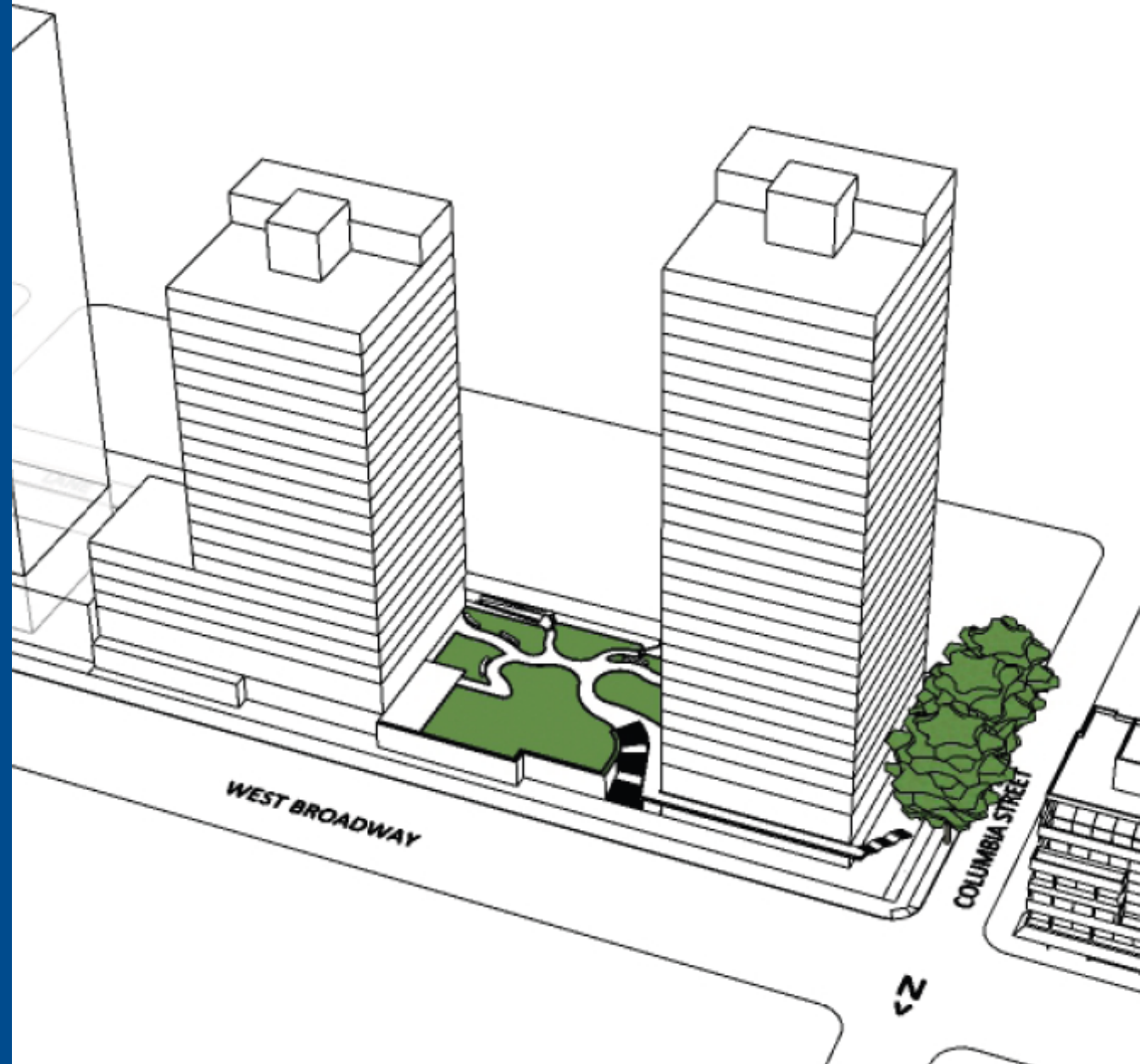


CD-1 Rezoning: 130-150 West Broadway & 2320 Columbia Street

Public Hearing

May 30, 2024



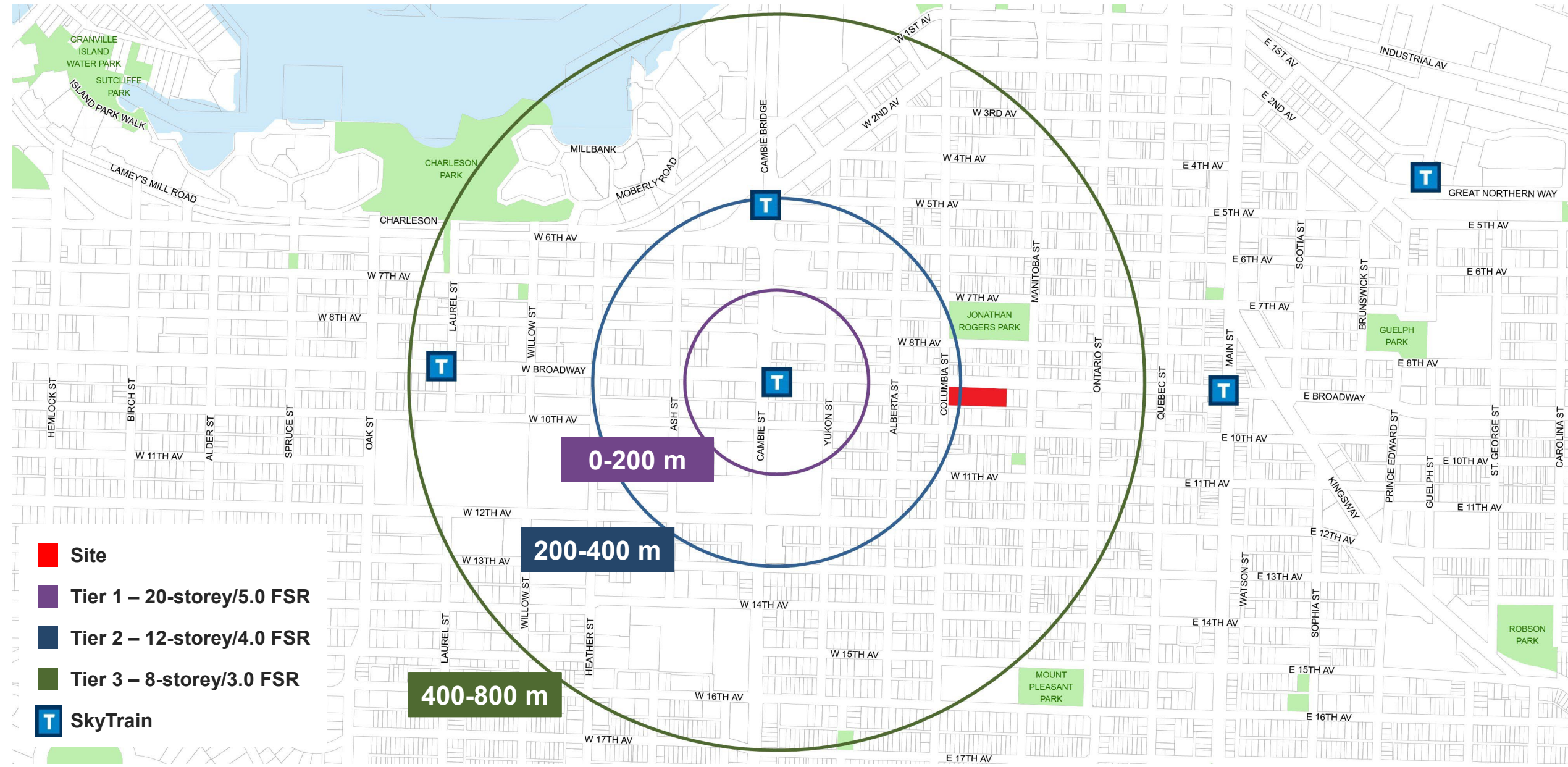
Existing Site and Context



Local Amenities and Services



Transit-Oriented Area (TOA) Analysis



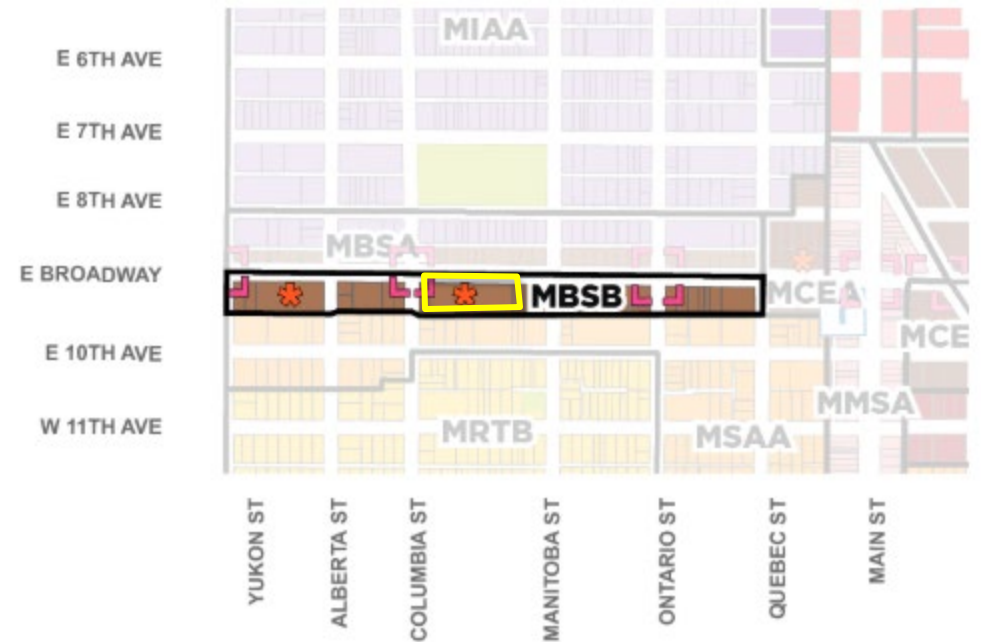
Policy Context





BROADWAY PLAN



Broadway Shoulder Area East – Area B



Legend

-  Opportunity Area for Enhanced Corner Setbacks for POPs
-  Potential Key Site for Larger POPs

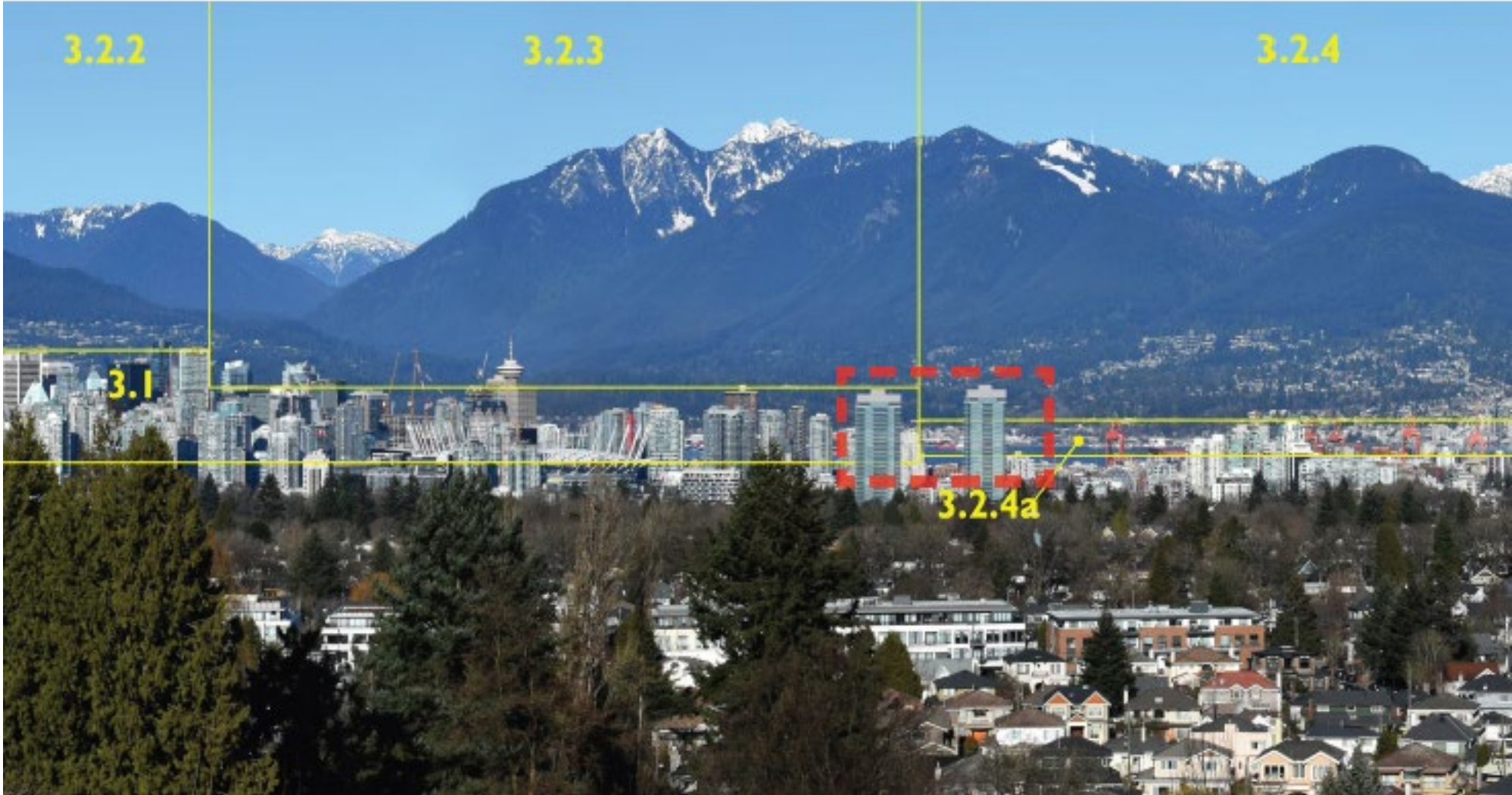
Original Proposal



Aerial view looking North

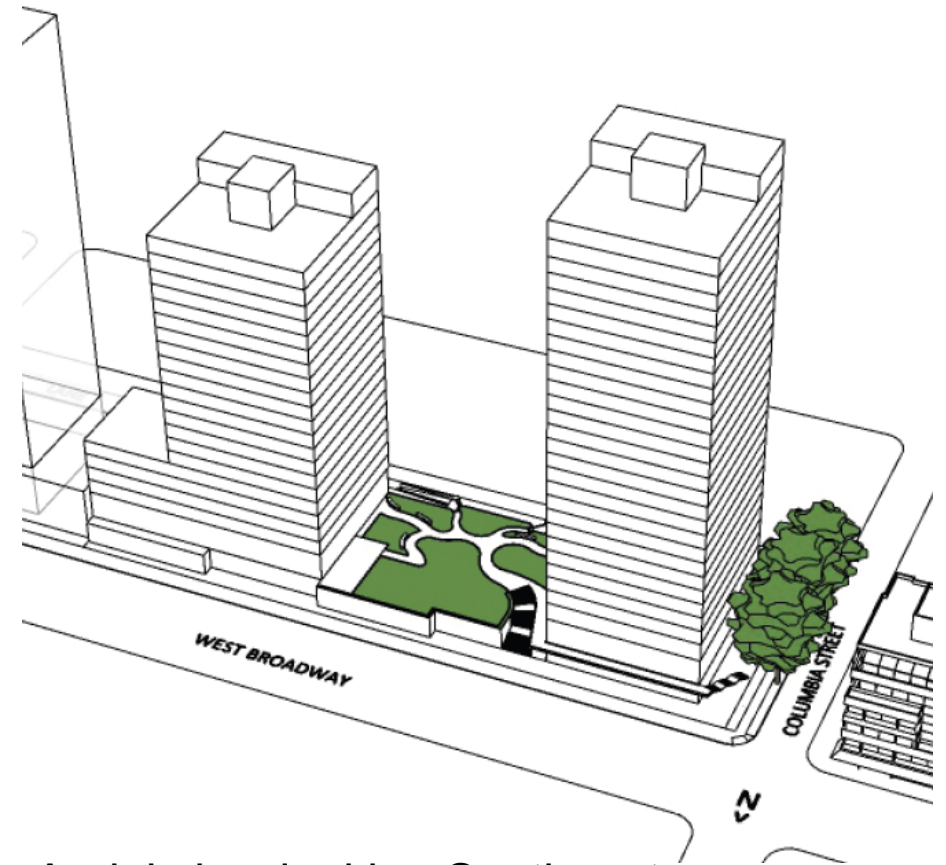
- Application received November 30, 2022
- Two-tower form of development connected with a single-storey podium
- 514 rental units
- Commercial uses at grade and second storey
- 37-space, turn-key childcare facility
- Privately-owned Public Space (POPs)
- 446,315 sq. ft., floor area (8.46 FSR)
- Height
 - West tower: 28-storeys (99.1 m/325 ft.)
 - East tower: 29-storeys (100.1 m/328 ft.)

Queen Elizabeth View Analysis



Revised Proposal

- Revised drawings received October 11, 2023 & November 22, 2023
- Two-tower form of development connected with a single-storey podium
 - West tower: 28-storeys (89.9 m/295 ft.)
 - East tower: 21-storeys (67.1 m/220 ft.)
- 514 rental units
- Commercial uses at grade and second storey
- 37-space, turn-key childcare facility
- Privately-owned Public Space (POPs)
- 446,315 sq. ft., floor area (8.5 FSR)



Aerial view looking Southeast

Renting vs. Ownership

	Market Rent in Newer Buildings on Westside		Ownership Median-Priced Unit on Westside (with 20% down payment)		
	Average Market Rents	Average Household Income Served	Monthly Costs of Ownership	Average Household Income Served	Downpayment at 20%
studio	\$1,902	\$76,080	\$2,837	\$113,480	\$106,000
1-bed	\$2,306	\$92,240	\$3,473	\$138,920	\$132,000
2-bed	\$3,372	\$134,880	\$5,193	\$207,720	\$198,400
3-bed	\$4,434	\$177,360	\$7,982	\$319,280	\$311,890

Public Consultation

Postcards Mailed
March 8, 2023

City-hosted
Virtual Open House
March 13 to April 2, 2023

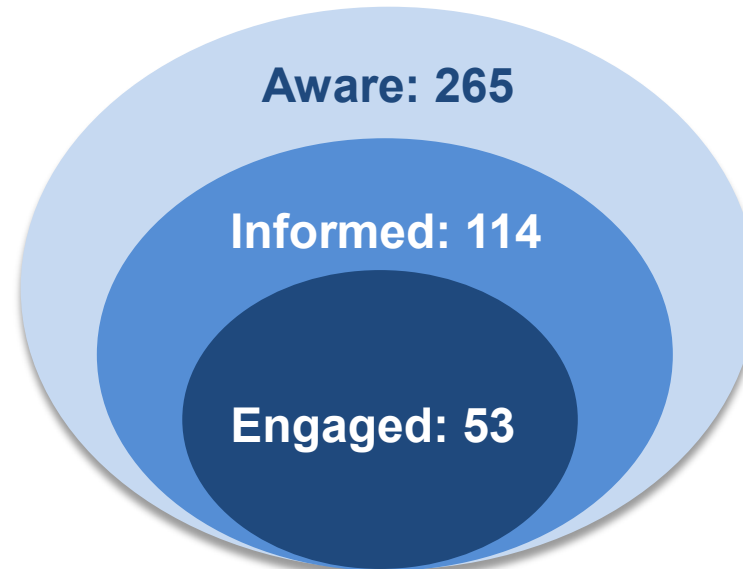
Postcards distributed	2,152
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Questions	15
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Comment forms	236
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Other input	0
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Total	251
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Comments of support

- Rental tenure
- Density and location
- Childcare and amenities
- Neighbourhood growth

Comments of concern

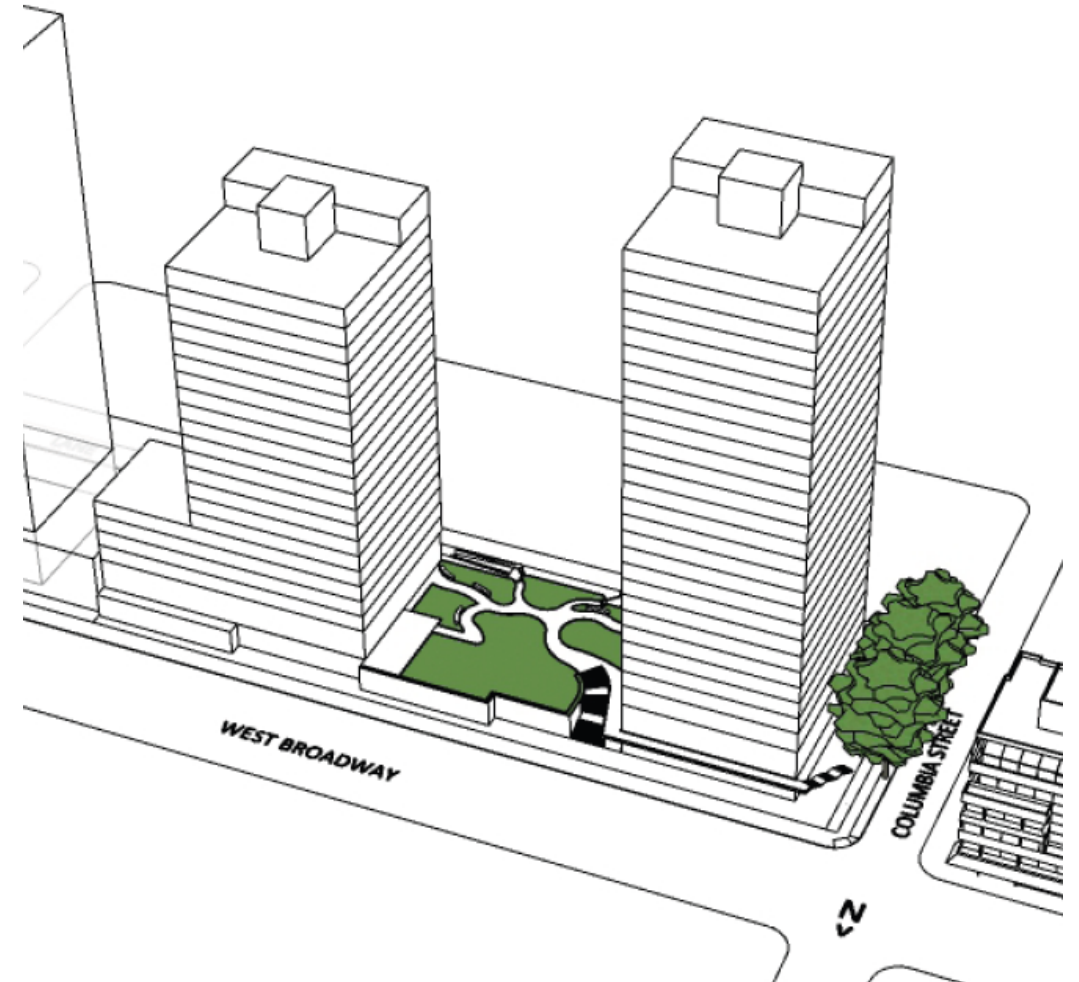
- Height and neighbourhood character
- Sunlight, views and privacy
- Building design
- Affordability
- Over densification

Public Benefits

Contribution	Amount
Community Amenity Contribution (CAC) – Turn-key Childcare Facility	\$6,492,000
Development Cost Levies (DCLs)	\$12,226,537
Public Art	\$879,465
Total Value	\$22,788,995

Conclusion

- Meets intent of *Broadway Plan*
- Delivery of 514 rental units, in-kind 37-space childcare facility and POPs
- Staff support application subject to conditions in Appendix B



END OF PRESENTATION

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