



### Context

#### REZONING RATIONALE

This rezoning involves the redevelopment of four lots on East Broadway, rezoning from RM-4N to CD-1, in line with the *Grandview-Woodland Community Plan*. The site faces Broadway to the south, is adjacent to a relatively new development to the east (C3-A) and three-storey rental apartments to the west (RM-4N), and backs onto a lane to the north. The site is approximately 15,738 sq.ft. Currently, half the site is vacant, and the other half is occupied by a two-storey residential rental building containing nine units.

