



Selkirk Street



CD-1 Rezoning: 8815-8827 Selkirk Street
Public Hearing – May 30, 2024

Existing Site and Context



Local Amenities and Services



Enabling Policy



- Mixed use
- Up to 6 storeys
- Choice of use at grade



City of Vancouver *Land Use and Development Policies and Guidelines*
Community Services, 453 W. 12th Ave Vancouver, BC V5Y 1V4 ☎ 604.873.7344 fax 604.873.7060
planning@vancouver.ca

LIVE-WORK USE GUIDELINES

*Adopted by City Council on March 21, 2006
Amended December 10, 2019*

Note: These guidelines are organized under standard headings. As a consequence, there are gaps in the numbering sequence where no guidelines apply.

- 1 Application and Intent**
These guidelines are to be used in conjunction with a District Schedule of the Zoning and Development By-law or the Official Development Plans which permit Live-Work Use. These guidelines should be consulted in seeking approval for this conditional use. As well as assisting the applicant, the guidelines will be used by City staff in the evaluation of development applications.

Rezoning Application Proposal

Looking East from Rear Laneway



- Rezone from MC-1 to CD-1
- 6-storey rental building
- Application date April 2016
- Revised drawings August 2023
- 36 market rental residential units
- Live-work space at grade
- FSR: 2.5
- Height: 21 m (69 ft.)
- Parking access proposed from laneway

Renting vs. Ownership

	Market Rent in Newer Buildings on Westside		Ownership Median-Priced Unit on Westside	
	Average Rents	Average Household Income Served	Monthly Costs of Ownership	Income to Afford Monthly Ownership Costs
studio	\$1,902	\$76,080	\$2,837	\$113,480
1-bed	\$2,306	\$92,240	\$3,473	\$138,920
2-bed	\$3,372	\$134,880	\$5,193	\$207,720
3-bed	\$4,434	\$177,360	\$7,982	\$319,280

Public Consultation - 2016

**Postcards Mailed
June 6, 2016**

Postcards distributed	2,938
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Questions	0
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Comment forms	6
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Other input	1
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Total	7
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**In-Person Open House
June 29, 2016**

**Attendees:
12**

Public Consultation - 2023

**Postcards Mailed
September 29, 2023**

Postcards distributed	3,023
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Questions	0
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Comment forms	21
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Other input	1
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Total	22
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**City-hosted
Q&A Period
September 27 to October 10, 2023**



Comments of support

- New rental housing stock
- New neighbourhood amenities

Comments of concern

- Parking and increased traffic
- Lack of rental affordability

Public Benefits

- Secured rental building

Contribution	Amount
Development Cost Levies (DCLs)	\$1,019,226
Total Value	\$1,019,226

Conclusion

- **Meets intent of the *Marpole Plan***
- **Staff support application subject to conditions in Appendix B of the report**

