

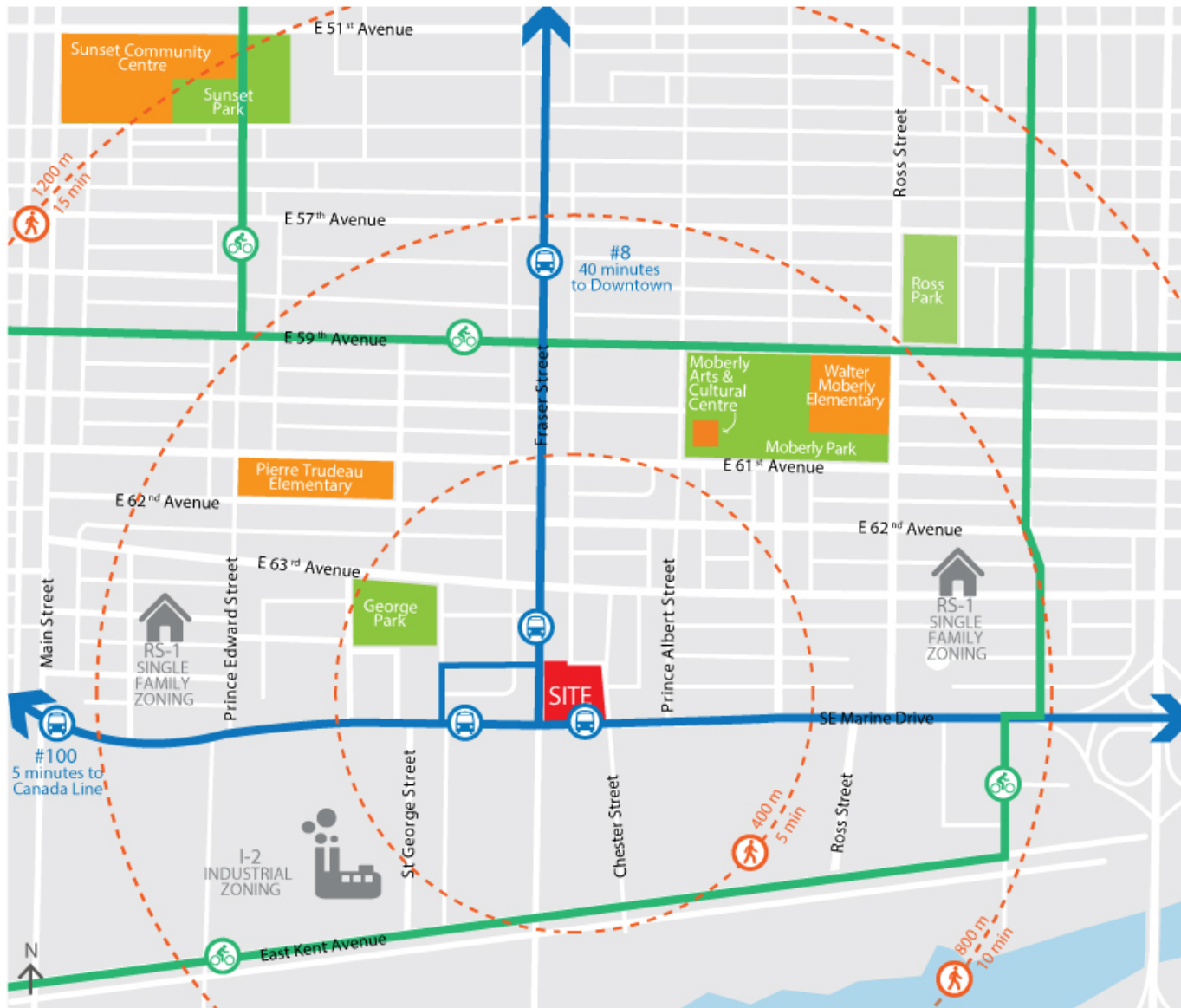


CD-1 Rezoning: 725-747 SE Marine Drive
Public Hearing | October 20, 2016





Site and Context



- Legend
- Community Facilities
 - Bicycle Routes
 - Pedestrian Sheds
 - Transit Routes / Bus Stops
 - Parks & Green Space



COMMUNITY AMENITIES

Determine appropriate community amenity contributions through a site-specific negotiated approach. Provide needed community amenities for the local neighbourhood.



HOUSING

Provide a variety of housing types and unit sizes to accommodate a range of income levels and household types.



URBAN DESIGN

Fully consider and test various development options, with a high level of design creativity that effectively addresses all guiding principles.



ACCESS & MOVEMENT

Integrate and connect with the surrounding community. Take advantage of existing bus lines & consider the site as part of a larger cycling and walkway system.



LAND USE

Enhance and revitalize this important shopping area. Support an intensity of development appropriate to this important transit-oriented location.



SUSTAINABILITY

The overall design must pursue best practices in sustainable design

Neighbourhood Meetings

Informal meetings between City staff & the proponent team with neighbourhood organizations.

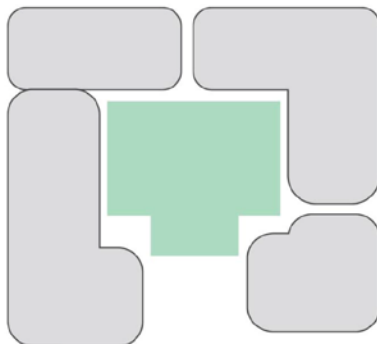


Pre-Application Community Open House

- June 2, 2015
- 710 notifications
- 48 attendees
- Review design concepts

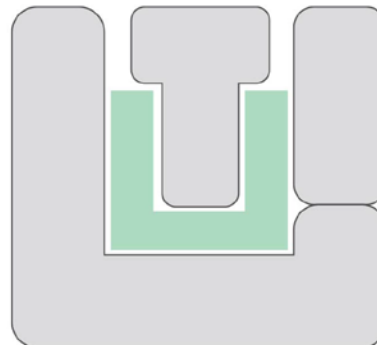
Three schematic design concepts were presented by the applicant. Based on the feedback received, Option 3 received the most support from participants.

OPTION 1



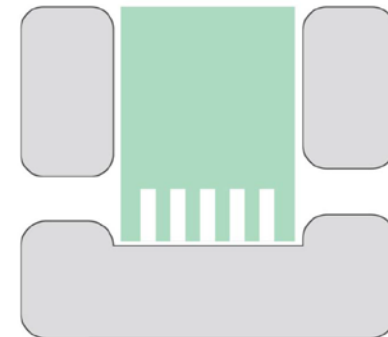
Buildings around a central courtyard accessed through stairs facing Marine Drive

OPTION 2



Buildings arranged around U-shaped mews. Townhouses in the middle and facing lane

OPTION 3



Buildings around a green common area that connects to the neighbourhood



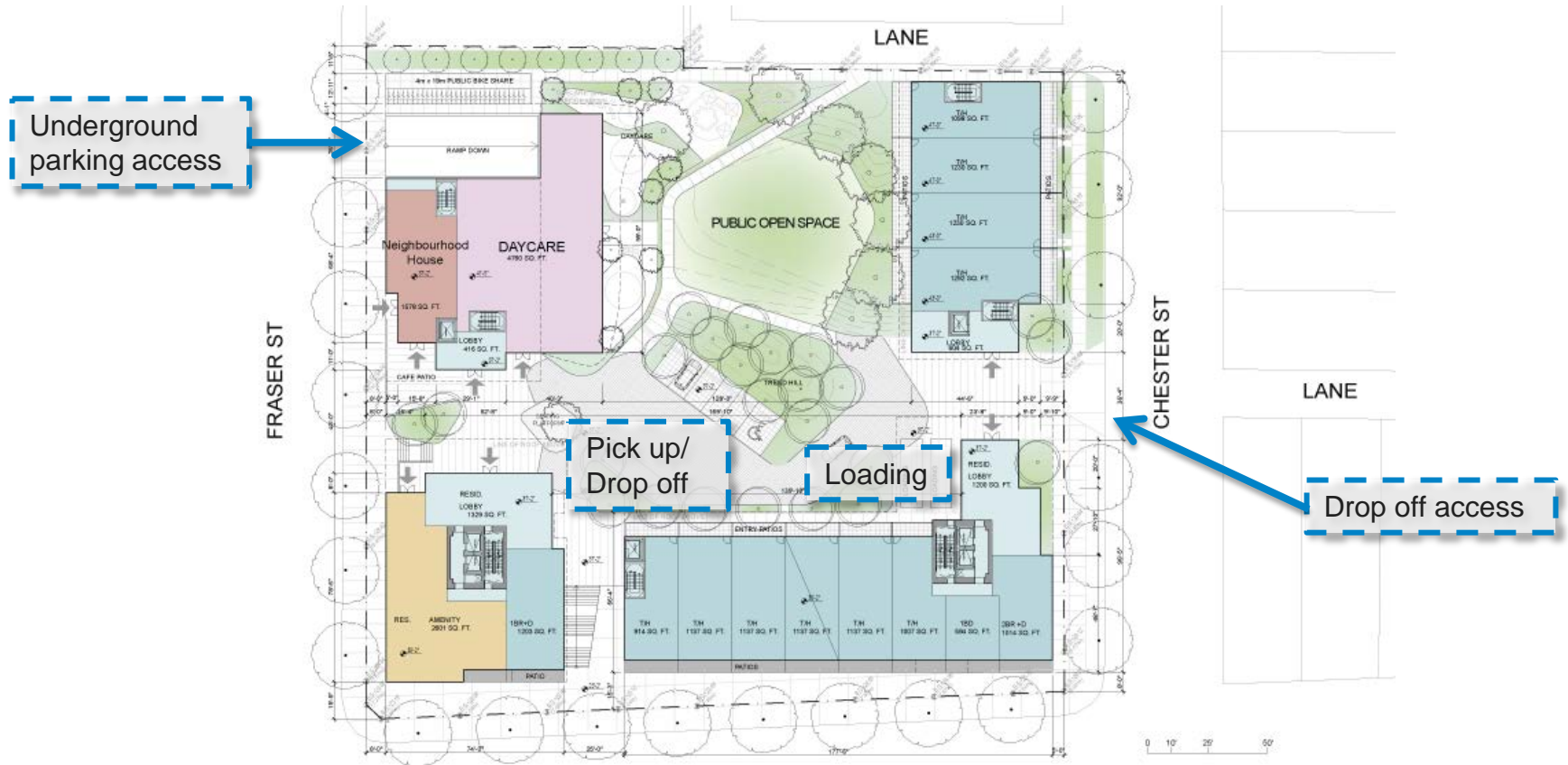
Four buildings

- One 22-storey building
- One 12-storey building
- Two 5-storey buildings

- 368 Residential units
- Commercial uses
- Childcare facility
- Neighbourhood house annex
- Public open space

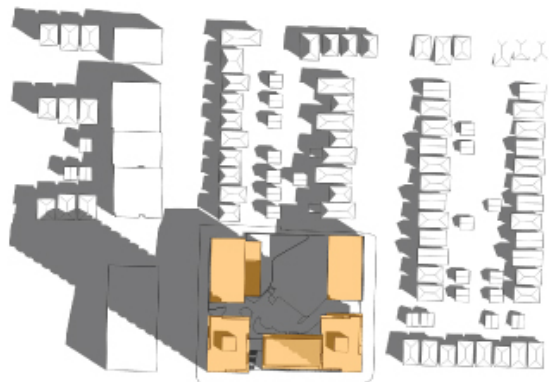
Parking

- 377 vehicles
- 464 bicycles
- At grade pickup and dropoff
- At grade loading

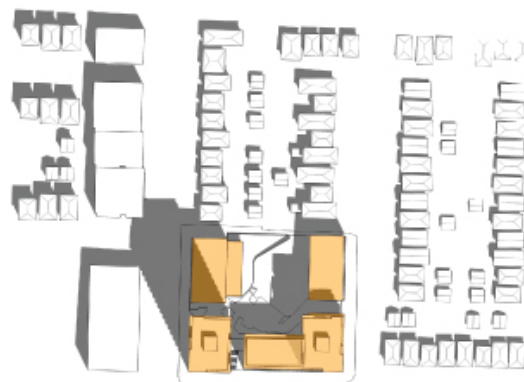


Change in Vehicle Movements during PM Peak (per hour)

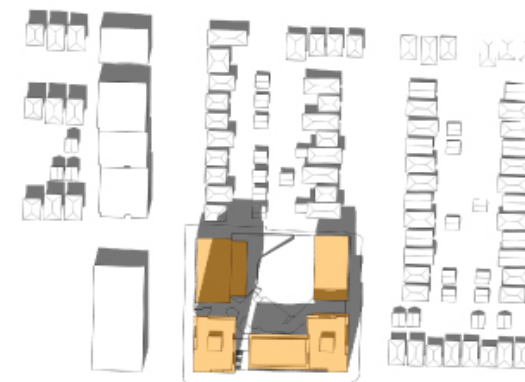
Intersection	Existing	New Volume	% of existing
SE Marine Drive & Fraser Street	4,525	100	2.2%
SE Marine Drive & Chester Street	3,680	63	1.7%



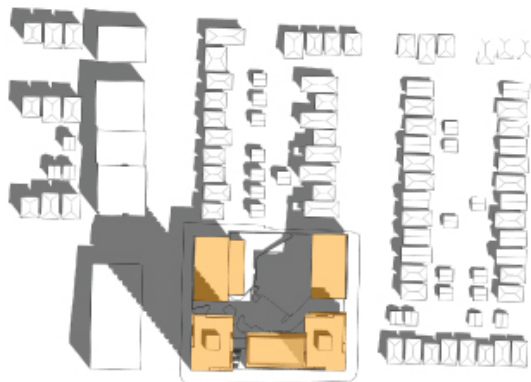
March 20 spring equinox – 10:00am



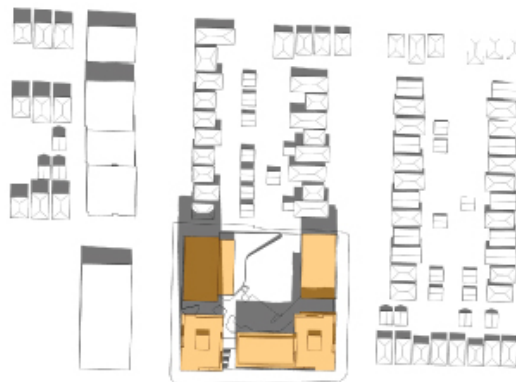
March 20 spring equinox – 12:00pm



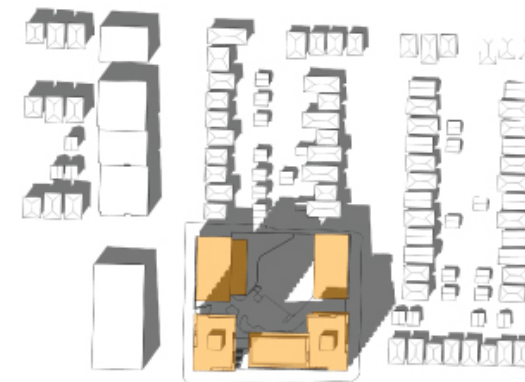
March 20 spring equinox – 2:00pm



September 23 fall equinox – 10:00am



September 23 fall equinox – 12:00pm



September 23 fall equinox – 2:00pm



- Neighbourhood Hub
 - Childcare Facility
 - Neighbourhood House Annex
- Public Open Space
- Public Art



- ↘ Pre-application Consultation
 - ↘ Stakeholder and neighbourhood meetings
 - ↘ Community Open Houses

- ↘ City-hosted Open House (February 4, 2016)
 - ↘ 546 notifications were distributed
 - ↘ 58 people attended
 - ↘ 22 written responses received

- ↘ Feedback
 - ↘ General support for the proposal and redevelopment of the site.
 - ↘ There was concern that traffic will become congested in the area and there is not enough parking in the neighbourhood for nearby residents.
 - ↘ Comments expressing a strong desire for a sports bar/grill restaurant and a variety of commercial uses.
 - ↘ Comments regarding height, density and affordable housing



Fraser Street Elevation



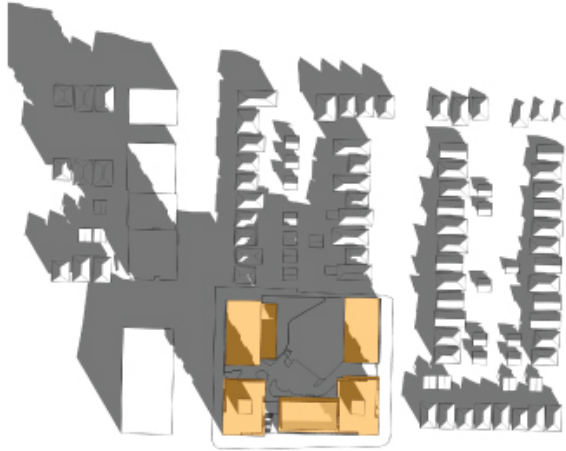
SE Marine Drive Elevation



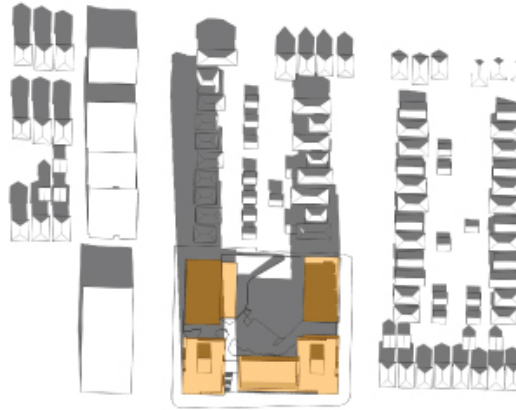
Chester Street Elevation



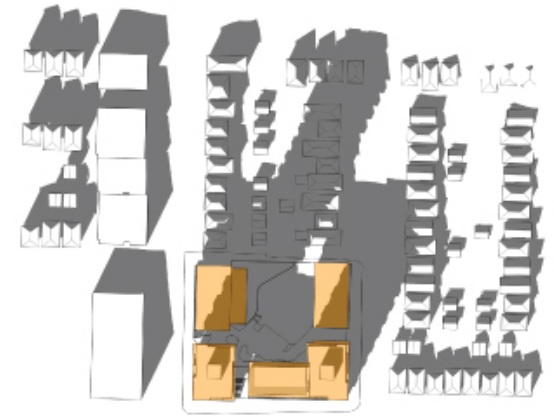
Shadow Studies (continued)



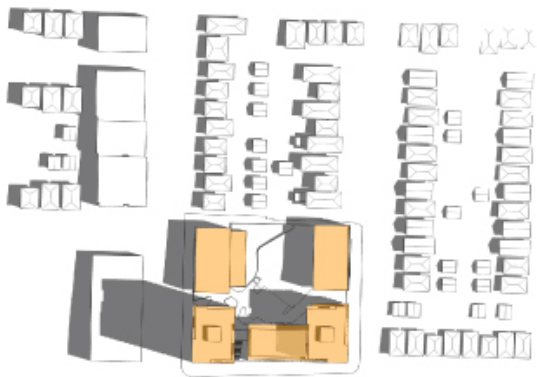
DECEMBER 21 WINTER SOLSTICE - 10:00AM



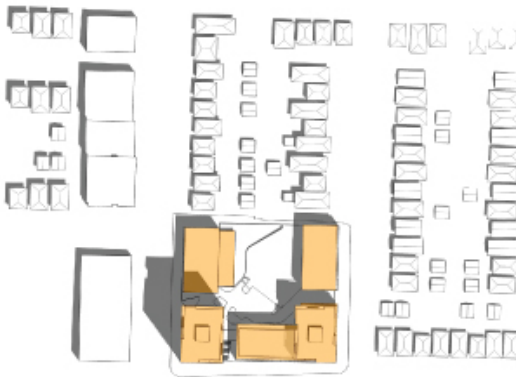
DECEMBER 21 WINTER SOLSTICE - 12:00PM



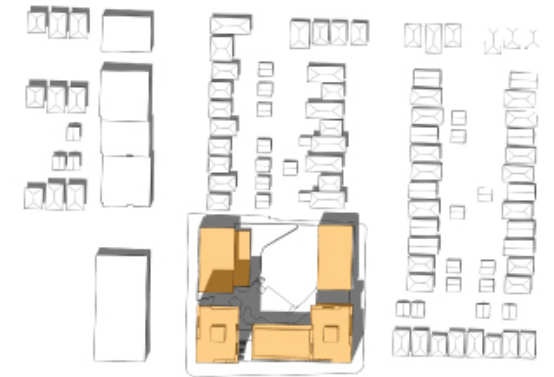
DECEMBER 21 WINTER SOLSTICE - 2:00PM



JUNE 21 SUMMER SOLSTICE - 10:00AM



JUNE 21 SUMMER SOLSTICE - 12:00PM



JUNE 21 SUMMER SOLSTICE - 2:00PM