



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: September 6, 2016
Contact: Kent Munro
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RTS No.: 11623
VanRIMS No.: 08-2000-20
Meeting Date: September 20, 2016

TO: Vancouver City Council
FROM: Acting General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 2894 East Broadway

RECOMMENDATION

- A. THAT the application by Gair Williamson Architects Inc., on behalf of 1009513 B.C. Ltd., to rezone 2894 East Broadway [*Lot E, Block 2, South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 20664; PIDs: 002-907-763*] from C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 1.20 to 2.69 and the building height from 10.7 m (35 ft.) to 14.8 m (48.6 ft.) to permit the development of a five-storey mixed-use building with at-grade commercial uses and 37 secured for-profit affordable rental housing units, be referred to a public hearing, together with:
- (i) plans prepared by Gair Williamson Architects Inc., received December 16, 2015;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the Acting General Manager of Planning, Urban Design and Sustainability 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, after the Housing Agreement has been agreed to and signed by the applicant and its mortgagee(s) and prior to enactment of the CD-1 By-law contemplated by this report.

- C. 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 of the Sign-By-law [assigning Schedule B (C-1)], 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.
- D. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, 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 the enactment of the CD-1 By-law.
- E. THAT Recommendations A through D 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 evaluates an application to rezone a site located at 2894 East Broadway from C-1 (Commercial) District to CD-1 (Comprehensive Development) District to permit development of a five-storey mixed-use building with commercial retail units at grade and 37 secured for-profit affordable rental housing units above. The application has been made under the *Secured Market Rental Housing Policy* (Rental 100) and, in accordance with that policy, the application seeks increased height and density in return for all proposed housing units being secured as for-profit affordable rental housing for the longer of the life of the building or 60 years. The application also seeks incentives available for for-profit affordable rental housing, including a waiver of the Development Cost Levy (DCL) and a parking reduction.

Staff have assessed the application and conclude that it is consistent with the *Secured Market Rental Housing Policy* with regard to the proposed uses and form of development. The application is also consistent with the DCL By-law definition of "For-Profit Affordable Rental Housing" for which DCLs may be waived, as well as with the Parking By-law definition of "Secured Market Rental Housing" for which there is a reduced parking requirement.

If approved, the application would contribute 37 secured for-profit affordable rental housing units towards the City's affordable housing goals as identified in the *Housing and Homelessness Strategy* and the *Final Report from the Mayor's Task Force on Housing Affordability*. Staff recommend that the application be referred to a public hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the public hearing, along with the conditions of approval outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- Secured Market Rental Housing Policy (Rental 100) (2012)
- Rental Incentive Guidelines (2012, amended 2016)
- Final Report from the Mayor's Task Force on Housing Affordability (2012)
- Housing and Homelessness Strategy (2011)
- Renfrew-Collingwood Community Vision (2004)
- C-1 District Schedule and Guidelines (2013)
- C-2 District Schedule and Guidelines (2013)
- High-Density Housing for Families with Children Guidelines (1992)
- Green Buildings Policy for Rezoning (2010, amended 2014)
- Vancouver Development Cost Levy By-law No. 9755 (2008, amended 2016).

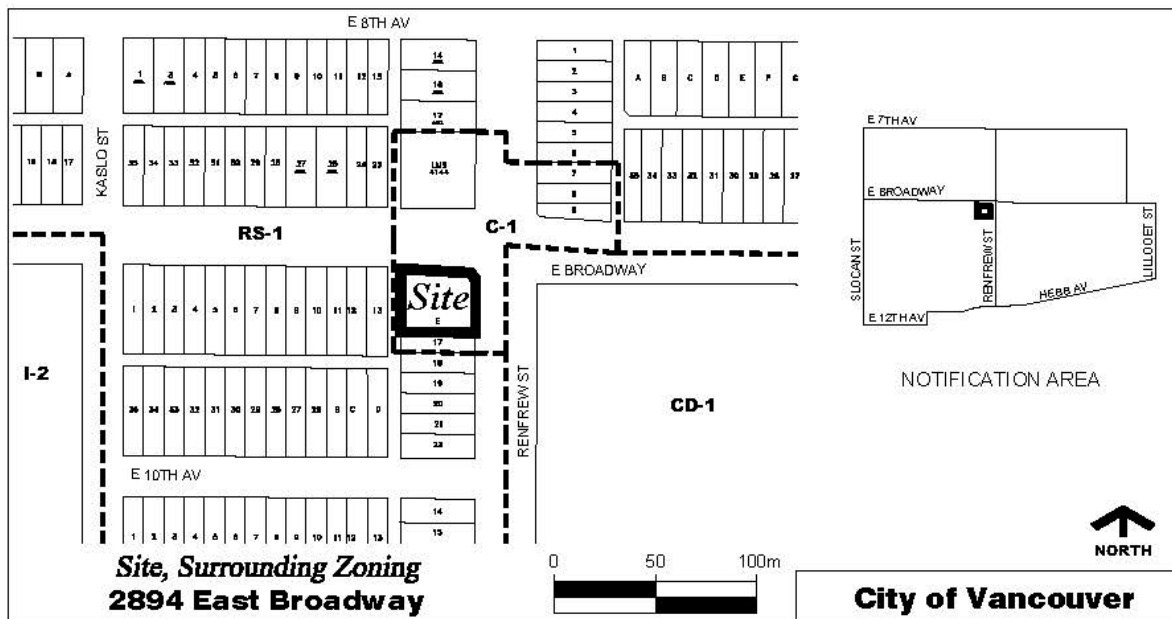
1. Site and Context

This 1,115 m² (11,996 sq. ft.) site is located on the southwest corner of East Broadway and Renfrew Street (see Figure 1). The site has a total frontage of 31 m (102 ft.) on Renfrew Street and a depth of 37 m (122 ft.) along Broadway. It is located at the very northern boundary of Renfrew-Collingwood neighbourhood. Currently, the site has a one-storey commercial building with surface parking. The northwest and northeast corners of Broadway and Renfrew, as well a single lot immediately south of the subject site, are zoned C-1 and contain one- to two-storey commercial buildings. The southeast corner is zoned CD-1 (470) and includes several four-storey office buildings that are part of the Broadway Tech Centre and within the Grandview Boundary Mixed Employment Area. East Broadway and the area south and west of the subject site are zoned RS-1. The Renfrew Skytrain station is located 275 m to the south.

2. Policy Context

Secured Market Rental Housing Policy (Rental 100) – On May 15, 2012 Council approved the Secured Market Rental Housing Policy, which provides incentives for new developments where all dwelling units are non-stratified for-profit affordable 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. Rezoning applications considered under this policy must meet a number of criteria regarding affordability, security of tenure, location and form of development.

Figure 1 – Site and Surrounding Zoning (Including Notification Area)



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. Priority actions identified to achieve some of the strategy's goals-relevant to this application include refining and developing new zoning approaches, development tools and rental incentives to continue the achievement of securing purpose-built rental housing and using financial and regulatory tools to encourage a variety of housing types and tenures that meet the needs of diverse households. This application proposes studio, 1-bedroom, 2-bedroom, and 3-bedroom for-profit affordable rental housing units that would be secured through a housing agreement.

Renfrew-Collingwood Community Vision – In 2004, Council approved the Renfrew-Collingwood Community Vision, which includes several directions around increasing residential uses and improving pedestrian safety (i.e. wider sidewalks and more street trees) around mini-commercial nodes. The vision also allows for consideration of affordable housing, including rental housing (Table 2.1 under the Rezoning Policy).

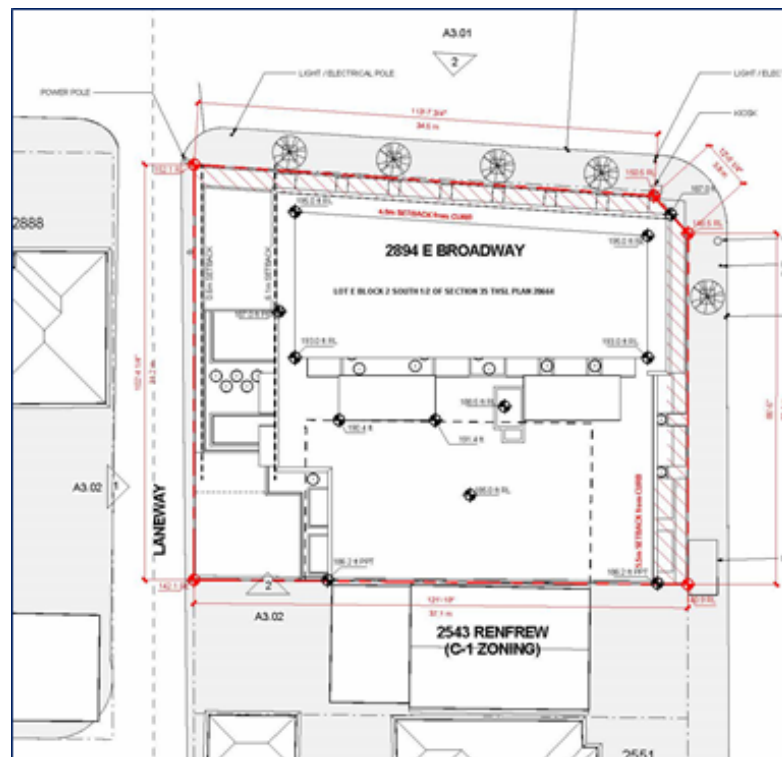
C-1 District Schedule and Guidelines – The intent of this Schedule is to provide for small-scale convenience commercial establishments, catering typically to the needs of a local neighbourhood and consisting primarily of retail sales and certain limited service functions, and to provide for dwelling uses designed compatibly with commercial uses. Although this application proposes an increase in building height beyond that allowed by the existing C-1 regulations, the mixed-use, four-storey form and the proposal for secured rental housing is considered to be in keeping with the land use intent for the area.

Strategic Analysis

1. Proposal

This rezoning application proposes to rezone the site located at 2894 East Broadway from C-1 (Commercial) District to CD-1 (Comprehensive Development) District to permit a five-storey mixed-use building with commercial retail units at grade and residential units above, at an overall density of 2.69 FSR (see Figure 2).

Figure 2 - Site Plan



In total, the application proposes 37 for-profit affordable rental housing units and 513 m² (5,521 sq. ft.) of commercial floor area over one level of underground parking accessed from the rear lane.

2. Housing

The Housing and Homelessness Strategy strives to enhance access to affordable housing and sets a number of short- and long-term rental housing targets. The Rental 100 program plays a critical role in the achievement of these targets by helping to realize secured rental housing. Rental housing provides a more affordable housing option for nearly half of Vancouver's population and contributes to a number of City initiatives intended to create diverse and sustainable communities. Rental 100 units are targeted to moderate income households and the program extends throughout all parts of the city, thereby providing options that are more affordable than home ownership.

The Rental 100 program provides various incentives to be taken at the applicant's discretion to assist with a project's viability. These incentives, where the units qualify as secured for-profit affordable rental housing, include increased height and density, parking reductions and a Development Cost Levy (DCL) waiver. Housing staff have evaluated this application and have determined that it meets the objectives of the Rental 100 program.

This application meets the requirement of the Rental 100 program by proposing 100% of the residential floor area as for-profit affordable rental housing. The proposal would deliver 37 for-profit affordable rental housing units in the form of studio, one-bedroom, two-bedroom and three-bedroom units. The Rental 100 program encourages the inclusion of family housing and includes a target that 25 per cent of all units have two bedrooms or more. These units are to be designed in accordance with the High Density Housing for Families with Children Guidelines. This application would deliver approximately 11 family units (30 per cent) with two- or three- bedrooms (eight two-bedroom and three three-bedroom units) thereby exceeding the 25 per cent target in the Secured Market Rental Housing Policy. On July 13, 2016, Council adopted *Family Room: Housing Mix Policy in Rezoning Projects*. The policy includes new family housing requirements which increase the number of family units in rental projects from 25 per cent to 35 per cent. As this application was received prior to the new family housing requirement policy and as such is governed by the pre-existing 25 per cent target.

All 37 units would be secured through a Housing Agreement and/or a Section 219 Covenant for the longer of the life of the building or 60 years. The addition of 37 new secured for-profit affordable rental housing units to the City's inventory of market rental housing contributes toward the near-term and long-term targets of the Housing and Homelessness Strategy (see Figure 3). Conditions related to securing the units are contained in Appendix B.

Figure 3 – Progress Toward the Secured Market Rental Housing Targets as set in the City's Housing and Homelessness Strategy (June 30, 2016)

	TARGETS	CURRENT PROJECTS				GAP
	2021	Completed	Under Construction	Approved	Total	Above or Below 2021 Target
Secured Market Rental Housing Units	5,000	1,352	2,363	2,031	5,746	746 above target

**Unit numbers exclude the units proposed at 2894 East Broadway, pending Council approval of this rezoning application.*

Vancouver has one of the lowest vacancy rates in Canada. In October 2015, the vacancy rate citywide was 0.6% and in the Renfrew-Collingwood neighbourhood was 0.4%. That means only four out of every 1,000 market rental units in Renfrew-Collingwood were empty and available for rent. A vacancy rate of 3% is considered to be a balanced rental market.

This application includes studios, one-bedroom, two-bedroom and three-bedroom units. The applicant estimates that the studio units would rent for \$1,260, one-bedroom units would rent for \$1,675, two-bedroom units would rent for \$2,084, and three-bedroom units would

rent for \$2,606 per month. The proposed rents are at the maximum average starting rents under the Vancouver DCL By-law, for the east area of Vancouver.

Staff have compared the anticipated initial monthly rents in this proposal to the average monthly costs for newer rental units in the east area of Vancouver, as well as to the estimated monthly costs to own similar units in the same area, using 2015 BC Assessment data.

When compared to average rents in newer buildings in the east area of Vancouver, the proposed rents are higher, however, they are still equal to the DCL By-law maximum averages for the Eastside. When compared to home ownership costs, the proposed rents in this application will provide an affordable alternative to homeownership, particularly for the larger units.

Figure 4 compares initial rents proposed for units in this application to average and estimated costs for similar units.

Figure 4 – Comparable Average Market Rents and Monthly Ownership

	2894 E Broadway Proposed Rents	Average Market Rent in Newer Buildings - Eastside (CMHC, 2015)¹	DCL By-Law Maximum Averages - Eastside (CMHC, 2015)²	Monthly Costs of Ownership for Median-Priced Unit – Eastside (BC Assessment 2015)³
studio	\$1,260	\$1,184	\$1,260	\$1,438
1-bed	\$1,675	\$1,486	\$1,675	\$2,148
2-bed	\$2,084	\$1,882	\$2,084	\$2,936
3-bed	\$2,606	\$1,882	\$2,606	\$4,159

1. Data from the October 2015 CMHC Rental Market Survey for buildings completed in the year 2005 or later on the Eastside of Vancouver.
2. For studio, 1-bedroom and 2-bedroom units, the maximum DCL rents for the Eastside of Vancouver are the average rents for all residential units built since the year 2005 Citywide as published by CMHC in the Fall 2015 Rental Market Report. For 3-bedroom units, the maximum DCL rents for the Eastside of Vancouver are the average rents for all residential units built since the year 2000 Citywide as published in CMHC's website "Housing Market Information Portal" for 2015.
3. Based on the following assumptions in 2015: median of all BC Assessment recent sales prices in Vancouver Eastside in 2015 by unit type, 10% down payment, 5% mortgage rate, 25-year amortization, \$150 - 250 monthly strata fees and monthly property taxes at \$3.54 per \$1,000 of assessed value.

The dwelling units in this application would be secured as for-profit affordable rental housing units through a Housing Agreement with the City for the longer of the life of the building and 60 years. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units. The DCL By-law allows for rents to be increased annually from the time of the public hearing to initial occupancy, as per the maximum allowable increases under the Province's Residential Tenancy Act. A final rent roll that sets out the initial monthly rents for all units will be required prior to issuance of the occupancy permit in order to ensure compliance with the maximum increases authorized by the DCL By-law. After occupancy, rent increases are regulated by the Residential Tenancy Act. As well, through the Development Permit application process, the City will ensure that average unit sizes do not exceed the applicable maximum thresholds established in the Vancouver DCL By-law.

3. Density, Height and Form of Development (see application drawings in Appendix F)

For sites in the C-1 zone, the *Rental Incentive Guidelines* provide general direction for the consideration of a C-2 form of development (e.g. four storeys and 2.5 FSR). The additional height and density is contingent upon the urban design performance including shadow performance and ensuring there is a compatibility with the surrounding context.

Figure 5 - Proposed Development from East Broadway



The proposed building height is 14.8 m (48.6 ft.) over five storeys and a floor space ratio (FSR) of 2.69 (see Figure 5). This is comparable to what is permitted in the C-2 District Schedule, being slightly higher than the maximum permitted height of 13.8m (45 ft) and 0.19 FSR greater than the maximum permitted density of 2.50. The proposed height and density is consistent with similar mixed use developments located on arterial roads and the additional height and density do not unduly impact the adjacent properties.

The apparent height is expressed as four storeys with stepping of the massing and roof line to follow the slope of existing grades. Level Five is a partial floorplate occupying approximately one-third the area of the Level Four floor plate below (see drawings in Appendix F). The building generally adheres to the required C-2 setbacks with the exception of a partial relaxation of the uppermost 15 ft. at the Level Four rear yard. This was afforded because the north/south building orientation helps mitigate the impact of shadows with respect to the adjacent RS-1 residential across the lane. Shadows are generally confined in the morning to the lane, midday on Broadway and late afternoon on the intersection of Broadway and Renfrew St. Additional Level Four setback at the northwest building corner would have no enhanced effect on daylight access. The full C-1 setback above the parkade entry is provided at the south of the property so as to align with the anticipated profile of future C-1 development.

The Urban Design Panel reviewed and supported this application on May 18, 2016. Staff have concluded that the design responds well to the site and its context and support the application, subject to the design development conditions noted in Appendix B, which will further improve the building design.

4. Transportation and Parking

The application proposes one level of underground parking accessed from the lane to the west. A total of 25 parking spaces and one loading bay are provided, including the provision of one carshare vehicle. Bicycle parking is located on the ground floor. These provisions meet the Parking By-law standards for commercial uses and for secured for-profit affordable rental housing, which allows for a reduced parking rate due to proximity to transit.

Engineering Services has reviewed the rezoning application and has no objections to the proposal provided the applicant satisfies the rezoning conditions included in Appendix B.

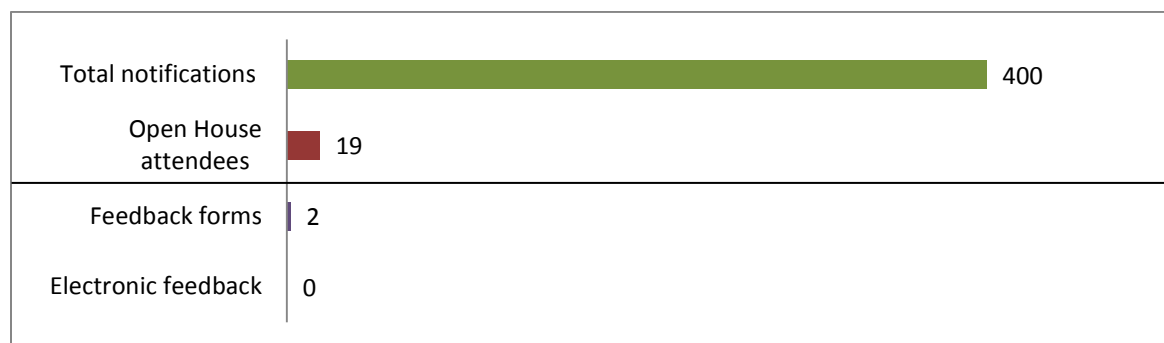
5. Environmental Sustainability

The *Green Buildings Policy for Rezoning*s (amended by Council on June 25, 2014) requires that rezoning applications achieve a minimum of LEED® Gold rating, with targeted points for water efficiency, stormwater management and a 22 per cent reduction in energy cost as compared to ASHRAE 90.1 2010, 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 energy efficiency, and therefore would be eligible for a LEED® Gold rating.

PUBLIC INPUT

Public Notification – A rezoning information sign was installed on the site on March 1, 2016. A total of 400 notifications were distributed within the neighbouring area on or about April 12, 2016. In addition, notification and application information, and an online comment form, were provided on the City's Rezoning Applications webpage (vancouver.ca/rezapps). An open house was held on April 21, 2016. Staff, the applicant team and approximately 19 people attended the open house.

Figure 6 - Public Notification and Responses



Public Response and Comments – Staff received two written responses for this rezoning application, including open house comment sheets and email correspondence. No major issues or concerns were raised.

PUBLIC BENEFITS

In response to City policies concerning changes in land use and density, this application addresses public benefits as follows.

Public Benefits - Required by By-law or Policy

Development Cost Levies (DCLs) – Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and engineering infrastructure.

This site is subject to the Citywide DCL rate which, as of September 30, 2016, will be \$149.73 per m² (\$13.91 per sq. ft.) for new residential or commercial space (other than qualifying for-profit affordable rental housing). On this basis, a DCL on the commercial space (513 m² or 5,521 sq. ft.) of approximately \$76,797 is anticipated.

The applicant has requested a waiver of the DCLs attributed to the for-profit affordable rental housing, in accordance with Section 3.1A of the Vancouver Development Cost Levy By-law. The total floor area eligible for the waiver is 2,485 m² (26,748 sq. ft.). The total DCL that would be waived is estimated to be approximately \$372,065. A review of how the application meets the waiver criteria is provided in Appendix G.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment on September 30 of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as an in-stream application and therefore may be exempt from DCL rate increases for a period of 12 months from the date of DCL By-law rate amendment, provided that it has been submitted prior to the adoption of such DCL By-law rate adjustment. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL rate will apply. See the City's [DCL Bulletin](#) for details on DCL rate protection.

Public Art Program – The *Public Art Policy for Rezoned Developments* requires that rezonings involving a floor area of 9,290 m² (100,000 sq. ft.) or greater allocate a portion of their construction budgets to public art as a condition of rezoning. As the proposed floor area is below the minimum threshold, no public art contribution will arise from this application.

Public Benefits - Offered by the Applicant

Community Amenity Contributions (CACs) – Within the context of the City's Financing Growth Policy, an offer of a Community Amenity Contribution (CAC) to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include either the provision of on-site amenities or a cash contribution towards other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

Rental Housing- The applicant has proposed that all 37 residential units be secured as for-profit affordable rental housing (non-stratified). The public benefit accruing from these units would be their contribution to the City's secured market rental housing stock for the longer of 60 years and the life of the building. Covenants would be registered on title to preclude the stratification and/or separate sale of individual units.

The application includes a variety of unit types and complies with the High Density Housing for Families with Children Guidelines. The proposed rents are equal to the maximum average rents under the DCL By-law. See Figure 4 in the Housing section of this report for more information on unit types, proposed initial rental rates and comparisons with existing rent levels in the area of the rezoning, and estimated costs for similar units.

As the public benefit achieved for this application is for-profit affordable rental housing, no additional CAC is offered in this instance. Real Estate Services staff have reviewed the applicant's financial pro forma and have concluded that , after factoring in the costs associated with the provision of for-profit affordable housing units for the longer of the life of the building or 60 years, no further contribution towards public benefits is necessary in this instance.

See Appendix H for a summary of all of the public benefits for this application.

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, there are no CACs or public art contributions associated with this rezoning.

The site is subject to the Citywide DCL and it is anticipated that the commercial component of the project will generate approximately \$76,797 in DCLs. The residential component of the project qualifies for a DCL waiver under Section 3.1A of the Vancouver DCL By-law and the value of the waiver is estimated to be approximately \$372,065.

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

CONCLUSION

Staff have reviewed the application to rezone the site at 2894 East Broadway from C-1 to CD-1 to increase the allowable density and height, permit a reduction in parking and a DCL waiver, thereby facilitating development of a building with 37 for-profit affordable rental housing units with retail at-grade, and conclude that the application is consistent with the Secured Market Rental Housing Policy. If approved, this application would make a contribution to the achievement of key affordable housing goals of the City. The proposed form of development represents an appropriate urban design response to the site and is supportable. The Acting General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a public hearing, together with a draft CD-1 By-law generally as set out in Appendix A, and that, subject to the public hearing, the application including the form of development as shown in the plans in Appendix F, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

2894 East 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) Dwelling Uses, limited to Dwelling Units in conjunction with any of these uses listed in this By-law;
 - (b) Retail Uses, limited to Grocery or Drug Store, Retail Store, Farmers' Market, and Small-scale Pharmacy;
 - (c) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Studio, Repair Shop - Class B, Restaurant - Class 1, Neighbourhood Public House, and Print Shop;
 - (d) Institutional Uses, limited to Child Day Care Facility, Social Service Centre, Community Care Facility;
 - (e) Office Uses;
 - (f) Cultural and Recreational Uses, limited to Artist Studio, Billiard Hall, Bowling Alley, Club, and Fitness Centre;

- (g) Utility and Communication Uses, limited to Public Utility and Radiocommunication Station; and
- (h) 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 and Density

- 4.1 Computation of floor space ratio must assume that the site consists of 1,115 m², 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 2.69.
- 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.
- 4.4.1 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, except that the total area of all such exclusions must not exceed 8% of the residential floor area being provided;
 - (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
 - (c) 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, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
 - (d) amenity areas, recreational facilities and meeting rooms accessory to a residential use, to a maximum of 10% of the total permitted floor area; and
 - (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² for a dwelling unit,

there will be no exclusion for any of the residential storage area above base surface for that unit.

4.5 Computation of floor area may exclude:

- (a) where floors are used for off-street parking and loading, those floors or portions thereof so used which are above the base surface, provided that:
 - (i) the grade of the floors is no more than 1.5 m above the base surface at any given point;
 - (ii) the area is located within the westerly 20 m of the site; and
 - (iii) the maximum exclusion for a parking space shall not exceed 7.3 m in length.
- (b) enclosed residential balconies, if the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, except that:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions must 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.

4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any use other than that which justified the exclusion.

Building Height

5. Building height, measured from base surface, must not exceed 14.8 m (48.6 ft).

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 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 7.2 must be horizontally from the centre of the bottom of each window.
- 6.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement 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.

- 6.5 An obstruction referred to in section 7.2 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 7.1 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 m².

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

* * * *

2894 East 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 Gair Williamson Architects Inc. and stamped "Received City Planning Department, December 16, 2016", subject to the following conditions, provided that the Director of Planning 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 Director of Planning who shall have particular regard to the following:

Urban Design

- 1. Design development to improve architectural expression including any of the following possible explorations:
 - (i) further articulation of the tectonic massing concepts;
 - (ii) penthouse roof forms;
 - (iii) relationship to the immediate context;
 - (iv) expression of north east corner with respect to visual prominence at the intersection; and
 - (v) treatment of blank, unfinished concrete and block walls.
- 2. Design development of at grade relationship to public realm.

Note to Applicant: This may be achieved by improving visual and physical connections for retail at grade or by mitigating the impact of blank exposed concrete walls with building articulation, landscape buffering and higher level of detail and materiality.
- 3. Design development of fifth level to improve unit design with respect to horizontal angle of daylight access.

Note to Applicant: This may be achieved by moving or rotating the Level 5 two-storey volumes above units 408 and 415 further to the south.

4. Provision for future below grade parking access to lot immediately adjacent on the south.

Note to Applicant: This may be achieved with a knock-out panel located on the south wall of the below grade parking level. See Engineering Condition (c) 6.

5. Provision of details to maintain the high-quality materials indicated and as necessary to sufficiently describe the intended expression of the building.

Crime Prevention through Environmental Design (CPTED)

6. Design development to consider the principles of CPTED, having particular regard for:
 - (i) theft in the underground parking;
 - (ii) residential break and enter;
 - (iii) mail theft; and
 - (iv) mischief in alcoves and vandalism, such as graffiti.

Sustainability

7. Confirmation of the building's sustainability performance as required by the Green Buildings Policy for Rezonings, including achieving Gold certification under LEED® For Homes - Multi-family Mid-rise with a minimum of 14 Energy and Atmosphere (EA) points, 1 water efficiency point and 1 storm water point or surface water management point.

Note to Applicant: Submit a LEED® checklist and a sustainable design strategy outlining how the proposed points will be achieved, along with a receipt including registration number from the CaGBC, as a part of the Development Permit application. The checklist and strategy should be incorporated into the drawing set. A letter from an accredited professional confirming that the building has been designed to meet the policy and application for certification of the project will also be required under the policy.

Landscape Design

8. Design development to locate site utilities and vents onto private property, integrated discreetly into the building, avoiding landscaped and common areas.
9. Grades, retaining walls, walkways and structural elements, such as underground parking, designed to provide maximum plant growing depth (exceed BCLNA Landscape Standard).
10. Note to Applicant: Variations in the slab may be required in combination with appropriate growing medium. In the horizontal plane, soils should be

contiguous, wherever possible. Planters on slab located on upper levels should exceed BCLNA planting depths and strive to maximize soil volumes and planter widths.

11. Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 square feet;
12. Subject to review at the development permit stage, vegetation (shrubs) proposed at the base of the building and on city property may not be appropriate.
13. At time of development permit application:
 - (i) Provision of a detailed Landscape Plan illustrating common and botanical name, size and quantity of all existing/proposed plant material.

Note to Applicant: Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. The landscape plan should include all exterior hard and soft surface elements (site furniture, gates, fences, surfaces, screens, walls), the public realm treatment (to the curb) and all existing or proposed street trees, adjoining landscaping/grades and public utilities such as lamp posts, hydro poles, fire hydrants.

- (ii) Provision of large-scale, dimensioned, architectural and landscape sections [typical] through planted areas, including the slab-patio-planter relationship, common areas and upper levels.

Note to Applicant: The sections should include the slab, planters, planter materials, tree stem, canopy and root ball.

- (iii) Provision of a partial irrigation plan.

Note to Applicant: The irrigation plan should illustrate hose bibs for patios and amenity areas. Include a highlighted, bolded note on the plans, "high efficiency irrigation to be provided for all planted areas and hose bibs for all patios and common areas greater than 100 square feet".

- (iv) Provision of new street trees adjacent to the development site.

Note to Applicant: Street trees to be shown on the development permit plans and confirmed prior to the issuance of the building permit. 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 as follows, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of

good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in depth. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

Engineering

14. Correct the legal description on page A0.01. It should read "Lot E, Block 2, South ½ of Section 35, THSL, Plan 20664".
15. Clarification if canopies or awnings are proposed over the property lines and if so submission of a canopy/awning application is required.
16. Confirmation from the effected utility companies that the proposed hydro pole relocations and removals are achievable. Written confirmation from the utility companies is required.
17. Clarification of the garbage pick-up operations, are the commercial bins to have direct access to the lane or be passed through the residential space and then out to the lane for pick up.
18. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The following items are required to meet provisions of the parking by-law and the parking and loading design supplement:

- (i) Provision of an improved plan showing the main parking ramp on one drawing.
19. Modification of the parking ramp design.

Note to Applicant: The following must be addressed:
 - (i) The slope must not exceed 10% for the first 20 ft. from the property line;
 - (ii) The slope must not exceed 12.5% after the first 20 ft. from the property line. 15% slopes may be acceptable if 7.5% to 10% transition ramps are provided for at least 4 m in length; and
 - (iii) Ramps which have a 15% slope and are exposed to weather must be heated.
 20. Provision of dimensions and design elevations on both sides of the parking ramp at all breakpoints, through the loading bay, the parking layout and at all entrances.

Note to Applicant: This is to calculate the slope and crossfall.

21. Provision of 2.9 m width by 5.5 m length for the shared vehicle parking space is required.

Note to Applicant: The proposed shared vehicle space 1 shown on drawing A2.00 measures 2.4 m x 4.6 m.

22. Provision of additional parking stall width for stalls adjacent to walls as per the Parking By-law. Some examples of spaces are Commercial stall 2, 5 and Residential stall 22.

Note to Applicant: Consider realigning bulk store #11 and #12 to achieve additional stall width for parking space #22.

23. Excessive column encroachment on disability space #13.

Note to Applicant: A maximum column encroachment of 0.15 m (6 inches) is permitted into any stall as per the Parking and Loading Design Guidelines.

24. Provision of minimum vertical clearances for the main ramp, security gates, and loading bays.

Note to Applicant: A section drawing is required showing elevations, and minimum vertical clearances dimensioned on the drawing. The vertical clearance for the Class B loading overhead door measures 9 inches on drawing A3.02, West (Laneway) Elevation.

25. 2.3 m of vertical clearance is required for access and maneuvering to all disability spaces.

26. 3.5 m of vertical clearance is required for one Class B loading space and maneuvering.

27. The slope of the Class B loading bay must not exceed 5%.

Note to Applicant: A slope of 12% is shown on drawing A2.01

28. Provide a standard load throat for the Class B loading and show on plans.

29. Clarification of the Class A bicycle parking spaces as space #16, 17 and 18 are missing from the bicycle parking room shown on drawing A2.01. Only 44 Class A bicycle parking spaces are provided.

30. Provision of automatic door openers on the doors providing access to the bicycle room(s).

31. Relocate Class B bike racks on drawing A2.01 as bicycles parked at the racks encroach onto the 4.5 m pedestrian setback zone.

32. Notes to Applicant regarding bus shelter relocation:

The developer will be responsible for all costs including but not limited to:

- (i) Removal and re-installation of the bus shelter;
- (ii) Rebar cage installation by Outfront Media at the sidewalk forming stage of construction;
- (iii) Developer to coordinate with the City of Vancouver and Outfront Media for bus shelter removal and re-installation;
- (iv) Provision of a minimum of 4 weeks notice for removal of the bus shelter. Excavation for shelter foundation requirements to satisfaction of Outfront Media, please contact Marc Freeman at 604.830.6247; and
- (v) The developer will be required to liaise with Outfront Media prior to the scheduling of sidewalk concrete pour to coordinate installation of the bus shelter foundation. Four weeks notice to be provided. Contact Marc Freeman at 604.830.6247.

Housing Policy and Projects

33. That the proposed unit mix for family units: 22% two-bedroom and 8% three-bedroom units, be included in the Development Permit drawings.

Note to Applicant: Any changes in unit mix from the proposed rezoning application shall be to the satisfaction of the Director of Planning.

34. The building is to comply with the High Density Housing for Families with Children Guidelines, and include a common amenity room with kitchenette and accessible washroom.

Note to Applicant: Indoor and outdoor common amenity areas should be adjacent to one another and have direct visual and physical connection between them.

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, Urban Design and Sustainability (or successor in function), the General Manager of Engineering Services and the General Manager of Community Services (or successor in function), as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Provision of building setback and a surface Statutory Right Of Way (SRW) to achieve a 4.5 m distance from the back of the City curb to the building face along East Broadway and Renfrew Street except that provision of building setback and surface SRW to achieve a 5.5 m distance from the back of the City curb to the building face around the relocated Transit Shelter on Renfrew Street. The required SRW agreement must accommodate the underground parking, the balconies on levels 2 to 4, and some minor roof elements within the SRW area. A legal survey of the existing dimension from the back of the City curb to the existing property line is required to determine the final setback/SRW dimensions.

Note: Remove all door swings and class B bicycle parking that encroach into the SRW.

2. Enter into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of 1 Shared Vehicle(s) and the provision and maintenance of 1 Shared Vehicle Parking Space(s) for use exclusively by such Shared Vehicle on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:
 - (i) Provide 1 Shared Vehicle(s) to the development for a minimum period of 3 years;
 - (ii) Enter into an agreement with a Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicle(s);
 - (iii) Provide and maintain the Shared Vehicle Parking Space(s) indefinitely for use exclusively by such shared vehicles;
 - (iv) Make arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Space(s);
 - (v) Provide security in the form of a Letter of Credit for \$50,000 per Shared Vehicle; and
 - (vi) Registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may require and including covenants under section 219 of the Land Title Act of British Columbia, a statutory right of way, and/or other security satisfactory to the Director of Legal Services, securing these conditions.

- (vii) Provision of a letter of commitment from a car share company indicating their willingness to supply car share vehicles on the site at building occupancy.

Note to Applicant: Shared vehicle parking spaces are required to be a minimum width of 2.9 m.

- 3. Provision of a Services Agreement to detail the on-site 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. No development permit for the site will be issued until the security for the services are provided.
 - (a) Provision of improved transit stop service on Renfrew Street adjacent to the site by relocation of the transit shelter and bus stop ID location. Improvements to include all sidewalk adjustments and utility relocations to accommodate the changes.
 - (b) Provision of new curb and gutter adjacent the site, on Broadway and to the south edge of the existing driveway crossing on Renfrew Street.
 - (c) Provision of improved curb ramps and curb return at the Renfrew Street/Broadway corner adjacent the site.
 - (d) Provision of new sidewalk adjacent the site consisting of; 1.35 m exposed aggregate front utility strip, standard 4 piece tree surrounds and the remainder CIP concrete sidewalks complete with broom finish and saw cut joints.
 - (e) Provision of a standard concrete lane crossing at the lane west of Renfrew Street on the south side of Broadway.
 - (f) Relocation of the existing traffic signal kiosk at the Renfrew Street/Broadway corner so that it does not conflict with the new sidewalk alignments proposed for the site.
 - (g) Provision of improved street lighting adjacent to the site, to current standards including LED lighting where applicable.
 - (h) Provision of pedestrian countdown timers for the signal at East Broadway/ Renfrew Street.
 - (i) Provision of lane paving adjacent the site.
 - (j) 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.

- (k) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. The current application lacks the details to determine if sewer main upgrading is required. Please supply project details including floor area, projected fixture counts and other details as required by the City Engineer to determine if sewer 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 sewer system upgrading that may be required.
- 4. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non BC Hydro Kiosks) are to be located on private property with no reliance on public property for placement of these features. 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.
- 5. Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for provision of a shared (parkade) access agreement between the development site and the adjacent property to the south at 2543 Renfrew Street (Lot 17 Block 2 South 1/2 Of Section 35 Town of Hastings Suburban Lands Plan 2059) to secure access to underground parking within the future development on Lot 17. See Urban Design Condition 4.

Housing

- 6. Make arrangements to the satisfaction of the General Manager of Community Services (or successor in function) and the Director of Legal Services to enter into a Housing Agreement securing all residential units as for-profit affordable rental housing units pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law for the longer of 60 years or life of the building, and subject to the following additional conditions:
 - (i) A no separate-sales covenant;
 - (ii) A no stratification covenant;

- (iii) That none of such units will be rented for less than one month at a time; and
 - (iv) That a rent roll be provided indicating the agreed initial monthly rents for each rental unit.
7. That the average initial starting monthly rents for each unit type will be at or below the following proposed starting rents subject to adjustment as contemplated by the Vancouver Development Cost Levy-By-law:

Unit Type	2894 E Broadway Proposed Average Starting Rents
Studio	\$1,260
1-bedroom	\$1,675
2-bedroom	\$2,084
3-bedroom	\$2,606

8. That a final rent roll be provided, prior to issuance of an occupancy permit, to the satisfaction of General Manager of Community Services (or successor in function) and the Director of Legal Services, that reflects the agreed initial monthly rents as of occupancy in order to address potential changes in unit mix and/or sizes between the rezoning and development permit issuance, and to allow for the rents to be increased annually from the time of the public hearing to initial occupancy, as per the maximum increases authorized by the Vancouver Development Cost Levy By-law.
9. Such other terms and conditions as the General Manager of Community Services (or successor in function) and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

Soils

10. If applicable:
- (i) Submit a site profile to the Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team);
 - (ii) As required by the Manager of Environmental Planning 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
 - (iii) If required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, 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, the General Manager of Engineering Services 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 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 to Applicant: 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.

* * * * *

2894 East Broadway
DRAFT CONSEQUENTIAL AMENDMENTS

SIGN BY-LAW NO. 6510

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

"2894 East Broadway [CD-1 (#)] [By-law #] B (C-1)"

NOISE CONTROL BY-LAW NO. 6555

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

"[CD-1 (#)] [By-law #] 2894 East Broadway"

* * * * *

2894 East Broadway
URBAN DESIGN ANALYSIS

URBAN DESIGN PANEL

The Urban Design Plan reviewed the application on May 4, 2016 and supported it on May 18, 2016.

EVALUATION: SUPPORT (5-0)

1. Introduction:

The Rezoning Planner Rachel Harrison introduced the project. The site is in Renfrew-Collingwood neighbourhood, on the southwest corner of Renfrew Street and East Broadway. The site is currently zoned C-1 and is occupied by a single-storey commercial building. At the intersection, north and northeast are sites also zoned C-1 having single storey commercial buildings. To the east, across Renfrew St. is the four storey Broadway Tech Park, zoned CD-1. Immediately adjacent to the south, is a single C-1 parcel with a two-storey commercial building. Beyond this the surrounding context is zoned RS-1 and characterized by single-family residential pattern of development. Two blocks south is the Renfrew Skytrain Station and the Grandview-Boundary mixed employment area.

The application falls under the Secured Market Rental Policy, which allows for C-1 sites to be considered for rezoning and assume a C-2 form of development. The proposed development is for a five-storey building with commercial use on the ground level with residential above, having 37 secured market rental units. In addition, 26% of the units provided will have two or three-bedrooms. One level of below grade parking is provided with entry access off the lane in the southwest corner of the site.

The Development Planner, Allan Moorey introduced the site as having a significant slope with a cross-fall of 12 ft. The site measures 102 ft. by 122 ft. with a total area of 11,990 sq. ft. The proposed FSR is 2.65 or a total density of 31,820 sq. ft. This compares with the C-1 base zoning of 1.20, or 14,390 sq. ft., and is slightly over the maximum C-2 limit of 2.5 FSR.

The proposed building is five-storeys and generally complies with the C-2 maximum height limit of 45 ft. The proposed development adheres to the required C-2 setbacks with the exception of a partial relaxation of the uppermost 15 ft. rear yard setback, at Level 4. This was afforded because of the north/south building orientation and the resulting shadow performance on adjacent RS-1 residential across the lane. Morning shadows are generally confined to the lane, midday Broadway and late afternoon, to the intersection of Broadway and Renfrew St. The Level 4 setback at the northwest building corner would have no enhanced effect. However, the full setback is observed at the south building end to align with the anticipated profile of future C-1 development, to the south, along the lane.

Three CRU's are proposed at grade and these are of the desired 'fine grain' in size. The primary residential entry is located mid-building along Renfrew Street. Loading and utility service spaces are located off the lane in the northwest corner of the site. Common access outdoor space, having southwest exposure is collocated with an

amenity room on Level 2. This outdoor space is supplemented by limited access, private roof decks on Level 4.

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

1. Does the Panel support the proposed height, density, and form of development?

- **Applicant's Introductory Comments:**

The applicant introduced the project as having a frontage on the steeply sloping Renfrew Street side, which is the reason for complex setbacks and geometry on the development. Due to the steep slope, the building had to be stepped and the applicant had to add setbacks at the rear portion of the site. The parkade access and parking as well as how to have internal organization at the ground level to facilitate the commercial units to have access to loading, garbage, as well as an entryway. One of the commercial units at the lowest point is 12 ft. lower than the top portion of the site.

There is an intermediate level, with a lower ceiling height, which is the resident's entry. The floorplate was stepped to allow CRUs above, which allows the internal units to have access to the loading and other levels. The lane has parking and loading access. There is a shared outdoor amenity space connected to the indoor space located on the second level, instead of the roof, due to concerns about overlook to neighbours. There is rooftop outdoor space that is setback far enough from the parapets and eaves that there is no direct overlook. A few of the balconies do have overlook, but balcony guards with side panels and frosted windows were proposed for light and privacy.

The layout of the units includes single floor two-bedroom and single floor studio apartments, two-storey loft style apartments, and family units with outdoor space on the rooftop to accommodate a broad range of market types. The parkade provides parking more for the Rental 100 Hundred Program, and there is a lift proposed in the lobby for parking stalls used for visitors. There is a lack of parking in the neighbourhood, so parking was implemented. There is a transformer vault located on the site, as well as a 50 ft. blank wall. The intention was to have the elevation continuous to the floor plane.

A concrete plinth would be at the base of the building, and the street face would be brick. The rest would be composite siding wrapping the top level at the laneway face. A lighter colour is proposed on the laneway side, and metal cornice and a glass canopy is proposed. The density should be moving east over time due to the Skytrain development. There should be pedestrian life on the Broadway area. There is no new Community Plan planned for the Broadway area at the site, and there is nothing under the rezoning plan specific to higher density.

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

- The concept should have a stronger relationship to the context and demonstrate livability and sustainability of design on main arterials
- The massing concept needs development to achieve clarity

- The penthouses should have a stronger expression even if it means small intrusions into the height envelope
- Common amenity on the roof should be considered with elevator access (accepting the over-height elevator run)
- Exploration of massing alternatives (single block, double block) to respond to the corner site of the existing context
- Development of the materiality and tectonics of the building to suit residential/mixed use on a corner site on an arterial
- Development of the retail and residential entry with a stronger, more inviting street presence
- Development of the service area, parking entry and common amenity areas off the lane to mitigate the impact on the adjacent single family houses
- More extensive use of brick to soften the corner mass, lane elevation, and bunker image at grade

- **Related Commentary:**

Overall the Panel supported the height and density for the proposal. The area requires new rentals in the future, so the development is welcomed. There is a lack of policy context for a bigger change, but it is difficult to provide due to the lack of policy, furthermore there should be a city wide strategy on C-1s for rental developments. The loft form for rentals and other different forms of residential are supported. The presentation was lacking contextual information to support a rezoning. The rationale for the building expression and massing concept was unresolved.

The amenity space should be on the roof according to the Panel, even at the expense of bedrooms and or an over-height elevator shaft. The amenity space provided is not usable, and rental building amenity space is important. Furthermore, the amenity space has a view across the lane, which causes overlook issues. The expression of the balconies on Broadway is not appropriate to this busy arterial road context, and also another Panel member thought the balconies in the front should be more private.

The scale of the building is a 'two box design', and it could be articulated better to bring it down to the neighbourhood scale. The services (loading bay, parking entry, etc.) are next to the single family house in the lane, and the treatment of the service area in that location should be re-considered. The commercial addition is supported. There should be rooftop decks if possible, for residents on the north or south sides of the penthouse. A Panel member recommended building benches or seating outside. The lobby has a convoluted plan at the ground floor. The northwest corner needs improvement. The Broadway edge has been neglected according to a Panel member. The penthouse expression was underwhelming, according to another Panel member and should take on a more integrated wall and roof form even if it projects slightly through the height envelope.

A Panel member suggested the massing concept should be one block instead of two blocks. A Panel member suggested concrete buildings look unfinished, and recommended considering more brick. In particular, the use of brick around the

lane is recommended. A Panel member did not support the design of the west elevation wall because it is facing the single family neighbor's house. Details around the base of the building could have an unexpected quirkiness to enhance the pedestrian/people friendly quality of the building at street[s] level. The materiality should be more modern, with more articulation, and the scale considered. The 'neighbourliness' should continue to the lane. The pedestrian realm should be refined because it is not 'friendly'. There should be more streetscape character, such as benching or banding to break up the space. Sustainability standards are satisfied.

The Panel noted the absence of a registered architect during the presentation. Registered architects are required during architectural presentations due to professional AIBC ByLaws. The Panel discussed abstaining from a vote of support or non-support. The panel decided they could not go forward with a vote, and decided instead to defer their vote until the next presentation when an architect would be present

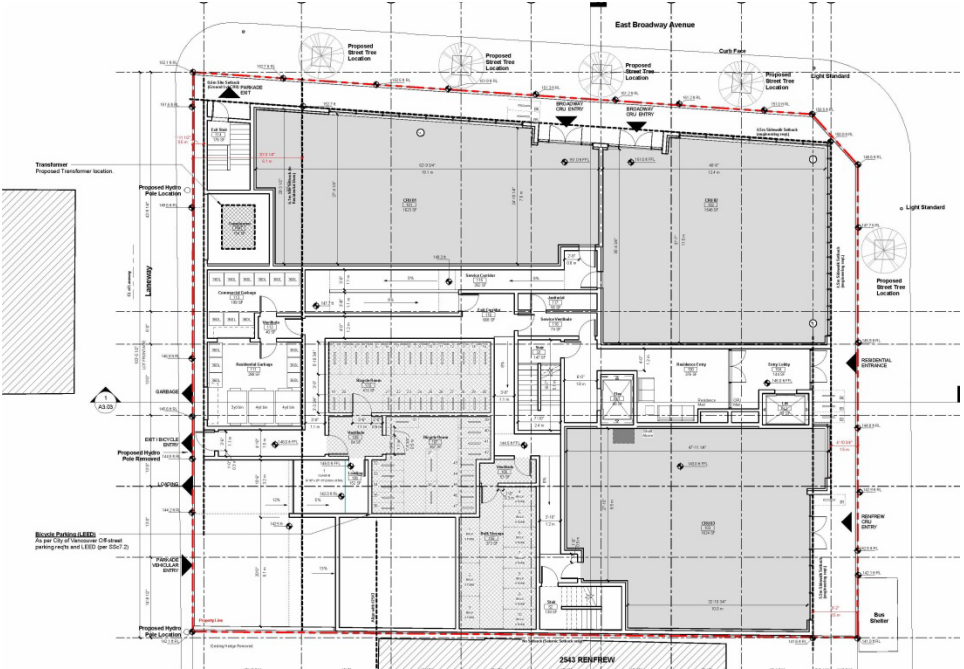
- **Applicant's Response:** the applicant thanked the Panel and mentioned he would pass on the message to his firm regarding the requirement for a registered architect to be present.

On May 18, 2016, the Chair summarized the panel's commentary from the May 4, 2016 meeting.

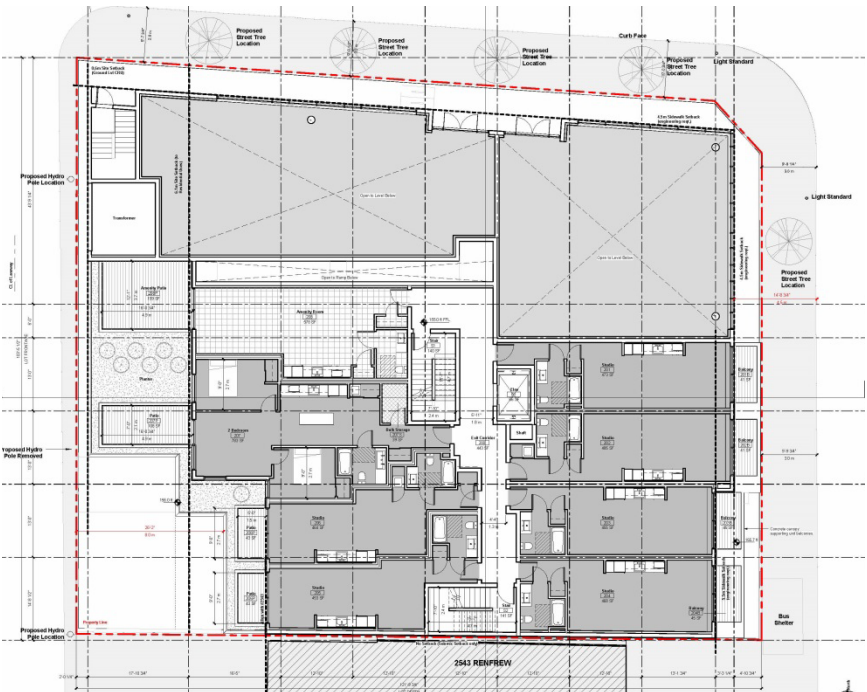
- **Panel's Consensus on Key Aspects Needing Improvement:**
 - The concept should have a stronger relationship to the context and demonstrate livability and sustainability of design on main arterials
 - The massing concept needs development to achieve clarity
 - The penthouses should have a stronger expression even if it means small intrusions into the height envelope
 - Common amenity on the roof should be considered with elevator access (accepting the over-height elevator run)
 - Exploration of massing alternatives (single block, double block) to respond to the corner site of the existing context
 - Development of the materiality and tectonics of the building to suit residential/mixed use on a corner site on an arterial
 - Development of the retail and residential entry with a stronger, more inviting street presence
 - Development of the service area, parking entry and common amenity areas off the lane to mitigate the impact on the adjacent single family houses
 - More extensive use of brick to soften the corner mass, lane elevation, and bunker image at the north west corner at grade
- **Related Commentary:** The panel declined to give commentary beyond what was given at the Urban Design Panel meeting on May 4th, 2016.
- **Applicant's Response:** The applicant team declined to give a response.

2894 East Broadway FORM OF DEVELOPMENT

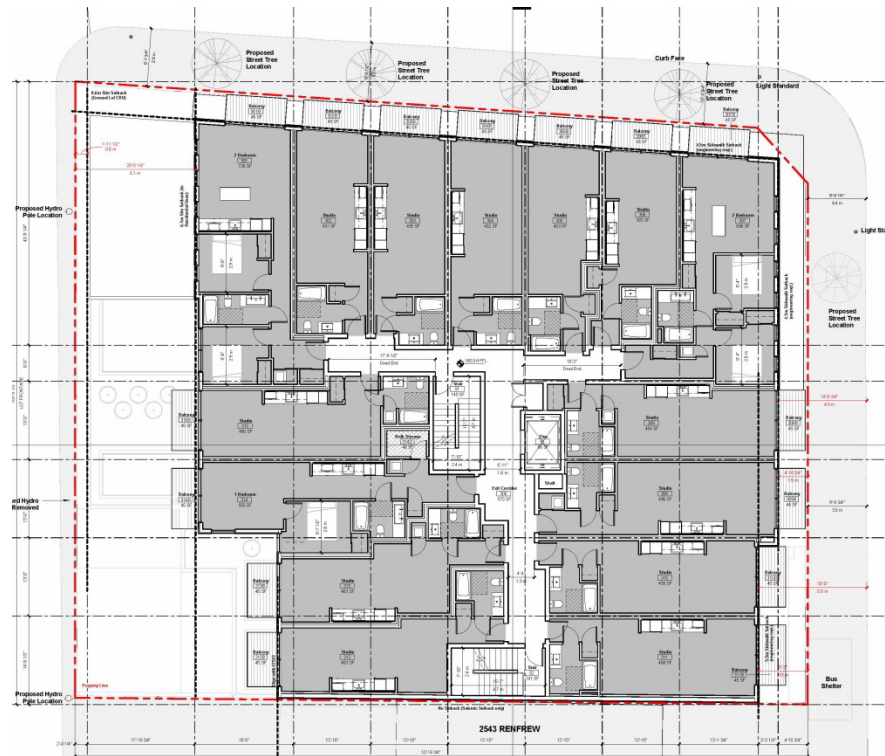
Ground Floor Plan



Second Floor Plan



Third Floor Plan



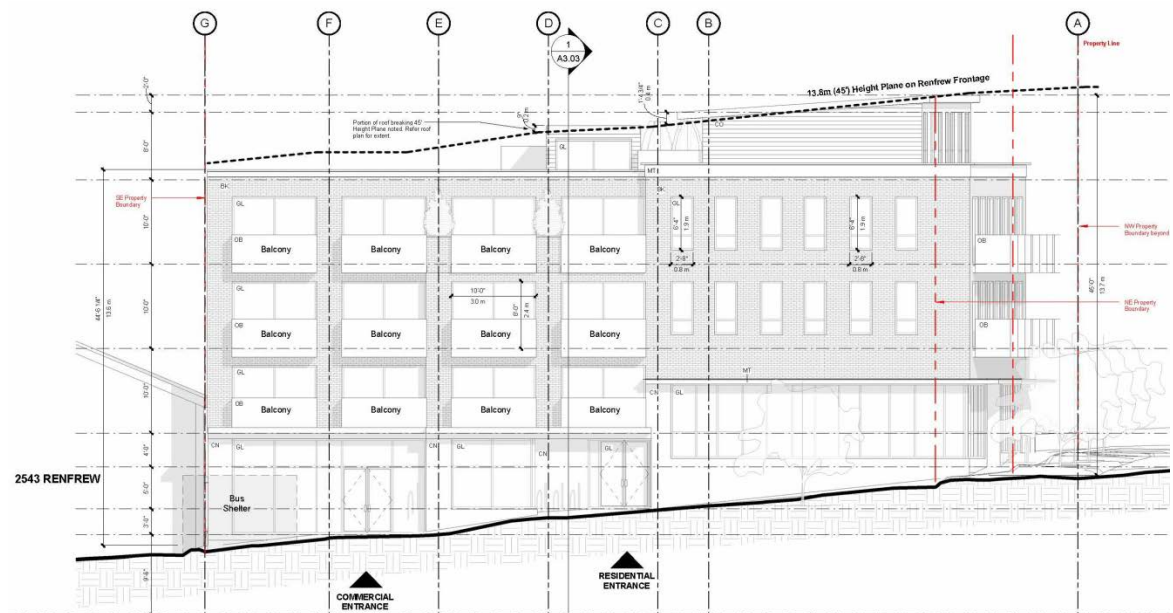
Fourth Floor Plan



Partial Fifth Floor



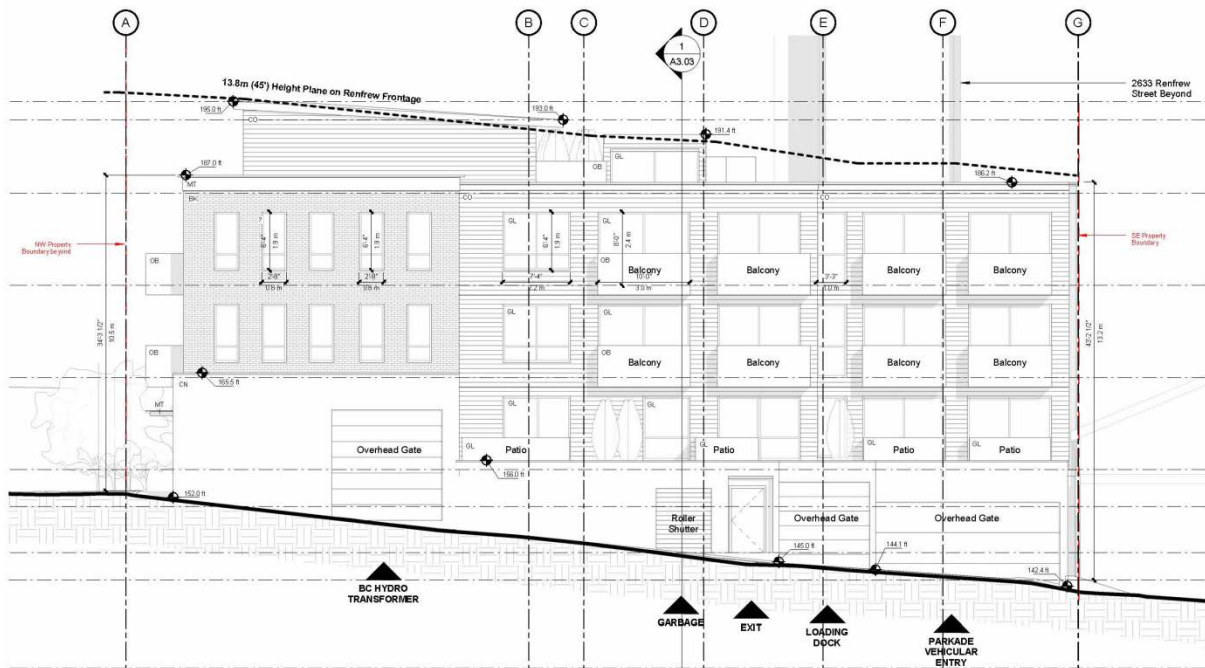
East (Renfrew) Elevation



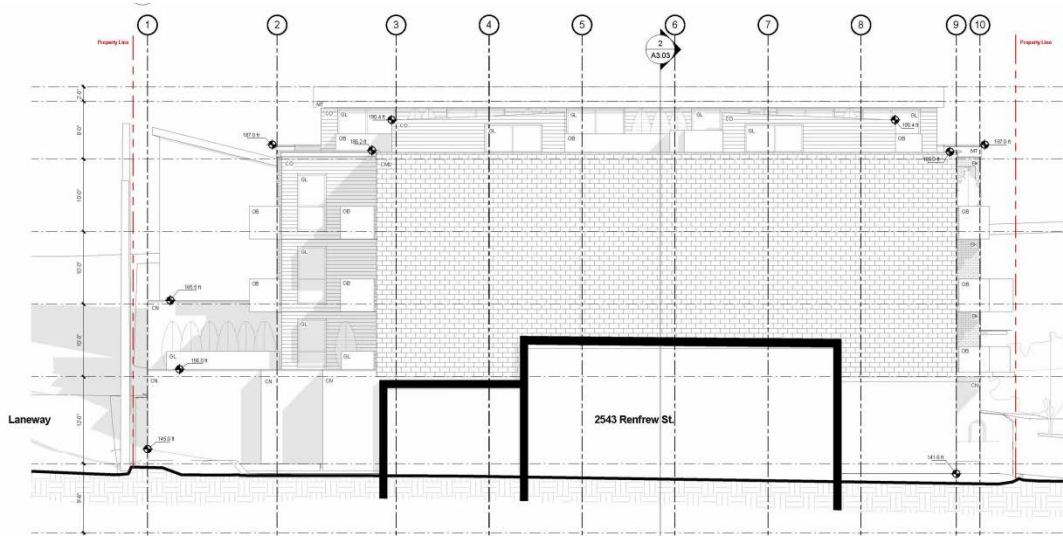
North (Broadway) Elevation



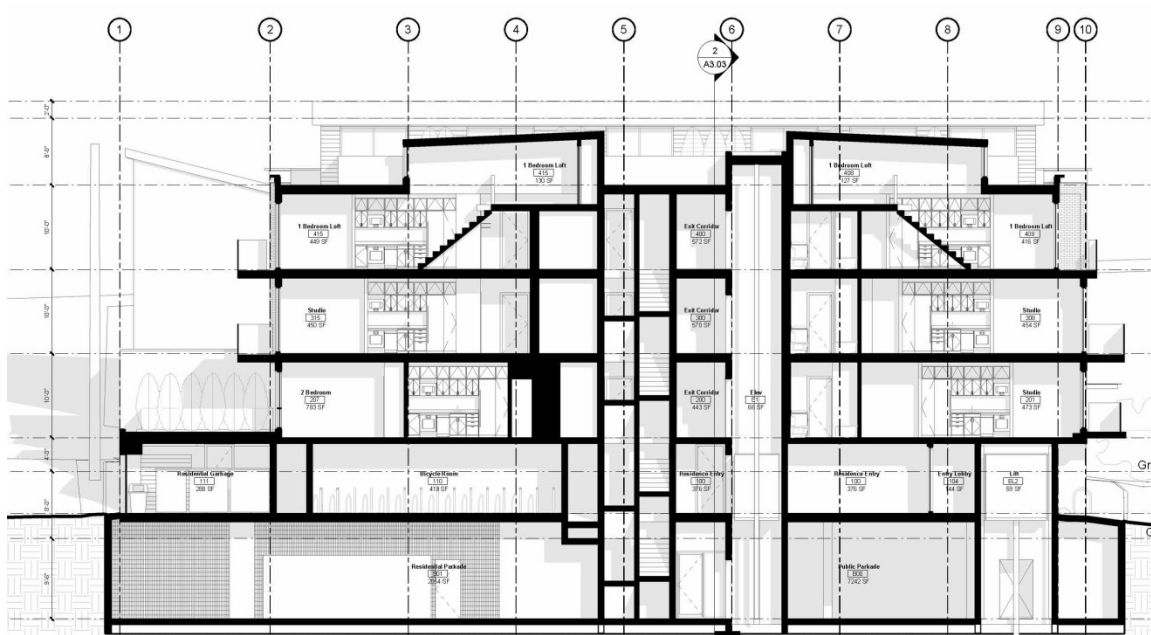
West (Lane) Elevation



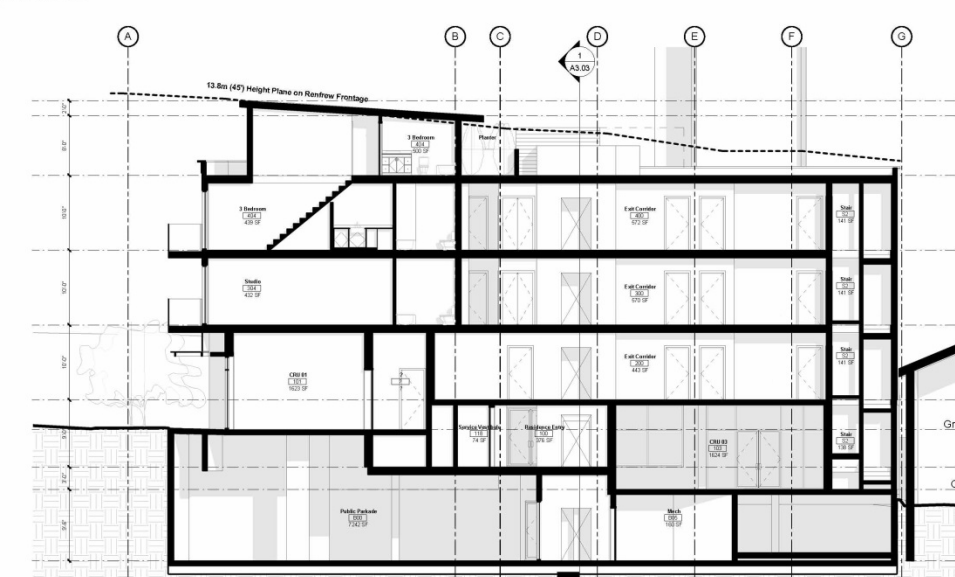
South Elevation



Longitudinal Section



Transverse Section



2894 East Broadway
DEVELOPMENT COST LEVY WAIVER ANALYSIS

To qualify for a waiver of the Development Cost Levy (DCL) for the residential floor space, the application must meet the criteria set out in the relevant DCL By-law under Section 3.1A. This application qualifies as outlined below.

- (a) All dwelling units proposed in the building will be secured as rental through the Housing Agreement called for under rezoning condition (c) 7 in Appendix B.
- (b) None of the proposed dwelling units will be strata units, as required through the Housing Agreement.
- (c) The average size of the proposed dwelling units will not be greater than specified in the DCL By-law.

Unit Type	Number of Units Proposed	DCL By-law Maximum Average Unit Size	Proposed Average Unit Size
Studio	24	42 m ² (450 sq. ft.)	42 m ² (448 sq. ft.)
One-Bedroom	2	56 m ² (600 sq. ft.)	53 m ² (565 sq. ft.)
Two-Bedroom	8	77 m ² (830 sq. ft.)	67 m ² (720 sq. ft.)
Three-Bedroom	3	97 m ² (1,044 sq. ft.)	89 m ² (958 sq. ft.)

- (d) The average initial rents for the proposed dwelling units do not exceed rents specified in the DCL By-law.

Unit Type	Number of Units Proposed	East Area DCL By-law Maximum Average Unit Rent*	Proposed Average Unit Rent
Studio	24	\$1,260	\$1,260
One-Bedroom	2	\$1,675	\$1,675
Two-Bedroom	8	\$2,084	\$2,084
Three-Bedroom	3	\$2,606	\$2,606

*Both the maximum and proposed rents are subject to annual adjustment as per the DCL By-law.

- (e) The proposed construction cost for the residential floor area does not exceed the maximum specified in the DCL By-law.

DCL By-law Maximum Construction Cost	Proposed Construction Cost
\$2,691 per m ² (\$250 per sq. ft.)	\$2,009 per m ² (\$186.63 per sq. ft.)

- (f) By way of the Housing Agreement, the tenure of the housing will be secured as rental for the longer of the life of the building and 60 years, and the initial rents at occupancy will be secured to meet the averages set out under (d) above.

2894 East Broadway
PUBLIC BENEFITS SUMMARY

Project Summary:

Five-storey mixed-use building with commercial retail units at grade and market rental units above.

Public Benefit Summary:

The proposal would provide 37 dwelling units secured as for-profit affordable rental housing for the life of the building or 60 years, whichever is longer.

	Current Zoning	Proposed Zoning
Zoning District	C-1	CD-1
FSR (site area = 1,115 m ² / 11,996 sq. ft.)	1.20	2.69
Floor Area (sq. ft.)	14,395	32,269
Land Use	Commercial/Residential	Commercial/Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (Citywide)	\$191,597	\$76,797
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Affordable Housing		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$191,597	\$76,797

Other Benefits (non-quantified components):

37 units of rental housing secured for the longer of the life of the building or 60 years.

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the Citywide DCL, revenues are allocated into the following public benefit categories: Engineering (22%); Replacement Housing (32%); Parks (41%); and Childcare (5%).

2894 East Broadway
APPLICANT AND PROPERTY INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
2894 East Broadway	002-907-763	Lot E, Block 2, South 1/2 of Section 35 Town of Hastings Suburban Lands Plan 20664

Applicant Information

Applicant/Architect	Gair Williamson Architects Inc.
Developer/Property Owner	1009513 B.C. Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	C-1	CD-1
Site Area	1,115 m ² (11,996 sq. ft.)	1,115 m ² (11,996 sq. ft.)
Land Use	Commercial Residential	Commercial & Residential
Maximum FSR	1.20	2.69
Maximum Height	10.7 m (35 ft.)	14.8 m (48.6 ft.)
Floor Area	1,338 m ² (14,395 sq. ft.)	Total: 2,998 m ² (32,269 sq. ft.) Residential: 8,153 m ² (26,748 sq. ft.) Commercial: 513 m ² (5,521 sq. ft.)
Parking, Loading and Bicycle Spaces	As per Parking By-law	As per Parking By-law