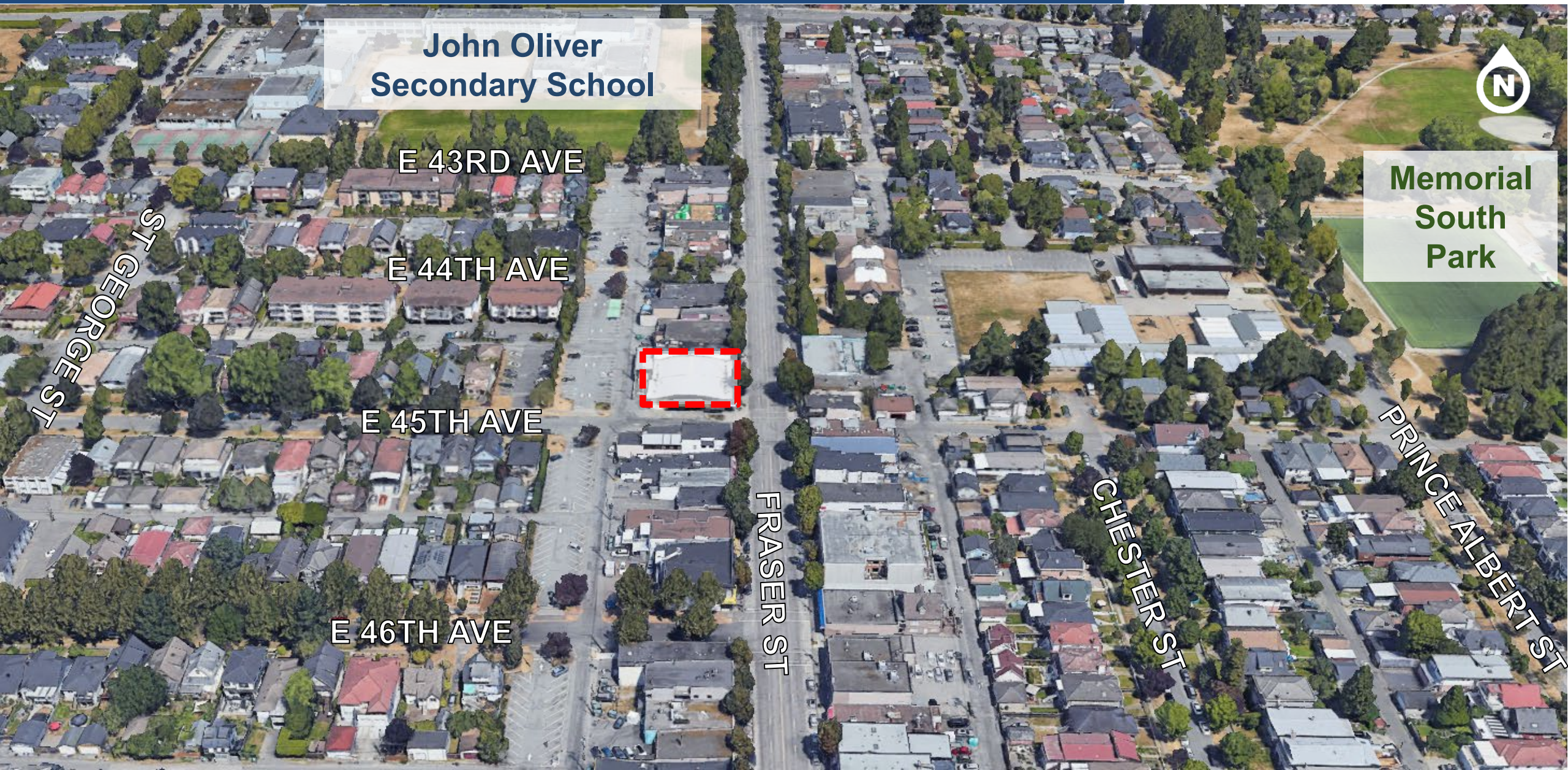




CD-1 Rezoning: 6095 Fraser Street
Public Hearing – February 29, 2024

Existing Site and Context



**John Oliver
Secondary School**



**Memorial
South
Park**

E 43RD AVE

E 44TH AVE

E 45TH AVE

E 46TH AVE

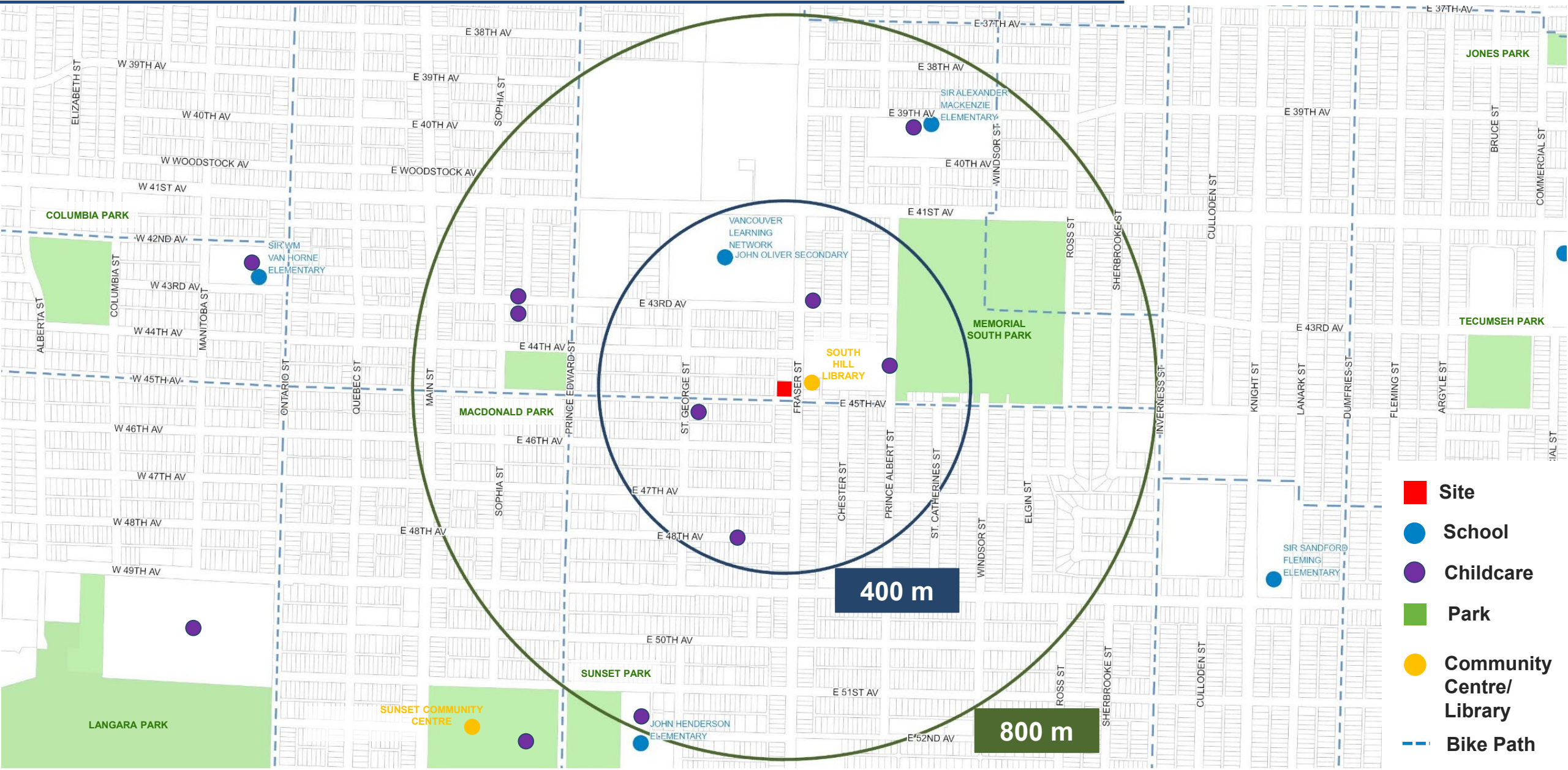
ST GEORGE ST

FRASER ST

CHESTER ST

PRINCE ALBERT ST

Local Amenities and Services



Policy Context



Policy

Secured Rental Policy
Incentives for New Rental Housing

*Approved by Council May 15, 2012
Amended November 26, 2019*

Proposal

- Application submitted June 30, 2022
- Seven-storey mixed-use building
- 36 secured market rental units
- Two-storey commercial space
- FSR of 4.0 (min. 1.2 FSR of commercial)
- Height of 24.7 m (81 ft.)



Rental versus Ownership Tenure

	Market Rent in Newer Buildings - Eastside		Monthly Costs of Ownership for MedianPriced Apartment – Eastside (with 20% down payment)		
	DCL By-Law Maximum Averages	Annual Income Required to Afford Monthly Costs	Monthly Costs of Ownership	20% down payment	Annual Income Required to Afford Monthly Costs
Studio	\$1,884	\$75,360	\$2,837	\$79,550	\$88,000
1-bed	\$2,122	\$84,880	\$3,473	\$108,000	\$115,400
2-bed	\$2,888	\$115,520	\$5,193	\$141,300	\$152,360
3-bed	\$3,704	\$148,160	\$7,982	\$213,000	\$222,600

Public Consultation

Postcards Mailed
November 14, 2022

City-hosted
Virtual Open House
November 14 to
December 4, 2022

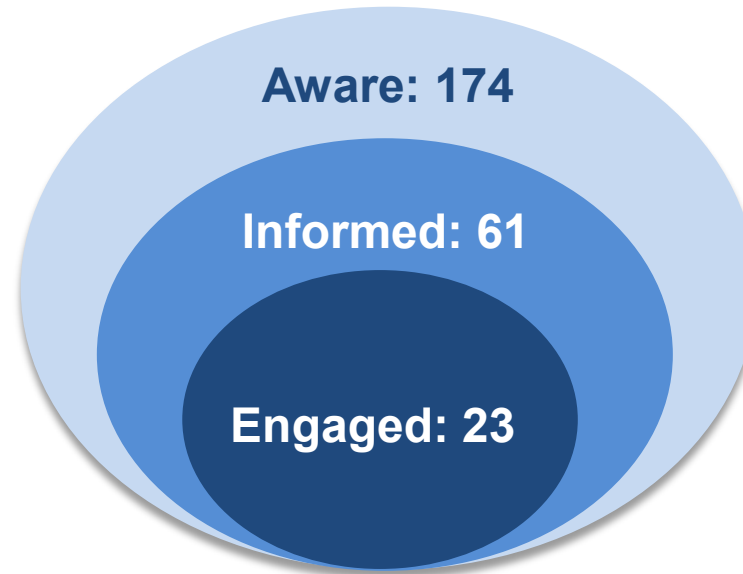
Postcards distributed	1,432
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Questions	8
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Comment forms	85
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Other input	2
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Total	95
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Comments of support

- Increased housing stock
- Replacement grocery store
- Building height, density and location

Comments of concern

- Gentrification
- Height, density and massing
- Accessibility to affordable groceries

Response to Feedback

Gentrification

- Replacement supermarket
- No residential tenants displaced

Accessibility to affordable groceries

- Existing supermarket returning
- Small and large grocery stores close by

Height, density and massing

- Generally consistent with typical C-2 form
- Extra height to accommodate two-storey supermarket - mitigated by setbacks to seventh storey

Public Benefits

- Development Cost Levies (DCLs) of \$915,074 (applicant is pursuing the waiver)
- 36 rental units secured through a housing agreement
- No Community Amenity Contribution (CAC) due

Conclusion

- Consistent with the objectives of the *Secured Rental Policy*
- Staff support the application subject to conditions in Appendix B of the report



END OF PRESENTATION

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