

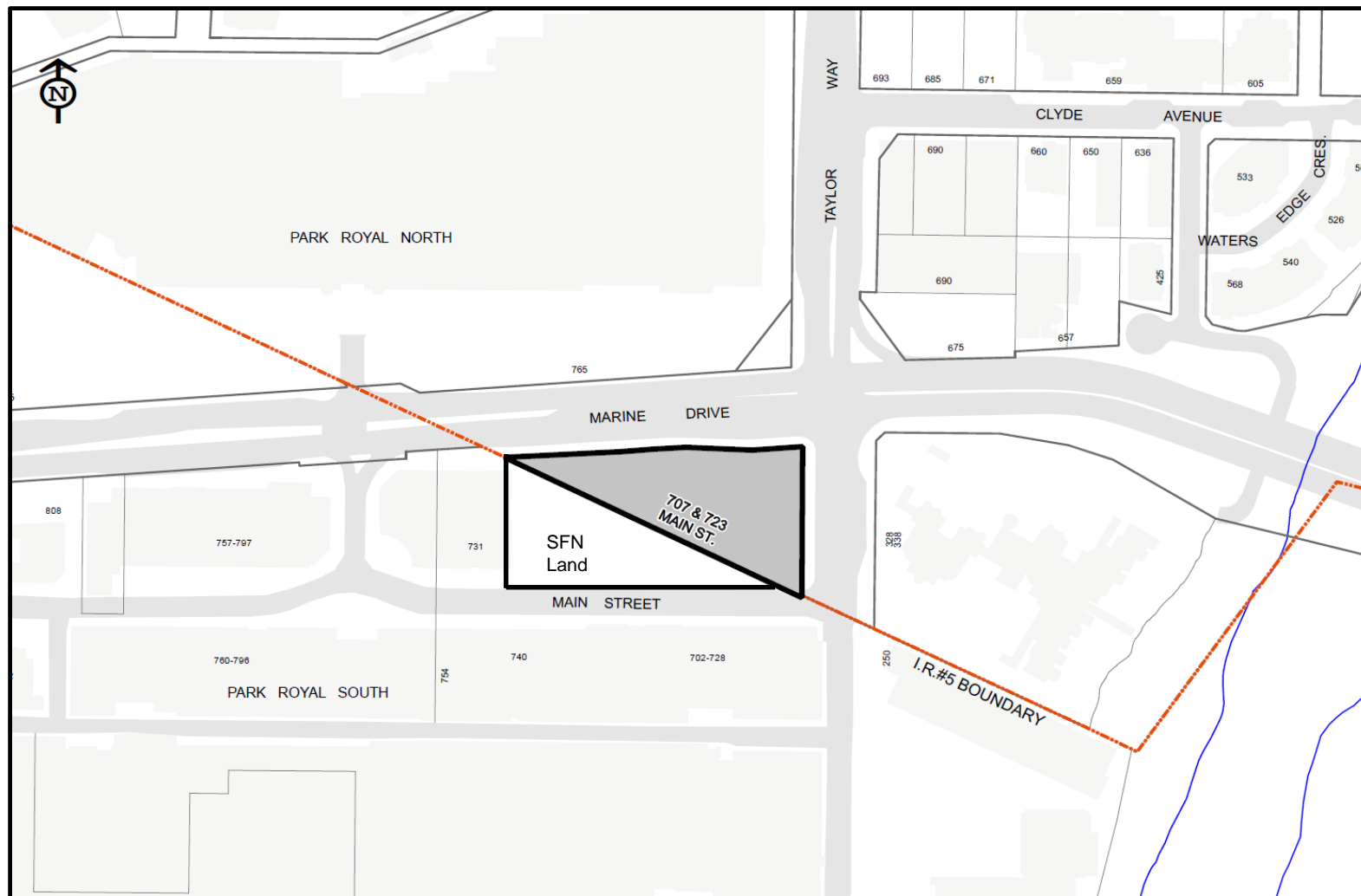
# 727 & 723 Main Street

*(previously known as “752 Marine Drive”)*

Council Meeting

May 25, 2020

# CONTEXT



# APPROVED PROJECT

## 203 Units:

- 49 permanent rental
- 51 rental for 20 years
- 11 supportive units (District-owned)
- 92 unsecured rental

## Project Stats:

- FAR: 2.25
- 11 & 14 storeys
- 232 parking spaces



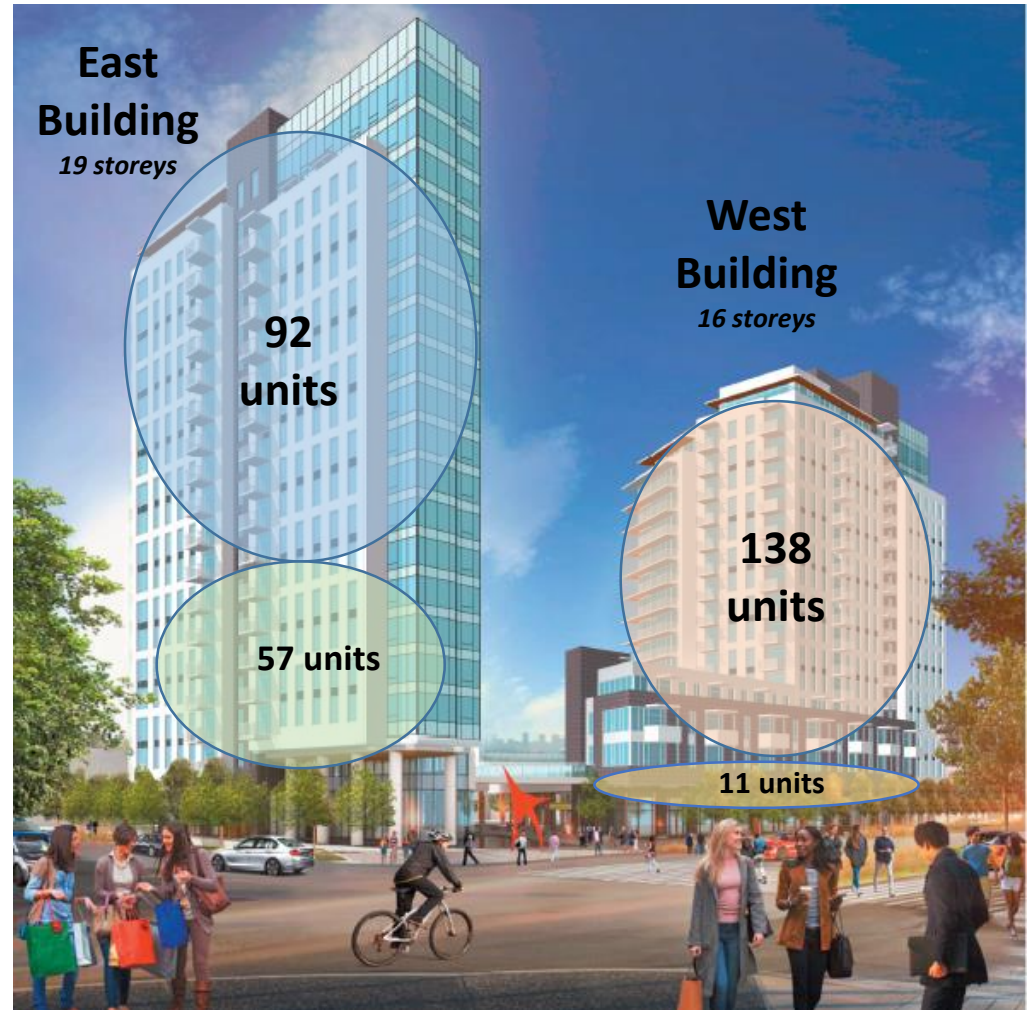
# PROPOSED

## 298 Units:

- 138 permanent rental
- 57 rental for 20 years
- 11 supportive units (District-owned)
- 92 unsecured rental

## Project Stats:

- FAR: 3.07 (+0.82 FAR)
- 16 & 19 storeys (+ 5 storeys)
- 232 parking spaces (no change)



# HOUSING SUMMARY

## Approved Housing Mix:

Housing Type	
Supportive Housing (DWV Owned)	11
Permanent Rental	49
20 Year Rental	51
"Strata" (unsecured rental)	92
<b>Total</b>	<b>203</b>

## Proposed Housing Mix:

Housing Type	
Supportive Housing (DWV Owned)	11
Permanent Rental	138
20 Year Rental	57
"Strata" (unsecured rental)	92
<b>Total</b>	<b>298</b>

## Comparison:

No change
+89
+6
No change
<b>+95</b>

### Adaptable Unit Summary:

Supportive Units: All 11 supportive units designed to Level 3 (previously approved)

Rental Units: 23 of the 95 proposed units designed to Level 2

Other Adaptable Features: Automatic door openers in common areas, yellow handrails and tactile walking surface indicators in stairways, building concierge services, four additional accessible parking stalls, etc.

# CAC SUMMARY

	2018 Approved CACs	2020 Proposed CACs	Combined CACs
<b>In-Kind</b>	\$10,545,000 valued as: <ul style="list-style-type: none"><li>• \$4,385,000 supportive-unit housing</li><li>• \$6,160,000 child care facility</li></ul>	Not applicable	\$10,545,000
<b>Cash</b>	\$10,769,460	\$10,000,000	\$21,769,460
<b>Total</b>	\$21,314,460	\$10,000,000	\$31,314,460

# TECHNICAL REVIEW SUMMARY

## COMMITTEES:

**ACDI:** Nov 7, 2019

- *Supportive*

**DRC:** Nov 21, 2019

- *Supportive, subject to responding to increased density issues (car share, active roof top uses, child care and children's play at grade)*

## TRANSPORTATION:

- *No additional parking*
- *Decoupled from units*
- *Increased bicycle parking*
- *TIA update (Traffic Study)*

## SUSTAINABILITY:

- *Step 3 of BC Energy Code*
- *Transit-rich area*
- *Green building features*
- *Reduced energy demands*

# RESPONSE TO JULY 2019 COUNCIL MOTION

- **Consult with the community**
  - *Public Meeting held September 24, 2019*
- **Address traffic and view concerns**
  - *Restricted turning movements to Main Street*
  - *Other local improvements*
  - *Welch Street Bridge refurbishment*
  - *View studies provided*
- **Work with District on options for the CACs**
  - *Council may direct CACs used to fund:*
    - *Implementation of the emerging Marine Drive & Taylor Way Gateway Public Realm Plan*
    - *Transportation goals*
    - *Supporting community uses*



# PROPOSED PACKAGE

## **Required Amendments:**

- Official Community Plan Amendment
- Rezoning Bylaw (amends the CD57 zone)
- Housing Agreement Amendment
- Development Permit Amendment

## ***Conditions to Adoption:***

- *Registration of a modified covenant (number of units and frontage works)*
- *Payment of the CAC*
- *MOTI approval on the rezoning bylaw*

# PUBLIC ENGAGEMENT

## **Should Council schedule a Public Hearing:**

- Public Information Meeting (prior to public hearing)
- Signage
- Notification
- Website
- Public Hearing

# RECOMMENDATION

It is recommended that:

- Council give 1<sup>st</sup> reading to the proposed bylaws; and
- Set a **public hearing** for **June 23, 2020 at 6 p.m.**

**Thank You!**  
**Questions?**