



**CD-1 Rezoning: 855-865 West 10th Avenue**  
Public Hearing – May 9, 2023

# Existing Site and Context



Oak St

Laurel St

W Broadway

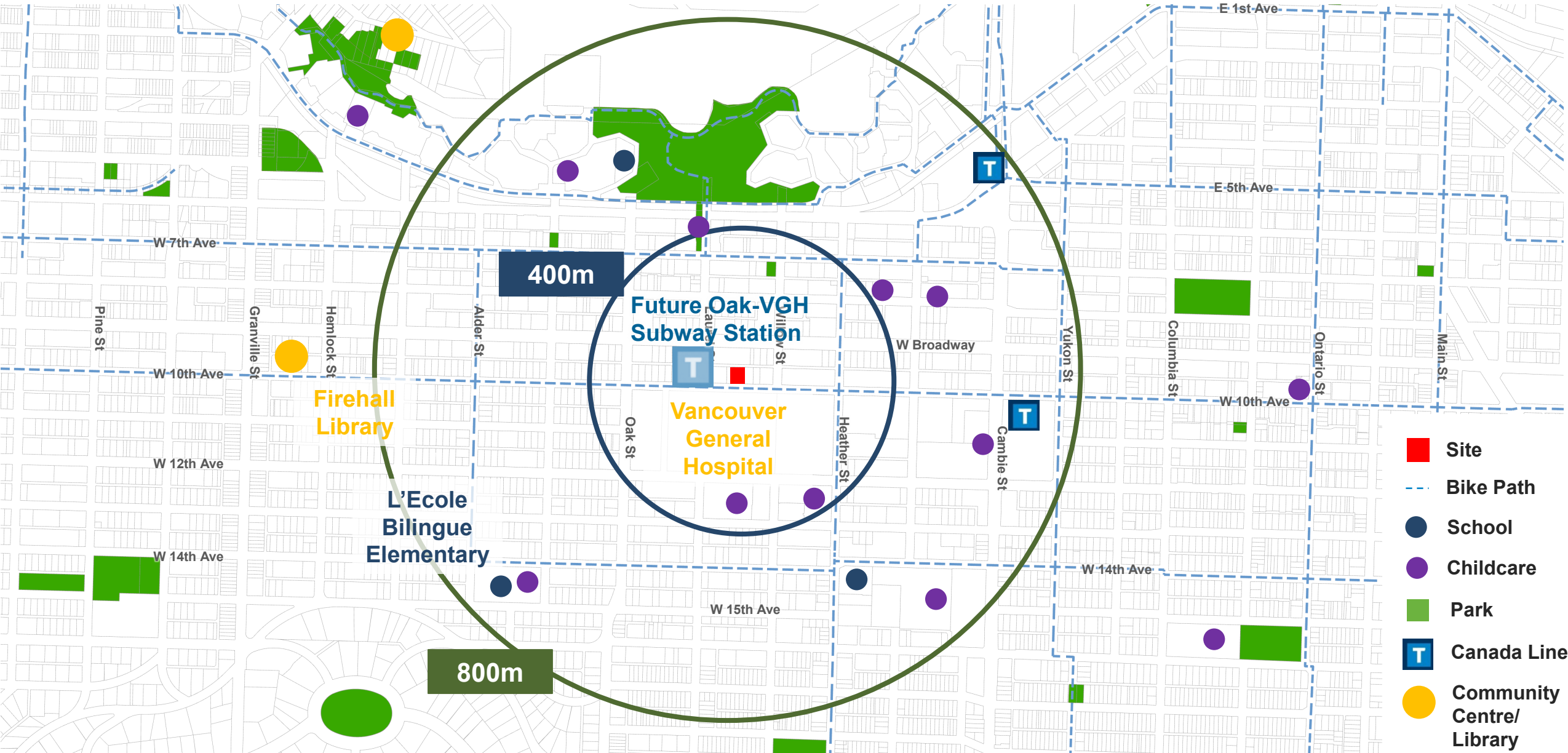
Willow St

Heather St

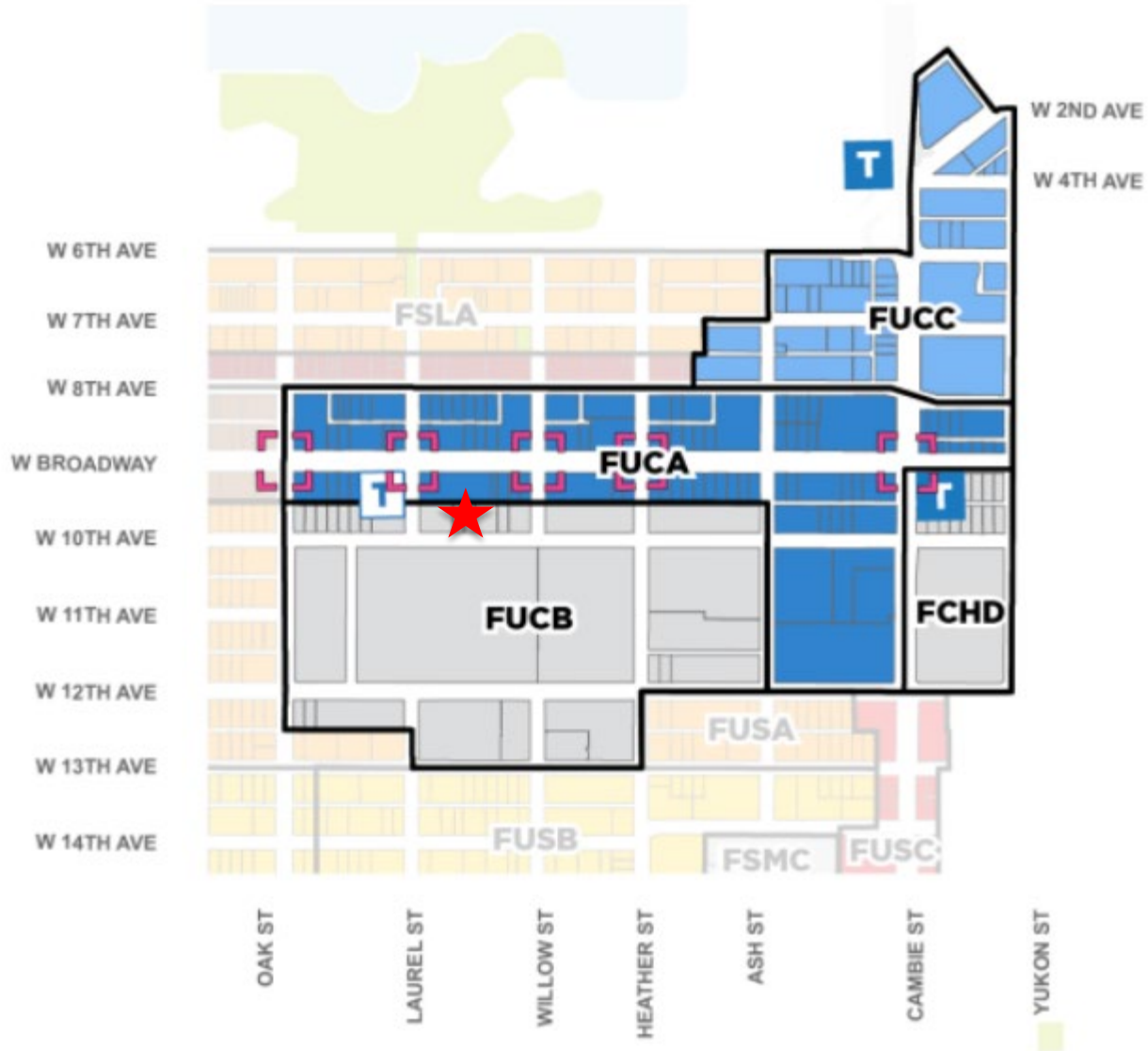
W 10th Ave

Vancouver General Hospital

# Local Amenities and Services



# Policy Context



## 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

## Application Received 2021

### Broadway Plan (2022)

- FUCB Sub Area
- VGH Campus
- Height limit of 106.7m (350ft.) subject to flight path and view cones

# Public Consultation

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**Postcards Mailed  
September 28, 2021**

**City-hosted  
Virtual Open House  
September 27 to  
October 17, 2021**

## Comments of support

- Height, density and massing
- Location

## Comments of concern

- Traffic and parking

<b>Postcards distributed</b>	<b>3,021</b>
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Questions	1
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Comment forms	13
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Other input	0
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<b>Total</b>	<b>14</b>
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**Aware: 172**

**Informed: 61**

**Engaged: 14**

# Public Benefits

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Contribution	Amount
Community Amenity Contribution (CAC)	\$1,380,000
Development Cost Levies (DCLs)	\$1,910,000
<b>Total Value</b>	<b>\$3,290,000</b>

# Conclusion

- Complies with the *Broadway Plan*
- Staff support application subject to Appendix B

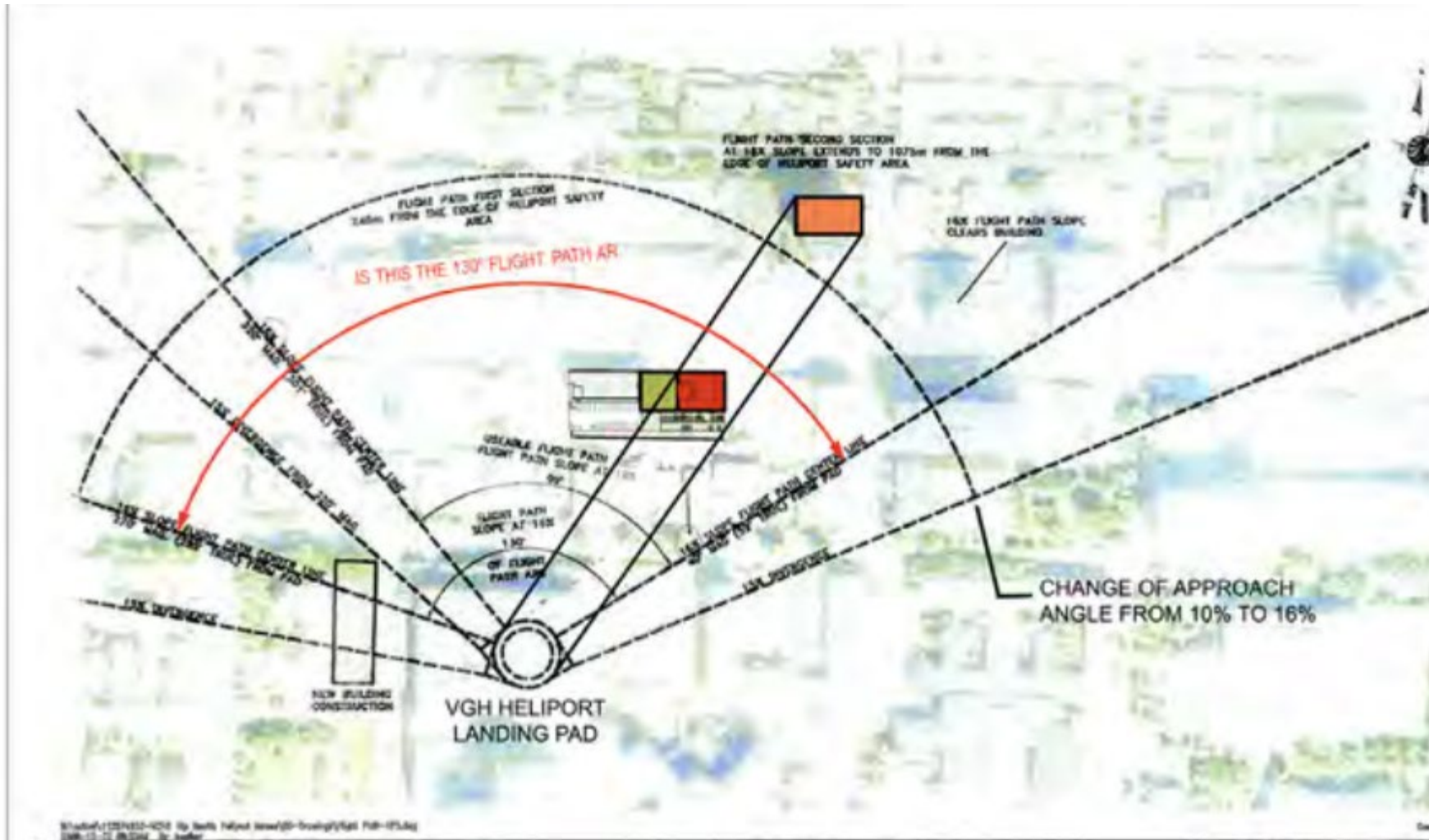


# Back-up Slides

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# Helicopter Flight Path and View Cone



# Helicopter Flight Path and View Cone

