

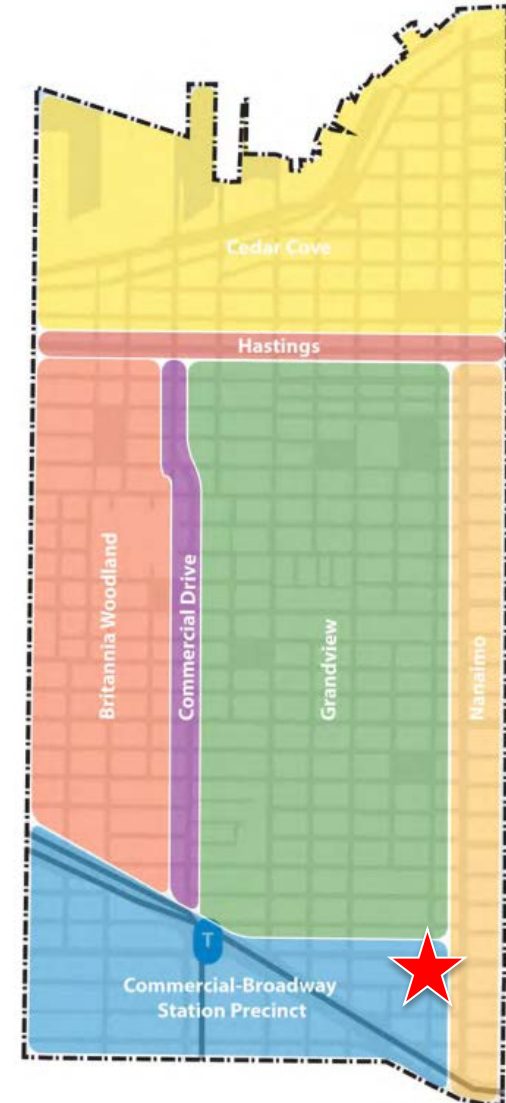
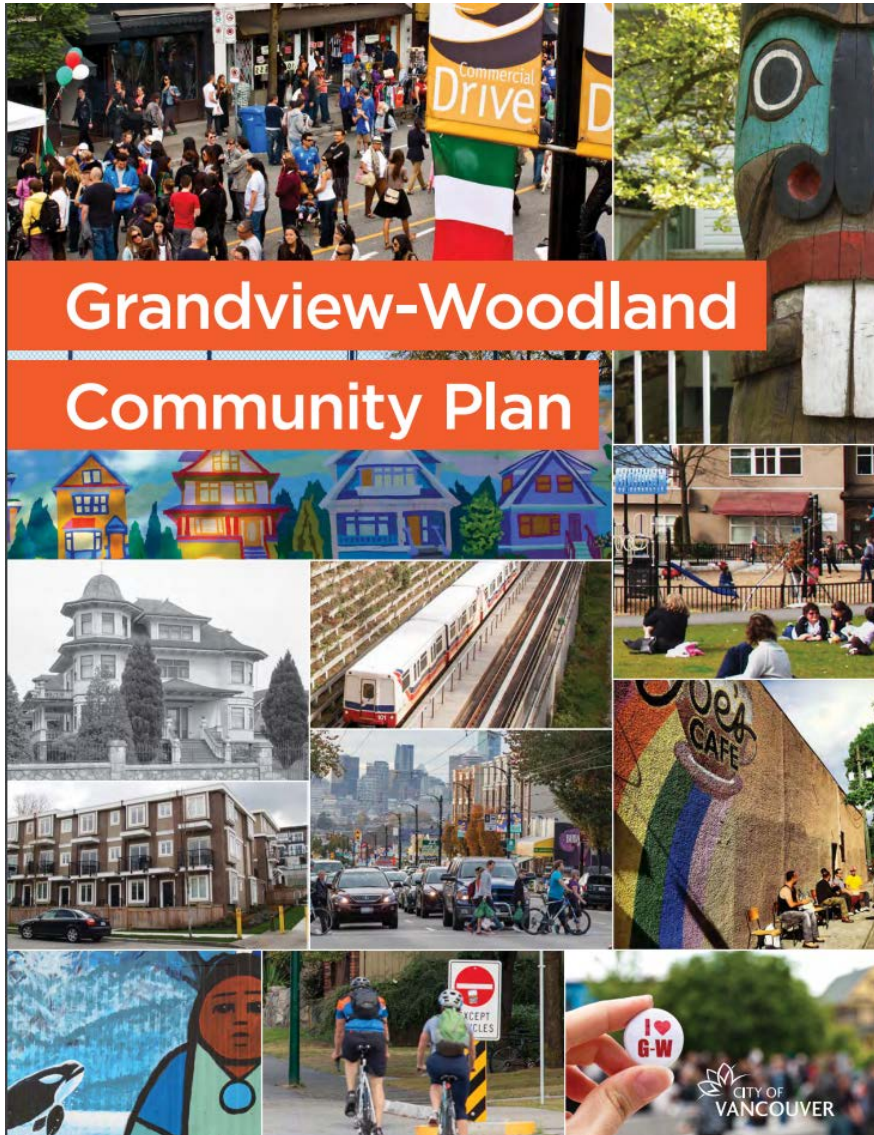


CD-1 Rezoning: 2542-2570 Garden Drive and 2309-2369 East 10th Ave

PUBLIC HEARING – JANUARY 15, 2019



Grandview-Woodland Community Plan



Community Engagement



A wide array of opportunities for community involvement

4-YEAR PUBLIC PROCESS

- Community Storytelling & Launch
- Assets, Issues, Opportunities Mapping
- Community Questionnaires
- On-street Intercepts
- Child & Youth-focused Activities
- Planning Principles – Dialogue Sessions



Community Engagement

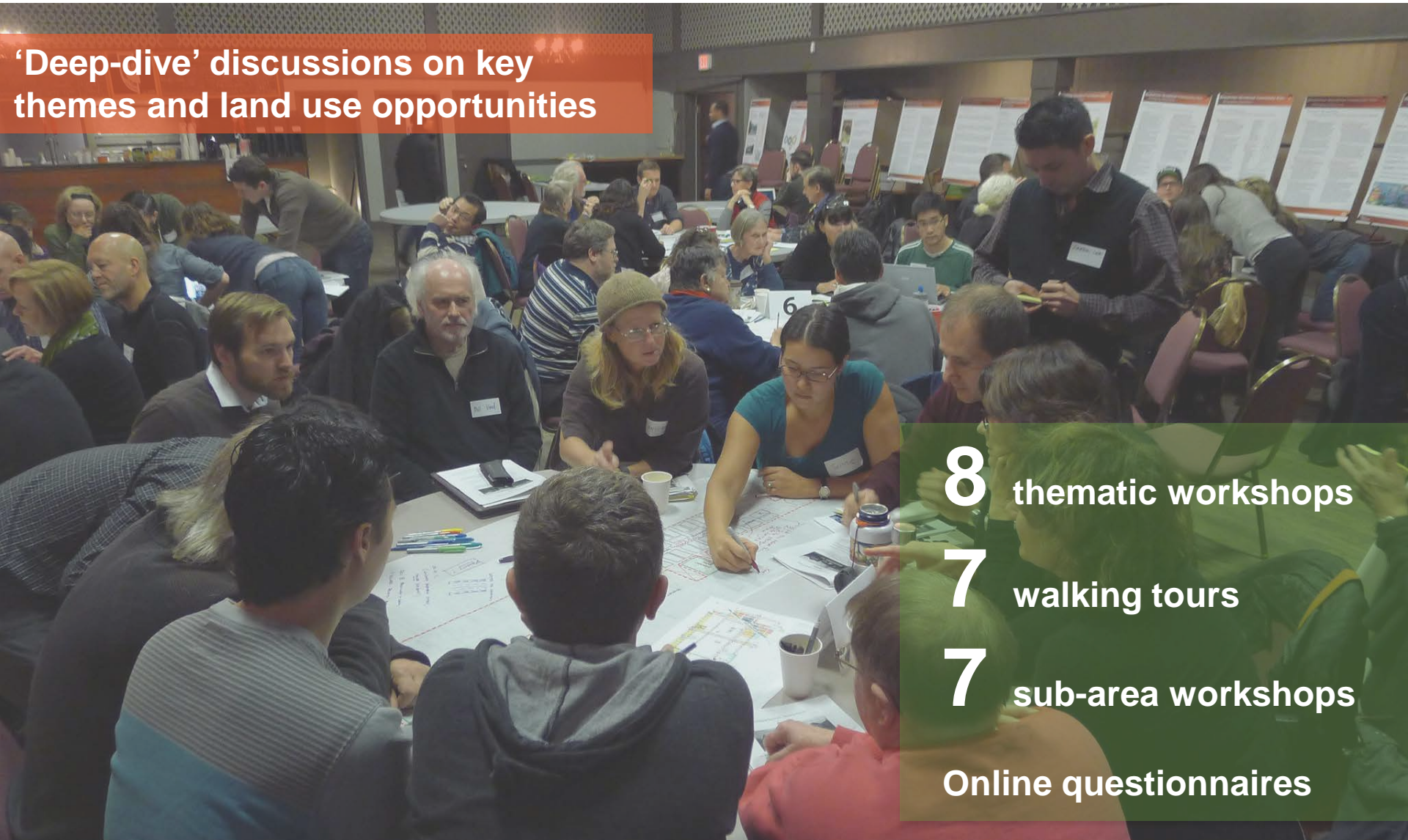
Planning COLLABORATIVELY for present and future residents:

- Stakeholder focus groups
- Intercultural dialogues
- Urban design walk shops
- Online questionnaires
- Emerging Directions testing



Community Workshops

‘Deep-dive’ discussions on key themes and land use opportunities



8 thematic workshops

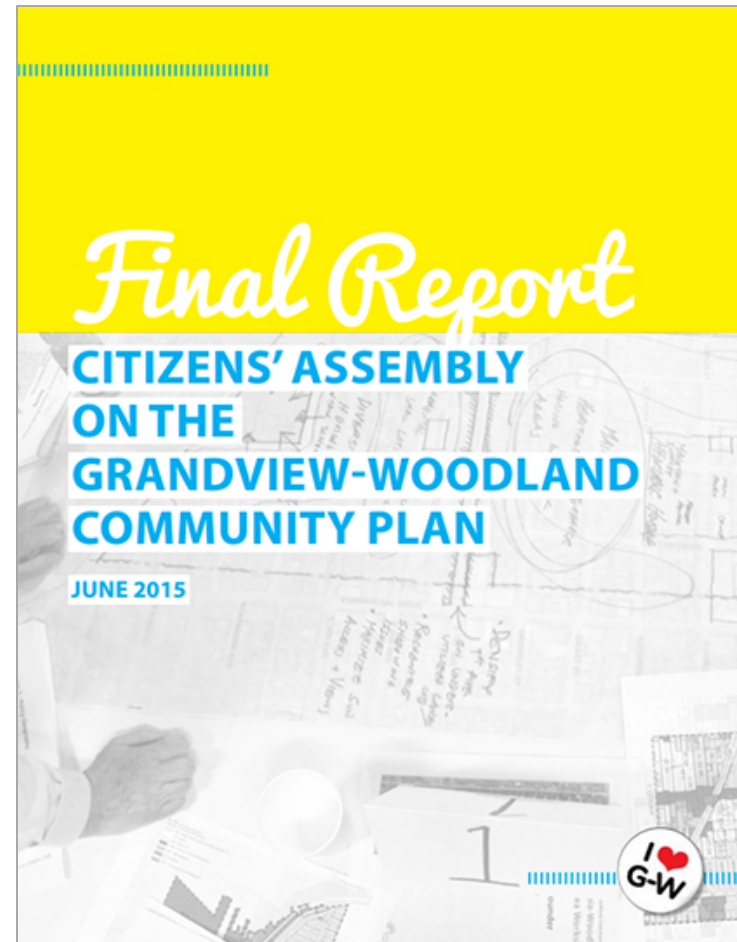
7 walking tours

7 sub-area workshops

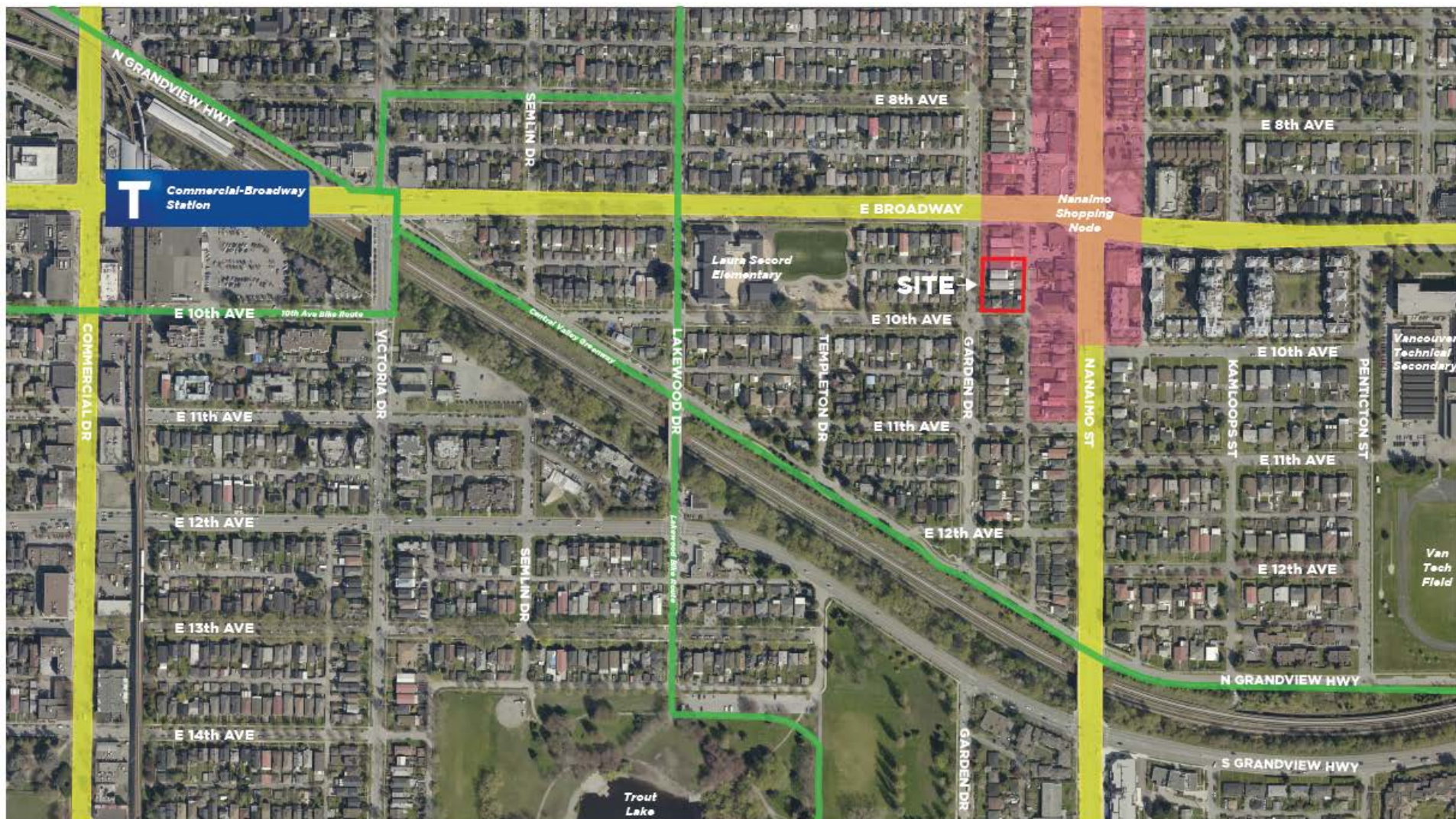
Online questionnaires

Citizens Assembly

19,000+ invitations distributed
48 participants randomly selected
11 full-day meetings
10 walking tours
3 resident-led public roundtables
268 recommendations
95% included in Community Plan



Site Context



Site and Context



- **Current zoning:** RS-1
- **7 lots**
- Single-family neighbourhood in transition
- **Expanded** Nanaimo shopping node
- Pre-zoned apartment and townhouse areas

Site and Context



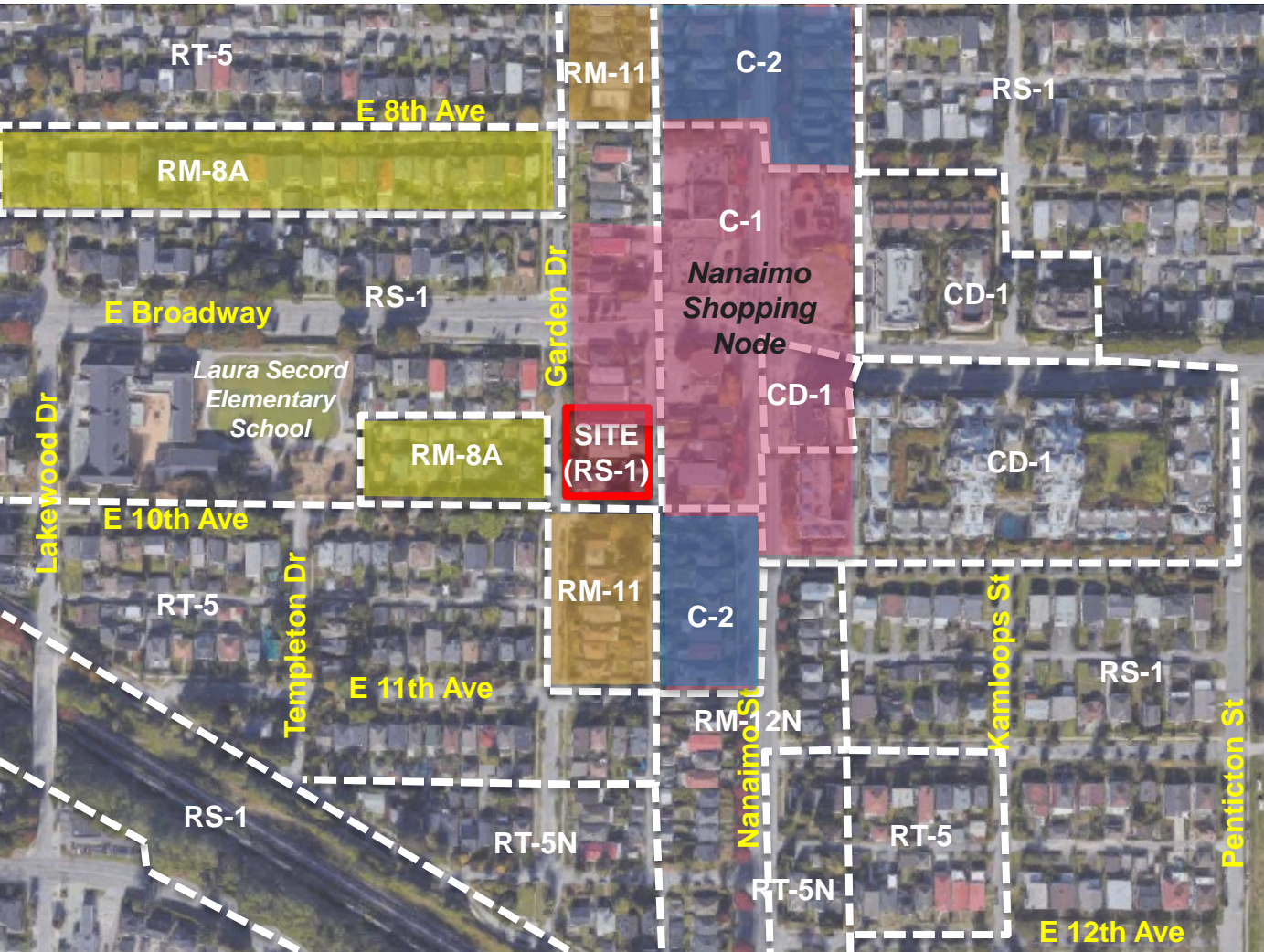
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Broadway & Nanaimo Shopping Node

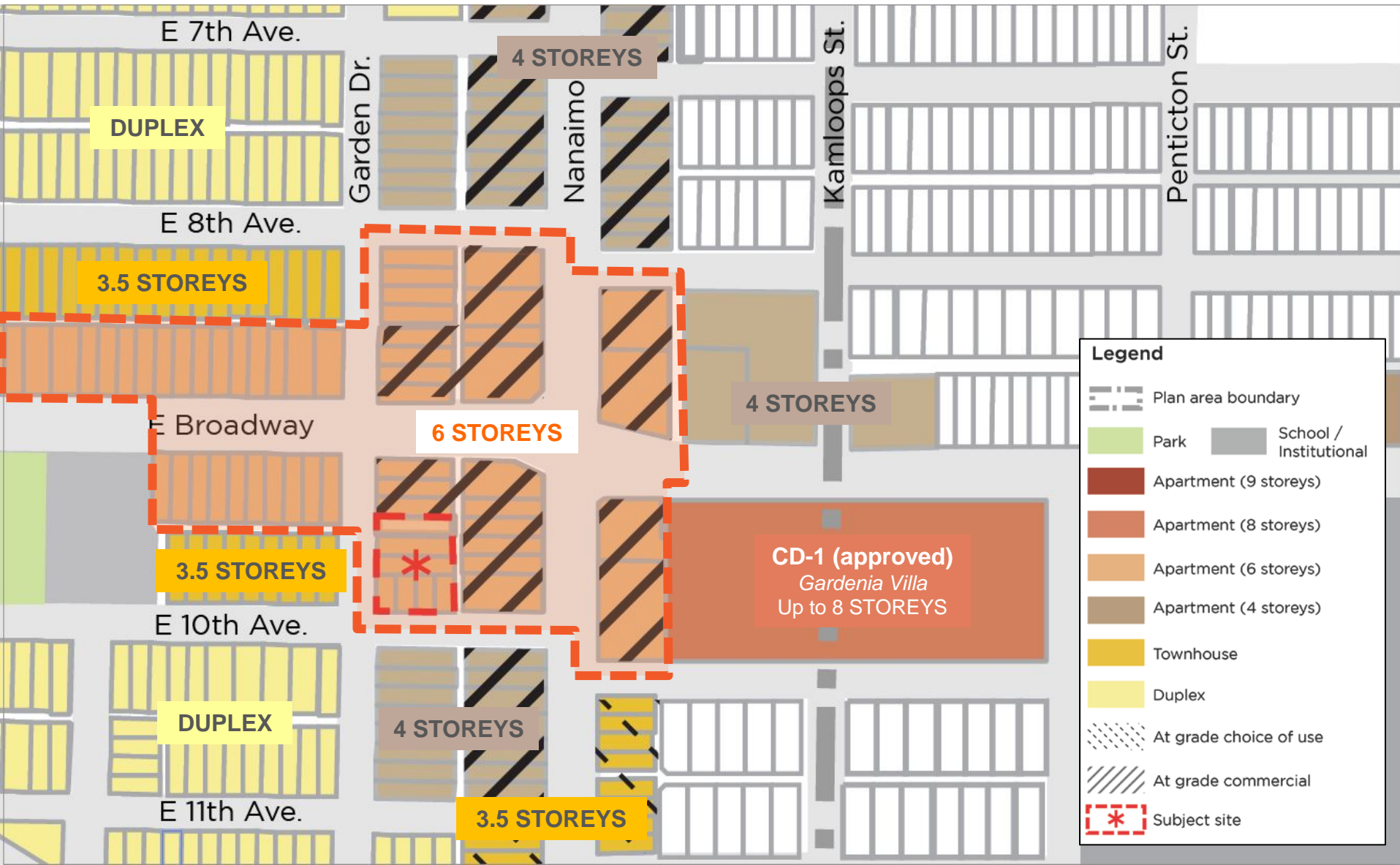
Enhanced and expanded **commercial** node

- Improved shopping & services
- Improved retail viability
- Walkable “village”

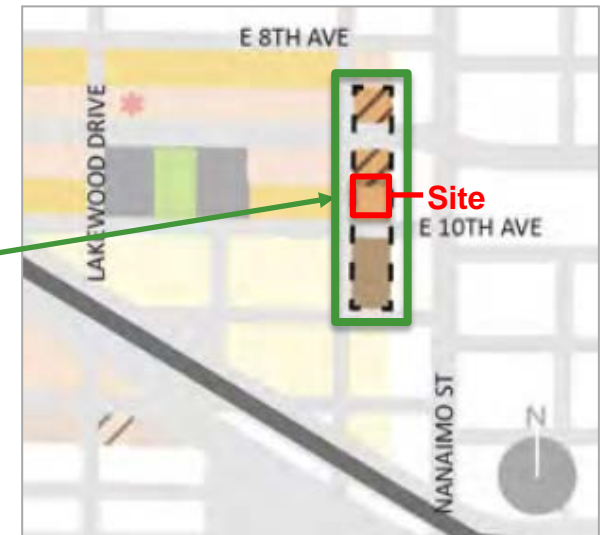


- Additional **housing** opportunities
 - Multi-family ownership
- Optimizing **transit-oriented** community development

Allowable and Approved Heights



Commercial-Broadway Station Precinct



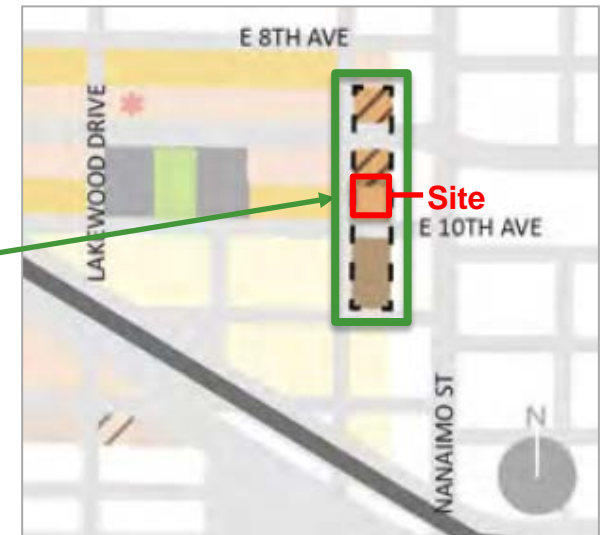
Frontage:
Use:
Height:
Density:
Setbacks:

Min. 49.5 ft.
Residential
Up to 6 storeys
Up to 2.65 FSR
5.5 m sidewalk / 9.1 m (rear)

Commercial-Broadway Station Precinct



■ ■ ■ Broadway Triangle neighbourhood



Frontage:
Use:
Height:
Density:
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Min. 49.5 ft.
Residential
Up to 6 storeys
Up to 2.65 FSR
5.5 m sidewalk / 9.1 m (rear)

Proposal

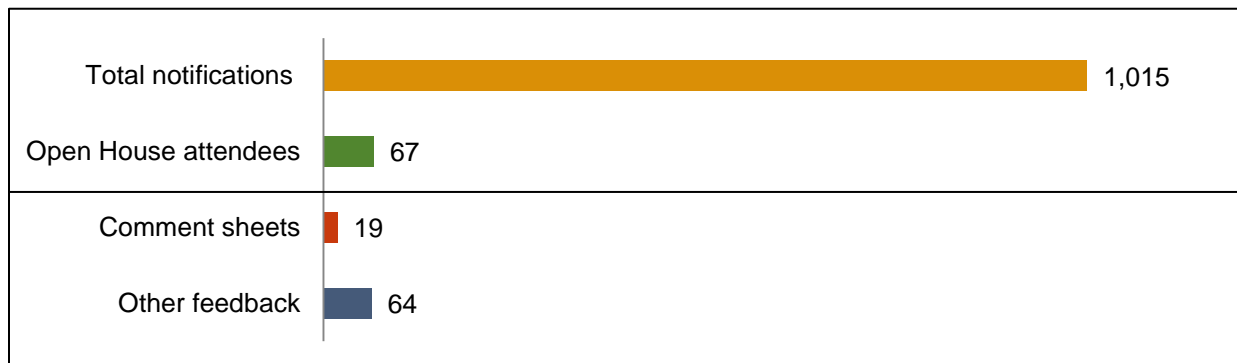
- **6-storey residential** building
- 68 **strata** units
- Density: **2.65 FSR**
- Height: **68 ft.**
- Floor Area: **58,899 sq. ft.**
- **Parking: 73** spaces
- **41% family** units



City-Hosted Open House:

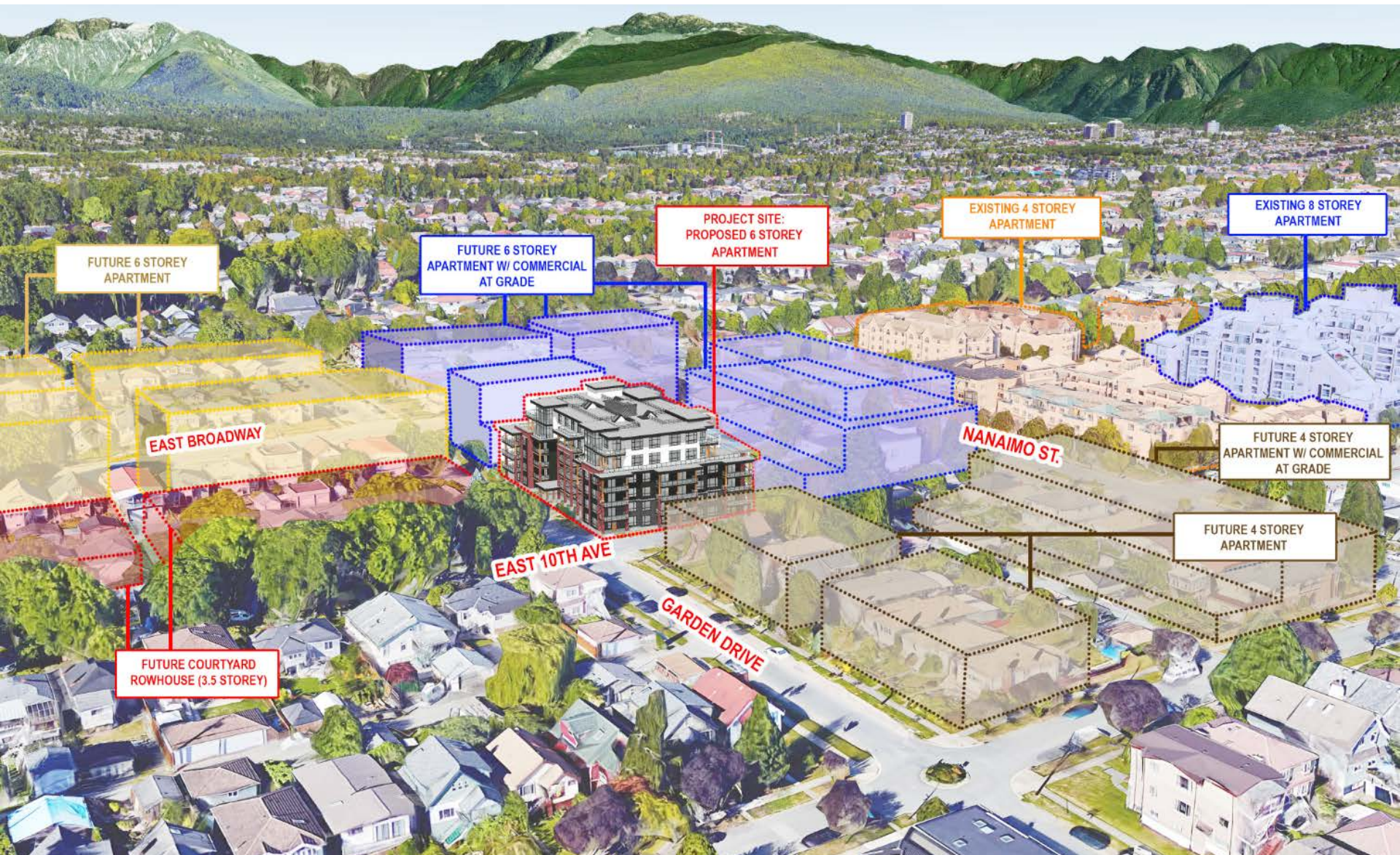
April 12, 2018

- 1,015 notifications
- 67 attendees
- 83 comments received
- 1 petition letter (signed by 64 residents)
 - **Support:** Building design, location, housing supply, density.
 - **Concerns:** Contextual fit, strata-only housing, traffic and parking, lack of community benefits.



Public Feedback

Form of Development – Contextual Fit



Public Feedback

Form of Development – Building Design



ORIGINAL DESIGN

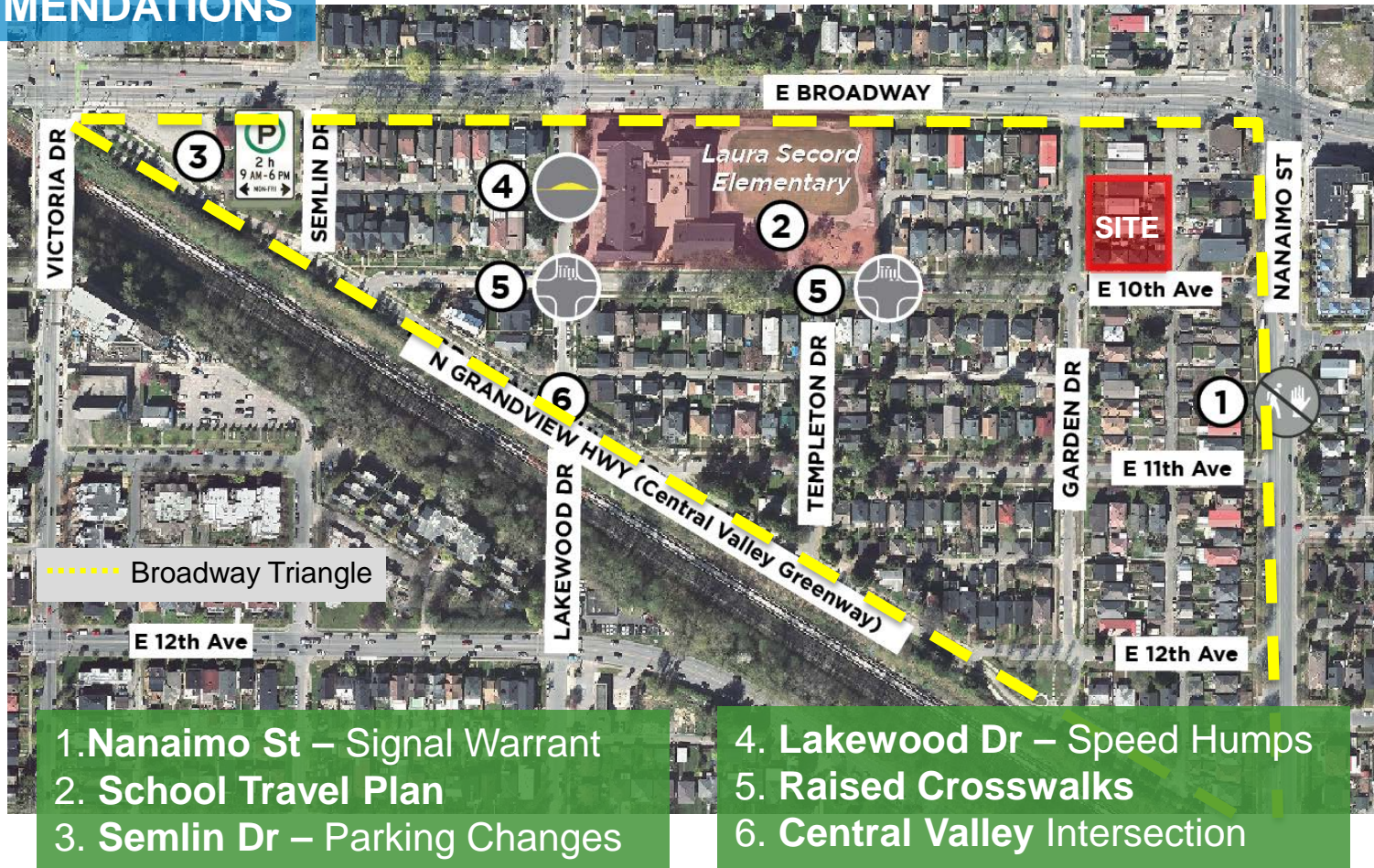


REVISED DESIGN

Revisions from Original Design:

- Applicant responsive to staff and community feedback:
 - Building changed to more traditional design
 - Deeper building setbacks
 - 4-storey streetwall
 - Street-fronting units

RECOMMENDATIONS



Prioritized Funding: 2 raised crosswalks (\$160,000)

Consultant Transportation Study: Traffic volume increases are minimal

Public Benefits Strategy

Category	Renewal of existing amenities and infrastructure	New or upgraded amenities and infrastructure	TOTAL	City contribution (property taxes & utility fees)	Develop contribution (incl. CAC/DCL)		Partnership contribution (incl. other gov't & non-profit)
					From G-W	Outside G-W	
Social and supportive housing	\$50M	\$315M	\$365M	--	\$42M	\$19M	\$304M
Secured market rental	TBD	TBD	TBD	--	TBD	TBD	--
HOUSING	\$50M	\$315M	\$365M	--	\$42M	\$19M	\$304M
Childcare: 0-4 years	\$5M	\$27M	\$32M	\$5M	\$18M	--	\$9M
Childcare: 5-12 years	\$4M	\$5M	\$8M	\$4M	\$3M	--	\$2M
CHILDCARE	\$8M	\$32M	\$40M	\$8M	\$21M	--	\$11M
Parks and Open Space	\$8M	\$43M	\$51M	\$10M	\$25M	\$24.5M	--
PARKS and OPEN SPACE	\$8M	\$43M	\$52M	\$10M	\$25M	\$24.5M	--
Community and Recreation Facilities at Britannia CC	\$66M	\$39M	\$105M	\$7M	\$7.5M	\$7M	\$83M
Library at Britannia CC	\$10M	\$3M	\$13M	\$1M	\$0.5M	--	\$12M
Social Facilities	\$43M	\$33M	\$76M	\$8M	\$4M	--	\$64M
Cultural Facilities	--	\$24M	\$24M	--	\$4M	\$8M	\$12M
COMMUNITY FACILITIES	\$119M	\$99M	\$218M	\$16M	\$16M	\$15M	\$171M
Public Safety	\$10M	\$19M	\$29M	\$29M	--	--	--
CIVIC FACILITIES	\$10M	\$19M	\$29M	\$29M	--	--	--
Walking and cycling	\$2M	\$23M	\$25M	\$2M	\$12M	\$8M	\$3M
Transit and major roads	\$16M	\$4M	\$20M	\$16M	\$2M	\$2M	--
TRANSPORTATION	\$18M	\$27M	\$45M	\$18M	\$14M	\$10M	\$3M
Waterworks	\$16M	\$2M	\$18M	\$16M	\$2M	--	--
Sewers	\$26M	\$3M	\$30M	\$26M	\$3M	--	--
UTILITIES	\$42M	\$5M	\$47M	\$42M	\$5M	--	--
Heritage density transfers	\$2M	--	\$2M	--	\$2M	--	--
HERITAGE	\$2M	--	\$2M	--	\$2M	--	--
TOTAL	\$257M	\$540M	\$797M	\$123M	\$125M	\$60M	\$488M
Percentage of Total	32%	68%	100%	15%	23%	23%	61%

Community Amenity Contribution (CAC):

\$1.4 million



Conclusion



- Project complies with Council-approved GWCP
- 68 strata-titled residential units
- Transportation improvements in neighbourhood