



POLICY REPORT

Report Date: April 17, 2018
Contact: Kent Munro
Contact No.: 604-873-7135
RTS No.: 12516
VanRIMS No.: 08-2000-20
Meeting Date: May 1, 2018

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 1619-1651 East Broadway

RECOMMENDATION

- A. THAT the application by IBI Group Architects, on behalf of Jameson Development Corp. and 0923172 B.C. Ltd., the registered owners, to rezone:
- 1619 East Broadway [*Lots 9 and 10, both of Lot 2, West 1/2 of Block D of Block 154, District Lot 264A, Plans 1680 and 1771; PIDs: 014-472-635 and 014-472-643 respectively*]; and
 - 1651 East Broadway [*The West 30 feet of Lot 7 and Lot 8, both of Lot 2, West 1/2 of Block D of Block 154, District Lot 264A, Plans 1680 and 1771; PIDs: 014-472-651 and 014-472-627 respectively*],

from RM-4N (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to permit a 10-storey mixed-use building consisting of commercial use at grade and 85 residential units above, comprised of a mixed-tenure of secured market rental and strata-titled housing, at a maximum floor space ratio (FSR) of 4.0 and height of 33.2 m (109 ft.), be referred to public hearing together with:

- (i) plans prepared by IBI Group Architects, received May 4, 2017;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- (iii) the recommendation of the 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 property owner(s) and their mortgagee(s) 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 the Sign By-law to establish regulations for this CD-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 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 amending by-law.

- E. THAT Recommendations A to 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 1619-1651 East Broadway from RM-4N (Multiple Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of a 10-storey mixed-use development with commercial use at grade and 85 residential units above, comprised of a mixed tenure of secured market rental and strata-titled housing.

Staff have assessed the application and conclude that it meets the intent of the *Grandview-Woodland Community Plan*, which has recognized that access to the city's and the region's most significant transit hub presents an exceptional opportunity for people to live within a complete neighbourhood. If approved, the application is anticipated to contribute 37 net new secured market rental housing units to the City's affordable housing goals as identified in the *Housing Vancouver Strategy*. 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 and guidelines for this site include:

- Grandview-Woodland Community Plan (2016)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Rental Housing Stock Official Development Plan (2007, last amended 2014)
- Tenant Relocation and Protection Policy and Guidelines (2015)
- Green Buildings Policy for Rezoning (2010, last amended 2017)
- Community Amenity Contributions – Through Rezoning (1999, last amended 2017)

REPORT

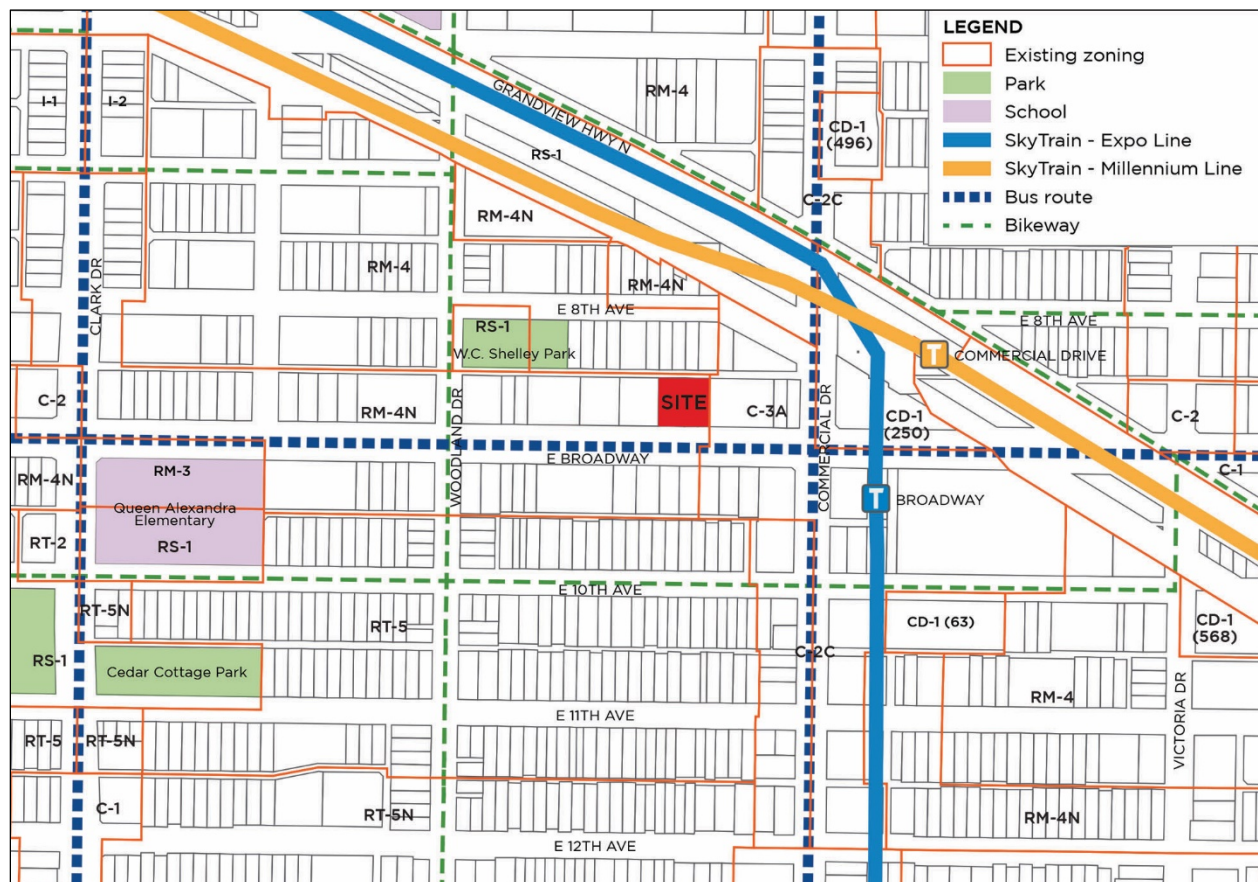
Background/Context

1. Site and Context

The subject site is located on the north side of Broadway just west of Commercial Drive in the Grandview-Woodland area (see Figure 1). It is located in the Commercial-Broadway Station Precinct sub-area of the *Grandview-Woodland Community Plan* (see Figure 2). The site is comprised of four parcels, with a total site size of 1,462 sq. m (15,738 sq. ft.), a frontage of 39.3 m (129 ft.) along Broadway and a depth of 37 m (122 ft.). It is within 100 metres (less than a two-minute walk) of the Commercial-Broadway station, which is the city's and the region's most significant transit hub. Additionally, the site is located within two blocks of the 10th Avenue bikeway, the Mosaic bikeway (along Woodland Drive), the Central Valley bikeway (along Grandview Highway North) and the Lakewood bikeway (along 8th Avenue).

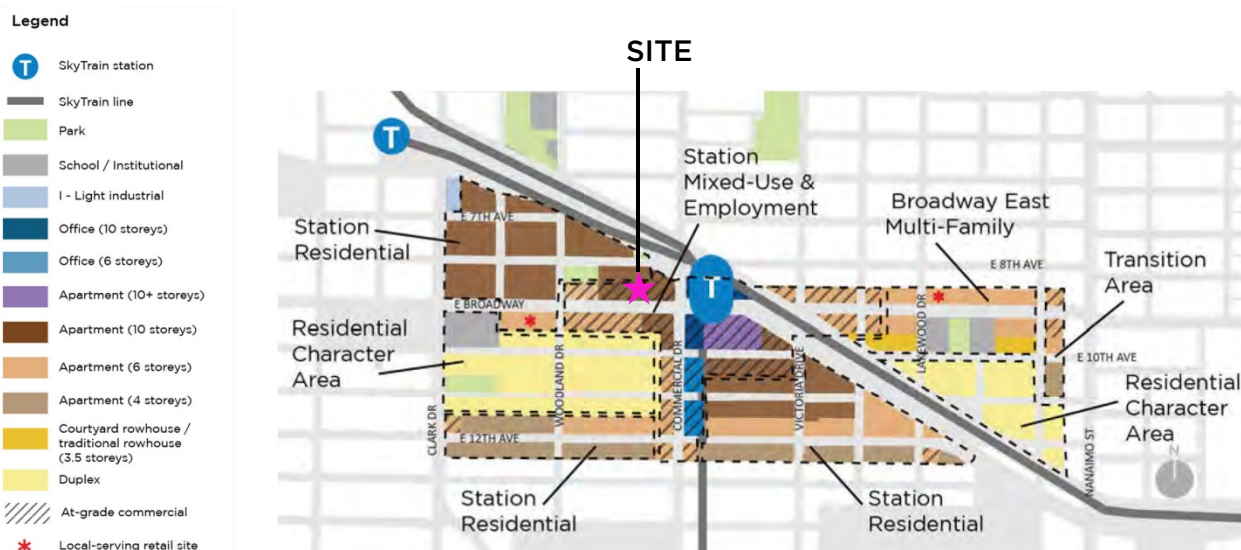
The property at 1619 East Broadway is currently developed with a two-storey apartment building containing eight rental housing units and the property at 1651 East Broadway is currently vacant. The properties to the east along Broadway (north and south sides) are zoned C-3A and consist of 2- to 4-storey office buildings, as well as, the Rio Theatre. The properties to the west along Broadway (north and south sides) are zoned RM-4N and consist of 3- to 4-storey apartment buildings. The RM-4 zoned properties across the lane to the north mainly consist of single-family homes. Despite these existing uses, the *Grandview-Woodland Community Plan* embraces the sub-area's potential to become a model of a transit-oriented precinct, providing policies that will guide the integration of important heritage resources with the potential to transform in a way that replaces rental housing but also increases opportunities to rent, own or live in other forms of housing.

Figure 1: Surrounding Context and Zoning



2. Policy Context

Grandview-Woodland Community Plan — Future land use on the subject site is guided by the *Grandview-Woodland Community Plan* (approved July 2016). The plan anticipates development on this site (for a minimum frontage of 36.6 m (120 ft.) providing a mixed residential tenure) for up to 4.0 FSR with building heights up to 10 storeys. The Commercial-Broadway Station Precinct sub-area is envisioned to be a mixed-use community with expanded opportunities for a wide diversity of people to live, work, shop and gather. The plan recognizes the strategic regional importance of the Broadway Station area as a transit hub and increases housing opportunities with a focus on rental housing in this area. In order to manage the initial take up (“pace of change”) of applications involving demolition of existing market rental housing covered by the Rental Housing Stock Official Development Plan, approvals of projects are limited to no more than five developments in the first three years of the plan, and/or a maximum of 150 existing market rental units (i.e. renewed/redeveloped as a component of the five sites). This application is the first of the five allowable applications to proceed under the “pace of change” policy.

Figure 2: Commercial-Broadway Station Precinct (CBSP) Land Use Map and Character Areas

Housing Vancouver Strategy — In November 2017, Council approved the *Housing Vancouver Strategy* (2018–2027) and *3-Year Action Plan* (2018-2020). The strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The Housing Vancouver targets were based on the core goals of retaining the current diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with partners to deliver housing for the lowest income households. Overall, 72,000 new homes are targeted for the next 10 years, including 12,000 social, supportive and non-profit co-operative units and 20,000 purpose-built rental units. Nearly 50 percent of the new units will serve households earning less than \$80,000 per year, and 40 percent will be family-size units. This application will contribute towards the targets for purpose-built market rental units and units for families.

Family Room: Housing Mix Policy for Rezoning Projects — In July 2016, Council approved *Family Room: Housing Mix Policy for Rezoning Projects*, which increased the requirement for family units with two or more bedrooms from a minimum of 25 per cent to 35 per cent. Rezoning applications that include any residential strata housing are required to include a minimum of 10 per cent of units with three or more bedrooms and a minimum of 25 per cent of units with at least two bedrooms, and rezoning applications for secured market rental projects are required to include a minimum of 35 per cent family units with two or more bedrooms. The *Grandview-Woodland Community Plan* addresses family units in accordance with this policy. The application proposes 35 per cent of the overall residential units as two or more bedrooms.

High-Density Housing for Families with Children Guidelines — The intent of the guidelines is to address key issues of site, building and unit design to achieve livability objectives for families with children. The guidelines provide direction on project planning, project design and unit design.

Rental Housing Stock Official Development Plan — In May 2007, Council updated the *Rental Housing Stock Official Development Plan* (ODP). The ODP requires one-for-one replacement of existing rental housing units on redevelopments of six or more units in certain RM, FM, and CD-1 zoning districts. The housing policies in the *Grandview-Woodland*

Community Plan are designed to strike a balance between the need to preserve the existing rental housing supply and the need to increase rental supply in appropriate locations. The plan continues to protect the existing rental stock through the ODP, recognizing the value of this stock as a critical source of housing for low- to moderate-income households in the neighbourhood and the city. The rental replacement requirements under the ODP apply to this site. As such, the applicant is replacing the existing eight rental units and proposes to add 37 units for a total of 45 rental housing units.

Tenant Relocation and Protection Policy and Guidelines — In December 2015, Council approved the *Tenant Relocation and Protection Policy and Guidelines*, which went into effect in February 2016. A tenant relocation plan is required when tenants in existing residential rental units are displaced as a result of redevelopment. This policy applies to all zoning districts, except single family, industrial and agricultural areas. The applicant has provided a draft tenant relocation plan, which meets the intent of the policy.

Strategic Analysis

1. Proposal

The application proposes a 10-storey mixed-use development, consisting of commercial use at grade and 85 residential units above, comprised of secured market rental and strata-titled market housing, over two levels of underground parking accessed from the lane, at a maximum density of 4.0 FSR and building height of 33.2 m (109 ft.) (Figure 3). The *Grandview-Woodland Community Plan* anticipates a mixed-tenure development with a minimum 50 per cent of the total residential floor area allocated to secured market rental housing. In this application, 45 units are anticipated to be secured as market rental housing and 40 units are to be strata-titled. The rental housing component will be privately owned and operated.

Figure 3: View from Broadway Looking West



2. Housing

In accordance with the *Grandview-Woodland Community Plan*, the applicant has opted for a mixed-tenure development, providing a minimum 50 per cent of the residential floor area as secured market rental housing on this site. Rental housing provides a more affordable housing option to home ownership for more than half of Vancouver's population and contributes to a number of City initiatives intended to create diverse and sustainable communities.

In accordance with the *High Density Housing for Families with Children Guidelines* and the *Family Room: Housing Mix Policy for Rezoning Projects*, the *Grandview-Woodland Community Plan* requires a minimum of 35 per cent family units in secured market rental developments and a minimum of 35 per cent family units, with 25 per cent two bedrooms and 10 per cent three bedrooms, in strata developments. As submitted, this application meets the policy for the secured market rental housing component by proposing 36 per cent of the overall rental housing units as two or more bedrooms. For the strata units, the application as proposed, includes 35 per cent of the overall strata units as two or more bedrooms, but does not comply with the minimum 10 per cent (of the 35 per cent) as three or more bedrooms. A condition to comply with the family-unit mix requirements is in Appendix B. A preliminary schematic was completed to test compliance with the policy, resulting in a modest reduction of units as proposed. This application, if approved, is anticipated to deliver 45 secured market rental housing units in the form of studio, one-bedroom, two-bedroom and three-bedroom units.

The 45 dwelling units (the estimated number of units comprised of a minimum of 50 per cent of the residential floor area) would be secured as market rental housing through a Housing Agreement and/or a Section 219 Covenant for the longer of the life of the building or 60 years. Covenants will be registered on title to preclude the stratification and/or separate sale of individual units. Conditions related to securing the units are contained in Appendix B.

The *Housing Vancouver Strategy* strives to enhance access to affordable housing and sets a 10-year secured market rental housing target; the addition of 37 net new secured market rental housing units will contribute towards this target (see Table 1).

Table 1: Progress towards 10-Year Housing Vancouver Targets for Secured Market Rental Housing as of December 31, 2017

Housing Type	10-Year Targets	Units Approved Towards Targets*
Secured Market Rental Housing Units	20,000	822

Note: Tracking progress towards 10-year Housing Vancouver targets began in 2017.

** Unit numbers exclude the units proposed on the subject site, pending Council approval of this rezoning application.*

Vancouver has one of the lowest vacancy rates in Canada. In fall 2017, the vacancy rate in the city was 0.9 per cent. That means only 9 out of every 1,000 market rental units were empty and available for rent. A vacancy rate of 3 per cent is considered to be a balanced rental market. The vacancy rate in the Grandview-Woodland neighbourhood is particularly low at 0.4 per cent.

Existing Rental Accommodation and Tenant Relocation

One of the key goals of the *Grandview-Woodland Community Plan* is to encourage reinvestment in, and retention of, existing affordable rental housing stock. Redevelopment is intended to be incremental in nature, and focused on older, underutilized sites.

To manage the pace of development, approvals of projects that involve demolition of existing market rental housing covered by the *Rental Housing Stock ODP* will be limited to no more than five new developments in the first three years of the plan (approved July 2016), and/or a maximum of 150 existing market rental units (i.e. renewed/redeveloped as a component of the five sites). Following this, staff are to report back to Council on the rate of development and the outcomes of that activity, which is anticipated for the year 2020.

Table 2: Pace of Change in Grandview-Woodland – Rental Replacement and Increased Supply

Proposed Site	Rental Housing Units Proposed for Construction	Number of Existing Rental Housing Units	Gain in Rental Housing Units
1619-1651 East Broadway	45	8	37
Total	45	8	37

The *Tenant Relocation and Protection Policy and Guidelines* apply to this site. As such, the applicant has provided a draft Tenant Relocation Plan which meets the requirements under the policy. The draft Tenant Relocation Plan is summarized in Appendix D. Returning tenants will be entitled to a 20 per cent discount off starting rents. A final Tenant Relocation Report will be required prior to issuance of the occupancy permit.

If Council approves this application, the eight rental units existing on the subject site would be replaced with an estimated 45 new rental units. Redevelopment of the site requires the relocation of existing tenants. The existing apartment building at 1619 East Broadway consists of: one (1) studio and seven (7) one-bedroom units. At the time of application in May 2017, six units were occupied and the rents ranged from \$690 to \$945 per month. Based on the tenancy start dates provided, five of the six existing tenants would qualify for the additional provisions under the *Tenant Relocation and Protection Policy*. The average rent in the building was approximately \$785 per month. The average length of tenancy was 14.5 years, and there were three tenants who have been in the building for more than ten years.

Under the *Tenant Relocation and Protection Policy and Guidelines*, eligible tenants receive a minimum of two months' free rent or more based on length of tenancy, a flat-rate payment towards moving costs, assistance finding alternative accommodation including one option within the neighbourhood, and eligible tenants who choose to do so can exercise a First Right of Refusal to return to one of the replacement units in the rental portion of the new building at 20 per cent below market rates. The applicant has hired an experienced tenant relocation coordinator to assist with tenant relocation. All tenants have been relocated including assisting some longer-term tenants into social housing at rent geared to income, as well as, assisting a senior into supportive housing located in the neighbourhood.

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

The proposed form of development is consistent with the Commercial-Broadway Station Precinct subarea policies within the *Grandview-Woodland Community Plan* as it provides increased density and height on a site that is in close proximity to the Commercial–Broadway station.

The community plan's vision for this site is integrated with the overall vision for the area, including rezoning potential for the properties located directly across the lane to the north, east and west, to a 10-storey building form, consistent with the proposed development on the subject site.

The proposal is comprised of one 10-storey mixed-use building fronting East Broadway. The proposed commercial use at grade is a key element to the compact neighbourhood envisioned for this area, allowing for more shops and services as the population grows. The proposal has located the residential entry on the eastern side of the site adjacent to the entry of the neighbouring office building. Staff recommend pulling the building mass to the eastern property line and aligning the residential entry with the neighbours, as per Urban Design conditions 3 and 4 in Appendix B. As the adjacent properties to the east redevelop, a continuous commercial street front, with isolated relief at the building entries, will evolve along this block.

Consistent with the plan, the proposed development is providing a mixed tenure of residential dwellings with accessible units appropriate for the transit-oriented area. The residential levels are set back 9.1 m (30 ft.) from the rear property line to allow for an adequate separation between the proposed development and the anticipated 10-storey developments to the north, and 3 m (10 ft.) from East Broadway to allow separation and acoustic buffering from the street.

The residential tower element (building above 18.3 m (60 ft.)), is located closer to the east property line, relative to the development below. Staff have reviewed future development scenarios of the adjacent properties to the east and have concluded that the asymmetrical form of the proposed development will not impact the future development potential on the neighbouring site.

While the majority of the proposed dwelling units provide a high standard of liveability, the proposed development is seeking a relaxation of the minimum unit size of 37 sq. m (400 sq. ft.) Staff can consider smaller units for secured market rental housing units if a standard of liveability is achieved. As per Urban Design condition 2 included in Appendix B, all residential units will meet a standard of liveability and be designed to allow for natural light and ventilation. As per Urban Design condition 1, all strata units in this proposal will be required to meet the minimum dwelling unit area. As floor plans are modified to meet this requirement, as well as, the family-unit mix requirement for strata units, a modest reduction in units can be anticipated.

To compliment the large amount of dwelling units proposed, a large 93 sq. m (1,000 sq. ft.) indoor amenity area with associated outdoor amenity space for the use of residents in the strata and rentals units is proposed, per Urban Design condition 5 included in Appendix B. This sizable amenity area will allow for additional communal area for the residents, particularly for residents in small units, for socializing and holding events.

The Urban Design Panel reviewed the application on September 20, 2017 and supported the project with recommendations. The panel offered direction to improve the liveability of the units.

4. Transportation and Parking

The site is located within 100 metres (less than a two-minute walk) of the Commercial-Broadway station, which provides access to the Expo and Millennium SkyTrain lines and the Evergreen Extension, as well as major bus routes. The application proposes two levels of underground parking accessed from the lane. A total of 80 parking spaces (76 parking spaces for the residential component and five parking spaces for the commercial component), two Class B loading spaces, and 117 Class A bicycle spaces are currently proposed. Parking, loading and bicycle spaces are to be provided in accordance with the Parking By-law.

Engineering Services has reviewed the rezoning application and have 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 November 29, 2016) requires that residential rezoning applications satisfy either the near zero emissions buildings or low emissions green buildings conditions within the policy. These new requirements are mandatory for all rezoning applications received on or after May 1, 2017.

This application has opted to satisfy the *Green Buildings Policy for Rezoning*s under the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces.

The applicant has submitted preliminary energy modeling analysis detailing building performance strategies to meet the new energy use intensity, greenhouse gas and thermal demand targets. Additionally, the applicant submitted a preliminary LEED® for New Construction scorecard, indicating that the project would be eligible for a LEED® Gold rating, should they choose to pursue registration.

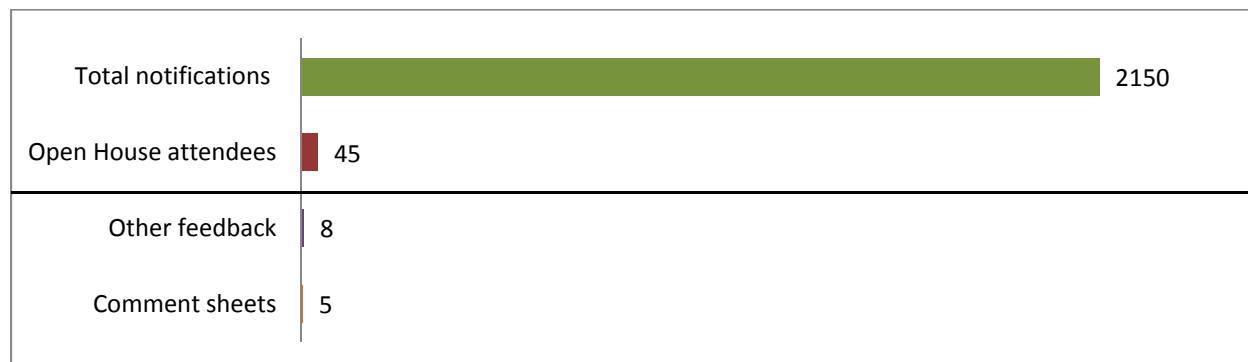
PUBLIC INPUT

Public Notification — A rezoning information sign was installed on the site in July 2017. Approximately 2,150 notifications were distributed within the neighbouring area on or about August 25, 2017. In addition, notification and application information and an online comment form were provided on the City's Rezoning Applications webpage (vancouver.ca/rezapps). A community open house was held on September 7, 2017. Staff, the applicant team and a total of approximately 45 people attended the open house.

Public Response and Comments — Staff received a total of 13 responses regarding the rezoning application (see Figure 4). The responses were almost evenly split between those who support the application and those who were either opposed or have concerns. There is support for increasing housing opportunities particularly at this location near a transit hub, bike lanes and “the Drive”, as there are concerns over the lack of housing in the area and affordability for families. Some responses have indicated general support for the rezoning with regards to height, density and uses, however, are strongly opposed to the architectural design and massing.

With regards to specific desires that were stated over providing more units geared towards families and a more activated street west of Commercial Drive, this application is providing family units of two or more bedrooms for both the rental and strata components, as well as commercial at grade, which extends commercial uses along Broadway beyond what is currently allowed. Staff is seeking to increase the commercial floor area by extending the first storey building mass to the eastern property line to provide a continuous commercial street wall in the future, which will further enhance the active streetscape. The proposed form of development is consistent with the Commercial-Broadway Station Precinct subarea policies within the plan.

Figure 4: Notification and Public Response



PUBLIC BENEFITS

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

Required Public Benefits

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 various engineering infrastructure. This site is subject to the City-wide DCL rate, which as of September 30, 2017, is \$149.73 per sq. m (\$13.91 per sq. ft.) for commercial use and \$168.13 per sq. m (\$15.62 per sq. ft.) for residential use in developments over 1.5 FSR. Based on the proposed new commercial floor area of 487.3 sq. m (5,245 sq. ft.) and proposed new residential floor area of 5,361.6 sq. m (57,714 sq. ft.), a DCL of approximately \$974,409 is anticipated.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment which takes place 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 the DCL By-law rate amendment, provided that it has been submitted prior to the adoption of annual DCL By-law rate adjustments. 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 a rezoning involving a floor area of 9,290 sq. m (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.

Offered Public Benefits

Community Amenity Contributions (CACs) — Within the context of the City's *Financing Growth Policy* and the *Grandview-Woodland Community Plan*, 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. As part of this application, the applicant has offered the following:

Rental Housing — The applicant is proposing that 45 residential units be secured as market rental housing (non-stratified). The public benefit accruing from these units is a contribution to the City's rental housing stock for the longer of the life of the building or 60 years. A Housing Agreement and Section 219 Covenant will be registered on title to preclude the stratification and/or separate sale of these individual units, which are comprised of a minimum of 50 per cent of the residential floor area.

Cash CAC — The applicant has offered a cash CAC of \$3 million which will be directed to support delivery of the *Grandview-Woodland Community Plan Public Benefits Strategy*. Real Estate Services staff have reviewed the applicant's development pro forma and concluded that the total CAC value offered by the applicant is appropriate and recommend that the offer be accepted.

Grandview-Woodland Community Plan Public Benefits Strategy

The *Grandview Woodland Community Plan Public Benefits Strategy* (PBS) identifies public benefits and infrastructure to support growth in the area, including both short-term and long-term priorities in and around the plan area. The delivery of public amenities and infrastructure funded from development contributions are prioritized based on community need and availability of CACs and other funding. Staff are working to develop a list of near-term priority projects to bring forward during the next capital plan, using CACs expected to be received from this application and future Grandview-Woodland rezonings and will report those to Council. To monitor and track progress towards the achievement of community amenities in accordance with the *Grandview-Woodland Community Plan*, a summary of the progress to date is provided in Appendix H.

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, the applicant has offered a cash CAC of \$3 million, which will be allocated to support delivery of the *Grandview-Woodland Community Plan Public Benefits Strategy*.

There are no public art contributions associated with this rezoning.

The site is within the City-wide DCL district. Should Council approve the rezoning application, the proposed new floor area is anticipated to generate approximately \$974,409 in DCLs.

Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget processes.

The 45 units of market rental housing are to be secured by a Housing Agreement for the longer of the life of the building or 60 years and will be privately owned and operated.

CONCLUSION

Staff have reviewed the application to rezone the site located at 1619-1651 East Broadway from RM-4N to CD-1 to permit development of a mixed-use development consisting of commercial use at-grade and 85 residential units above with a mixed tenure (secured market rental and market strata housing), and conclude that the application is consistent with the *Grandview-Woodland Community Plan* policies and aspirations for this site. Staff further conclude that the proposed form of development represents an appropriate urban design response to the site and context, and is supportable. If approved, this application would make a contribution to the achievement of rental housing goals outlined in the *Vancouver Housing Strategy*. The 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.

* * * * *

**1619-1651 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) Cultural and Recreational Uses, limited to Arcade, Artist Studio, Arts and Culture Indoor Event, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, and Theatre;
 - (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) Office Uses;
 - (e) Retail Uses, limited to Farmers' Market; Furniture or Appliance Store; Grocery or Drug Store; Liquor Store, Public Bike Share, Retail Store, and Secondhand Store;
 - (f) 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 Studio, Print Shop, Production or Rehearsal Studio, Repair Shop – Class A, Repair Shop – Class B, Restaurant, School –

Arts or Self-Improvement, School – Business, School – Vocational or Trade, and Wedding Chapel;

- (g) Utility and Communication Uses, limited to Public Utility and Radio Communication Station; and
- (h) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

Conditions of use

3.1 All commercial uses and accessory uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:

- (a) Farmers' Market;
- (b) Neighbourhood Public House;
- (c) Public Bike Share;
- (d) Restaurant; and
- (e) Display of flowers, plants, fruits and vegetables in conjunction with a permitted use.

3.2 The design and lay-out of at least 35% of the dwelling units must:

- (a) be suitable for family housing;
- (b) comply with Council's "Family Room: Housing Mix Policy for Rezoning Projects", which includes the following requirements:
 - (i) a minimum of 35% of the residential strata housing units must be family units (units having two or more bedrooms), including a minimum of 25% two-bedroom units and a minimum of 10% three-bedroom units; and
 - (ii) a minimum of 35% of the secured market rental housing units must be family units (units having 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 1,462 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 4.2 The floor space ratio for all uses must not exceed 4.0.
- 4.3 Computation of floor area must include all floors of all buildings, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.

4.4 Computation of floor area must exclude:

- (a) open residential balconies or sun decks 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 permitted residential floor area;
- (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 that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
- (d) amenity areas for the social and recreational enjoyment of residents and employees, or providing a service to the public, including facilities for general fitness, general recreation and child day care, provided that:
 - (i) the total area being excluded shall not exceed the lesser of 20% of the permitted floor space or 1,000 m²; and
 - (ii) in the case of a child day care centre, the Director of Planning, on the advice of the Director of Social Planning, is satisfied of the need for the facility in the immediate neighbourhood; 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) 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 sun deck exclusions 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;

4.6 The use of floor area excluded under section 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 33.2 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 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 unobstructed view is not less than 3.7 m.
- 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% of less of the total floor area of the dwelling unit; or
 - (ii) 9.3 m².

Acoustics

7. A development permit application for dwelling uses must include an acoustical report prepared by a licensed professional acoustic engineer demonstrating that the noise levels in those portions of the dwelling units listed below will 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 (Leq24) sound level and will be defined simply as noise level in decibels.

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

**1619-1651 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 IBI Group Architects and stamped "Received City of Vancouver, May 4, 2017", subject to the following conditions, provided that the General Manager of Planning, Urban Design and Sustainability 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, Urban Design and Sustainability, who shall have particular regard to the following:

Urban Design

1. Design development to ensure all dwelling units meet the minimum dwelling unit area set out in Section 10 of the Zoning and Development By-Law;

Note to applicant: Strata dwelling units must have a minimum area of 37 m². Rental units less than 37 m² may be considered, if the unit's design and location provides satisfactory living accommodation. Under no circumstance can a rental unit be smaller than 29.7 m². Dwelling unit area is taken from the interior of the demising walls, paint to paint. Enclosed balcony and storage room areas do not count in the total unit area.

2. Design development to improve the livability of all units.

Note to applicant: This can be accomplished through:

- Eliminating units on levels 2 and 3 whose sole outlook is to the internal property lines. In both the existing context and the future development scenarios, these units do not meet a satisfactory livability standard.
- Provision of an operable exterior window to all sleeping areas.
- Confirming, where a bedroom is inboard of an enclosed balcony, the enclosed balconies' internal wall is clear glazing with an operable window.
- Limiting the number of balconies, enclosed and open, to one per unit. Corner units are permitted two open balconies, one per exposure, to allow for natural ventilation.
- Provision of high and low operable windows for all south facing units, to allow for natural ventilation and passive cooling.)

3. Provision of viable, flexible commercial area at grade.

Note to applicant: Staff are seeking commercial at grade that can accommodate a large variety of retail use, with adequate depth for back-of-house functions. This can be accomplished through:

- Increasing the commercial floor area by extending the first storey building mass to the eastern property line.
- Relocation of service rooms and commercial parking below grade to allow for additional commercial area at grade.

4. Design development to align the entry lobby with the neighbour to creating a cohesive street interface.
5. Provision of an indoor amenity area with an associated outdoor amenity area with adequate area to support the large number of residents.

Note to applicant: The amenity area should be a minimum of 1,000 sq. ft. and equipped with a bathroom and kitchenette.

6. Design development to ensure all storage areas meet the requirements set out in the *Bulk Storage and In-suite Storage Administrative Bulletin* (<http://bylaws.vancouver.ca/bulletin/b004.pdf>)
7. Design development to ensure all enclosed balconies meet the requirements set out in the *Balcony Enclosure for New Buildings Administrative Bulletin* (<http://bylaws.vancouver.ca/BULLETIN/B005.pdf>)
8. Provision of a vertical ventilation shaft that can exhaust air from the ground floor commercial retail units through the highest roof, for every 75 ft. of linear storefront facing East Broadway.

Crime Prevention through Environmental Design (CPTED)

9. 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

10. All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning* (amended February 7, 2017), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

Note to applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin [Green Buildings Policy for Rezoning – Process and Requirements](#) (amended April 28, 2017 or later).

Landscape

11. Design development to the second floor amenity deck and structural, as follows:

- (i) Substantial increase in area dedicated to intensive green roof to accommodate larger soil volumes, trees and layered planting (large expanses of paving can contribute to heat island effect and a lost opportunity to better manage rainwater through the landscape treatment);
- (ii) Addition of continuous permanent planters nearer to the lane edge to present a greener interface to the north;
- (iii) Larger area dedicated to children's play balanced with a reduction in area noted as "gathering"; and
- (iv) Increase in the amount of urban agriculture plots by using a standard rectangular, raised plot design with universally accessible maneuvering space in between the plots.

12. Integration of grades, retaining walls, walkways and structural design with the architecture to ensure adequate soil volumes.

Note to applicant: Soil depths should exceed BCLNA Landscape Standard. To avoid raised planters above grade, at the perimeter of the building angle the corner of the underground slab downward (1 m across and 1.2 m) to maximize contiguous soil volumes. Wherever possible, planted landscapes on slab should be designed to maximize soil depths.

13. Design development to locate, integrate and fully screen parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.

14. Provision of detailed architectural and landscape cross sections (minimum 1/4 in. scale) through common open spaces, semi-private patio areas and the public realm.

Note to applicant: In tree areas, the sections should illustrate the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

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

Note to applicant: The plans should be at a minimum 1/8":1 ft. scale. The plant list should include the common and botanical name, size and quantity of all

existing/proposed plant material. Plant material should be clearly illustrated on the plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

16. Provision of plan details and documentation/calculations that support achievement of LEED storm water credit(s) and integrated rainwater management, including absorbent landscapes, soil volumes and detention systems.

Note to applicant: landscape related solutions and detention systems should be shown on the plan. The LEED consultant should provide detailed calculations to describe how the various best management practices contributed to the quality and quantity targets.

17. Provision of a "Tree Management Plan".

Note to applicant: It is preferred that the arborist tree management plan become the primary document for tree removal/ protection related matters. The landscape architectural tree management plan provides useful information with regard to important cross sections and other landscape design elements. While both documents should be made consistent and submitted at large scale with the revised submission package, the landscape architects version should change its title label to differentiate it from the arborist tree plan.

18. Provision of an arborist "letter of undertaking" to include signatures by the owner, contractor and arborist.

Note to applicant: The signatures confirm that all parties are aware of the roles and responsibilities and that the project is on track to satisfy the steps and recommendations outlined by the arborist. For example, advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated.

19. Provision of new street trees adjacent to the development site, where applicable.

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

20. Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft.

Note to applicant: Hose bibs are requested to encourage patio gardening and hand watering in amenity decks. Any limitations to the installation of hose bibs on private decks should be brought to the attention of staff in the written response.

21. Provision of an outdoor Lighting Plan.

Note to applicant: Consider “CPTED” principles and avoid any lighting that can cause glare to residential uses.

Housing

22. Provide a completed Tenant Relocation Application Form which includes a list outlining the name of each tenant, the number of the tenant's unit, the size of unit, the type of unit, and their rent, as per Section 6.1(a) of the Tenant Relocation and Protection Guidelines.

Note to applicant: An updated list of tenants must be submitted at the time of development permit application.

23. Provide a letter stating the property address and legal description of the site, and providing the names and mailing addresses of all tenants.
24. Provide a notarized declaration, prior to issuance of a development permit which demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; includes information on posting of notice regarding the intent to redevelop as per Section 6.1(c); and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.
25. Provide a final Tenant Relocation Report to be submitted prior to issuance of the occupancy permit which outlines the names of tenants; indicates the outcome of their search for alternate accommodation; summarizes the total monetary value given to each tenant (moving costs, rent, any other compensation); and includes a summary of all communication provided to the tenants.
26. Prior to development permit issuance, revised drawings and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating the proposed total unit mix of 10 studio (11.2%), 47 one-bedroom (52.8%), 22 two-bedroom (24.7%) and 10 three-bedroom (10.6%) units, and in accordance with the *Family Room: Housing Mix Policy for Rezoning Projects*, ensure a minimum 25% two-bedroom units and a minimum 10% three-bedroom units for all strata-titled residential units, and a minimum 35% two-bedroom units or more for all secured market rental residential units, in the Development Permit drawings.

Note to applicant: Any changes in unit mix from the proposed rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children.

27. The building is to comply with the *High-Density Housing for Families with Children Guidelines*, and include a common amenity room with kitchenette (and an accessible washroom adjacent to this amenity room).
28. Design development is needed to the common outdoor amenity area on level 2 to include planters, which would be suitable for urban agricultural activity by residents and to include the necessary supporting infrastructure to support such activity by residents (yard waste composter, a potting bench, tool storage closet or chest, irrigation system / hose bib).
29. A common outdoor amenity area is to be provided which includes an area suitable for a range of children's play activity.

Note to applicant: Play equipment is not required for the children's play areas but a soft surface play area and creative landscape/play features (such as balancing logs and boulders, sandbox, a small/tangible water stream or feature, creative motor-skills developing features, etc.) which provide a myriad of creative play opportunities for a range of ages is encouraged.

30. Prior to issuance of development permit, applicant to display a sign on the site, throughout construction, that acknowledges that secured market rental housing is being provided as part of the City of Vancouver's initiatives. Sign design, format, and location to be approved by the City.

Engineering

31. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.
32. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site.

Note to applicant: Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

33. Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
34. Clarify residential garbage pick-up operations. The current design appears to rely on use of the 10% portion of the parking ramp to access the compactor. Confirmation that the pick-up operation can be achieved safely using the ramp in

this manner. Reconfiguration is recommended such that a 5% maximum grade for pick up operations/vehicle manoeuvring is achieved.

35. Provide improved access to the commercial garbage room; confirm door size and access to and from the pickup point without reliance on use of public property.
36. Provide automatic door openers on the doors providing access to the bicycle room and note on plans.
37. Provision of a plan showing the access route from the Class A bicycle spaces to reach the outside.

Note to applicant: The route must be 'stairs free' and confirm the use of the parking ramp, if required.

38. Provide grid lines on drawings for reference.
39. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:

- (i) Show all columns and note the column dimensions on drawings.
- (ii) Dimension all parking spaces.

Note to applicant: Provide additional stall width for stalls adjacent to walls and dimension on drawings.

- (iii) Provide the slopes and crossfall within the parkade.

Note to applicant: Additional design elevations are required within the parkade to calculate slopes and crossfall. Slope and crossfall to be shown on drawings.

- (iv) Provision of design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay, and at all entrances.

Note to applicant: Where there is a curved ramp, provide grades 2 ft. from the wall on the inside radius. The slope and length of the ramp sections must be shown on the submitted drawings.

- (v) Provision of a section drawing showing elevations, vertical clearances, and security gates for the main ramp and through the loading bay.

Note to applicant: Ensure adequate vertical clearance is provided, including utilities, mechanical projections, and other services throughout the parkade.

- (vi) Clearly note on the plans the required 2.3 m of vertical clearance for access and maneuvering to all disability spaces.

- (vii) Provision of independent access to the Mechanical and Electrical Rooms on Level P1 that does not rely upon the Bike Room for access.

- (viii) Provision of internal access from the Commercial parking to the Commercial units that does not require walking in the lane.
40. Provision of Class B loading spaces to the satisfaction of the General Manager of Engineering Services. The following must be addressed:
- (i) Provision of improved loading access from the Class B loading spaces to the CRUs and the elevator core.
 - (ii) Provision of stair-free internal access from all loading spaces to the elevator that does not rely upon the lane or maneuvering aisles.
 - (iii) Provision of a minimum 1.2 m (4'-0") wide loading dock behind the loading spaces to facilitate goods loading/unloading.

Note to applicant: Consider flipping the loading spaces so that trucks enter from Woodland Dr and/or consider moving the loading spaces to the west property line so that loading spaces are perpendicular to the lane. Refer to the Parking and Loading Design Guidelines for required aisle widths and throat widths.

- (iv) Update the landscape plan with the following note: *The off-site works are "NOT FOR CONSTRUCTION" and a copy of this plan is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details.*
- (v) Provision of an updated landscape plan that reflects the improvements sought for this rezoning. Please submit a copy of the landscape directly to Engineering Services for review.
- (vi) Provision of a reasonable commercial effort to seek removal of a portion of the decorative metal fence and small concrete upstand that is located on the lot immediately to the east preventing the creation of a more continuous walkway in both properties setback areas at grade. Should this request be agreed to by the neighbour then please delete what appears to be hedging along the eastern property line where it extends into the SRW setback.

Note to applicant: The easterly side of the building shown on the north elevation (Page 23) appears to have been drawn incorrectly as the setbacks from the east property line do not agree with those shown on the plan views.

Note to PC: Applicant is showing one large bike room on Level P1. Confirm if separate bike rooms are required for the Residential (Market) and Residential (Secured) and that the bicycle room meets the requirements of Section 6 (6.3.5).

Note to PC: Is a security gate required in the parkade separating the Residential (Market) and Residential (Secured) parking.

41. Parking, loading and bicycle spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-law.

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, the General Manager of Engineering Services, the General Manager of Arts, Culture, and Community 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 8, 9, 10, and the West 30 Feet of Lot 7, all of Lot 2, West ½ of Block D of Block 154, District Lots 264A, Plans 1680 and 1771 to create a single parcel.
2. Provision of a building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site, adjacent to E Broadway to achieve a 5.5 m offset distance from the back of the existing curb to the building face. A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final setback and SRW width is required. The SRW will be free of any encumbrance such as structure, stairs, door swing and plantings at grade and is to accommodate the proposed underground parking structure within the SRW agreement.
3. 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. No development permit for the site will be issued until the security for the services are provided.
 - (i) 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, sprinkler demand, hydrant load, and domestic water demands to determine if water main 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.
 - (ii) Upgrading and regrading of approximately 150 m of 250 mm sanitary sewer on E 6th Ave from Keith Dr to Glen Dr.

- (iii) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work. Note: As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.
 - (iv) Provision of new CIP sidewalk and exposed aggregate utility strip in keeping with area standards. Delete reference to nonstandard treatments and show a continuation of the sidewalk pattern that exists immediately east of the site.
 - (v) Provision of upgraded street lighting on the site frontage to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required.
 - (vi) Provision of street trees adjacent the site where space permits.
 - (vii) Provision of adjusted parking regulatory signage on E Broadway adjacent the site should it be necessary.
4. Provision of a stormwater and rainwater management plan that meet the objectives of the Citywide Integrated Rainwater Management Plan and complies with the Sewer and Watercourse By-law. The plan shall achieve the following objectives:
- (i) Retain or infiltration of 50% of the 6-month storm event volume(24 mm) onsite;
 - (ii) Treat the 6-month event (48 mm) onsite; and
 - (iii) Maintain the pre-development 2014 I DF-10 year storm event rate.
 - (iv) The post development estimate shall use the 2100 IDF curve to account for climate change.

Note: Legal arrangements may be required to ensure on-going operations of certain stormwater storage, rainwater management and green infrastructure systems.

5. 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 not limited to System Vista, Vista switchgear, pad mounted transformers, LPT 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.

In addition, 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.

Note to applicant: Please ensure that in your consultation with BC Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

Housing

6. Make arrangements to the satisfaction of the General Manager of Arts, Culture and Community Services and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant securing the residential units comprised of a minimum of 50% of the total residential floor area, as secured market rental housing for the longer of 60 years or the life of the building, 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;
 - (iv) compliance with the City approved Tenant Relocation Plan, including provision of a final Tenant Relocation Report prior to issuance of the occupancy permit; and
 - (v) such other terms and conditions as the General Manager of Arts, Culture and Community Services and the Director of Legal Services may in their sole discretion require.

Note to applicant: This condition will be secured by both a Section 219 Covenant and a Housing Agreement to be entered into by the City, by by-law, enacted pursuant to section 565.2 of the *Vancouver Charter*.

Environmental Contamination

7. If applicable:
 - (i) Submit a site profile to Environmental Services (Environmental Protection);
 - (ii) As required by the Manager of Environmental Services 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 Services 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 Services, the General Manager of Engineering Services

and the Director of Legal Services, including a Section 219 covenant that there will be no occupancy of any buildings or improvements on this site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been issued to the City.

Community Amenity Contribution (CAC)

8. Pay to the City a contribution of \$3,000,000, which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services. The \$3,000,000 contribution is to be allocated to support delivery of the *Grandview-Woodland Community Plan Public Benefits Strategy*.

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 registerable charges pursuant to 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 is 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 and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

* * * * *

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

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1619-1651 East Broadway
SUMMARY OF TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<ul style="list-style-type: none"> • A lump sum (cash) compensation will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: <ul style="list-style-type: none"> – 2 months' rent – tenancies up to 5 years – 3 months' rent – tenancies between 5-10 years – 4 months' rent – tenancies over 10 years – 6 months' rent for tenancies over 20 years
Notice to End Tenancies	<ul style="list-style-type: none"> • Landlord to provide regular project updates to tenants throughout the development approvals process. • A minimum of two months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of pre-insured moving company)	<ul style="list-style-type: none"> • For moves within the Metro Vancouver region an insured mover will be hired with costs covered by landlord for all eligible tenants. • For moves outside the region or for tenants who prefer, a flat rate of \$750 for one-bedroom units and \$1,000 for two- or more-bedroom units will be provided at a minimum to all eligible tenants.
Assistance in Finding Alternate Accommodation (three options)	<ul style="list-style-type: none"> • Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver, one of which must be in the same general area as the tenant's current home, and one of which must be within 10 per cent of the tenant's current rent. • All options must rent for no more than CMHC average rents for the area unless otherwise agreed to with the tenant.
Additional Support for Special Circumstances (e.g. additional support, providing one alternate accommodation option at 10 per cent of current rent)	<ul style="list-style-type: none"> • Applicant has engaged a firm to provide additional relocation support for those who request assistance. • The applicant should consider: assessing all tenants for rent subsidy; contacting non-profit social housing operators to identify unit availability within their portfolio; and assisting in adding qualified tenants to BC Housing registry.
First Right-of-Refusal (where starting rents are anticipated to be higher than what the tenant currently pays, provide a 20 per cent discount off starting rents for any returning tenants)	<ul style="list-style-type: none"> • Tenants who are eligible under this relocation plan will be offered the first right-of-refusal to return to a market unit at a 20 per cent discount off average starting rents indicated in this report. Any subsequent rent increases for returning tenants will be in line with the Residential Tenancy Act.

**1619-1651 East Broadway
URBAN DESIGN ANALYSIS**

URBAN DESIGN PANEL

The Urban Design Panel reviewed the application on September 20, 2017 and supported it.

EVALUATION: SUPPORT with Recommendations

Introduction: Michelle Yip, Rezoning Planner, introduced the project as comprised of two parcels on the north side of Broadway near Commercial Drive in the Grandview-Woodland community area. The proposal is being considered under the Grandview-Woodland Community Plan (GW Plan), approved in July 2016. The site is located within the Station Mixed-Use and Employment area, consisting of the area within a five-minute walk to Commercial-Broadway station, which is anticipated to evolve into a vibrant mixed-use, transit-oriented neighbourhood.

The sites at the corner along Commercial Drive are zoned C-3A, and to the west along Broadway, and to the north and northwest, is zoned RM-4 and RM-4N. The plan allows for consideration of up to 10 storeys for sites that have a minimum frontage of 120 feet in the majority of the RM-4 and RM-4N zones, as well as on the C-3A sites. The plan anticipates a 6-storey form on the south side of Broadway and on the parcels directly south of WC Shelly Park, as well as on parcels in the RM-4 and RM-4N zones that do not meet the minimum 120 foot frontage. The proposal is for a 10-storey mixed-use development containing commercial at grade and 93 housing units with a mixed tenure (47 rental and 46 strata), at a height of 106 feet and a density of 4.0 FSR.

Ji-Taek Park, Development Planner, introduced the project as being reviewed under the Grandview Woodland Community Plan. The site is located at 1619-1651 E Broadway; within the 'Station MixedUse and Employment' sub area of the Commercial-Broadway Station Precinct. With the Broadway- Commercial Station as its focus, any part of this sub area is less than a five-minute walk to the transit interchange. Over time, the GW Plan envisions the area will evolve into a vibrant mixed- use, transit-oriented neighbourhood with renewed opportunities for various types of housing, employment, retail activity, gathering, as well as social and cultural enjoyment, including a feature civic plaza, being envisioned as part of the future redevelopment of the Safeway site. Urban design principles for the area includes, providing mixed tenure higher-density building forms appropriate for a transit-oriented neighbourhood.

Proposed development is to allow secured rental and strata residential units, with commercial use at grade.

The proposal includes approximately 5,200 square feet of commercial use at grade, and 47 secured rental residential units from levels 2 to 5, and 46 strata residential units from levels 6 to 10. Proposed FSR is at 4.0, as outlined in the GW Plan.

The setbacks for the ground level are provided as per the existing RM-4N zoning to ensure minimal impact on the existing residential development on the western neighbouring property. The GW Plan sets out parameters for the building massing, including the setbacks for the upper building massing from Broadway and the lane, 80 foot separation between the upper massing above 60 feet in height, as well as, a maximum floor plate size for upper massing (6,500 square

feet). The proposed upper massing provides a 30 foot setback from the west, and a 20 foot setback from the east. Proposed upper floor plate is approximately 6,000 square feet in this sub-area, in order to be able to be considered for the upper massing above 60 feet a minimum frontage of the site must meet 120 feet. As referenced in the model, the two adjacent lots to the west would have to consolidate, in order to qualify for the additional upper massing. The property to the east would qualify for the upper massing of up to 10 storeys.

Underground parkade access, loading, and building services are being proposed from the lane. Amenity space is provided on the roof top area at level 2, facing the lane, screened from Broadway. To mitigate the noise impact from Broadway, the proposal also includes enclosed balconies for units facing Broadway, which is a major vehicle corridor.

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

1. Does the panel support the proposed increase in building height, massing and density?
2. Please provide early comments on the overall architectural and landscape composition and expression.

The planning team then took questions from the panel.

Applicant's Introductory Comments: The applicant stated there was an angle of daylight study done. It is part of the new Grandview-Woodland Community Plan that was submitted. It will be a near zero building. An integrated rainwater plan was pursued. The form of the building is in accordance with the Grandview-Woodland guidelines. The setback was increased on the east side. The site could achieve a similar height. The massing was followed within the guidelines set out by planning. The setbacks were within guidelines. Enclosed balconies are allowed. On the south facing side there is a different articulation. There is a common language between the top and the bottom massing design. The bottom relates more to the building. 'Lightness' was intended at the top. A lobby at the corner was intended to fit into the setback. The whole building is designed with brick cladding. The windows are intended to be vinyl.

On level 1, there are four more trees intended to be planted. On level 2, near the amenity room, the applicant proposes outdoor play equipment and agriculture and seating. On level 6 there is a green roof proposed.

The applicant team then took questions from the panel.

Panel Consensus: Having reviewed the project it was moved by Mr. Cheng and seconded by Ms. Brudar and was the decision of the Urban Design Panel:

THAT the Panel **SUPPORT** the project with following recommendations to be reviewed by City Staff:

- Re-examine the entry for the residential location
- Re-examine the amenity location in terms of light access as well as the size of the amenity
- Open up the corridors on the east and west side of the building
- Pay more attention to the livability of the units
- Improve the residential character of the lane
- Consider improving the elevations, as well as the south elevation

Related Commentary: The panel noted the project will set a precedent because it is a new typology in an existing neighbourhood. A panel member recommended the prescriptive guidelines should be addressed in the future on Broadway and that a subtle subset on the guidelines on Broadway should be considered by Planning. The Broadway character should be considered by City Planning.

The residential entrance should be moved to the other side for continuity in order to allow the commercial to work better. A subtle adjustment to the guidelines would allow a zero lot line.

The biggest concern is the livability for residents. The amenity space is not enough for the density. The lobby and bike parking could use more space because people congregate in those areas. The design should reflect more of the spirit and 'livability' in the plan. The rooftop amenity should be pursued. The north side amenity outdoor space is not useful. Swap the amenity space from the 2nd floor to the 6th floor.

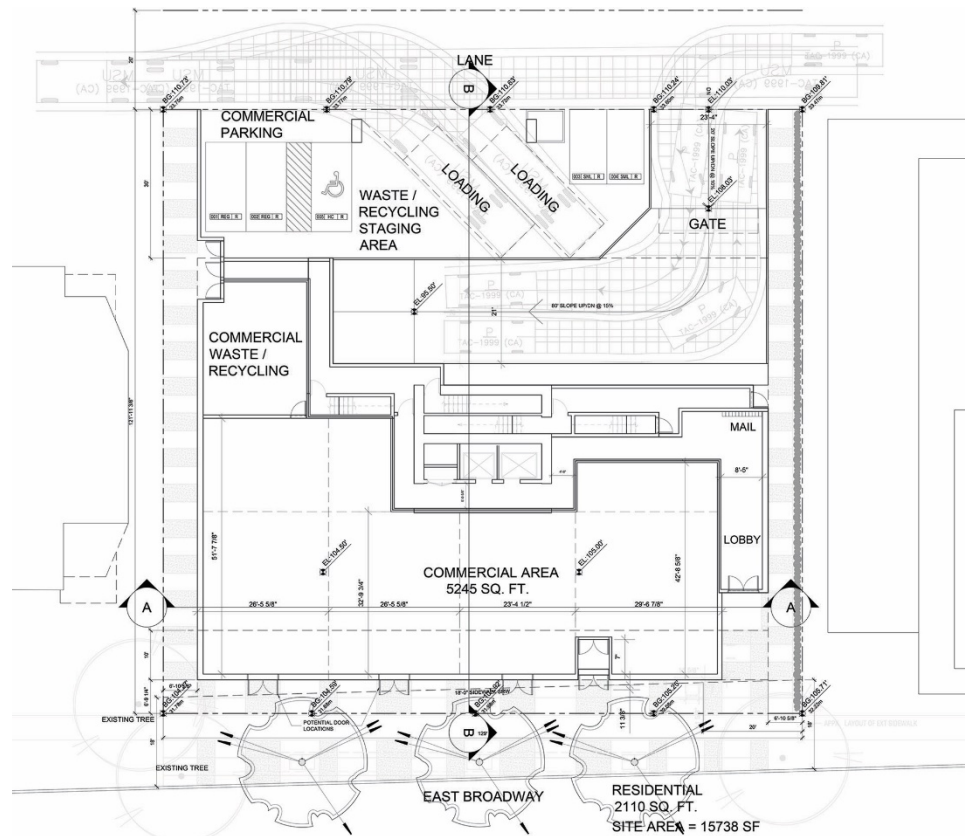
A panel member expressed concern that the south facing enclosed balconies would overheat. The livability issues are not addressed, inject more 'joy', include lane attention or lobby location or amenity location. Engage more with more improved design. The energy model should be thought through.

Applicant's Response: The applicant team thanked the panel for the comments. The lane will be considered for further design. A green roof relaxation might be considered, although level 6 may be the way to go.

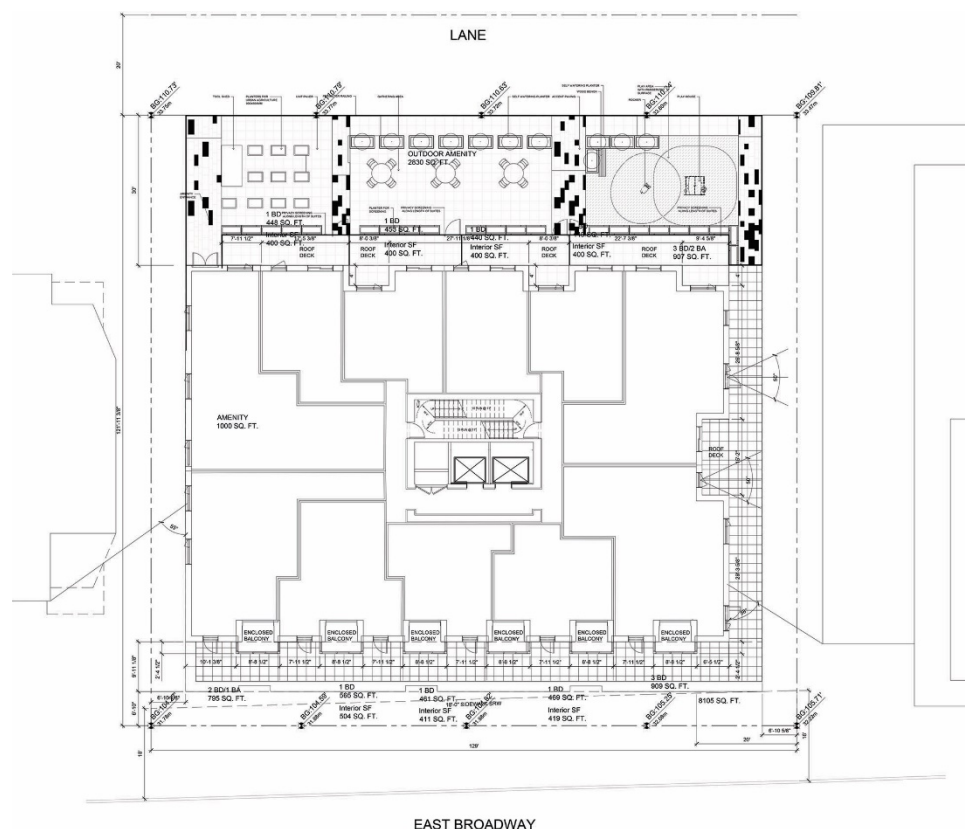
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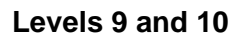
1619-1651 East Broadway FORM OF DEVELOPMENT

Level 1



Level 2





Street Elevation (South)



South and West Elevations



North and East Elevations



**1619-1651 East Broadway
PUBLIC BENEFITS SUMMARY**

Project Summary:

10-storey mixed-use building containing commercial use at grade and 85 total residential units, of which 50% of the residential floor area (an estimated 45 units) are to be secured as market rental housing.

Public Benefit Summary:

The proposal would provide 50% of the residential floor area (an estimated 45 dwelling units) secured as market rental housing for the life of the building or 60 years, whichever is longer, and offer a cash contribution to be allocated based on the *Grandview-Woodland Community Plan PBS*, and make a DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	RM-4N	CD-1
FSR (site area = 15,738 sq. ft.)	1.45	4.00
Counted Floor Area (sq. ft.)	22,820	62,959
Land Use	Residential	Commercial/Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required *	DCL (City-wide)	355,040	974,409
	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		
	Other		3,000,000
TOTAL VALUE OF PUBLIC BENEFITS		\$355,040	\$3,974,409

Other Benefits (non-quantified components):

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

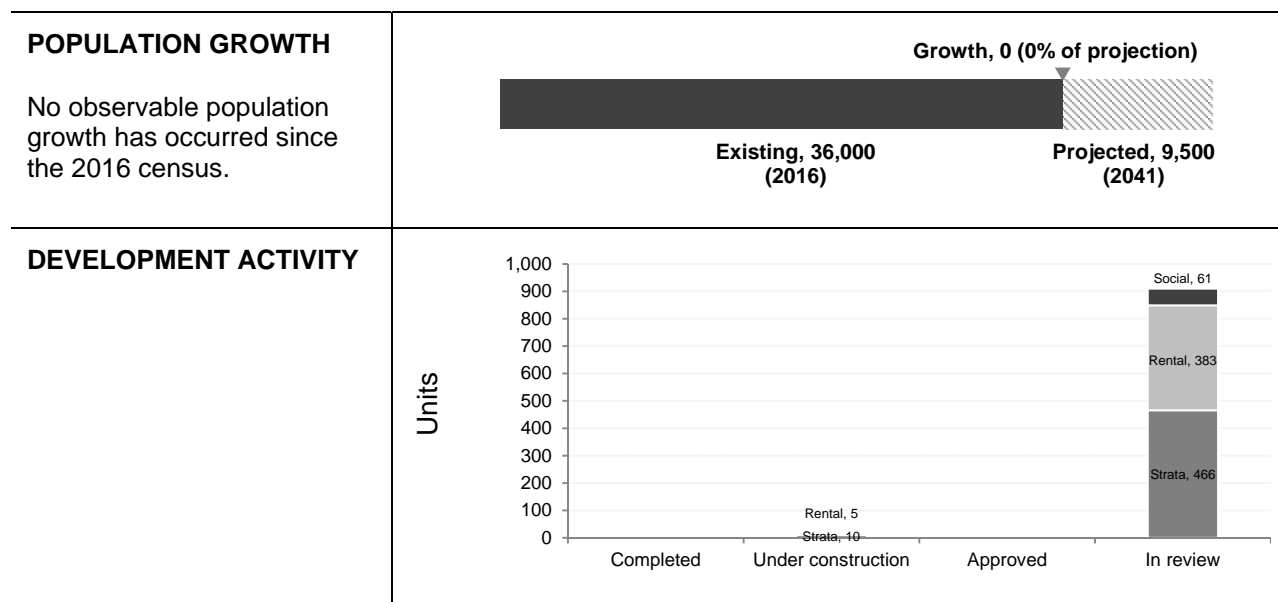
* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification.

For the City-Wide DCL, revenues are allocated into the following public benefit categories: Replacement Housing (36%); Transportation (25%), Parks (18%), Childcare (13%) and Utilities (8%).









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1619-1651 East Broadway GRANDVIEW-WOODLAND COMMUNITY PLAN PUBLIC BENEFITS IMPLEMENTATION TRACKING

Updated Q1 2018



PUBLIC BENEFITS ACHIEVED

Category	Anticipated Benefits	% PBS Achieved
 Housing	<ul style="list-style-type: none"> 1,400 non-market units 1,400 secured market rental units 	0%
 Childcare	<ul style="list-style-type: none"> Approx. 270 spaces for children aged 0-4 Approx. 180 spaces for children aged 5-12 	0%
 Transportation/ Public Realm	<ul style="list-style-type: none"> Safety improvements for all modes with a focus on vulnerable road users and complete street designs Upgrades and additions to cycling network Street network and signal upgrades New and enhanced plazas as part of redevelopment of key sites 	0%
 Culture	<ul style="list-style-type: none"> 23,000 sq. ft. of artist work space integrated with mixed-use sites containing low-income housing for artists and cultural workers Seek 18,000 sq. ft. of non-profit creation/production studios 	0%
 Civic/Community	<ul style="list-style-type: none"> Britannia Community Centre renewal and expansion Fire Hall #9 renewal Community Policing Centre lease renewal 	0%
 Heritage	<ul style="list-style-type: none"> 5% of cash CAC revenues to be allocated to heritage 	0%
 Social Facilities	<ul style="list-style-type: none"> Kettle redevelopment (including non-market and supportive housing) Aboriginal Mother Centre Society renewal and expansion Kiwassa Neighbourhood House renewal and expansion Urban Native Youth Association development 	0%
 Parks	<ul style="list-style-type: none"> Renewal and improvement of eight (8) parks Synthetic turf to replace existing field (location TBD) Upgrade one track facility (location TBD) 	0%

**1619-1651 East Broadway
APPLICANT AND PROPERTY INFORMATION**

Property Information

Address	Property Identifier (PID)	Legal Description
1619 East Broadway	014-472-635	Lot 9 of Lot 2 West 1/2 of Block D of Block 154 District Lot 264A Plans 1680 and 1771
	014-472-643	Lot 10 of Lot 2 West 1/2 of Block D of Block 154 District Lot 264A Plans 1680 and 1771
1651 East Broadway	014-472-651	The West 30 feet of Lot 7 of Lot 2 West 1/2 of Block D of Block 154 District Lot 264A Plans 1680 and 1771
	014-472-627	Lot 8 of Lot 2 West 1/2 of Block D of Block 154 District Lot 264A Plans 1680 and 1771

Applicant Information

Applicant/Architect	IBI Group Architects
Developer/Owner	Jameson Development Corp. and 0923172 B.C. Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed	Staff Recommendation (Other than Proposed)
Site Area	1,462 m ² (15,738 sq. ft.)		
Zoning	RM-4N	CD-1	--
Land Use	Residential	Commercial/Residential	--
Floor Space Ratio	1.45	4.00	--
Counted Floor Area	2,120 m ² (22,820 sq. ft.)	Commercial: 5,245 sq. ft. Residential: 57,714 sq. ft. Total: 5,849 m ² (62,959 sq. ft.)	5,849 m ² (62,959 sq. ft.)
Maximum Height	10.7 m (35 ft.)	33.2 m (109 ft.)	--
Residential Units		Secured market rental: 47 Market strata: 46 Total residential units: 93	Secured market rental: 45 Market strata: 40 Total residential units: 85
Parking, Loading Bicycle Spaces	As per Parking By-law	As per Parking By-law	--