

2. 228-246 East Broadway/180 Kingsway (The Rize)

DE:	Rezoning
Use:	To construct a 6/7 storey and 26-storey mixed-use retail, service and residential project comprised of 62 rental dwelling units (STIR), 206 market dwelling units with commercial uses at grade on this full-block site bounded by Broadway, Kingsway, East 10th Avenue and Watson Street.
Zoning:	C-3A to CD-1
Application Status:	RZ
Review:	Second (First was a Workshop)
Architect:	Acton Ostry Architects Inc. Mark Ostry, Acton Ostry Architects Inc. Russell Acton, Acton Ostry Architects Inc.
Delegation:	Gerry Eckford, Eckford and Associates Landscape Architects Eesmyal Santos-Brault, Recollective
Staff:	Scot Hein and Alison Higginson

EVALUATION: SUPPORT (7-0)

Introduction: Alison Higginson, Rezoning Planner, introduced the proposal for a site that is bounded by Broadway, Kingsway, 10th Avenue and Watson Street. The site is currently zoned C-3A which permits a maximum floor space ratio of 3.30 and has a guideline recommended height limit of 120 feet. The rezoning application proposes an addition in density and height beyond the C-3A maximums. The proposed FSR is 6.40 and proposed height of the tower element is 253 feet. The proposal is for a mixed-use retail, commercial and residential complex with a total of 268 dwelling units with 62 units being rental under the STIR program. The remaining 206 units will be market condos. The application includes a potential for a future transit portal at the 10th Avenue and Watson Street corner and also proposes a 10,000 square foot artist's production space in that general location as part of the public benefit offering. The policy context for this application is the emerging Mount Pleasant Community Plan which is scheduled to be reported to Council in November. The site has been identified by the community and staff as one where additional height and density can be accommodated.

Scot Hein, Development Planner, further described the proposal noting that the Panel was being asked to look at use, density and form of development. He noted that a public hearing could take place early in the new year. With respect to use, Mr. Hein noted that there are some challenges with the Watson Street frontage regarding entry and exiting of the site. He added that the artist's production space will help to activate the street in that location. Regarding density and form of development, Mr. Hein noted that there had been much discussion with the tower placement but feels that it is in the correct position. The tower has come down in height since the last review with the Panel and there has been some further density added to the podium. Mr. Hein noted that the proposal will be coming back to the Panel at the DE stage given that it is a major project. He noted that they have a good working relationship with the community to explore the density, form and height that is happening as a result of the project.

Ms. Higginson and Mr. Hein took questions from the Panel.

Applicant's Introductory Comments: Mr. Ostry, Architect, gave a PowerPoint presentation noting that they had been working on the project for over two years and have been following and participating in the Community Planning Program. He noted that there are a number of considerations to be made on the site in particular the topographical apex (hill town). Mr. Ostry noted that they are also focusing on sustainability and density. There are two conditions that affect the site: one is the Main Street corridor and the other is the Kingsway corridor. The Main Street corridor is essentially mid-rise block buildings with a certain character and the Kingsway corridor is where the City has been permitting additional height. He noted that they are planning for a transit portal along Broadway but they are also allowing for a potential one on the site at West 10th Avenue and Watson Street. He also noted that the best location for parking and loading is off Watson Street.

Mr. Ostry noted that they have added the artist's production space since the last review by the Panel. He added that it will be a semi-industrial space and is being proposed as an amenity on site. There will be two residential entries: one is on East 10th Avenue and the other is on Watson Street. They are also going to acknowledge Brewery Creek as it cuts across a corner of the site. Mr. Ostry described the architectural plans for the site using the PowerPoint slides. He noted that they wanted the location for the height on the site to have the least negative impact on the neighbourhood and at the same time a lower streetwall condition along Watson Street, Broadway and Kingsway that maintained the best amount of light onto the street. In terms of other uses including office, twenty-five percent of the project is for non-residential and almost five percent of that is artist production space.

Corrected Version per Alison Nov 18/ 10

2. 228-246 East Broadway/180 Kingsway (The Rize)

DE:	Rezoning
Use:	To construct a 6/7 storey and 26-storey mixed-use retail, service and residential project comprised of 62 rental dwelling units (STIR), 206 market dwelling units with commercial uses at grade on this full-block site bounded by Broadway, Kingsway, East 10th Avenue and Watson Street.
Zoning:	C-3A to CD-1
Application Status:	RZ
Review:	Second (First was a Workshop)
Architect:	Acton Ostry Architects Inc. Mark Ostry, Acton Ostry Architects Inc. Russell Acton, Acton Ostry Architects Inc.
Delegation:	Gerry Eckford, Eckford and Associates Landscape Architects Eesmyal Santos-Brault, Recollective
Staff:	Scot Hein and Alison Higginson

EVALUATION: SUPPORT (7-0)

Introduction: Alison Higginson, Rezoning Planner, introduced the proposal for a site that is bounded by Broadway, Kingsway, 10th Avenue and Watson Street. The site is currently zoned C-3A which permits a maximum floor space ratio of 3.30 and has a guideline recommended height limit of 70 feet. The rezoning application proposes an addition in density and height beyond the C-3A maximums. The proposed FSR is 6.40 and proposed height of the tower element is 253 feet. The proposal is for a mixed-use retail, commercial and residential complex with a total of 268 dwelling units with 62 units being rental under the STIR program. The remaining 206 units will be market condos. The application includes a potential for a future transit portal at the 10th Avenue and Watson Street corner and also proposes a 10,000 square foot artist's production space in that general location as part of the public benefit offering. The policy context for this application is the emerging Mount Pleasant Community Plan which is scheduled to be reported to Council in November. The site has been identified by the community and staff as one where additional height and density can be accommodated.

Scot Hein, Development Planner, further described the proposal noting that the Panel was being asked to look at use, density and form of development. He noted that a public hearing could take place early in the new year. With respect to use, Mr. Hein noted that there are some challenges with the Watson Street frontage regarding entry and exiting of the site. He added that the artist's production space will help to activate the street in that location. Regarding density and form of development, Mr. Hein noted that there had been much discussion with the tower placement but feels that it is in the correct position. The tower has come down in height since the last review with the Panel and there has been some further density added to the podium. Mr. Hein noted that the proposal will be coming back to the Panel at the DE stage given that it is a major project. He noted that they have a good working relationship with the community to explore the density, form and height that is happening as a result of the project.

Ms. Higginson and Mr. Hein took questions from the Panel.

Applicant's Introductory Comments: Mr. Ostry, Architect, gave a PowerPoint presentation noting that they had been working on the project for over two years and have been following and participating in the Community Planning Program. He noted that there are a number of considerations to be made on the site in particular the topographical apex (hill town). Mr. Ostry noted that they are also focusing on sustainability and density. There are two conditions that affect the site: one is the Main Street corridor and the other is the Kingsway corridor. The Main Street corridor is essentially mid-rise block buildings with a certain character and the Kingsway corridor is where the City has been permitting additional height. He noted that they are planning for a transit portal along Broadway but they are also allowing for a potential one on the site at West 10th Avenue and Watson Street. He also noted that the best location for parking and loading is off Watson Street.

Mr. Ostry noted that they have added the artist's production space since the last review by the Panel. He added that it will be a semi-industrial space and is being proposed as an amenity on site. There will be two residential entries: one is on East 10th Avenue and the other is on Watson Street. They are also going to acknowledge Brewery Creek as it cuts across a corner of the site. Mr. Ostry described the architectural plans for the site using the PowerPoint slides.

Grace MacKenzie

From: "Higginson, Alison" <alison.higginson@vancouver.ca>
Date: Thursday, November 18, 2010 10:53 AM
To: "Grace MacKenzie" s.22(1) Personal and Confidential
Subject: RZ - 236 E Broadway - Guideline Height

Hi Grace,

The Guidelines referred to are the Central Broadway C-3A Urban Design Guidelines. The zoning by-law does not specify a maximum height in the C-3A zone. The guidelines recommend a maximum height of 70 ft. for this section of Broadway. I will ask Lorna to correct the minutes.

Alison Higginson

**Rezoning Planner
Current Planning
City of Vancouver**

ph: (604) 873-7727

fax: (604) 873-7060

email: alison.higginson@vancouver.ca

Grace MacKenzie

From: "Higginson, Alison" <alison.higginson@vancouver.ca>
Date: Friday, November 19, 2010 8:46 AM
To: "Grace MacKenzie" s.22(1) Personal and Confidential
Subject: RE: Corrected Urban Design Panel minutes

In my presentation I misspoke and said 120 ft., which is applicable to a different section of Central Broadway.

Alison Higginson

**Rezoning Planner
Current Planning
City of Vancouver**

ph: (604) 873-7727

fax: (604) 873-7060

email: alison.higginson@vancouver.ca

From: Grace MacKenzie s.22(1) Personal and Confidential
Sent: Thursday, November 18, 2010 8:27 PM
To: Higginson, Alison
Subject: Re: Corrected Urban Design Panel minutes

Hi Alison

Which of these heights was presented to the UDP at the October 20/10, 120 feet or 70 feet?

The site is currently zoned C-3A which permits a maximum floor space ration of 3.30 and has a guideline recommended height limit of 120 feet.

or the corrected version now in the minutes: The site is currently zoned C-3A which permits a maximum floor space ration of 3.30 and has a guideline recommended height limit of 70 feet.

Regards
Grace

----- Original Message -----

From: Higginson, Alison
To: Grace MacKenzie
Sent: Thursday, November 18, 2010 12:16 PM
Subject: Corrected Urban Design Panel minutes

Here is a link to the corrected minutes.

<http://vancouver.ca/commsvcs/planning/udp/2010/Minutes/Oct20.html#2>

Alison Higginson