

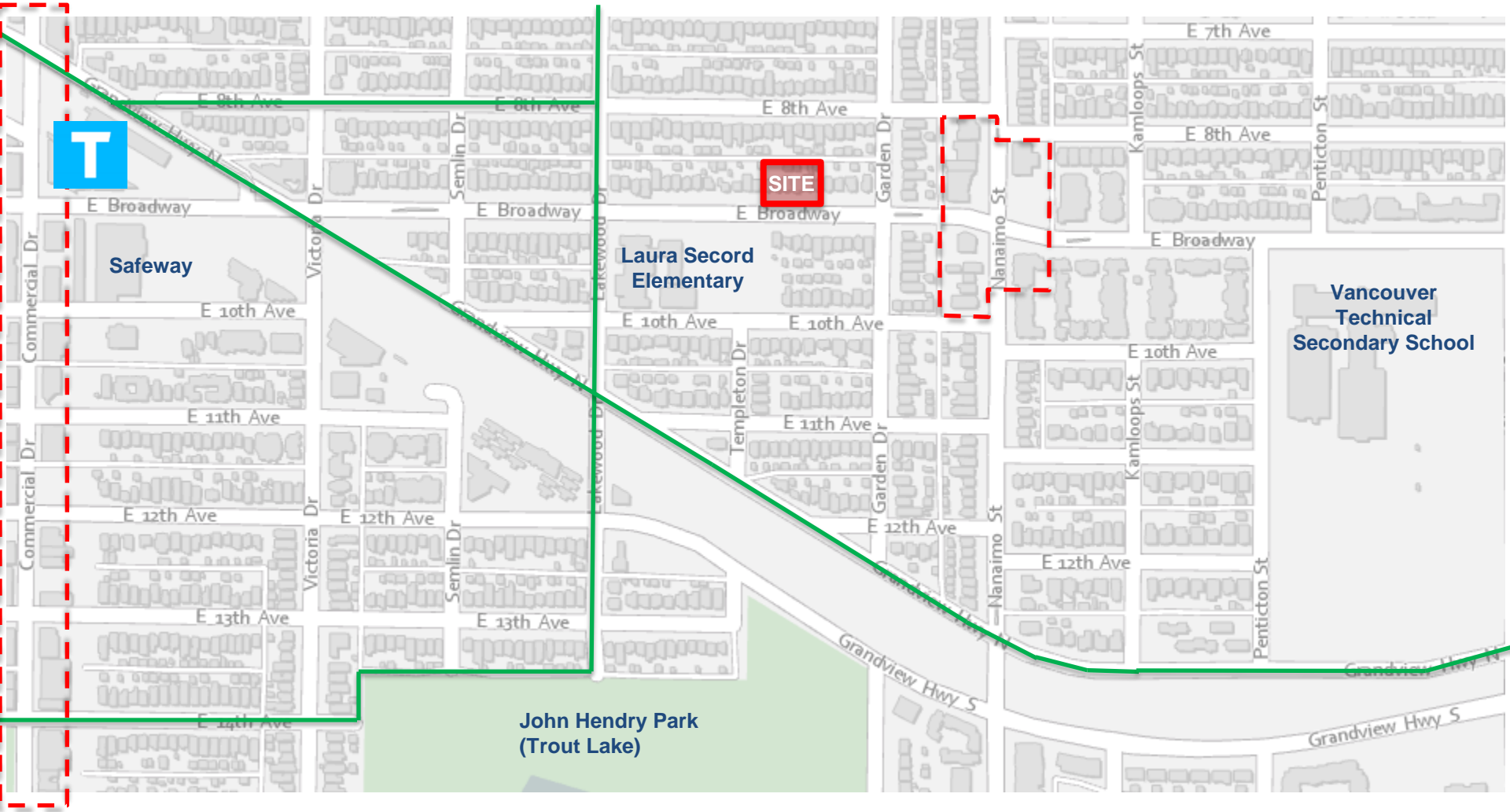


CD-1 Rezoning: 2209-2249 E Broadway

PUBLIC HEARING - January 23, 2020



Site Context



- - - Commercial Area

— Bikeways

Existing Site

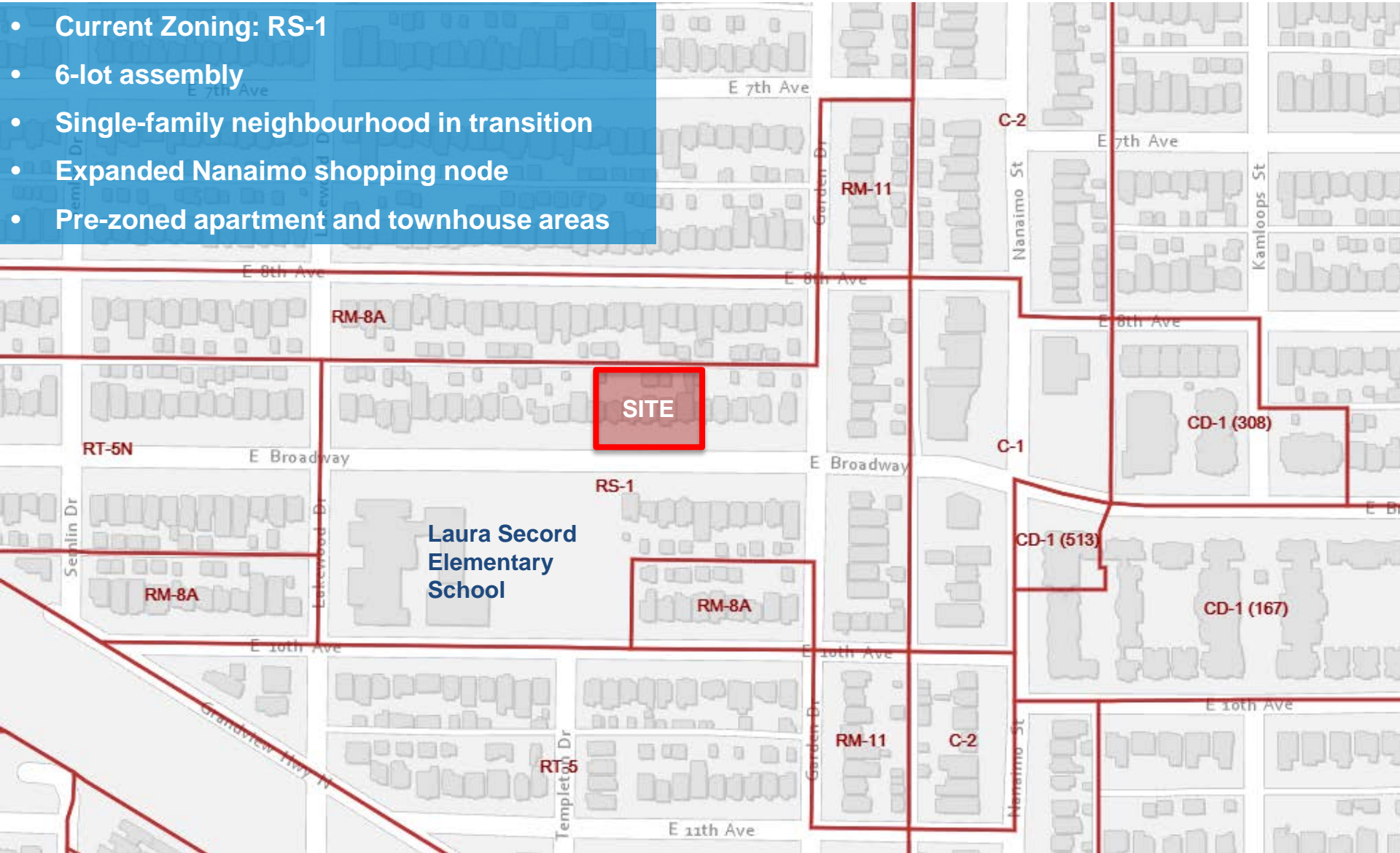
- 7 units on site.
 - 6 single-family houses, one with a basement suite.
- No eligible tenants as defined under the *Tenant Relocation and Protection Policy*.



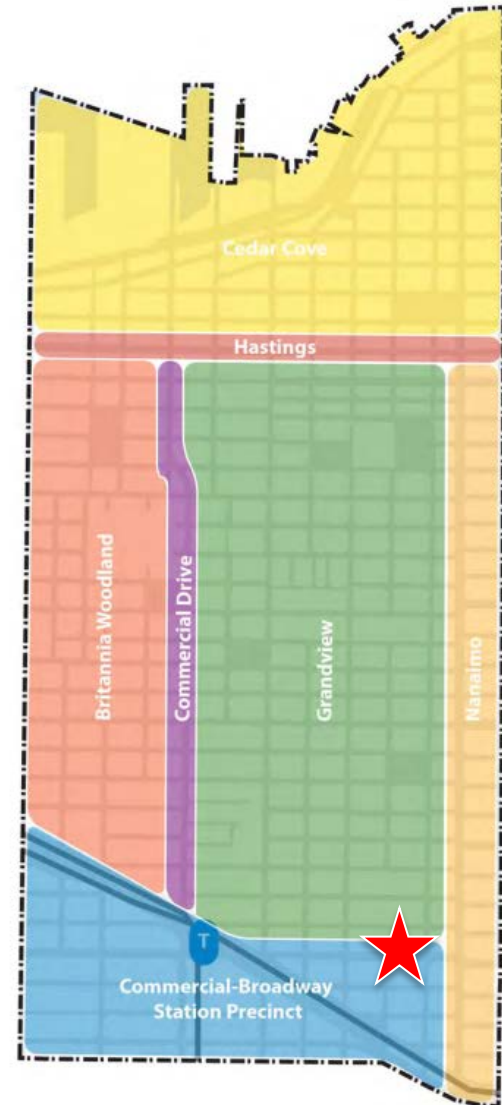
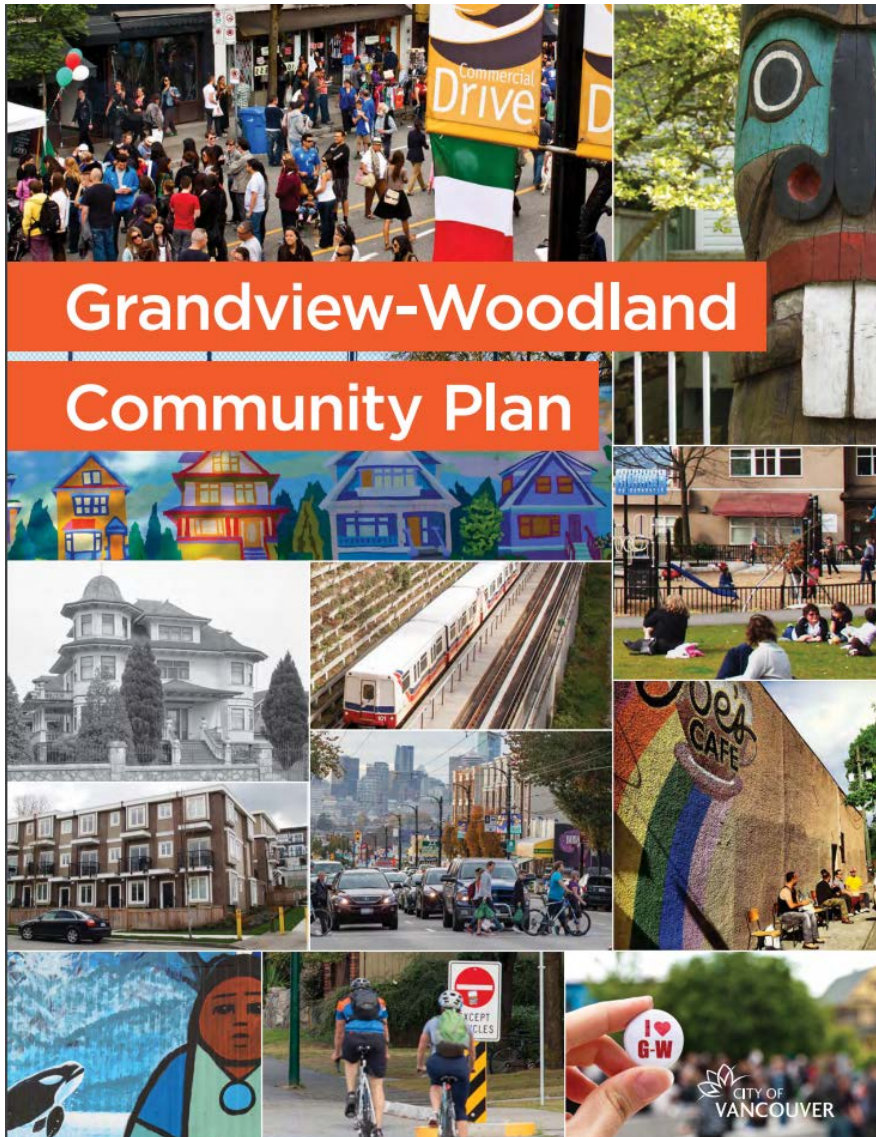
VIEW FROM BROADWAY

Context: Zoning

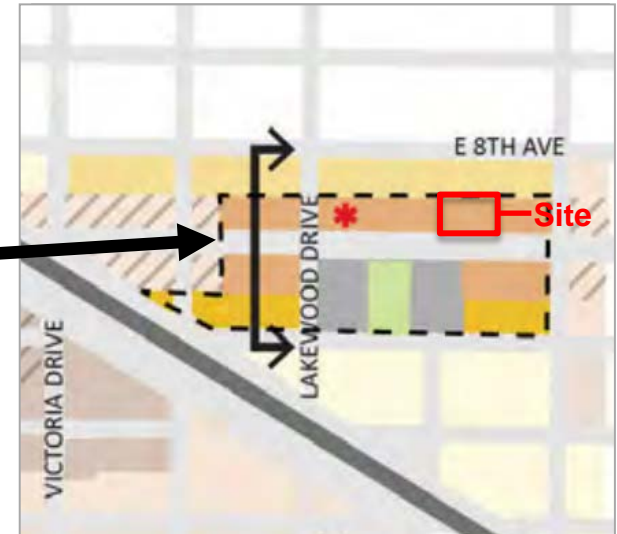
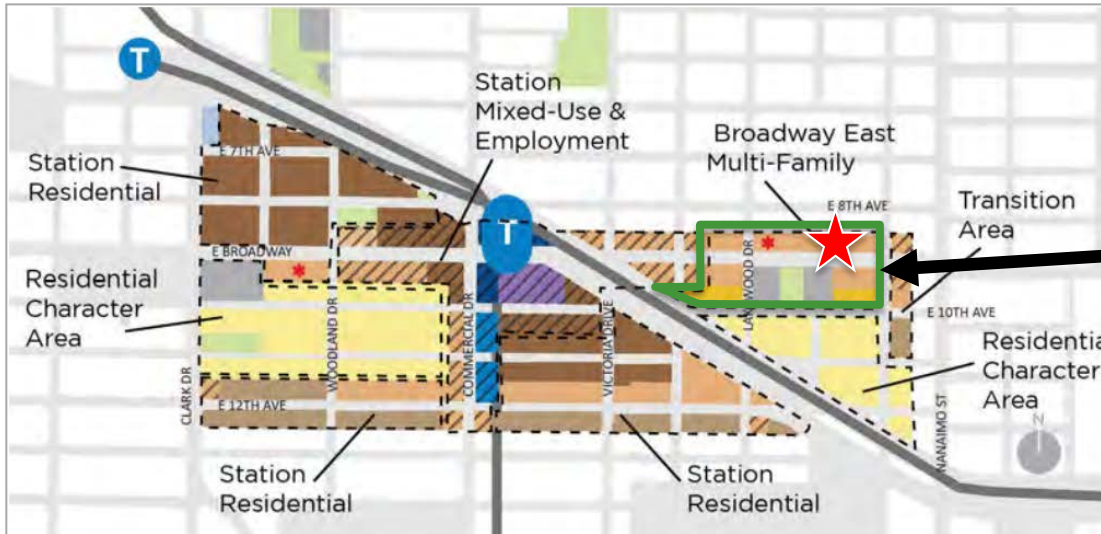
- Current Zoning: RS-1
- 6-lot assembly
- Single-family neighbourhood in transition
- Expanded Nanaimo shopping node
- Pre-zoned apartment and townhouse areas



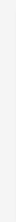
Grandview-Woodland Community Plan



Commercial-Broadway Station Precinct

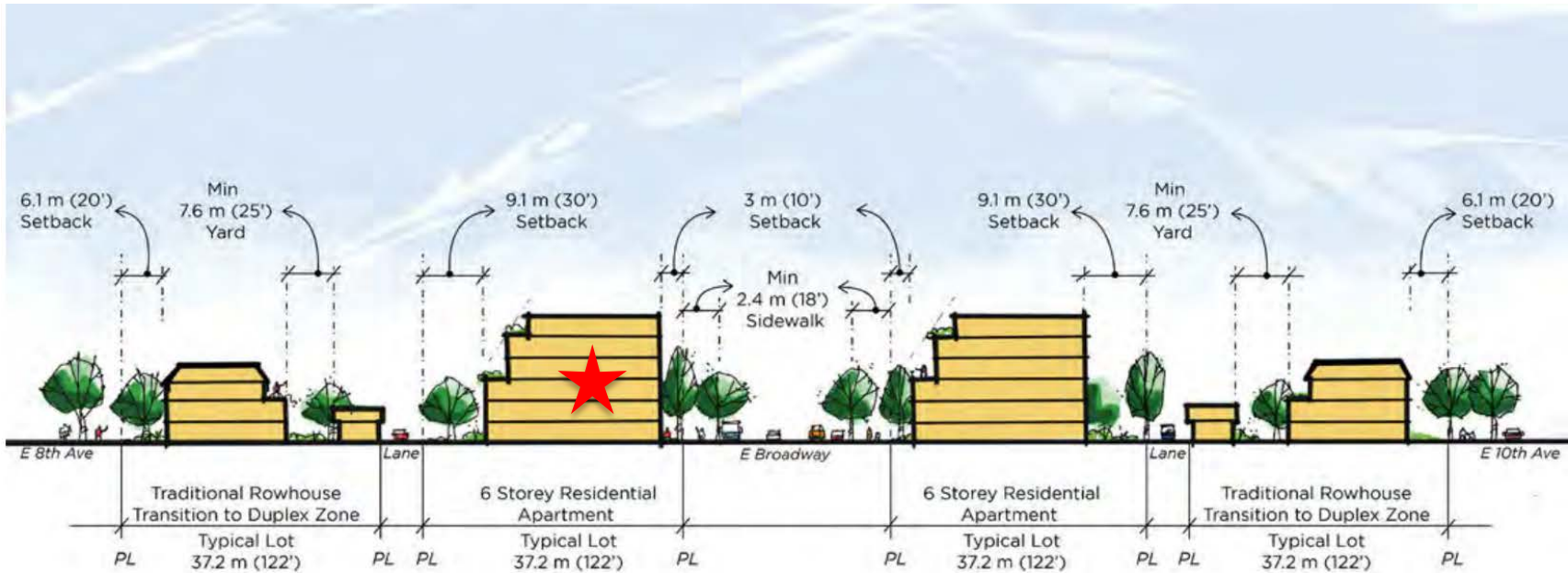


Frontage:
Use:
Height:
Density:
Setbacks:



Min. 15.1 m (49.5 ft.)
Residential
Up to 6 storeys
Up to 2.65 FSR
5.5 m sidewalk / 9.1 m (rear)

Broadway East Multi-Family



Frontage:
Use:
Height:
Density:
Setbacks:



Min. 15.1 m (49.5 ft.)
Residential
Up to 6 storeys
Up to 2.65 FSR
5.5 m sidewalk / 9.1 m (rear)

Proposal

- **Proposal to rezone a 6-lot assembly from RS-1 to CD-1 to permit the development of:**
- 6-storey residential building;
- FSR: 2.65
- Max. building height: 21.5 m (70.5 ft.)
- 87 strata-titled units:
 - 27 studios (31%)
 - 29 one-bedroom (33%)
 - 22 two-bedroom (**25%**)
 - 9 three-bedroom (**10%**)
- 95 vehicle parking spaces.



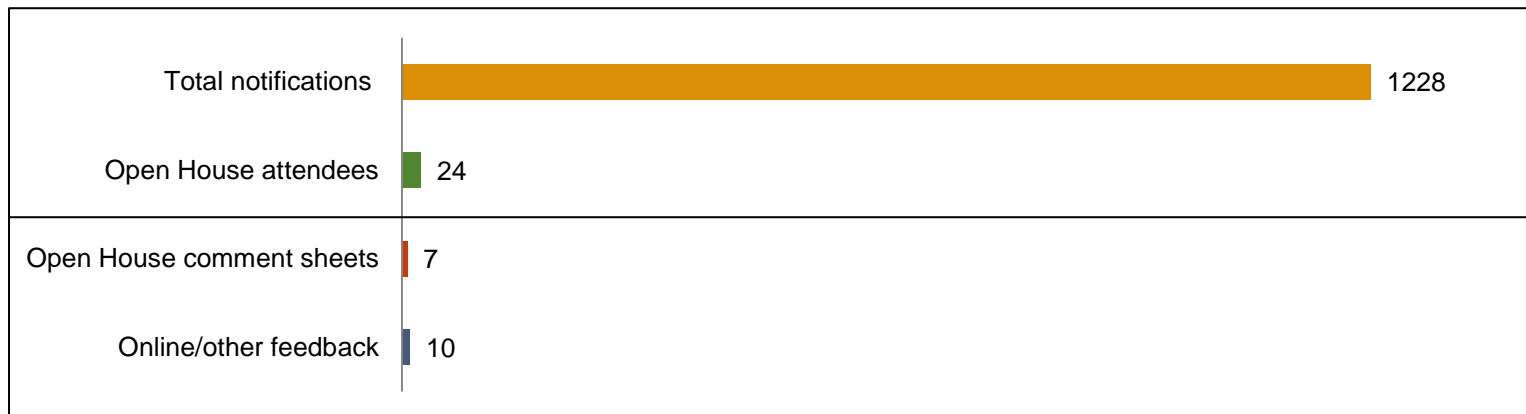
Looking Northwest



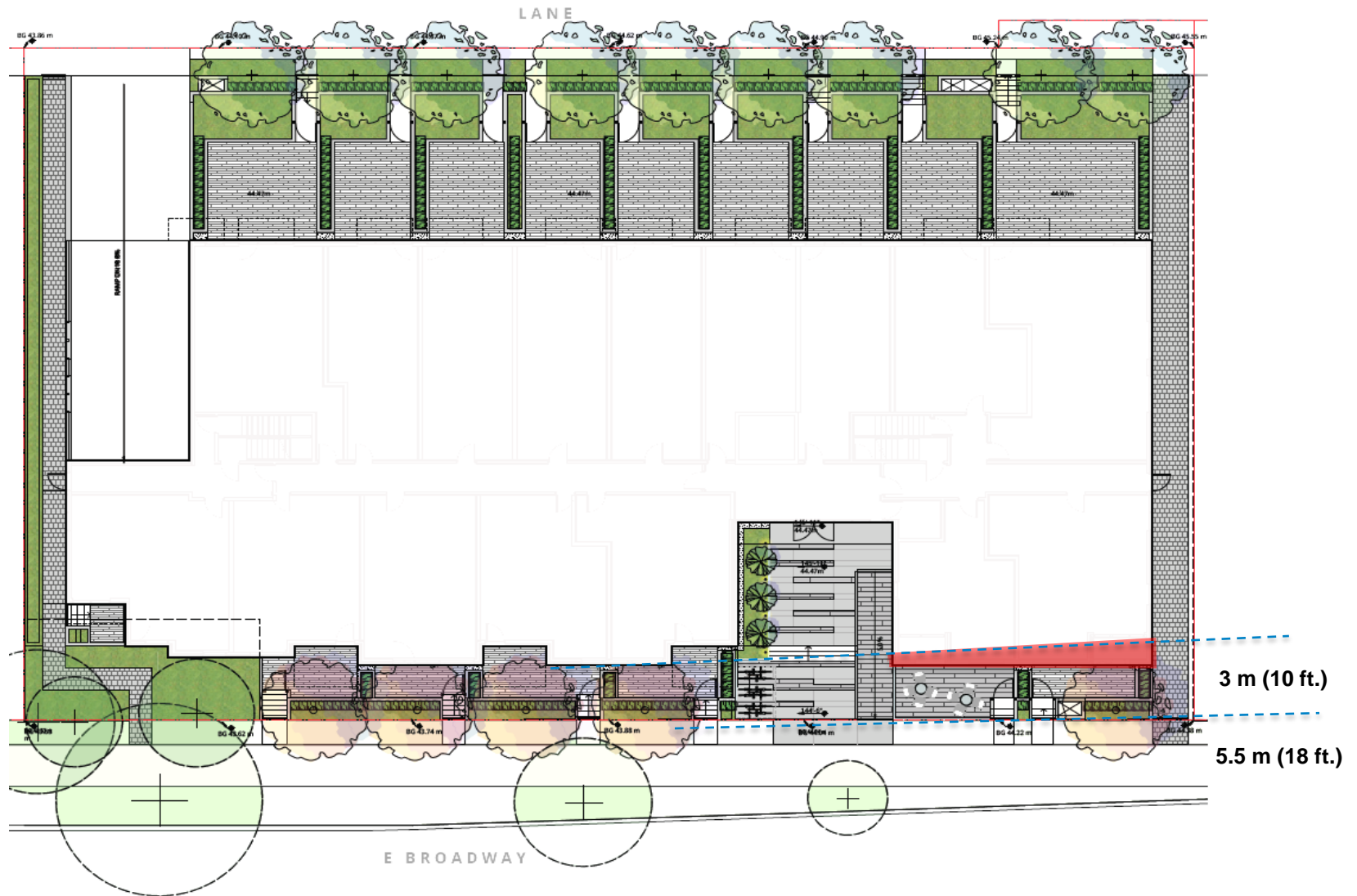
Looking Southwest

City-Hosted Open House: April 1, 2019

- 1,228 notifications
- 24 attendees
- 17 comments received
 - **Support:** Building design, height and density, location and neighbourhood fit, housing supply.
 - **Concerns:** Building design, height and density, traffic impacts, neighbourhood fit, affordability.



Form of Development



Form of Development



Transportation

RECOMMENDATIONS

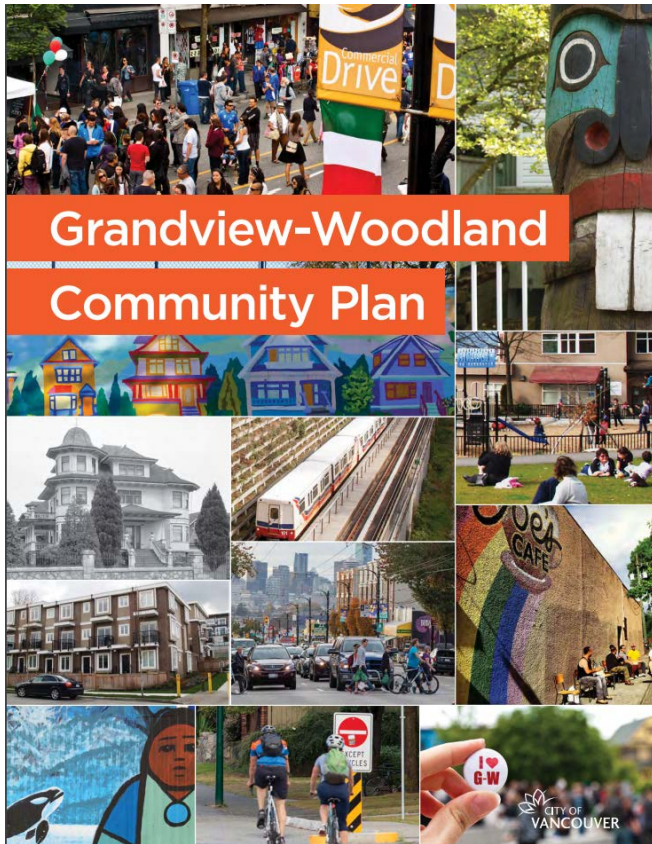


1. E Broadway at Lakewood Dr. -
Upgrades to signal.



2. Rear Lane - Speed Humps
between Lakewood Dr. and Garden
Dr.

Public Benefits Strategy



Community Amenity Contribution (CAC):

\$1.1 million

Development Cost Levies (DCL):

\$1.7 million



Conclusion

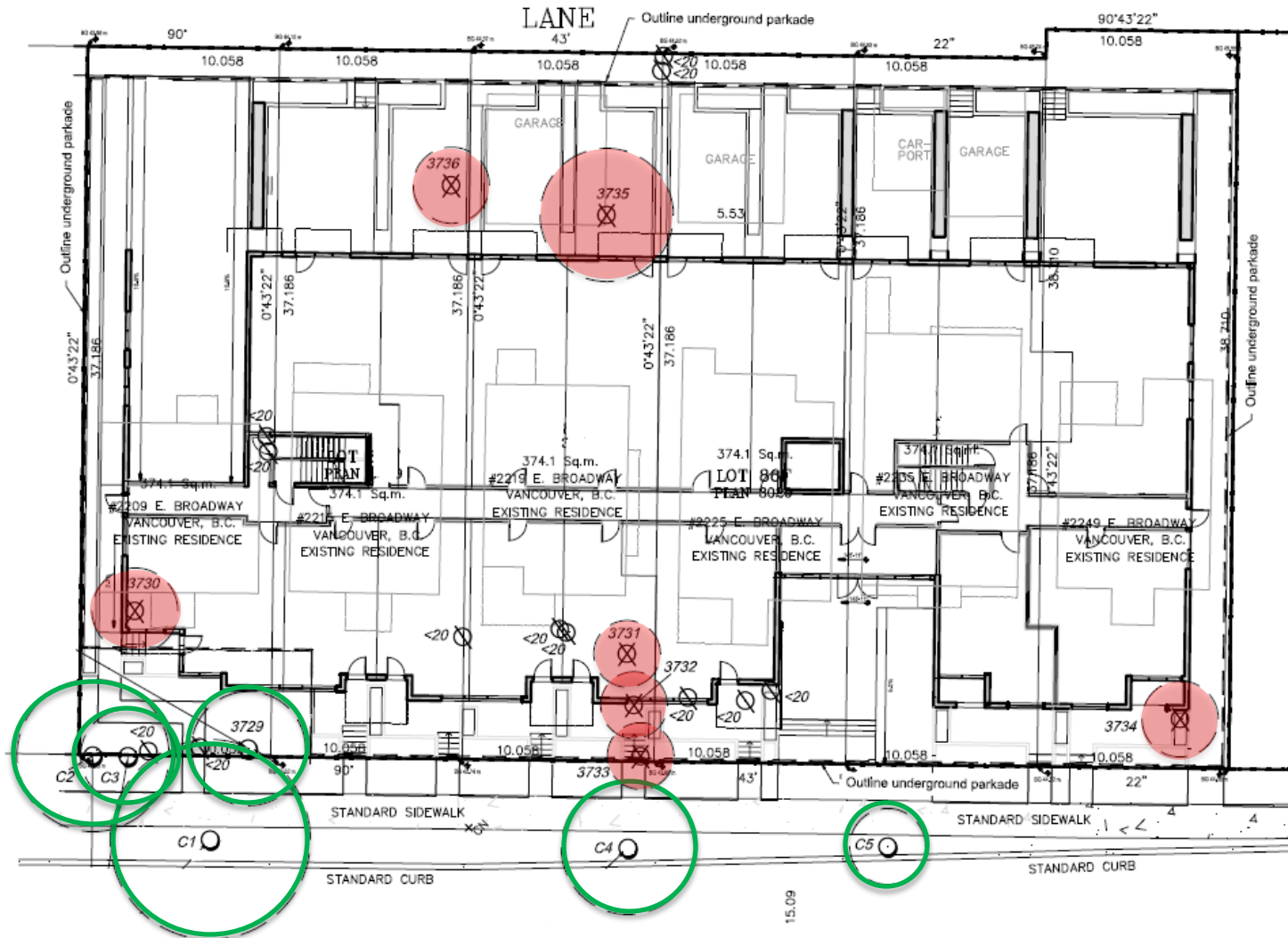
- Proposal generally complies with Council-approved *Grandview-Woodland Community Plan*.
- Staff support application subject to the conditions outlined in Appendix B.



END OF PRESENTATION

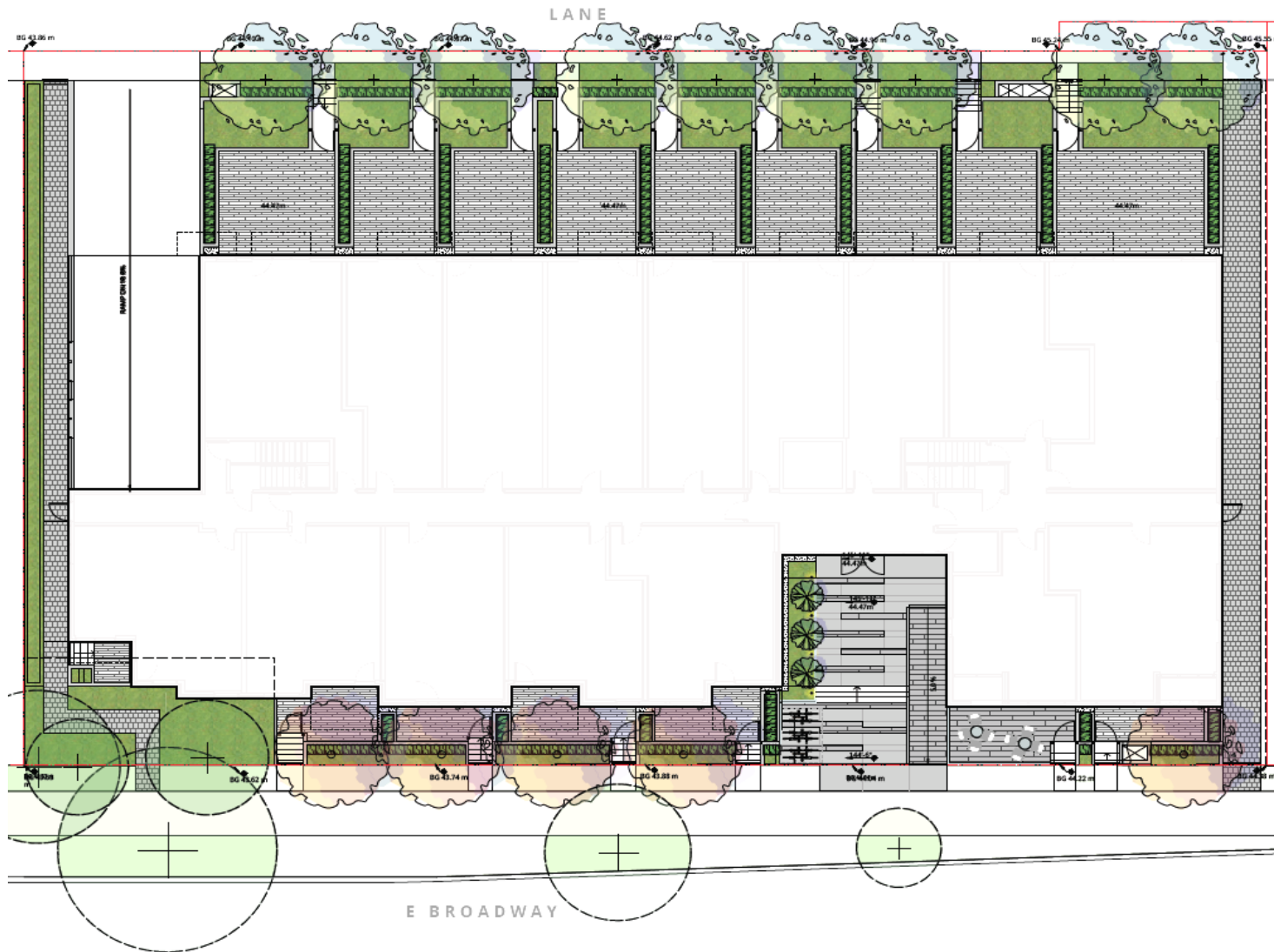
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Natural Assets

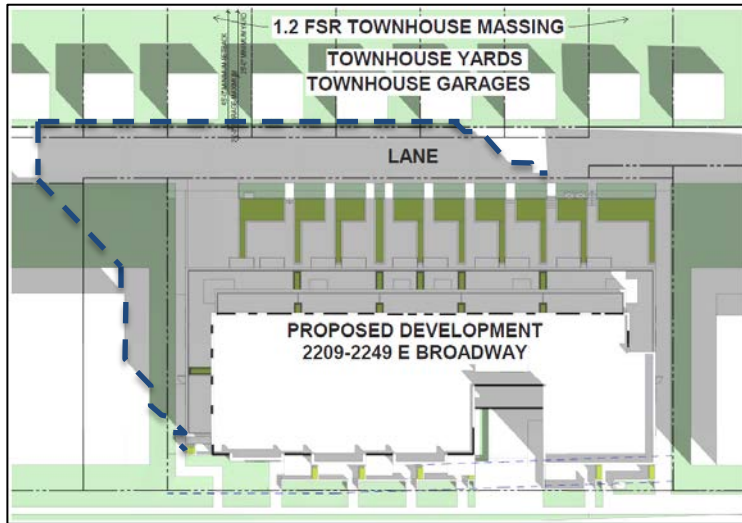


EAST BROADWAY

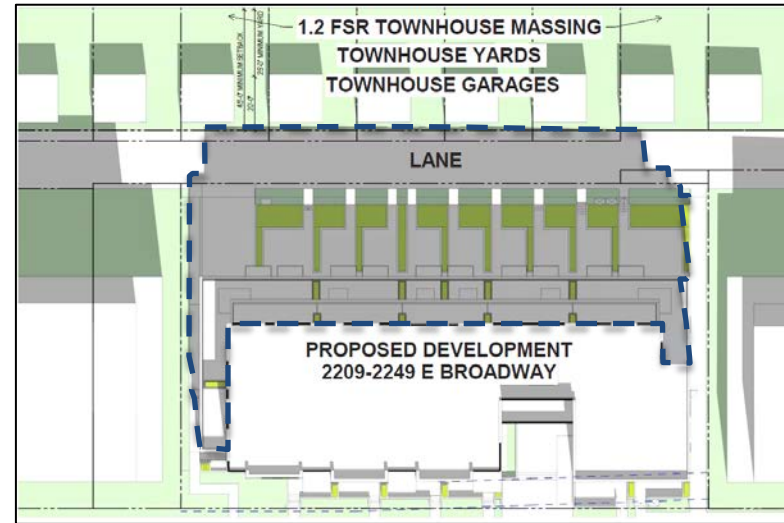
Landscape Plan



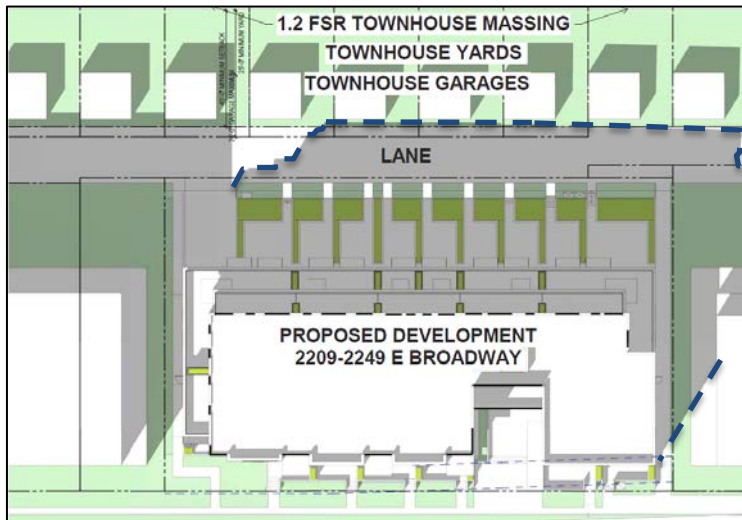
Shadow Analysis



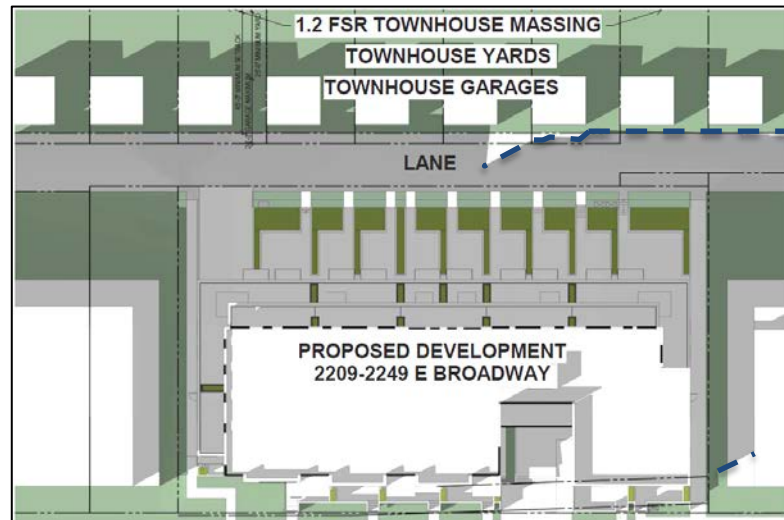
Shadow Study – Spring/Fall Equinox 10AM



Shadow Study – Spring/Fall Equinox 12PM



Shadow Study – Spring/Fall Equinox 2PM



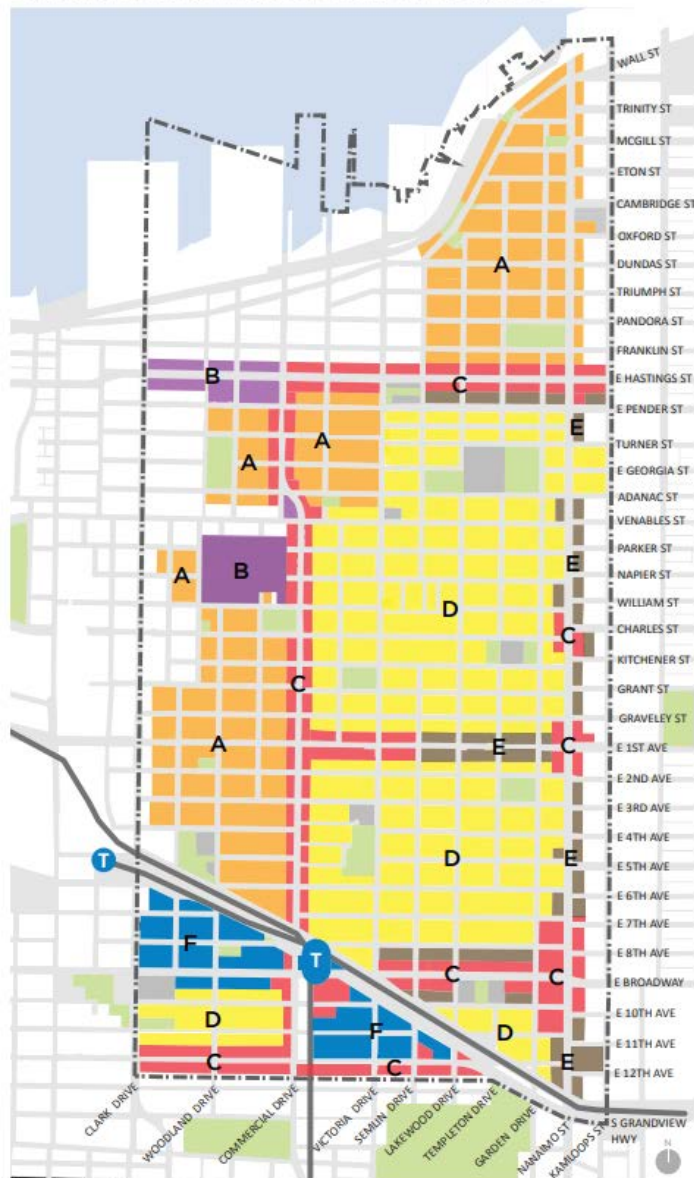
Shadow Study – Spring/Fall Equinox 4PM

Allowable and Approved Heights














Housing Policies

Figure 7.6: Housing Policies for Grandview-Woodland



Legend

-  Plan area boundary
-  SkyTrain station
-  SkyTrain line
-  Park
-  School / Institutional
-  **A** Encourage retention of existing rental apartments and allow replacement for 100% secured rental apartments. Rental Housing Stock ODP applies (1:1 replacement required).
-  **B** Encourage the development of new non-market rental apartments*
* See 7.1.3 for more details
-  **C** Ownership and secured market rental apartments
* Including secondary rental
-  **D** Infill housing (duplex / coach house)
-  **E** Ownership family housing (townhouse / rowhouse)*
* Including secondary rental
-  **F** Encourage secured market rental and non-market rental apartments