



CD-1 Rezoning: 1650 East 12th Avenue
Public Hearing – May 18, 2021

Existing Site and Context



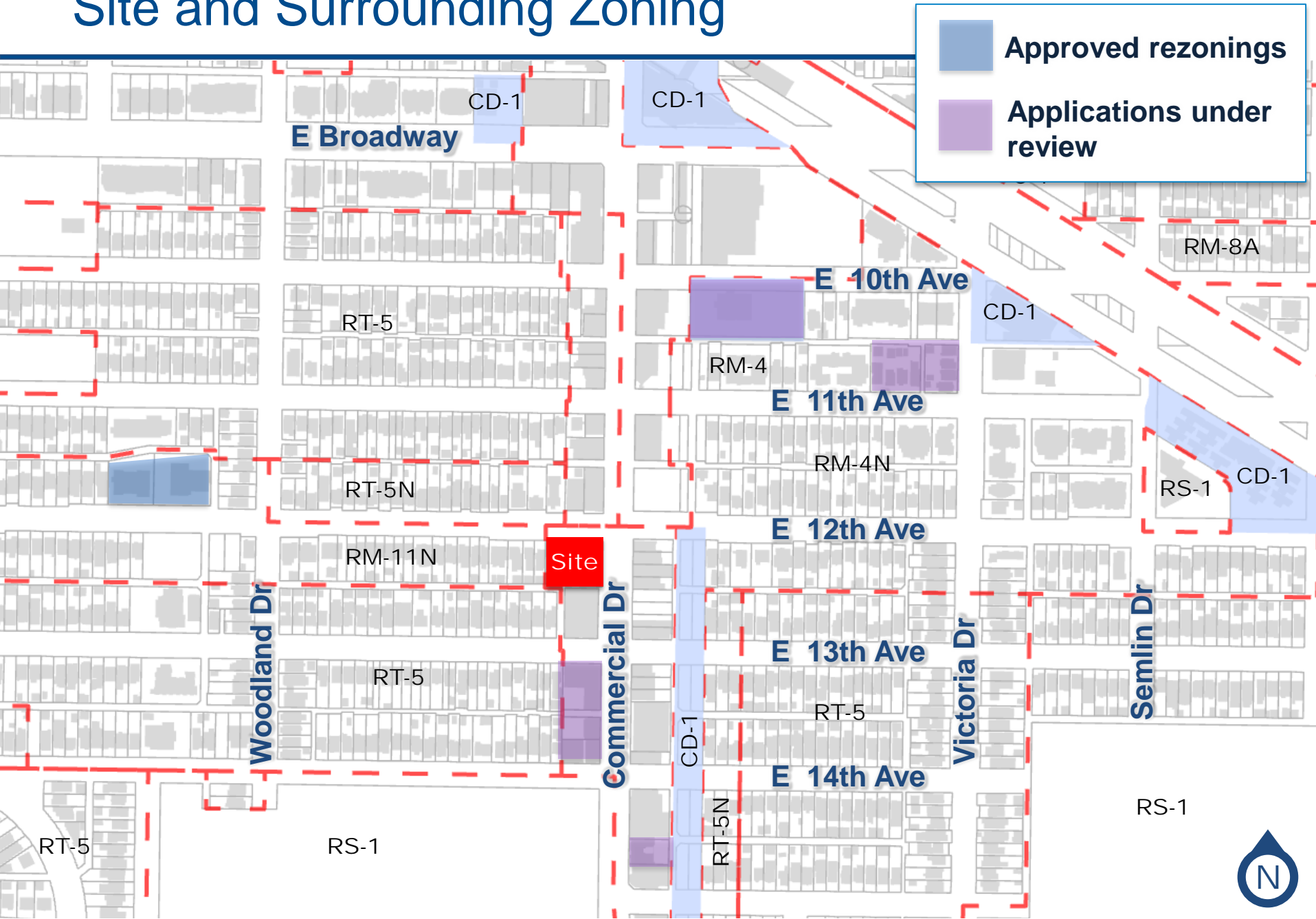
E 11th Ave

Commercial Dr

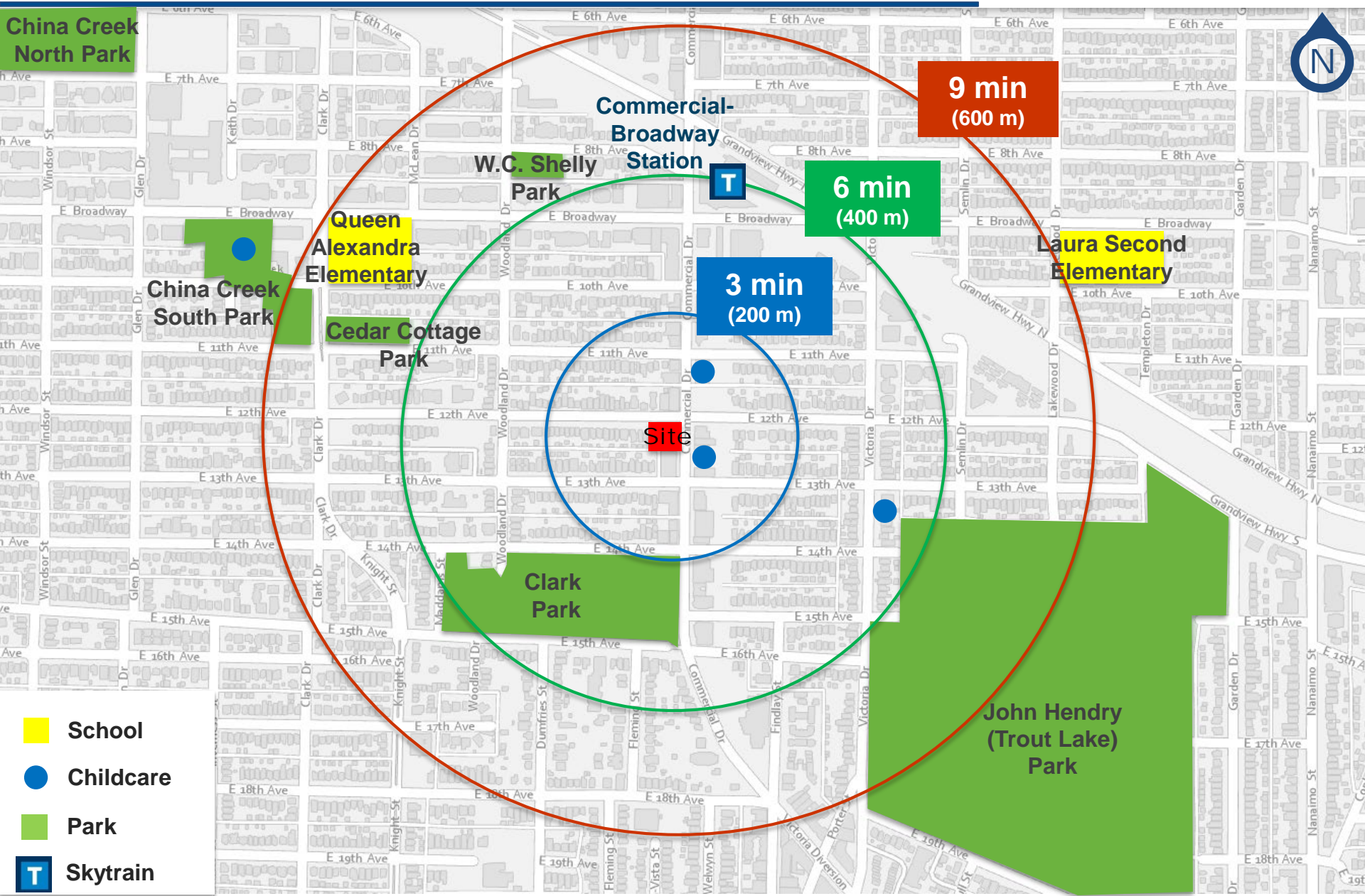
E 12th Ave

Site

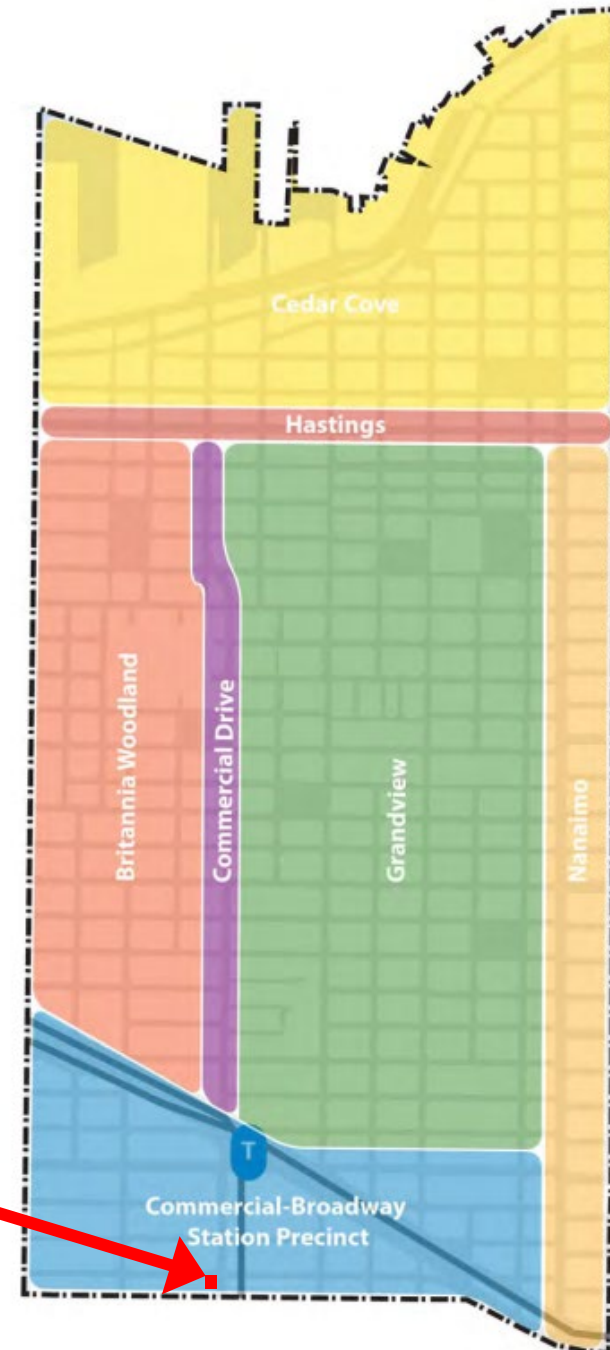
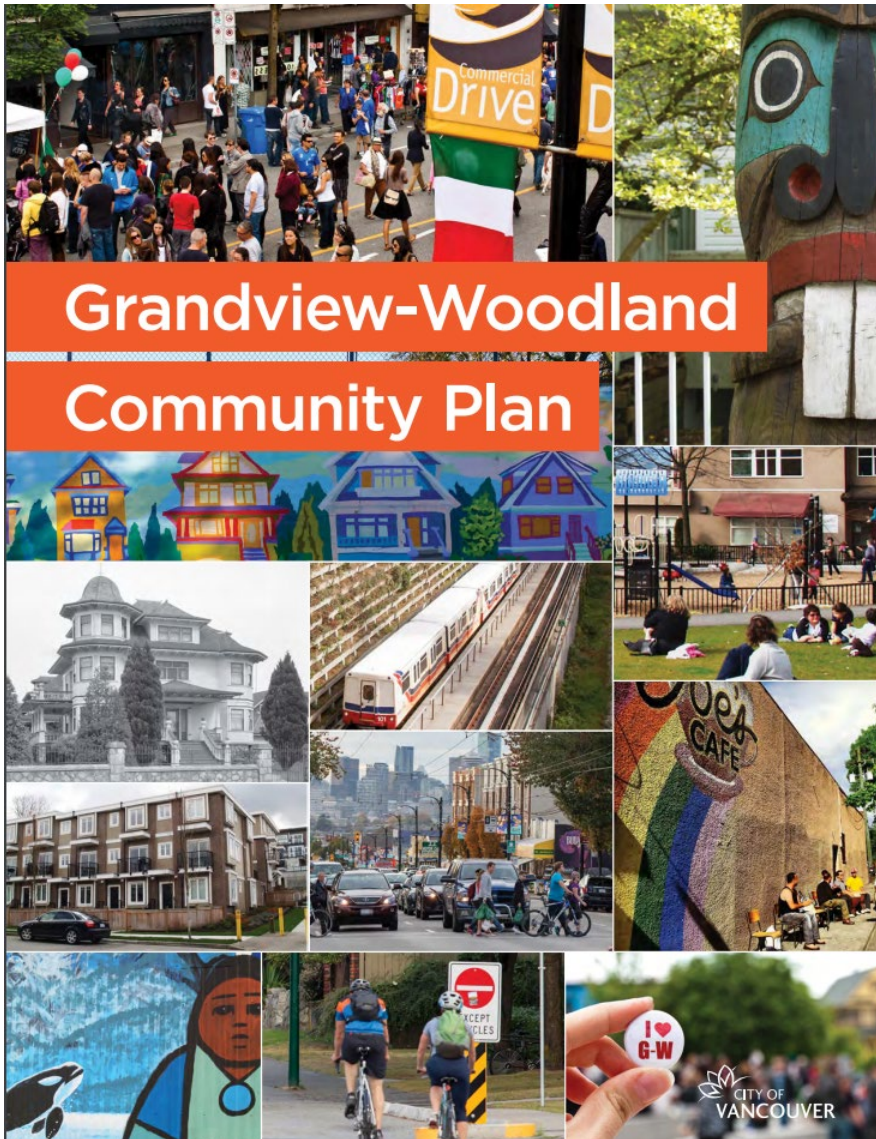
Site and Surrounding Zoning



Local Services and Amenities



Policy Context



GWCP - Public Engagement

A wide array of opportunities for community involvement



4-Year Public Process

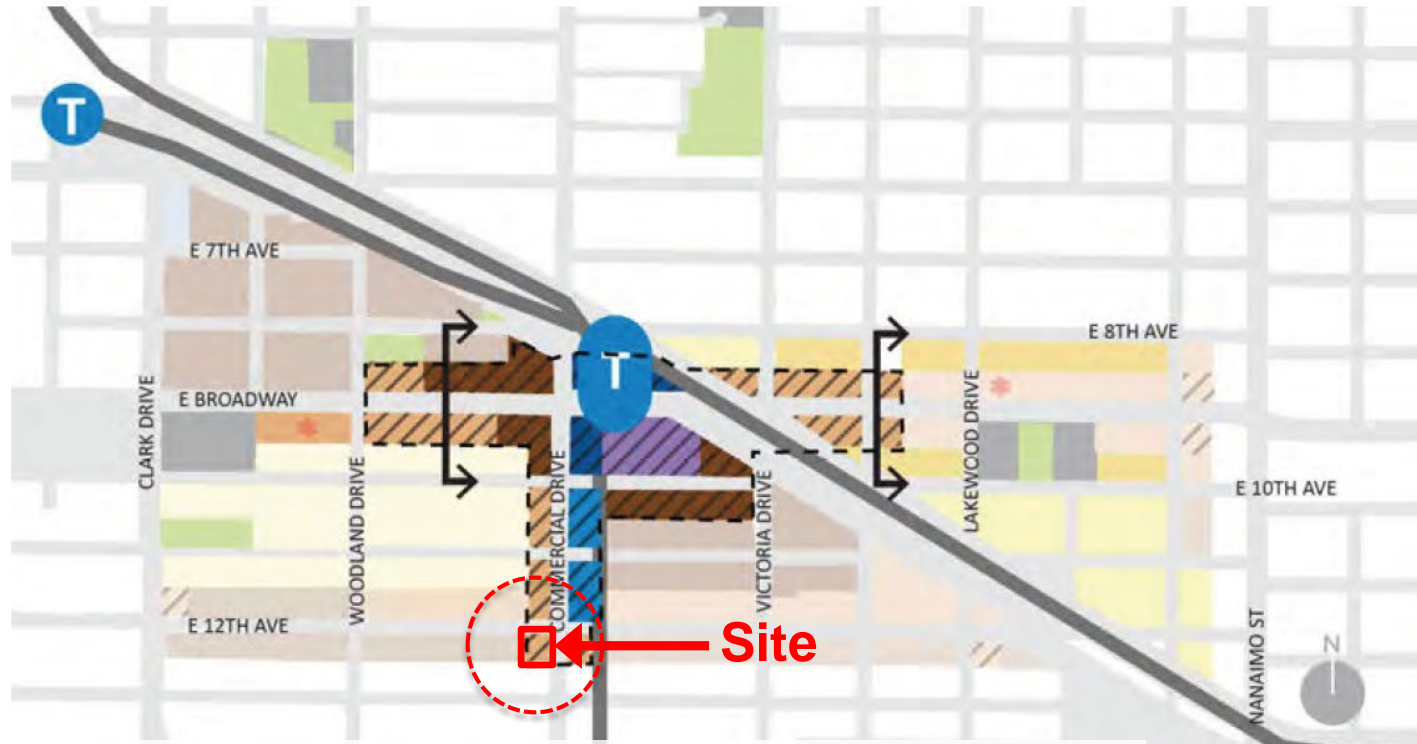
- Community Storytelling & Launch
- Assets, Issues, Opportunities Mapping
- Community Questionnaires
- Citizens Assembly
- Child & Youth-focused Activities
- Planning Principles – Dialogue Sessions



Policy Context

Section 6.47 Commercial-Broadway Station Precinct Mixed-use and Employment

Legend



Between E 10th & E 12th Ave

- Height: Up to 6 storeys
- Density: up to 3.0 FSR
- Setback: achieve a minimum 5.5 m (18 ft.) sidewalk

Proposal: Summary

- Six-storey mixed-use building
- Retail space at-grade
- 65 strata units:
 - 15 studios (23%)
 - 27 one-bedrooms (42%)
 - 15 two-bedrooms (23%)
 - 8 three-bedroom (12%)
- Max. building height: 21.3 m (70 ft.)
- FSR: 3.0
- 70 vehicle parking spaces
- 117 Class A bicycle spaces

Application submission: April 30, 2020

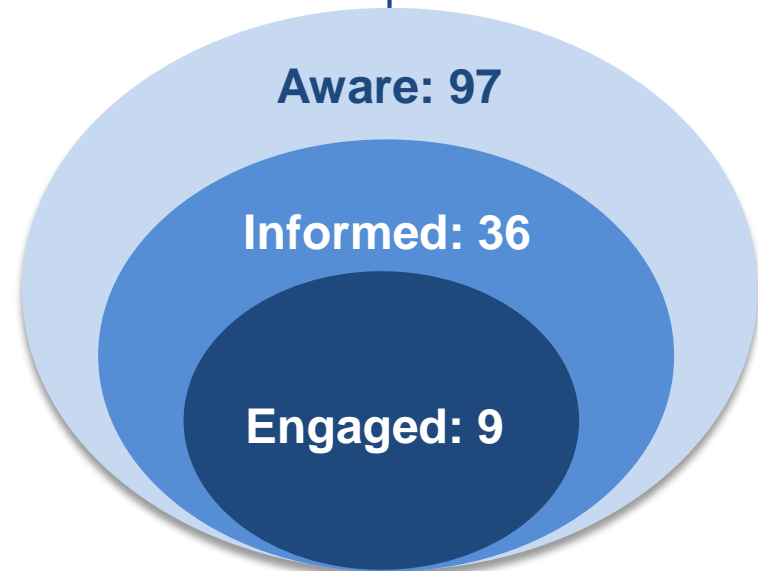


Public Consultation

**Postcards Mailed
September 10, 2020**

**City-hosted
Virtual Open House
September 14 to
October 4, 2020**

Postcards distributed	1,710
Questions	3
Comment forms	15
Other input	1
Total	19



Public Consultation

Support

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

Concern

- Building height, massing and density
- Traffic and safety
- Parking
- Insufficient amount of family units

Response to Public Comments

- Proposal in alignment with the *Grandview-Woodland Community Plan*
- Staff do not anticipate any meaningful impacts to existing roadway network operations or safety
- The number of proposed 3-bedroom units meets the family housing requirements of the *Family Room: Housing Mix Policy for Rezoning Projects*

Restart Smart Vancouver



RECOVERY



RESTART



REBUILD

#RestartSmartVancouver

Construction jobs and job space:

- 230 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.