



Existing Site and Context



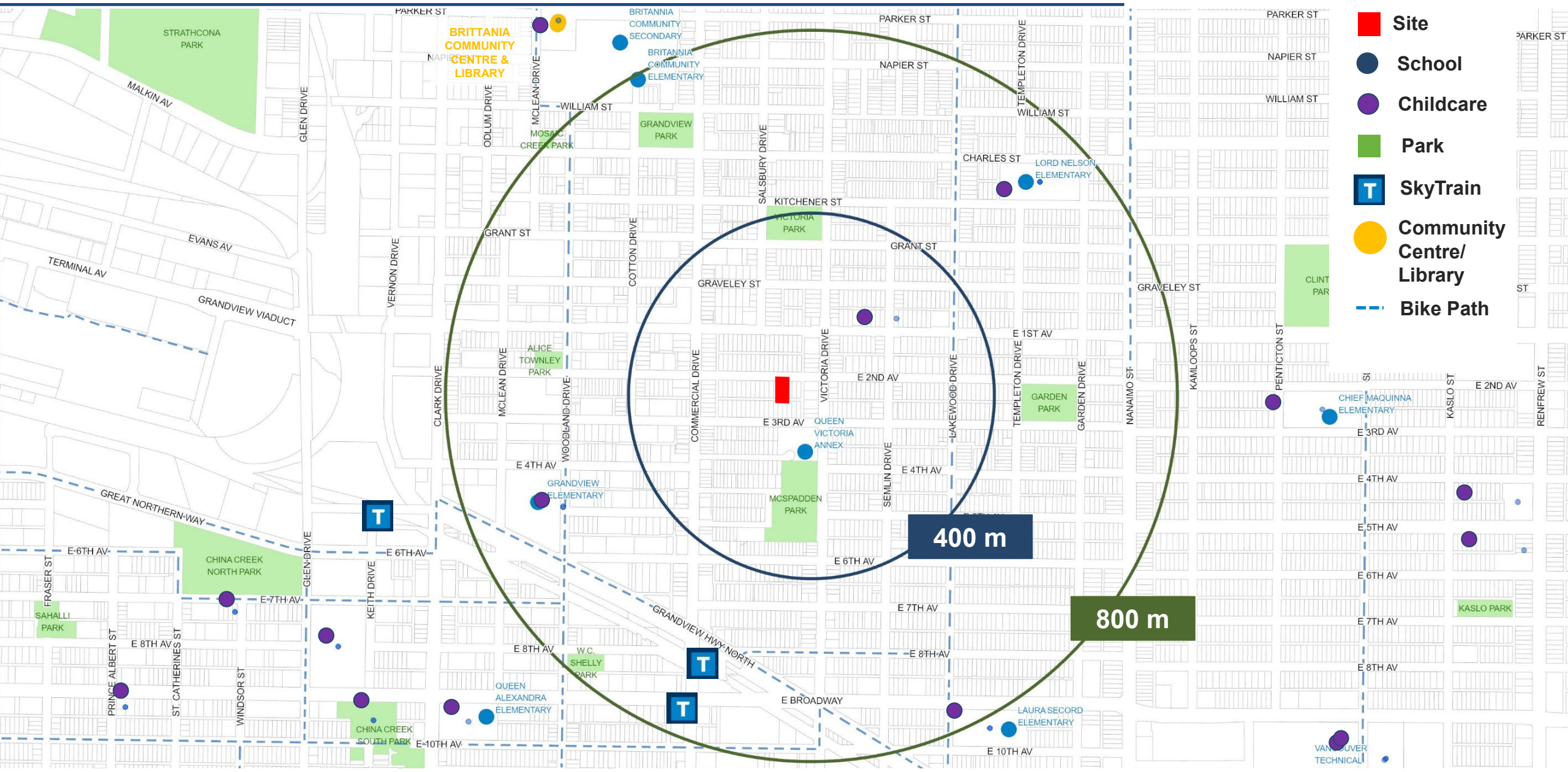
E 2ND AVE

E 3RD AVE

VICTORIA DRIVE

Queen Victoria
Annex Elementary
School

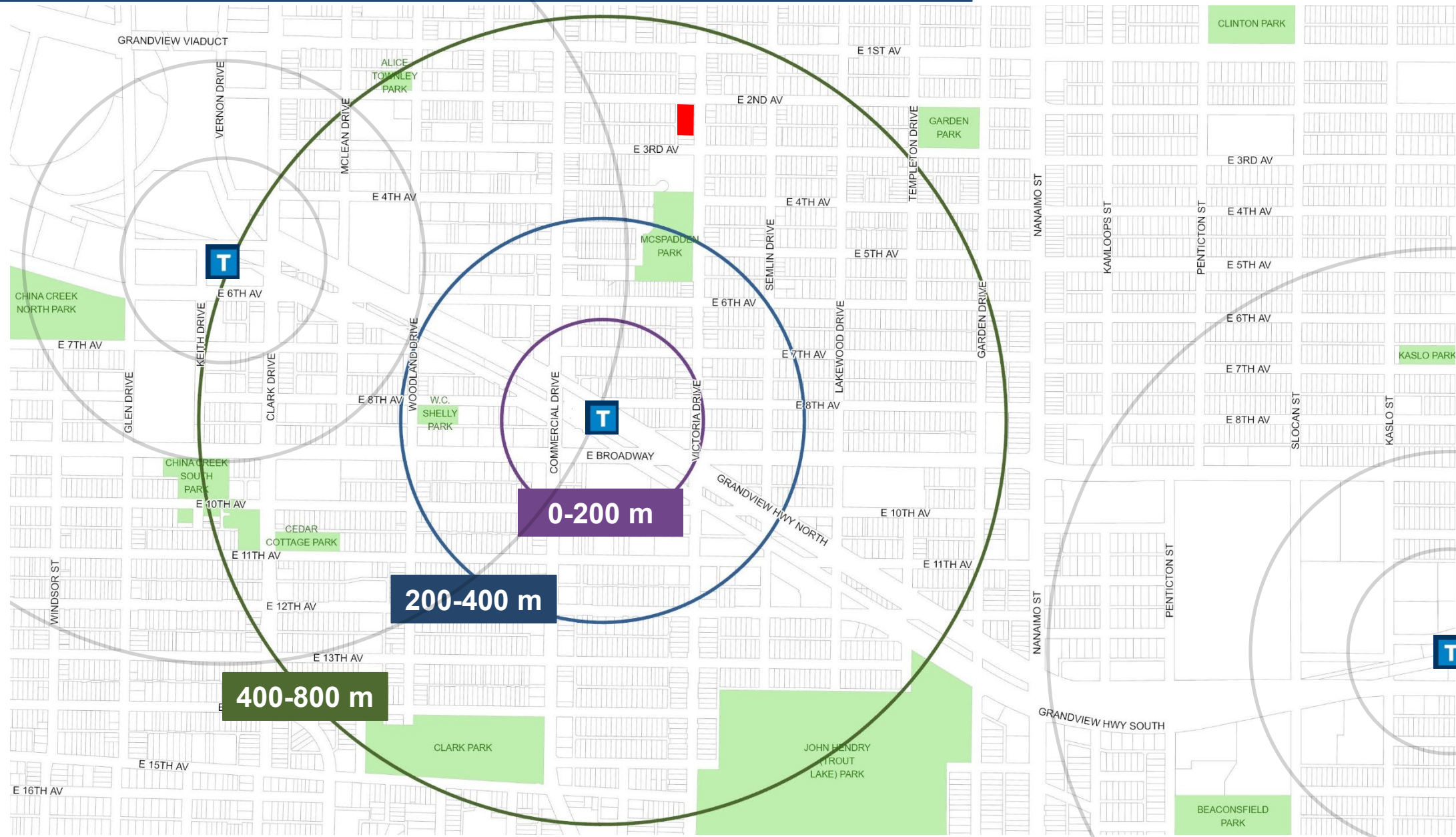
Local Amenities and Services



Transit-Oriented Area (TOA) Analysis



- Site
- Tier 1:
20-storey
5.0 FSR
- Tier 2:
12-storey
4.0 FSR
- Tier 3:
8-storey
3.0 FSR
- SkyTrain






Enabling Policy

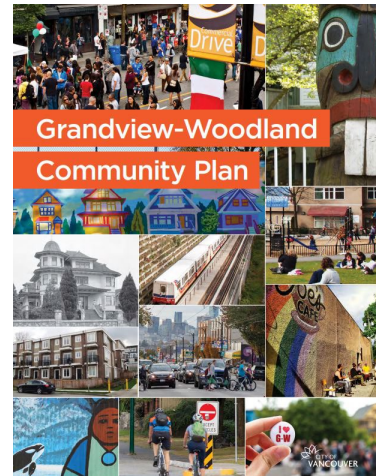
Grandview-Woodland Community Plan (2016)



- Manages growth over next 30 years
- Developed through multi-phase planning program
- Sub-section 6.5.1: Residential Core predominantly envisions duplexes
- Sub-sections 13.14.10 and 16.8 support the long-term renewal of firehall #9

Legend

	SkyTrain station		Duplex
	SkyTrain line		At-grade commercial
	Park		Local-serving retail site
	School / Institutional		



Proposal

- Application submitted October 13, 2023
- Four-storey building
- Two-storey firehall, with five truck bays
- Two storeys of office space for Vancouver Fire and Rescue Services
- A maximum height of 20.9 meters
- 2.0 FSR



Public Consultation

**Postcards Mailed
November 14, 2023**

**City-hosted
Q&A Period
November 15 to 28, 2023**

Postcards distributed	2,179
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Questions	2
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Comment forms	20
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Other input	0
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Total	22
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Comments of support

- Public infrastructure and fire safety
- Neighbourhood context

Comments of concern

- Traffic congestion
- Road safety
- Noise
- Height and neighbourhood character

Public Benefits

City Infrastructure

- Firehall with five truck bays
- Co-located office space for Vancouver Fire and Rescue Services

Development Cost Levies (DCLs)

- Nominal \$20 fee

Conclusion

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



END OF PRESENTATION

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