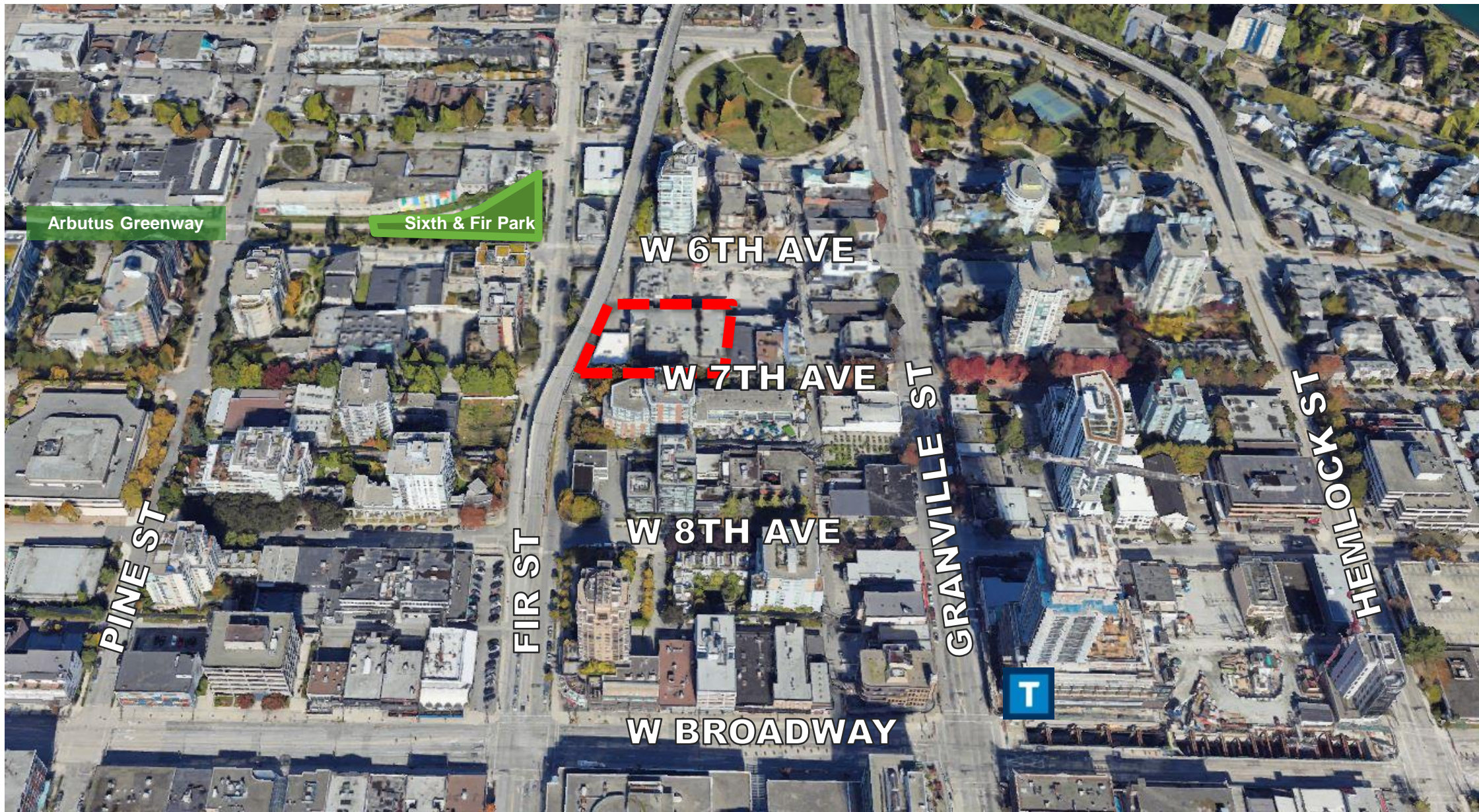
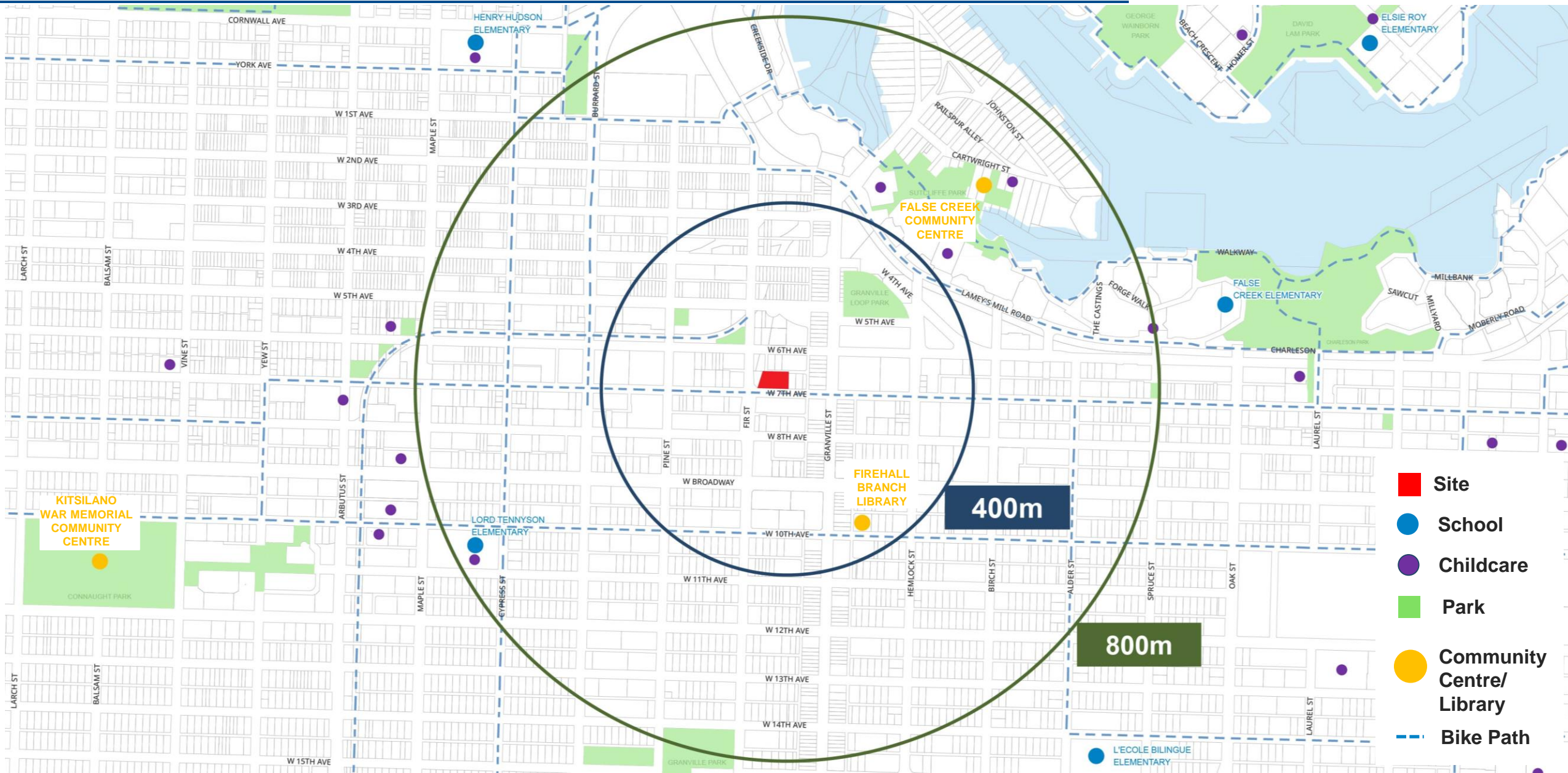




Existing Site and Context



Local Amenities and Services

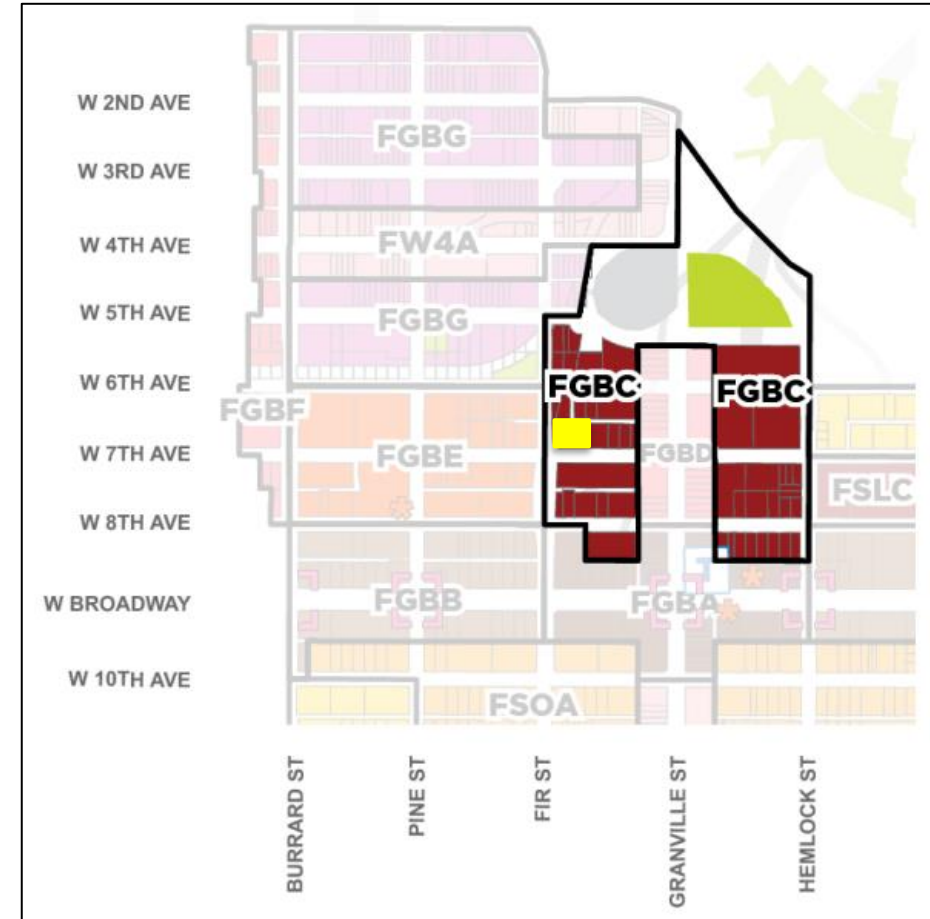


Policy Context



- Allows consideration of mixed-use buildings up to 25 storeys and 8.0 FSR
- Strata housing proposals should include community amenities, such as social housing, childcare, or cultural facilities
- Support retention and opportunities for new cultural, entertainment, and nightlife venues

Granville/Burrard Slopes – Area C (FGBC)



Proposal

- Application submitted November 20, 2023
- 21 storey tower over 2-storey podium
- 125 strata units
- Renewed and expanded La Maison de la Francophonie cultural centre
 - Theatre
 - Multi-purpose space
 - Retail space
 - Non-profit office space
- 69.5 m (228 ft.)
- 8.0 FSR
- 5 levels of underground parking



Public Consultation

Postcards Mailed
March 6, 2024

Postcards distributed 3,389

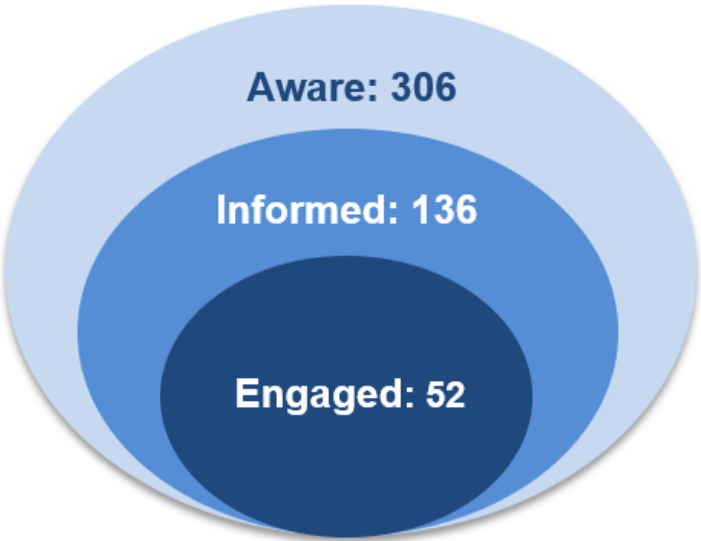
Questions 6

Comment forms 70

Other input 2

Total 78

City-hosted
Q&A Period
March 13 to March 26, 2024



Comments of support

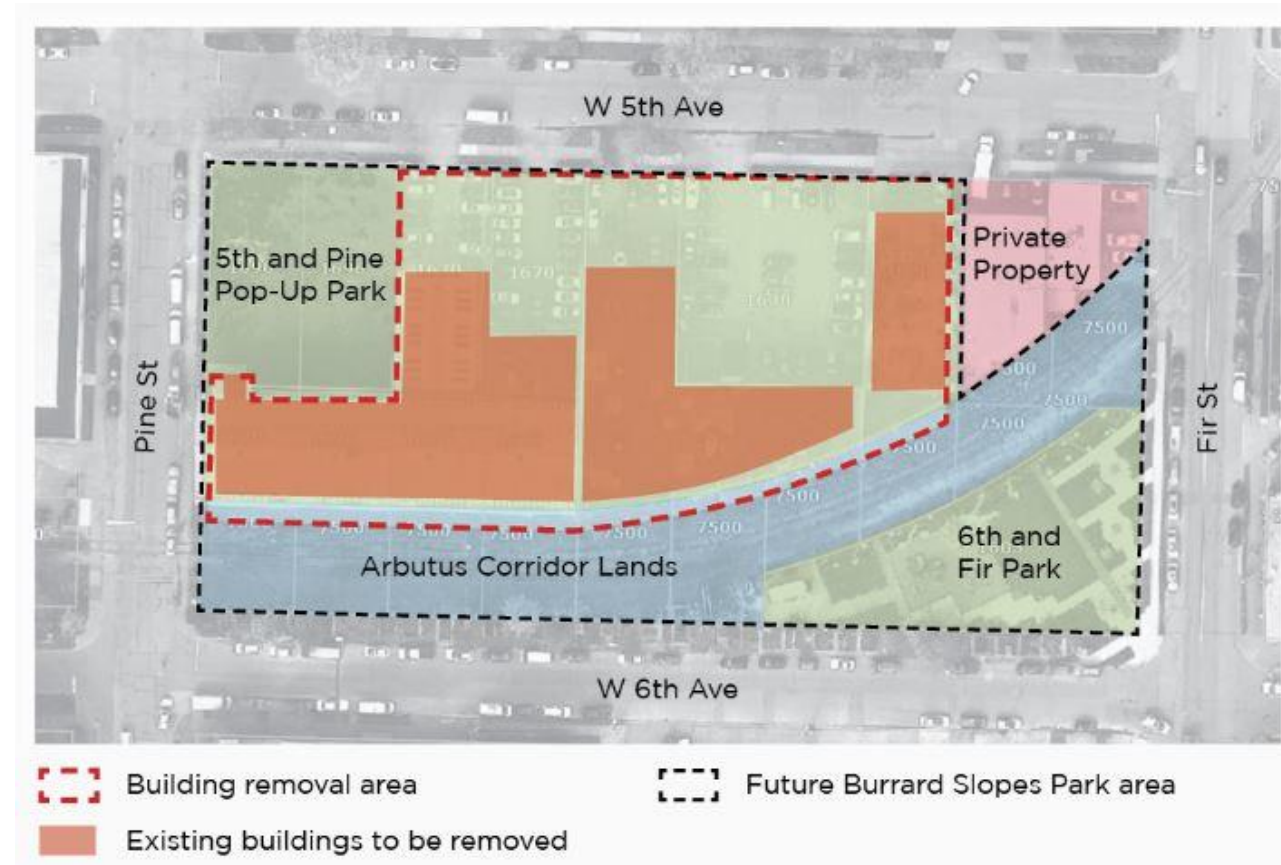
- Renewal/expansion of La Maison
- Height, density
- Housing supply
- Building design

Comments of concern

- Height, density, massing
- Sunlight, views, shadows

Response to Public Feedback

- **Height, density, massing**
 - Height and density is consistent with the Plan (proposed height is less than Plan maximum)
 - Larger floor plate sizes can be considered to assist with viability
- **Sunlight, views, shadowing**
 - Height has been reduced, upper floors sculpted to minimize shadowing
 - Partial park shadowing 10am-11:15am around equinoxes
 - Future park expansion, urban design efforts to reduce impacts, density needed to support delivery of cultural centre



Public Benefits

Community Amenity Contribution

- Renewal and expansion of La Maison de la Francophonie cultural centre
- Owned/operated by existing non-profit
- Secured public access / use and affordability
- Aligns with CAC Policy, Broadway Plan policy for renewal of cultural facilities

Development Cost Levies (DCLs)

- \$6.5 million

Public Art

- \$350,000

Conclusion

- Meets intent of *Broadway Plan*
- Delivery of renewed/expanded La Maison de la Francophonie cultural centre
- Staff support application subject to conditions in Appendix B



END OF PRESENTATION