



CD-1 Rezoning: 2246-2268 East Broadway
Public Hearing – January 19, 2021

Existing Site and Context

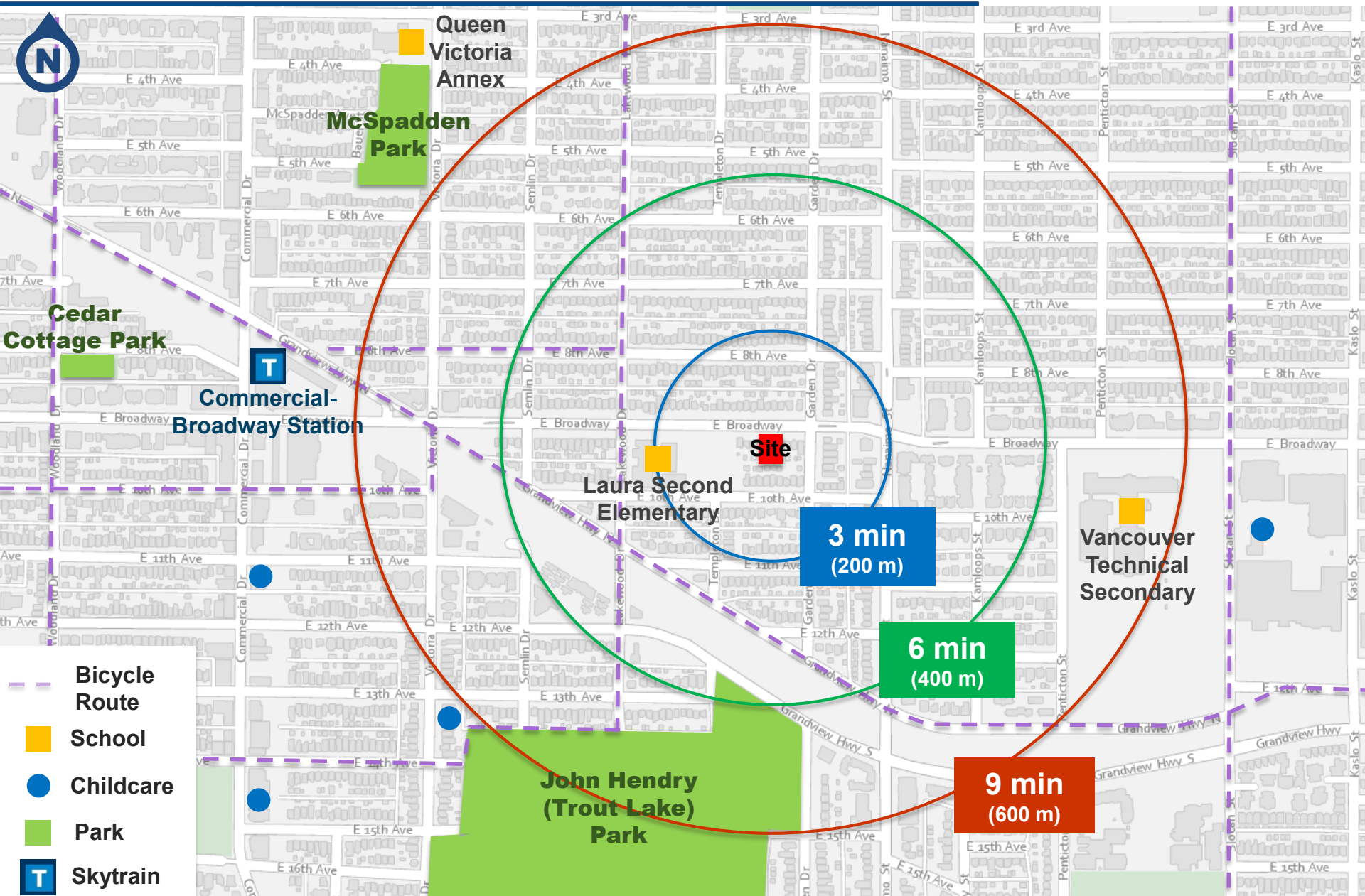


Existing Buildings and Tenants

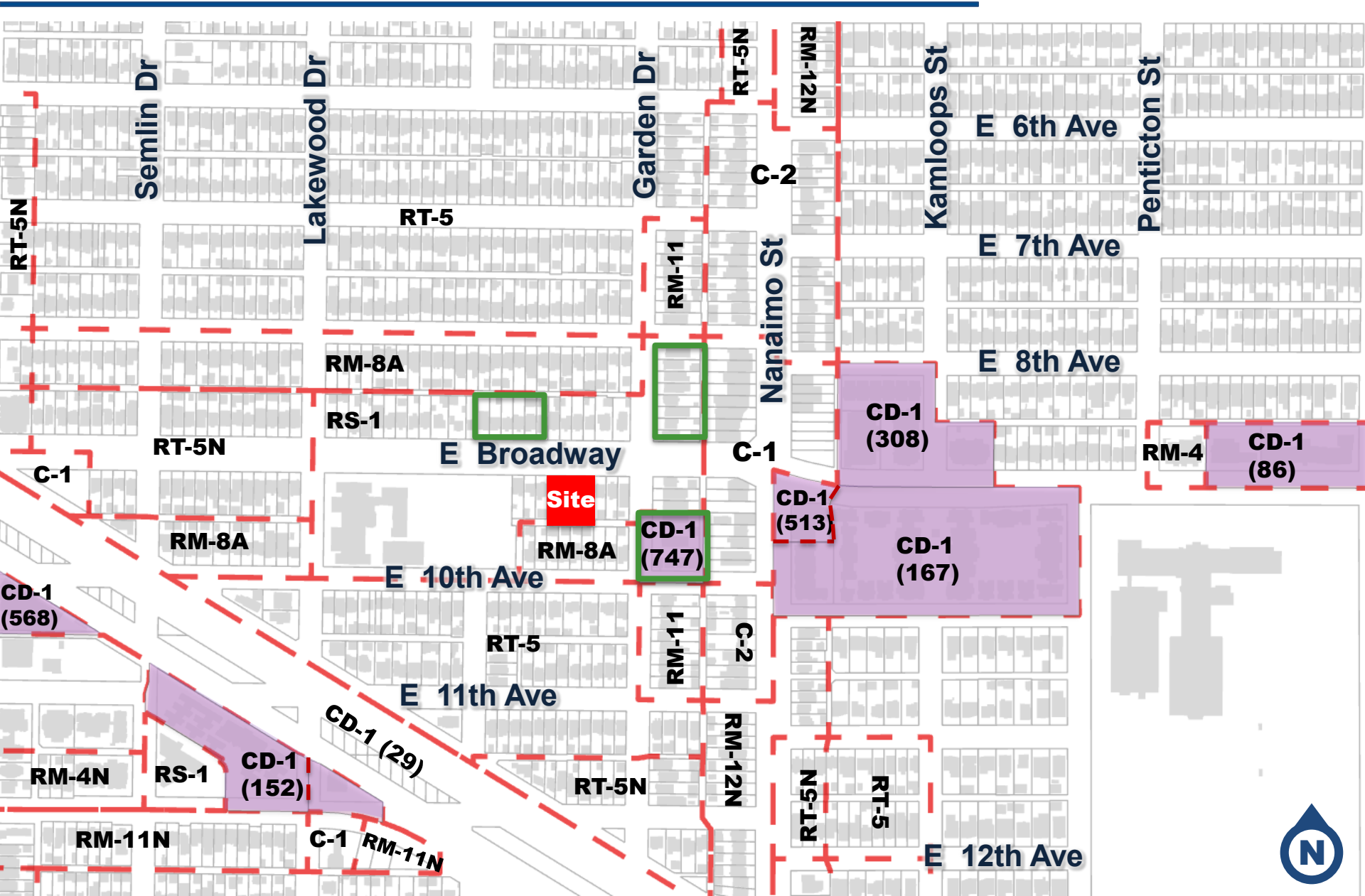


- Four detached homes with four secondary rental suites
- None of the tenants are eligible for provisions under the TRP Policy due to previous ownership or length of the tenancy.
- All tenancies are protected under the *BC Residential Tenancy Act*.

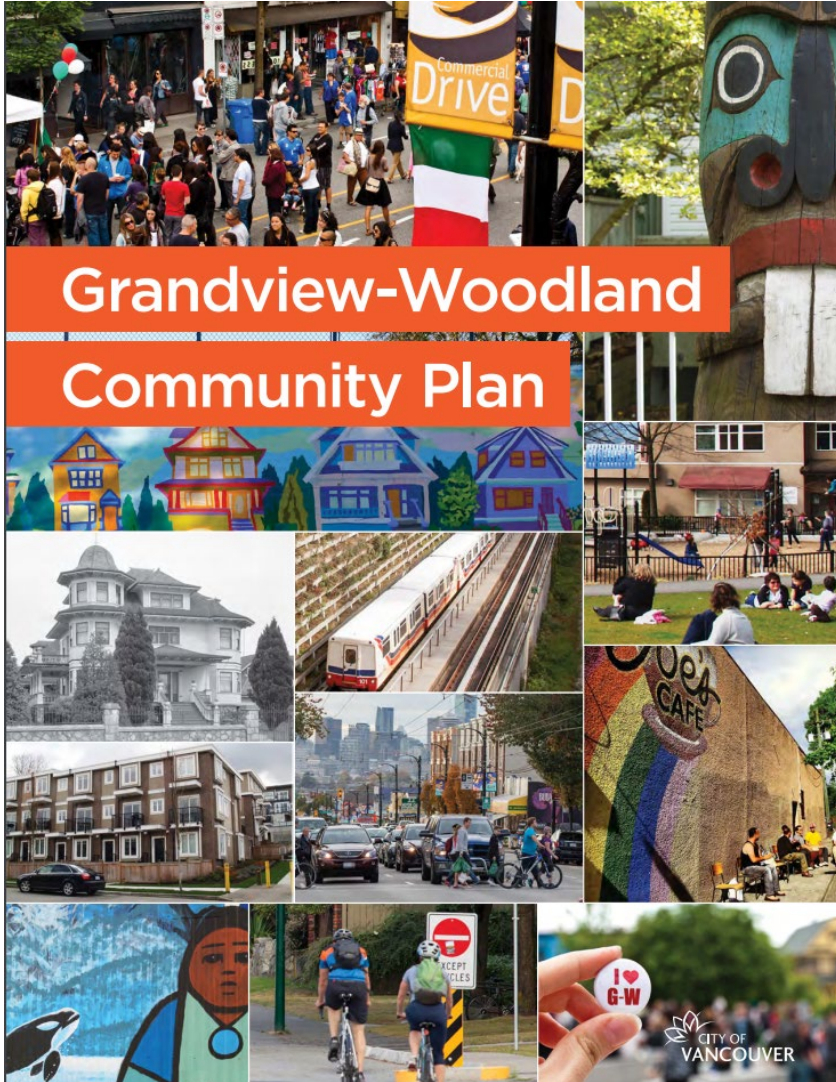
Local Services and Amenities



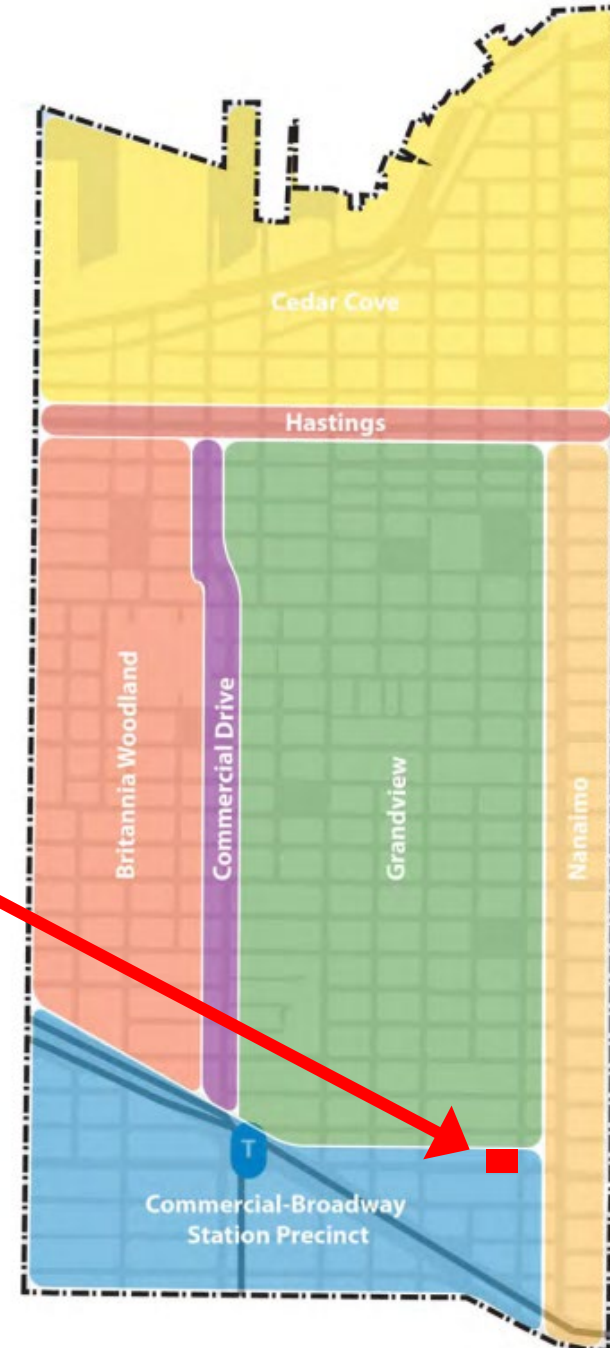
Site and Surrounding Zone



Enabling Policy



Site



Community Engagement



A wide array of opportunities for community involvement

4-YEAR PUBLIC PROCESS

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



Policy Context

Section 6.7.3 Commercial-Broadway Station Precinct Broadway East Multi-Family Use

Legend



- Height: Up to 6 storeys
- Density: up to 2.65 FSR
- Site frontage: 15.1 m (49.5 ft) minimum
- Front sufficient to achieve a minimum 5.5 m (18 ft.) sidewalk along Broadway

Proposal

- 6-storey residential building
- FSR: 2.65
- Maximum building height: 19.7 m
- 57 strata-titled units:
 - 24 studios (42%)
 - 11 one-bedroom (19%)
 - 16 two-bedroom (28%)
 - 6 three-bedroom (10%)
- 47 vehicle parking spaces

Application received: February 24, 2020



Looking Southwest



Looking Northeast

Public Consultation

**Pre-application
Open House
December 9, 2019
29 attendees**

**City-hosted
Virtual Open House
June 29 to July 19, 2020**

Postcards distributed	969
Questions	10
Comment forms	17
Other input	2
Total	29



Public Consultation: What We Heard

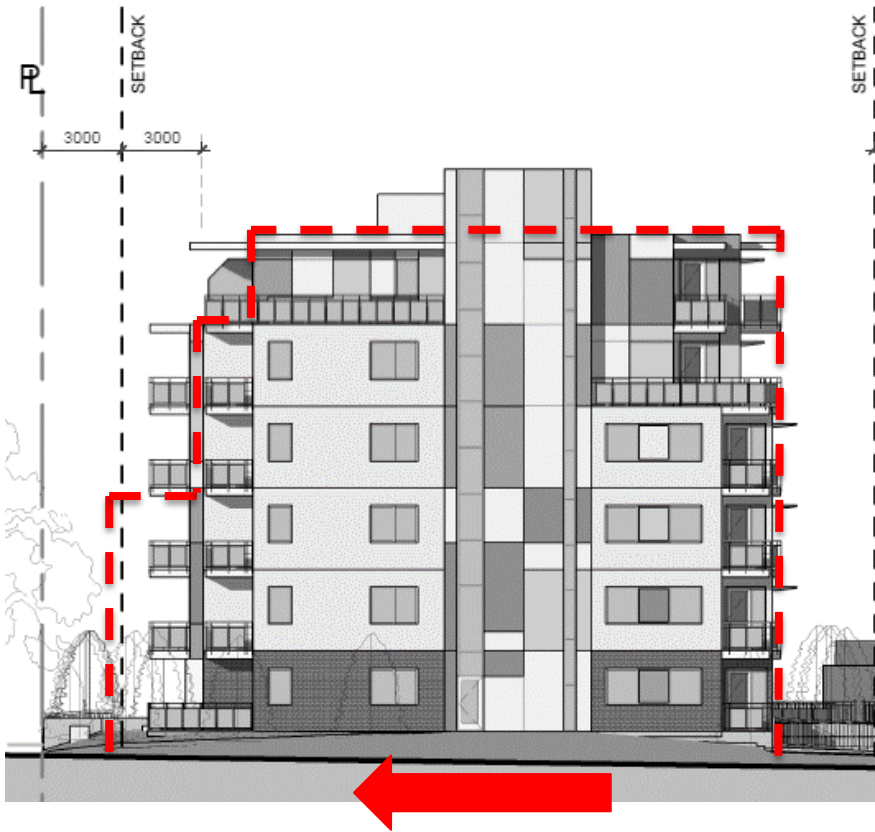
Support

- Additional housing stock
- Close proximity to transit

Concerns

- Increased traffic
- Proposed building height
- Shadowing issues for surrounding single family houses

Response to Public Comments



Building Profile as per the Grandview Woodland Community Plan



Preliminary Massing Explorations to Address Rezoning Conditions

Public Benefits

	Amount
Community Amenity Contribution	\$730,568
Development Cost Levies (DCLs)	\$1,195,872
Total Value	\$1,926,440

Restart Smart Vancouver



Construction jobs and job space:

- 200 construction jobs



Conclusion



- Proposal meets the intent of the *Grandview-Woodland Community Plan* in terms of height and density.
- Staff support application subject to conditions outlined in Appendix B

END OF PRESENTATION