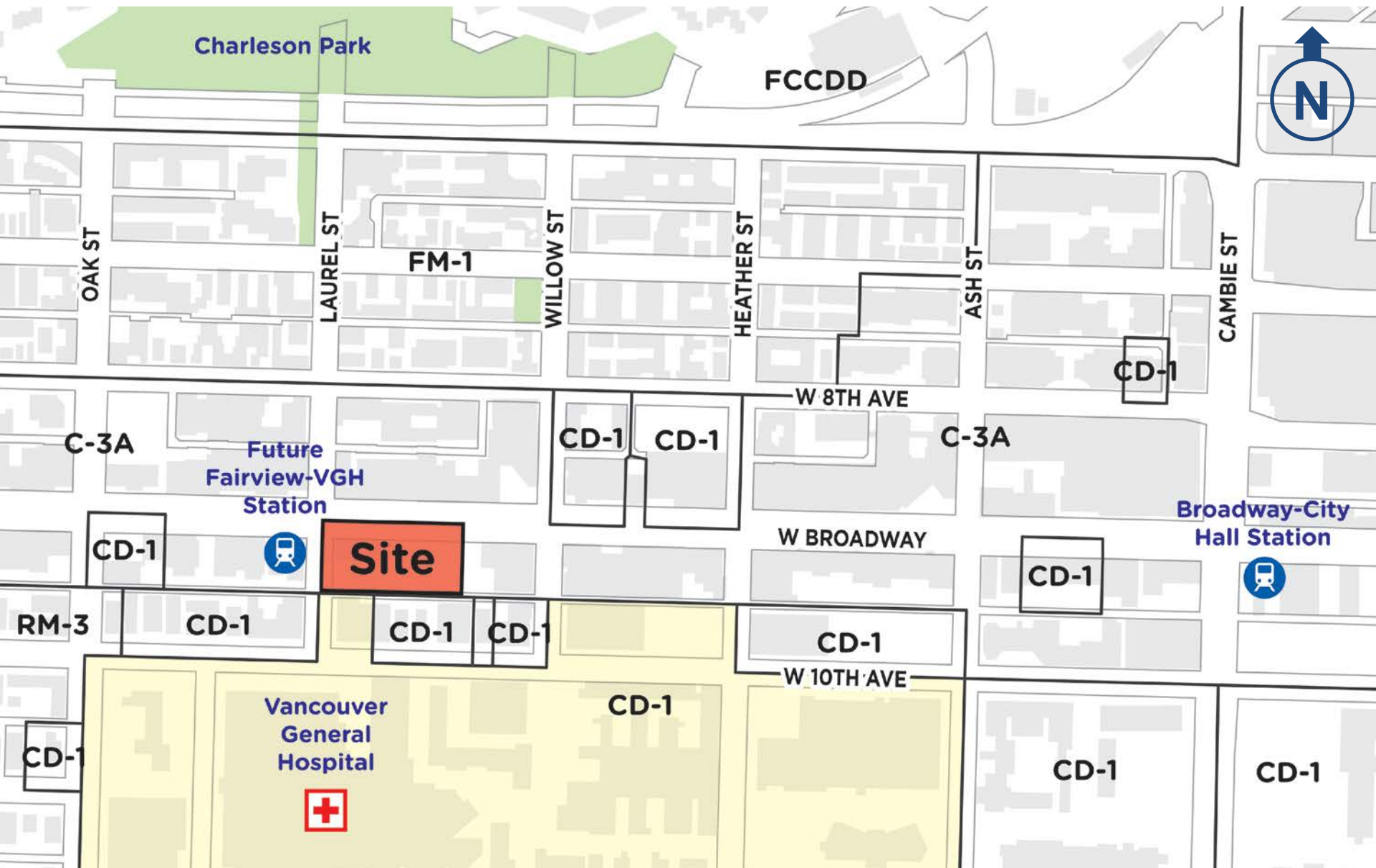




**CD-1 Rezoning: 878-898 West Broadway**  
Public Hearing – January 23, 2020

# Site and Context



# Existing Site



Retail

Fairview Pub  
& Parking

Park Inn  
Suites Hotel

West Broadway Ave

Laurel Street

N

# Enabling Policies

## Metro Core Jobs and Economy Land Use Plan (2007)

- Increase commercial height and density.

## Interim Hotel Development Policy (2018)

- Importance of hotel and no net loss.



# Proposal

- 437 hotel units
- Commercial retail, convention space
- 364,000 sq. ft.
- 4 levels of parking
- Height of 138.8 ft.
- Floor space ratio of 8.96

**East Tower:  
165 Units  
Long-Term**

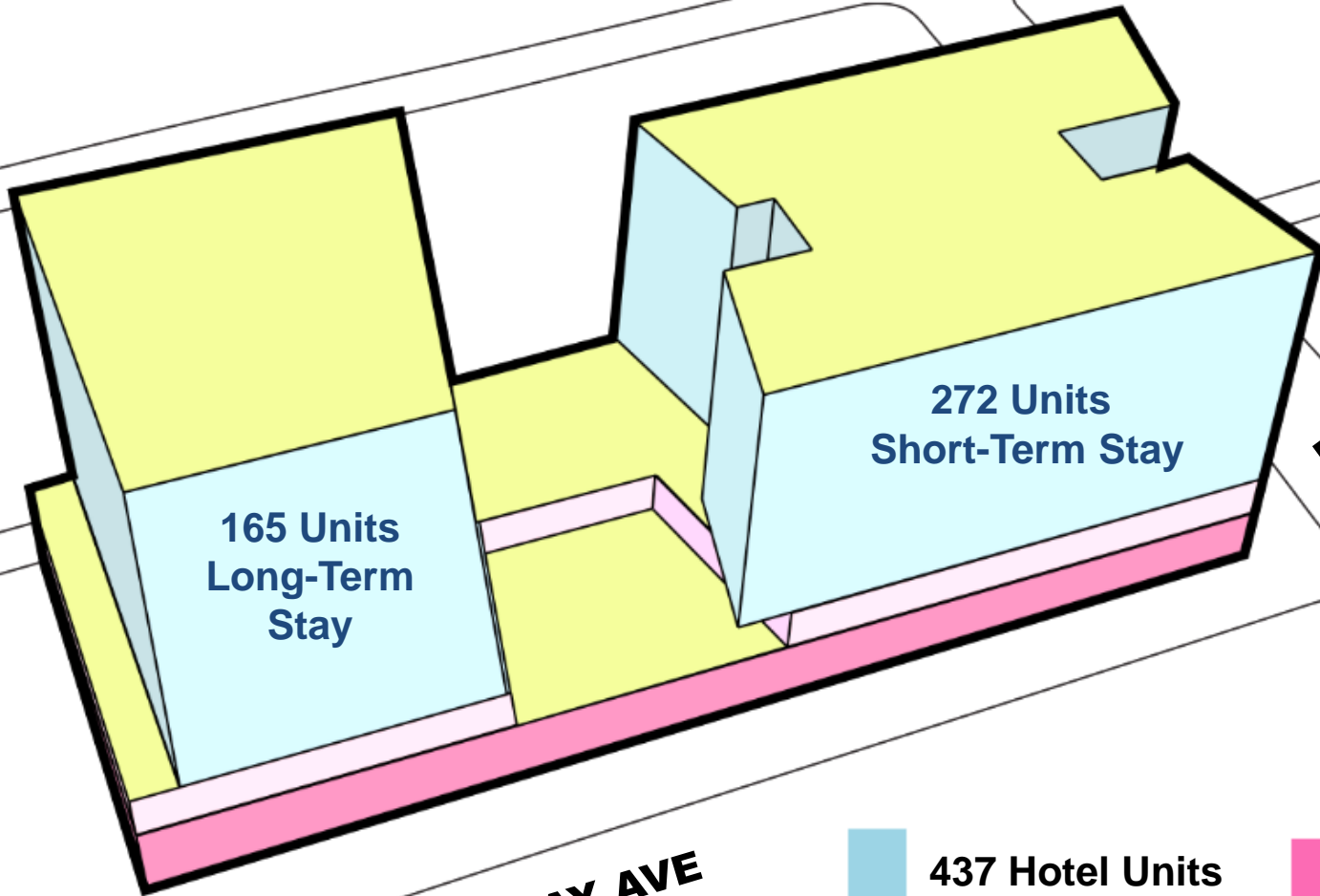
**West Tower:  
272 Units  
Short-Term**





# Land Use

437 hotel units to  
replace 117  
=320 new

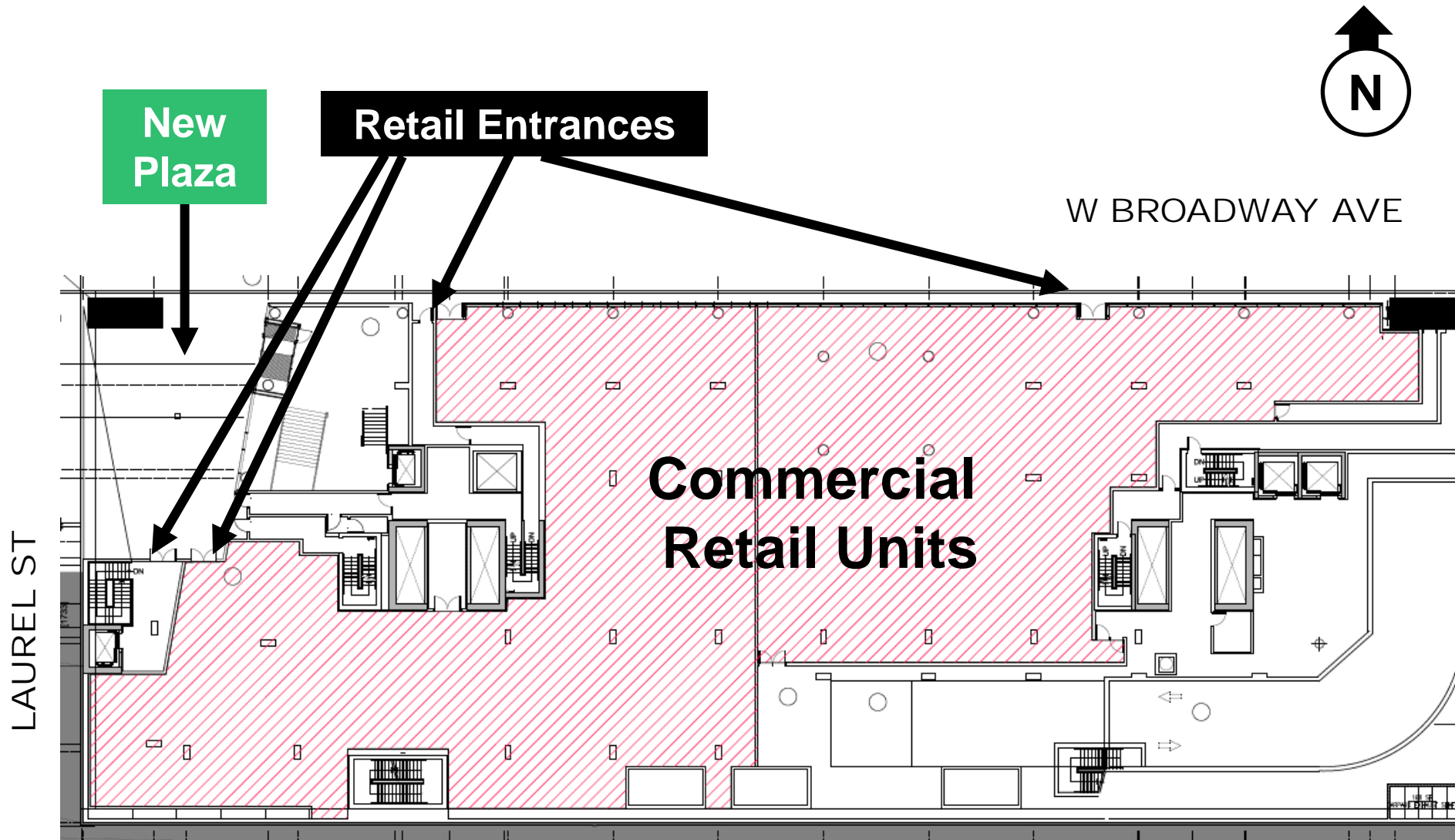


**W BROADWAY AVE**

**LAUREL ST**

-  437 Hotel Units
-  Hotel Amenities
-  Commercial Retail Units
-  Green Space

# Ground Floor and Public Realm





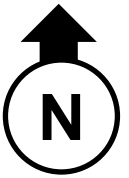
# Fairview Pub

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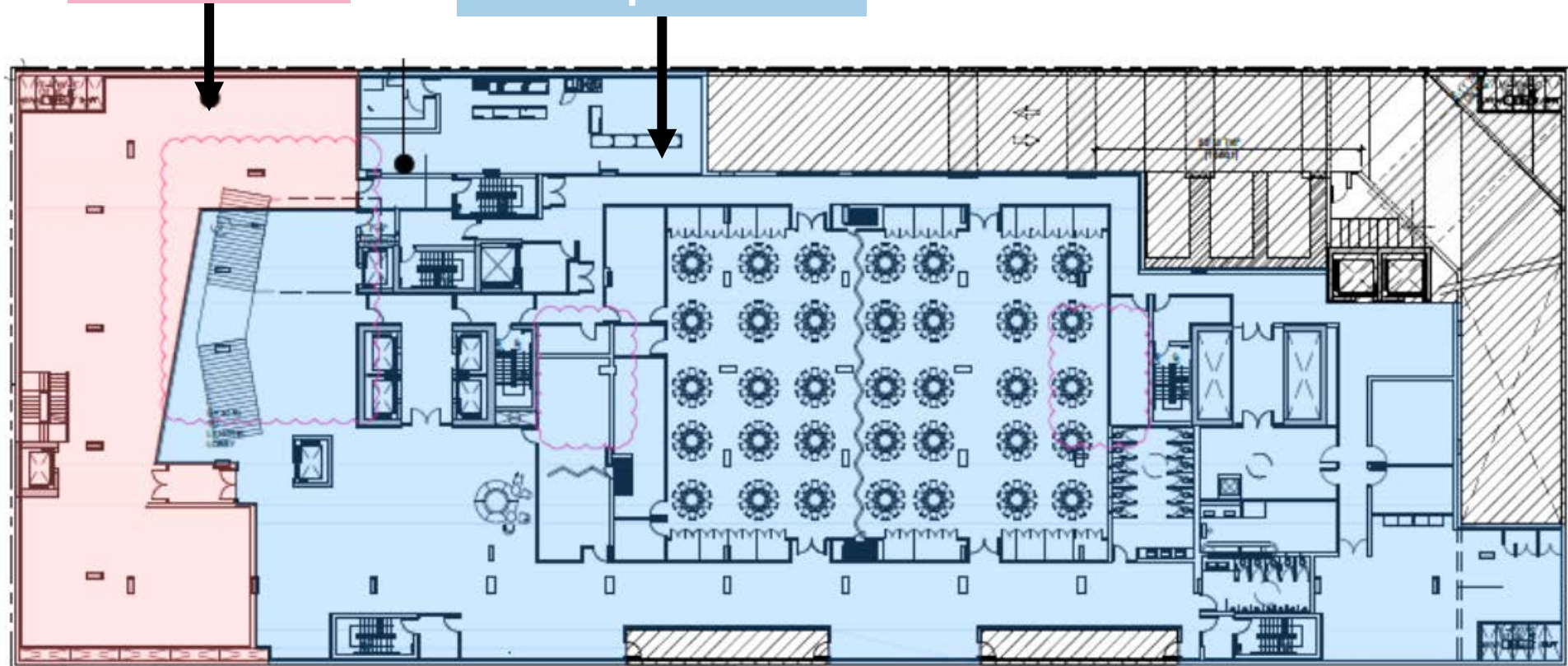


# Below-Grade Meeting Space (Sub-Ground)

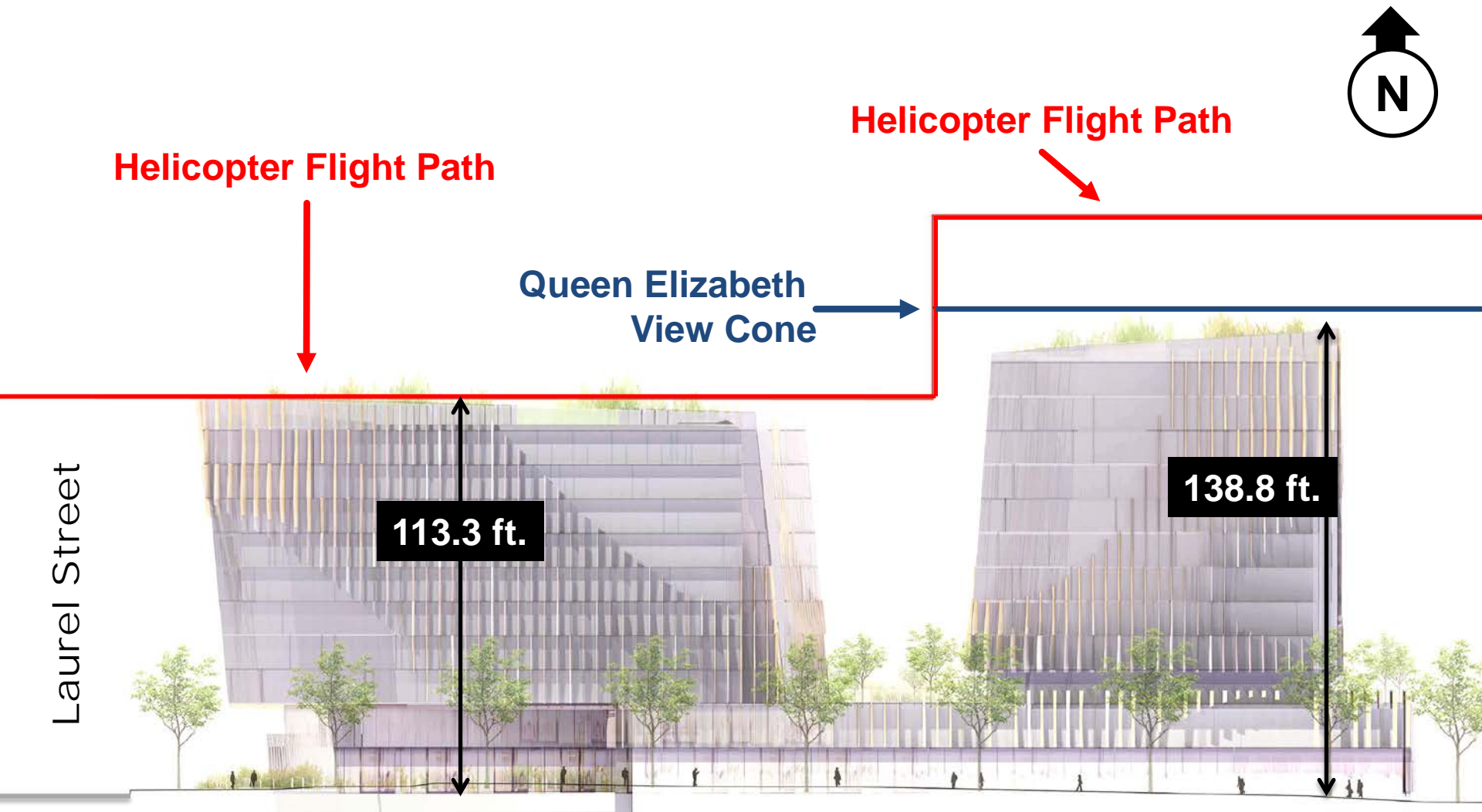


Back-of-House

Ballroom/  
Convention  
Space



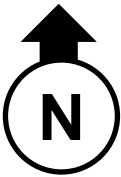
# Height: Helicopter Flight Path and View Cone



Helicopter Flight Path

Helicopter Flight Path

Queen Elizabeth View Cone



Laurel Street

113.3 ft.

138.8 ft.



# Transportation and Parking

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	Minimum By-law Requirement	Applicant Proposal
<b>Hotel Use Vehicle Spaces</b>	219	423
<b>Retail Use Vehicle Spaces</b>	52	64
<b>Total Vehicle Spaces</b>	271	487

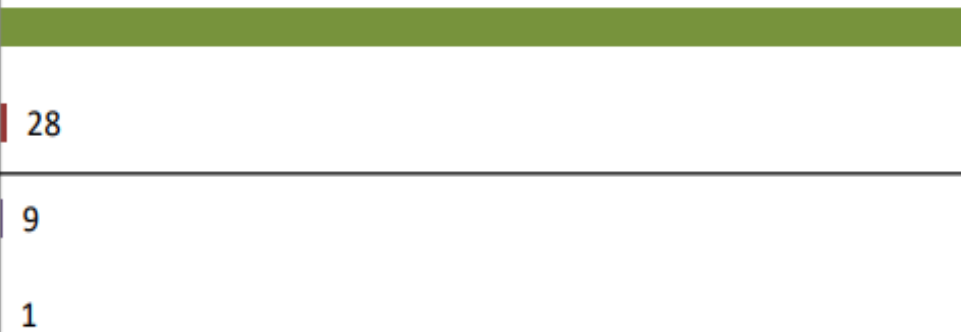


# Public Consultation Summary

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**Pre-application  
Open House  
April 3, 2018  
69 attendees**

**City-hosted  
Open House  
July 23, 2018  
28 attendees**

Total notifications		4,000
Open House attendees	28	
Open House comment sheets	9	
Online/other feedback	1	

## Support:

- Hotel proximity to hospital
- Height and density

## Concerns:

- Loss of liquor store and Fairview Pub
- Excessive hotel units



# Public Benefits

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Public Benefit	Amount
<b>Community Amenity Contribution – Commercial Linkage Target (Fixed Rate)</b>	\$2,423,390
<b>Development Cost Levies</b>	\$7,517,135
<b>Public Art</b>	\$721,120
<b>Total Value</b>	<b>\$10,661,645</b>



# Conclusion



- ✓ 437 hotel units with meeting and convention space
- ✓ Expanded commercial retail units
- ✓ Open space and green space