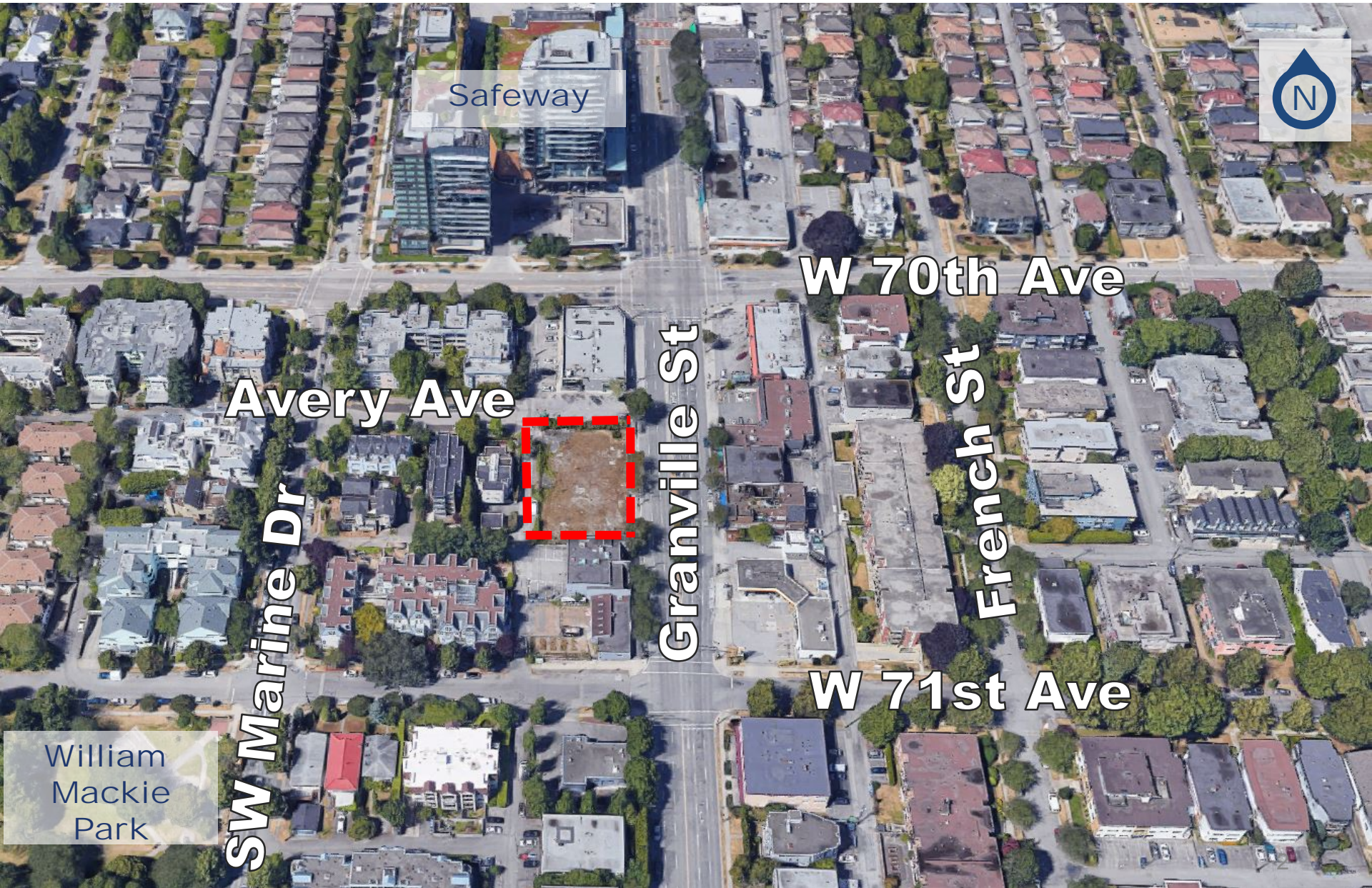




CD-1 Rezoning: 8655 Granville Street

Public Hearing – May 18, 2021

Existing Site and Context



Safeway



W 70th Ave

Avery Ave

Granville St

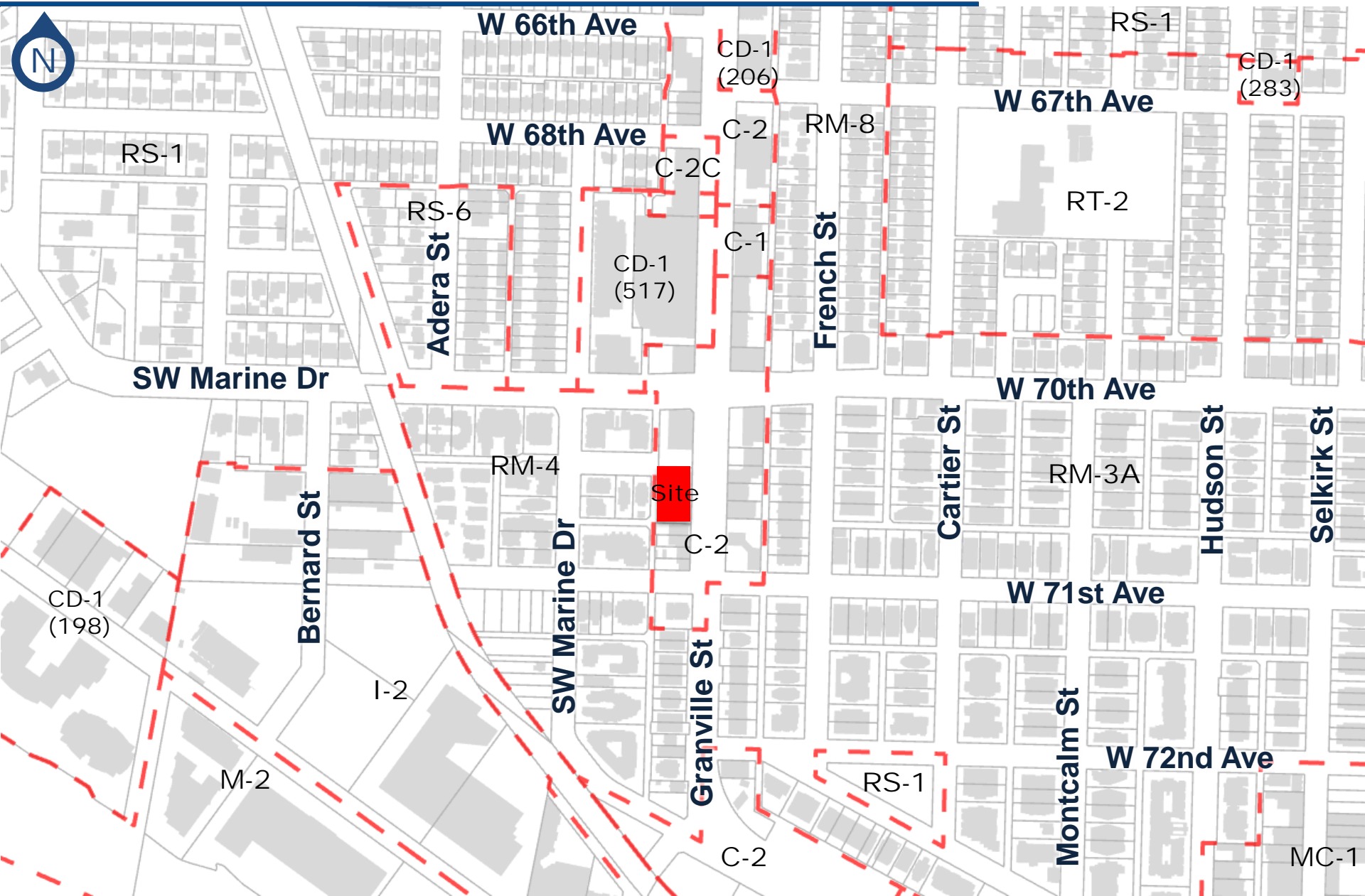
French St

W 71st Ave

SW Marine Dr

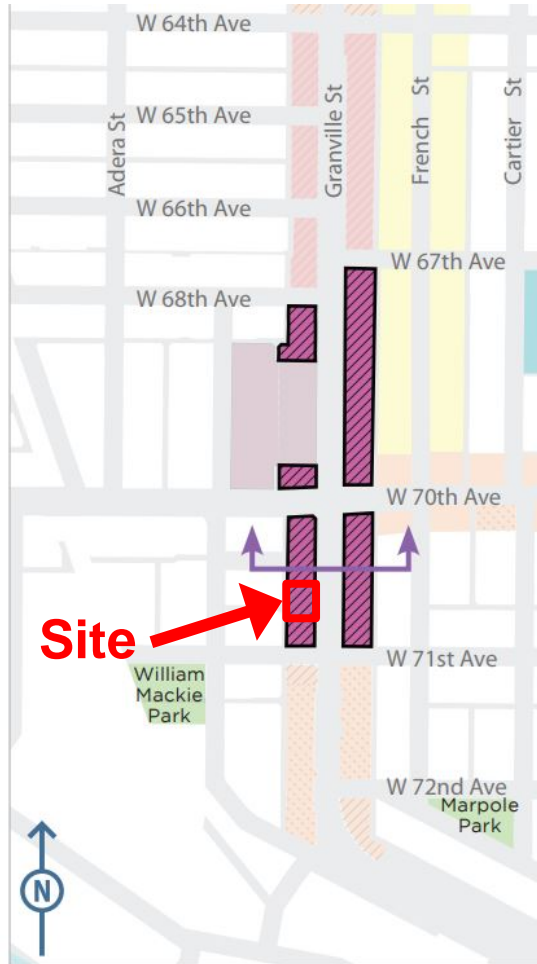
William Mackie Park

Site and Surrounding Zoning



Policy Context

6.1.1: Granville Street (West 67th – 71st Avenues)



 Mixed-use (up to 12 storeys)

- Granville Street “high street” shopping area
- Height: up to 12 storeys
- Density: up to 3.5 FSR, additional for office space above first floor
- Mixed-use (commercial and residential)
- Retail, service uses at grade to activate the streetscape

Proposal

- Received October 16, 2019
- 11 storeys
- 38.4 m (126 ft.) height
- 4.10 FSR
- Ground-floor commercial-retail space
- Second-floor office space
- 55 strata residential units above
- 65% family units
- 61,811 sq. ft. total floor area
- Mid-block connection
- 4 levels of parking



Public Consultation

**Postcards Mailed
January 13, 2020**

**City-hosted Open House
February 3, 2020**

Postcards distributed	1,813
------------------------------	--------------

Comment forms	3
----------------------	----------

Other input	4
--------------------	----------

Total	7
--------------	----------

Support

- Building design
- Neighbourhood fit

Concerns

- Potential for more traffic congestion
- Housing affordability

Public Benefits

	Amount
Community Amenity Contribution	\$1,942,800
Development Cost Levies (DCLs)	\$1,615,171
Total Value	\$3,557,971

Restart Smart Vancouver



Construction jobs and job space:

- ~250 construction jobs



Conclusion

- Proposal complies with *Marpole Community Plan*
- \$3.6 million in public benefits
- Staff support application subject to conditions outlined in Appendix B

