



CITY OF VANCOUVER
POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: May 9, 2008
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VanRIMS No.: 11-3600-10
Meeting Date: June 10, 2008

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: CD-1 Rezoning - 2402 East Broadway

RECOMMENDATION

A. THAT the application by Joe Minten of JMA Architecture to rezone 2402 East Broadway (Lot 1, Southwest Quarter of Section 34, Town of Hastings Suburban Lands, Plan LMP 9305, P.I.D. 018-159-168) to amend CD-1 By-law No. 5836 to create a new CD-1 By-law to permit a four-storey, mixed-use development at 2.4 FSR (floor space ratio) with two levels of underground parking, be referred to a Public Hearing together with:

- (i) plans received December 12, 2005 and revised December 14, 2007;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- (iii) the recommendation of the Director of Planning to approve, subject to conditions contained in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law, generally in accordance with Appendix A, for consideration at Public Hearing, including consequential amendments to CD-1 By-law No. 5836 for 2402-2598 East Broadway, generally in accordance with Appendix B.

B. THAT, subject to approval of the rezoning at a Public Hearing, the Noise By-law be amended to include this CD District in Schedule "B".

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services **RECOMMENDS** approval of the foregoing.

COUNCIL POLICY

Relevant Council Policies for this site include:

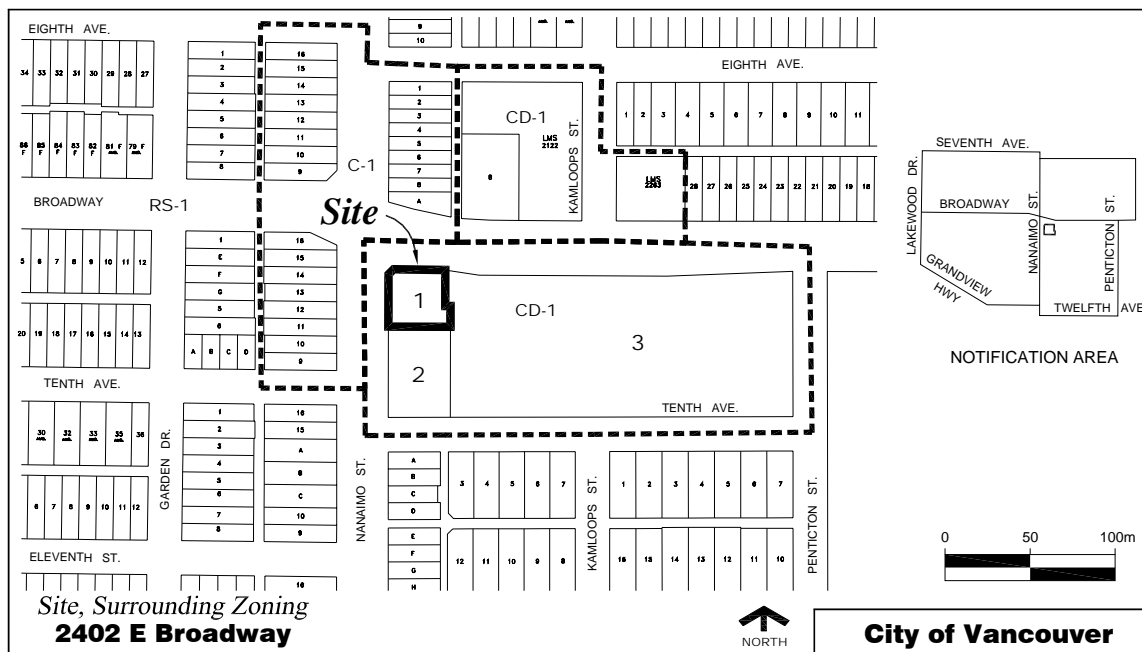
- Renfrew-Collingwood (RC) Community Vision, adopted by Council on March 23, 2004; and
- Financing Growth Policy.

PURPOSE AND SUMMARY

This report assesses an application to amend the CD-1 By-law for the lands bounded by East Broadway, East 10th Avenue, Nanaimo Street and Penticton Street to create a new and separate CD-1 Comprehensive Development District for the site shown below. If approved, the CD-1 Comprehensive Development District will permit development of a four-storey multiple dwelling containing 384.2 m² (4,135.1 sq. ft.) of commercial floor area on the ground floor, and 30 dwelling units, at a density of 2.4 floor space ratio (FSR). The site is located within the Renfrew Collingwood (RC) community whose Community Vision enables consideration to be given to changes to existing CD-1 zones, without additional area planning first having occurred.

Staff recommend that the application be referred to a Public Hearing and be approved with conditions.

Figure 1. Site and Surrounding Zoning



BACKGROUND

In 1984, the large piece of land bounded by Nanaimo Street, Penticton Street, East Broadway and East 10th Avenue was rezoned from C-2 to CD-1 to allow for a truck sales lots and truck repair shop.

In 1993, the CD-1 By-law was amended to allow for 310 dwelling units, and a range of local-serving commercial uses, at a density of 1.45. The large piece of land was also subdivided into three parcels (Lots 1, 2 and 3) and since then only Lots 2 and 3 have been developed.

Lot 2, south of the subject site, has been developed with a 4-storey multiple dwelling containing 34 non-market housing units. Lot 3, east of the subject site has been developed with several, separate multiple dwellings containing a total of 250 market dwelling units and ranging in height from 4 to 8 storeys.

It was envisioned that Lot 1 (the subject site at the southeast corner of Nanaimo Street and East Broadway) would be developed with a one-storey commercial building providing approximately 706.1 m² (7,600 sq. ft.) of local serving retail uses. However, this did not occur, and it is now proposed to create a new, stand-alone CD-1 out of the larger CD-1 to accommodate a mixed-use development.

DISCUSSION

Use and Density (for additional information, refer to Appendix D): This rezoning application proposes a mixed-use development at a maximum density of 2.4 FSR (floor space ratio). The development would include residential and commercial (retail, office and service) uses, with underground parking.

Approximately 2 390.9 m² (25,735.4 sq. ft.) of residential floor area is proposed consisting of 30 dwelling units, with the mix of unit type (studio, one-bedroom, one-bedroom and den, two-bedroom units) to be determined at the development application stage. A small multi-purpose amenity room, approximately 30.3 m² (326.2 sq. ft.) in area is proposed on the main floor for the use of the residents.

Approximately 384.2 m² (4,135.1 sq. ft.) of commercial floor area is proposed for the main floor. The commercial uses would be focussed towards Nanaimo Street and East Broadway and include five, separate commercial units ranging in area from 38.3 m² (412.3 sq. ft.) to 90.4 m² (973.1 sq. ft.).

Staff supports the proposed density which is consistent with typical C-2 developments which provide for mixed-use developments up to a maximum density of 2.5 FSR. Staff also supports the increase in residential use [approximately 2 390.9 m² (25,735.4 sq. ft.)] which will contribute to the vitality of this neighbourhood. The remainder of the proposed uses conform to the types of uses normally permitted in a local-serving commercial area and staff support these uses.

Height and Form of Development (Note Plans: Appendix E): This rezoning proposes a maximum height of 15.3 m (50.2 ft.), which is measured at the lowest point on the site (e.g., southeast corner). Staff supports the proposed height, noting that the site is located at the intersection of two major arterial streets which support a building design that limits impact

on adjacent residential sites and contributes to pedestrian interest and amenity. The proposed form of development is generally similar to typical C-2 developments which provide for mixed-use developments up to an outright height of 13.8 m (45.3 ft.). Liveability of the dwelling units is addressed by providing natural daylight, reducing overlook to neighbouring properties, together with the provision of an on-site amenity room for the use of the residents.

On February 28, 2007 the Urban Design Panel supported the proposed use, density and form of development. Staff supports the proposed form of development and recommend several design development conditions to further improve the development's neighbourliness and interface with the street edge, as well as improvements to the landscaping. The design development conditions referenced in Appendix C outline improvements to the proposed form of development, to be addressed at the development application stage generally as follows:

- provide improved neighbourliness by stepping the massing of the top floor away from the side property line and re-orienting the stairwell;
- provide more brick masonry to the building façade and revise colour and material selections to achieve a lighter looking material palette; and
- provide improved landscaping.

Parking and Access: The proposal includes two levels of underground parking providing 39 spaces, 10 of which are for the commercial uses and 29 are for the residents. Staff recommend that parking, loading, bicycle and passenger spaces be provided in accordance with the Parking By-law. Access to the development's parking and loading is proposed to be from East 10th Avenue.

Sustainability: Council has indicated a desire, through the City's Green Building Strategy, for all developments in the City to incorporate sustainability into their proposals. The applicant has submitted a LEED scorecard indicating that the proposed development will be able to attain the equivalent of LEED Silver, noting that the sustainability program measures will be further refined at the development application stage (refer to Condition (b) (xvix) in Appendix C).

Community Amenity Contribution (CAC): The City anticipates the offer of a community amenity contribution (CAC) from the owner of a rezoning to address the impacts of rezoning. This contribution is generally evaluated by staff in relation to the increase in land value expected to result from rezoning approval.

The developer has offered a cash CAC of \$680,000. Staff have determined that there is no community amenity which can be accommodated on site, such as a child day care facility or park space. Staff recommends that this offer be accepted. The monies will be used towards the provision of a hub child day care facility in the neighbourhood which is helpful in addressing neighbourhood needs (refer to Condition (c) (iii) (in Appendix C).

A required Development Cost Levy (DCL) of \$6.00 per square foot will also be paid towards public benefits at the building permit stage.

FINANCIAL IMPLICATIONS

There are no financial implications with respect to City budget, fees or staffing.

CONCLUSION

Planning staff conclude that the rezoning application can be supported on the basis that it is appropriate in terms of use, density and form of development.

The Director of Planning recommends that the application be referred to a Public Hearing and approved, subject to conditions presented in Appendix C.

* * * * *

DRAFT CD-1 BY-LAW PROVISIONS

Note: A By-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Uses

- Dwelling Uses, limited to Multiple Dwelling and containing a maximum of 30 dwelling units;
- Office Uses limited to Financial Institution, General Office, but including only offices of real estate, insurance or travel agencies;
- Retail Uses, limited to Grocery or Drug Store, Retail Store;
- Service Uses, limited to Barber Shop or Beauty Salon, Laundromat or Dry-cleaning Establishment, Photo finishing or Photography Studio, Repair Shop - Class A, Restaurant - Class 1, School - Arts or Self Improvement;
- Accessory Uses customarily ancillary to the above uses.

Density

- The floor space ratio for all uses must not exceed 2.4. For the purpose of computing floor space ratio, the site is deemed to be 1 144.7 m², being the site size at the time of application for rezoning prior to any dedications.

FSR Inclusions

Computation of floor space ratio must include:

- all floors of all buildings including accessory buildings, both above and below ground level to be measured to the extreme outer limits of the building.

FSR Exclusions

Computation of floor space ratio must exclude:

- open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed 8% of the total residential floor area being provided;
- patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
- amenity areas, recreation facilities, and meeting rooms accessory to residential uses, not to exceed 10% of the permitted floor area;

- all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, then there will be no exclusion for any of the residential storage space above base surface for that unit;
- where a Building Envelope Professional, as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness.

Computation of floor space ratio may exclude, at the discretion of the Director of Planning or the Development Permit Board:

- enclosed residential balconies, provided that the Director of Planning or the Development Permit Board first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
 - the total area of all open and enclosed balcony or sundeck exclusions does not exceed 8% of the residential floor area being provided; and
 - no more than 50% of the excluded balcony floor area may be enclosed.

Height

- for the building, a maximum of 15.3 m as measured from base surface and the building must not exceed 4 storeys;
- Mechanical appurtenances such as elevator machine rooms may project above the maximum height.

Horizontal Angle of Daylight

- All habitable rooms in buildings used for residential purposes shall have at least 1 window on an exterior wall which complies with the following:
 - the window shall be located so that a plane or planes extending from the window and formed by an angle 50 degrees, or 2 angles with a sum of 70 degrees shall be unobstructed over a distance of 24 m;
 - the plane or planes shall be measured horizontally from the centre of the bottom of the window.
- The following shall be considerations as obstructions:
 - the theoretically equivalent buildings located on any adjoining sites in any R; District in a corresponding position by rotating the plot plan of the proposed building 180 degrees about a horizontal axis located on the property lines of the proposed site;
 - part of the same building including permitted projections;
 - accessory buildings located on the same site as the principal building;
 - the maximum size building permitted under the appropriate C or M District Schedule if the site adjoins a C or M site.

- A habitable room referred to in this section does not include:
 - a bathroom; or
 - a kitchen whose floor area is the lesser of:
 - (i) less than 10% of the total floor area of the dwelling unit; or
 - (ii) less than 9.3 m².
- The Development Permit Board or the Director of Planning, as the case may be, may relax the horizontal angle of daylight requirement provided he first considers all the applicable policies and guidelines adopted by Council and providing that a minimum distance of 3.7 m of unobstructed view is maintained.

Acoustics

- A development permit application for dwelling uses shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurements, demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels and opposite such portion of the dwelling units. For the purpose of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as the noise level in decibels.

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

DRAFT CONSEQUENTIAL AMENDMENTS TO CD-1 BY-LAW NO. 5836

Note: A consequential amending by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Section 2 - Uses

- delete "Retail Store, Grocery or Drug Store, Barber Shop or Beauty Salon, Laundromat or Dry-cleaning Establishment, Photo finishing or Photography Studio, Repair Shop - Class A, Restaurant - Class 1, School - Arts or Self-Improvement, Financial Institution, General Office, but including only offices of real estate, insurance or travel agencies."

Section 3 - Floor Space Ratio

- delete "1.45" and replace with "1.5."
- add "for the purpose of calculating floor space ratio, the site is deemed to be 18 637 m², being the site size at the time of application for rezoning, prior to any dedications."

Section 5 - Site Coverage

- delete Section 5 - Site Coverage.

Schedule A

- replace Schedule A with a revised Schedule A map to reflect changes to the boundaries of CD-1 By-law No. 5836.

PROPOSED CONDITIONS OF APPROVAL

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

1. PROPOSED CONDITIONS OF APPROVAL - FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by JMA Architecture, and stamped "Received City Planning Department, December 12, 2005 and revised December 14, 2007", provided that the Director of Planning may allow minor alterations to the form of development when approved the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

Design Development

- (i) design development to the building massing to enhance the architectural expression and improve neighbourliness in the following manner:
- further architectural emphasis on the street corner;
(Note to Applicant: Consider a more vertical expression and/or alternative material treatment to strengthen the corner expression).
 - reduce the size and scale of the cornice/roof overhang and street canopy;
(Note to Applicant: Reduce or eliminate the cantilevered roof condition and re-detail cornice face, substituting an alternative material, to the proposed metal finish. The canopy should be constructed of metal and glass to achieve a lighter appearance. Relocate the sign band from the canopy to the top of the storefront window).
 - reduce and step the massing of the top floor away from the side property lines and re-orientate the stairwell to improve neighbourliness;
(Note to Applicant: The top floor should step back approximately 1.2 m (4 ft.). Turning the stairwell will reduce the building mass at the side property lines and better integrate the stairwell into the building).
- (ii) design development to the building character in the following manner:
- add more brick masonry to the building façade;

(Note to Applicant: The 2nd and 3rd floors should be predominately brick with brick columns at the base. Reduce the height of the third floor handrails, extending the brick wall at the top of the bay window projections.

- revise colour and material selections to achieve a lighter looking material palette;
- window systems to be of a high quality, providing specifications.

(Note to Applicant: Operable windows to be either casement or awning. "Sliding" operable windows are not supported).

(iii) provide a 0.6 m (1.97 ft.) building setback on Nanaimo Street;

(iv) design development to screen all visible utilities;

(Note to Applicant: Provide a recessed enclosure and screening for the electrical transformer and gas metre connection. Indicate location on the drawings, providing details).

(v) design development to provide a water closet and wet bar in the amenity room and to improve access to the common outdoor amenity space;

(Note to Applicant: The amenity room should be sized to adequately host a strata council meeting. Consider relocating amenity room to an exterior wall to allow direct access to the outdoor patio.

Engineering

(vi) ensure the drawings accurately reflect the required 0.6 m (1.97 ft.) Nanaimo Street statutory right of way;

(Note to Applicant: The existing property lines and right of way lines are to be clearly shown on the plans).

(vii) design development to ensure that canopies are fully demountable and not part of the building structure (the design shown may prevent strata titling of the property);

(Note to Applicant: The canopy design shown may not be approvable. Clarification of the canopy reference shown on the roof plan (A-101.4 is required, it is not consistent with the main floor plan A101.1). The sections also show portions of an angled brace within the minimum overhead clearance of 2.75 m (9.02 ft.).

(viii) design development to ensure that the size of the commercial garbage room is adjusted to hold an appropriate number of containers and recycling bins for the commercial units;

(Note to Applicant: Clarification needs to be provided from a waste management firm that the space is adequate and that access and pick up from the locations shown will work).

- (ix) design development to ensure that doors do not swing over the property line (i.e., Unit 104);
- (x) design development to ensure that the paving patterns and finishes on public property meet the approval of the General Manager of Engineering Services;

(Note to Applicant: Street furniture and non-standard treatments, if approved, will require appropriate maintenance agreements. Please submit a copy of the landscape plan directly to Engineering Services for review).

- (xi) provide design elevations on both sides of all breakpoints on the parkade ramps and throughout the parking levels to clearly show grading;

Landscape

- (xii) provide a Landscape Plan illustrating common and botanical name, size and quantity of all existing/proposed plant material. Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. Illustrate and clarify all outdoor surface/paving materials, site furniture, lighting, trash receptacles, hose bibs, signs, retaining wall treatment, anti-skateboard guards, parking vents, public realm (building edge to the curb, trees, lamp posts, fire hydrants, sidewalk treatment);

(Note to Applicant: A detailed landscape plan has been provided with the December 14, 2007 submission. At the development permit stage, ensure that the detailed landscape plan is resubmitted to include any revisions reflected in the rezoning process).

- (xiii) provide street trees adjacent to the development site, where space permits. New street trees should be noted "Final species, quantity and spacing to the approval of the City Engineer, and Park Board";

(Note to Applicant: Contact Eileen Curran (604-871-6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Bill Stephen (604-257-8587) of Park Board regarding tree species).

- (xiv) provide spot elevations to all outdoor areas (including top/bottom wall);
- (xv) provide an efficient irrigation system for all common outdoor planters and individual hose bibs to be provided for all patios of 100 sq. ft. or greater. Specification notes and irrigation symbols to this affect should be added to the drawing;
- (xvi) provide pedestrian friendly benches to the corner plaza area;

(Note to Applicant: Substitute the concrete benches for street furniture that is pedestrian friendly, "off the shelf", durable and graffiti resistant. Consider warmer materials and a lighter bench design (i.e., metal or metal/wood slat) that is quick drying and easy to maintain. Strategic orientation of benching can maximize pedestrian interest).

Crime Prevention through Environmental Design (CPTED)

(xvii) design development to take into consideration the principles of CPTED, having particular regard to reduce opportunities for:

- theft in the underground parking by separating commercial and residential circulation;
- mischief by minimizing the setback at the south property line;
- break and enter; and
- graffiti.

Sustainability

(xviii) provision of a LEED scorecard, and consideration to achieve a LEED Silver equivalent rating in the project's sustainability performance.

2. PROPOSED PRIOR-TO CONDITIONS TO CONSIDER PRIOR TO BY-LAW ENACTMENT

(a) That, prior to consideration of enactment of the CD-1 By-law, the registered owner shall:

- (i) make arrangements, to the satisfaction of the Director of Legal Services, to modify the easement agreement registered in the Land Title Office under BG079431 to add the City as a party to the agreement to not permit the discharge of the agreement without City consent;
- (ii) make arrangements, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for a 0.6 m (1.97 ft.) wide statutory right of way along the Nanaimo Street frontage of the site;

(Note to Applicant: All portions of the building above grade except balconies and canopies/awnings should be deleted from these areas).

- (iii) make arrangements, to the satisfaction of the Director of Social Planning and the Director of Legal Services for the delivery of \$680,000 Community Amenity Contribution (CAC) to be allocated towards an off-site hub child day care facility in the vicinity of the development site, and credited to the Child Care Endowment Reserve Account GL320040, company code 2000, business area 9200; and

- (iv) make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for clarification of all charges registered in the Land Title Office against title to the lands (a charge summary, including copies of all charges, must be provided) and the modification, extension or release of any charges deemed necessary by the Director of Legal Services.

Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owner, but also as Covenants pursuant to Section 219 of the Land Title Act.

Such agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances effecting the subject site, as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services may, in her sole discretion and on terms she considers advisable, accept tendering of the preceding agreements for registration in the appropriate Land Title Office, to the satisfaction of the Director of Legal Services, prior to enactment of the by-law.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary and in form satisfactory to the Director of Legal Services.

The timing of all required payments shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult with other City officials and City Council.

ADDITIONAL INFORMATION

Site, Surrounding Zoning and Development: This 1 144.7 m² (12,321 sq. ft.) site is located at the southeast corner of East Broadway and Nanaimo Street and is contained within the northwest corner of a larger, CD-1 zoned 28 626.8 m² (308,136.3 sq. ft.) parcel which is developed with several multiple dwellings containing a total of 284 dwelling units. The rezoning site, proposed as a 144.7 m² (12,321 sq. ft.) sub-area of the larger site, has a frontage of 312.3 m (95.2 ft.) along East Broadway and frontage of 328.7 m (100.2 ft.) along Nanaimo Street.

Properties to the north and west are zoned C-1 Commercial District and developed with a mix of local serving commercial businesses. Immediately to the south and east of the site, the properties are zoned CD-1 and consist of a 4-storey non-profit residential building and a larger scale residential development comprising several individual buildings ranging in height from about 4 to 8 storeys. Further beyond, the lands are zoned RS-1 One-Family Dwelling District.

Proposed Development: Proposed is a four-storey, flat roofed wood frame building. The main floor contains a mix of commercial and residential land uses, with the principal entrance into the building from East Broadway.

On the main floor there are five, individual commercial units ranging from 38.3 m² (412.3 sq. ft.) to 90.4 m² (973.1 sq. ft.) oriented either towards East Broadway or Nanaimo Street. At the back of the building, on the main floor are three dwelling units ranging from 48.5 m² (522 sq. ft.) to 60.7 m² (653.4 sq. ft.) facing towards raised planters and a large, landscaped outdoor common deck area. A small amenity room is provided on the main floor for the use of the residents.

On the upper three floors of the building are 27 dwelling units ranging from 44.3 m² (476.8 sq. ft.) to 76.6 m² (824.5 sq. ft.). Access to two levels of underground parking providing 39 parking spaces and one loading space is from East 10th Avenue via a shared access easement.

Public Input: On January 3, 2006, a notification letter was sent to 740 nearby property owners within the notification area (shown on the map on page 2 of the report) and two rezoning information signs were posted on the site on January 19, 2006. Six phone calls and two e-mails were received from residents, and one person came to City Hall to view plans. No significant concerns were expressed.

Comments of the General Manager of Engineering Services: The General Manager of Engineering Services has no objection to the proposed rezoning, provided that the applicant complies with the conditions as shown in Appendix C.

Processing Centre - Building: Staff have reviewed the revised architectural drawings prepared by JMA Architecture submitted on December 14, 2007. The applicant has received preliminary review comments regarding project conformance to the requirements of the Vancouver Building By-law, and is aware of issues to be resolved at the building permit stage.

Urban Design Panel Comment: The Urban Design Panel reviewed this proposal on February 28, 2007 and supported (9-1) the proposed use, density and form of development, and offered the following comments:

“The Panel supported the application. The Panel agreed that this was an important site and that it will set a precedent for future development on adjacent sites. There are some challenges and the Panel realized the applicant was trying to develop a neighbourly approach to some un-neighbourly buildings.

The Panel thought the mixed use and commercial at grade with residential was supportable. However there were minor concerns about the ground floor and how it was handled. Some of the Panel members thought it could be better handled through landscaping.

Most of the Panel thought the project would benefit from following more closely to a C-2 type building envelope with greater stepping on the upper floors as it would help to reduce the street scale and add more light into the neighbouring property. There was divided opinion on stepping the upper floors with a couple of Panel members discouraging it and suggesting a greater amount of fenestration. One member thought it didn't need to be stepped back and supported the blocky form. Strong comments from the Panel regarding the corner expression as they thought it should have a more architectural response rather than a sculptural or applied corner response.

The Panel thought there were real issues regarding the relationship between the adjacent properties stating they appear too close together. There was concern regarding the bedroom windows on the adjacent property as the Panel thought there wasn't much separation between the buildings and privacy could be compromised.

Most of the Panel supported the density with some Panel members suggesting there could be more density on the site. Most of the Panel had concerns about the lack of an indoor/outdoor amenity space. The Panel's suggestions were for roof top access or ground floor amenity connected to the common exterior space. The Panel would support additional height to get the units up and the amenity in the courtyard.

The Panel was concerned about the shared easement and possible CPTED issues. They agreed that it was the only way to service the site but suggested finding ways to prevent people passing through the area. One Panel member suggested creating a park at the end of the easement. The Panel agreed that it would be worthwhile to look at the easement from a safety point of view. The Panel also had concerns about the exit on the south side of the site. A couple of members of the Panel thought the interface on Nanaimo Street needed some design development and suggested flipping the residential lobby from Broadway to Nanaimo Street.

One Panel member had concerns about the balconies on Broadway and felt there could be a lack of privacy. Several members of the Panel though the material colours could be lightened.

A couple of members of the Panel were concerned about the lack of sustainable features with one member suggesting adding a green roof. A couple of members of the Panel would like to see more design development in the landscaping.

The Panel felt the canopy was too heavy with one member suggesting a glass canopy with signage below it to put more light into the retail. The Panel also felt the cantilevered roof looked heavy.

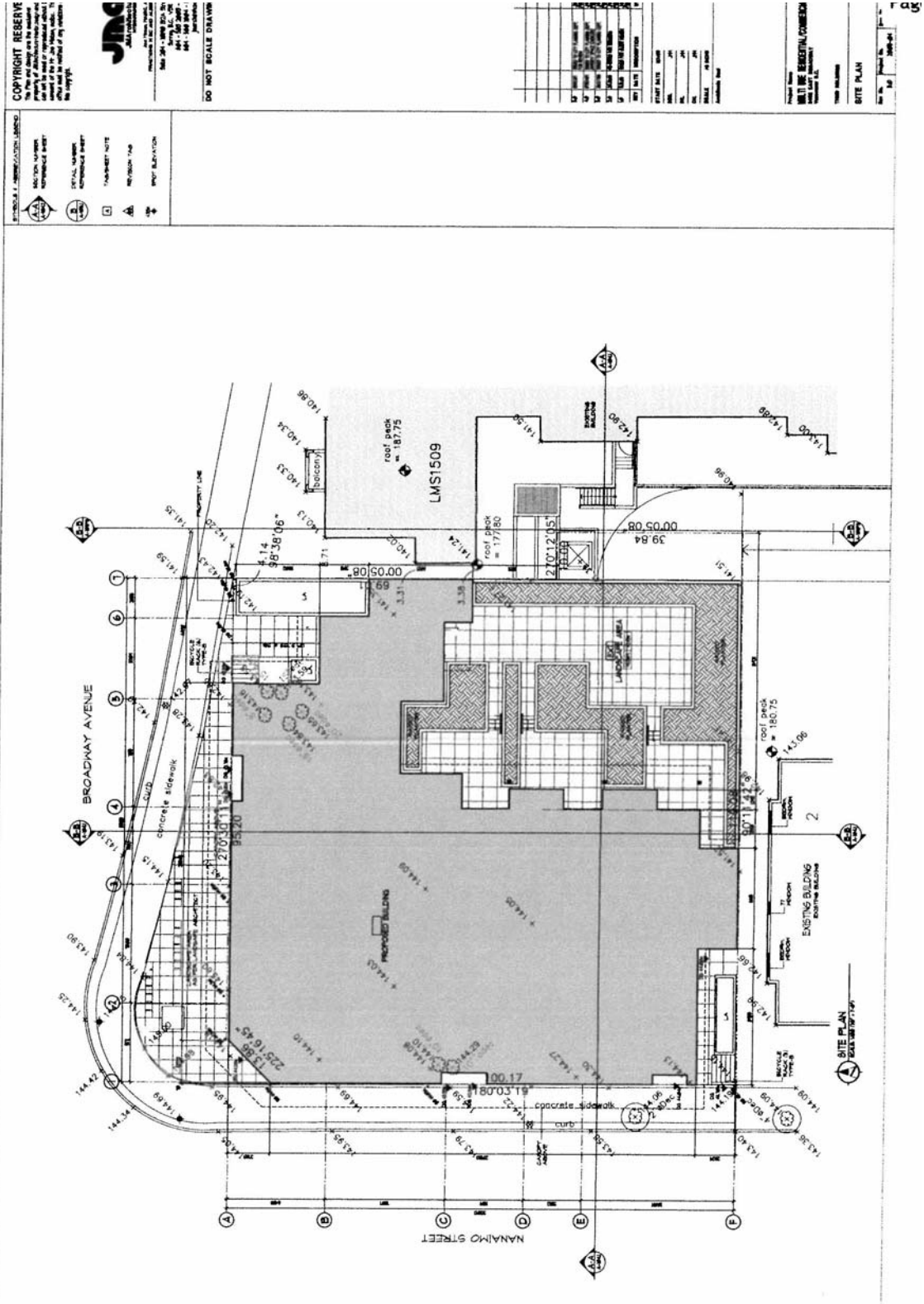
The Panel asked the applicant to come back to the Panel at the development permit stage to give a design update.”

Environmental Implications: Nearby access to transit and commercial services may reduce dependence on the use of automobiles.

Social Implications: The proposed rezoning offers a Community Amenity Contribution (CAC) of \$680,000 which will be used towards the provision of a hub child day care facility in the neighbourhood. This is a positive social implication with respect to the ‘Vancouver Children’s Policy’ and ‘Statement of Children’s Entitlements’.

Comments of the Applicant: The applicant has been provided with a copy of this report and has provided the following comments:

“We have reviewed the rezoning draft and agree it looks very good. Please finalize it at your end so the project can move forward. Thanks very much for your efforts in this.”



SECTION 1. GENERAL NOTES:
 SECTION NUMBER: **01**
 SECTION NAME: **PROPOSED BUILDING**
 SECTION DATE: **2018-08-24**

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 200-1101-8000-75

DO NOT SCALE DRAWING

DATE **SCALE** **PROJECT** **REVISION**

NO.	DATE	DESCRIPTION
1	2018-08-24	ISSUED FOR PERMIT
2		
3		
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6		

MULTI-USE ENGINEERING CONSULTANTS
 200-1101-8000-70
 200-1101-8000-71
 200-1101-8000-72
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SITE PLAN
 DATE: **2018-08-24**

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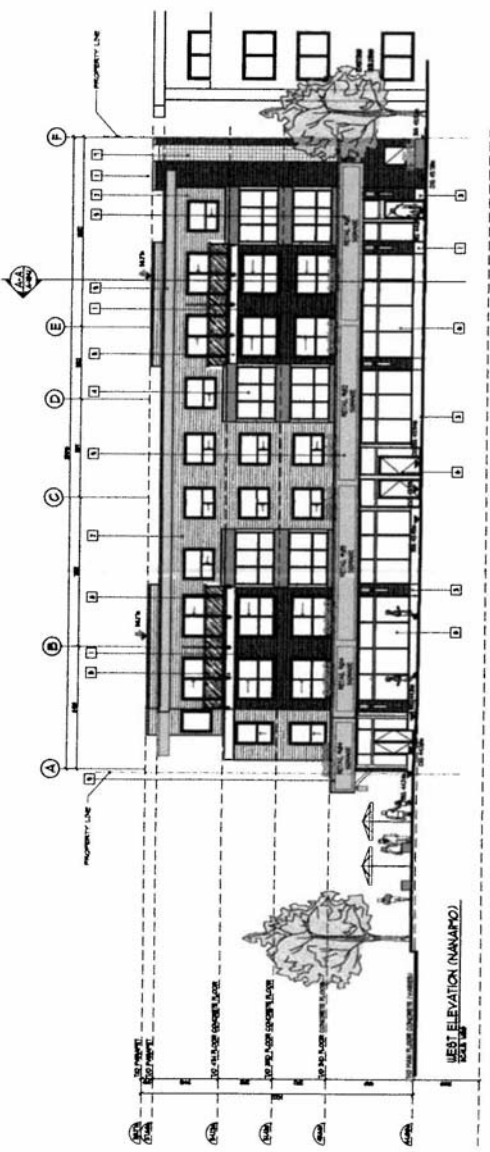
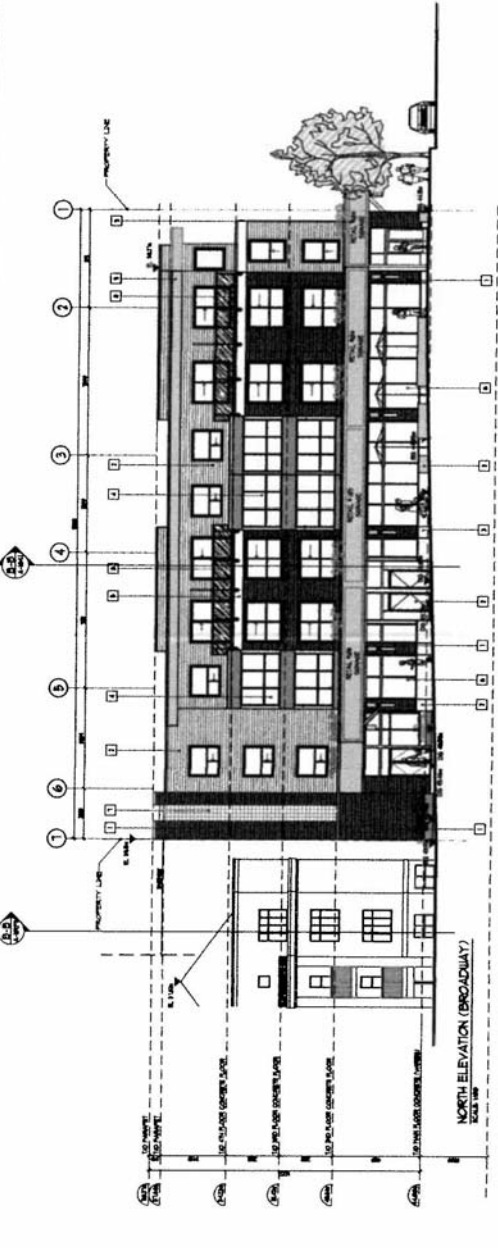
JMC
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1000 S. 10th Street
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DO NOT SCALE DRAWING

- SYMBOLS & ABBREVIATIONS - UNIFORM**
- NORTH
 - SECTION CUT
 - REFERENCE LINE
 - MATERIAL CALLOUT
 - FINISH CALLOUT
 - ELEVATION CALLOUT

BUILDING MATERIAL LIST

1	BRICK
2	WOOD PLANK Siding
3	PAINTED CONCRETE
4	ALUMINUM BALCONY RAILING
5	TRIMMED HARDWOOD FINISH
6	SLATE / ALUMINUM TRIMMENT
7	SLATE BLOCKS
8	SLATE OR ALUMINUM VALUING
9	ALUMINUM TRIM CASING
10	MASSIVE CONCRETE BLOCK



1	BRICK
2	WOOD PLANK Siding
3	PAINTED CONCRETE
4	ALUMINUM BALCONY RAILING
5	TRIMMED HARDWOOD FINISH
6	SLATE / ALUMINUM TRIMMENT
7	SLATE BLOCKS
8	SLATE OR ALUMINUM VALUING
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10	MASSIVE CONCRETE BLOCK

PROJECT NAME
MULTI-USE RESIDENTIAL COMPLEX
1000 S. 10th Street
Tulsa, Oklahoma 74106
1000 S. 10th Street
Tulsa, Oklahoma 74106

DATE
10/1/2014
SCALE
AS SHOWN
PROJECT NO.
14-0000-0001
DATE PLOTTED
10/1/2014 10:00 AM

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JMCA
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ARCHITECTS
1800 WEST 10TH AVENUE
DENVER, CO 80202
TEL: (303) 440-5800
FAX: (303) 440-5801
WWW.JMCA-ARCH.COM

DATE: 05/11/11
JOB NO: 11-1005-01
JOB NAME: [REDACTED]
DRAWING NO: 208-01-1
SCALE: AS SHOWN
JOB LOCATION: [REDACTED]

DO NOT SCALE DRAWING

- SYMBOLS:**
- (A) [Symbol] - SECTION CUT
 - (B) [Symbol] - SECTION CUT
 - (C) [Symbol] - SECTION CUT
 - (D) [Symbol] - SECTION CUT
 - (E) [Symbol] - SECTION CUT
- DETAIL CALLOUTS:**
- (A) [Symbol] - DETAIL CALLOUT
 - (B) [Symbol] - DETAIL CALLOUT
 - (C) [Symbol] - DETAIL CALLOUT
 - (D) [Symbol] - DETAIL CALLOUT
 - (E) [Symbol] - DETAIL CALLOUT
- TOLERANCES:**
- (A) [Symbol] - TOLERANCE
 - (B) [Symbol] - TOLERANCE
 - (C) [Symbol] - TOLERANCE
 - (D) [Symbol] - TOLERANCE
 - (E) [Symbol] - TOLERANCE
- NOTES:**
- (A) [Symbol] - NOTE
 - (B) [Symbol] - NOTE
 - (C) [Symbol] - NOTE
 - (D) [Symbol] - NOTE
 - (E) [Symbol] - NOTE
- POINT ELEVATIONS:**
- (A) [Symbol] - POINT ELEVATION
 - (B) [Symbol] - POINT ELEVATION
 - (C) [Symbol] - POINT ELEVATION
 - (D) [Symbol] - POINT ELEVATION
 - (E) [Symbol] - POINT ELEVATION

BUILDING MATERIAL LIST

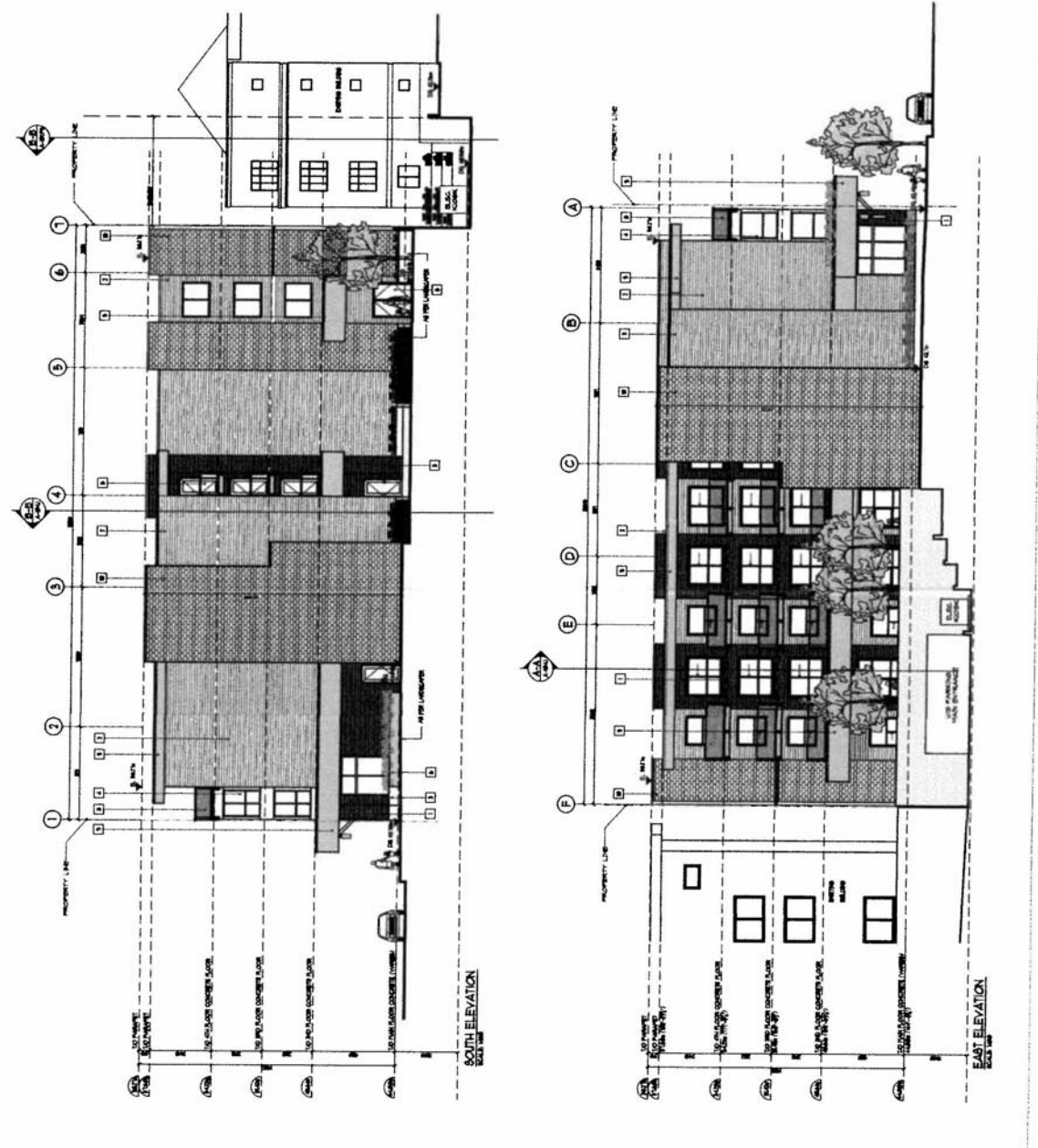
B1	BRICK, HANDBUILT
B2	BRICK, FLAT, COMMON
B3	CONCRETE
B4	ALUMINUM SILLING (EXCLUDING)
B5	ALUMINUM SILLING (INCLUDING)
B6	WOOD, LAMBERT PINE
B7	WOOD, ALDER
B8	WOOD, DOUGLASS FIR
B9	WOOD, HEMLOCK
B10	WOOD, KUMUAR
B11	WOOD, RED CEDAR
B12	WOOD, SPANISH CEDAR
B13	WOOD, WALNUT

START DATE:

DATE	DESCRIPTION
05/11/11	START DATE
05/11/11	START DATE
05/11/11	START DATE
05/11/11	START DATE
05/11/11	START DATE
05/11/11	START DATE
05/11/11	START DATE
05/11/11	START DATE
05/11/11	START DATE
05/11/11	START DATE

PROJECT INFORMATION:

CLIENT: [REDACTED]
ARCHITECT: JMCA
DATE: 05/11/11
JOB NO: 11-1005-01
JOB NAME: [REDACTED]
DRAWING NO: 208-01-1
SCALE: AS SHOWN
JOB LOCATION: [REDACTED]



APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	2402 East Broadway
Legal Description	Lot 1, SW ¼ of Section 34, T.H.S.L., Plan LMP 9305, P.I.D.018-159-168
Applicant	Joe Minten, JMA Architecture
Architect	Joe Minten, JMA Architecture
Property Owner	Thind Holdings Ltd.
Developer	Thind Holdings Ltd.

SITE STATISTICS

	GROSS	DEDICATIONS	NET
SITE AREA	1 144.7 m ²	n/a	1 144.7 m ²

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING (based on the total site - Lots 1, 2 & 3)	DEVELOPMENT PERMITTED UNDER EXISTING ZONING (based on Lot 1)	PROPOSED DEVELOPMENT (based on Lot 1)
ZONING	CD-1	CD-1	CD-1
USES	Dwelling Uses, Office, Service and Retail Uses	Office, Service and Retail Uses	Dwelling Uses; Office, Service and Retail Uses; Accessory Uses
DWELLING UNITS	310	none	30
MAX. FLOOR SPACE RATIO	1.45	706.1 m ² (7,600 sq. ft.) or .62 FSR	2.4 FSR
MAXIMUM HEIGHT	24.4 m (80 ft.)	Approved form of development	15.3 m (50.2 ft.)
MAX. NO. OF STOREYS	8	Approved form of development	4
PARKING & LOADING SPACES	Parking By-law	Parking By-law	39 parking spaces & one loading space
FRONT YARD SETBACK	Approved form of development	Approved form of development	Approved form of development
SIDE YARD SETBACK	Approved form of development	Approved form of development	Approved form of development
REAR YARD SETBACK	Approved form of development	Approved form of development	Approved form of development