

529 Queens Avenue

Proposed Affordable Housing Project – Preliminary Application Review

Council Workshop – May 13, 2024

Wendee Lang, Development Planner



Site Context



Site Area

3,235 sq. m. (34,848 sq. ft.)

Existing Use

Queens Avenue United Church & annex Frog Hollow Montessori (child care)

TOA

Columbia SkyTrain Station (~500 m.)



529 Queens Avenue May 13, 2024

Project Team

Applicant

Hugh Forster

Design build developer

Property Owner

BC Conference Property Development Council (PDC) of the United Church of Canada

United Church affiliate

Housing Operator

Qayqayt First Nation North Fraser Métis Association

Lu'ma Native Housing Society (partnership in progress)

Housing operating group



Affordability and Target Renters

Affordability

BC Housing Indigenous Housing Fund

- **Requirement: 100% units Rent Geared to Income (RGI)**
- Rent amount Varies based on rent calculation guide rent scale
- Tenant income eligibility All households below Housing **Income Limits**

Target Renters Multi-generational members of Indigenous community including:

- Elders;
- Families; and,
- Individuals

Proposal

Height: 6 storeys

FSR: 2.3

Units: 91 units

• 1-bdr – 45%

• 2-bdr – 31%

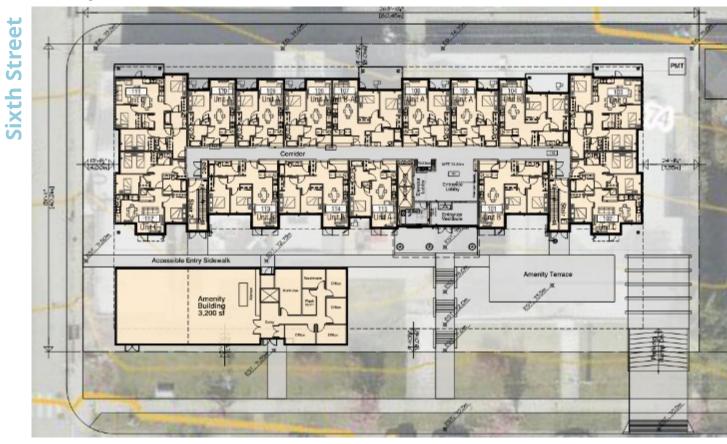
• 3-bdr – 24%

Parking:

- 40 resident + 5 visitor stalls
- 115 long-term + 6 short-term bicycle parking spaces

Amenity building

Liverpool Street



Queens Avenue

529 Queens Avenue May 13, 2024

Policy Context

OCP

(RM) Residential – Multiple Unit Buildings (4-6 storeys)

Rezoning

C-2 Community Commercial Districts (CD) District



Comprehensive Development

Development Permit

2.2 Sixth Street Development Permit Area design guidelines

Housing Needs

Below- and non-market rental housing units:

- Required to meet demand: 208 units per year
- Provided over 2021-2022: 158 units per year



529 Queens Avenue May 13, 2024

Heritage Considerations



Year of construction: 1958

Queen's Park HCA: Excluded

Protection status: None

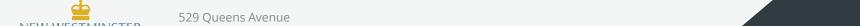
Heritage value: Yes (church only)

Staff evaluation:

Values and stories well represented in heritage building stock

May 13, 2024

- Proposed community benefits are significant and much needed
- Retention not required





Key ConsiderationsFeedback

- 1. Affordable housing project **supported in principle** subject to Council consideration as a formal development application;
- Retention of Queens United Church and annex does not need to be considered;
- Further exploration of capital and operational funding opportunities for on-site not-for-profit child care;
- **4. Six-storey massing** supported by current policy provided activation of Sixth Street achieved; and,
- 5. Off-street accessible and bike parking requirements should be met, and TDM measures explored, provided the project remains viable.

Key ConsiderationsCouncil Report Recommendations

THAT Council endorse the recommendations summarized in the Feedback section of this report.

THAT Council instruct staff to provide feedback to the applicant, as provided by Council and as summarized in the Feedback section of the report, in the Pre-Application Review letter.



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