



CD-1 Rezoning: 901 West Broadway
Public Hearing – July 12, 2022

Existing Site and Context



Charleson Park

Oak St

T

Future Oak-VGH Station
(Broadway Subway)

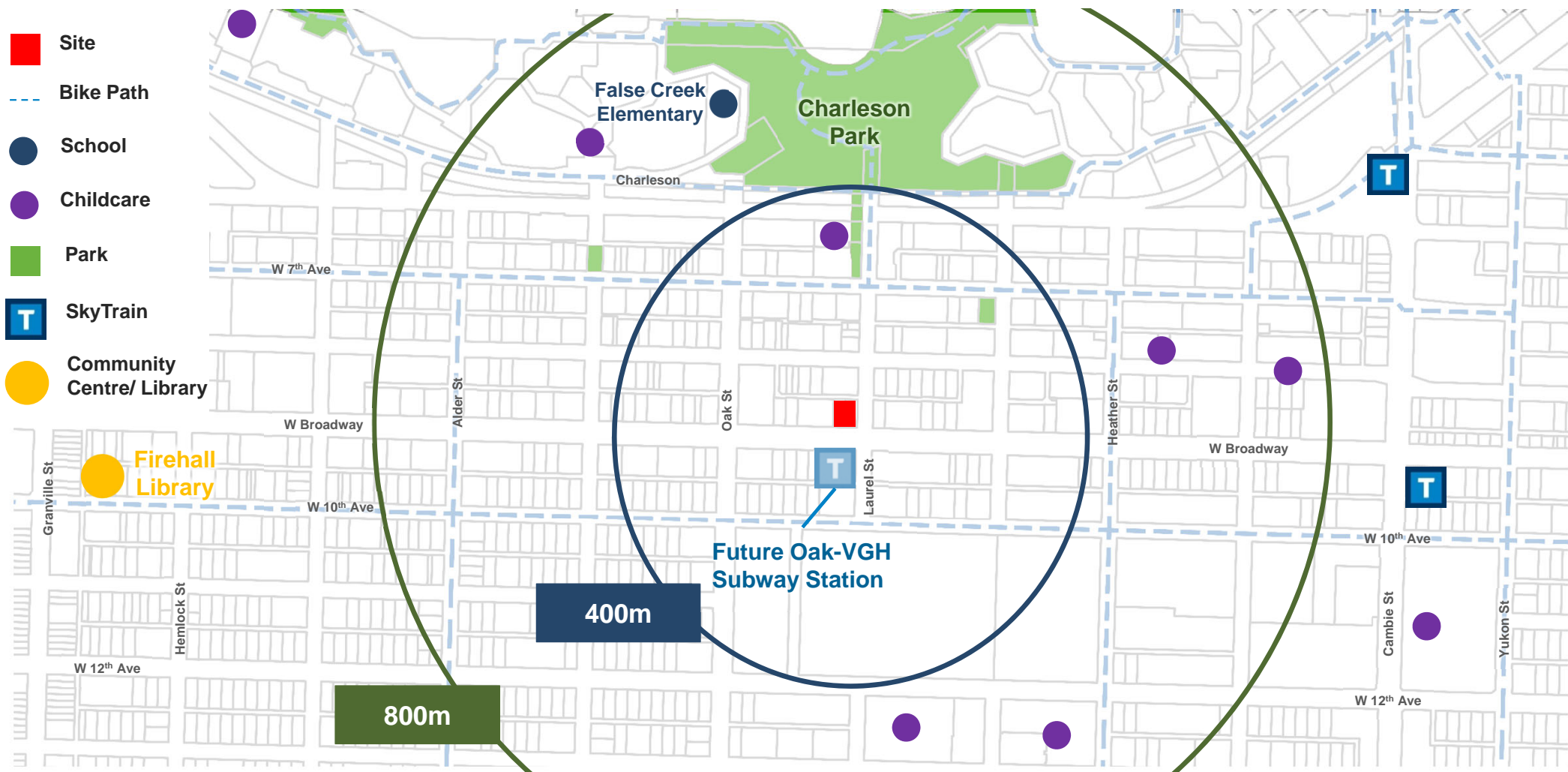
Laurel St

Broadway

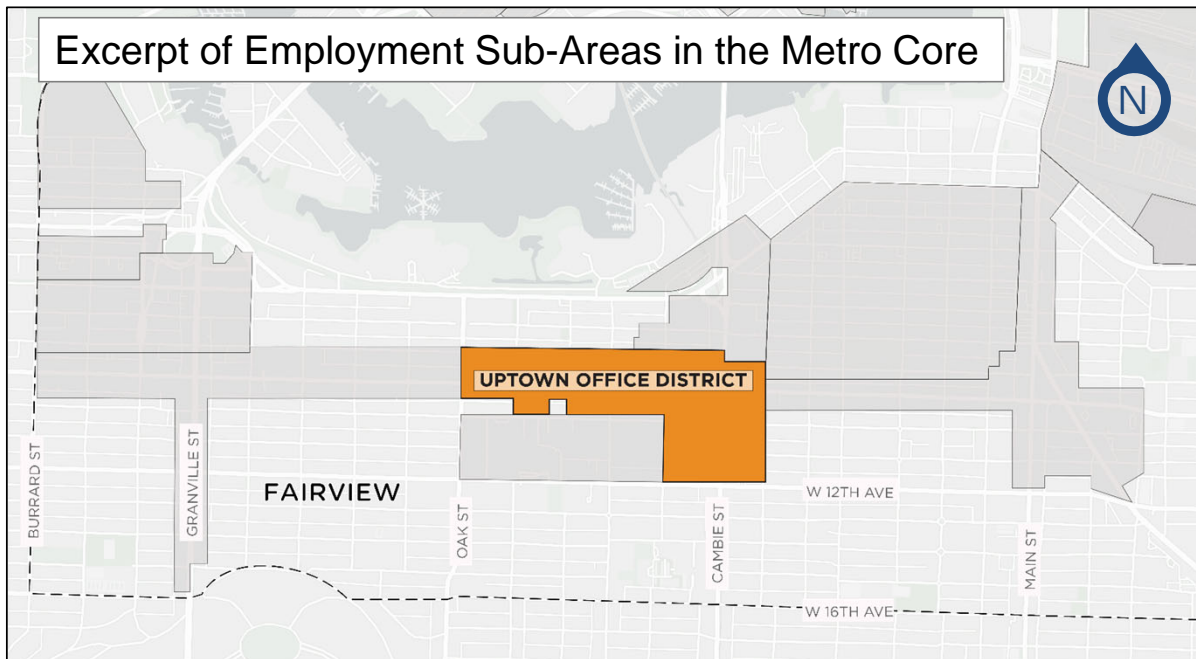
W 10th Ave

Vancouver General
Hospital

Local Amenities and Services



Policy Context



Metro Core Jobs & Economy Land Use Plan (2007)

- Intensify job space in the Broadway Uptown Office District

Interim Hotel Development Policy (2018)

- Encourages opportunities for new hotel supply; no net loss of hotel space

Policy on Consideration of Rezoning Applications During Broadway Planning Process (2018)

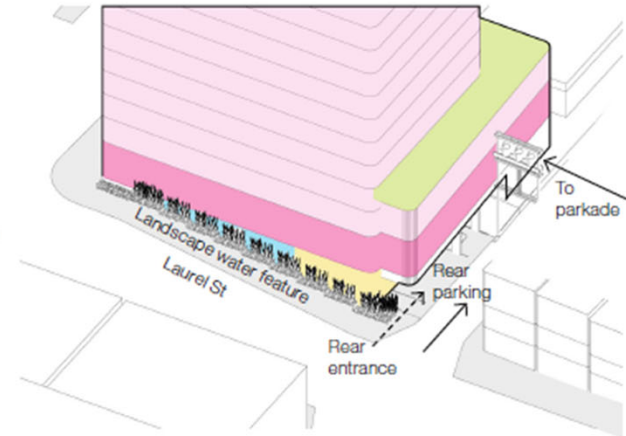
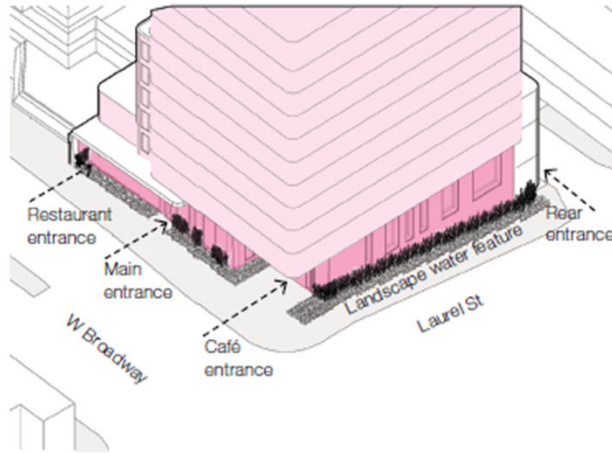
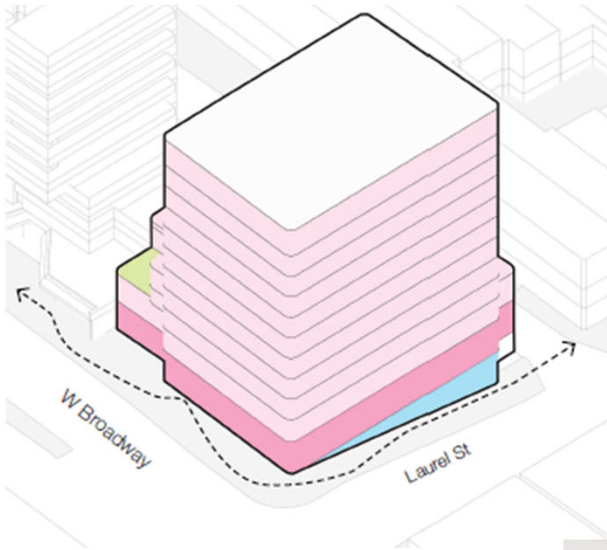
- In-stream rezoning applications can be considered under Interim Rezoning Policy
- Commercial buildings subject to helicopter flight path restrictions

Proposal

- Application submitted December 24, 2020
- 12-storey hotel with commercial at grade
- 147 hotel units
- 3 levels of underground parking
- Height of 40.5 m (133 ft.)
- 7.95 FSR
- 275 construction jobs



Proposal



LEGEND

- AMENITY
- RESTAURANT / CAFÉ
- SUITES
- VEHICULAR ENTRANCE
- PEDESTRIAN ENTRANCE / PATHWAYS



View Along W. Broadway

Public Consultation

**Postcards Mailed
April 1, 2021**

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

Comments of support

- Neighbourhood fit
- Building height and design
- Increased hotel uses

Postcards distributed	4,070
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Questions	5
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Comment forms	35
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Other input	0
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Total	40
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Aware: 458

Informed: 175

Engaged: 35

Comments of concern

- Building height and density
- Public realm
- Vehicular access

Public Benefits

Contribution	Amount
Community Amenity Contribution (CAC) – Commercial Linkage Contribution	\$604,000
Development Cost Levies (DCLs)	\$1.9 M
Total Value	\$2.5 M

Conclusion

- Proposal complies with *Metro Core Jobs and Economy Land Use Plan* and *Interim Hotel Development Policy*
- Staff support application subject to conditions in *Appendix B*

