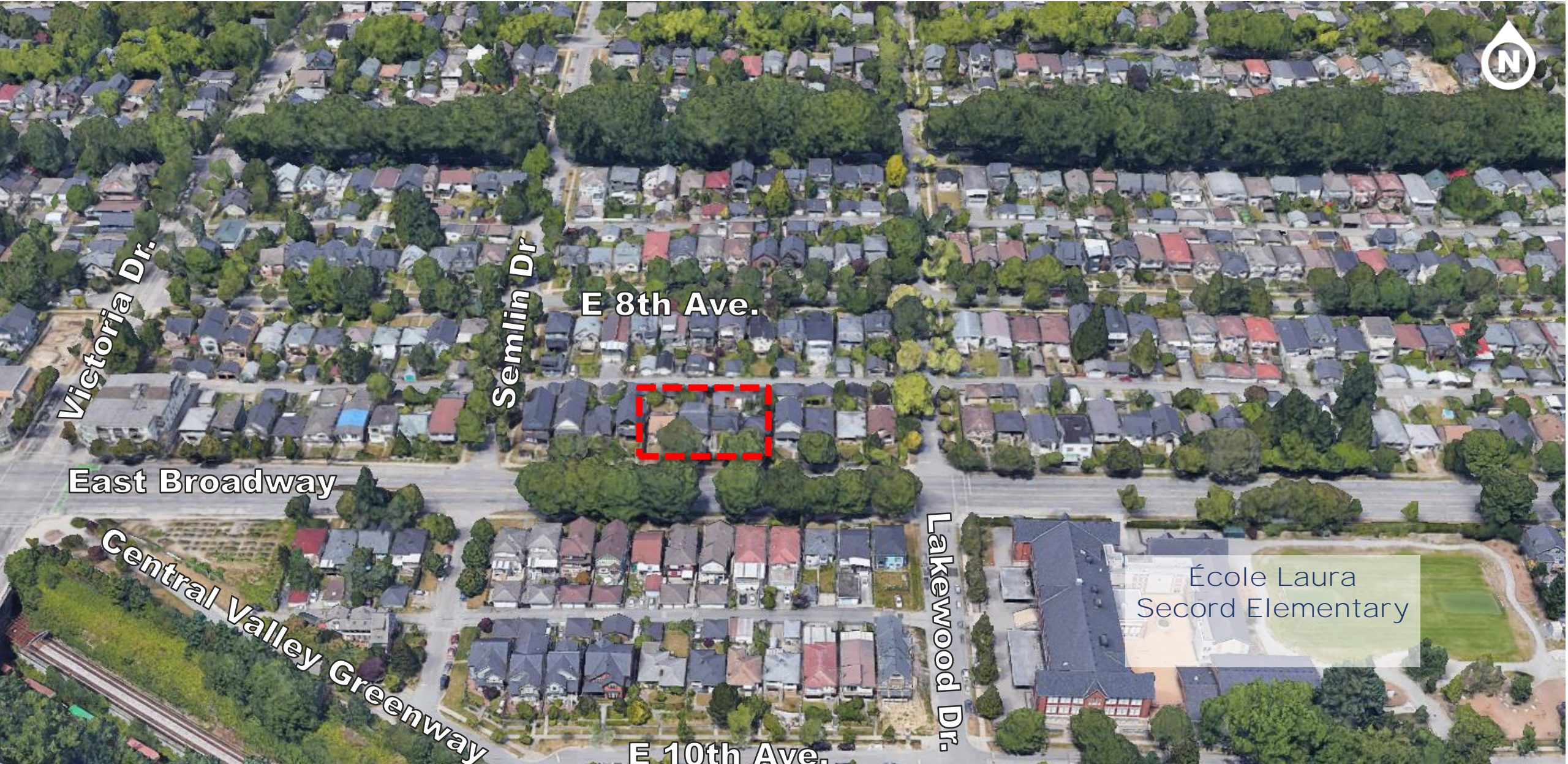




CD-1 Rezoning: 2037-2061 East Broadway
Public Hearing – January 25, 2022

Existing Site and Context



Victoria Dr.

Semlin Dr.

E 8th Ave.

East Broadway

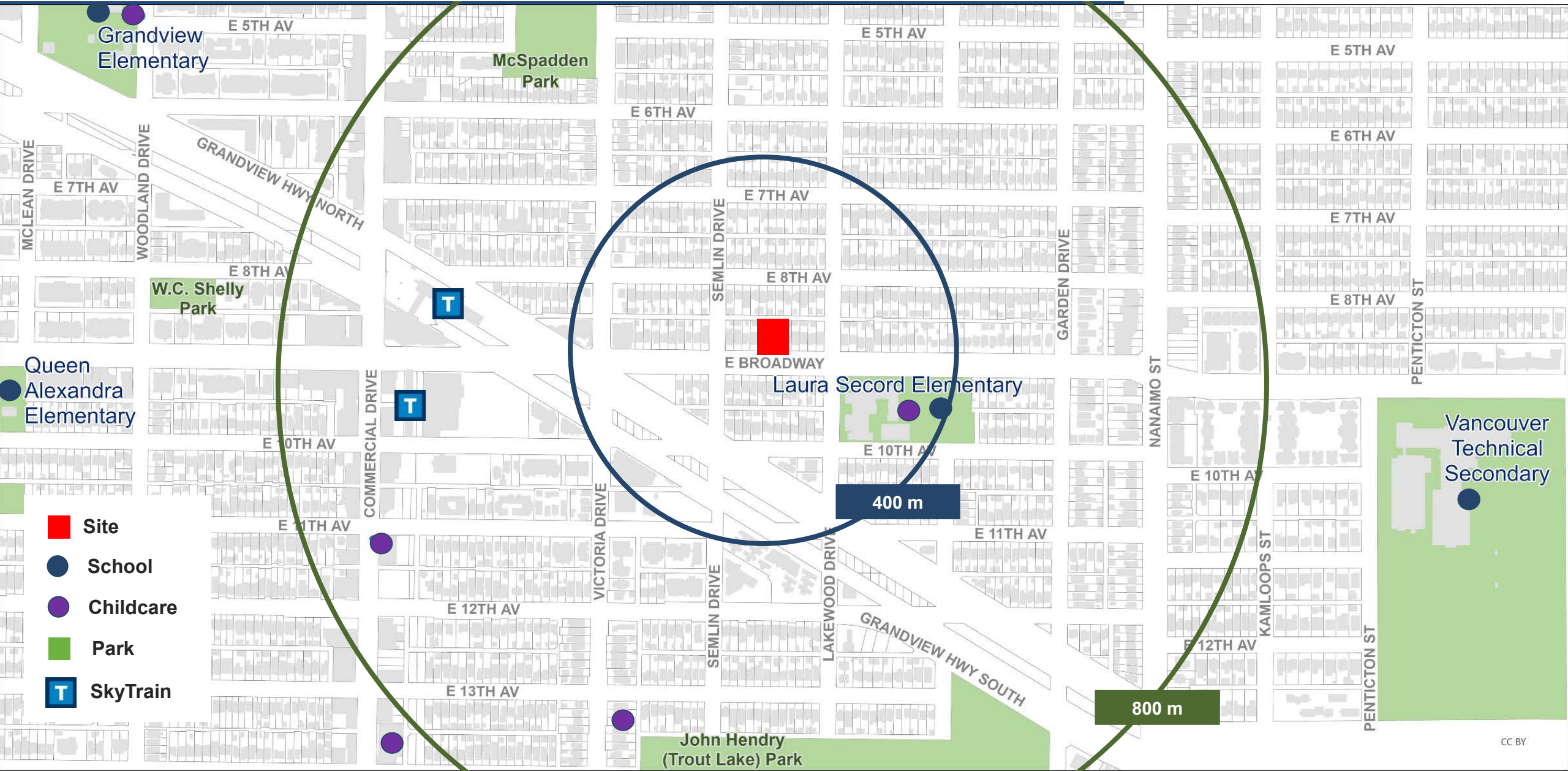
Central Valley Greenway

E 10th Ave.

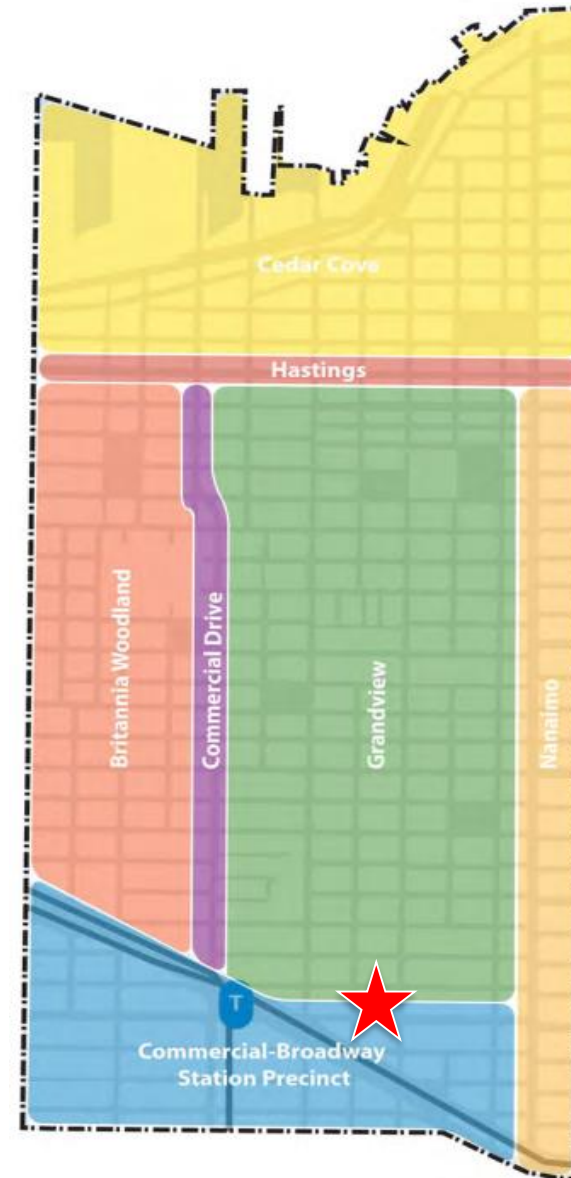
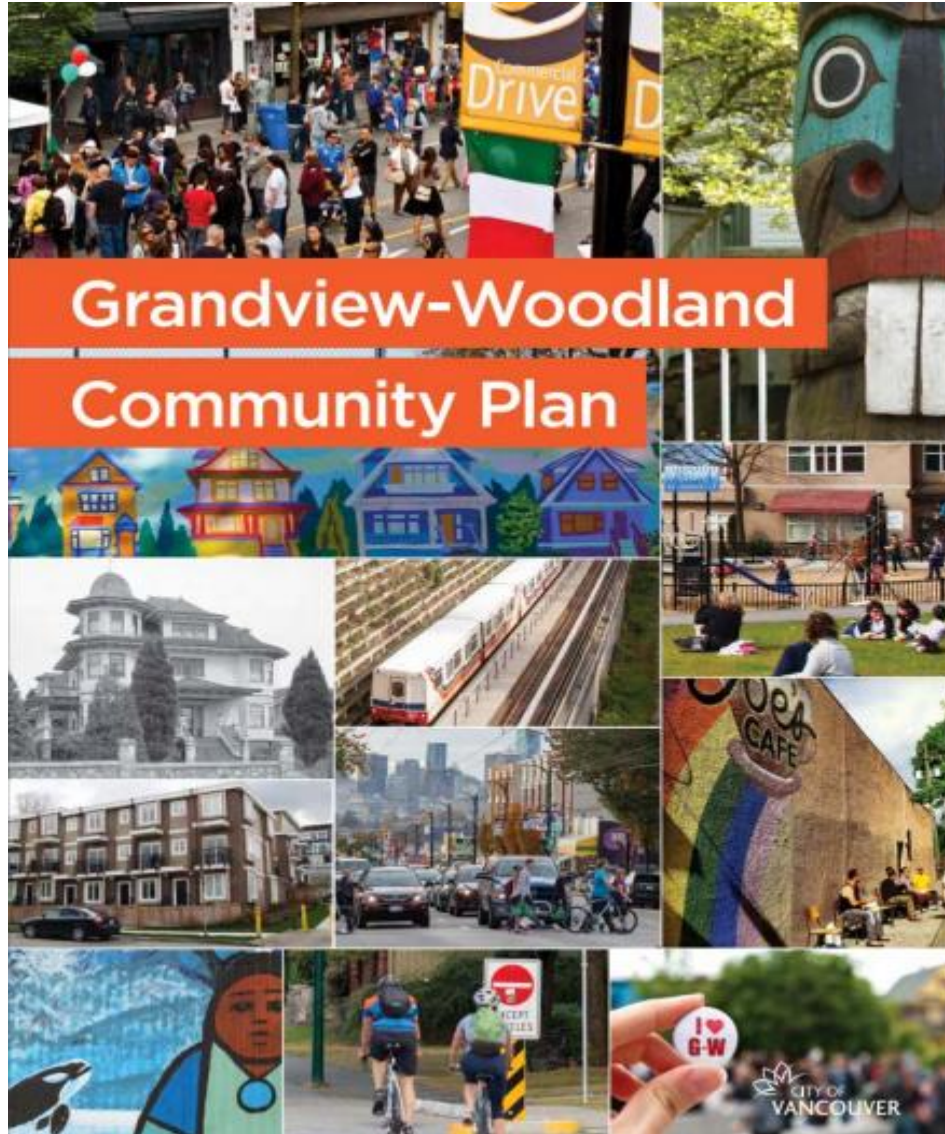
Lakewood Dr.

École Laura Secord Elementary

Local Amenities and Services



Enabling Policy – Grandview-Woodland Plan



Grandview-Woodland Plan

Broadway East Multi-Family Area



- Residential use
- Height: Up to 6 storeys
- Density: up to 2.65 FSR
- Upper-storey setbacks to reduce shadowing

	Apartment (6 storeys)		Park
	Courtyard rowhouse / traditional rowhouse (3.5 storeys)		School / Institutional
	Duplex		At-grade commercial
			Local-serving retail site

Proposal

- Application received January 29, 2021
- 6-storey residential building
- FSR: 2.65
- Height of 20.8 m (68 ft.)
- 54 strata-titled residential units
 - 50% family units
- Two levels of underground parking accessed from the lane
- 85 construction jobs



Public Consultation

**Postcards Mailed
April 1, 2021**

**City-hosted
Virtual Open House
April 5 to 25, 2021**

Postcards distributed	1,631
Questions	5
Comment forms	19
Other input	1
Total	25



Comments of support

- Height, density and design
- Housing stock and affordability
- Public realm

Comments of concern

- Height, density and design
- Traffic, safety, parking
- Housing options and affordability
- Retail

Response to Feedback

Building height, density and design

- Use and form of development is consistent with the Plan

Traffic, safety and parking

- Rezoning conditions address safety improvements for all road users near the site
- Complies with the Parking By-law

Housing options and affordability

- Proposal addresses the Plan to increase supply of housing in the neighbourhood

Retail

- Retail uses are envisioned for nearby sites

Public Benefits

Contribution	Amount
Community Amenity Contribution (CAC) – Fixed Rate	\$712,450
Development Cost Levies (DCLs)	\$1,212,534
Total Value	\$1,924,984

Conclusion

- Meets intent of the *Grandview-Woodland Community Plan*
- Staff support application subject to conditions in Appendix B

