



REFERRAL REPORT

Report Date: November 26, 2019
Contact: Karen Hoeser
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RTS No.: 13450
VanRIMS No.: 08-2000-20
Meeting Date: December 10, 2019

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 2209-2249 East Broadway

RECOMMENDATION

- A. THAT the application by EPIX Developments Ltd., on behalf of Epix Broadway BT Inc., to rezone 2209-2249 East Broadway [*Lot 84F, Block 151, District Lot 264A, Plan 3029, and Lots 85F, 86F, 87F, 88F and 89F, all except the north 5 feet now lane, Block 151, District Lot 264A, Plan 3029; PIDs 013-234-935, 013-234-978, 013-234-994, 013-235-044, 004-405-021 and 013-235-079, respectively*], from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.70 to 2.65 and the building height from 10.7 m (35.1 ft.) to 21.5 m (70.5 ft.) to permit the development of a six-storey residential building which would contain 87 market strata housing units, be referred to a Public Hearing, together with:
- (i) plans prepared by Taylor Kurtz Architecture + Design Inc., received December 21, 2018;
 - (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 in principle, including approval in principle of the form of development, subject to the Conditions of Approval 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 Public Hearing.

- B. THAT, subject to the enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C;

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

- C. THAT Recommendations A and B 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 bylaw 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 2209–2249 East Broadway from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of a six-storey residential building comprised of 87 strata-titled units under the *Grandview-Woodland Community Plan* (the “Plan”). A height of 21.5 m (70.5 ft.) and an FSR of 2.65 are proposed.

Staff have assessed the application and conclude that it meets the intent of the Plan. 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 in principle, subject to the Public Hearing, and the Conditions of Approval contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- *Grandview-Woodland Community Plan (2016)*
- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*
- *High-Density Housing for Families with Children Guidelines (1992)*
- *Green Buildings Policy for Rezoning (2010, last amended 2018)*
- *Housing Vancouver Strategy (2017)*
- *View Protection Guidelines (1989, amended up to 2011)*
- *Community Amenity Contributions – Through Rezoning (1999, last amended 2018)*

- *Vancouver Development Cost Levy By-law No. 9755 (2008, last amended 2018)*
- *Financing Growth (2004)*
- *Urban Forest Strategy (2014)*
- *Tenant Relocation and Protection Policy (2015, last amended 2019)*

REPORT

Background/Context

1. Site and Context

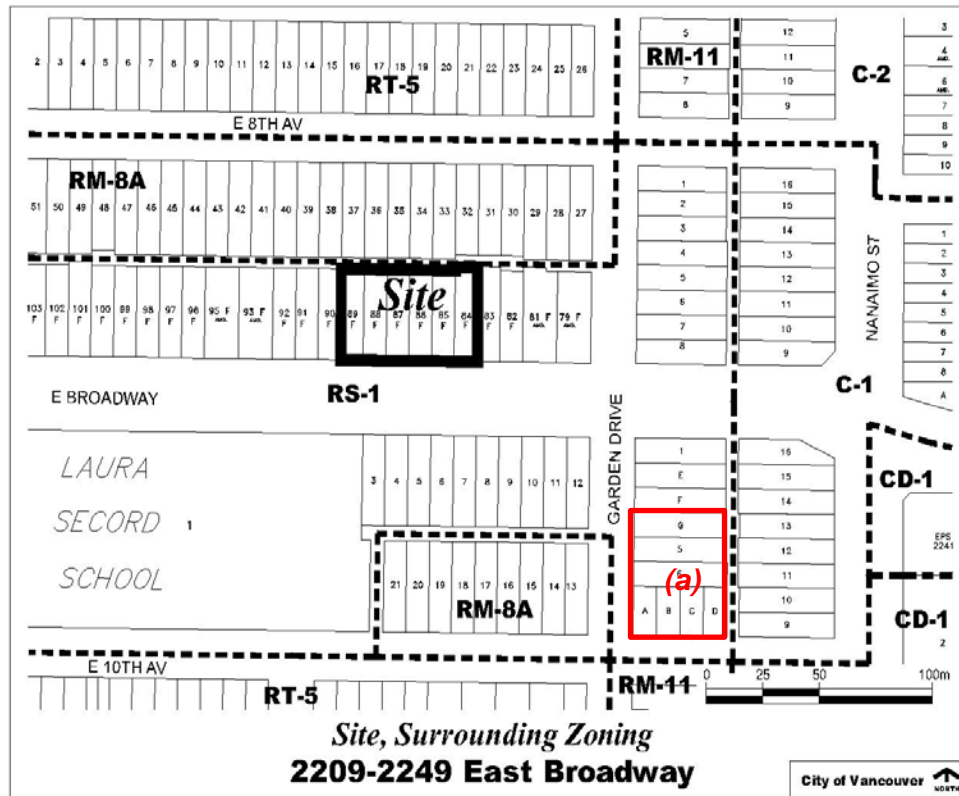
The subject site is located on the north side of East Broadway, between Lakewood Drive and Garden Drive (see Figure 1), within the *Grandview Woodland Community Plan* (the “Plan”) boundary. The site is comprised of six legal parcels with a total site size is 2,260 sq. m (24,326 sq. ft.), a combined frontage of 60.4 m (198 ft.) and a depth of 37.2 m (122 ft.). The site slopes approximately 2.0 m (6.5 ft.) from the northeast corner along the lane down to the southwest corner along Broadway. The site is currently zoned RS-1 and developed with six single-family houses.

The block to the north is zoned RM-8A which allows for three-storey ground-oriented stacked townhouse or rowhouse development. To the east is the Nanaimo Shopping Node which is identified within the Plan for increased height and density through rezoning in order to enhance its mixed-use nature and neighbourhood serving functions.

Broadway is a primary arterial street and part of the Metro Vancouver frequent transit service network. The site is well served by regular transit, and is within easy walking distance of the transit interchange at Broadway and Commercial Drive. Laura Secord Elementary School is less than a five-minute walk from the subject site, and the Vancouver Technical Secondary School is within a 10-minute walk from the site. The site is also within easy walking distance (approximately 10 minutes) to Trout Lake, and in close proximity to four bikeways: Lakewood Bikeway (along Lakewood Drive), Central Valley Bikeway (along Grandview Highway North), 10th Avenue Bikeway, and Sunrise Bikeway (along Slocan Street).

Significant developments in the immediate area are shown in Figure 1 and are listed below:

Figure 1: Location Map – Site and Context



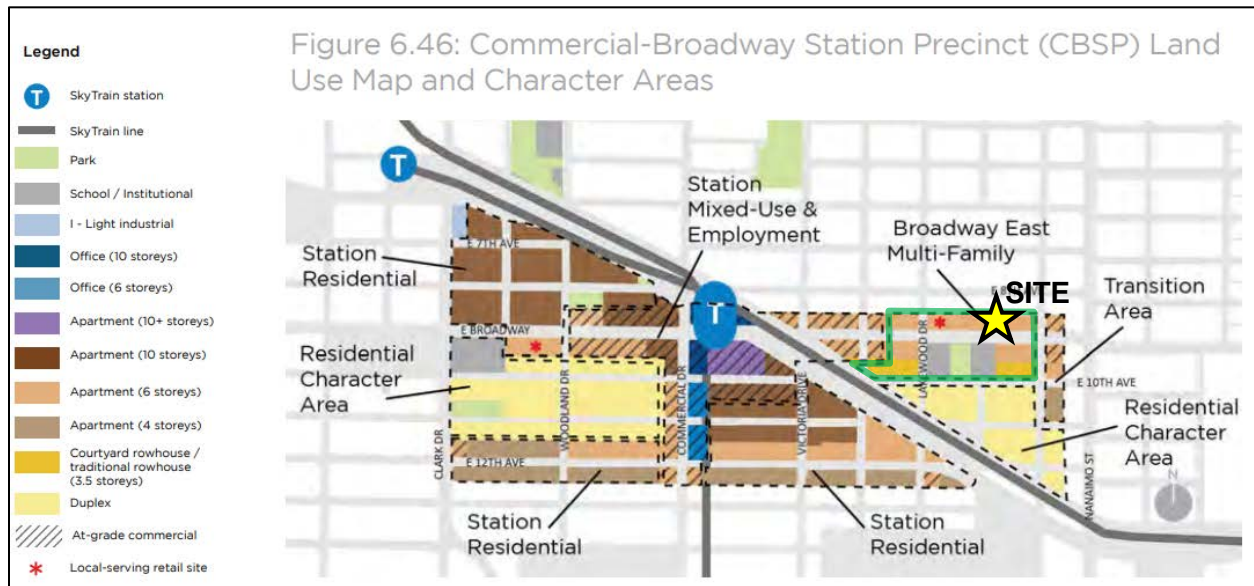
(a) 2542-2570 Garden Drive and 2309-2369 East 10th Avenue, a rezoning site recently approved for a six-storey residential development.

2. Policy Context

Grandview-Woodland Community Plan (Commercial-Broadway Station Precinct Sub-area) – Rezoning potential for the site is guided by the Plan which was approved by Council in July 2016. The site is within the Commercial-Broadway Station Precinct sub-area where the Plan provides directions to support the development of a transit-oriented neighbourhood featuring a broad array of housing opportunities as well as services and jobs.

Specifically, the subject site falls under subsection 6.7.3 of the Plan, called the Broadway East Multi-Family area. The Broadway East Multi-Family area is located along Broadway between Semlin Drive and Garden Drive (see Figure 2). The area is physically separated from the transit station hub by the Grandview Cut with Laura Secord Elementary School serving as a neighborhood focal point. In this area, the Plan anticipates residential developments in the form of new apartment and ground-oriented housing off arterial roads. For sites facing Broadway, such as the rezoning site, the Plan anticipates six-storey apartments as an intermediate scale of development between the three-and-a-half storey courtyard / traditional rowhouses anticipated across the lane and the higher density mixed-use development closer to the Commercial-Broadway SkyTrain station. A maximum density of 2.65 FSR is outlined in the Plan.

Figure 2: Commercial-Broadway Station Precinct Land Use Map and Character Areas
 (source: *Grandview-Woodland Community Plan*)



Strategic Analysis

1. Proposal

In accordance with the Plan, this application proposes to rezone the site from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to allow the development of a six-storey strata-titled residential building with 87 units (see Figure 3). The overall density proposed is 2.65 FSR and the maximum building height is 21.5 m (70.5 ft.).

Figure 3: Proposed Building Looking Northeast



The residential entrance is from an inset courtyard on East Broadway, with a common amenity space and patio immediately to the east. All ground-floor units have a patio with direct access to either Broadway or to the rear yard. One full and a partial second level of underground parking are provided, with vehicular access from the rear lane.

2. Land Use

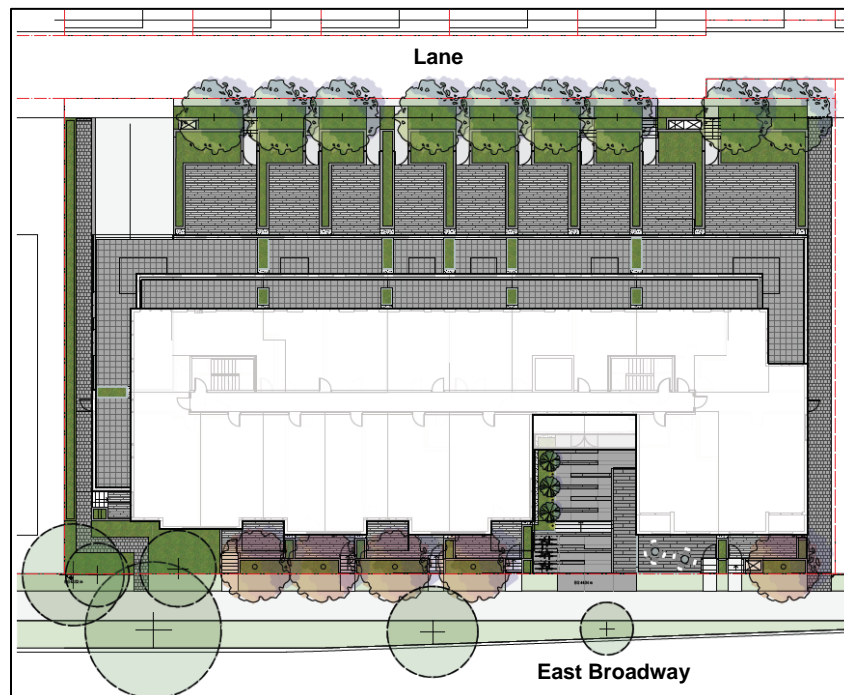
The application proposes a residential development with 87 strata-titled units. The site is currently zoned RS-1 (One Dwelling) District and is located in the Commercial-Broadway Station Precinct sub-area which anticipates residential development with building heights up to six storeys. This application, with all of the floor area as residential, is consistent with the intent of the Plan.

3. Height, Density, and Form of Development (refer to application drawings in Appendix E and Statistics in Appendix G)

In assessing urban design performance, staff take into consideration the 'Built Form Guidelines for the Broadway East Multi-Family' area, which focus on provision of enhanced streetscapes and innovative building typologies to improve walkability, as detailed in the Plan.

Plan Requirements — In accordance with the Plan, a six-storey residential building is envisioned at this location with a supportable density up to 2.65 FSR subject to minimum frontage requirements. At grade, buildings on this block are anticipated to be set back from the front property line a distance enough to sufficiently achieve a minimum 5.5 m (18 ft.) sidewalk. At the sides, minimum at-grade setbacks of 2.1 m (7 ft.) are anticipated, and a minimum 6.1 m (20 ft.) at the rear. 3.0 m (10 ft.) setbacks are anticipated above the third floor on all building faces except for those facing south. Further upper storey setbacks are required at the rear to reduce shadow impacts on properties to the north.

Figure 4: Proposed Site Plan



Form of Development — The rezoning site, with a total frontage of 60 m (198 ft.), qualifies for the conditional six storeys permitted in the Plan. The proposed building has a total south side frontage of 56 m (184 ft.), which is divided into two primary frontages by an inset 8 m (27 ft.) wide entrance courtyard. At grade, the building is set back the required 5.5 m (18 ft.) from back-of-curb at the south side, with an additional 3.0 m (10 ft.) provided between the front property line and the building face, except where the narrowing of the boulevard along Broadway occurs starting at the approximate midpoint of the site and continuing east, resulting in the mass of the building extending into the setback a distance of 0.5 m (1.7 ft.) up to 1.3 m (4.3 ft.). Staff have determined that this extrusion into the required setback is not supportable and have provided a related condition.

Further, staff have determined that the high traffic volume of East Broadway necessitates consideration for additional setting back of the ground-level dwelling units on the south side of the building, and have prepared a recommendation to provide for additional separation, provided such measures do not result in additional shadow impacts of the properties to the north. A rear setback of 10.7 m (35 ft.) is provided and there is a further setback in the building footprint at the southwest corner of the development to secure the retention of existing mature trees.

Figure 5: Broadway Elevation



Upper Storey Setbacks — A required 3.0 m (10 ft.) setback is provided above the third level at the west side of the building, but is only partially provided at the east where the southeast corner of the building extends to the full building height from grade and to a depth of approximately 12 m (40 ft.). The Plan anticipates an architectural expression that is highly sympathetic to the existing and anticipated context, and staff have prepared a condition to resolve this misalignment between policy and proposal.

Courtyard — The main point of pedestrian entry for the building is located off of East Broadway in the aforementioned entry courtyard. An amenity space is located directly to the east of the entrance, with the adjoining common outdoor area oriented entirely toward the south. Staff have

conditioned further design development to the courtyard to provide for more direct access between this space, the common outdoor amenity area, and the common indoor amenity space.

Family Oriented Units — As noted previously, at-grade dwelling units are located facing both East Broadway and the laneway at the north. Most of the lane-oriented units are 55.7 sq. m (600 sq. ft.) or less and are not large enough to comfortably accommodate families. As these units have significant private outdoor space for play, and in consideration of the high number of young families in the immediate area, staff have determined that these units should be reconfigured so that most have at least two bedrooms, and have included a condition to that effect.

Cross-Slope — A 2.0 m (6.5 ft.) cross-slope extends from the northeast to the southwest corner of the site resulting in at-grade dwelling units to the northeast of the building being partially below grade by 0.9 m (3 ft.). Conversely, units at the southwest corner are 0.9 m (3 ft.) above grade, which provides for increased apparent separation from East Broadway. While it is not ideal for any at-grade dwelling units to be partially below grade, units at the northeast will have sufficient access to natural light and ventilation, and access to high-quality outdoor space. As such, staff are supportive of this element of the design.

Urban Design Panel — The Urban Design Panel reviewed and supported this application with recommendations on April 3, 2019 (see Appendix D). While the Panel was supportive, they noted that the eastern massing of the building felt hard up against the public realm and recommended consideration be given to moving the building back toward the lane with additional design development to fit the building into the envelope anticipated in the Plan. The panel supported the tree retention at the southwest corner as well as the lane activation with rear patios providing a valuable and popular outdoor space for residents.

Conclusion — Staff reviewed the recommendations of the Panel, as well as the site-specific conditions, and have concluded that the proposal generally complies with the Built Form prescriptions of the Plan and is generally appropriate for the context. Staff support the application subject to formal modifications outlined herein and provided in the Urban Design conditions detailed in Appendix B.

4. Housing

Existing Tenants — The recently amended *Tenant Relocation and Protection Policy* extends policy coverage to projects involving consolidation of two or more lots that contain existing secondary rental. This includes single-family houses, basement suites, duplexes, or individually-rented condos where the new development is proposing five or more dwelling units.

The site has six single-family houses, one of which contains a basement suite. Of the seven units on site, there are currently tenants residing in 5 units with rental agreements beginning on February 1, 2019. The remaining 2 units are being occupied by the previous home owners. Because the tenancy agreements began after property transfer and are of less than 2 years as of the date of the rezoning application, there are no eligible tenants as defined under the *Tenant Relocation and Protection Policy*.

All tenancies are protected under the BC Residential Tenancy Act that governs how residential properties are rented and includes specific provisions regarding ending tenancies. Any disputes would be resolved through the Residential Tenancy Branch.

Housing Mix — For strata residential, the *Family Room: Housing Mix Policy for Rezoning Projects* requires that a minimum of 25% of the units be two-bedroom units and a minimum of 10% of the units be units with three or more bedrooms, for a total of a minimum of 35% of units being suitable for families.

As submitted, this application proposes approximately 36% of the total 87 residential strata units as two or more bedrooms. It includes 31% studio units (27), 33% one-bedroom units (29 units), 25% two-bedroom units (22 units), and 10% three-bedroom units (9 units). The application as proposed is consistent with the Family Room requirements and a provision is included in the CD-1 Bylaw to maintain the minimum unit mix requirements.

5. Transportation and Parking

Parking access is proposed from the lane between Broadway and 8th Avenue accessed from either Garden Drive or Lakewood Drive. One full level and a partial second level of underground parking are proposed.

For the 87 dwelling units, a total of 87 parking spaces are required to meet the Parking By-law. The application meets the Parking By-law as it proposes a total of 95 vehicle parking spaces. There are no loading requirements for the site.

Further, under the Parking By-law, the minimum required bicycle parking is 144 Class A spaces and five Class B spaces. The current application proposes 109 Class A bicycle spaces and no Class B bicycle spaces. An additional 35 Class A bicycle spaces and five Class B bicycle spaces (see Engineering conditions in Appendix B) are required for this rezoning application to meet the Parking By-law requirements.

6. Environmental Sustainability and Natural Assets

Green Buildings — The *Green Buildings Policy for Rezonings* requires that residential rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions contained within the policy.

This application has opted to satisfy 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 modelling analysis detailing building performance strategies to meet the new energy use intensity, greenhouse gas and thermal demand targets. Additionally, all developments will need to meet rainwater management requirements for retention, rate control, cleaning and safe conveyance. Conditions are included in Appendix B.

Natural Assets — The *Urban Forest Strategy* was developed to find ways to help preserve, protect and strengthen Vancouver's urban forest and tree canopy for the future. In April 2014, Council amended the Protection of Trees By-law to maintain a healthy urban forest by requiring permission be granted to remove only trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

A “by-law tree” has a trunk diameter of 20 cm or greater and requires a tree permit when it is proposed to be removed. There are 10 by-law trees on site ranging in health from moderate to good condition. The applicant is proposing to remove seven on-site by-law trees to accommodate construction. The applicant has proposed to retain a significant tree stand (three trees) at the southeast corner of the site which are situated within the canopy of a larger Norway Maple located on City property. The applicant is proposing to plant 17 new trees on site. All viable City trees will be retained.

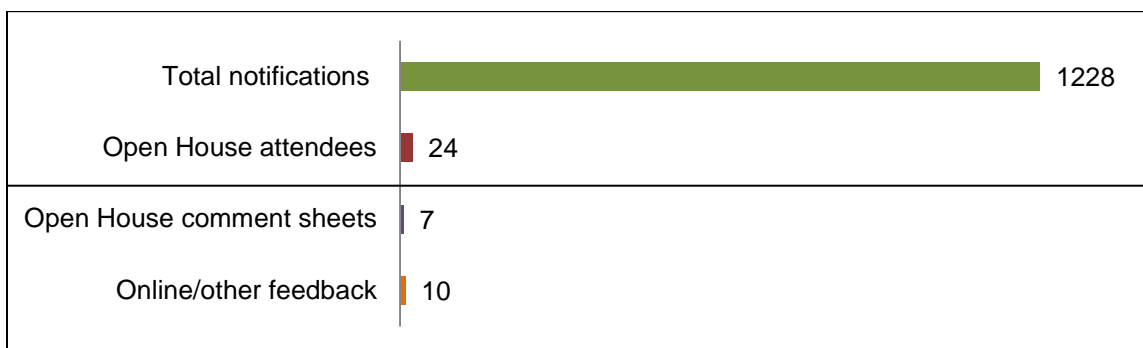
PUBLIC INPUT

Notification — A rezoning information sign was installed on the site on February 8, 2019. A total of 1,228 notification letters were distributed within the neighbouring area on or about March 11, 2019. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

Public Open House — A community open house was held from 5:30-8 pm on April 1, 2019, at the Vancouver Technical Secondary School Cafeteria located at 2600 East Broadway. Staff, the applicant team, and a total of approximately 24 people attended the open house.

Public Response — In response to the public consultation process, approximately 17 pieces of feedback were received, including open house comment sheets, emails, and additional written submissions (see Figure 6). A summary of the feedback is provided below.

Figure 6: Notification and Public Response



* Note that all reported numbers above are approximate

Note:

Each comment form or online response can include a number of comments which may reference points in support, potential concerns and questions or neutral/general statements. Therefore, staff focus on qualitative theming of comments and overall percentages are not provided.

Some duplication of responses may result where respondents chose to provide feedback to a rezoning application more than once using a number of mediums (open house comment sheet, online feedback, form letter, petition, etc.).

Support for the proposal cited the following:

- Location and neighbourhood fit
- Housing availability

- Building design
- Building height

Concerns expressed by respondents included the following:

- Inappropriate building height
- Lack of affordable units
- Increase traffic
- Building design and aesthetics

A detailed summary of public comments in response to the rezoning application can be found in Appendix D.

Response to Public Comments — Staff note that the proposed building complies with the Plan in terms of housing tenure, building height and density. Through conditions included in Appendix B, further design development will be required to better integrate the building into the surrounding area by setting back the entire building from East Broadway while balancing shadow impacts to the north, pulling back the southeast massing of the building further from Broadway and stepping back the upper storeys on the east façade. Staff also note that the proposal meets the requirements of the *Parking By-law*.

PUBLIC BENEFITS

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

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.

The site is subject to City-wide DCLs and City-wide Utilities DCLs on the proposed 5,989 sq. m (64,465 sq. ft.) of residential floor area. Based on rates in effect as of September 30, 2019, total DCLs of approximately \$1,659,313 are anticipated from this development.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's [DCL Bulletin](#) for details on DCL rate protection.

Public Art Program — The *Public Art Policy and Procedures for Rezoned Developments* requires rezoning proposals having a floor area of 9,290.0 sq. m (100,000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu 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 Contribution (CAC)— Within the context of the City’s *Financing Growth Policy* and the Plan, an offer of a community amenity contribution to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include either the provision of either 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.

In order to provide more certainty and clarity as sites redevelop and to improve processing efficiencies for rezoning applications, an approach to CACs based on a target CAC rate has been implemented for the Mid-rise Multi-family sub-areas in the Plan. The current target CAC rate of \$252.40 per sq. m (\$23.45 per sq. ft.), based on the net additional increase in floor area, applies to this application. As part of this application, the applicant has offered a cash CAC of \$1,112,327 which will be directed to support delivery of the *Grandview-Woodland Public Benefits Strategy*.

Target CACs are payable prior to rezoning enactment and are subject to inflationary adjustment which takes place on September 30 each year. In order to ensure fairness to rezoning applications that have been submitted prior to the adoption of new inflation adjusted CAC targets, in-stream rezoning applications are exempt from CAC target increases, provided that a rezoning application has been submitted to the City and a rezoning application fee has been paid.

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

Grandview-Woodland Community Plan Public Benefits Strategy— The *Grandview-Woodland Public Benefit Strategy* 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. To monitor and track progress towards the achievement of community amenities in accordance with the Grandview-Woodland Community Plan, a summary of public benefits and progress to date is provided in Appendix F.

FINANCIAL IMPLICATIONS

As noted in the section on Public Benefits, the applicant has offered a cash CAC of \$1,112,327 to be allocated towards the delivery of the Public Benefit Strategy outlined in the *Grandview-Woodland Community Plan*.

The site is subject to both the City-wide DCL and the City-wide Utilities DCL. Should Council approve the rezoning application, it is anticipated that the applicant will pay \$1,659,313 in DCLs based on the rate in effect on September 30, 2019.

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

CONCLUSION

Staff have reviewed the application to rezone the site at 2209-2249 East Broadway from RS-1 to CD-1 to permit the development of a six-storey strata-titled residential development with 87 units. Assessment of the rezoning application has concluded that the proposed form of

development is an appropriate urban design response to the site and neighbourhood context, and the application is consistent with the directions of the *Grandview-Woodland Community Plan*.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with a draft CD-1 By-laws as generally shown in Appendix A. Further, it is recommended that, subject to the Public Hearing, the application including the form of development, as shown in plans in Appendix E, be approved in principle, subject to the applicant fulfilling conditions of approval in Appendix B.

* * * * *

**2209-2249 East Broadway
PROPOSED CD-1 BY-LAW PROVISIONS**

Note: A By-law to rezone an area to CD-1 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.]

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (___).

Uses

3. Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in the 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 Multiple Dwelling;
 - (b) Retail Uses, limited to Public Bike Share; and
 - (c) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of use

4. The design and layout of at least 35% of the dwelling units must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be two-bedroom units; and
 - (ii) at least 10% of the total dwelling units must be three-bedroom units; and

- (c) comply with Council's "*High Density Housing for Families with Children Guidelines*".

Floor area and density

- 5.1 Computation of floor space ratio must assume that the site consists of 2,260 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 5.2 The floor space ratio for all uses combined must not exceed 2.65.
- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the permitted floor area for dwelling units; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens only 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 base surface, except that the minimum exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) 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.
- 5.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 5.6 The use of floor area excluded under section 5.4 or 5.5 must not include any use other than that which justified the exclusion.

Building height

6. Building height, measured from base surface, must not exceed 21.5 m.

Horizontal angle of daylight

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 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.
- 7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.
- 7.4 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.
- 7.5 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 (___).
- 7.6 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

8. A development permit application for dwelling uses must include an acoustical report prepared by a licensed professional acoustical engineer demonstrating that the noise levels in those portions of 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

Zoning and Development By-law

9. Sections 2 through 14 of the Zoning and Development By-law apply to this CD-1 ().

* * * * *

**2209-2249 East Broadway
CONDITIONS OF APPROVAL**

Note: If the application is referred to a public hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the public hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by Taylor Kurtz Architecture + Design Inc., received December 21, 2018, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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 provide for a minimum 3 m (10 ft.) front yard setback in addition to the 5.5.m (18 ft.) SRW from back of curb across the entire width of the south frontage.

Note to Applicant: The intrusion of the eastern-most part of the building resulting from the gradual reduction in the depth of the boulevard along East Broadway is not supported.

2. Design development to provide for a more neighbourly interface with adjacent properties as follows:

- (a) At the north façade, provision of additional articulation in massing at all levels in order to improve visual relief of the extensive building massing.

Note to Applicant: Lane-oriented dwelling units should appear as discrete units. Exploration of townhouse-like expressions for lane-oriented units with strong vertical delineation between units is recommended.

- (b) At the south and east frontages:

- (i) Provision of an upper level shoulder setback with a minimum depth of 3 m (10 ft.) extending the full depth of the east side of the building; and

Note to Applicant: Shoulder setbacks are critical for both a sympathetic interface with existing context and to maximise livability and privacy of future dwelling units.

- (ii) Increasing the overall width of the east side yard or providing substantial landscape buffering along the east property line.

Note to Applicant: Also refer to Landscape Review condition 9.

3. Design development to improve the expression, accessibility, and user experience of the entrance courtyard by:
 - (a) Relocation of the wheelchair access ramp to the west side of the courtyard;
 - (b) Reorientation of the common outdoor amenity area to within the courtyard, or expanded to include an area within the courtyard; and/or
 - (c) Otherwise reconfiguring or redesigning the amenity area and the wheelchair access ramp within the courtyard to improve functionality and accessibility of the courtyard and common amenity area.

Note to Applicant: Also refer to Landscape Review condition 10.

4. Design development to provide a majority of lane-oriented dwelling units as family-friendly (minimum two bedroom) units as a means to maximise activity at the lane.

Note to Applicant: Exemptions to the provision of family-friendly dwelling units at grade may be entertained subject to the provision at the Development Permit stage of a memorandum, technical letter, or design rationale prepared by a qualified professional outlining the unfeasibility of providing such units to the satisfaction of the Director of Planning.

5. Design consideration to increase the depth of the front yard setback by an additional minimum 1.5 m (5 ft.), to improve the separation between at-grade dwelling units and East Broadway, is strongly encouraged.

Note to Applicant: Measures to provide for additional front yard space, if employed, should not result in additional shadow impacts of existing properties to the north. Updated shadow studies are to be provided demonstrating the commensurate shadow impacts of increasing the depth of the yard at the development permit application for the review of staff.

6. Identification on the architectural and landscape drawings of any built features intended to create a bird friendly design.

Note to Applicant: Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

Landscape

7. Design development to provide a substantial landscape buffer in the east side yard in order to mitigate impact to the east neighbouring property (refer to Urban Design Review condition 2).

8. Design development to the entry courtyard to achieve a friendly, identifiable and usable space, as follows:
 - (a) Align and improve connection with the common outdoor amenity space;
 - (b) Expand programming and articulation by including a variety of active and passive uses, which encourage common gathering;
 - (c) Relocate ramp to allow for a more holistic, integrated space; and
 - (d) Provide planting that is flush with grade, rather than raised planters, by lowering the parkade below.

9. Design development to improve the sustainability strategy, by the following:
 - (a) Explore providing intensive and extensive green roofs on all available flat rooftops, to be commonly accessible and usable and to provide open spaces with improved solar orientation;
 - (b) Add substantially more landscape around all entry areas, to accent and soften them;
 - (c) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems);
 - (d) Add planters with overarching shrubs to common upper level decks, to be visually accessible from below, softening the edges and consisting of woody evergreen plant material for year-round presence; and
 - (e) Add edible plants, which can be used as ornamentals as part of the landscape design in addition to urban agriculture plots.

10. Design development to consider programming to include Urban Agriculture plots in common outdoor spaces, suggested to be located on rooftops, for maximum solar orientation (see also Landscape Review condition 11).

Note to Applicant: Urban agriculture plots should follow the City’s *Urban Agriculture Guidelines for the Private Realm* and include infrastructure required, such as potting benches, hose bibs, etc. and be wheelchair accessible.

11. Design development to the landscape treatment to increase the volume of soil, tree canopy cover and planting on slab, by lowering the slab for planting on the main level to the greatest extent possible, rather than planting in raised planters.

Note to applicant: Wherever possible, planted landscapes on slab should be designed to maximize soil depths. This will require integration of the landscape design and the structural plan. Soil depths should exceed CSLA Landscape Standard. At the perimeter of the building the slab can be angled downward (1 m across and 1.2 m down) to maximize contiguous soil volumes.

12. 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.
13. Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:
 - (a) maximize natural landscape best management practises;
 - (b) minimize the necessity for hidden mechanical water storage;
 - (c) increase the amount of planting to the rooftop areas, where possible;
 - (d) consider linear infiltration bio-swales along property lines, at lower site areas;
 - (e) use permeable paving;
 - (f) employ treatment chain systems (gravity fed, wherever possible); and
 - (g) use grading methods to direct water to soil and storage areas.

Note to Applicant: Refer to the City of Vancouver Integrated Rainwater Management Plan (I.R.M.P), Vol.1 & 2 for further information. A consulting engineer (subject matter expert) will need to be engaged and early phase soil analysis will be needed. Further comments may be outstanding at the development permit stage.

14. Provision of plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:
 - (a) detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets;
 - (b) a separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones; and
 - (c) an overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.

Note to applicant: The sustainable summary water balance calculations assume soil volumes are capable of receiving rainwater are only valid if water is directed from hard surfaces to infiltration zones.

15. Provision of a full-size, to scale and dimensioned Tree Management Plan, coordinated with survey and arborist report.
16. Provision of coordination between Landscape Plan and architectural Site Plan, for most updated information.
17. Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8":1 ft. scale minimum. 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.

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

Note to Applicant: 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.

19. 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.

20. 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.

21. Coordination for the provision of new street trees or any proposed City owned tree removals adjacent to the development site, where applicable.

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact 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 deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

22. Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 9.3 sq. m (100 sq. ft.).

Note to Applicant: On the plan, illustrate irrigation connection points and hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed. Hose bibs are requested to encourage patio gardening and hand watering on private patio and amenity decks.

23. Provision of an outdoor Lightning Plan.

Crime Prevention Through Environmental Design (CPTED)

24. Design development to respond to CPTED principles, having particular regards for:
- (a) theft in the underground parking;
 - (b) residential break and enter;
 - (c) mail theft; and
 - (d) mischief in alcove and vandalism, such as graffiti.

Note to Applicant: Building features proposed in response to this condition should be noted on the plans and elevations. Consider use of a legend or key to features on the drawings. Consultation with the social housing operators and Park Board staff with experience of the more specific CPTED risks in this area is recommended, and should be included the response to this condition.

Sustainability

25. 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).

Engineering

26. 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 & 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.
27. 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.
28. 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. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. 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.

29. Please place the following statement on the landscape plan:

“This plan is “NOT FOR CONSTRUCTION” and 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.”

30. Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.

31. Provide automatic door openers on the doors providing access to the bicycle storage rooms and note on drawings.

32. Provision of Class B space to be located entirely on private property.

33. Design development to improve the parkade layout and access design and to comply with the Parking and Loading Design Supplement by including the following:

- (a) Updated plan and section drawings to show overhead security gate on main parkade ramp;
- (b) Updated plans to show all required columns. Column encroachments are not permitted in single module stalls;
- (c) Minimum required dimensions for vehicle spaces located adjacent one or two column(s) and or wall(s) to be provided and dimensioned on plans;
- (d) Wheel stops where a vehicle space is facing a pedestrian circulation route or other parking spaces; and
- (e) Parabolic mirrors to be provided where opposing motorists cannot readily view each other at 90 degree jogs.

34. The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:

- (a) All types of parking and bicycle spaces individually numbered, and labelled on the drawings.
- (b) Class B bicycle spaces to be shown with minimum required dimensions.
- (c) Updated plans to show and dimension all required columns.
- (d) Dimension of column encroachments into parking stalls.

- (e) Dimensions of additional setbacks for parking spaces due to columns and walls.
- (f) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.
- (g) Shared access aisle(s) for disabled parking spaces.
- (h) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside.

Green Infrastructure

- 35. Staff note that a Rainwater Management Plan has been submitted but are seeking a more detailed response toward the Citywide Integrated Rainwater Management Plan (IRMP) requirements outlined in the 'Green Buildings Policy for Rezoning' and detailed fully in the ['Rainwater Management Bulletin'](#).
- 36. The applicant should take into account the following:
 - (a) DWG. 18-1166-SWMP1: Pre-Development
 - (i) Provide topographic survey with spot elevations and/or contours on the subject property;
 - (ii) Delineate existing drainage areas and site outlets;
 - (iii) Show existing overland flow paths;
 - (iv) Identify any external lands that may drain onto subject property; and
 - (v) Show existing service connections to municipal infrastructure including existing invert elevations.
 - (b) DWG. 18-1166-SWMP2: Post-Development
 - (i) Provide approximate finished grades and pertinent elevations;
 - (ii) Delineate proposed drainage areas and site outlets;
 - (iii) Show proposed overland flow paths;
 - (iv) Show proposed storm drainage network with approximate design inverts and proposed connection locations to the existing 1050 mm diameter combined sewer on East Broadway; and
 - (v) Indicate location of treatment manhole and underground storage tanks.
- 37. As per the *Rainwater Management Bulletin*, Runoff from the first 24 mm of rainfall from all areas, including rooftops, paved areas, and landscape must be retained or reused on

- site. The method of capture must be prioritized according to three Tiers outlined in the Bulletin and justification must be provided for using Tier 2 and 3.
- (a) Staff note that little effort has been made to retain the full first 24 mm of rainfall on site.
 - (i) To increase on-site retention of rainwater the following should be considered: installation of green roofs and directing runoff from roofs or patios into closed bottom planters with increased storage capacity and safe overflow.
 - (b) Provide a site map detailing the different surface types and how rainwater will be directed or retained in each area. The information provided on the site map is insufficient to make a full assessment. Include the following:
 - (i) Building, patio and walkway locations;
 - (ii) Underground parking extents;
 - (iii) Location of proposed detention tank, water quality treatment and flow control systems;
 - (iv) All routing of water throughout the site;
 - (v) Area and depth of landscaping; and
 - (vi) Any proposed rainwater management features; pervious paving, bio-retention planters, etc.
38. The rainwater management system for the building(s) and site shall be designed such that the peak flow rate discharged to the sewer under post-development conditions is not greater than the peak pre-development flow rate for the return period specified in the City of Vancouver's Intensity-Duration-Frequency curve (IDF curve). The City of Vancouver's 2014 IDF curve shall be utilized for pre-development design flow calculations, and the City's 2100 IDF curve, which takes into account the effects of climate change, shall be utilized for post-development design flow calculations.
- (a) While the subject property is located within a residential zoning, it is serviced by the existing 1050 mm diameter combined sewer on East Broadway which is sized according to commercial standards. Therefore, all calculations should be revised based on the 10 year, 5 minute time of concentration event.
39. As per the Water quality requirements, the volume of water (24 mm for low pollutant generating surfaces like roofs and 48 mm for high pollutant generating surfaces like driveways) that leaves the site must be treated to a standard of 80% TSS removal by mass by using either individual BMPs that meet the standard or treatment trains of BMPs that, when combined, meet the standard.
- (a) Staff note that the proposed treatment system will be a Stormceptor or equivalent mechanical treatment manhole designed to remove 60% TSS by mass. Please note the system must be designed to a standard of 80% TSS removal.

- (b) Additional information on the routing of stormwater to the treatment manhole is required with conceptual details shown in plan / section view, paying close attention to the hydraulic connection between the outlet sewer, orifice control invert, storage tank elevations, etc. Provide assumptions as necessary.
 - (c) For proprietary treatment devices:
 - (i) Provide product information for all treatment practices; and
 - (ii) Products need to meet either the Washington State Department of Ecology's Technology Assessment Protocol (TAPE) or ISO 14034 ETV certification. The applicant may propose other technologies but must provide supporting information that shows the technology meets the standard.
40. Legal arrangements may be required to ensure on-going operations of certain rainwater storage, rainwater management and green infrastructure systems.
41. A Section 219 Rainwater Management Agreement Covenant will be required once the Final RWMP is accepted by the City. The Final RWMP will be attached to the covenant and be register on the property's title. After construction, the Engineer of Record will be required to inspect the RWM system and determine whether it has been substantially completed according to the covenant and Final RWM Plan. The EOR is to inform the City by letter bearing the Engineer's professional seal whether the system has been so constructed, and, if not, sealed "as-built" drawings showing the details of the modified system must be provided.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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, and the General Manager of Arts, Culture and Community Services, (or successors in function), as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Consolidation of Lots 85F, 86F, 87F, 88F & 89F, all Except the North 5 Feet Now Lane, and Lot 84F, Block 151, District Lot 264A, Plan 3029 to create a single parcel and subdivision of that site to result in the dedication of the North 5 feet of Lot 84F for lane purposes.

A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at:

<http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>

2. Provision of a building setback and Statutory Right of Way (SRW) for public pedestrian use of an expanded sidewalk over the area of the site adjacent to the south property line

along East Broadway to achieve a 5.5 m (18 ft.) distance measured from the back of existing City curb.

Note to Applicant: The SRW will be free of any encumbrance at grade, including items such as structure, vents, stairs, patio walls, door swing, benches, chairs and tables, trees, and bicycle parking.

Setbacks under 0.6 m (2.0 ft.) will not be registered as an SRW, but must be free of encumbrances.

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.
 - (a) Provision of adequate water service to meet the fire flow demands of the project. Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by R.F. Binnie & Associates Ltd. dated December 11, 2018, no water main upgrades are required to service the development. 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.
 - (b) Provision for the installation of a new fire hydrant on East Broadway in line with the west property line of the development.
 - (c) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. Implementation of development at 2209-2249 East Broadway will require the following in order to improve sewer flow conditions:

The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 10-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.

Note to applicant: Groundwater requirements are not currently an immediate concern at this site. The City may require a Hydrogeological Study, Groundwater Management Plan, and/or Impact Assessment if dewatering rates are significant or concerning, to the City’s discretion. The developer is advised to undertake adequate investigations to understand the site groundwater conditions early on in the planning and design process.
 - (d) Provision of a 1.83 m (6.0 ft.) sod grass front boulevard and 2.44 m (8.0 ft.) light broom finish saw cut concrete sidewalk on the East Broadway frontage.
 - (e) Provision of new concrete curb and gutter where existing curbs do not have an existing concrete gutter.

- (f) Provision of a new lane to City of Vancouver pavement structure standards. Crowned land grading can remain.
- (g) Provision of speed humps in the lane north of Broadway between Lakewood Drive and Garden Drive.
- (h) Provision of lane lighting on standalone poles with underground ducts should the development bring about the requirement to underground the existing overhead infrastructure and remove any existing supporting structure where current lighting is attached.
- (i) Provision of upgrades to the existing traffic signal at Lakewood Drive and East Broadway to include accessible pedestrian signals (APS), and LED lighting.

Note to Applicant: Design details of off-site improvements to be finalized at the development permit stage.

- (j) 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 to Applicant: as-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

- 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 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 B.C. 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.

Sustainability

- 5. The applicant will enter into an agreement with the City, on terms and conditions acceptable to the Director of Sustainability and the Director of Legal Services, that requires the owner, and all future owners, of the building to report energy use data, on an aggregated basis, for the building as a whole and certain common areas and building systems. Such an agreement will further provide for the hiring of a qualified service

provider to assist the building owner for a minimum of three years in collecting and submitting energy use data to the City.

Environmental Contamination

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

Community Amenity Contribution (CAC) – Cash Payments

7. Pay to the City a cash Community Amenity Contribution of \$1,112,327, which the applicant has offered to the City, to be allocated to support the delivery of the *Grandview-Woodland Public Benefits Strategy*. Payment is to be made prior to enactment of the CD-1 By-law in the form of a bank draft, certified cheque or wire transfer, at no cost to the City, and on terms and conditions satisfactory to the Director of Legal Services.

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

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

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.

* * * * *

**2209-2249 East Broadway
DRAFT CONSEQUENTIAL AMENDMENTS**

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting the following properties from the RS-1, RS-3, RS-3A, RS-5 and RS-6 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID: 013-234-935; Lot 84F, Block 151, District Lot 264A, Plan 3029
- (b) PID: 013-234-978; Lot 85F, expect the north 5 feet now lane, Block 151, District Lot 264A, Plan 3029
- (c) PID: 013-234-994; Lot 86F, expect the north 5 feet now lane, Block 151, District Lot 264A, Plan 3029
- (d) PID: 013-235-044; Lot 87F, expect the north 5 feet now lane, Block 151, District Lot 264A, Plan 3029
- (e) PID: 004-405-021; Lot 88F, expect the north 5 feet now lane, Block 151, District Lot 264A, Plan 3029
- (f) PID: 013-235-079; Lot 89F, expect the north 5 feet now lane, Block 151, District Lot 264A, Plan 3029.

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**2209-2249 East Broadway
ADDITIONAL INFORMATION**

1. Urban Design Panel

The Urban Design Panel (UDP) reviewed this rezoning application package on April 3, 2019.

EVALUATION: SUPPORT with Recommendations (7-0)

• **Introduction:**

Rezoning Planner, Kent MacDougall, began by noting that the site is a 6-lot assembly, located on the north side of E Broadway between Lakewood Dr. and Garden Dr. It is currently zoned at RS-1 and occupied by single-family houses. All 6 lots face south onto E Broadway and back onto a lane running parallel to E Broadway St. The total site size is 2,260 sq. m. (22,328 sq. ft.) with a combined frontage of approximately 60 m (200 ft.) along E Broadway, and a depth of approximately 37 m (122 ft.). This site will be considered under the *Grandview-Woodland Community Plan* which was adopted by Council in July 2016. The proposed density is 2.65 FSR.

The site is approximately 4 to 5 blocks east of the Commercial-Broadway Skytrain station and a block west of the commercial node at Broadway and Nanaimo. Around the Commercial-Broadway Skytrain station are a grocery store and other services and amenities along Commercial Drive. The site is well serviced by several bus routes. Trout Lake Park is about a 10 minute walk to the south (~800 m) as well as Laura Secord Elementary School is a ½ block west. Along E Broadway at the northeast corner of E Broadway and Lakewood Dr is identified as a “Local-serving retail site.” Further along E Broadway heading west, around Semlin Dr, E Broadway is identified for 6-storey apartments with “At-grade commercial” into 10 storeys apartment & office around the Sky Train Station (after the tracks). Adjacent applications are 2542-2570 Garden Dr & 2309-2369 E 10th Avenue (6-storey strata) which has been approved in early 2019 with 68 strata titled residential units and a gross floor area of 5,472 sq. m (58,899 sq. ft.). The building height of 20.1 m (66 ft.) will provide 73 underground parking spaces.

Development Planner, Kevin Spaans, noted that the building is proposed to be a six storey apartment form with a full height street wall along E Broadway. The overall building width of 184'-0" is generally split into two primary frontages divided by an inset 27'-0" wide entrance courtyard.

Setbacks at the fourth and sixth levels at the rear are provided to mitigate shadowing and apparent building mass when viewed from the lane per the Grandview Woodland Community Plan. A required 10'-0" setback is provided above the third level at the West side of the building. A setback is provided at the northeast corner of the building while the southeast corner continues up the full six storeys, extending into the setback. At the front, there will be an 18'-0" setback anticipated from back of curb with additional 10'-0" front yard but the boulevard narrows and ultimately disappears toward Garden Dr. meaning that the entire front of the secondary mass extends into the setback a distance of between 1'-8" and 3'-4". There is a building footprint setback at the SW corner to provide for the retention of a cluster of existing trees. At-grade residential units face E Broadway and the lane at the rear where a 35'- 0" setback provides for large private outdoor spaces. The site has a 6'-0" cross slope from northeast to southwest. At-grade units to the west side of the site are approximately 3'-0", as recommended

by staff to provide for a sense of vertical separation for residents, but units to the northeast are approximately 3'-0" below grade.

The residential entry is located at the inset courtyard with a common amenity space with patio immediately to the east. The site will provide 87 units (proposed), with a unit mix of 35% 2+ beds (25% 2 Bedroom and 10% 3 Bedroom). The site will have 95 parking stalls and 109 bicycle stalls. In addition, the applicant is proposing plantings along the E Broadway frontage in front of outdoor patio retaining walls, coupled with space for bicycle racks at the courtyard.

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

1. The Panel is kindly asked to respond to the following questions regarding form, massing, and architectural character:

- a. Has the applicant sufficiently broken up the East Broadway frontage in order to mitigate the apparent mass of the building?
- b. Does the Panel support the proposed relaxation to the required 10'-0" front yard setback where the existing curb begins to recede mid-way into the length of the site?
- c. Does the Panel support the proposed relaxation to the building envelope at the SE corner of the building?

2. Does the proposed landscape and building expression at grade sufficiently contribute to an improved sense of street character and walkability along East Broadway?

• **Applicant's Introductory Comments:**

On the Broadway side, the patios were created in a more simple form following the urban expression of what is appropriate for E Broadway.

On the back side, we stepped some landscape up the building while respecting the laneway condition. There is a lot of space to bring in green and upgrade the lane into a more pedestrian and residential side lane standard.

The building is broken into two different parts to create a strong rhythm of verticality, with recesses and projections above the balconies. The E Broadway façade has been broken up to mitigate the length of the building.

The inset provides a strong relief to the length of the building as well providing amenities for the residents and a good sense of entry and a place for socialization.

The west side of the entry creates a separate form to the east side of the entry. This creates a counter point and to contrast and reinforce the rhythm of the west.

The site creates variety by the offset of the deep recess to reinforce the entry as well as the rhythm of the south side of the lane.

The pallet of color adds to the contrast, tone and texture of elements.

The building complies with the new rezoning requirement for sustainability by a series of new wall types and building envelope systems.

The site retains a number of existing trees.

The applicant team then took questions from the panel.

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

Having reviewed the project it was moved by Ms. Besharat and seconded by Ms. Ockwell and was the decision of the Urban Design Panel:

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

- Refinement to entry plaza (re. location of ramp, amenity space interface, canopy treatment, quality of residential, transparency);
- Further design development of the East façade;
- Further consideration of East facing of the building to be more neighborly;
- Consideration of the 5 ft. relaxation;
- Consideration of moving building back 5ft for landscaping.

- **Related Commentary:**

There was general support by the Panel, however the Panel noted further design development is needed.

A panelist noted the contextual info is showing the future but not the existing context.

The relaxations were supported however the building appears too imposing. The project is not paying enough attention to the neighborhood. The project overall lacks a residential feel and appears more like an office building.

The Panel members noted the E Broadway frontage is most successful.

The Panel noted that the east block has an unusual rhythm; the west block is more successful.

The Panel felt the east façade feels hard up against the public realm, and recommended that consideration be given to moving the building back 5ft toward the lane to give more breathing room along E Broadway.

The Panel felt that the north side would benefit from further breaking down and modulation of massing. Modulate upper storeys to allow more light on patios was recommended.

The Panel did not support relaxations to the building envelope as proposed and recommended that the southeast corner be further developed.

Panel members found that the lane elevation could use some breaking up as it is reading long and flat as proposed.

The Panel recommended that at-grade units facing the lane should be more family- oriented instead of single bedroom units as shown.

The Panel supported how the lane has been activated with patios providing a valuable and popular space.

Some Panel members felt that the internal circulation is not working as shown. The sequence to get from wet to dry areas is difficult.

The Panel noted that the entrance and inset to lobby could provide more interest. There is opportunity to create visual statement.

A Panel member notes that the rear outdoor amenities are very large for the studio units, unusual to have outdoor space that is of similar size to the units.

As proposed some Panel members noted that the amenity room feels more like a unit, the space is isolated from view and the uses of the area, it appears difficult to add programming, and would be nice if space was opened up and was more aligned with the entry courtyard.

Some Panel members felt that the entry courtyard is not contributing much.

A panelist noted the amenity room could spill onto the lobby space if the location of the ramp got switched. This would also allow for a more usable patio.

Panel members noted some privacy issues at some of the balconies.

The panelists noted that tree retention is great and landscape is well-handled. The Panel suggested that if the building was pushed back there would be more opportunity for landscaping and consideration of the adjacent neighbor.

The Panel recommended that the applicant look for a better strategy to fit the building in the envelope anticipated in the official community plan.

Some Panel members remarked that the sustainability information is lacking and no apparent shading strategies are being employed in the proposal.

- **Applicant's Response:**

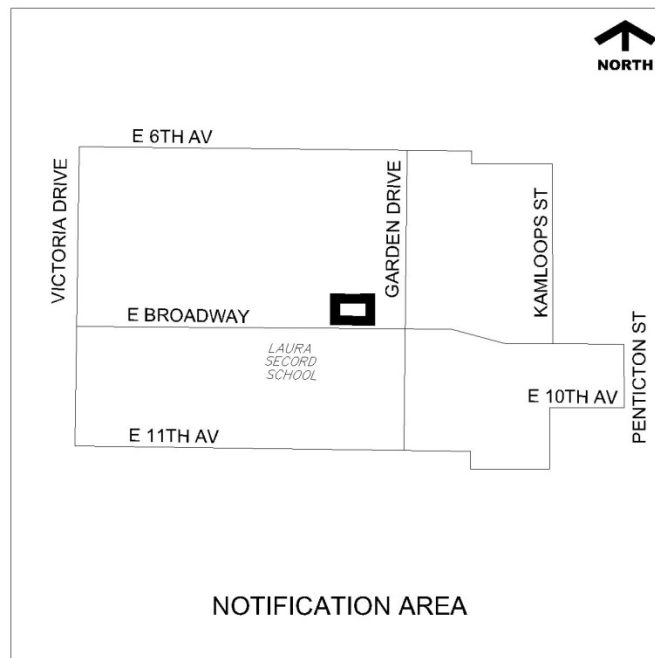
The Applicant thanked the Panel members for their comments.

* * * * *

2. PUBLIC CONSULTATION SUMMARY

Public Notification

A rezoning information sign was installed on the site on February 8, 2019. A community open house was held on April 1, 2019. A total of 1,228 notifications were distributed within the neighbouring area on or about March 11, 2019. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).



April 1, 2019 Community Open House

A community open house was held from 5:30-8:00 pm on April 1, 2019, at Vancouver Technical Secondary School, 2600 East Broadway. Staff, the applicant team, and a total of approximately 24 people attended the Open House.

Public Response

Public responses to this proposal have been submitted to the City as follows:

- 7 comment sheets, and 10 letters, e-mails, online comment forms, and other feedback were received from the public in response to the April 1, 2019 open house.

Total notifications	1228
Open House attendees	24
Open House comment sheets	7
Online/other feedback	10

* Note that all reported numbers above are approximate

Note:

Each comment form or online response can include a number of comments which may reference points in support, potential concerns and questions or neutral/general statements. Therefore, staff focus on qualitative theming of comments and overall percentages are not provided.

Some duplication of responses may result where respondents chose to provide feedback to a rezoning application more than once using a number of mediums (open house comment sheet, online feedback, form letter, petition, etc.).

Below is a summary of all feedback received from the public by topic, and ordered by frequency:

Generally, comments of support fell in the following areas:

- **Location and neighbourhood fit:** Those who commented considered the proposed development to an appropriate addition to the neighbourhood considering its proximity to Commercial Drive as well as transportation options like the SkyTrain and frequent bus routes.
- **Housing availability:** Respondents were generally supportive of the proposed density and addition of multi-dwelling housing options in the neighbourhood.
- **Building design:** Respondents found the building design to be appealing with some being appreciative of the location of townhouse units at grade as they will contribute to an active streetscape.
- **Building height:** Respondents supported to maintain or increase the building height to increase the availability of housing units in the neighbourhood.

Generally, comments of concern fell into the following areas:

- **Inappropriate building height:** Respondents considered six storeys to be out of scale with the existing streetscape. Some expressed concern that the proposed height would negatively impact privacy and shadowing on adjacent residents. It was suggested that four storeys would be more appropriate to mitigate such privacy and shadowing impacts.
- **Lack of affordable units:** While some respondents were supportive of the increased density and availability of housing options in the neighbourhood, others expressed concern that the units will not be accessible for purchase by low-income residents and will not address the need for more affordable housing choices.
- **Increased traffic:** Respondents were concerned with the potential for increased traffic volumes along 8th Avenue and Lakewood Drive. Some considered these streets to already be congested and the increase in density may lead to further congestion and safety concerns for pedestrians and cyclists travelling to and from the nearby Laura Secord Elementary School and Trout Lake.
- **Building design and aesthetics:** Respondents considered the building to be unappealing and not aligned with the existing neighbourhood character.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

General comments of support:

- Appropriate density for this site
- Appreciative of the availability of smaller units that will provide more affordable options

General comments of concern:

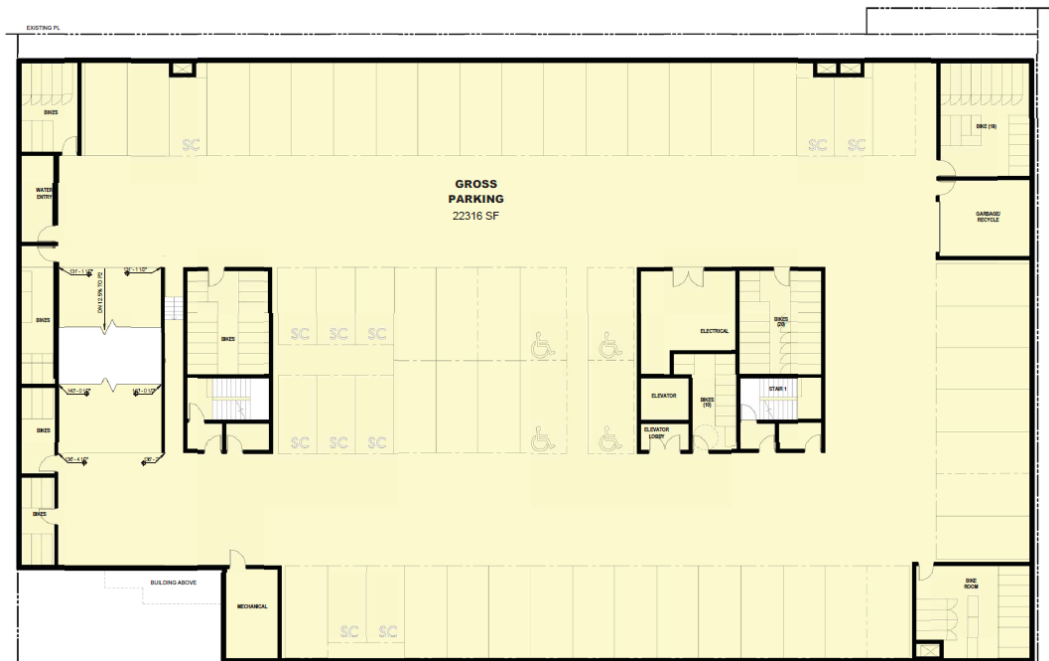
- Excessive parking provided considering number of smaller units and proximity to transit options
- Insufficient parking provided
- Preference for more family-sized units
- Insufficient green space provided to accommodate increased density in neighbourhood

Neutral comments/suggestions/recommendations:

- Preference to see some parking stalls allocated for car sharing vehicles
- Would like to see roof designed in a way that mitigates shadowing impacts on neighbouring residents
- Would like to see more retail in the neighbourhood that can service increased populations

* * * * *

Basement Floor Plan – Parking P1



Main Floor Plan



Second Floor Plan



Third Floor Plan



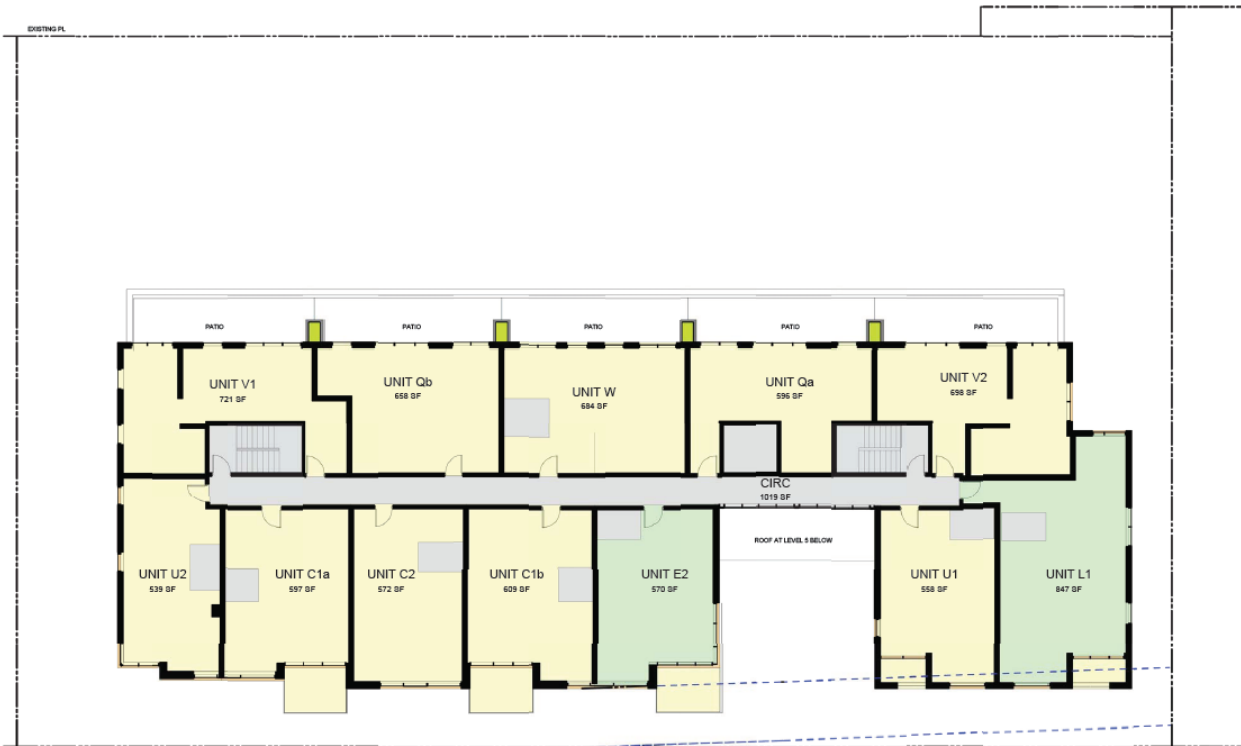
Fourth Floor Plan



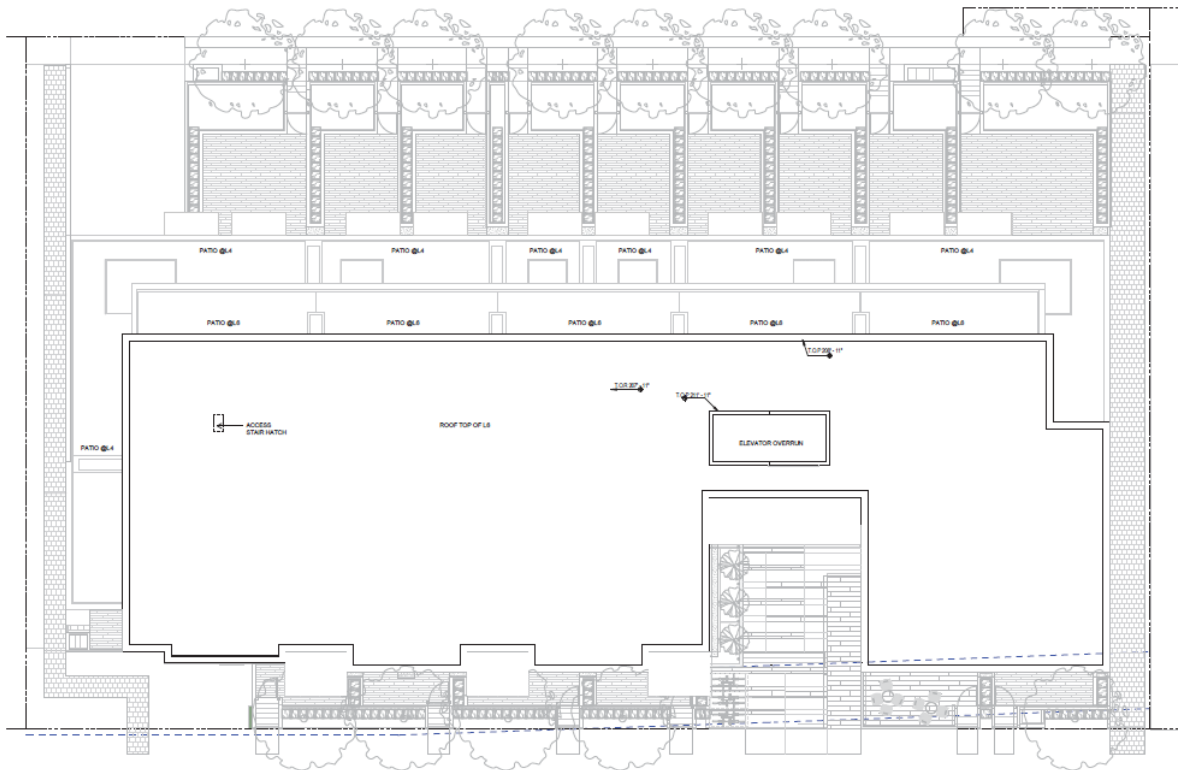
Fifth Floor Plan



Sixth Floor Plan



Roof Plan



Elevation – South (Broadway)



Elevation – North (Laneway)



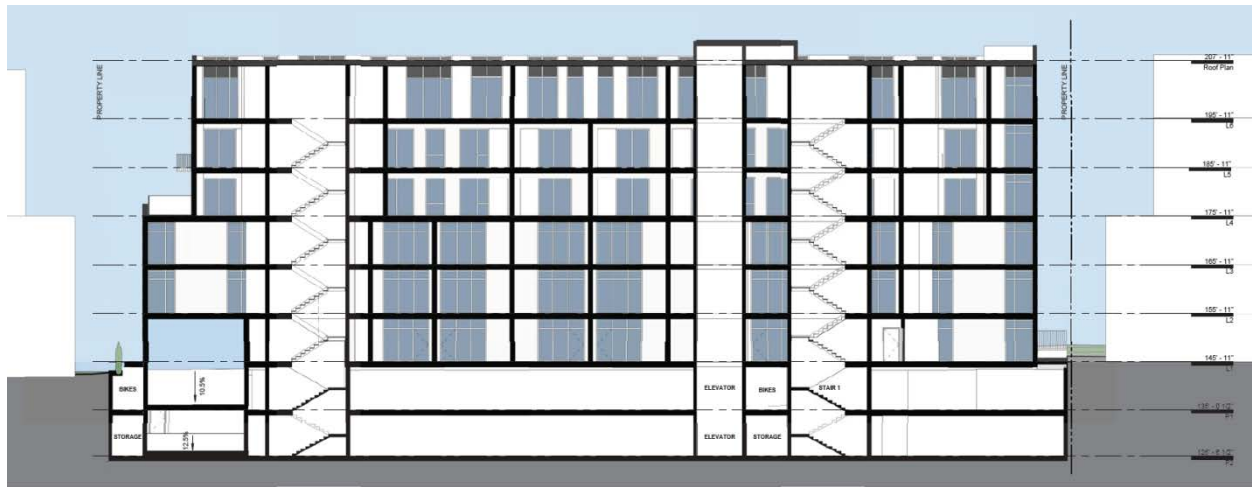
Elevation – East



Elevation – West



Section (East-West)



Section (North-South at Ramp)



Rendering (View from Southwest)



Rendering (View from Southeast)



Renderings (View from Northeast)



Renderings (View from Northwest)



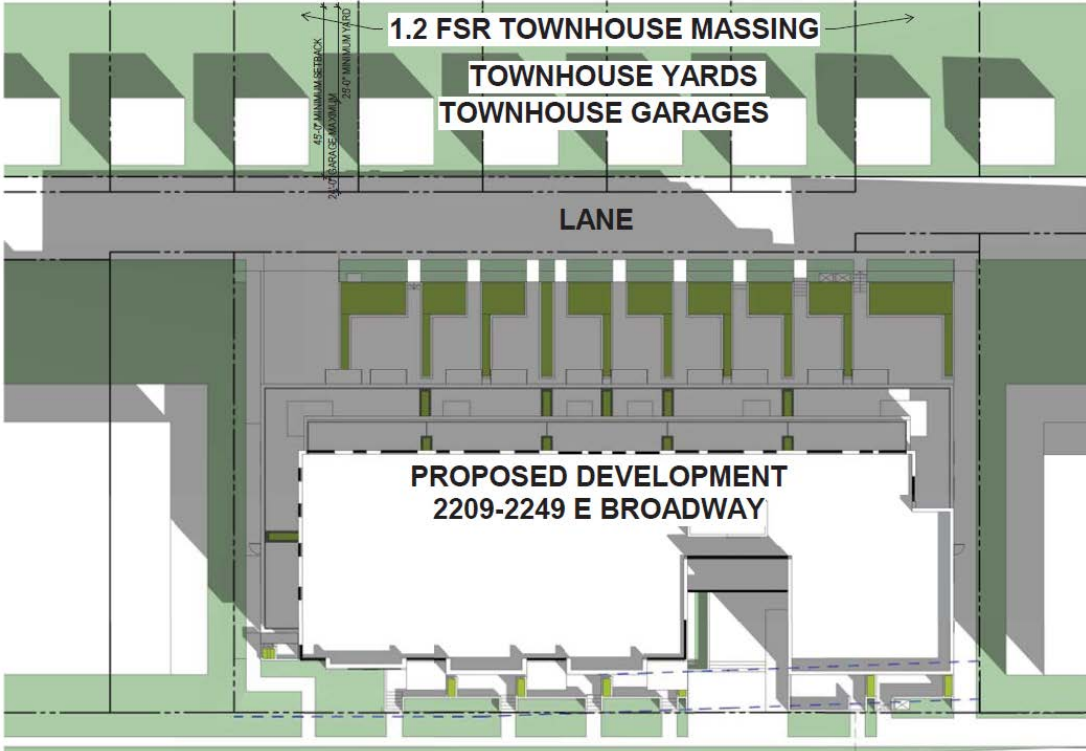
Renderings (View from along Broadway)



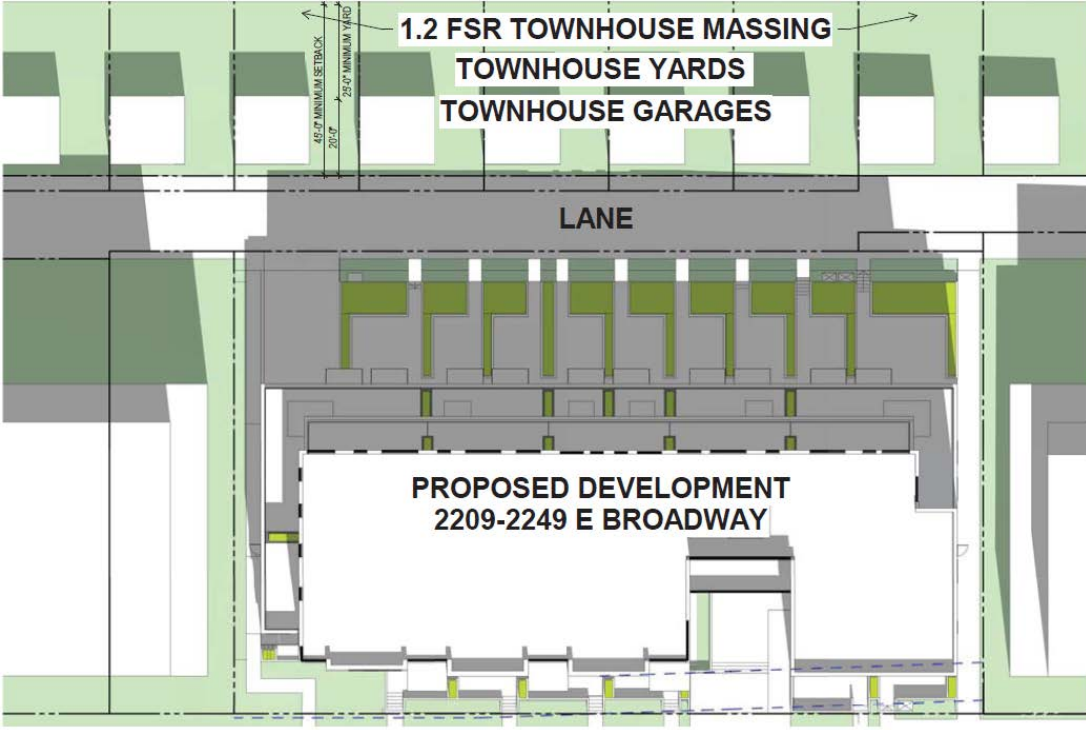
Renderings (View of Entry Courtyard along Broadway)



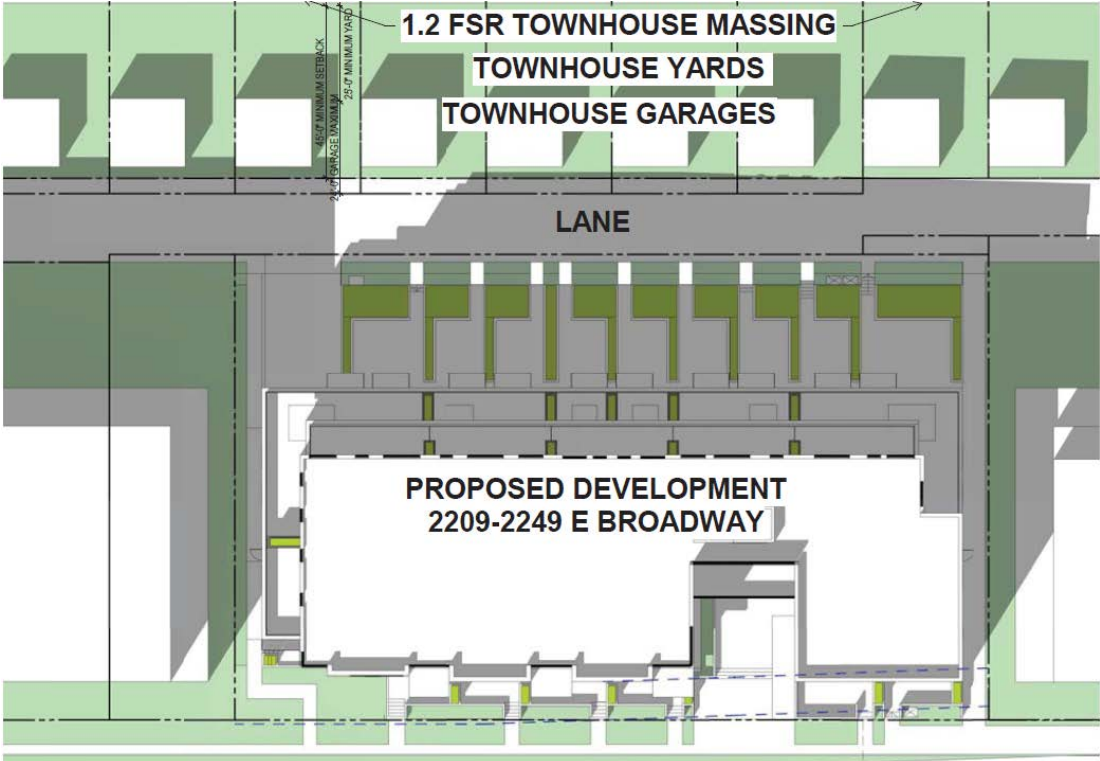
Shadow Study – Spring/Fall Equinox 10AM



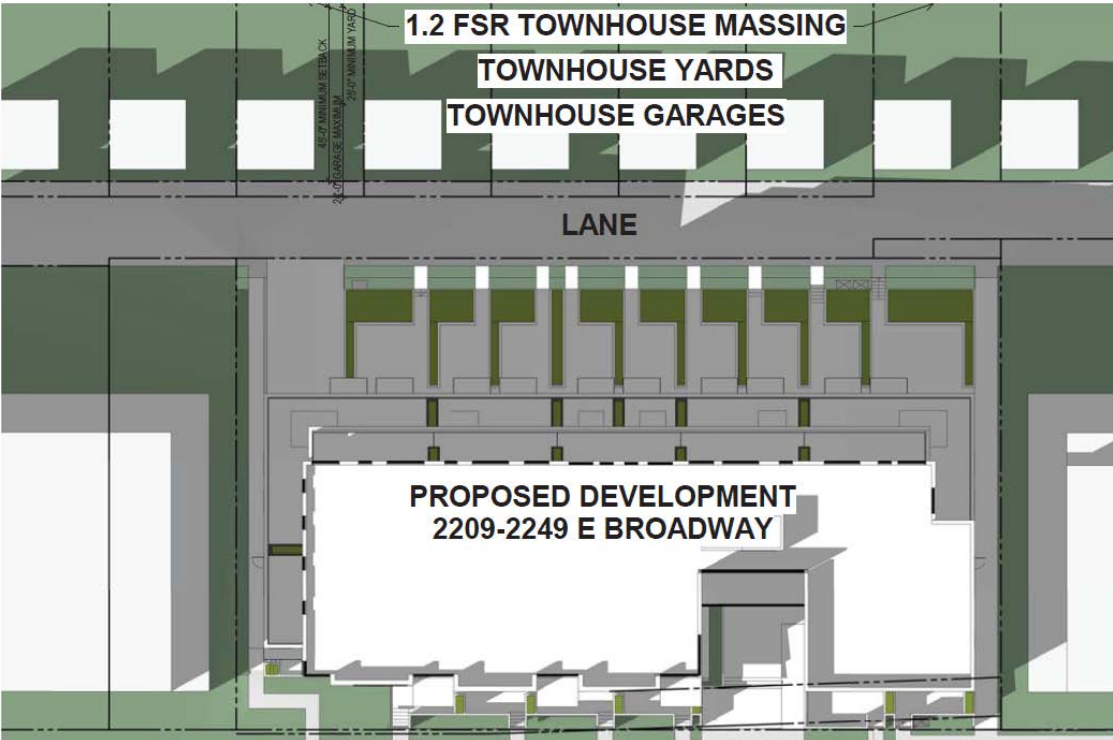
Shadow Study – Spring/Fall Equinox 12PM



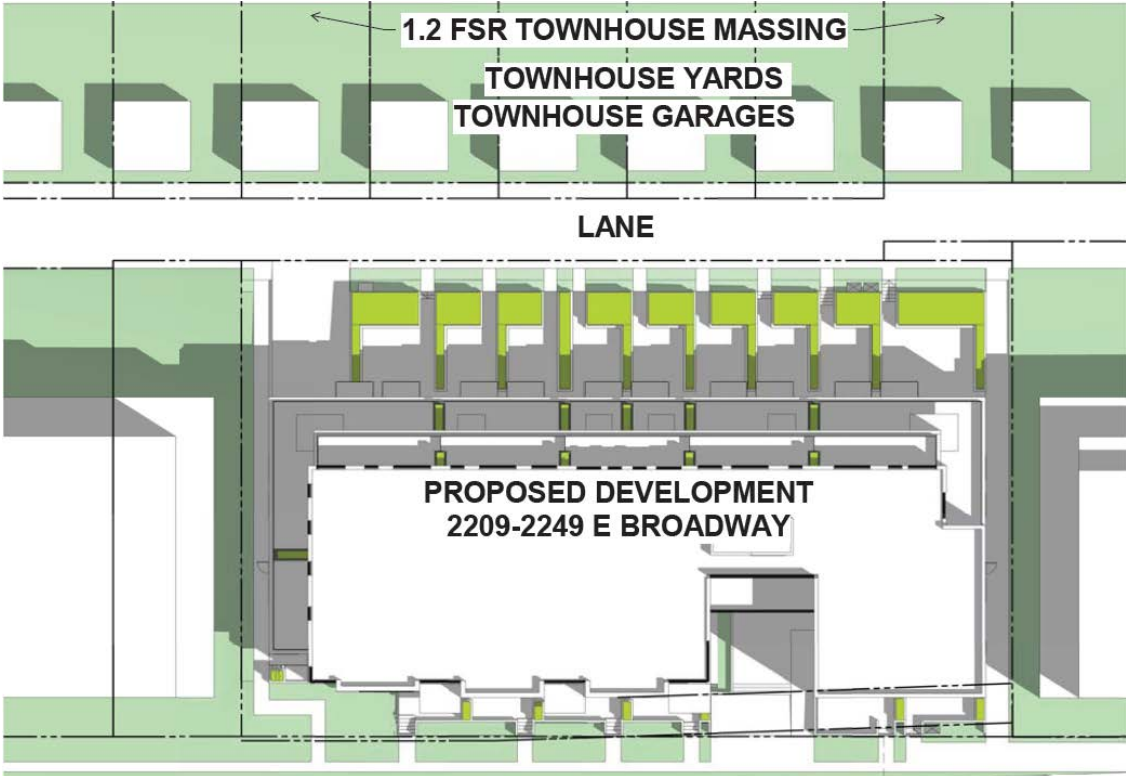
Shadow Study – Spring/Fall Equinox 2PM



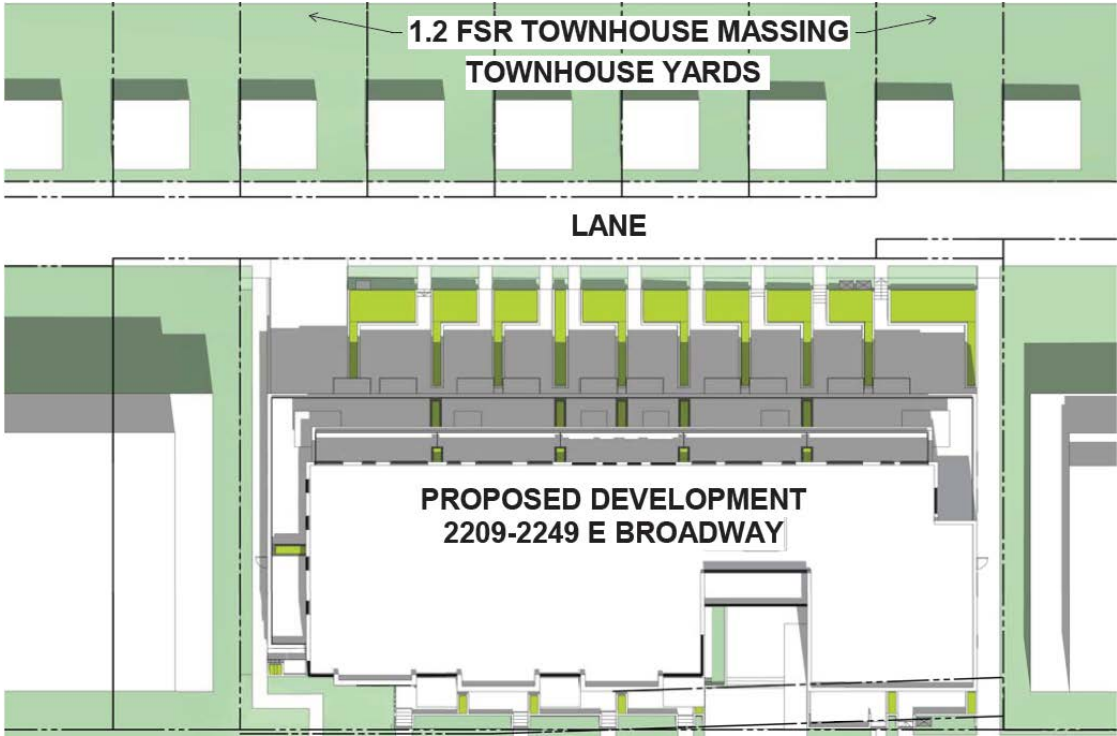
Shadow Study – Spring/Fall Equinox 4PM



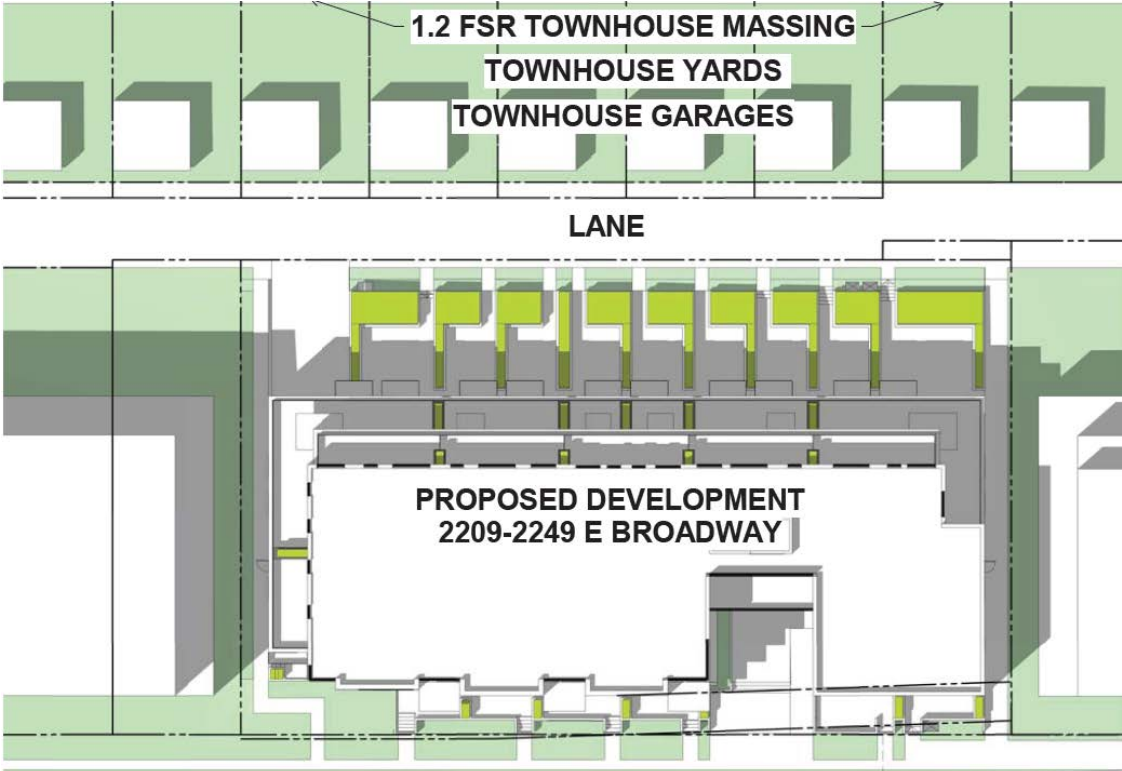
Shadow Study - Summer Solstice 10AM



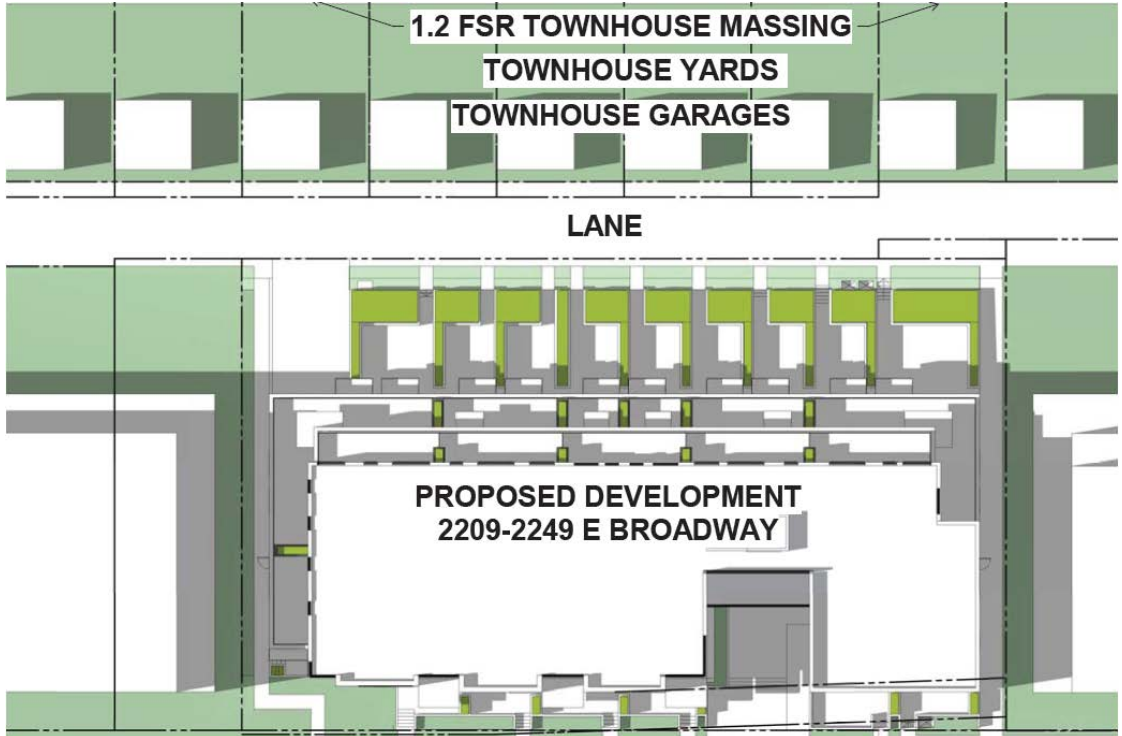
Shadow Study - Summer Solstice 12PM



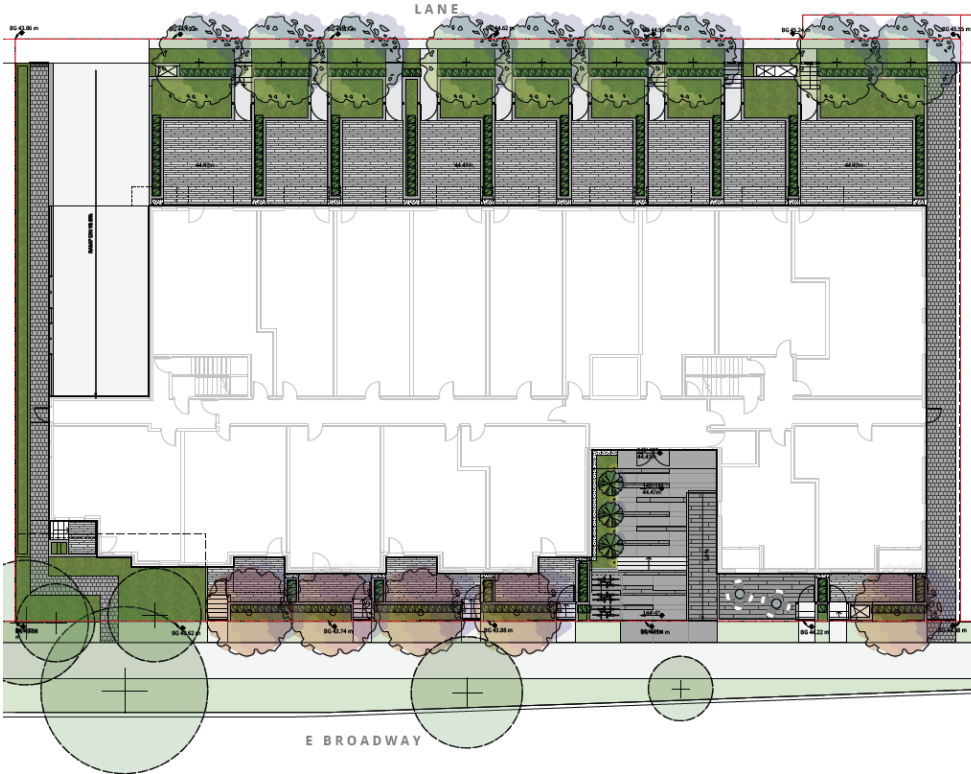
Shadow Study - Summer Solstice 2PM



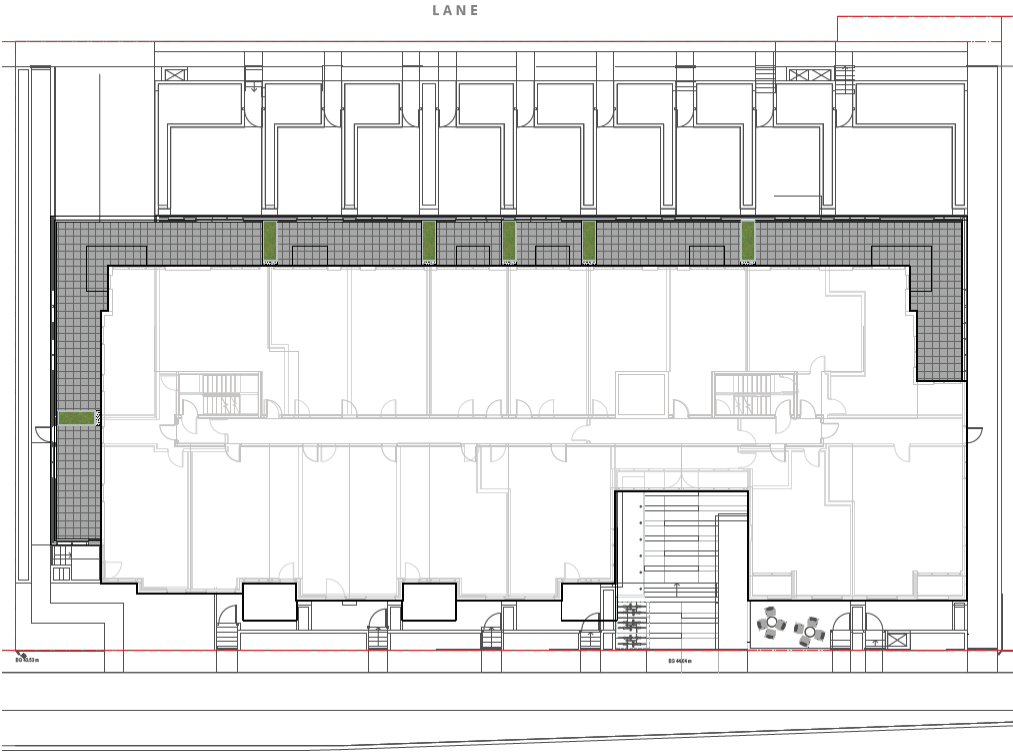
Shadow Study - Summer Solstice 4PM



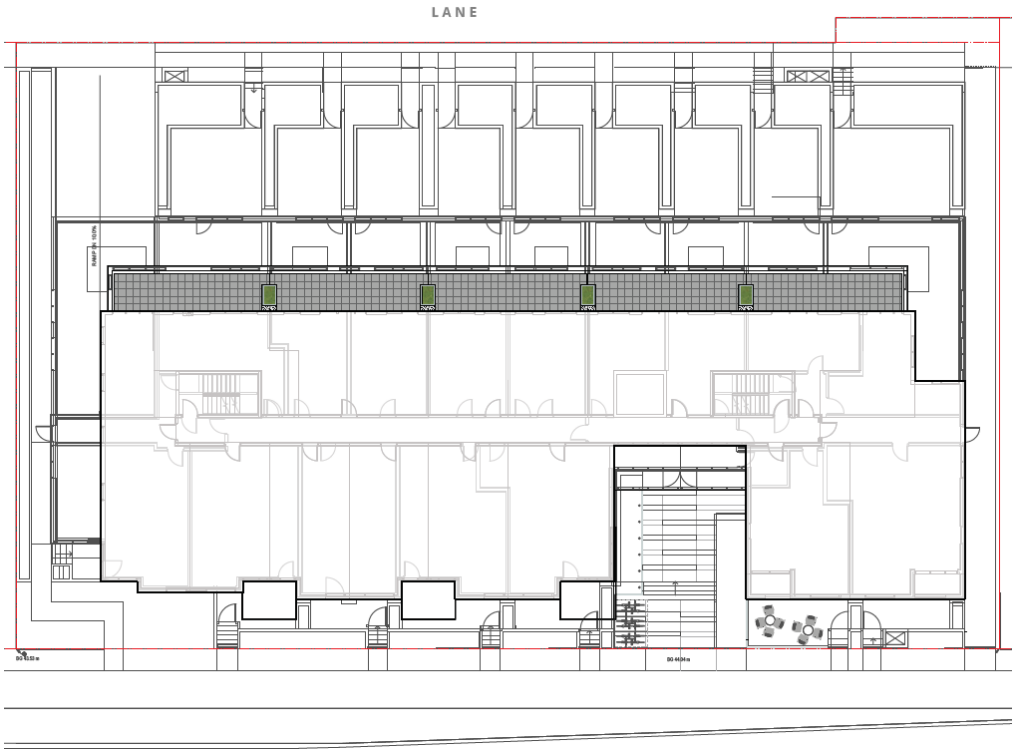
Landscape Concept Plan (Ground Floor)



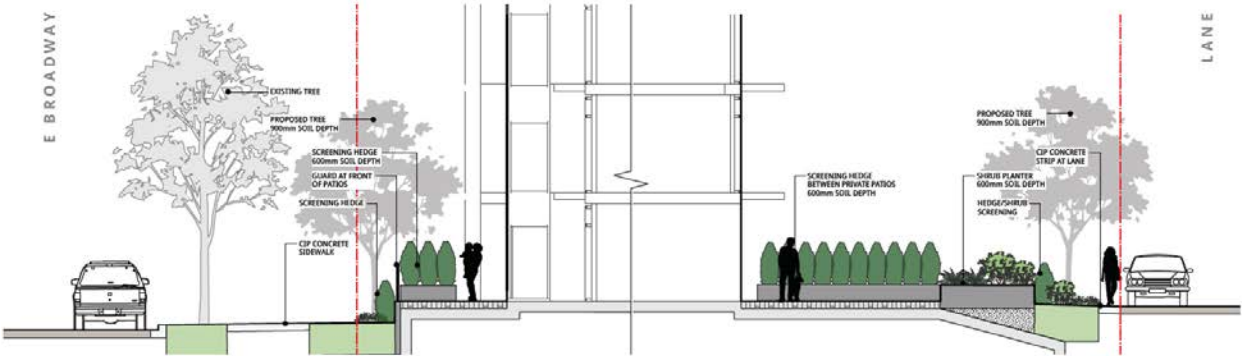
Landscape Concept Plan (Level 4)



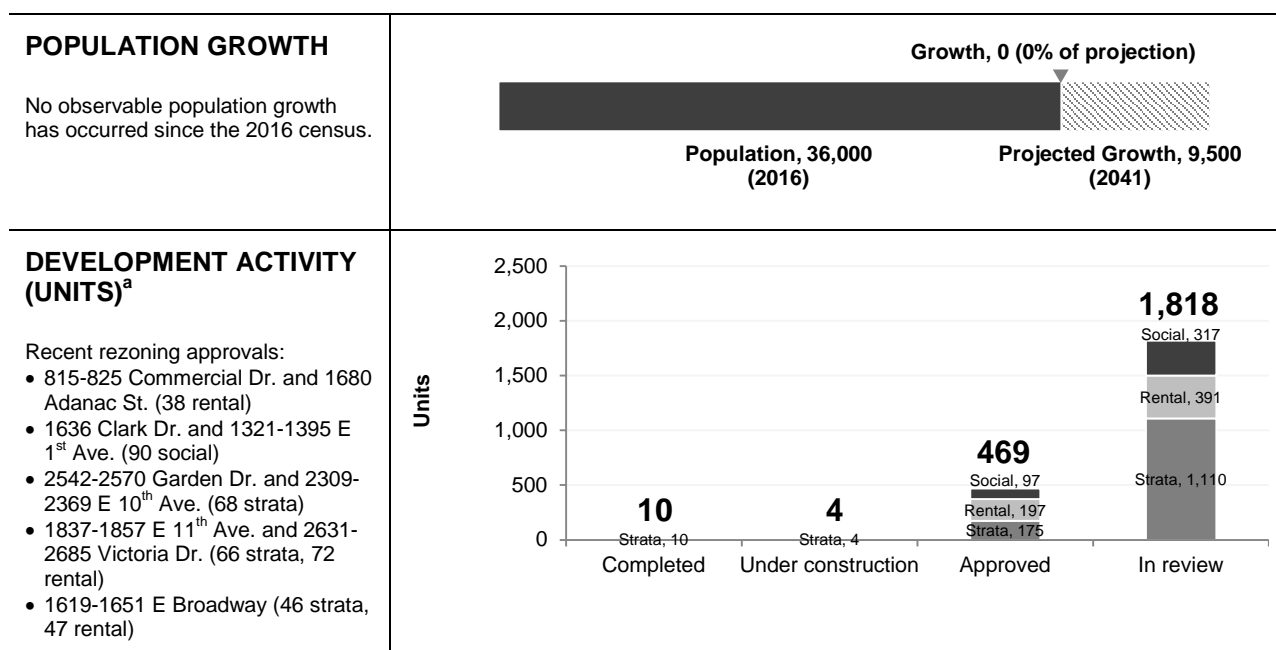
Landscape Concept Plan (Level 6)



Landscape Concept Plan (Section)



PUBLIC BENEFITS IMPLEMENTATION TRACKING
GRANDVIEW-WOODLAND COMMUNITY PLAN (2016)
Updated Mid-Year 2019



PUBLIC BENEFITS ACHIEVED

Category	Anticipated Public Benefits (+) ^b	Completed (●) or In Progress (○)	% ^c
Housing ^a	+ 1,400 additional non-market units + 1,400 secured market rental units		0%
Childcare	+ Approx. 270 spaces for children 0-4 + Approx. 180 spaces for children 5-12	○ 69 spaces for children 0-4	0%
Transportation/ Public Realm	+ 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	• E 10 th Ave corridor improvements ○ Street trees between Clark Dr. & Nanaimo St.	5%
Culture	+ 23,000 ft ² of artist work space integrated with mixed-use sites containing low-income housing for artists and cultural workers + Seek 18,000 ft ² of non-profit creation/production studios		0%
Civic/Community	+ Britannia Community Centre renewal and expansion + Fire Hall #9 renewal + Community Policing Centre lease renewal		0%
Heritage	+ 5% allocation from cash community amenity contributions in Grandview-Woodland	○ 5% allocation from cash community amenity contributions	5%
Social Facilities	+ 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 redevelopment		0%
Parks	+ Renewal and improvement of 8 parks + Synthetic turf to replace existing field (location TBD) + Upgrade one track facility (location TBD)	• Land acquisition for potential McSpadden Park expansion	0%

EXPLANATORY NOTES

The Public Benefits Implementation Tracker assists in monitoring progress toward the delivery of public benefits anticipated from the community plans. Data in this tracker reflects activity within the plan boundaries since Plan approval.

Population Growth

Base population is determined by the latest census year available when the Plan was approved. Projected growth numbers are determined by the numbers quoted in the Plan (if available). Growth is calculated by taking the difference between the latest census year and the base population and adding an estimate based on floor area completed since the latest census.

Development Activity

The Development Activity Chart tracks projects with 3 or more housing units and includes Development Permits, Building Permits, rezoning applications and enquiries:

- “Completed” projects have achieved Building Permit completion.
- “Under Construction” projects have achieved Building Permit issuance, but have yet to be completed.
- “Approved” projects include rezoning applications approved by Council and Development Permits that have been approved by the City. Any rezoning applications approved by Council that advance into the Development Permit stage are still counted as “Approved” projects until it achieves Building Permit issuance.
- “In review” projects include any rezoning applications, enquiries, or Development Permits that are under review by the City.

Recent rezoning approvals listed in this section reflect the last five rezonings (excluding minor text amendments) approved by Council within the last five years in the plan area.

Public Benefits Achieved

Public benefits that have either been completed or are under construction are included in this section. In addition, this tracker provides some insight on the progression of Major Projects or other City programs.

Other Notes

^a Gross numbers of units reported. In some instances, existing units may be demolished and replaced with new units. These numbers represent units that have been replaced and any additional units included as a part of new developments.

^b See chapter 16 of the [Grandview-Woodland Community Plan](#) for detailed information about the City’s commitments to deliver public benefits in Grandview-Woodland.

^c Percentages reflect estimated progress toward overall Public Benefits Strategy targets outlined in chapter 16 of the [Grandview-Woodland Community Plan](#).

**2209-2249 East Broadway
PUBLIC BENEFITS SUMMARY**

Project Summary

A six-storey market residential building containing 87 strata-titled units.

Public Benefit Summary:

The project would generate City-wide DCLs payment and a CAC offering to support delivery of the Grandview-Woodland Public Benefit Strategy.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 2,260.0 sq. m / 24,326 sq. ft.)	0.7	2.65
Floor Area (sq. ft.)	17,028.5 sq. ft.	64,465.0 sq. ft.
Land Use	Single-Family Residential	Multi-Family Residential

Summary of development contributions expected under proposed zoning

City-wide DCL ¹	\$1,171,329
City-wide Utilities DCL ¹	\$487,984
Community Amenity Contribution	\$1,112,327
TOTAL VALUE OF PUBLIC BENEFITS	\$2,771,640

¹ Based on rates in effect as at September 30, 2019; rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's [DCL Bulletin](#) for details.

2209-2249 East Broadway
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
2209 East Broadway	013-235-079	Lot 89F, except the north 5 feet now lane of Block 151, District Lot 264A, Plan 3029
2215 East Broadway	004-405-021	Lot 88F, except the north 5 feet now lane of Block 151, District Lot 264A, Plan 3029
2219 East Broadway	013-235-044	Lot 87F, except the north 5 feet now lane of Block 151, District Lot 264A, Plan 3029
2225 East Broadway	013-234-994	Lot 86F, except the north 5 feet now lane of Block 151, District Lot 264A, Plan 3029
2235 East Broadway	013-234-978	Lot 85F, except the north 5 feet now lane of Block 151, District Lot 264A, Plan 3029
2249 East Broadway	013-234-935	Lot 84F, Block 151, District Lot 264A, Plan 3029

Applicant Information

Architect	Taylor Kurtz Architecture + Design Inc.
Developer/Property Owner	EPIX Developments Ltd. / EPIX Broadway BT Inc.

Development Statistics

	Permitted Under Existing Zoning	Proposed Development
Zoning	RS-1	CD-1
Site Area	2,260.0 sq. m (24,326.0 sq. ft.)	2,260.0 sq. m (24,326.0 sq. ft.)
Uses	One-Family (Residential)	Multiple Dwelling (Residential Strata-Titled)
Floor Area	1,582.0 sq. m (17,028.5 sq. ft.)	5,989.0 sq. m (64,465.0 sq. ft.)
Floor Space Ratio (FSR)	0.70 FSR	2.65 FSR
Height	10.7 m (35.1 ft.)	21.5 m (70.5 ft.)
Unit Mix	n/a	Total units: 87 Studio units: 27 (31.0%) One-bedroom units: 29 (33.3%) Two-bedroom units: 22 (25.3%) Three-bedroom units: 9 (10.4%)
Parking, Loading And Bicycle Spaces	as per Parking By-law	95 parking spaces 109 Class A bicycle spaces 6 Class B bicycle spaces
Natural Assets	13 on-site trees	6 retained on-site trees 17 new on-site trees