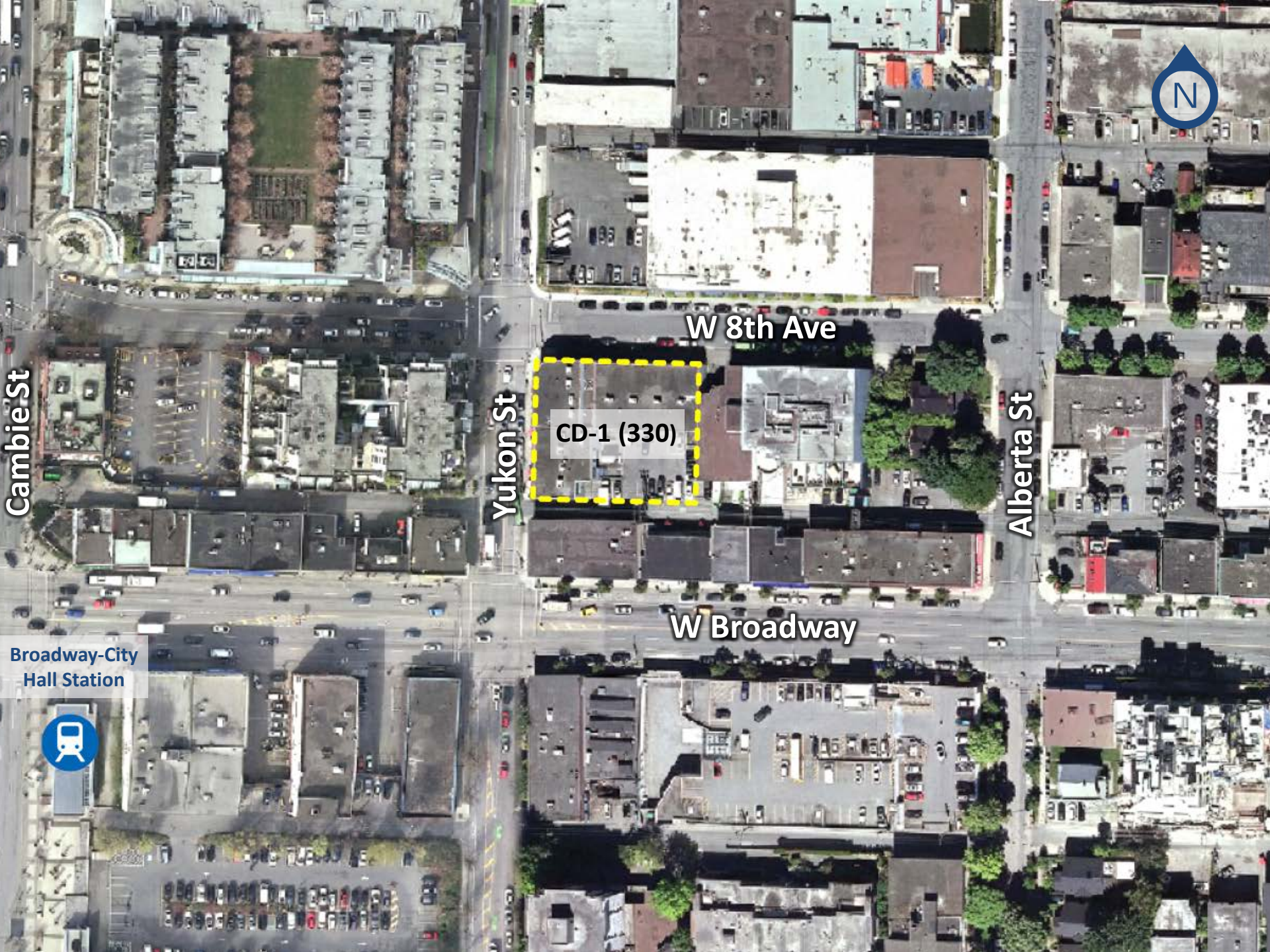




CD-1 Text Amendment

380-390 West 8th Avenue

Public Hearing – October 6th, 2020



Cambie St

Yukon St

Alberta St

W 8th Ave

W Broadway

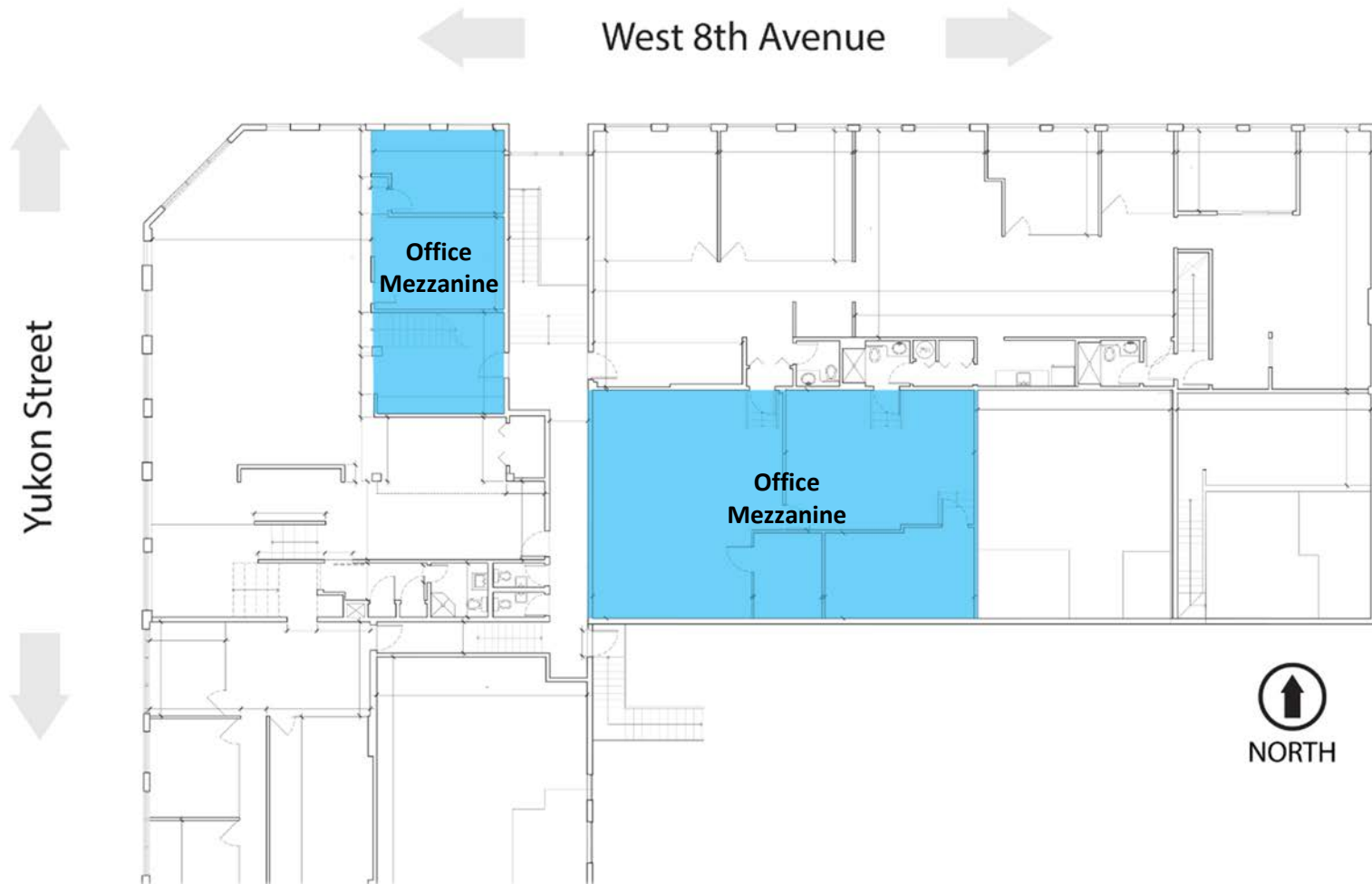
CD-1 (330)

Broadway-City Hall Station



Proposal

- Increase the floor area limit for Restaurant – Class 1 use from 65 sq. m to 150 sq. m
- Increase the total maximum permitted floor from 1.10 to 1.17 FSR



Metro Core Jobs & Economy Land Use Plan

- Supports the increase of office and service uses.

I-1 District Schedule (2013 Amendments)

- Site was previously zoned I-1.
- The 2013 amendments to the I-1 permitted Restaurant – Class 1 use from 65 sq. m to 150 sq. m.

Public Benefits

	Public Benefit
Community Amenity Contribution – Commercial Linkage Contribution	\$13,371
Development Cost Levies	\$38,750
Total Value of Public Benefits	\$52,121

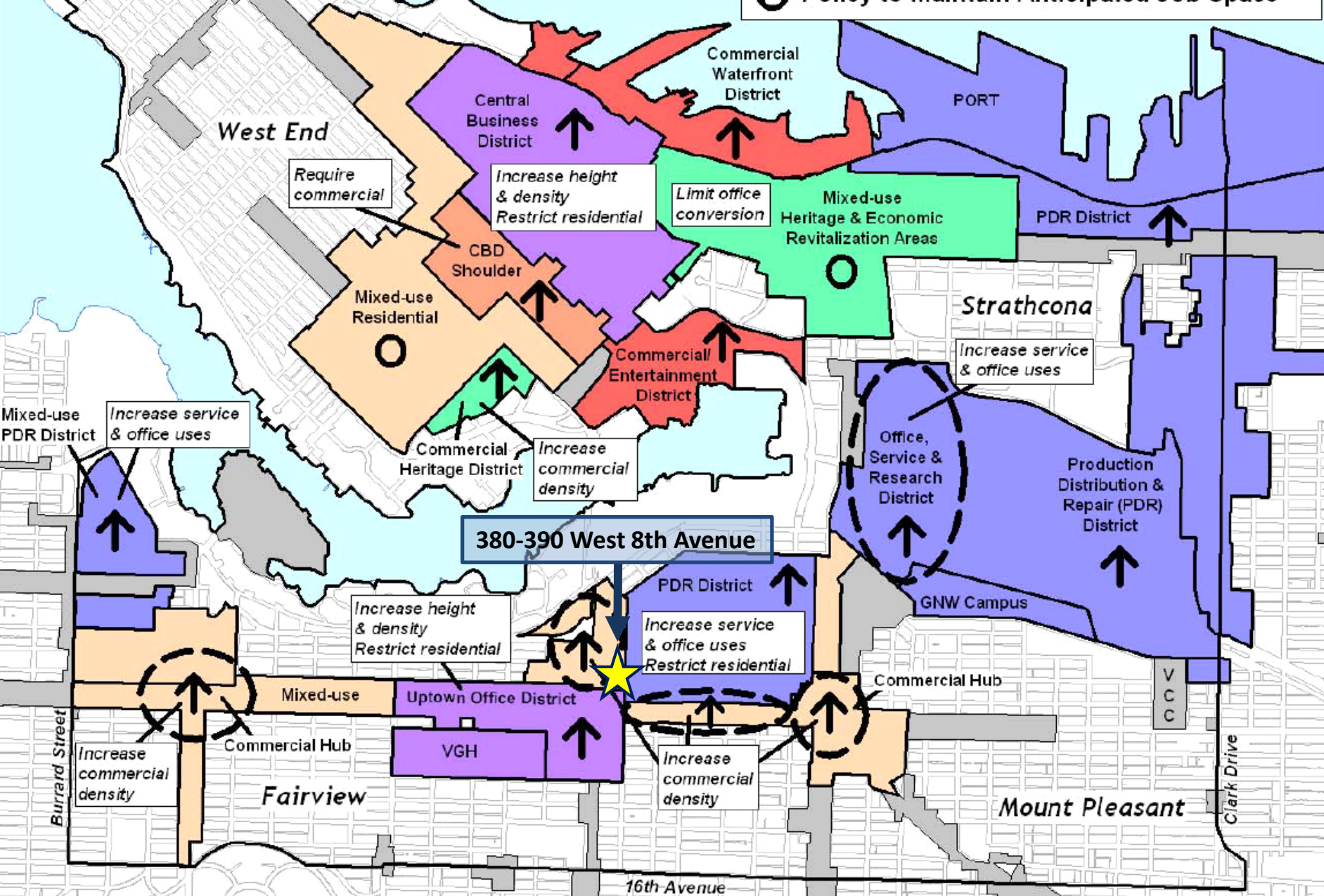


CD-1 Text Amendment
380-390 West 8th Avenue
END OF PRESENTATION

Back Up Slides

Metro Core Proposed Future Roles & Policy Directions

 Policy to Increase Job Space
 Policy to Maintain Anticipated Job Space



Policy Directions:

- Ensure a diversity of job space types to meet the needs of a growing and changing Metro Core economy.
- Support sustainable transportation objectives by focusing job growth in areas well-served by public transit.
- Support the increase of office and services uses.

Employment Lands and Economy Review

