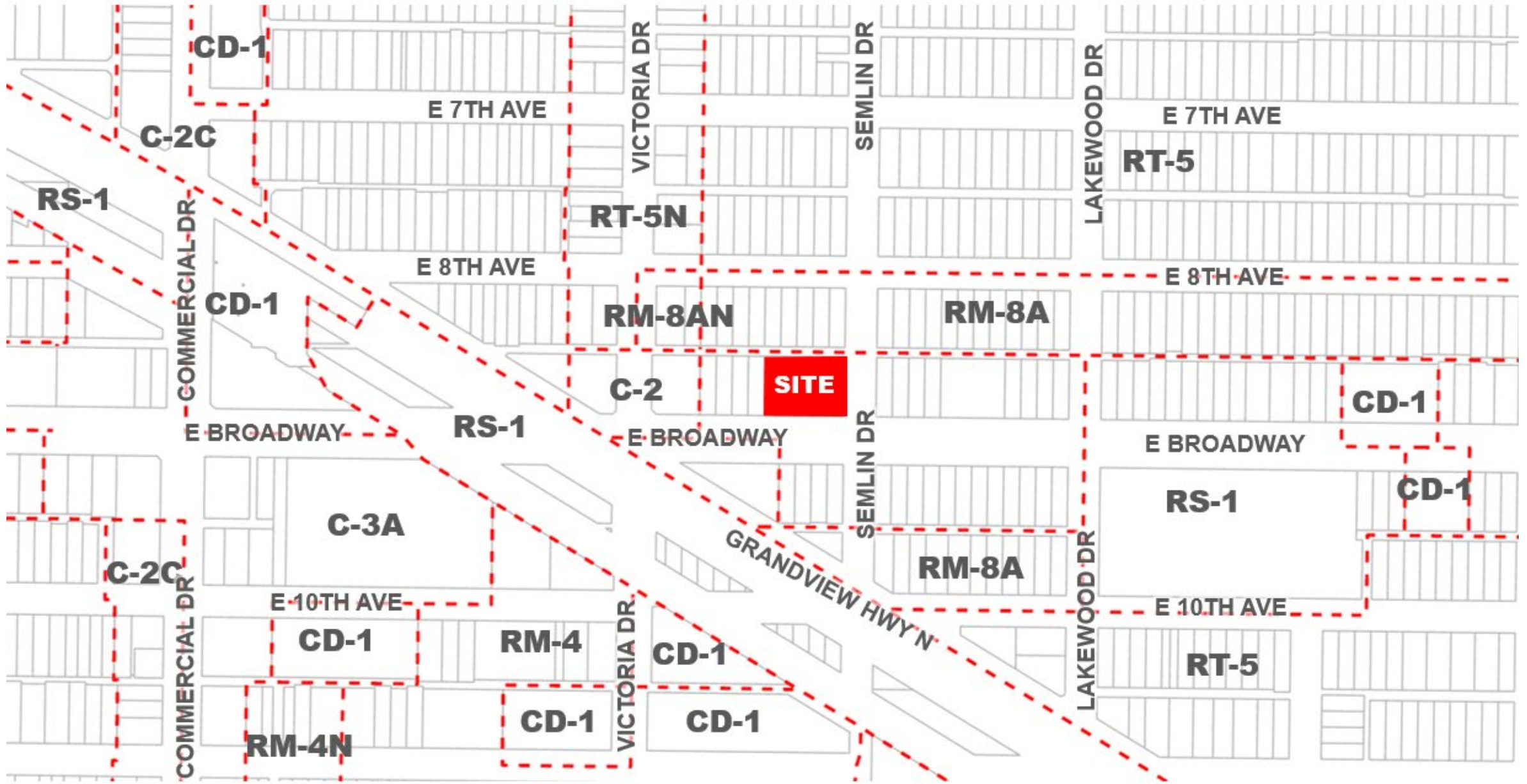


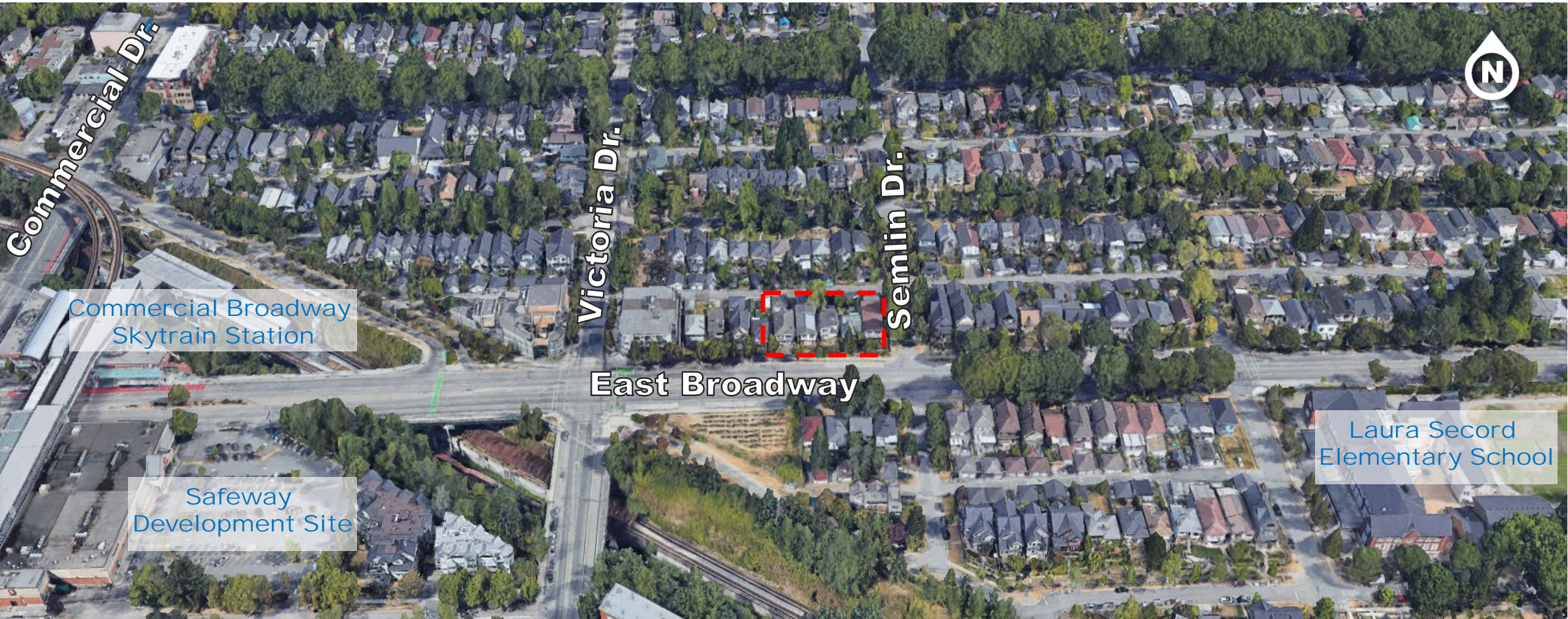


CD-1 Rezoning: 1961-1995 East Broadway & 2465 Semlin Drive
Public Hearing – July 13, 2023

Local Amenities and Services



Existing Site and Context



Commercial Dr.

Victoria Dr.

Semlin Dr.

East Broadway

Commercial Broadway Skytrain Station

Safeway Development Site

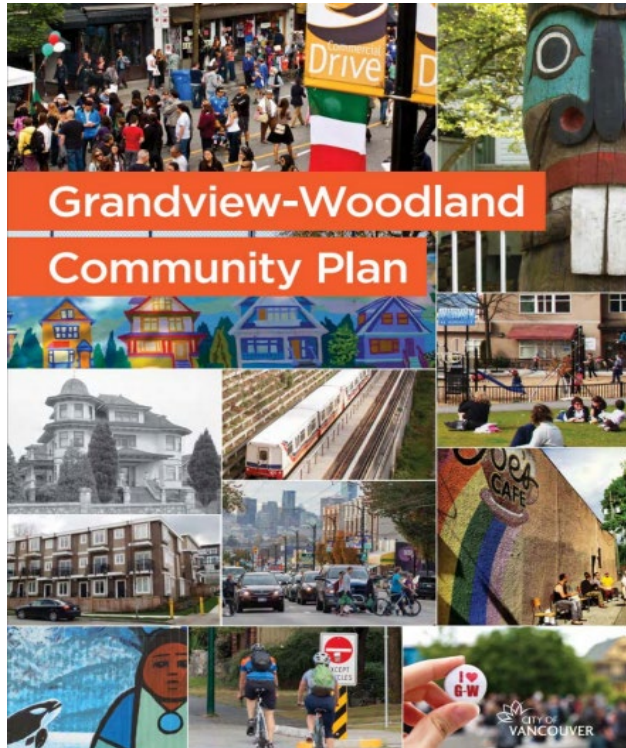
Laura Secord Elementary School



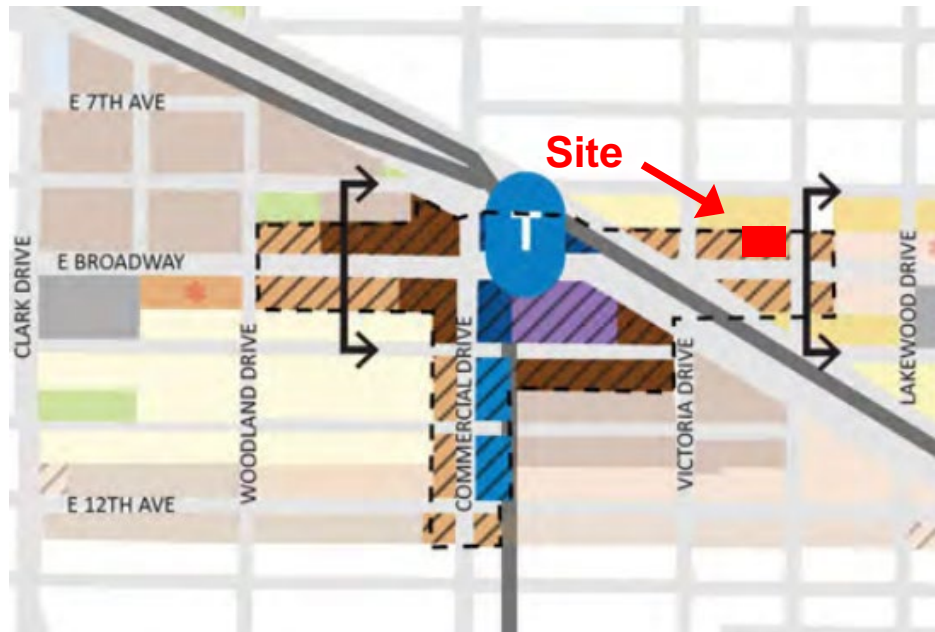
Local Amenities and Services



Enabling Policies



CBSP Station Mixed-Use and Employment Land Use



- Mixed-use development
 - Office uses encouraged on the 2nd floor
- Height: Up to 6 storeys
- Density: Up to 3.0 FSR*
- Not subject to the *Grandview-Woodland Pace of Change Policy*

**The suggested FSR range is an estimate based on intended urban design performance.*

Proposal



- Application date: May 2022
 - Revision received: October 2022
- 6 storeys
- 73 strata-titled units with commercial uses at grade
- Height: 21.6 m (71 ft.)
- FSR: 3.0
- Two levels of underground parking, accessed from the lane

Public Consultation

**Postcards Mailed
November 7, 2022**

Postcards distributed	1,176
Questions	2
Comment forms	46
Other input	1
Total	49

**City-hosted
Virtual Open House
November 14 to December 4, 2022**



Comments of support

- Design
- Height, massing, and density
- Inclusion of ground-level commercial
- Proximity to Rapid Transit

Comments of concern

- Traffic and safety
- Parking constraints

Response to Feedback

- Parking to comply with the Parking By-law
 - Development is well-sited to encourage reduced vehicle trip and parking demand
- Engineering conditions seek to improve the intersection of East Broadway and Victoria Drive
 - Signal modifications to support left turn phasing; and
 - Upgrades to traffic and accessible pedestrian signals

Public Benefits

- **Development Cost Levies (DCLs)** of \$1,874,960
- **Community Amenity Contribution (CAC)** of \$1,420,000

Conclusion



- Complies with the *Grandview Woodland Community Plan*
- Application is not subject to the Grandview Woodland Pace of Change Policy
- Staff support application subject to conditions outlined in Appendix B

