



## POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: April 9, 2013  
Contact: Kent Munro  
Contact No.: 604.873.7135  
RTS No.: 10061  
VanRIMS No.: 08-2000-20  
Meeting Date: April 23, 2013

TO: Vancouver City Council  
FROM: General Manager of Planning and Development Services  
SUBJECT: CD-1 Rezoning - 3002-3036 West Broadway

### *RECOMMENDATION*

- A. THAT the application by Yamamoto Architecture on behalf of Orr Development Corp. to rezone:
- a. 3002 West Broadway [PID: 015-063-194; Lot 4A, except (a) part in Plan 4166 (b) part in Reference Plan 1101 and (c) the south 8 feet now lane, Block 33 District Lot 192 Plan 1003];
  - b. 3010 West Broadway [PID: 015-063-186; Lot 4, except (a) part in Plan 4166 and (b) the south 8 feet now lane, Block 33 District Lot 192 Plan 1003];
  - c. 3024 West Broadway [PID: 015-965-104; Lot 3A, except (a) the south 10 feet now lane and (b) part in Plan 4166, Block 33 District Lot 192 Plan 1003]; and
  - d. 3036 West Broadway [PID: 015-063-178; Lot 3, except (a) part in plan 4166 and (b) the south 10 feet now lane, Block 33 District Lot 192 Plan 1003];

from C-2C (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 3.0 to 3.37 to permit the development of a five storey mixed-use commercial and residential building with a maximum height of 18.5 m (60.7 ft.) and accommodating 83 residential units secured as for-profit affordable rental housing, be referred to a Public Hearing, together with:

- (i) plans received October 12, 2012;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- (iii) the recommendation of the General Manager of Planning and Development Services to approve the application, subject to conditions contained in Appendix B;

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 the Public Hearing.

- B. THAT, if after public hearing Council approves in principle this rezoning and the Housing Agreement described in section (c) of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By law for enactment prior to enactment of the CD-1 By-law contemplated by this report, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the Managing Director of Social Development.
- C. THAT, subject to enactment of the CD-1 By-law, the Parking By-law be amended to include this CD-1 and to provide parking regulations generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Parking By-law at the time of enactment of the CD-1 By-law.

- D. THAT, if the application is referred to a public hearing, the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule "B" to the Sign By-law [assigning Schedule "B" (C-2C)], generally as set out in Appendix C, be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix C, for consideration at the Public Hearing.

- E. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule A, generally as set out in Appendix C;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By law.

- F. THAT Recommendations A through E be adopted on the following conditions:
  - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

- (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

### ***REPORT SUMMARY***

This report assesses an application to rezone 3002-3036 West Broadway from C-2C (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a five-storey mixed-use building containing 83 units of for-profit affordable rental housing with commercial retail units at grade. This application proposes a maximum floor space ratio (FSR) of 3.5 and a maximum building height of 18.5 m (60.7 ft.). Staff have assessed the application and support the uses and form of development, subject to design development and other conditions outlined in Appendix B, and a consequential reduction in density to 3.37 FSR as detailed in Appendix A. The application is consistent with Council's Secured Market Rental Housing Policy (Rental 100) and contributes to the City's affordable housing goals identified in the Housing and Homelessness Strategy. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning and Development Services to approve it, subject to the Public Hearing and subject to the conditions contained in Appendix B.

### ***COUNCIL AUTHORITY/PREVIOUS DECISIONS***

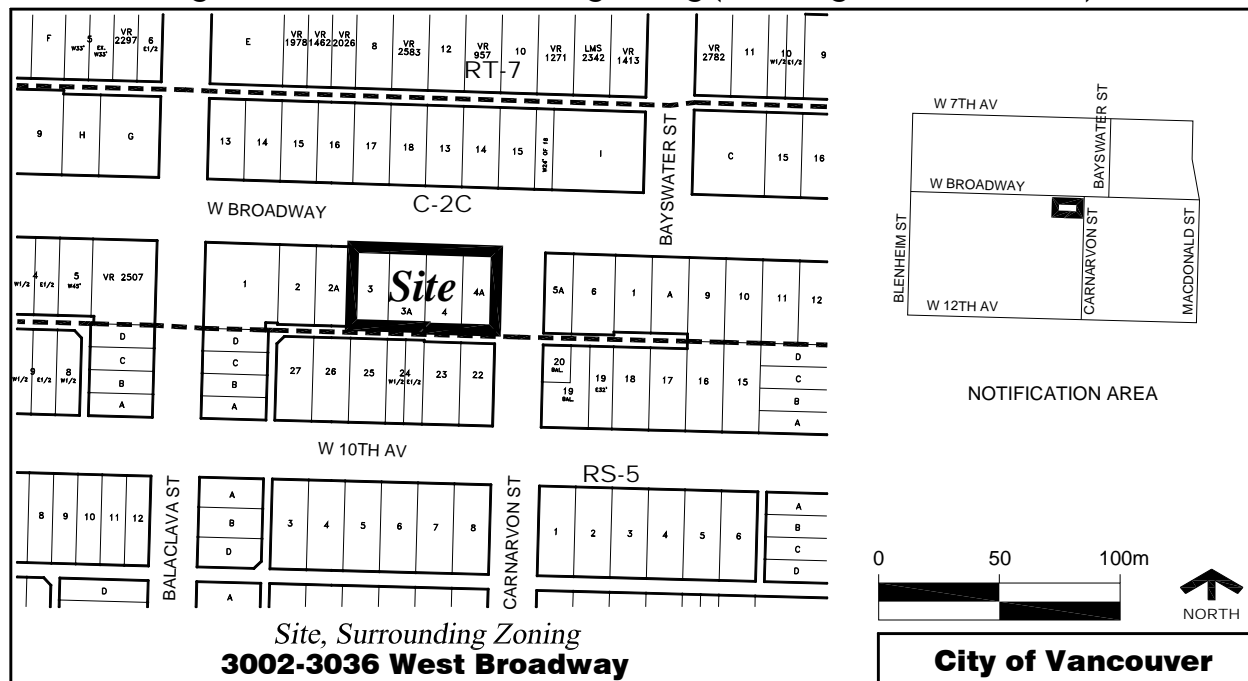
Relevant Council policies for this site include:

- Final Report from the Mayor's Task Force on Housing Affordability (2012)
- Secured Market Rental Housing Policy - "Rental 100" (2012)
- Housing and Homelessness Strategy (2011)
- Green Building Rezoning Policy (2010)
- C-2B, C-2C and C-2C1 Guidelines (last amended 2009)
- High-Density Housing for Families with Children Guidelines (1992).

## REPORT

### Background/Context

Figure 1 – Site and surrounding zoning (including notification area)



## 1. Site and Context

This is an application to rezone a 1,941 m<sup>2</sup> (20,888 sq. ft.) site located at 3002-3036 West Broadway from C-2C (Commercial) District to CD-1 (Comprehensive Development) District. A mixed-use five-storey building containing 83 units of for-profit affordable rental housing and ground floor commercial retail units is proposed. The rental housing units are proposed under the City's Secured Market Rental Housing Policy ("Rental 100" Program) and, as such, a waiver of Development Cost Levies and an increase in permitted density are sought. The application, as submitted, proposes an overall floor space ratio (FSR) of 3.5 and a building height of 18.5 m (60.7 ft.).

The rezoning site includes 61 m (200 ft.) of frontage on West Broadway, west of Carnarvon Street, and is centrally located within a ten block corridor of continuous commercial and retail activity (see Figure 1). Currently zoned C-2C, the site is developed with one-storey commercial buildings. The properties immediately south are zoned RS-5 and are developed with detached houses. The site is well served by transit on Broadway, and is a half-block from the Balaclava Street bikeway and one block from the Off-Broadway bikeway.

## 2. Policy Context

**Housing and Homelessness Strategy** — On July 29, 2011, Council endorsed the Housing and Homelessness Strategy 2012-2021 which includes strategic directions to increase the supply of

affordable housing and to encourage a housing mix across all neighbourhoods that enhances quality of life.

The 3-Year Action Plan 2012-2014 identifies priority actions to achieve some of the Strategy's goals. The priority actions that relate to this application are to refine and develop new zoning approaches, development tools and rental incentives to continue the achievement of secure purpose-built rental housing and to use financial and regulatory tools to encourage a variety of housing types and tenures that meet the needs of diverse households. This application proposes studio as well as one-, two- and three-bedroom unit types that would be secured as for-profit affordable rental housing through a housing agreement.

**Secured Market Rental Housing Policy (Rental 100)** – In May 2012, Council adopted the Secured Market Rental Housing Policy, which provides incentives for new developments where 100% of the residential floor space provided is unstratified market rental housing. The Final Report from the Mayor's Task Force on Housing Affordability, adopted by Council in October 2012, further endorsed the importance of incentivizing market rental housing through a focus on strategies to repair, renew and expand market rental stock across all neighbourhoods. Through the provision of 100% of the proposed housing units as rental, 25% of which are two- or three-bedroom units suitable for families with young children, this application is consistent with the Rental 100 policy.

**Existing C-2C Zoning:** In accordance with the site's existing C-2C zoning, land use along this portion of West Broadway is intended to provide for a wide range of goods and services to serve local neighbourhoods, districts and communities and to support a pedestrian-oriented character by facilitating residential uses in integrated mixed-use buildings. The C-2C zoning regulations generally set maximum allowable density at 3.0 FSR and maximum building height at 13.8 m (45.3 ft.) or four-storeys. Although this application proposes an increase in building height beyond what the existing C-2C zoning regulations allow, the mixed-use form and the proposal for secured rental housing in the heart of this vibrant local shopping area is considered to be in keeping with the land use intent for the area.

**C-2B, C-2C and C-2C1 Design Guidelines** – Urban design guidelines that are intended to ensure that new developments enhance the appearance and character of the shopping area are applicable to this portion of West Broadway. Building features, such as storefront awnings and canopies, display windows and fascia-type signage as well as the expression of individual shop frontages, and a generally high quality of architectural design are encouraged. Both the guidelines and the C-2C zoning regulations strive for the expression of smaller scale commercial through the setting of 15.3 m (50.2 ft.) as a limit on the frontage of any commercial use, although relaxations can be accommodated where developments provide pedestrian amenity such as a courtyard or resting area or where pedestrian-scaled interest is enhanced along the public realm of the street.

### *Strategic Analysis*

### **3. Housing**

Vancouver's Housing and Homelessness Strategy strives to enhance access to affordable housing in the city and it sets a number of short- and long-term rental housing targets. The Rental 100 program plays a critical role in the achievement of those targets by helping to realize for-profit, rental housing in strategic locations. Rental housing is inherently more

affordable than home ownership; City data indicates that the average income of a renter is \$34,000, while that of a homeowner is \$66,000. This application, if approved, would add 83 units to the City’s inventory of rental housing, which would be a noteworthy contribution towards the stated near- and long-term targets (see Figure 2).

**Figure 2 - Rental Housing Targets as set in the City’s Housing and Homelessness Strategy (2011)**

	TARGETS		CURRENT PROJECTS			
	Long-Term (2021)	Near-Term (2014)	Completed	Under Construction	In Progress <sup>1</sup>	Total to date
Secured Market Rental Housing Units	5,000	1,500	182	588	2,163	2,933

1. “In Progress” units are defined as those currently proposed in rezoning and development applications. This unit count is subject to change, as not all proposed units proceed to approval and development.

#### 4. Land Use and Density

The proposal includes approximately 1,500 m<sup>2</sup> (16,146 sq. ft.) of commercial space at grade level, including a proposed drugstore along with a smaller retail units facing West Broadway, and dwelling units on the upper four floors. The proposed mixed-use development with commercial and residential uses is consistent with the form of development anticipated by the area’s prevailing C-2C zoning. In order to mitigate the impact of the proposed five-storey development and to create a better interface between adjacent residential uses with the mixed-use and commercial activity which is centred on West Broadway, staff are recommending that the upper floors of this proposal be set back further from the lane (the form of development and staff’s recommended conditions are detailed in the Form of Development section). As a result, the density as put forth in the draft by-law would be reduced from the 3.50 FSR proposed to 3.37 FSR. This is still an increase of 0.37 above the current maximum density of 3.00 FSR permitted in the C-2C District Schedule. The proposed increase in density is supported by the Rental 100 policy.

#### 5. Form of Development (see application drawings in Appendix E)

The application proposes to increase the permitted height by one storey beyond what would otherwise be allowable under the site’s existing C-2C zoning, and to increase the density. Staff have considered the implications of these increases in this particular context and recommend modifications to improve the relationship of the proposed form of development with neighbouring buildings.

Through the application review process, staff heard concerns from residents of the detached dwellings located immediately to the south, regarding possible loss of views, daylight and privacy. Given that the existing zoning permits up to four storeys and 3.0 FSR, staff have considered the incremental impact of the proposed rezoning, in combination with concerns expressed by the Urban Design Panel, for the livability of some of the deeper residential units

proposed and for the applicant's preference to maintain a relatively simple or un-terraced built form. Staff recommend these considerations be addressed by reducing the depth of the typical floor-plates from the south side, which would create a wider separation between most of the new building and existing housing, make the daylight impacts more comparable to that allowed under existing zoning, and improve access to natural light for the new residences. The applicant's preliminary response to this recommendation is included in Appendix F.

Staff have also evaluated the fit of the proposed building form within its commercial context. The application proposes two commercial-retail units: a large space of 1,300 m<sup>2</sup> (14,000 sq. ft.), extending from the corner of Carnarvon Street with a 49 m (160 ft.) wide frontage, and a smaller retail space, with about 11 m (35 ft.) of frontage, on the west end of the building. This part of the West Broadway commercial area is characterized by smaller scaled retail and service uses. This character is supported by the C2-C regulations and guidelines which emphasize the existing rhythm of small shop frontages by limiting individual commercial frontages to 15.3 m (50 ft.), unless developments augment pedestrian amenity and interest. This application responds to the local character by breaking up the overall façade facing West Broadway into a number of expressed "bays" of varying materials and colours, and with some steps in plan. The applicants have provided a schematic design with further refinements and this is included in Appendix F. This report recommends that these features be further augmented at the development permit stage to better respond to the local character (see Appendix B, condition 1.2).

The Urban Design Panel reviewed this application on December 5, 2012 and supported the proposed form of development (see Appendix D for a summary). The Panel offered direction on a number of development issues, to which staff have responded in this report and which will be fully addressed at the development permit stage. Staff support the proposed form of development, subject to the recommended design development conditions contained in Appendix B.

## **6. Transportation - Circulation, Parking and Loading**

The application proposes two loading bays at grade within the building and one level of underground parking providing 26 commercial parking spaces and 63 residential parking spaces all accessed from the lane. The residential parking provisions meet the City's Parking By-law standards for a secured market rental development. The proposed commercial parking meets the City's Parking By-law standard for retail uses. Staff have considered the parking demand for a larger format drugstore at this location and are recommending that the consequential amendments to the Parking By-law include a provision that would allow the lower retail standard to apply for a drugstore use (see Appendix C).

## **7. Environmental Sustainability**

The Green Building Rezoning Policy (adopted by Council in July 2010) requires that rezoning applications received after January 2011 achieve a minimum of LEED® Gold rating, including 63 LEED® points, with targeted points for energy performance, water efficiency and storm-water management, along with registration and application for certification of the project. The applicant submitted a preliminary LEED® scorecard, which generally conforms to the Rezoning Policy, indicating that the project could attain the required LEED® points and, therefore, would be eligible for a LEED® Gold rating.

## *PUBLIC INPUT*

**Public Notification and Open House** – A notification postcard was mailed to 575 surrounding property owners on November 15, 2012. In addition, rezoning information signs were installed on the site and an open house was held on November 28, 2012, with staff and the applicant team available to answer questions from approximately 79 people who attended. Notification and application information, as well as an online comment form, were provided on the City of Vancouver Rezoning Centre webpage.

**Public Response Summary** – In response to the November 2012 open house, 53 comment sheets were submitted (23 opposed/24 in favour/6 unsure). In addition, the City received 43 e-mails, letters and online forms (33 opposed/8 in favour/2 unsure). In total, approximately 58% of respondents expressed concerns about the proposal while 33% of respondents indicated support.

The majority of concerns expressed in regard to the application were related to the impact of the proposed building height and its impact on the character of the area, as well as issues related to traffic and on-street parking in the area. While the application does propose one additional storey beyond what would otherwise have been permitted under the site's current C2-C zoning, the additional height is mitigated by the recommended setback of the building from the residential neighbourhood across the lane to the south. Regarding traffic and parking, the traffic generated by the site is primarily related to the commercial retail use, which is permitted under the current zoning, and the applicant is proposing more residential parking than would be required by the City Parking By-law standard for secured market rental housing. As noted, the achievement of secured market rental housing along an important community shopping corridor that is well served by transit is considered to be a broad public benefit for the community and the City. Detailed summary of the public comments received is provided in Appendix D.

## *PUBLIC BENEFITS*

In response to City policies which address changes in land use, this application offers the following public benefits:

### **Required Public Benefits**

**Development Cost Levies (DCLs)** – DCLs apply to all new construction and help pay for facilities made necessary by growth including parks, child care facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. This site is located in the Citywide DCL area where the current rate for new residential or commercial floor space is \$134.55 per m<sup>2</sup> (\$12.50 per sq. ft.). Based on the proposed commercial floor area of 1,500 m<sup>2</sup> (16,146 sq. ft.), a DCL payment of approximately \$202,000 would be anticipated should this rezoning application be approved. DCLs are payable at building permit issuance and their rates are subject to Council approval of an annual inflationary adjustment which takes place on September 30th of each year.

Under the provisions of the Secured Market Rental Housing Policy, the applicant has requested that DCLs be waived for the residential (secured rental housing) component of this development.



## Offered Public Benefits

**Rental Housing** – The applicant has proposed that all of the residential units be secured as for-profit affordable rental housing (non-stratified) as per the Secured Market Rental Housing (Rental 100) Policy. The public benefit accruing from these units is their contribution to the city's rental housing stock for the life of the building or 60 years, whichever is greater.

- **Rental 100 Policy** – By encouraging the development of rental housing across the City, Rental 100 aligns with Council's priorities to encourage the continued building of strong, safe and inclusive communities that are sustainable, affordable, and environmentally sound. Rental housing provides a more affordable housing option for nearly half of Vancouver's population and, by stimulating the rental housing market, the Rental 100 Program is one of a number of City initiatives to sustain socially, economically and environmentally thriving communities. This policy offers incentives for the development of for-profit affordable rental housing projects in which 100% of the residential floor space is rental tenure (i.e. not a mix of strata and rental).
- **Rental 100 Incentives** – The policy provides various incentives to stimulate the development of for-profit affordable rental housing in the City. The incentives represent a mixture of construction cost savings through regulatory relaxations and DCL waivers. The applicant is requesting an incentive package consisting of a DCL waiver on the affordable market rental units and increased density. The floor space anticipated for the rental housing is 5,054 m<sup>2</sup> (54,400 sq. ft.) and this application is proposing that those DCLs would not be paid. The DCL waiver for these affordable rental units is estimated to be approximately \$680,000.
- **Affordability** – The main focus of the Rental 100 Program is to increase the supply of rental housing that is affordable to households seeking rental housing in the regular housing market as an alternative to home ownership. Affordability is achieved through modesty in unit size, finishing and design considerations. The development includes a variety of types of rental units including studios, one-bedroom, two-bedroom and three-bedroom apartments, which the applicant estimates will rent for an average of \$2.70 per sq. ft. per month, with specific rent levels varying depending on location within the building and unit size. This translates into rents ranging from \$1,100 for a studio, \$1,325 for a one-bedroom unit, \$1,900 for a two-bedroom unit and \$2,000 for a three-bedroom unit. Staff have reviewed the applicant's development proforma and have confirmed that the Rental 100 incentives, if granted, result in no undue profit.

A key goal of Rental 100 is to create housing that is affordable to households that cannot afford home ownership. Staff have compared the anticipated monthly rents in this proposal to the average monthly costs for newer rental units in the City and to the estimated monthly costs to own similar units in the Vancouver Westside area. The rents for the secured rental units in this application are notably lower than the average rents for similarly new apartments in Vancouver. In terms of the comparison to home ownership costs, the proposed rents in this application will provide an affordable alternative to homeownership, particularly for the larger units.

Figure 3 below compares rents proposed for units in the proposal at 3002-3036 West Broadway to average and estimated costs for similar units.

**Figure 3: Comparable Average Market Rents and Costs**

Unit Type	3002-3036 West Broadway Proposed Rents	Average Market Rent in Newer Buildings City-wide (CMHC) <sup>1</sup>	Monthly Costs of Ownership for Average-Priced Unit West Side (MLS 2012) <sup>2</sup>
Studio	\$1,100	\$1,443	\$1,830
1-Bed	\$1,325	\$1,517	\$2,352
2-Bed	\$1,900	\$2,061	\$3,853
3-Bed	\$2,000	\$2,743	\$6,533

1. Insufficient data exists for newer market rental units in the immediate area (Vancouver Westside or Kitsilano) hence City-wide data are presented.
2. Monthly ownership costs are based on the following assumptions: average of all MLS strata sales prices on the West Side in 2012 by unit type, 10% down payment, 5% mortgage rate, 25-year amortization, \$150-250 monthly strata fees, annual property taxes at \$4.05 per \$1000 of assessed value..

The City Manager, pursuant to the Vancouver Development Cost Levy By-law, has determined the rental housing proposed in this application to be affordable in the context of consideration of the Rental 100 Program incentives. Further review of the finishing, unit size and design features in this development, in comparison with industry standards of construction, would occur at the development permit stage to ensure that the affordable rental units are of basic quality construction. The DCL waiver on the affordable rental floor area is exercised at issuance of building permit, when DCLs are payable

If this rezoning application is approved, the rental housing would be secured through a Housing Agreement with the City, and would be subject to the conditions noted in Appendix B.

**Community Amenity Contributions (CACs)** – In the context of Financing Growth Policy, the City anticipates the offer of a community amenity contribution (CAC) from the owner of a rezoning site to address the impacts of rezoning. Contributions are negotiated and evaluated by staff in light of the increase in land value expected to result from rezoning approval. Real Estate Services staff have reviewed the applicant’s development proforma and concluded that, after factoring in the costs associated with the provision of market rental housing units, there was no increase in the land value generated by the rezoning (i.e., the additional density improves the economic viability of the rental housing but does not create an increase in land value).

**Financial**

As noted under the section on Public Benefits, there are no CACs associated with this rezoning. The site is subject to the City-wide DCLs and it is anticipated that the commercial component of the project will generate approximately \$202,000 in DCLs. The residential component of the project qualifies for DCL waiver under the Rental 100 incentive program; the value of the waiver is estimated to be approximately \$680,000.

The for-profit affordable rental housing, secured via a Housing Agreement for the life of the building or 60 years, whichever is greater, will be privately owned and operated.

### *CONCLUSION*

Staff have reviewed the application to rezone this site from C-2C to CD-1 to allow an increase in density and height, to support the development of a mixed-use building with for-profit affordable rental housing and conclude that it is consistent with the City's Secured Market Rental Housing Policy. The General Manager of Planning and Development Services recommends that the application be referred to a public hearing, together with a draft by-law generally as shown in Appendix A. Further, it is recommended that, subject to the public hearing, the application be approved subject to the conditions listed in Appendix B and that the form of development, as shown in plans included as Appendix E, be approved in principle.

\* \* \* \* \*

**3002-3036 West Broadway  
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.

**Zoning District Plan Amendment**

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-( ) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

*[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]*

**Uses**

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ( ).
- 2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 ( ), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
  - (a) Cultural and Recreational Uses, limited to Arcade, Artist Studio, Billiard Hall, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, and Museum or Archives;
  - (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
  - (c) Institutional Uses, limited to Child Day Care Facility and Social Service Centre;
  - (d) Manufacturing Uses, limited to Jewellery Manufacturing and Printing and Publishing;
  - (e) Office Uses;
  - (f) Retail Uses, limited to Adult Retail Store, Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Liquor Store, Public Bike Share, Retail Store, Secondhand Store, and Small-scale Pharmacy;

- (g) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Laboratory, Print Shop, Repair Shop - Class A, Repair Shop Class - B, Restaurant - Class 1, Restaurant - Class 2, School - Arts or Self-Improvement, School - Business, School - Vocational or Trade, and Wedding Chapel;
- (h) Utility and Communication Uses, limited to Public Utility or Radiocommunication Station; and
- (i) Accessory uses customarily ancillary to the uses permitted in this Section 2.2.

### Conditions of Use

- 3. The design and lay-out of at least 25% of the dwelling units must:
  - (a) be suitable for family housing;
  - (b) include two or more bedrooms; and
  - (c) comply with Council's "High Density Housing for Families with Children Guidelines".

### Floor Area

- 4.1 Computation of floor space ratio must assume that the site consists of 1,940.5 m<sup>2</sup>, being the site size at the time of the application for the rezoning evidenced by this By-law.
- 4.2 Floor space ratio for all uses must not exceed 3.37.
- 4.3 Computation of floor area must include all floors of all buildings, having a minimum ceiling height of 1.2 m, including earthen floors and accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
  - (a) 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 residential floor area being provided;
  - (b) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
    - (i) the total area of all open and enclosed balcony or sundeck exclusion does not exceed 8% of the residential floor area being provided; and
    - (ii) no more than 50% of the excluded balcony floor area may be enclosed;

- (c) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
  - (d) 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:
    - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length m, or
    - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
  - (e) amenity areas, including child day care facilities, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10 % of the total permitted floor area, provided that for child day care facilities the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood; and
  - (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.
- 4.5 The use of floor area excluded under section 4.4 must not include any purpose other than that which justified the exclusion.

### **Building Height**

- 5.1 Building height, measured from base surface, must not exceed 18.5 m.

### **Horizontal Angle of Daylight**

- 6.1 Each habitable room must have at least one window on an exterior wall of a building.
- 6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 If:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
  - (b) the minimum distance of the unobstructed view is not less than 3.7 m;

the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.

6.5 An obstruction referred to in section 6.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 ( ).

6.6 A habitable room referred to in section 6.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
  - (i) 10% or less of the total floor area of the dwelling unit, or
  - (ii) 9.3 m<sup>2</sup>.

### Acoustics

7. 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 measurement, demonstrating that the noise levels in those portions of the dwelling units listed below shall not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes 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.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

\* \* \* \* \*

**3002-3036 West Broadway  
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.

**CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT**

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Yamamoto Architecture and stamped "Received City Planning Department, October 12, 2012", subject to the following conditions, provided that the General Manager of Planning and Development Services may allow minor alterations to this form of development when approving 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 General Manager of Planning and Development Services, who shall have particular regard to the following:

**Design Development**

- 1. Design development to improve the interface between this development's residential levels and the existing detached houses to the south.

Note to Applicant: The intent is to mitigate some of the effects of the proposed height and massing to nearby detached housing while accommodating new residential and commercial development. This can be accomplished by increasing the setback to the rear elevation; varying the façade with steps in plan and elevation; setting the fifth floor farther back than the lower levels; and reducing roof overhangs. Consider a setback of at least 9.7 m (32 ft.) for the majority of the rear elevation. Balconies should not extend into the setback more than about 2 ft., be lightweight in appearance and use translucent glazing or other privacy measures. A portion of the rear elevation, closest to Carnarvon Street and parallel to the south corner lot, may extend toward the lane, but should not be closer than permitted in the C-2C District Schedule. Show how the building massing can be adjusted to achieve view or daylight effects comparable to a four-storey building, as allowed under existing zoning.

- 2. Design development to the main commercial space to be more consistent with the rhythm of nearby commercial frontages and to offer more pedestrian amenity.

Note to Applicant: This can be accomplished by reducing the frontage of this space, increasing the number of entryways and retail spaces along Broadway, providing larger setback spaces to increase the pedestrian area, adding



benches and planting, and/or other changes in plan and elevation to better reflect the local pattern of store fronts that are typically 50 ft. or less in width. Store design should provide an unobstructed visual connection between active shopping areas and the public realm.

3. Design development to the massing and length of the north façade to better respond to the variety of local building forms.

Note to Applicant: Consider stepping the roof line back or down for some portions to reduce the apparent horizontal length at the fifth floor roof line and other measures.

4. Design development to the west elevation to increase its visual interest in the interim condition as an exposed side wall.

Note to Applicant: Consider using the patterning, colour and materials of the east elevation facing Carnarvon Street.

5. Design development to improve access to natural light for new residences.

Note to Applicant: This can be accomplished by relocating small units to the south side, increasing window sizes, reducing unit depths, or some combination thereof.

6. Greater visual prominence for the residential entry.

Note to Applicant: This can be accomplished by increasing the residential frontage on Carnarvon Street and by the size and distinctiveness of the residential entryway and canopy.

7. Specification of high quality and durable exterior finishes that are compatible with nearby development.

#### **Crime Prevention Through Environmental Design (CPTED)**

8. Design development to...

Note to Applicant:

9. Explore opportunities to mitigate blank walls.

Note to Applicant: in consideration of CPTED principles, exposed walls should be textured to discourage graffiti. In addition, "vine pockets" can be located to establish plants on walls.

## Landscape Design

10. Provision of a high quality open space treatment.

Note to Applicant: The public realm treatment should be informed by street design in the Broadway corridor, including street trees, paving, outdoor furniture and planting (where applicable). Special attention should be paid to the pedestrian experience at the main entrance and lobby areas. The upper story amenity areas and private patios should be further detailed to reflect an appropriate program for users, where space permits, including a children's play area and exploration of opportunities for urban agriculture/edible planting and other gathering activities.

11. Design development to maximize planting in the lane setback.

Note to Applicant: Wherever space permits, provide landscape planting to improve the lane environment.

12. Design development to provide sufficient soil depth and volume to ensure long term plant health.

Note to Applicant: Where applicable, the structural slab should angle down to accommodate soil and planting at grade. For any planting area, soil depths should meet or exceed BCLNA Landscape Standards (latest edition).

13. New street trees to be provided adjacent to the development site, to be shown on the development permit plans and confirmed prior to the issuance of the building permit.

Note to Applicant: Contact Eileen Curran, Streets Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan: "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

14. Provision of an efficient irrigation system for all common outdoor planters and individual hose bibs for all patio areas of 100 sq. ft. or greater. Notations and irrigation symbols to this affect should be added to the drawings

15. Provision of a detailed Landscape Plan illustrating soft and hard landscape treatment.

Note to Applicant: The Landscape plan should include a planting plan listing 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 (where applicable), parking vents, at-grade utilities, and public realm (building edge to the curb, street trees, lamp posts, fire hydrants, sidewalk treatment).

16. Provision of large-scale sections [typical] through the landscaped areas, including the townhouse interface, the slab-patio-planter relationship, the lane interface and common areas.
17. Illustration of spot elevations to all outdoor areas (both top and bottom of walls), including offsite context spot elevations in proximity (in the lane, for example).

### **Sustainability**

18. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Gold, including a minimum of 63 points in the LEED® rating system, and, specifically, a minimum of 6 points under Optimize Energy Performance.

Note to Applicant: Provide a LEED® checklist confirming the above and a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development, and notation of the features on the plans and elevations. The checklist and description should be incorporated into the drawing set. Registration of the project is also required under the policy.

### **Engineering**

19. Clarify garbage pick-up operations. Provide written confirmation that a waste hauler can access and pick up from the location shown.

Note to Applicant: Pick up operations should not rely on bins being stored on the street or lane for pick up; bins are to be returned to storage areas immediately after emptying.

20. A canopy application is required.

Note to Applicant: Canopies must be fully demountable and drained to the building's internal drainage system.

21. Clarify small encroachment shown below the canopy on the south lane elevation (Dwg. A3.2).

## CONDITIONS OF BY-LAW ENACTMENT

- (c) That prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning and Development Services, the General Manager of Engineering Services, the Managing Director of Cultural Services and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

### Engineering

1. Consolidation of Lots 3, 3A, 4 and 4A to create a single parcel and subdivision of that site to result in dedication of the south 2 feet of Lots 4 and 4A for lane purposes.
2. Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. The agreement shall include, but not be limited to, the following provisions to the satisfaction of the General Manager of Engineering Services:
  - (a) Provision of widened sidewalks on Broadway where space permits. This may include adjustment to the concrete utility strip, replacement of portions or all of the existing sidewalk to allow for widened pedestrian spaces;
  - (b) Provision of a standard concrete lane entry on the west side of Carnarvon Street at the lane south of Broadway;
  - (c) Provision of street trees adjacent the site where space permits; and
  - (d) Provision of asphalt lane paving of the lane south of Broadway from Carnarvon Street west for the length of the site.
3. Provision of all utility services to be underground for this development. All electrical services to the site must be primary with all electrical plant, which includes but is not limited to, junction boxes, switchgear, kiosks, other utility kiosks and pad mounted transformers, are to be located on private property. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground. Please contact Utilities Services at 604.873.7373 for further information.

4. Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicant's mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.

### **Housing**

5. Make arrangements to the satisfaction of the Managing Director of Social Development and the Director of Legal Services, to secure all housing units as for-profit affordable rental housing pursuant to the Secured Market Rental Housing Policy (Rental 100) for 60 years or life of the building, whichever is greater, subject to a no separate-sales covenant and a non-stratification covenant, and subject to all such units being made available as rental housing for a term not less than one month at a time, and on such other terms and conditions as the Managing Director of Social Development and the Director of Legal Services may require

### **Soils**

6. If applicable:
  - (a) Submit a site profile to the Environmental Protection Branch (EPB);
  - (b) As required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
  - (c) Enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Protection, City Engineer and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until a Certificate of Compliance(s) satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

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

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject

site as are considered advisable by the Director of Legal Services, and otherwise 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, and letters of credit, and provide for the withholding of permits, as deemed appropriate by, and in the form and content satisfactory to, the Director of Legal Services.

\* \* \* \* \*

**3002-3036 West Broadway  
DRAFT CONSEQUENTIAL AMENDMENTS**

**PARKING BY-LAW NO. 6059**

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

1. This By-law amends the indicated provisions of the Parking By-law.
2. Add the CD-1 to Schedule C of the Parking By-Law with the following provisions as Parking Requirements:

“Parking, loading, and bicycle spaces must be provided according to the Parking By-Law as of (*date of enactment of the CD-1 by-law*) except that:

- For drug store use the retail standard shall apply.”

**SIGN BY-LAW NO. 6510**

Amend Schedule E (Comprehensive Development Areas) by adding the following:

“3002-3036 West Broadway                      [CD-1#]                      [By-law #]                      B (C-2C)”

**NOISE BY-LAW NO. 6555**

Amend Schedule B (Intermediate Zone) by adding the following:

“[CD-1 #]    [By-law #]    3002-3036 West Broadway”

\* \* \* \* \*

**3002-3036 West Broadway  
ADDITIONAL INFORMATION / COMMENTARY OF REVIEWING BODIES**

**Comments - General Manager of Engineering Services:** The General Manager of Engineering Services has no objection to the proposed rezoning, provided that the arrangements and conditions as shown in Appendix B are satisfactorily concluded.

**URBAN DESIGN PANEL**

The Urban Design Panel reviewed this proposal on December 5, 2012 and supported the proposed use, density and form of development with a vote of 8-2.

**Introduction:** Grant Miller, Rezoning Planner, introduced the proposal for a C-2C site at the corner of West Broadway and Carnarvon Street to allow the development of a 5-storey mixed-use building with commercial at grade and secured market rental housing units above.

Mr. Miller noted that the proposal is being considered under the Rental 100 Policy adopted by Council in May of 2012. This new policy follows from the city's experiences with the Short-term Incentives for Rental Housing Program. Rental 100 supports rezoning for additional height and density to be considered in the commercial zones when, as in this case, 100 percent of the residential units will be secured for as market rental for the life of the building. More specifically, the Rental 100 Guidelines support consideration of height increases up to six-storeys and commensurate achievable density on C-2C sites throughout the City.

Rental 100 also includes a Housing for Families Policy, which targets 25% of units to have two or more bedrooms and be designed to meet the City's High Density Housing for Families with Children guidelines. The application proposes 83 residential units, of which 23 (28%) have two or more bedrooms.

Mr. Miller noted that Rental 100 applications that are rezonings follow the city's Green Buildings Policy with a goal of LEED™ Gold with a minimum of 63 points including 6 energy points, 1 water efficiency point, 1 stormwater point, and application for certification.

Sailen Black, Development Planner, further described the proposal for noting that the proposal is for the rezoning of four lots on the south side of West Broadway. He described the context for the area noting the detached housing south of the lane and the 4-storey mixed-use buildings at the corners of Bayswater and Balaclava Streets nearby. The proposal is for a drugstore and another retail space on the ground floor, with 83 residential units above.

Mr. Black described the C-2C District Schedule noting that staff are encouraging provision of an 18 foot width from the curb to the building in the commercial areas to support pedestrian travel and street life.

Advice from the Panel on this application is sought on the following:

- Handling of building massing in relation to detached houses across lane to the south;
- Appropriateness of a 5-storey street wall on this particular section of West Broadway;
- Design of the commercial level in terms of frontage scale and pedestrian widths;
- Exterior expression in relation to local area character.



Mr. Miller and Mr. Black took questions from the Panel.

**Applicant's Introductory Comments:** Taizo Yamamoto, Architect, further described the proposal and mentioned that Shopper's Drug Mart has a lease across the street that is expiring and they will become the single tenant in this project. Mr. Yamamoto described the architectural plans noting that along West Broadway they have stepped back a portion of the upper story and have done a similar treatment along Carnarvon Street. There are two five storey elements that bookend the site as a way to vary the volume. The use of various materials, colours, brick and the storefront treatment allows for a varied expression to the building.

Mr. Yamamoto said he worked with the Shopper's architect to develop a scheme that would allow a transparent storefront. As a result of the drugstore requiring the whole main floor, the residential lobby and the parkade entrance has been pushed to one side. Also, as a result they have located the residential lobby back from the corner which will also help to activate the lane and transition to the single family homes across the lane. The rear of the building has a setback to provide some privacy and distance from the single family homes. They are planning to have some vines to cover the back of house of the commercial. As well there is a small common roof deck on the 2nd floor with a small child's play area and attached indoor amenity room.

They are trying to take advantage of the orientation of the building with solar shading on the south façade and using a light coloured roof membrane as part of their sustainability strategy.

David Stoyko, Landscape Architect, described the landscape plans noting that on West Broadway there are some existing trees that will remain. On the lane they wanted to create a green edge and have stepped the planters. The amenity area will have some soft surfaces for children's play.

Daniel Roberts, sustainability consultant, remarked that there is a blank wall on the western façade and the north façade doesn't have any overhangs to allow for as much natural light into the units as possible. The south façade has larger overhangs as well as external devices for shading. He added that they have yet to do their energy modeling for the building.

The applicant team took questions from the Panel.

**Panel's Consensus on Key Aspects Needing Improvement:**

- Design development to improve the livability of the residential units;
- Consider breaking up the continuous cornice on the 5th floor;
- Design development to improve the expression of the blank wall;
- Further articulation on the residential entry;
- Consider an irrigation system for the landscaping.

**Related Commentary:** The Panel supported the proposal in general and thought it would fit well into the neighbourhood.

The Panel liked the way the façade was articulated along West Broadway and thought the wide sidewalks was a supportable move. As well they supported the 5-storey street wall.

They also thought the scale relative to the single family dwellings across the lane was well handled.

A number of Panel members thought there might be too much density within the 5-storey format and as a result some of the unit's livability was compromised. One Panel member thought the deep living rooms with a lot of circulation would make it difficult to place furniture. It was suggested that the density be peeled back and reclaimed on a sixth floor to give better unit layouts. Another Panel member felt that with the way the units were currently configured, the livability doesn't meet family-friendly criteria.

Several Panel members thought the continuous cornice at the 5th floor maybe a bit too much and should be broken in a few places. One Panel member suggested making it more strongly a collection of three buildings as opposed to one building to break up the length of the building. A couple of Panel members noted that the blank wall on the west side was a little relentless and could be expressed in a different way with materials or colour or perhaps a mural.

Although the Panel supported the location of the residential lobby they thought it could be articulated better. One Panel member wondered if reorienting the elevators would allow more light into the rather long and relentless corridors. Most of the Panel thought the single retail tenant would have a negative impact on the street. They noted that there needed to be some articulation to make the retail spaces have a more human scale.

The Panel supported the landscape plans but didn't support the landscaping on the slab without any irrigation. As well a couple of Panel members thought the south deck was in a good location and had a good relation to the indoor amenity space but thought it might be too small. As well the children's play area needs to be programmed. One Panel member suggested adding a tree in the bump out at the Carnarvon Street corner.

**Applicant's Response:** Mr. Yamamoto noted that there are lots of residential units similar to the ones planned for this building. He also noted that with only one commercial tenant they tried to modulate the expression. As well they worked with Shopper's architect to make sure there aren't any blank walls other than where the elevator core is located. He added that it is a challenge to make all the density work on the site.

## **PUBLIC CONSULTATION SUMMARY**

**Public Notification** – A rezoning information sign was installed on the site on November 14, 2012. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)). A Community Open House was held on November 28, 2012 at the St. James Hall. A notification postcard, dated November 15, 2012, was mailed to 575 surrounding property owners.

**Public Responses and Comments** – Staff, the applicant team, and a total of approximately 79 people attended the November 2012 Open House. In response to the open house, 53 comment sheets were submitted (23 opposed/24 in favour/6 unsure). In addition, the City received 43 e-mails, letters, and online forms (33 opposed/8 in favour/2 unsure).

Summary of comment forms returned from Open House

	Support	Opposed	Unsure/Maybe	No Response
Total Comments (53)	24 (45%)	23 (43%)	3 (6%)	3 (6%)

Comments in Support of Application:

- More rental stock is needed; need to start encouraging new ideas to increase rental units
- Well thought out proposal, visually and commercially
- Would help businesses in the area
- Support additional residential development along major transportation routes such as Broadway
- Will improve the community
- Would support increasing the height / adding more storeys
- More affordable housing options are needed in the community
- More growth and density is needed to provide additional opportunities for ownership

Comments Listed by Frequency by Those Opposed to Application:

- Out of character with the rest of the neighbourhood; concerns with height, shadowing, and form
- More parking will be needed for this development
- A greater setback is needed
- The proposed building will increase car traffic on 10th Avenue and on Broadway
- No green space is provided
- We need to introduce rapid transit first, then densify; not the other way around
- This development will have a negative effect on existing small businesses, which won't be able to afford increased rent
- This proposal would set a precedent for higher buildings in the area
- Concern with safe pedestrian and bicycle crossing between MacDonald and Blenheim
- The proposed units are too small and are not suitable for families
- Would prefer to see mixed rental and owned rather than just rental
- Too expensive for average people
- Some affordable units should be provided
- The proposed increase in density is too much
- This development will negatively affect the quality of life for existing residents

Summary of online comments and e-mail responses

	Support	Opposed	Not Stated
Total Comments (43)	8 (19%)	33 (77%)	2 (5%)

Comments in Support of Application:

- More rental is needed in this neighbourhood

- This proposal will help support local businesses in the community
- Agree with the rental only aspect of the proposal, but want more information on the landlord and maintenance of the building
- Buildings in this part of Broadway are tired and need some updating

Comments Listed by Frequency by Those Opposed to Application:

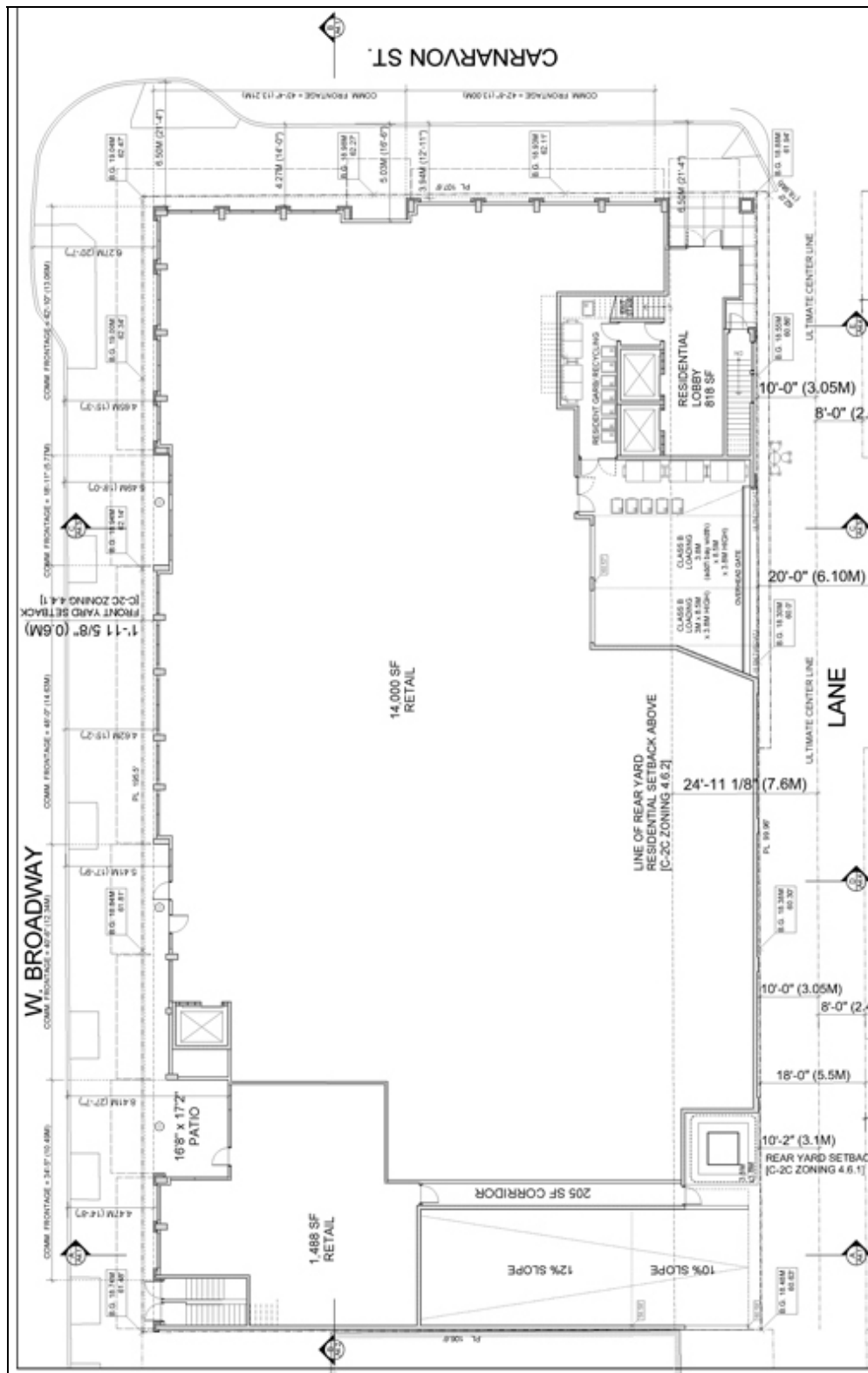
- Building is too tall for the neighbourhood
- Not enough time and notice was given to the community
- Before new rental units can be approved, we need more police, medical services and other infrastructure
- The proposed building will block the light on the street and neighbouring houses
- There are too many rezoning applications in this small area of West Broadway
- Site sign was not visible to residents
- Kitsilano is a unique neighbourhood; this proposal will destroy the character and charm of the neighbourhood
- Proposal is not interesting architecturally
- Do not agree with a rental only building
- Would support if it were a 4 storey building
- Improved transit infrastructure needs to come first, before we add more density.
- Not enough parking is included in the proposed development
- Concern with traffic impacts on laneway
- Would prefer to see employment space here rather than residential
- Do not agree with mixed-use development at this location
- A rental-only building may negatively affect property values in the area
- Too much parking is being proposed for an area with frequent bus service
- Concern with a rental only building (potentially less well maintained) being on a prominent main road
- Tired of my neighbourhood being constantly filled with construction and demolition

\* \* \* \* \*

3002-3036 West Broadway  
FORM OF DEVELOPMENT



Artist's rendering of proposed development  
looking south from the north side of Broadway at Carnarvon Street



Ground Floor Plan



Second Floor Plan

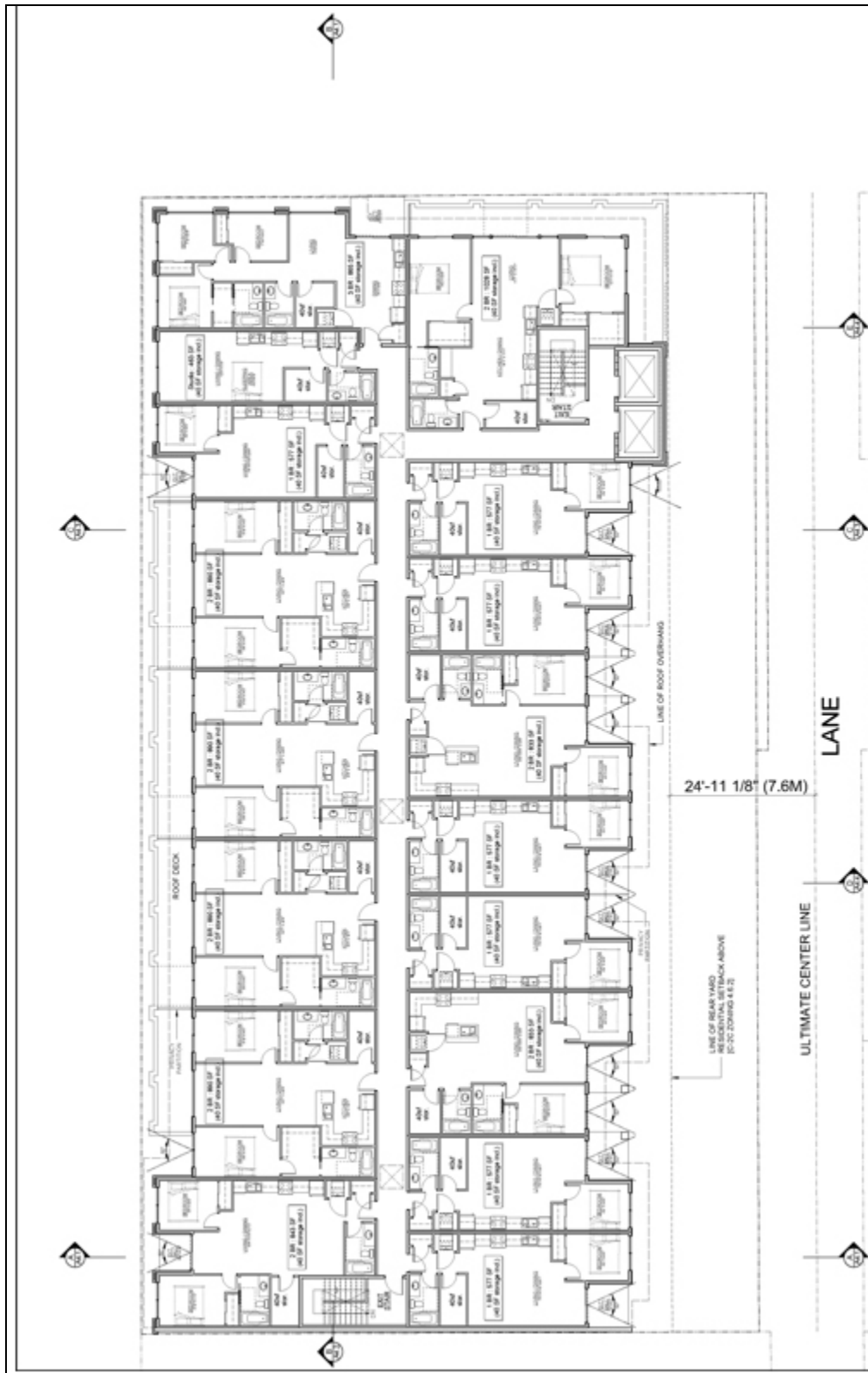


Third Floor Plan

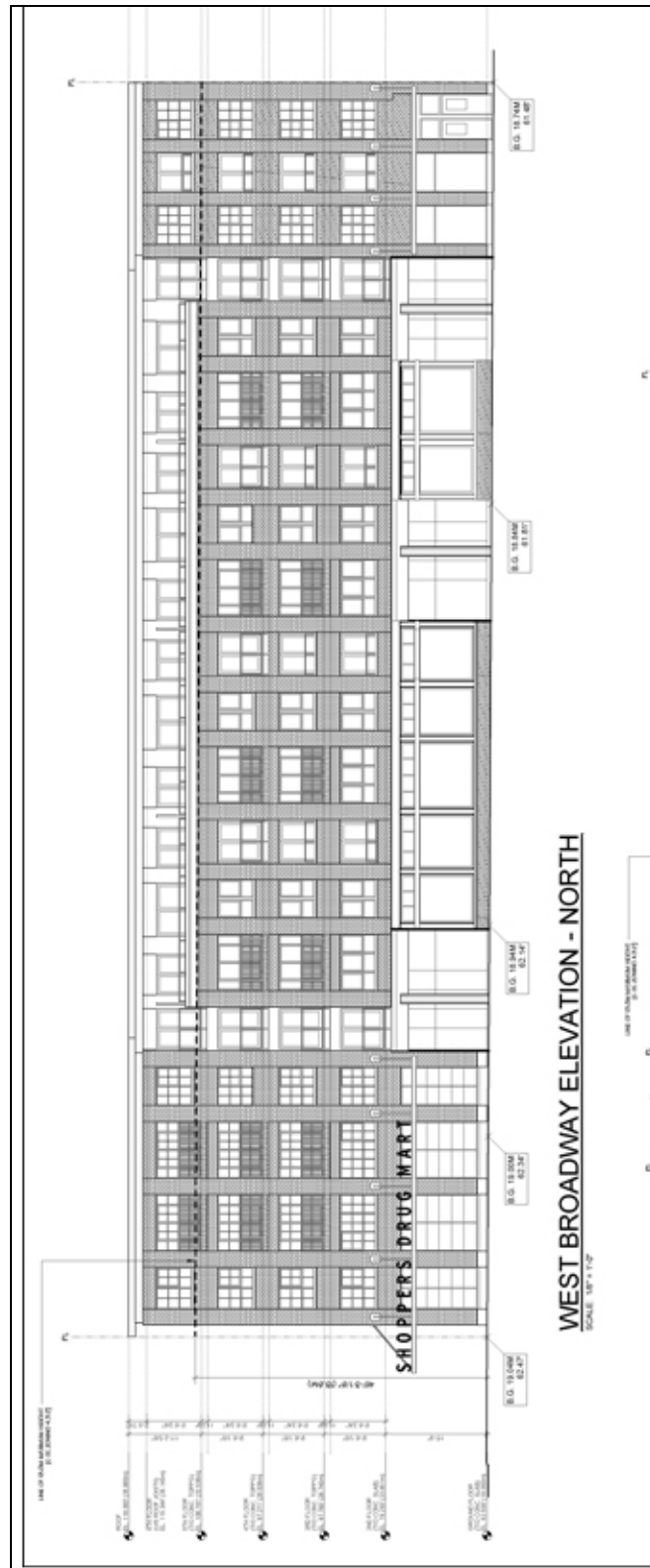




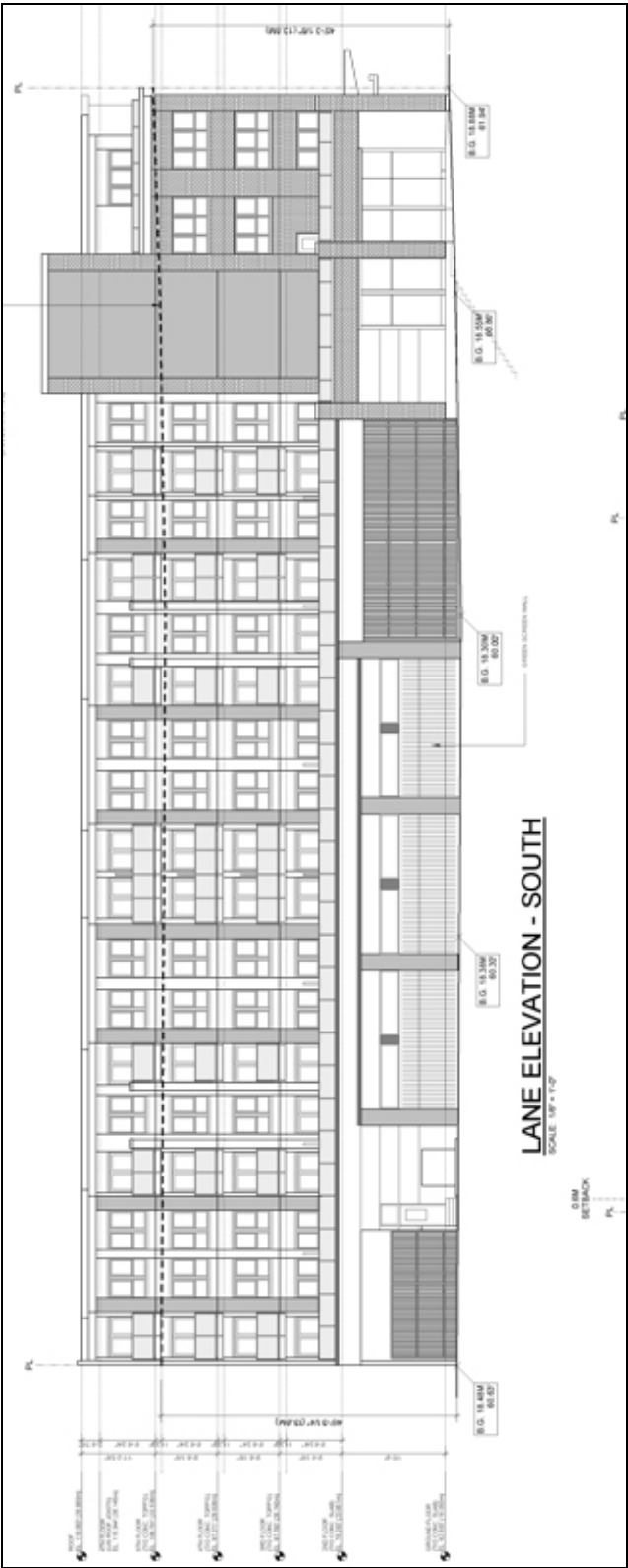
Fourth Floor Plan



Fifth Floor Plan



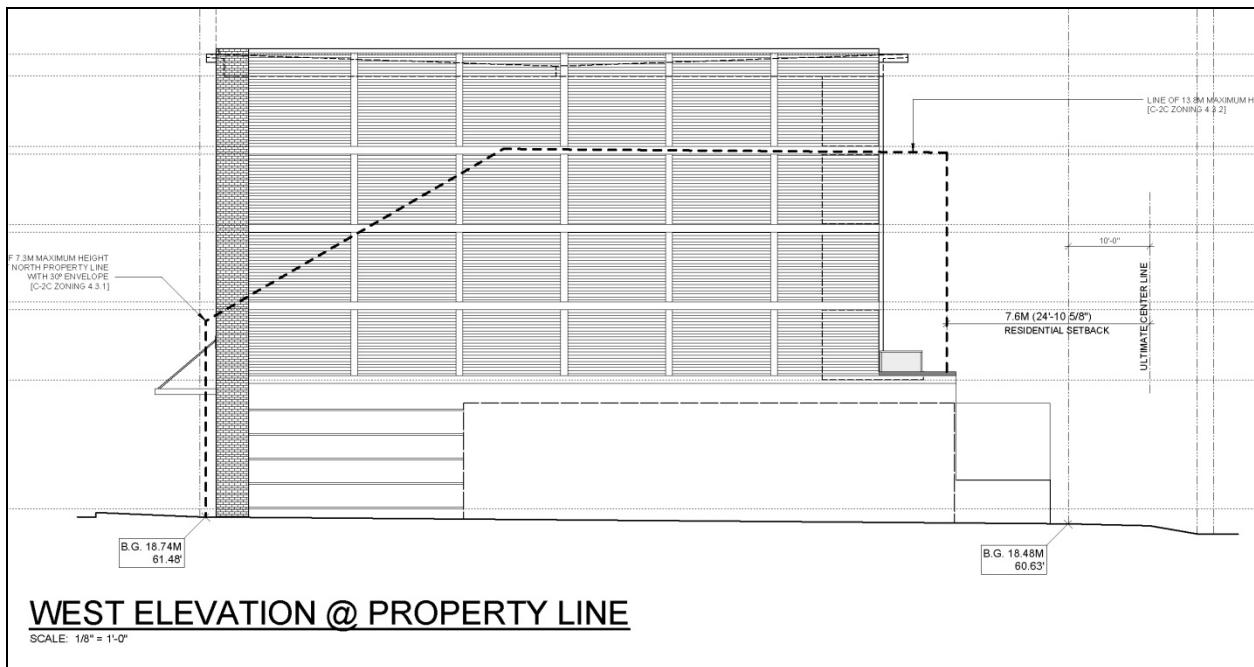
North Elevation (West Broadway)



South Elevation (Lane)



East Elevation (Carnarvon Street)

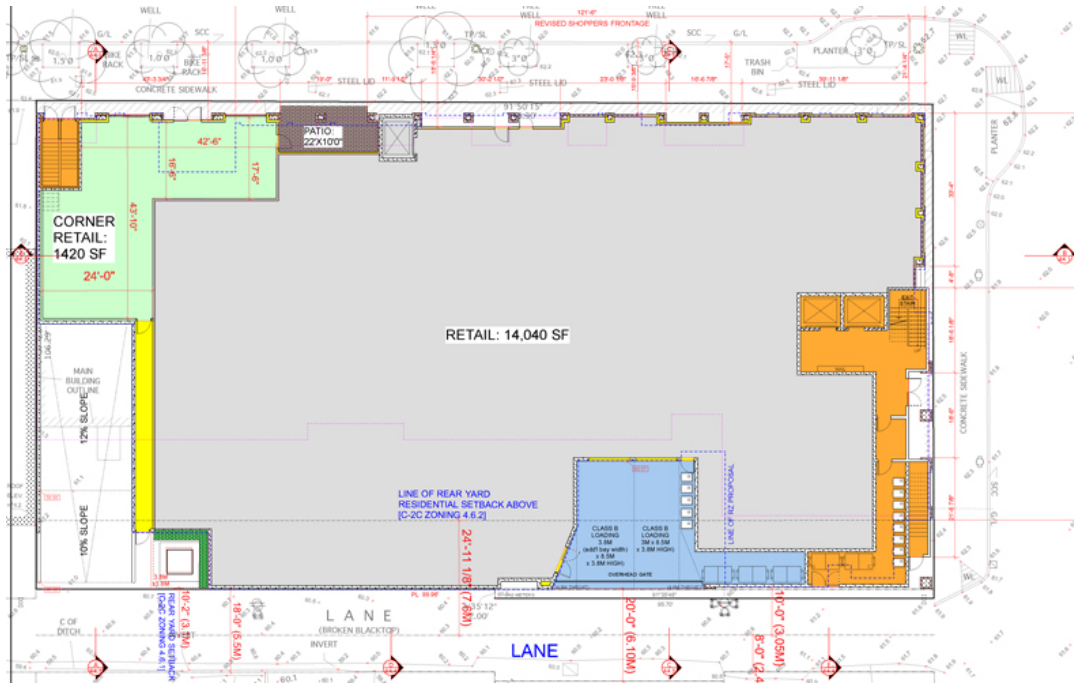


**WEST ELEVATION @ PROPERTY LINE**

SCALE: 1/8" = 1'-0"

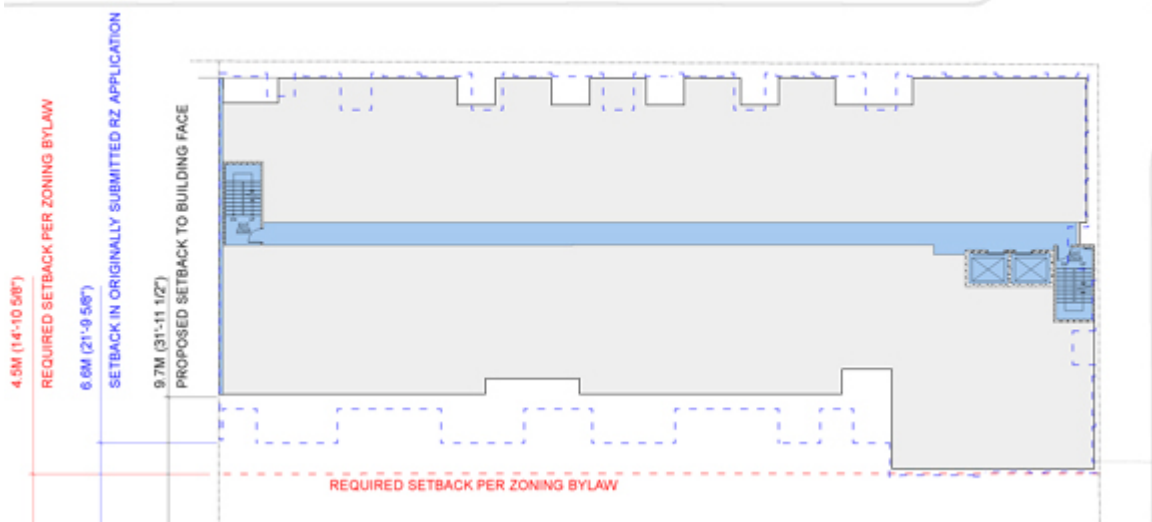
West Elevation

3002-3036 West Broadway  
Applicant's proposed response to development issues  
Illustrative Schematics

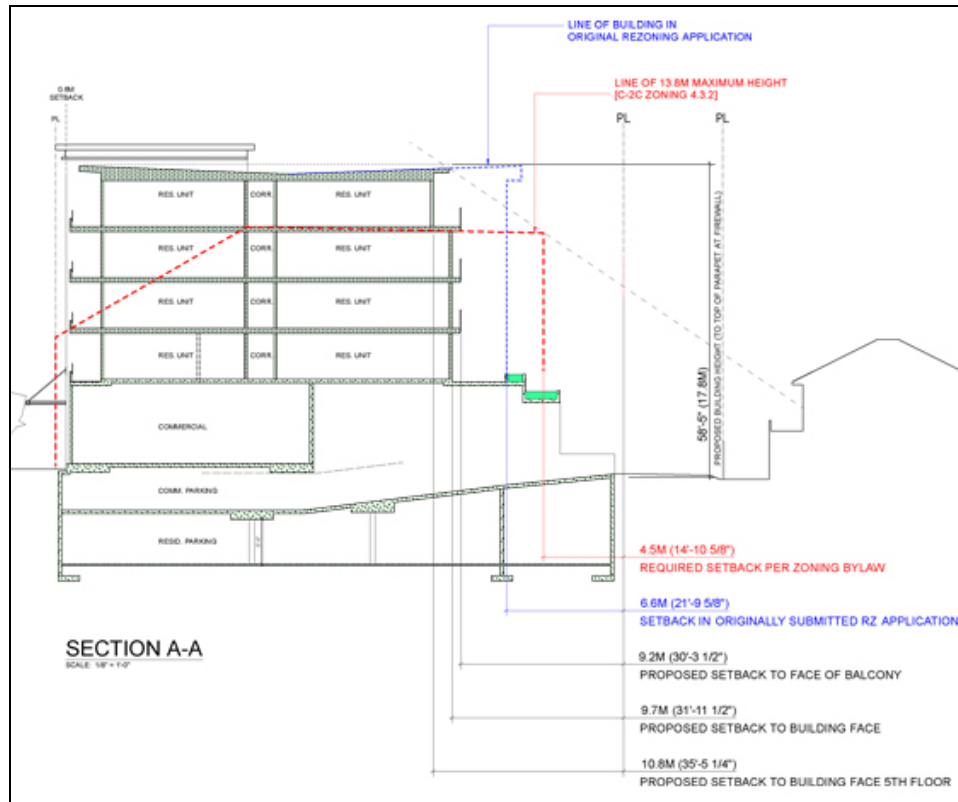


Reduced frontage of main commercial space

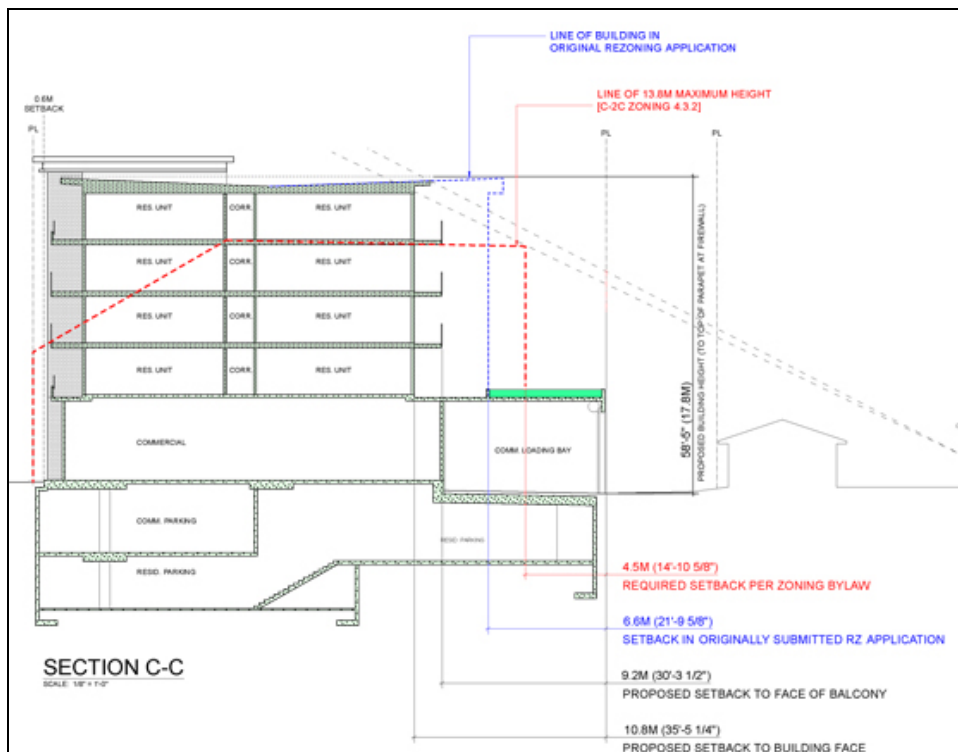
WEST BROADWAY



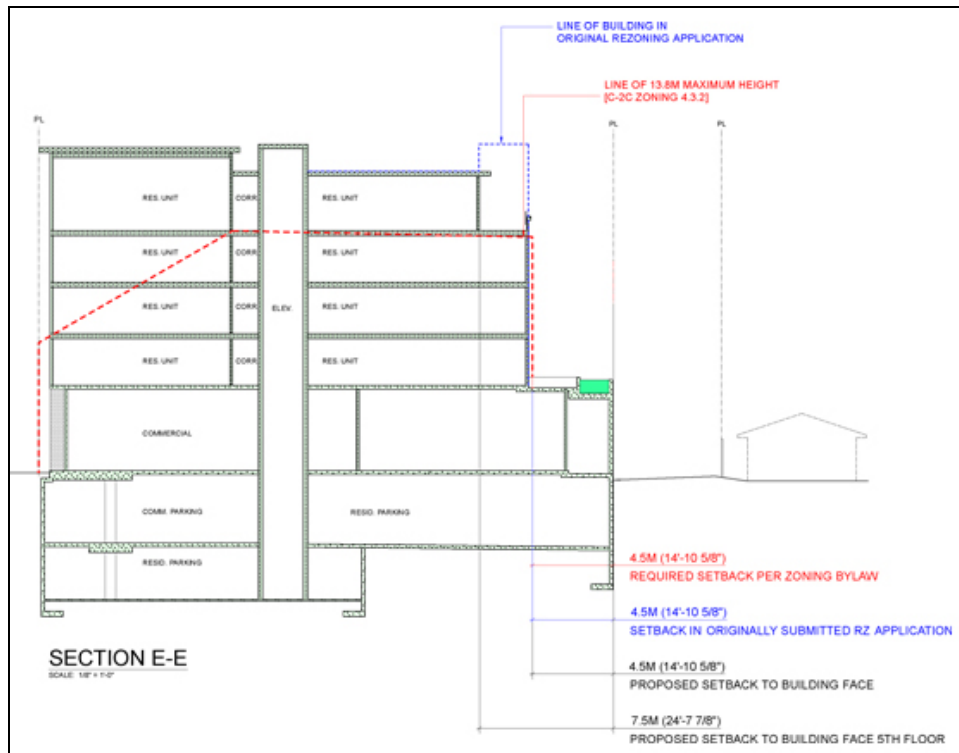
Increased Rear Setback



Section (western end of building)



Section (central part of building)



Section (eastern end of building)



**3002-3036 West Broadway  
PUBLIC BENEFITS SUMMARY**

**Project Summary:**

Mixed-use development with at-grade commercial and four storeys of market rental housing.

**Public Benefit Summary:**

100% of dwelling units secured as for-profit affordable rental housing for 60 years or life of building.

	Current Zoning	Proposed Zoning
Zoning District	C-2C	CD-1
FSR (site area = 20,888 sq. ft.)	3.00	3.37
Buildable Floor Space (sq. ft.)	62,664 sq. ft.	70,393 sq. ft.
Land Use	Commercial/Residential	Commercial/Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	\$783,300	\$202,000
	DCL (Area Specific)		
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Housing (Affordable Housing Reserve)		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>		<b>\$738,300</b>	<b>\$202,000</b>

**Other Benefits**

83 units of for-profit affordable rental housing secured for 60 years or the life of the building.

\* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the City-wide DCL, revenues are allocated into the following public benefit categories: Parks (41%); Replacement Housing (32%); Transportation (22%); and Childcare (5%). Revenue allocations differ for each of the Area Specific DCL Districts.

**3002-3036 West Broadway  
APPLICANT AND PROPERTY INFORMATION**

Street Address	3002-3036 West Broadway
Legal Description	3002 West Broadway – PID: 015-063-194; Lot 4A, except (a) part in Plan 4166 (b) part in Reference Plan 1101 and (c) the south 8 feet now lane, Block 33 District Lot 192 Plan 1003 3010 West Broadway – PID: 015-063-186; Lot 4, except (a) part in Plan 4166 and (b) the south 8 feet now lane, Block 33 District Lot 192 Plan 1003 3024 West Broadway – PID: 015-965-104; Lot 3A, except (a) the south 10 feet now lane and (b) part in Plan 4166, Block 33 District Lot 192 Plan 1003 3036 West Broadway – PID: 015-063-178; Lot 3, except (a) part in plan 4166 and (b) the south 10 feet now lane, Block 33 District Lot 192 Plan 1003
Applicant/Architect	Yamamoto Architecture
Property Owner	Dyer Investments Ltd (3002-3010 West Broadway) and Orr Development (1980) Corp. (3024-3036 West Broadway)
Developer	Orr Development

**SITE STATISTICS**

<b>SITE AREA</b>	1,940.5 m <sup>2</sup> (20,888 sq. ft.)
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**DEVELOPMENT STATISTICS**

	<b>DEVELOPMENT PERMITTED UNDER EXISTING ZONING</b>	<b>PROPOSED DEVELOPMENT</b>	<b>RECOMMENDED (if different the proposed)</b>
ZONING	C-2C (Commercial)	CD-1	
MAX. FLOOR SPACE RATIO	3.00 FSR	3.50 FSR	3.37 FSR
MAXIMUM HEIGHT	13.8 m	18.5 m	
COMMERCIAL FLOOR AREA		1,501 m <sup>2</sup>	
RESIDENTIAL FLOOR AREA		5,238.5 m <sup>2</sup>	5,054.4 m <sup>2</sup>