



CD-1 Rezoning

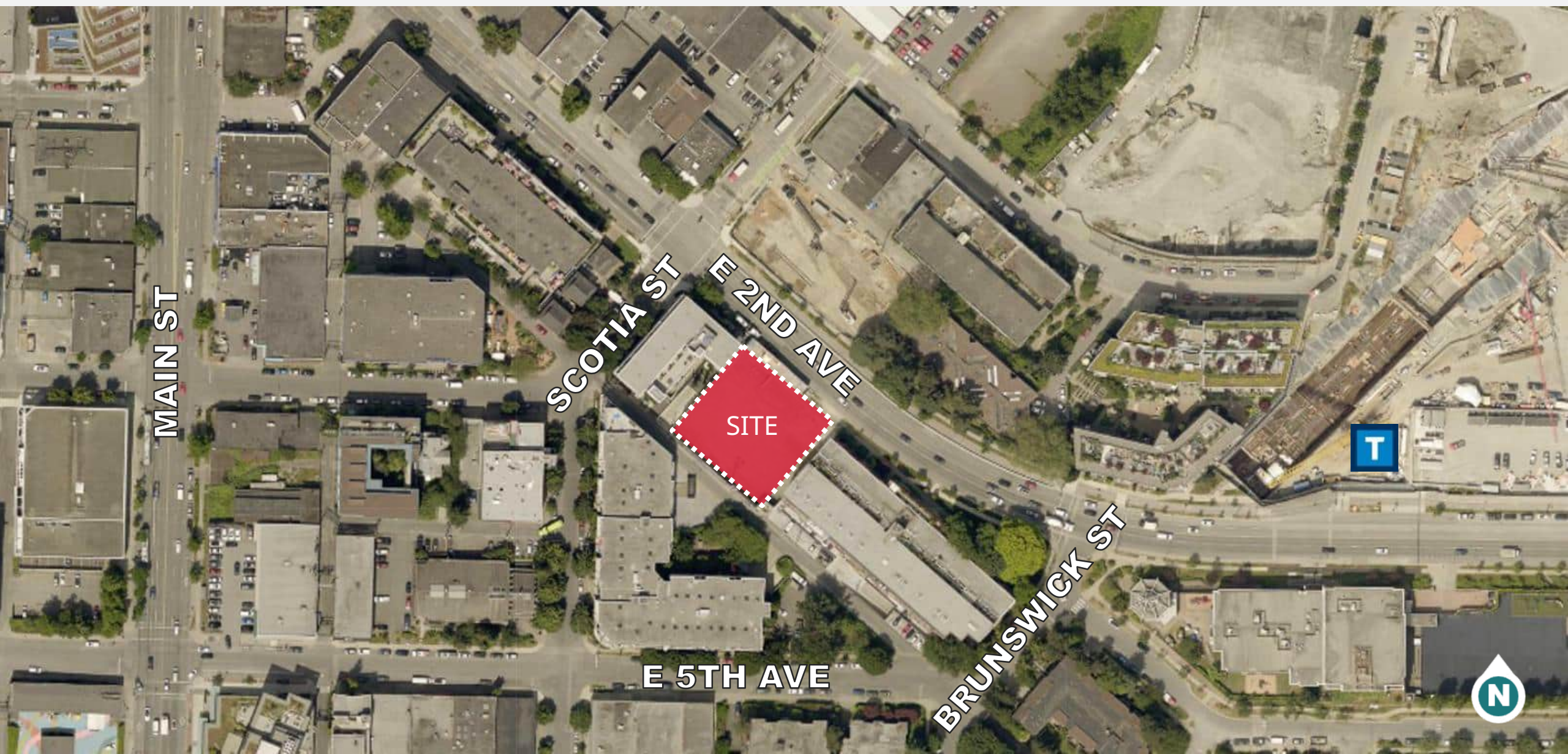
318-346 East 2nd Avenue

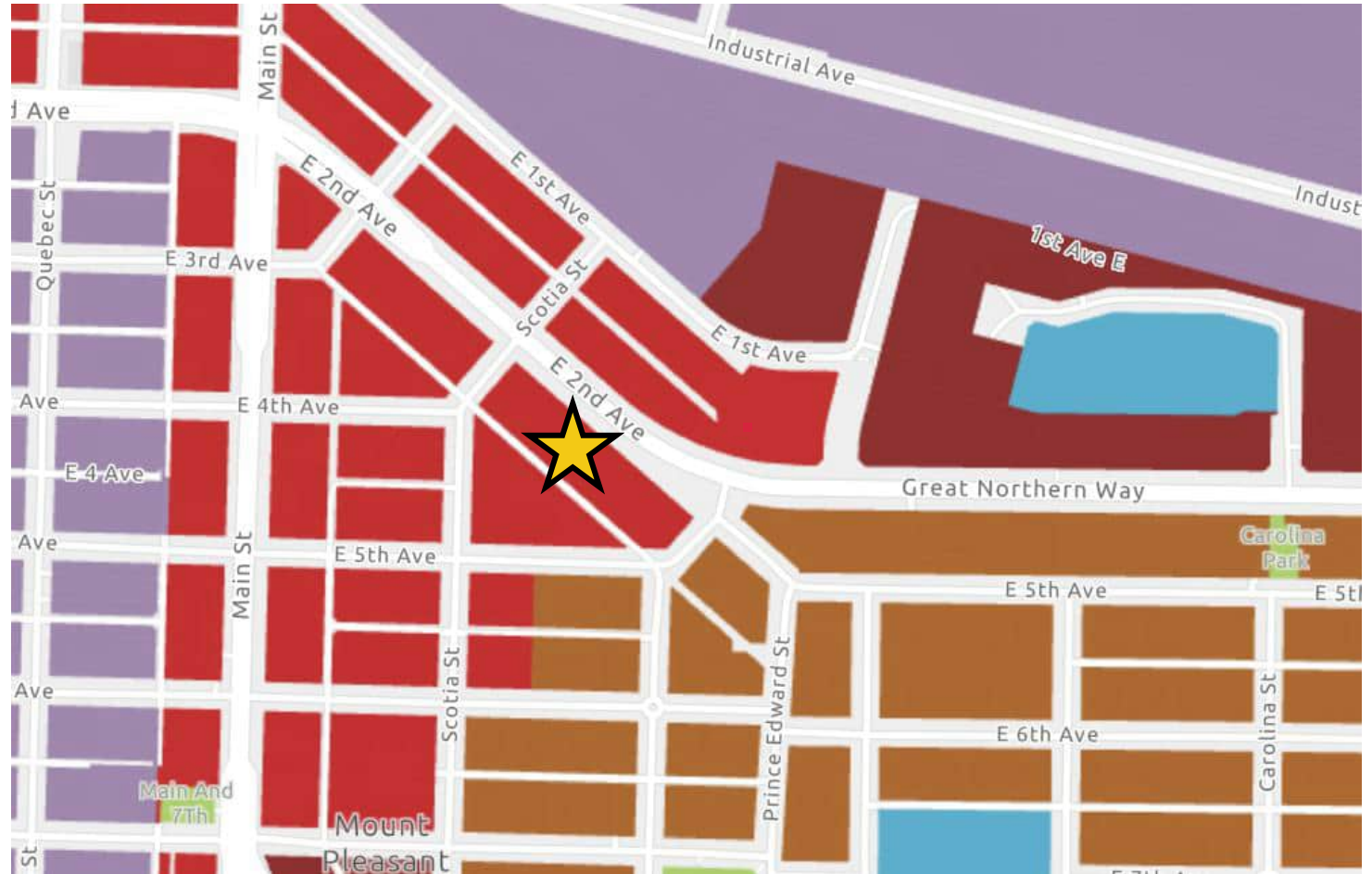
Council Meeting May 5, 2026

Recommend **Support**



Public Hearing | CD-1 Rezoning: 318-346 East 2nd Avenue





 Mixed-Use - High-Rise 1 Generalized Land Use Designation



Background

Originally proposed strata tenure with social housing. Proposal modified to rental tenure.

Summary

Land uses	Rental Residential, Commercial, Office
Height	19 Storeys (64.9 m)
Density	7.0 FSR
Details	162 rental housing units 20% of the residential floor area for below-market rental units



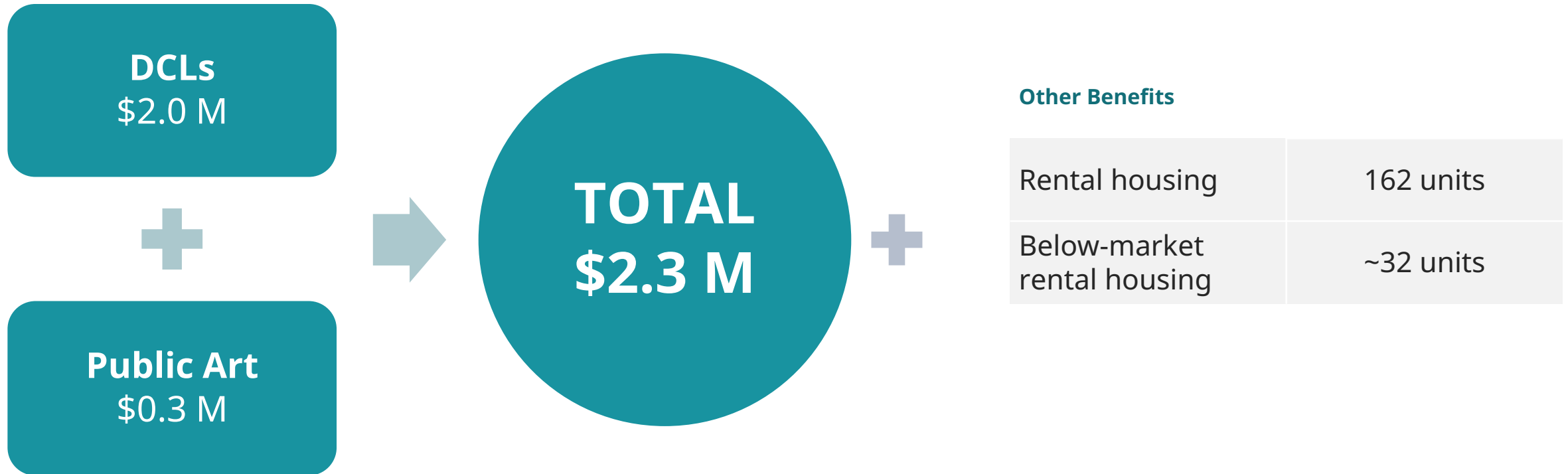


Support:

- **Additional housing**
- **Appropriate location for density**
- **Mix of uses**

Concerns and Responses:

- **Height and neighbourhood character**
 - ✓ Consistent with *Broadway Plan*.
- **Height of podium**
 - ✓ Applicant adjusted height of podium through second submission.
- **Traffic**
 - ✓ Location with transportation options.





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- Application meets policy
- Staff support, subject to Appendix B

COUNCIL MEETING May 5, 2026

Recommend **Support**