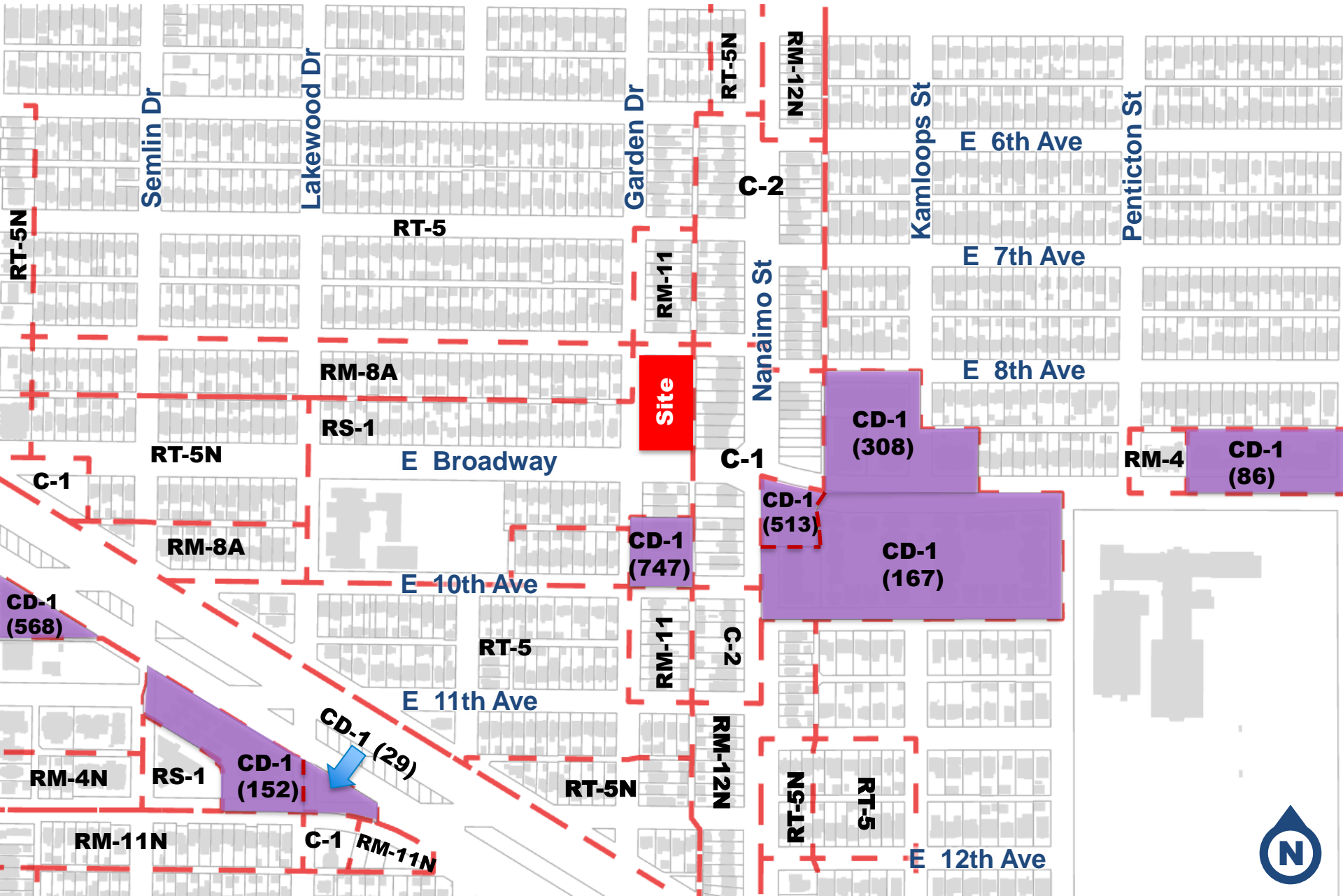




**CD-1 Rezoning: 2406-2488 Garden Drive**  
Public Hearing – December 8, 2020

# Site and Surrounding Zoning



# Existing Site and Context



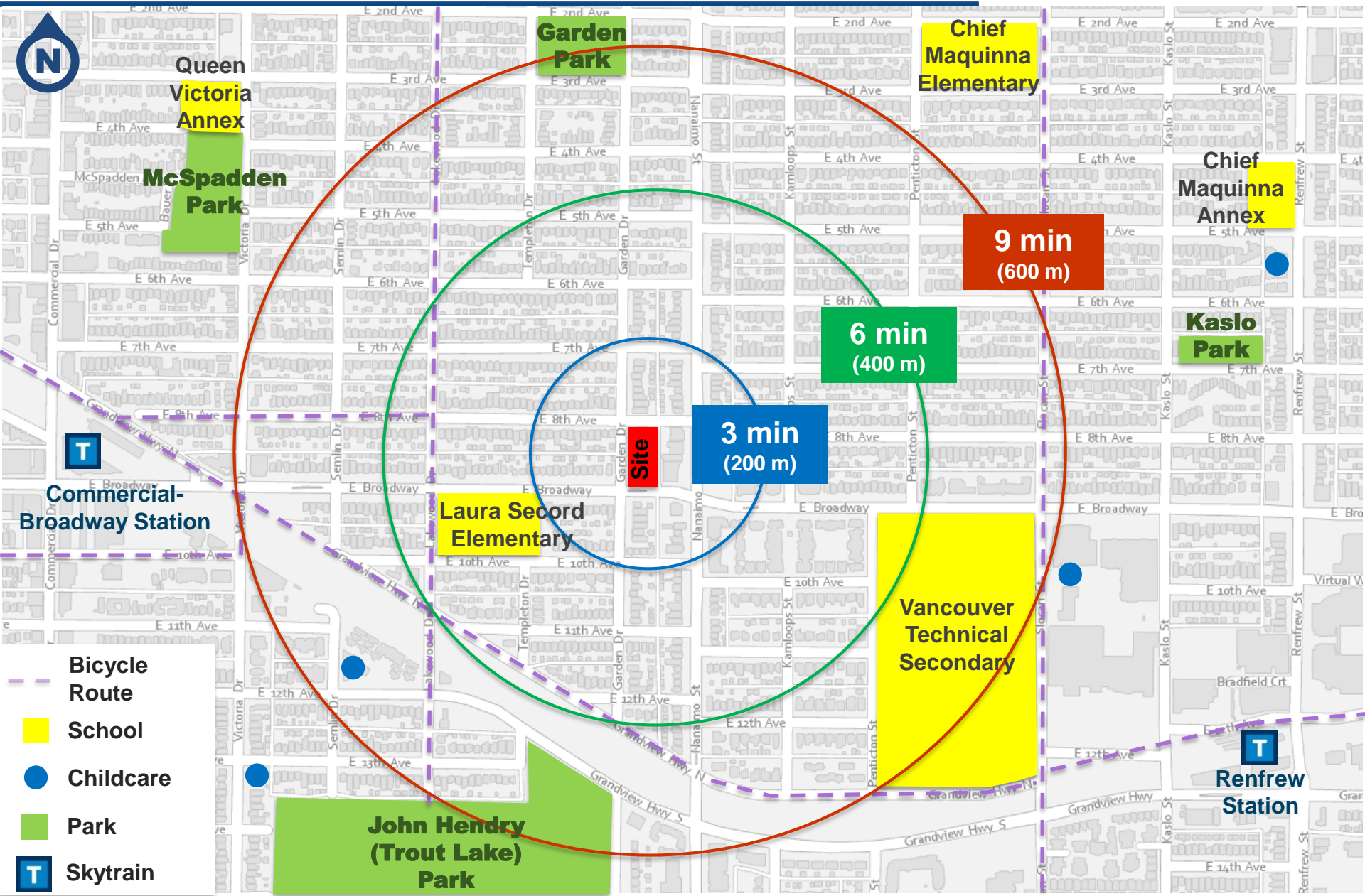
East 8th Ave

Garden Dr

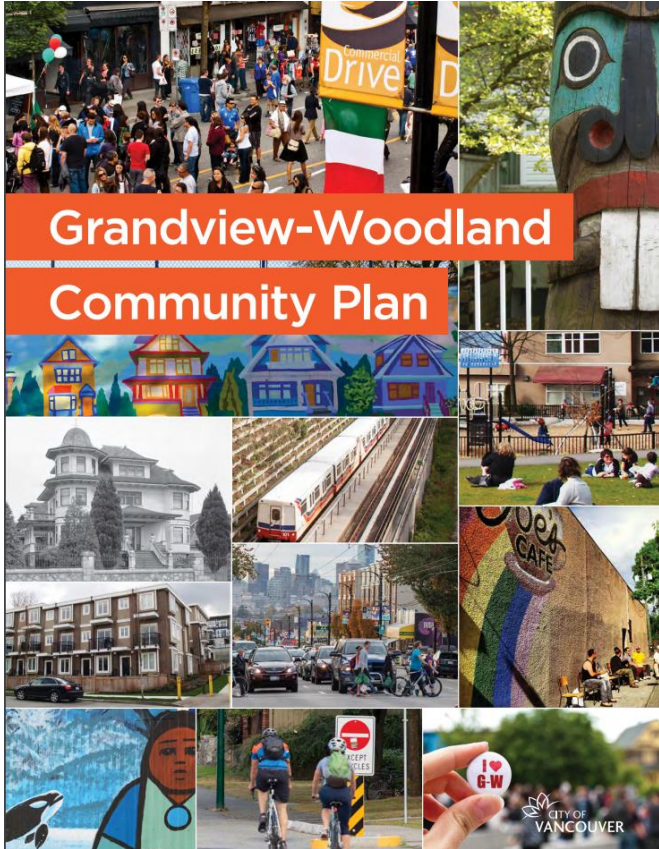
East Broadway

Nanaimo St

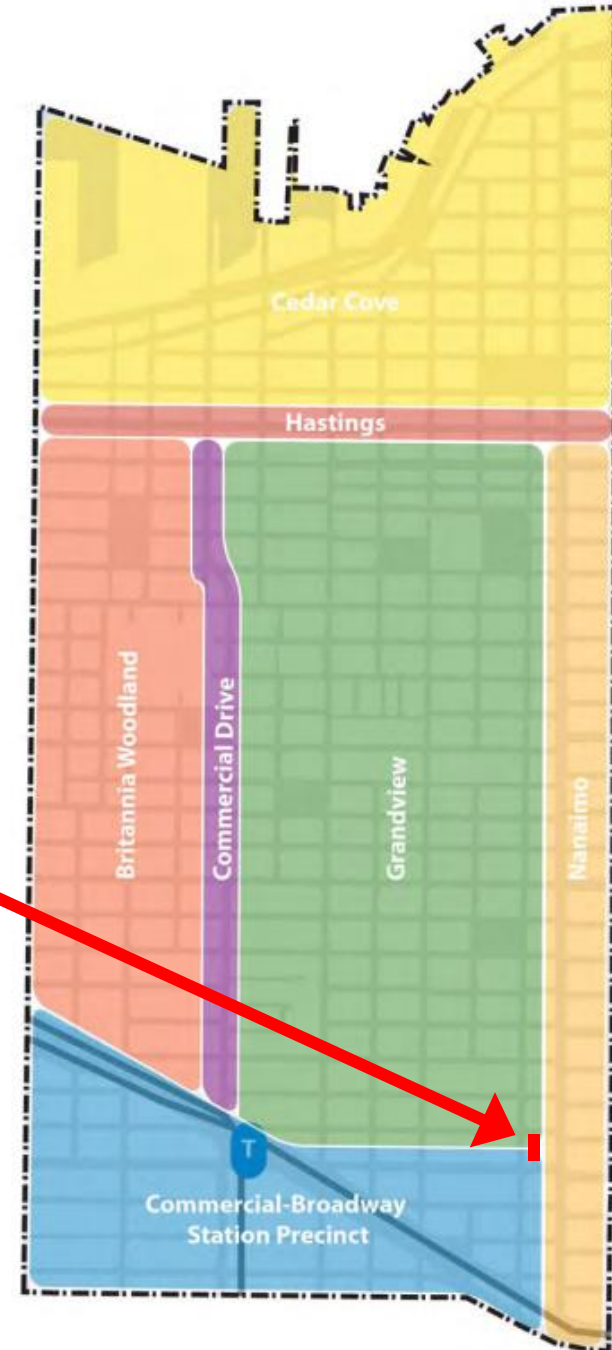
# Local Services and Amenities



# Policy Context

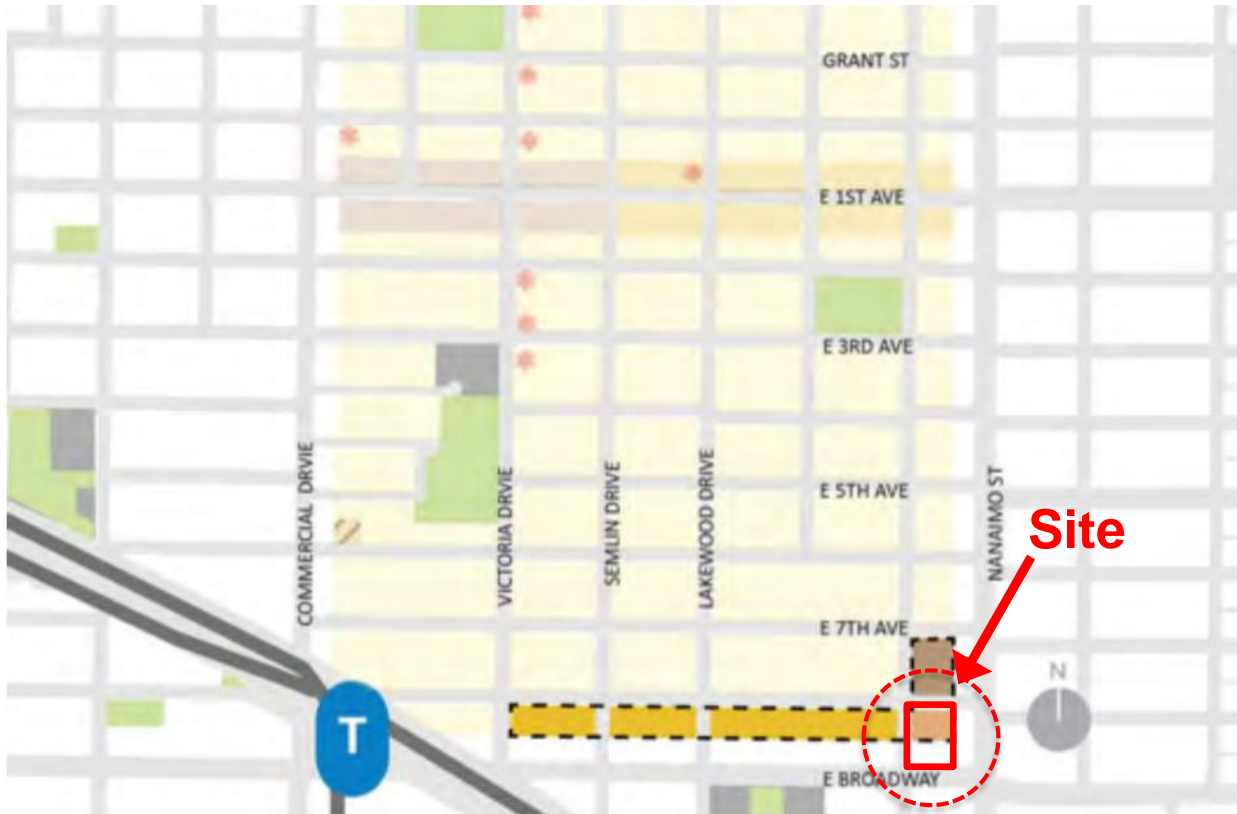


**Site**















# Policy Context

## Section 6.5.3 Grandview Transition Area



### Legend

-  SkyTrain station
-  SkyTrain line
-  Park
-  School / Institutional
-  Apartment (10+-storeys)
-  Apartment (6-storeys)
-  Apartment (4-storeys)
-  Traditional / historic shopping district (4-storeys)
-  Courtyard rowhouse / traditional rowhouse (3.5-storeys)
-  Duplex
-  At-grade commercial
-  Local-serving retail site

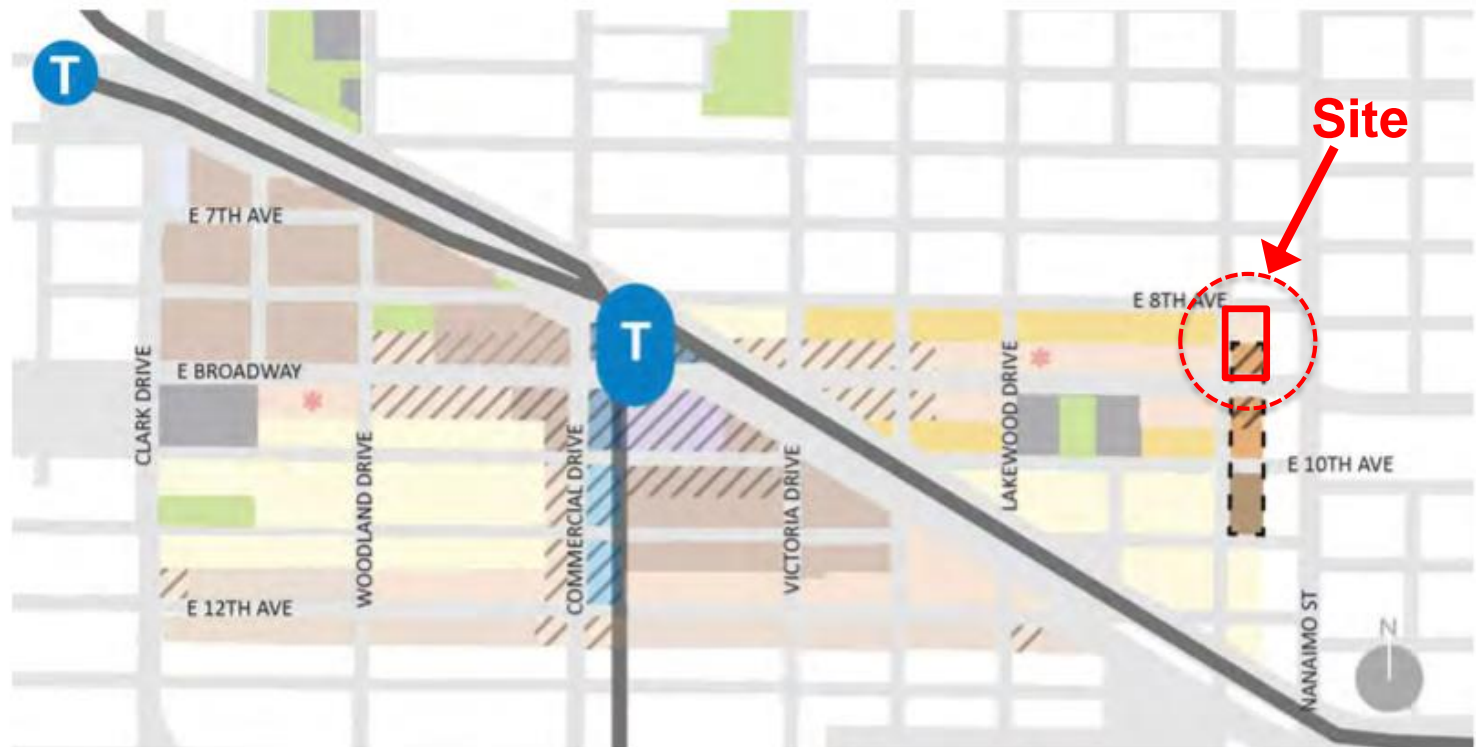
- Height: Up to 6 storeys
- Density: up to 2.65 FSR

# Policy Context

## Section 6.7.4 Commercial-Broadway Station Precinct Transition Area

### Legend

-  SkyTrain station
-  SkyTrain line
-  Park
-  School / Institutional
-  I - Light industrial
-  Office (10 storeys)
-  Office (6 storeys)
-  Apartment (10+ storeys)
-  Apartment (10 storeys)
-  Apartment (6 storeys)
-  Apartment (4 storeys)
-  Courtyard rowhouse / traditional rowhouse (3.5 storeys)
-  Duplex
-  At-grade commercial
-  Local-serving retail site



Site

- Height: Up to 6 storeys
- Density: up to 3.00 FSR for mixed-use
- Commercial uses required on the first floor
- Front yard setbacks sufficient to achieve a minimum 5.5 m (18 ft.) sidewalk along Broadway

# Proposal: Summary



- Two connected 6-storey residential buildings with retail space at-grade fronting Broadway
- Max. building height: 22.0 m (72.2 ft.)
- FSR: 2.83

- Unit Mix - 109 units:
  - 24 Studios (22.0%)
  - 30 one-bedroom (27.5%)
  - 38 two-bedroom (34.9%)
  - 17 three-bedroom (15.6%)



# Proposal: Summary

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# Proposal: Summary



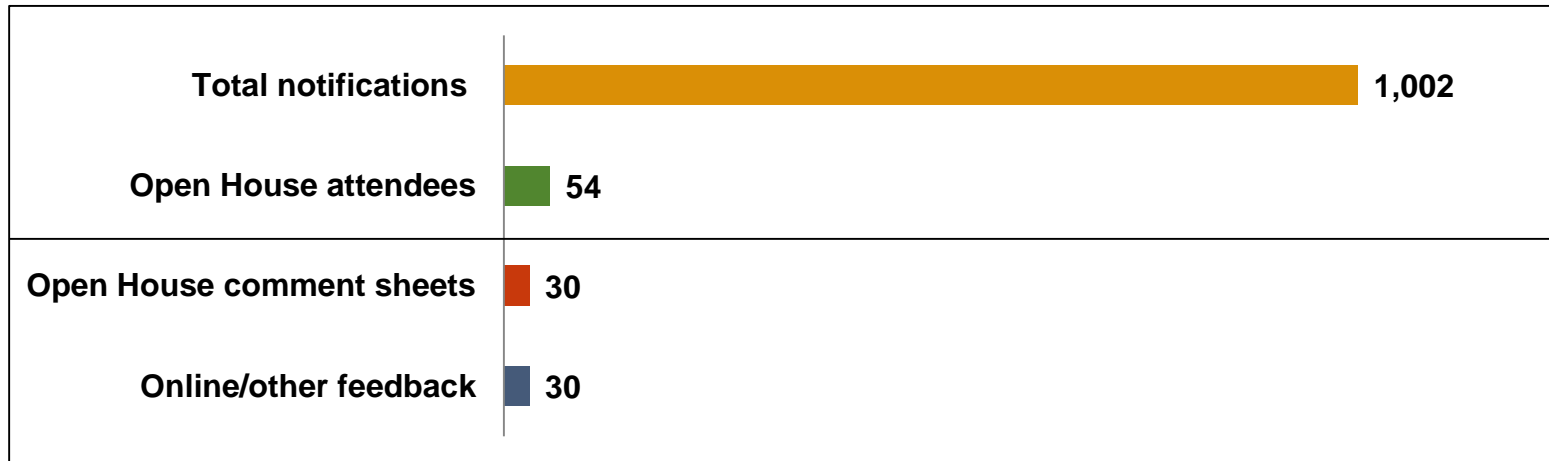
- Expands upon the existing shopping node with new commercial opportunities featuring small, local-serving retail units and transparent facades to encourage public realm activation and retail visibility.

# Public Consultation

**Pre-application  
Open House  
June 12, 2019  
29 attendees**



**City-hosted  
Open House  
November 4, 2019  
54 attendees**



# Public Consultation: What We Heard

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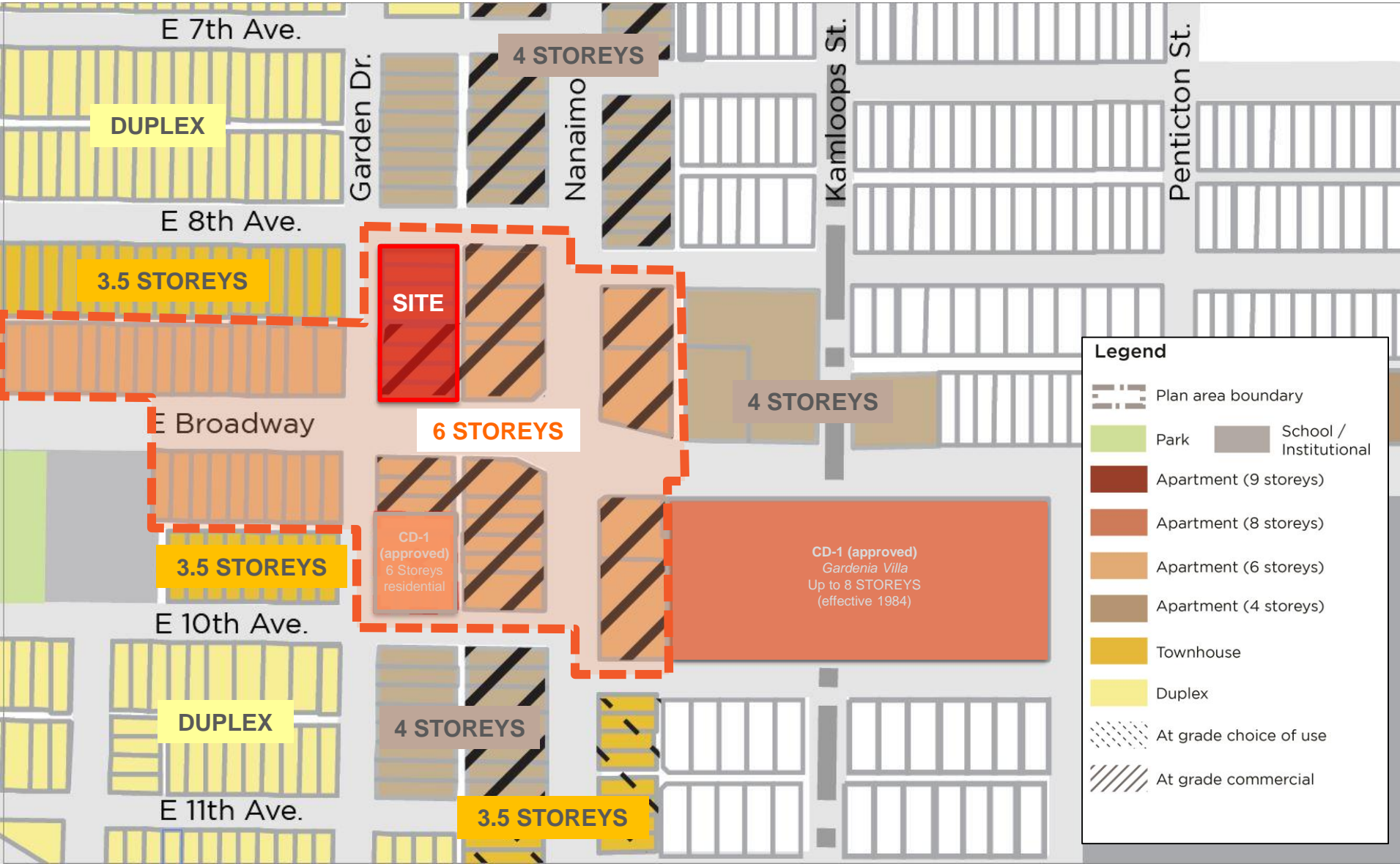
## Support

- Neighbourhood context
- Inclusion of retail
- Building height, massing, and density
- Building design
- Additional housing

## Concern

- Building height, massing and density
- Building design
- Traffic and safety
- Parking
- Housing affordability

# Response to Feedback: Allowable Heights



# Response to Feedback: Traffic & Safety

---

## Increased traffic, congestion and safety issues

- Potential increase in traffic is considered limited and staff do not anticipate any traffic congestion in local streets.
- Provision of new speed humps in the lane west of Nanaimo St.
- Proposal will contribute to improvements to the Broadway and Nanaimo and the Nanaimo and East 8<sup>th</sup> Ave intersections:

	Amount
<b>Broadway &amp; Nanaimo</b>	\$100,000
<b>Nanaimo &amp; E 8th Ave</b>	\$100,000
<b>Traffic Calming</b>	\$25,000
<b>Total Value</b>	\$225,000

# Response to Feedback: Parking

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	Minimum By-law Requirement	Applicant Proposal
Residential Use Vehicle Spaces	99	110
Retail Use Vehicle Spaces	8	8
Total Vehicle Spaces	107	118

# Form of Development

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# Preliminary Massing Explorations



# Public Benefits

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	Amount
<b>Community Amenity Contribution (CAC)</b>	\$3,519,165
<b>Development Cost Levies (DCLs)</b>	\$2,664,704
<b>Public Art</b>	n/a
<b>Total Value</b>	\$6,183,869

# Restart Smart Vancouver

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If approved, the project would generate approximately 382 off-site and on-site construction jobs.

# Conclusion



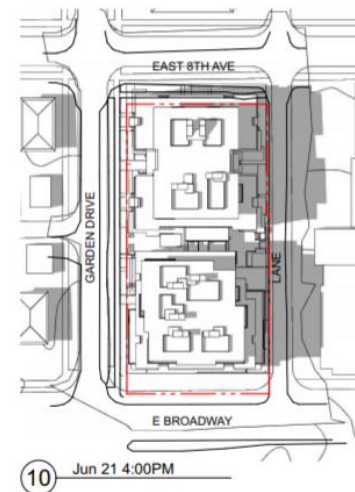
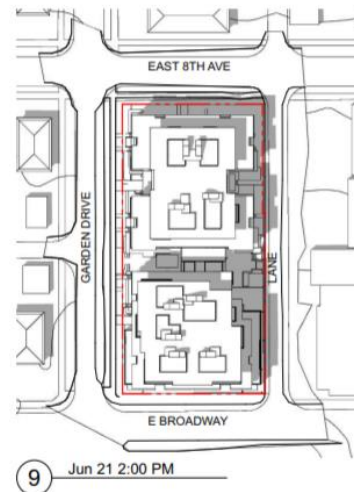
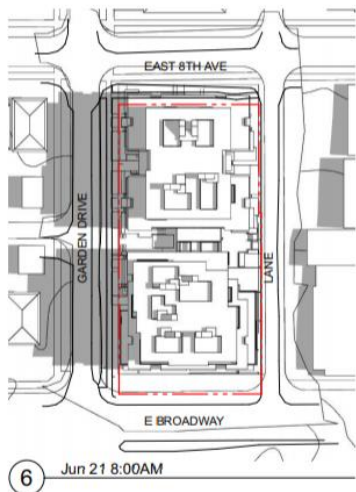
- Proposal meets the intent of the *Grandview-Woodland Community Plan* in terms of height and density.
- Expands upon existing shopping node with new commercial opportunities
- Staff support application subject to conditions outlined in Appendix B

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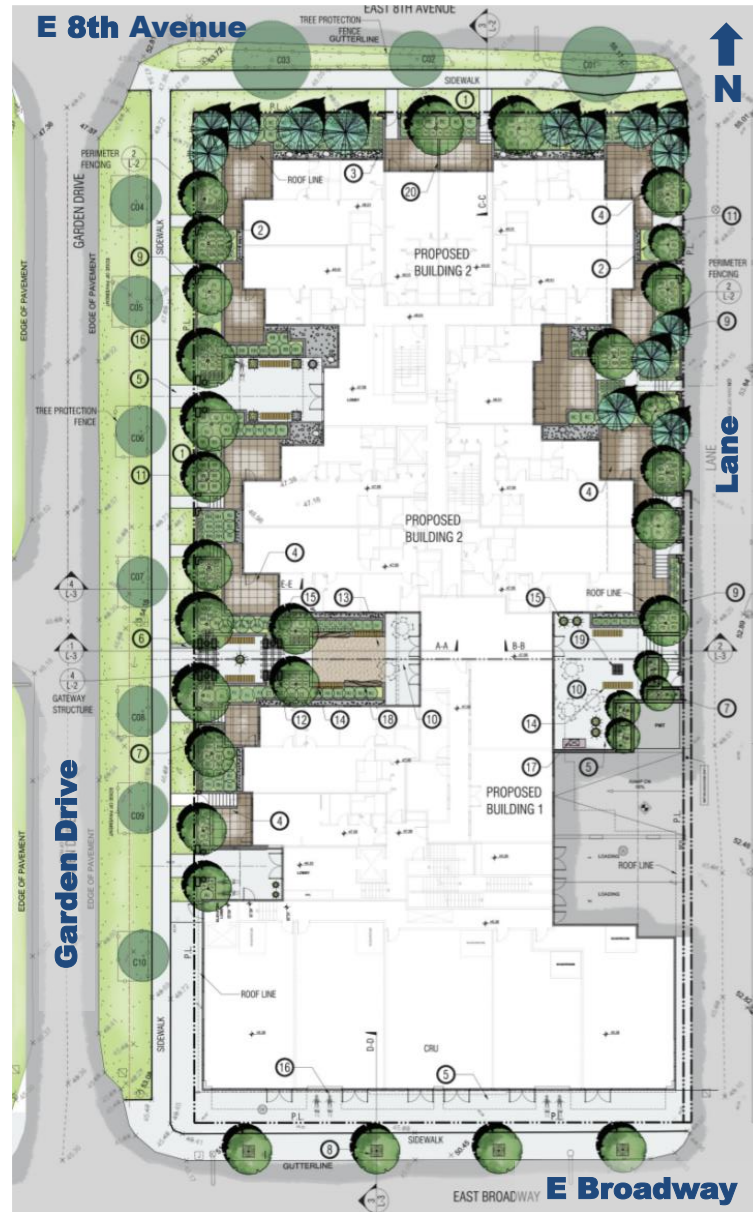
## **END OF PRESENTATION**

slides after this are for internal use only,  
please do not post slides beyond this point

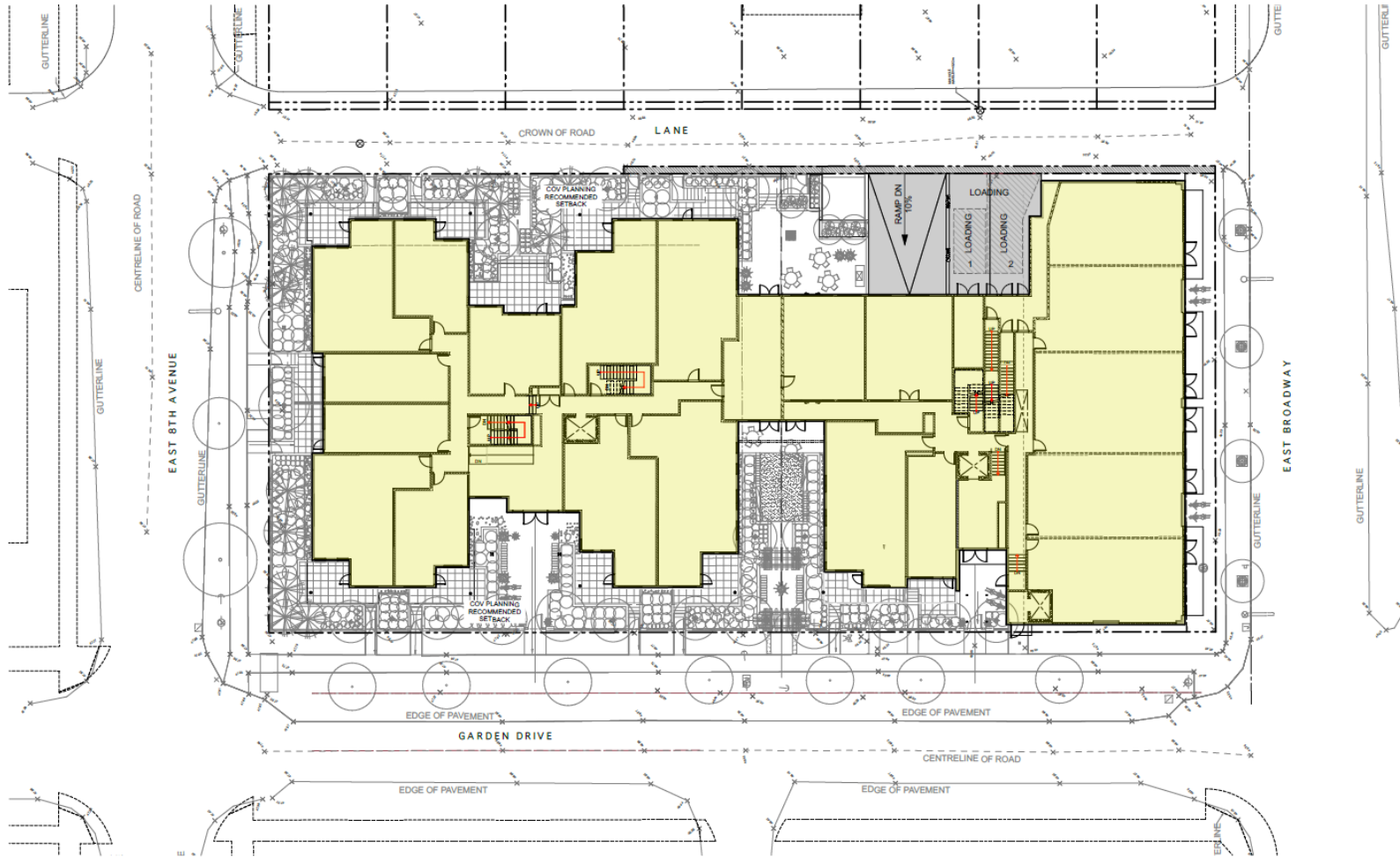
# Shadow Study: Mar/Sep (Top) & June (Bottom)



# Landscape Plan



# Site Plan



**Integra**  
 ARCHITECTURE INC.  
 2330-200 Granville Street  
 Vancouver, BC, V6C 1S4  
 www.integra-arch.com  
 Telephone: 604 688 4220



PROJECT TEAM
ARCHITECT NAME
DATE
SCALE
PROJECT NO.

**Porte Communities**

**Garden Drive Apartments**  
 2606-2488 Garden Drive  
 Vancouver, BC

**SITE PLAN**

18436 (PROJECT)  
 1:150 (SCALE)  
 Sunday, October 18, 2020 (DATE)  
 Planning Report to Council (TITLE)

**A-1.000**



# Proposal: Summary



- Two connected 6-storey residential buildings with retail space at-grade fronting Broadway
- Max. building height: 22.0 m (72.2 ft.)
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- Unit Mix - 109 units:
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# Form of Development



1 WEST ELEVATION [GARDEN DRIVE]  
SCALE: 1:250

# Form of Development



2 EAST ELEVATION [LANE]  
SCALE: 1:250

Lane Elevation

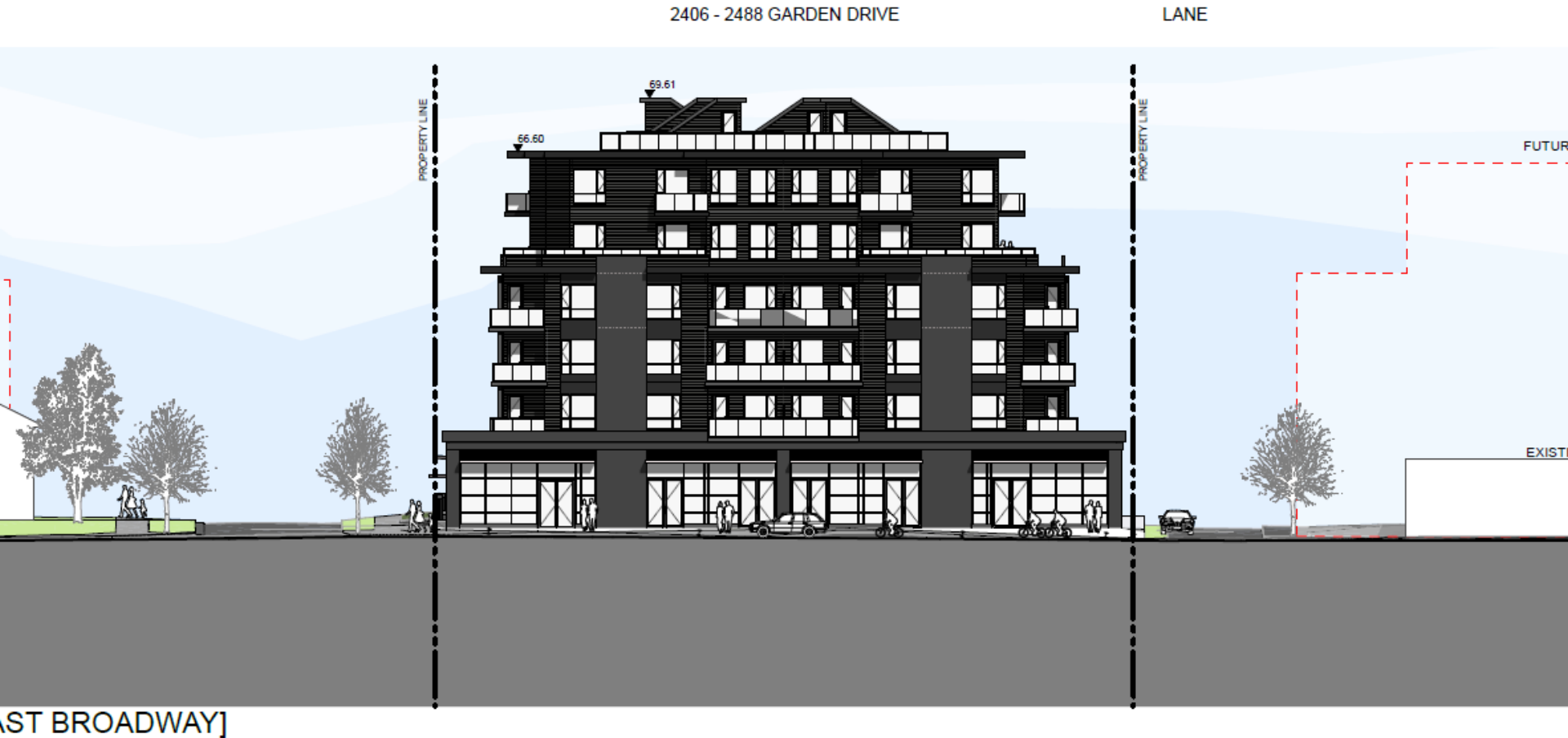
# Form of Development



1 NORTH ELEVATION [EAST 8TH AVENUE]

SCALE: 1:200

# Form of Development



**Broadway Elevation**

# Form of Development



1 WEST ELEVATION [GARDEN DRIVE]  
SCALE: 1:250

# Form of Development



2 EAST ELEVATION [LANE]  
SCALE: 1:250

Lane Elevation

# Form of Development



1 NORTH ELEVATION [EAST 8TH AVENUE]

SCALE: 1:200



# Form of Development



**Broadway Elevation**

# Preliminary Revised Massing

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# Preliminary Revised Massing

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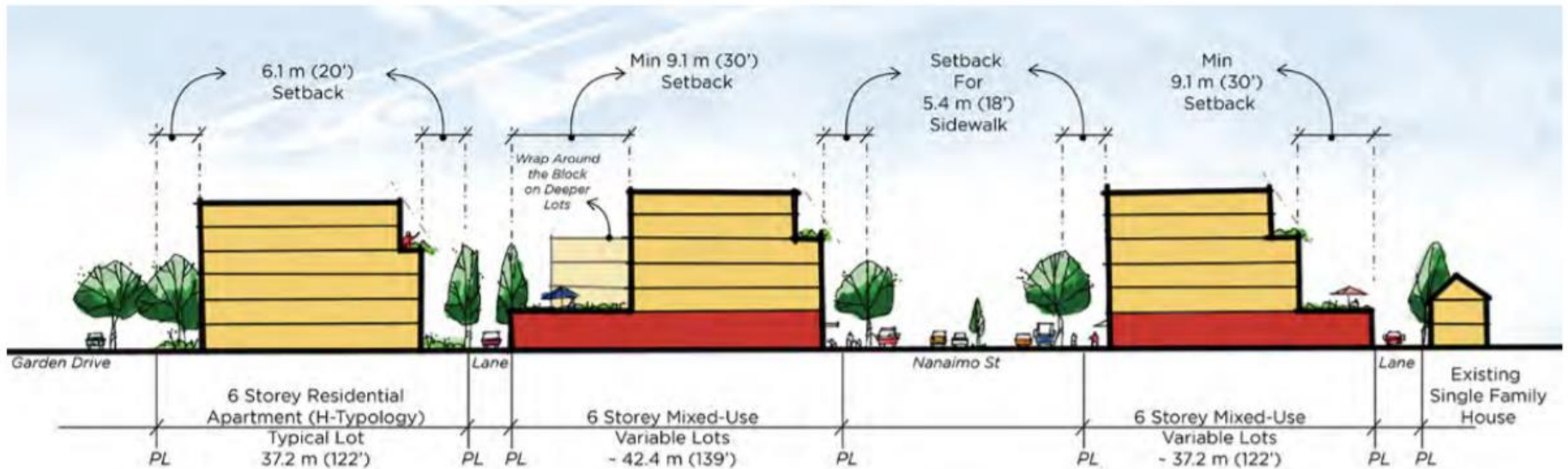
# Preliminary Revised Massing

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# Policy Context: Nanaimo Cross Section

## Section 6.6.2 Shopping Nodes



# GWCP - Public Engagement

A wide array of opportunities for community involvement





## 4-Year Public Process

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




# Housing Policies

 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).

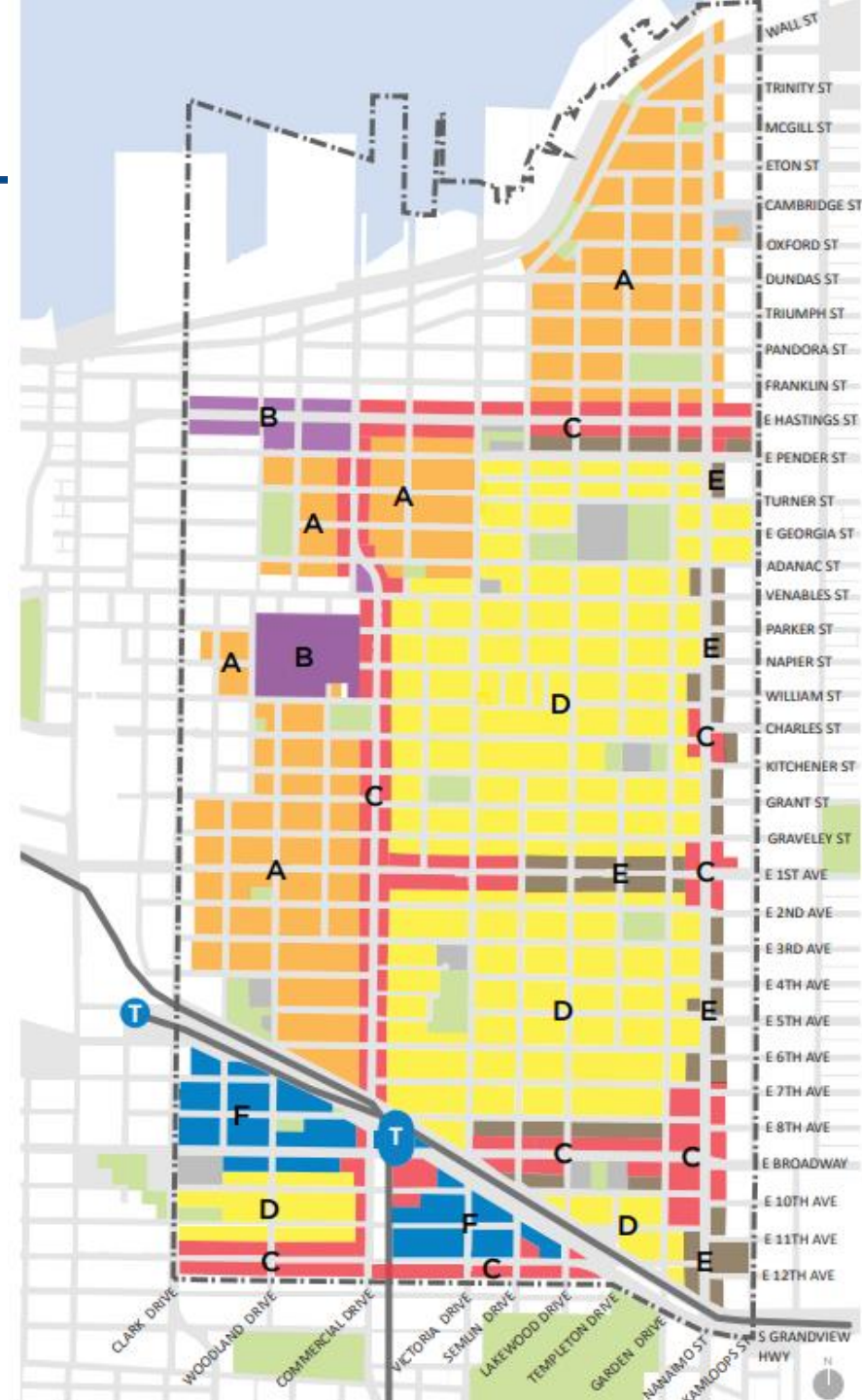
**B** Encourage the development of new non-market rental apartments\*  
\* See 7.1.3 for more details

**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



# Rezoning Process

