



## REFERRAL REPORT

Report Date: October 20, 2020  
Contact: Michael Naylor  
Contact No.: 604.871.6269  
RTS No.: 14101  
VanRIMS No.: 08-2000-20  
Meeting Date: November 3, 2020  
[Submit comments to Council](#)

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 2406-2488 Garden Drive

### **RECOMMENDATION**

- A. THAT the application by Garden Drive Limited Partnership on behalf of Porte Homes (Garden Drive) Ltd. (Inc. No. BC1148191), the registered owner of the lands located at 2406-2488 Garden Drive [*Lots 1 to 3, Except the East 2 Feet Now Lane, and Lots 4 to 7, all of Lot 3 Block 150 District Lot 264A Plan 2469, and Lot 8 Block 3 of Block 150 District Lot 264A Plan 2469; PIDs 013-740-709, 013-740-733, 013-740-741, 013-740-776, 013-740-784, 013-740-792, 013-740-806, and 004-153-481 respectively*], to rezone the lands from RS-1 (Residential) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 0.70 to 2.83 and the building height from 10.7 m to 22.0 m to permit a six-storey mixed-use development broken into two connected buildings consisting of 109 market strata housing units and 558 sq. m (6,006 sq. ft.) of commercial floor area, be referred to a public hearing, together with:
- (i) plans prepared by Integra Architecture Inc., received August 2, 2019;
  - (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, if the application is referred to a public hearing, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C, be referred to the same public hearing;

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

- C. THAT, subject to approval of the rezoning application, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C;

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

- D. THAT Recommendations A through C be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

## **REPORT SUMMARY**

This report evaluates an application to rezone 2406-2488 Garden Drive from RS-1 (Residential) District to CD-1 (Comprehensive Development) District to permit a six-storey mixed-use development broken into two connected buildings with 558 sq. m (6,006 sq. ft.) of commercial floor area, fronting East Broadway, and 109 market strata housing units. A height of 22.0 m (72.2 ft.) and an FSR of 2.83 are proposed.

Staff have assessed the application and conclude that it meets the intent of the *Grandview-Woodland Community 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, along with the Conditions of Approval outlined in Appendix B.

## **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

Relevant Council Policies for this site include:

- *Grandview-Woodland Community Plan (2016)*
- *View Protection Guidelines (1989, amended up to 2011)*
- *Green Buildings Policy for Rezoning Projects (2009, amended up to 2018)*
- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*
- *High-Density Housing for Families With Children Guidelines (1992)*
- *Community Amenity Contributions — Through Rezoning Projects (1999, amended up to 2020)*
- *Financing Growth (2004)*
- *Vancouver Development Cost Levy By-law No. 9755*
- *Vancouver Utilities Development Cost Levy By-Law No. 12183*
- *Public Art Policy and Procedures for Rezoned Developments (2014)*
- *Urban Forest Strategy (2014)*
- *Tenant Relocation and Protection Policy (2015, amended up to 2019)*

## **REPORT**

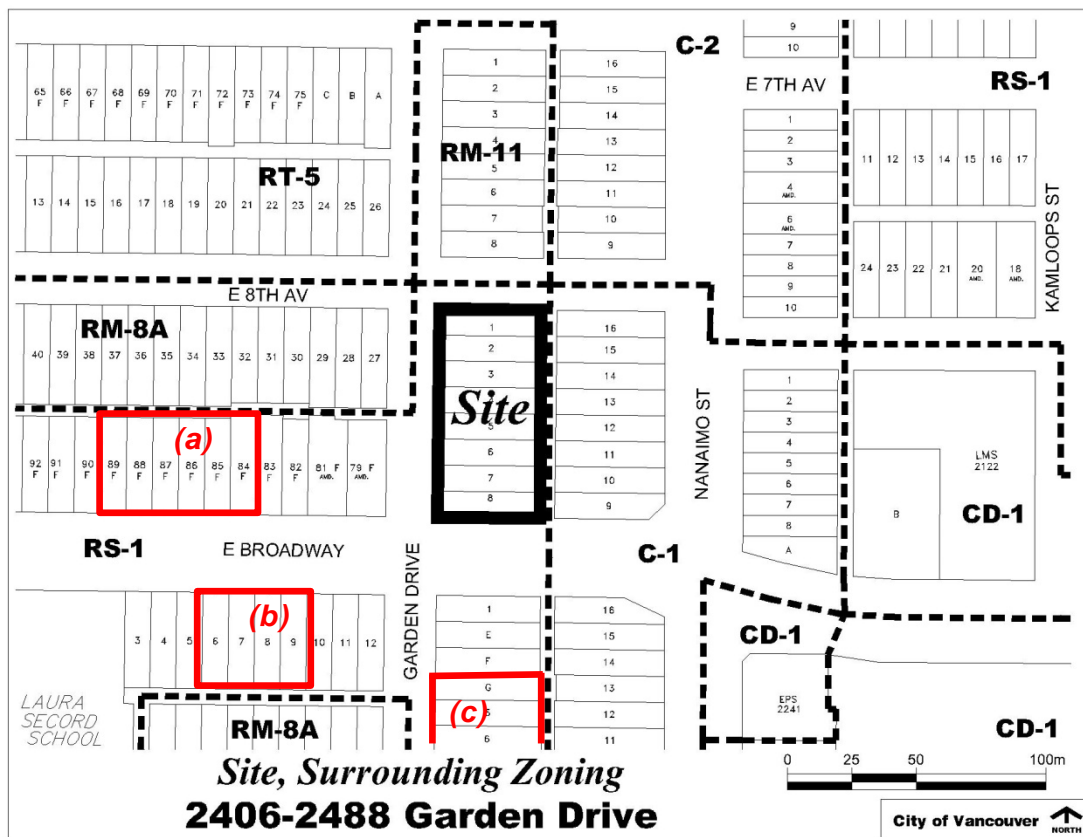
### **Background/Context**

#### **1. Site and Context**

The subject site is located on the east side of Garden Drive, between East 8th Avenue and East Broadway (see Figure 1), in the *Grandview-Woodland Community Plan* (the “Plan”) area. It is currently zoned RS-1 (Residential) District and comprised of eight legal parcels with a total size of 3,177.5 sq. m (34,202 sq. ft.) and a combined frontage of 80.5 m (264 ft.) along Garden Drive. It is 39.8 m (130.5 ft.) deep and slopes 2.4 to 3.1 m (8 to 10 ft.) from 8th Avenue south to Broadway. The site is currently developed with eight detached houses all built after 1940. The surrounding context predominantly consists of detached houses to the north and northwest, and single-storey commercial and two-storey mixed-use buildings to the east along Nanaimo Street.

The block to the north is zoned RM-11 District which allows for four-storey apartments. Lots to the northwest of the site are zoned RT-5 District allowing for three-storey duplexes. To the west, the block is zoned RM-8A District along the north and RS-1 along the south separated by a rear lane. The RM-8A zoning allows for three-storey ground-oriented stacked townhouse or rowhouse development. The RS-1 zoning allows for single-detached houses; however, the RS-1 lots along Broadway are identified within the Plan for increased height and density through rezoning up to six storeys. East and northeast of the site is currently zoned C-1 and C-2 (Commercial) allowing for three- and four-storey mixed-use development respectively. The Nanaimo Street and Broadway intersection is one of three commercial nodes along Nanaimo Street which are identified within the Plan for increased height and density through rezoning, in order to enhance its mixed-use nature and neighbourhood servicing functions.

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

**Figure 1: Site at 2406-2488 Garden Drive and Surrounding Zoning**

- (a) 2209-2249 East Broadway, an approved rezoning site for a six-storey residential development;
- (b) 2246-2268 East Broadway, a rezoning site with an application in process for a six-storey residential development; and
- (c) 2542-2570 Garden Drive and 2309-2369 East 10th Avenue, an approved rezoning site for a six-storey residential building.

**Neighbourhood Amenities** – The following neighbourhood amenities are within the local area:

- Trout Lake Park is located approximately 850 m south at 3300 Victoria Drive;
- Garden Park is located approximately 600 m to the north at 1851 Garden Drive;
- McSpadden Park is located approximately 1 km northwest of the site at 2125 Victoria Drive; and
- Commercial Drive is located approximately 1 km west and features a number of local shops and services.

**Local School Capacity** – The site is located within the catchment of Laura Secord Elementary School at 2500 Lakewood Drive, which currently has an operating capacity of 639 students. According to the Vancouver School Board (VSB)'s *Draft Long Range Facilities Plan* dated May 29, 2019, enrolments in 2017 resulted in a shortage of 17 spaces. By 2027, the draft plan

forecasts a surplus of approximately six spaces. Nearby elementary schools such as Grandview and Queen Alexandra have surplus spaces and the overall enrolment trend for the wider area is changing. Sufficient space is anticipated to accommodate the current and forecast enrolment.

The site is also located in the catchment area of Vancouver Technical Secondary located at 2600 East Broadway approximately 500 m east from the site. Capacity utilization is 97% of its 1,700-seat capacity in 2017, with a draft forecasted surplus of 51 spaces in 2027. Surplus capacity exists and is forecasted for nearby secondary schools such as Britannia, Templeton, Gladstone and Windermere.

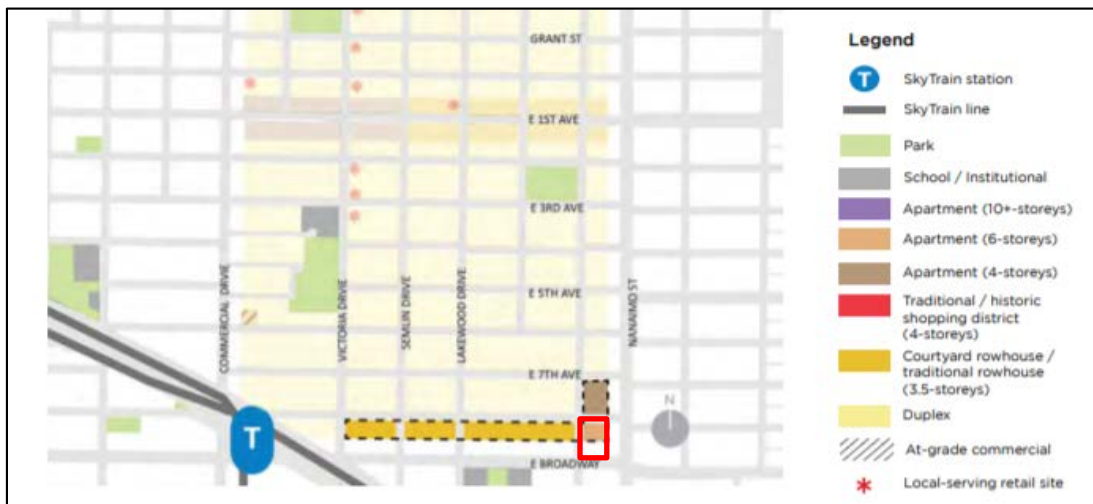
## 2. Policy Context

**Grandview-Woodland Community Plan** – Future land use on the subject site is guided by the *Grandview-Woodland Community Plan* (approved July 2016). The site is located across two distinct areas of the Plan. The south half along Garden Drive adjacent East Broadway is located in a transition area of the *Commercial-Broadway Station Precinct* (CBSP) and the north half is located within the *Grandview Transition Areas*.

The half within the Commercial-Broadway Station Precinct can be considered for mixed-use apartment buildings up to six storeys with at-grade commercial fronting Broadway and density up to 3.00 FSR (see Figure 2). The half within the Grandview Transition Areas can be considered for residential apartment buildings up to six storeys with density up to 2.65 FSR (see Figure 3).

**Figure 2: Commercial-Broadway Station Precinct Transition Area Land Use**

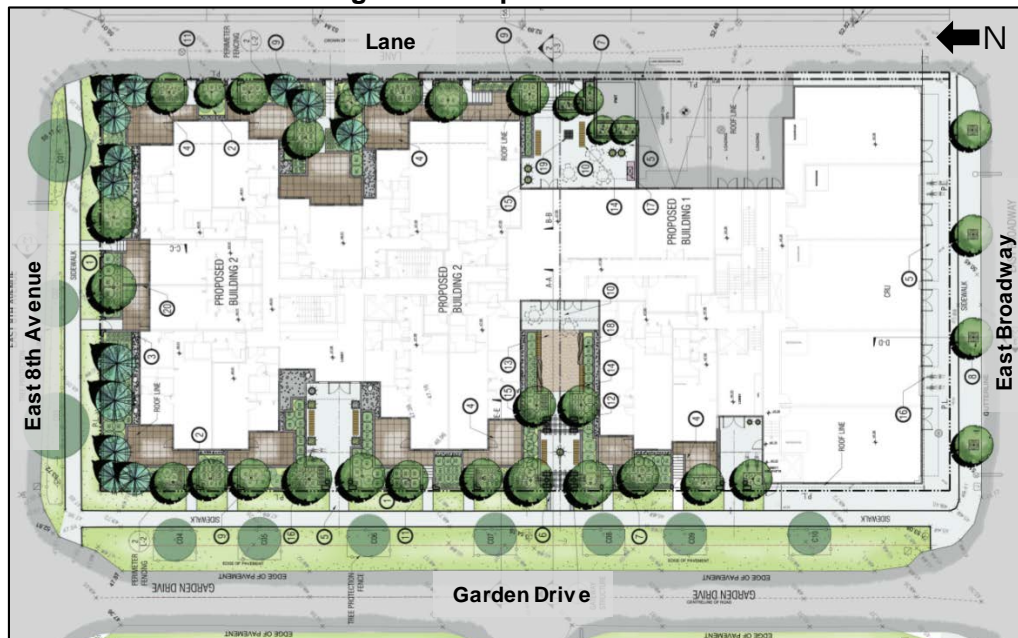


**Figure 3: Grandview Transition Areas Land Use**

## Strategic Analysis

### 1. Proposal

The application proposes a six-storey mixed-use development broken into two connected buildings containing a total of 109 strata-titled residential units and at-grade commercial space fronting Broadway. One and a half levels of underground parking are proposed to be accessed from the rear lane to the east of the site (see Figure 4). A proposed blended density of 2.83 is proposed across the entire eight-lot site, which is a blending of the Plan direction of a 3.00 FSR on the south four lots and 2.65 FSR on the north four lots.

**Figure 4: Proposed Site Plan**

## 2. Land Uses

The application proposes a mixed-use building with commercial uses at grade and residential uses above. The site is currently zoned RS-1 and the Plan anticipates residential development with at-grade commercial uses fronting Broadway. This application is consistent with the *Grandview-Woodland Community Plan*, which envisions six-storey apartment buildings with at-grade commercial uses along Broadway.

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

In assessing urban design performance, staff take into consideration the built form guidance within the Plan for both the *Commercial-Broadway Station Precinct* and the *Grandview Transition Areas*.

**Plan Requirements** – In accordance with the Plan, the site may accommodate a six-storey residential building with a supportable density up to 2.65 FSR on the north half of the site, and a six-storey mixed-use building with a supportable density of up to 3.00 FSR on the south half of the site. The application proposes a six-storey development broken into two connected buildings with a blended density of 2.83 FSR given the full-block consolidation.

The subject site stretches over two “Transition Areas” that are envisioned to gently bridge the higher densities along East Broadway and Nanaimo Street to the lower scaled residential areas towards the northwest interior of the neighbourhood. In addition to appropriate transitioning, new developments are envisioned to strengthen the transit-oriented nature of the neighbourhood and to enhance the streetscapes, through public realm improvements and innovative building typologies.

**Form of Development** – The proposal is comprised of two connected buildings – a six-storey residential building to the north and a six-storey mixed-use building with ground level commercial units to the south adjacent Broadway. The north building’s upper two levels are stepped back from the edges of the building to reduce the appearance of a six-storey mass and to create a four-storey street-wall. This provides a transition along 8th Avenue from an anticipated six-storey building to the east to the smaller scale existing and future two- to four-storey lower density forms to the west and north (see Figures 5 and 6). The proposed development incorporates a forecourt that further breaks down the mass, frontage and scale of the building as viewed from Garden Drive. Staff have included a condition for a more significant upper-storey setback on the north building along 8th Avenue to further improve the massing transition.

A significant courtyard separates the two buildings and breaks up the development’s frontage along Garden Drive. This internal courtyard incorporates outdoor and adjacent indoor common amenity spaces. Staff have included a condition to further enhance the separation between the two buildings, and to enrich the solar access and functionality of the indoor and outdoor common amenities.

The first level incorporates ground-oriented residences with outdoor patios, planting and direct access from the street and lane, which would contribute to public realm activation and enhanced neighbourhood fit. The building is set back along Broadway, as per the Plan, for a widened and enhanced public realm. This is complemented with at-grade commercial spaces that are fully glazed for optimum pedestrian activation. Staff have included a condition to further refine and



articulate the ground-oriented residential units to complement the finer-grain residential character of the neighbourhood.

**Figure 5: Building Rendering at Garden Drive and East Broadway (Looking Northeast)**



**Figure 6: Building Rendering at Garden Drive and East 8th Avenue (Looking Southeast)**





The Trout Lake view cone (View Cone 27) passes over this site. View Cone 27 protects views of the North Shore Mountains from John Hendry Park (see Figure 7). Staff have assessed the proposed development against the view cone and concluded that it complies with the view cone maximum height.

**Figure 7: View Cone 27 from Trout Lake**



**Urban Design Panel** – The Urban Design Panel reviewed the application on November 27, 2019 and supported it with recommendations (see Appendix D). Panel members noted that the project would benefit from refinement to massing to enhance transitioning and improve sustainable construction (reduced shoulder setbacks where possible); from an enlarged separation between the buildings; and from improved solar access to the indoor and outdoor common amenities. Staff have included conditions that align with the advice of the Panel. The proponent team has since explored refinements of the design to incorporate this advice, including relocating some massing to the south building, increasing the northern upper-storey setbacks, increasing the building separation, and improving the amenity space (see Figure 8).

**Figure 8: Preliminary Massing Explorations to Address Rezoning Conditions**



**Conclusion** – Staff reviewed the recommendations of the Urban Design 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 in Appendix B. The form of development is illustrated in Appendix E and the development statistics are summarized in Appendix H.

#### 4. Housing

**Existing Tenants** – The *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 eight detached houses, one of which contains a basement suite, for a total of nine units on site. At the time of rezoning application, three of the units were leased back to the previous home owners, four were tenanted and two were vacant. Because the tenancy agreements began after property transfer and are of less than two 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 50% of the total 109 strata residential units as two or more bedrooms. This is consistent with the Family Room requirements and a provision is included in the CD-1 Bylaw to maintain the minimum unit mix requirements.

**Figure 9: Proposed Unit Mix**

Type	Count	Percentage
Studio	24	22.0%
1-bed	30	27.5%
2-bed	38	34.9%
3-bed	17	15.6%
<b>Total</b>	<b>109</b>	<b>100%</b>

#### 5. Transportation and Parking

Parking and loading access is proposed from the lane immediately east of the site, leading to one and a half levels of underground parking. According to the Parking By-law, the minimum required parking for the proposed residential and commercial-retail uses on the site is 107 spaces, with eight dedicated to commercial use and 99 to residential. A total of 118 vehicle parking spaces are proposed, including 110 residential spaces (108 regular spaces and two

accessible spaces) and eight dedicated to commercial use (including one accessible space). Staff note that a minimum four accessible spaces are required to be dedicated to residential use, which will need to be addressed at the development permit phase.

**Loading** – For the proposed floor area and uses, the Parking By-law would require a minimum of one Class A passenger loading space and one Class B loading space for residential and two Class B loading spaces for the commercial. The application proposes one Class A loading space and one Class B loading spaces at grade level off the lane. Two additional Class B loading spaces are required.

**Bicycle Spaces** – Under the Parking By-law, the minimum required bicycle parking for the development is 235 Class A spaces, including two Class A spaces for commercial uses, and six Class B spaces. The applicant proposes 277 Class A spaces and eight Class B bicycle spaces. Staff note that no Class A spaces have been identified for commercial use and will need to be addressed at the development permit phase.

In addition to on-site vehicle parking, the site is well served by transit. Frequent bus service is available on Broadway and the site is approximately 800 m (a 10-minute walk) from the Commercial-Broadway SkyTrain station. Four bikeways are also in close proximity: Lakewood Bikeway (along Lakewood Drive), Central Valley Bikeway (along Grandview Highway North), 10th Avenue Bikeway, and Sunrise Bikeway (along Slocan Street).

## 6. Environmental Sustainability

**Green Buildings** – The *Green Buildings Policy for Rezoning*s (2010, last amended 2018) requires that residential rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy.

This application is required to satisfy the *Green Buildings Policy for Rezoning*s and is pursuing 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.

**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. The Protection of Trees By-law aims to maintain a healthy urban forest by requiring permission be granted to remove 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 sized tree" has a tree trunk diameter of 20 cm or greater and requires a tree permit when it is proposed to be removed.

There are currently five existing by-law trees on the site ranging in health from poor to good condition. The applicant is proposing to remove the five on-site by-law trees to accommodate construction.

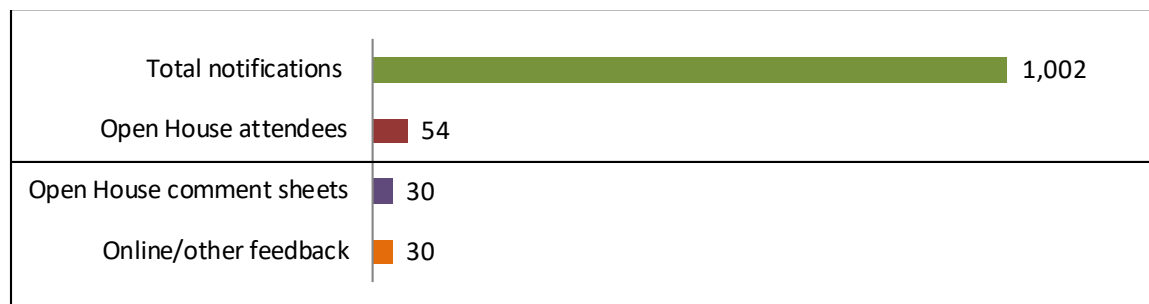
There are currently 19 City trees around the perimeter of the site with critical root zones extending into the subject site. In total, nine City trees are recommended for removal along Broadway due to their poor condition, with restricted rooting and multiple tops as a result of historic topping, and given their location on the property line and proximity to proposed underground parking. Four replacement trees are proposed along Broadway. The number and spacing of replacement trees is to be confirmed at the development permit stage. The remaining 10 City trees are recommended for retention along Garden Drive and 8th Avenue. Three City trees fronting 8th Avenue provide the greatest canopy coverage, and are part of a long row of street trees along 8th Avenue.

### **PUBLIC INPUT** (refer to Appendix D)

**Public Notification** – A rezoning information sign was installed on the site on September 3, 2019. Approximately, 1002 notification postcards were distributed within the neighbouring area on or about October 17, 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](http://vancouver.ca/rezapps)).

**Community Open House** – A community open house was held on November 4, 2019 from 5:00-7:30 pm at the Croatian Cultural Centre, located at 3250 Commercial Drive. Staff, the applicant team, and approximately 54 people attended the open house.

**Figure 10: Public Notification and Responses**



\* 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.).

**Public Response** – In response to the public consultation process, approximately 60 pieces of feedback were received, including open house comment sheets, emails, and additional written submissions.

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

*Support for the proposal cited the following:*

- Neighbourhood context
- Inclusion of retail
- Building height, massing, and density
- Building design
- Additional housing

*Concerns expressed by respondents included the following:*

- Building height, massing and density
- Building design
- Traffic and safety
- Parking
- Housing affordability

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

**Staff Response** – Public feedback has assisted staff with assessment of the application. 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 refine the massing to enhance transitioning to the neighbourhood context and to improve sustainable construction (reduced shoulder setbacks where possible); to enlarge the separation between the buildings; and to improve solar access for the indoor and outdoor common amenity spaces.

## ***PUBLIC BENEFITS***

In response to City policies which address changes in land use and density, this application for rezoning offers the following 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 (social/non-profit) housing and various engineering infrastructure.

The site is subject to the City-wide DCL and the Utilities DCL on the proposed 8,424.4 sq.m (90,680 sq. ft.) of residential floor area and the proposed 558.0 sq. m (6,006 sq. ft.) of commercial floor area. Based on rates in effect as of September 30, 2020, total DCLs for this development are estimated at \$2,664,704.

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 proposed floor area is below the minimum threshold of 9,290 sq. m (100,000 sq. ft.), therefore no public art contribution will arise from this application.

**Community Amenity Contribution (CACs)** – In 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. Such a CAC is typically made through 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 and to improve processing efficiency for rezoning applications, an approach to CACs based on a target rate has been implemented for certain sites, such as this, within the *Grandview-Woodland Community Plan*.

The site is subject to two separate fixed-rate CACs within the *Grandview-Woodland Community Plan*, the Nanaimo Street / East 12th Avenue shopping nodes' CAC Target Area (\$69.76 per sq. ft.) and the Mid-rise Multi-family sub-areas' Target Area (\$23.25 per sq. ft.). As part of this application, the applicant has offered a cash CAC of \$3,519,165 which will be directed to support delivery of the Grandview-Woodland Public Benefit Strategy.

**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.

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

## **FINANCIAL IMPLICATIONS**

Based on rates in effect as of September 30, 2020, it is anticipated that the project will pay approximately \$2,664,704 in DCLs.

As noted in the section on Public Benefits, the applicant has offered a cash CAC of \$3,519,165, which will be allocated towards the delivery of the Public Benefit Strategy outlined in the *Grandview-Woodland Community Plan*. No public art contribution is applicable.

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 2406-2488 Garden Drive from RS-1 to CD-1 to permit the development of a six-storey mixed-use development with 109 strata-titled residential units and at-grade commercial space fronting Broadway. Assessment of the rezoning application has concluded that the proposed land use, housing mix, form of development and public benefits are 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-law 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 Appendix E, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

\* \* \* \* \*

**2406-2488 Garden Drive**  
**PROPOSED CD-1 BY-LAW PROVISIONS**

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

**Zoning District Plan Amendment**

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

**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 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
  - (a) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
  - (b) Cultural and Recreational Uses, limited to Arcade, Artists Studio, Arts and Culture Indoor Event, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, and Theatre;
  - (c) Institutional uses, limited to Child Day Care Facility and Social Service Centre;
  - (d) Office Uses;
  - (e) Retail Uses;
  - (f) Service Uses;
  - (g) Public Bike Share; and
  - (h) Accessory Use customarily ancillary to any use permitted by this section.

**Conditions of use**

- 4.1 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*".
- 4.2 All commercial uses must be carried on wholly within a completely enclosed building except for:
- (a) Farmers' Market;
  - (b) Neighbourhood Public House;
  - (c) Public Bike Share;
  - (d) Restaurant;
  - (e) Retail Store; and
  - (f) Display of flowers, plants, fruits, and vegetables, in conjunction with a permitted use.

**Floor area and density**

- 5.1 Computation of floor space ratio must assume that the site consists of 3,177.5 m<sup>2</sup>, 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 2.83.
- 5.3 A minimum floor area of 558 m<sup>2</sup> must be used for commercial uses.
- 5.4 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.
- 5.5 Computation of floor area must exclude:
  - (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
    - (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 the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
  - (d) amenity areas, including recreational facilities and meeting rooms accessory to residential use, except that the total exclusion must not exceed 10% of the total permitted floor area; and
  - (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m<sup>2</sup> for a dwelling unit there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.6 The use of floor area excluded under section 5.5 must not include any use other than that which justified the exclusion.

### **Building height**

6. The building height, measured from base surface, must not exceed 22.0 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 the 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 m<sup>2</sup>.

### **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.

<b>Portions of dwelling units</b>	<b>Noise levels (Decibels)</b>
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 ( ).

\* \* \* \* \*

**2406-2488 Garden Drive**  
**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 by staff prior to the hearing will be noted in the Summary and Recommendations. Any further changes to the conditions approved by Council will be contained in its decision. Please consult the hearing minutes.*

**PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT**

*Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by Integra Architecture Inc. received August 2, 2019, 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**

- 1.1 Design development to maintain the location of commercial uses along East Broadway in accordance with the *Grandview-Woodland Community Plan*.
- 1.2 Design development to ensure smoother transition along East 8th Avenue with an enhanced shoulder setback above Level 4.

Note to Applicant: Increasing the shoulder setback from 8.4 m (27.4 ft.) to 10.8 m (35.4 ft.) will further reduce the 6-storey appearance, and soften the transition from the future 6 storeys (east) to the existing context and the anticipated 4 storeys (north), 3½-storey townhouses (west), and duplexes (northwest). The reduced floor area may be redistributed in the south building, as relocated massing is more appropriate along East Broadway. To facilitate this, eliminating the south building's shoulder setback may be considered.

- 1.3 Design development to enrich the outdoor and indoor amenity spaces by:
  - (a) Optimizing the ground floor amenity spaces' solar access.

Note to Applicant: Locating the primary amenity spaces between the two buildings promotes access for all residents; however, they may be better served at a higher level with greater solar access. Consider relocating floor area to allow a 4-storey connection between the two buildings, whose roof can accommodate an outdoor amenity that is accessed from both buildings and complemented by indoor amenities. This will improve the project's overall livability. The relocated floor area will support the increased north building's shoulder setback (see Landscape Condition 1.11).

- (b) Introducing opportunities for children's play, in line with the *High-Density Housing for Families with Children Guidelines*. Refer to <https://guidelines.vancouver.ca/H004.pdf>

1.4 Design development to enhance the overall project legibility through:

- (a) Additional differentiation between the two buildings.

Note to Applicant: The overall project should appear from the public realm as two distinct buildings with a significantly set back subordinate connection. This may be achieved through strategies such as increased separation between the two buildings and exploring contrasting, yet complimentary architectural expressions and materials.

- (b) Simplification of the massing.

Note to Applicant: It is highly encouraged that the residential entrances be consolidated into one shared entrance, preferably at the break between the two buildings. This will promote a stronger entryway presence, thus enhancing the project's wayfinding, legibility and pedestrian experience.

1.5 Design development to enhance the main entryways' identity and legibility.

Note to Applicant: It is highly encouraged that the residential entrances be consolidated into one shared entrance, preferably at the break between the two buildings. This will promote a stronger entryway presence, thus enhancing the project's wayfinding, legibility and pedestrian experience.

1.6 Design development to enhance the project's contextual fit by reinforcing the ground-oriented dwelling units.

Note to Applicant: Given the evolving context of the neighbourhood, and the proximity to existing house typologies and future duplexes and rowhouses, the base of the buildings should compliment this finer-grain residential character through legible ground-oriented units. Design elements that may be considered include, but are not limited to: individually pronounced street-facing doors, entry canopies, private patios, gates, entry planting, etc.

1.7 Design development to enhance the livability of dwelling units by:

- (a) Ensuring sufficient private outdoor space for all dwelling units. Balconies should have minimum clear dimensions of 1.8 m (6 ft.) in depth and 2.8 m (9 ft.) in width. Refer to the *High-Density Housing for Families with Children Guidelines* <https://guidelines.vancouver.ca/H004.pdf>.

- (b) Ensuring all habitable rooms have access to daylight.

Note to Applicant: Windowless rooms, such as inboard dens, are not supported.

- (c) Provision of bulk storage for all dwelling units. Refer to *Bulk Storage and In-Suite Storage – Multiple Family Residential Developments* bulletin:  
<http://bylaws.vancouver.ca/bulletin/b004.pdf>.
- 1.8 Design development to meet the green roof requirements of the *Roof-Mounted Energy Technology and Green Roofs* bulletin if seeking height exemption for roof access.  
  
Note to Applicant: Access hatches to private rooftop terraces may be excluded from the building height provided the Bulletin requirements are met. It should be noted on the architectural and landscape plans the type of green roof proposed including the percentage. Refer to: <https://bylaws.vancouver.ca/bulletin/bulletin-roof-mounted-energy-technologies-and-green-roofs.pdf> (see Landscape Conditions 1.12 and 1.13).
- 1.9 Design development to maintain high-quality materials and the level of detailing necessary to accomplish and construct the proposed design aesthetic.  
  
Note to Applicant: While it is understood that materials and detailing may evolve during the development permit stage, the submission should demonstrate a commitment to provide durable, high-quality materials and robust detailing. This is to ensure visual interest, maintenance and enhancement of the neighbourhood character through architectural quality, durability and longevity. High-quality materials are expected throughout the project.
- 1.10 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**

- 1.11 Design development to the courtyard to improve solar access, in particular for the children's play area.  
  
Note to Applicant: This can be achieved by re-arranging programming areas and / or revising the building footprint to allow for a wider courtyard. Refer to Urban Design condition 1.3.
- 1.12 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 practices;
  - (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 (e.g. gravity fed), wherever possible;
- (g) Use grading methods to direct water to soil and storage areas.

- 1.13 Consideration to provide an extensive green roof on the roof level, where possible.
- 1.14 Provision of coloured landscape plans for enhanced graphic readability.
- 1.15 Provision of a detailed landscape plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8 in.: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.

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

Note to Applicant: 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.

- 1.17 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 Eileen Curran, Streets Engineering (604-871-6131) to confirm tree planting locations and Park Board (604-257-8587) for tree species selection and planting requirements. Provide a notation on the plan as follows:

*“Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 ft. long and 18 in. deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion”.*

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

Note to Applicant: 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.



- 1.19 Provision of an outdoor lighting plan.

### **Engineering**

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

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

- 1.22 Construction dewatering is a Water Use Purpose under the *Water Sustainability Act* requiring a provincial Approval or License. Applications for provincial Approvals or Licenses can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial *Water Sustainability Act*. Provide a letter confirming acknowledgement of the condition.
- 1.23 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.
- 1.24 Delete the two steps that are shown encroaching over the west property line along Garden Drive.

Note to Applicant: The two steps are behind the CRU and leading to the elevator lobby as shown on sheet A-2.003 and the landscape plan.

- 1.25 Provision of a draft final RWMP prior to DP issuance. As it is acknowledged that not all design components are advances fully at this stage, placeholders will be accepted in this resubmission with the expectation the final report will include all relevant details.

Note to Applicant: The peak flow calculations are to use the 1:10 year return period, which may result in an increase in storage requirement. Please consider this prior to finalizing the site layout as more space may be required to achieve performance targets.

- 1.26 Provision of a FINAL RWMP prior to the issuance of any building permit for the construction of any building, submitted to the satisfaction of the Director of Planning and City Engineer.

- 1.27 A legal agreement (Section 219 Covenant) related to Rainwater Management will be required prior to issuance of a Development Permit.

Note to Applicant: The applicant is requested to schedule a meeting with IWM Branch prior to moving forward with the RWMP and resubmission with the DP application. To schedule the meeting, contact [rainwater@vancouver.ca](mailto:rainwater@vancouver.ca).

- 1.28 Clarify garbage pick-up operations. Confirmation that a waste hauler can access and pick up from the location shown is required. Pick-up operations should not require the use of public property for storage, pick up or return of the bins to the storage location.

- 1.29 Provision of separate rooms for residential and commercial garbage is required.

Note to Applicant: Garbage room is not clearly shown on the site plan or first floor plan.

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

- 1.31 Submission of an updated landscape and site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning. Where a design or detail is not available, make note of the improvement on the site and / or landscape plans. The landscape plan is to include the following note:

“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.”

- 1.32 Gates / doors are not to swing more than 1 ft. over the property lines or into the SRW area.

- 1.33 Provision of generous and continuous weather protection on the Broadway frontage.

- 1.34 Provision of updated drawings and tech table to note that two Class B space are required and provided.

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

- (a) Provision of a dedicated bicycle elevator for all bicycle spaces located on P2.

Note to Applicant: The elevator is to have doors on both ends to allow bicycles to easily roll in from one end and roll out the other. The elevator is to be a freight style elevator with durable finishes to comfortably accommodate two people with two bicycles and provide minimum interior dimensions of 5'-6" x 6'-8", and 3'-6"

wide doors. A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly. Accommodation of oversized bicycles within this elevator may increase requirements.

- (b) Provision of 1.8 m length for the horizontal Class A bicycle spaces and 1.0 m depth for the vertical.
  - (c) Provision of automatic door openers on the doors providing access to the bicycle storage rooms.
  - (d) All Class B bicycle parking is to be provided on private property and not to encroach in any way on public property.
- 1.36 Design development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement.
- (a) Provision of convenient, internal, stair-free loading access to / from all site uses.
  - (b) Provide a standard widened loading throat to facilitate maneuvering.
  - (c) Provision of additional loading bay width for the second and subsequent loading spaces, 3.8 m is required.
  - (d) Provide a clear unloading area or raised rear dock, minimum 1.8 m wide, with suitable access to facilitate goods loading / unloading.
- 1.37 Design development to improve the parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:
- (a) Provision of 6.1 m (20 ft.) width required at the parking ramp and drive aisle gates.
  - (b) Provision of heat tracing for parking ramp with 15% slope that is exposed to weather.
- 1.38 Provision of the following information is required for drawing submission at the development permit stage to facilitate a complete transportation review:
- (a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.
  - (b) All types of parking and loading spaces individually numbered, and labelled on the drawings.
  - (c) Dimension of column encroachments into parking stalls.
  - (d) Dimensions for typical parking spaces.
  - (e) Dimensions of additional setbacks for parking spaces due to columns and walls.

- (f) Dimensions of manoeuvre aisles and the drive aisles at the parkade entrance and all gates.
- (g) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions.
- (h) Areas of minimum vertical clearances labelled on parking levels.
- (i) 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.
- (j) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside.
- (k) Existing street furniture including bus stops, benches etc. to be shown on plans.
- (l) The location of all poles and guy wires to be shown on the site plan.

### **Sustainability**

- 1.39 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended May 2, 2018), 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\*s – Process and Requirements](#) (amended April 28, 2017 or later).

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

- 1.40 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.

## **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**

- 2.1 Consolidation of Lots 1 to 3, all except the East 2 Feet, Now Lane, and Lots 4 to 8; all of Lot 3, Block 150, District Lot 264A, Plan 2469 to create a single parcel and subdivision of that site to result in the dedication of the east 2 ft. of Lots 4 to 8 for lane purposes.

Note to Applicant: 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>.

- 2.2 Provision of a building setback and statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to East Broadway, to achieve a 5.5 m (18 ft.) offset distance from the back of the existing curb to the building face. The SRW will be free of any encumbrance such as structure, stairs, planter walls, benches, bicycle parking, and plantings at grade and is to accommodate the underground parking structure within the SRW agreement.

Note to Applicant: A survey plan prepared by British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final setback and SRW width is required.

- 2.3 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the services are provided. No development permit for the site, or any portion thereof, or for any building improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services, in respect of each phase of the development of the site, shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as the General Manager of Engineering Services deems necessary in his sole discretion. The Services are not excess and / or extended services and the applicant is not entitled to a Latecomer Agreement.

- (a) Based on the confirmed Fire Underwriter's Survey (FUS) Required Fire Flows submitted by R.F. Binnie & Associates Ltd. on July 8, 2019, no water main upgrades are required to service the development.

Note to Applicant: The proposed development can be serviced by the 150 mm main along Garden Drive, 150 mm main along East 8th Avenue, or the 300 mm main along East Broadway. Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a

resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. Implementation of development at 2406-2488 Garden Drive will require the following in order to maintain acceptable sewer flow conditions.
  - (i) 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.
  - (ii) Development to be serviced to East Broadway. The existing sewer is a 1050 mm COMB, but will be replaced with new separated storm and sanitary sewers in the future. The sizes of these new sewers are to be determined.

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.

- (c) Provision of street improvements along East Broadway adjacent to the site and appropriate transitions including the following:
  - (i) 1.22 m (4 ft.) wide front boulevard with street trees where space permits;
  - (ii) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current City of Vancouver (COV) standards and Illuminating Engineering Society of North America (IESNA) recommendations;
  - (iii) Minimum 3.05 m (10 ft.) wide broom finish saw-cut concrete sidewalk;
  - (iv) Hard surface treatment between the sidewalk and the building;
  - (v) Adjustment to all existing infrastructure to accommodate the proposed street improvements.
- (d) Provision of street improvements along Garden Drive adjacent to the site and appropriate transitions including the following:
  - (i) Front boulevard with street trees where space permits;
  - (ii) Upgraded street lighting (roadway and sidewalk) adjacent to the current City of Vancouver (COV) standards and Illuminating Engineering Society of North America (IESNA) recommendations;
  - (iii) Minimum 2.14 m (7 ft.) wide broom finish saw-cut concrete sidewalk;

- (iv) Curb and gutter, including any required road re-construction to current standards;
- (v) Curb bulge;
- (vi) Curb ramps;
- (vii) Adjustment to all existing infrastructure to accommodate the proposed street improvements.

Note to Applicant: The City will provide a geometric design for these street improvements. All elements of the geometric design must be constructed to meet City Standards.

- (e) Provision of street improvements along 8th Avenue adjacent to the site and appropriate transitions including the following:
  - (i) Front boulevard with street trees where space permits;
  - (ii) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current City of Vancouver (COV) standards and Illuminating Engineering Society of North America (IESNA) recommendations;
  - (iii) Minimum 2.14 m (7 ft.) wide broom finish saw-cut concrete sidewalk;
  - (iv) Removal of the existing driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards;
  - (v) Adjustment to all existing infrastructure to accommodate the proposed street improvements.
- (f) Provision of intersection lighting upgrades at Garden Drive / East 8th Avenue and Garden Drive / East Broadway to current COV standards and IESNA recommendations.
- (g) 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.

- (h) Provision of new pad-mounted service cabinet / kiosk.

Note to Applicant: The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of



Engineering Services, and, in conformance with Standard Specification of the City of Vancouver for Street Lighting (draft), Canadian Electrical Code (the latest edition) and the Master Municipal Construction Documents (the latest edition).

- (i) Provision of new lane lighting on standalone poles with underground ducts.

Note to Applicant: The ducts should be connected to the existing City of Vancouver street lighting infrastructure.

- (j) Provision of a new standard concrete pedestrian lane crossing, new curb returns and curb ramps at the existing lane entry on East 8th Avenue and on East Broadway adjacent to the site.

- (k) Rebuild existing lane, full widths, as per City of Vancouver "Higher-Zoned Laneway" specification.

- (l) Provision of speed humps in the lane west of Nanaimo Street between East 8th Avenue and East Broadway.

- (m) Provision of the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

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

- 2.4 Provision of \$100,000 for geometric and traffic signal improvements at the intersection of Nanaimo Street and East Broadway.

- 2.5 Provision of \$100,000 towards a traffic signal at Nanaimo Street and East 8th Avenue.

- 2.6 Provision of a legal agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services whereby the applicant is entitled to receive latecomer charges for a period of 24 hours following completion of the works contemplated by the following condition(s), which may, as a result of their implementation provide excess or extended services.

- (a) Condition 2.4 Provision of \$100,000 for geometric and traffic signal improvements at the intersection of Nanaimo Street and East Broadway.

- (b) Condition 2.5 Provision of \$100,000 towards a traffic signal at Nanaimo Street and East 8th Avenue.

- 2.7 Funding of \$25,000 for traffic calming measures to address neighbourhood traffic impacts from the rezoning.

- 2.8 Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features.

In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

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

## **Sustainability**

- 2.9 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 future owner 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.

## **Community Amenity Contribution (CAC) – Cash Payments**

- 2.10 Pay to the City the cash Community Amenity Contribution of \$3,519,165, 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.

## **Environmental Contamination**

- 2.11 If applicable:
- (a) Submit a site profile to the Environmental Protection Branch (EPB);
  - (b) As required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
  - (c) 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.

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.

\* \* \* \* \*

**2406-2488 Garden Drive**  
**DRAFT CONSEQUENTIAL AMENDMENTS**

**DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 11879**

Amend Schedule A (CD-1 Zoning Districts Regulated by Part 9) by adding the following:

“2406-2488 Garden Drive                      [CD-1 #]                      [By-law #]                      C-2”

**DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW NO. 6555**

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

“[CD-1#]                      [By-law #]                      2406-2488 Garden Drive”

\* \* \* \* \*

**2406-2488 Garden Drive**  
**ADDITIONAL INFORMATION**

**1. Urban Design Panel**

The Urban Design Panel (UDP) reviewed this rezoning application package on November 27, 2019.

**EVALUATION: Support with Recommendations (8/0)**

- **Introduction:**

Rezoning Planner, Kent MacDougall, began by providing a general overview of the proposed application that is being considered under the Grandview-Woodland Community Plan (adopted July 2016). He then described the site in terms of immediate and broader contexts, both existing and envisioned under current policy. He then explained the two policies applicable to the site, as well as their respective transitional areas in terms of the expected form of development, densities, and use.

Development Planner, Omar Aljebouri, began by noting that in general, the subject site is located at the intersection of two policy areas and their respective transitional areas. As a result, any proposed development is envisioned to respond to an eclectic context. He then gave an overview of the built form policies under the two policy areas and their transitional areas. Following that, Omar described the proposed development in terms of the layout of the two buildings; the connecting amenity space at grade; typologies of the form; transition of massing to context; adherence to the View Cone; as well as amenities provided on site and at-grade commercial use.

Advice from the Panel is sought on the following:

1. Overall massing and transition to surrounding context, especially to the residential low-density (3-storey) to the West and North-West.
2. The proposed amenities, including the forecourts of the H-shaped building (North) and the shared indoor and outdoor amenities between the two buildings. Please consider factors such as size, location, solar access, and landscape.
3. The proposals character and contextual fit. Please consider the juxtaposition of existing townhomes and single-family dwellings, as well as the anticipated row-houses, commercial and apartments.
4. Any preliminary comments for consideration at the DP stage. Please consider factors such as landscape, architectural expression, character, principle building facades (e.g. Broadway-fronting South Elevation), and commercial frontage.

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:**

The applicant noted there is a change in elevation from Broadway to 8th on Garden Drive and Broadway to the lane. The commercial units are on grade on Broadway.

The applicant noted it was encouraged by staff to have a two building concept, for there is better daylight and opportunities for courtyard and landscaping.

The ground floor units all have private patios to connections to the street. All units are approximately 2 ft. above the street. The courtyards have 24 ft. dimensions. The applicant noted they tried to free up as much space as possible to the courtyard. The commercial units are 40 ft. deep. This will be one Strata.

The applicant noted they were encouraged to produce an 'L' shape with the south building, this was difficult with the clients intent to increase the FSR.

There are connections that create two separate outdoor spaces.

The indoor amenities will be a gym and lounge.

There are private patios on the building perimeter.

Access to parking is covered from the lane, and bike parking is all underground.

The character and materiality is contemporary and similar to the Cambie Corridor. There is more of urban appeal that ties in with the commercial and hard edge.

There are existing trees along East 8th Avenue and Garden Drive, and a handful of trees inside the site. The trees inside the site have all been removed and the street trees will remain and be protected.

At the east side outdoor amenity to the small courtyard there is some raised planting, seating, and patio furniture. Additionally, there is a decorative fence all around.

Sustainability is following lots of standard solutions, HRV units, and CRU air conditioned. The applicant noted they are proposing a small green roof.

The applicant team then took questions from the panel.

- **Panel Consensus:**

Having reviewed the project it was moved by Mr. Wen and seconded by Mr. Sharma and was the decision of the Urban Design Panel:

THAT the Panel **SUPPORT** the project as a rezoning with the following recommendation to be reviewed by City Staff:

- Revisit the indoor and outdoor amenity spaces to improve solar access and overlook issues;
- Design Development to improve the level 4 roof overhang and reduce the solar concern and to deal with the appearance of the roof from level 5 and 6;

- Design Development of loading and exiting;
  - Design Development of a reasonable access to bike storage from grade;
  - Design Development to simplify massing and materials where possible;
  - Design Development to enhance the Broadway commercial façade.
- **Related Commentary:**  
The panel generally supported the application.

There were mixed comments regarding the massing. Some panelists felt the massing was supportable others noted it did not fit with the neighborhood. The panel agreed that at the DP stage the project would need to be defined further. There were a few panelists that suggested one building rather than two. With a one building approach, the elevator will work a lot better, as well as circulation and exiting; the mass distribution will improve the overall design. It was noted, however, that although the current massing might be imposing, it might be helpful in the future with the coming change in context.

The north end of the site should be pulled back further from East 8th Avenue to make for a more graceful transition to the residential. A suggestion to the City was to consider a lawn boulevard to make the transition to the residential more garden-like. A panelist noted that the general setting back of the top two stories all the way around brings a lot of technical issues for a wood frame building, especially with that amount of deck space over living space. Rooftop hatches and overhangs contribute to bulk, and should be looked into. Shoulder setback along the Broadway should be revisited to relieve the project from added problems of massing and sustainability.

The panel noted concerns regarding the indoor and outdoor amenities. They appear to have limited solar access, so relocation may be beneficial. The roof may be a more appropriate location. The single room that is accessed from both ends for each building might not be working. Having kids play area facing Garden Drive. can be problematic with regards to proximity to adjacent uses/dwelling units. A panelist noted the amenity spaces could be bigger

Concerns were expressed regarding solar access and privacy between the two buildings, especially with the units opening up to the amenity courtyards. For instance, the north facing units on the south building will always be in shade. The panel suggested increasing the distance between the two buildings and reducing the overhang to allow for more sunlight.

The north-east forecourt can be developed, as now it only accommodates a single deck.

A panelist noted that it was an odd design to have a nice big entry to the amenity from the street, separate to the residential. The panelist suggested making the central piece an entry to both the amenity and building. Presently there are too many entries.

A panelist noted the commercial frontage along Broadway looks flat, consider adding more landscaping or define the CRU's some more. Consider more canopies along the commercial. More durable materials should be used for the commercial level.

A panelist noted to have more landscape on the roof. Vegetation on the roof will also contribute to a successful rain water management system. A green roof is needed, as it is unacceptable for patios to look out to a bare roof. A panelist noted to consider future climate



change issues and suggested partial cooling mechanisms. Also, excessive overhangs are not sustainable.

The buildings are fairly busy and do not complement each other. They seem too similar in appearance. The panel noted to revisit the materiality of the upper levels and to consider not using dark materials as they do not add lightness to the concept. Character refinement of the buildings is needed. More humble and simplified material palette is suggested.

The panel noted to revisit the loading access. It works for the commercial use but not the residential. Consider internal circulation.

The panel noted bikes using the present ramp are not acceptable. It was suggested that the bikes be moved up to level one.

- **Applicant's Response:** The applicant team thanked the panel for their comments and will take the comments into consideration for further improvement.

## 2. PUBLIC CONSULTATION SUMMARY

### Public Notification

A rezoning information sign was installed on the site on September 3, 2019. Approximately 1002 notification postcards were distributed within the neighbouring area on or about October 17, 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](http://vancouver.ca/rezapps)).







## Community Open House

On November 4, 2019 a community open house was held from 5:00-7:30 pm at the Croatian Cultural Centre located at 3250 Commercial Drive. Staff, the applicant team, and a total of approximately 54 people attended the open house.

## Public Response

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

- 30 comment sheets, and 30 letters, e-mails, online comment forms, and other feedback were received from the public in response to the November 4, 2019 open house.

Total notifications		1,002
Open House attendees		54
Open House comment sheets		30
Online/other feedback		30

\* 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:*

- **Neighbourhood Context:** The project is a great addition to the neighbourhood and conforms to the local area plan. This area of Grandview-Woodland is in need of an upgrade to keep up with resident's growing and changing needs and this project would add to the revitalization of the East Broadway and Nanaimo sub-area.
- **Retail:** Inclusion of retail is seen as necessary in order to support local residents and to add more variety of services to the East Broadway area. Additional ground level retail adds to the public realm set back and may contribute in making East Broadway more pedestrian friendly.

- **Building height, massing and density:** The proposed height and density of the project is satisfactory along an arterial in the Grandview-Woodland area. The building provides successful transition to the surrounding neighbourhood.
- **Building Design:** The building is well designed and visually appealing. The colour scheme and building materials are appropriate for the neighbouring area. Individual units have a good layout and floor plan with spacious kitchens, storage rooms and balconies. The proposed set back of the 5th and 6th floors are appreciated.
- **Additional Housing:** More multi-family housing stock and options that are near transit being added to the City of Vancouver.
- **Affordable Housing:** Creation of additional housing stock will assist with City of Vancouver efforts to promote affordability.
- **Amenities:** Communal amenities such as outdoor communal area off Garden Drive as well as patio space in the back of the building are great additions to the project.
- **General support:** The project received general support from respondents.

*Generally, comments of concern fell into the following areas:*

- **Building height, massing and density:** The building's massing and height overwhelms the surrounding single-family houses as there is a lack of a proper transition between single-family houses and apartment. Due to close proximity to rapid transit, the project is not high or dense enough for the location.
- **Building Design:** Design wise, the project does not have much variation between other developments in the area. The roof overhang on the 4th and 6th floors are too large and are visually detrimental.
- **Traffic and safety:** Traffic assessments and calming measures are needed to ensure pedestrian safety on Broadway and Nanaimo as well as at the intersections at East 7th Avenue, East 8th Avenue and Garden Drive. The project creates concerns over increased traffic congestion on main roads such as Garden Drive, Nanaimo, Broadway as well as in the alley directly behind the development.
- **Parking within development:** Parking should be relaxed due to close proximity to transit. Spill over of excess parking onto neighbouring streets due to the inadequate amount of parking to accommodate the development were expressed.
- **Housing Affordability:** The proposed project does not include a sufficient amount of affordable housing units.
- **Sustainability:** There is a lack of thought put into the green architectural design of the building and is not adequate enough to meet City of Vancouver goals.
- **Process:** The project is part of a local area plan and additional processes such as open houses and UDP are seen as unnecessary.

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

*Generally, comments of support fell into the following area:*

- The open house information session is a great way to engage with community members who have been in this area for a long time.

*Generally, comments of concern fell into the following area:*

- Retail is not necessary at this location.

*Neutral comments/suggestions/recommendations:*

- The building could have worked better as a single long building as opposed to two connecting buildings.
- There should be considerations of putting a high rise here instead.
- More improvements should be done to the public realm at East 8th Avenue and Garden Drive.
- The addition of a roof top amenity space to this project would have been greatly appreciated.
- More flexibility in zoning and development guidelines for the inclusion of slightly sloped or pitched roofs as it might provide an opportunity for renewable green energy generation and create an interesting roof line for current and future developments moving forward.

\* \* \* \* \*



Elevation Along East Broadway (Looking North)



Elevation Along Lane (Looking West)

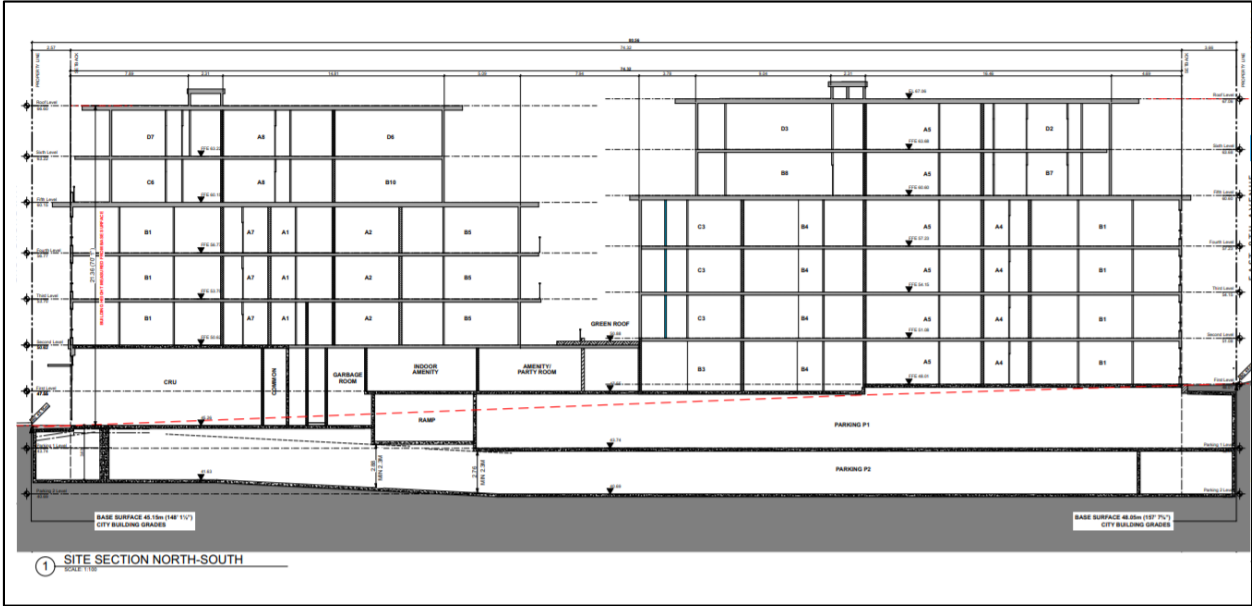


Elevation Along East 8th Avenue (Looking South)





North-South Section (Looking West)



Rendering (View from Southwest)





**Aerial Perspective (View from Southwest)**



**Rendering (View from Southeast at East Broadway and Rear Lane)**





**Rendering (View from Northwest at East 8th Avenue and Garden Drive)**



**Rendering (Aerial View from Northwest at East 8th Avenue and Garden Drive)**





**Rendering (View from West Frontage along Garden Drive)**



**Rendering (Aerial View of Indoor/Outdoor Amenity Area)**



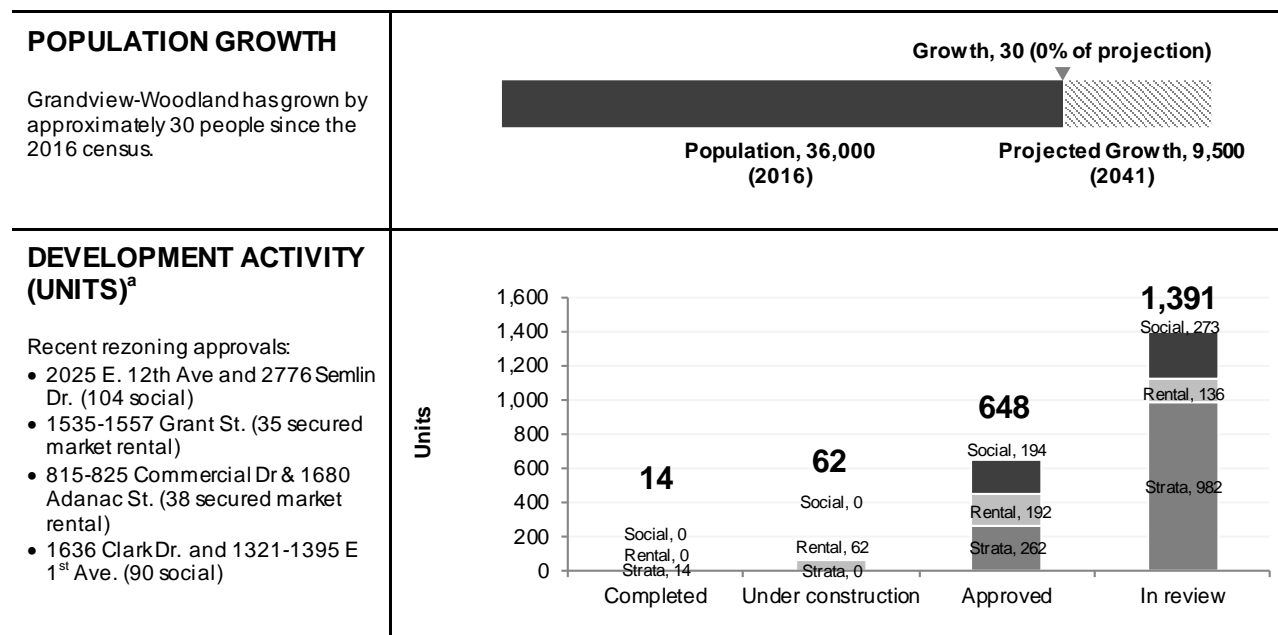
Landscape Plan



\* \* \* \* \*





**PUBLIC BENEFITS IMPLEMENTATION TRACKING**  
**GRANDVIEW-WOODLAND COMMUNITY PLAN (2016)**  
Updated Q2 2020



**PUBLIC BENEFITS ACHIEVED SINCE 2016**

Category	Anticipated Public Benefits by 2041 (+) <sup>o</sup>	Completed since 2016 (•) or In Progress (◦)	% <sup>c</sup>
Housing <sup>a</sup>	<ul style="list-style-type: none"> <li>+ 1,400 non-market units</li> <li>+ 1,400 secured market rental units</li> <li>+ Support the creation of shelter space, where feasible, and with the support of upper levels of government</li> <li>+ Increase the diversity of housing in Grandview-Woodland</li> <li>+ Support the protection of existing affordable rental stock; and allow gradual renewal of older/under built stock in RM areas.</li> <li>+ Create new secondary rental opportunities in RT areas and via new townhouse/rowhouse and multifamily development</li> </ul>	<ul style="list-style-type: none"> <li>◦ 62 secured market rental units (under construction)</li> <li>• New RT-5, RM-8A, RM-11, RM-12 districts in GW to support increase in housing diversity</li> </ul>	5%
Childcare	<ul style="list-style-type: none"> <li>+ Approx. 159 new spaces for children 0 to four years</li> <li>+ Approx. 65 renewed spaces for children 0 to four years</li> <li>+ Approx. 90 spaces for school aged children five to 12 years</li> <li>+ Approx. 190 renewed spaces for children five to 12 years</li> </ul>	<ul style="list-style-type: none"> <li>• 71 spaces for children 0 to four years (Lord Nelson)</li> <li>• 22 spaces for children five to 12 years (Lord Nelson)</li> </ul>	20%
Transportation/ Public Realm	<ul style="list-style-type: none"> <li>+ Safety improvements for all modes with a focus on vulnerable road users and complete street designs</li> <li>+ Upgrades and additions to cycling network</li> <li>+ Upgrades to walking environment and sidewalk network</li> <li>+ Street network and signal upgrades</li> <li>+ New and enhanced plazas as part of redevelopment of key sites</li> <li>+ Redesign Commercial Drive as a complete street</li> </ul>	<ul style="list-style-type: none"> <li>• E 10th Ave corridor improvements (Woodland Drive to Victoria Drive)</li> <li>• Street closure at Woodland St. and 2nd Ave</li> <li>◦ Street trees between Clark Dr. &amp; Nanaimo St.</li> <li>◦ Nanaimo Street upgrades - utilities and transportation improvements</li> </ul>	5%
Culture	<ul style="list-style-type: none"> <li>+ Creation of 23,000 ft<sup>2</sup> of artist work space integrated with mixed-use sites containing low-income housing for artists and cultural workers</li> <li>+ Seek up to 18,000 ft<sup>2</sup> of non-profit creation/production studios</li> <li>+ Seek cultural spaces as part of Britannia Community Centre redevelopment</li> </ul>	<ul style="list-style-type: none"> <li>◦ Cultural amenities as part of Britannia Centre redevelopment (planning)</li> </ul>	0%
Civic/Community	<ul style="list-style-type: none"> <li>+ Britannia Community Centre renewal and expansion</li> <li>+ Fire Hall #9 renewal</li> <li>+ Community Policing Centre lease renewal</li> </ul>	<ul style="list-style-type: none"> <li>◦ Britannia Community Centre renewal (planning)</li> </ul>	0%
Heritage	<ul style="list-style-type: none"> <li>+ 5% allocation from cash community amenity contributions in Grandview-Woodland</li> </ul>	<ul style="list-style-type: none"> <li>• 5% allocation from cash community amenity contributions</li> <li>• New RT-5 zone supports retention of existing heritage and character structures</li> </ul>	N/A

 Social Facilities	<ul style="list-style-type: none"> <li>+ Aboriginal Mother Centre Society renewal and expansion</li> <li>+ Kiwassa Neighbourhood House renewal and expansion</li> <li>+ Vancouver Aboriginal Friendship Centre Society renewal and expansion</li> <li>+ Urban Native Youth Association redevelopment</li> <li>+ Kettle Friendship Society redevelopment</li> </ul>		0%
 Parks	<ul style="list-style-type: none"> <li>+ Renewal and improvement of 8 neighbourhood parks</li> <li>+ Install new synthetic turf to replace existing field (location TBD)</li> <li>+ Upgrade one track facility (location TBD)</li> <li>+ Create new and enhanced plaza areas as part of redevelopment of key sites</li> <li>+ Introduce new shared space areas</li> <li>+ Increase tree planting in neighbourhood</li> <li>+ Work with school boards to allow community use of neighbourhood schools and greenspaces during non-school times</li> </ul>	<ul style="list-style-type: none"> <li>• Pandora Park renewal including off-leash dog area</li> <li>• Templeton Park Playground</li> <li>◦ Cedar Cottage Park renewal (under construction)</li> </ul>	10%

## 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 or Development Permit applications 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 Since 2016

Public benefits that have either been completed or in progress are included in this section. Projects denoted in regular text are completed, and projects denoted with *italics* and an open bullet (◦) are in progress. In this public benefits table, “in progress” means under construction unless otherwise noted. In addition, this table provides some insight on the progression of Major Projects or other City programs.

### Other Notes

<sup>a</sup> 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. In 2020, unit counts from projects that were submitted as enquiries were removed from the ‘In Review’ development category.

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

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

\* \* \* \* \*

**2406-2488 Garden Drive  
PUBLIC BENEFITS SUMMARY**

**Project Summary:**

To build a six-storey mixed-use building with 109 strata-titled residential units and at grade commercial space front East Broadway.

**Public Benefit Summary:**

The project would generate City-wide DCLs payment and a CAC offering to support the delivery of the Grandview-Woodland Community Plan public benefit strategy.

	<b>Current Zoning</b>	<b>Proposed Zoning</b>
Zoning District	RS-1	CD-1
FSR (site area = 3,177.5 sq. m / 34,202 sq. ft.)	0.7	2.83
Floor Area (sq. ft.)	23,941	96,686
Land Use	Residential	Mixed-Use

**Summary of Development Contributions Expected Under Proposed Zoning**

City-wide DCL <sup>1</sup>	\$1,725,405
City-wide Utilities DCL <sup>1</sup>	\$939,299
Community Amenity Contribution	\$3,519,165
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>	<b>\$6,183,869</b>

<sup>1</sup> Based on rates that are anticipated to be in effect as of September 30, 2020; 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.

\* \* \* \* \*



## 2406-2488 Garden Drive APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

### APPLICANT AND PROPERTY INFORMATION

<b>Street Address</b>	2406-2488 Garden Drive
<b>Property Identifier (PID) &amp; Legal Description</b>	<i>PIDs 013-740-709, 013-740-733, 013-740-741, 013-740-776, 013-740-784, 013-740-792, 013-740-806, and 004-153-481; Lots 1 to 3, Except the East 2 Feet Now Lane, and Lots 4 to 7, all of Lot 3 Block 150 District Lot 264A Plan 2469, and Lot 8 Block 3 of Block 150 District Lot 264A Plan 2469</i>
<b>Applicant / Architect</b>	Garden Drive Limited Partnership / Integra Architecture Inc.
<b>Property Owner</b>	Porte Homes (Garden Drive) Ltd.

### SITE STATISTICS

<b>Site Area</b>	3,177.5 sq. m / 34,202 sq. ft.
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### DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed	
<b>Zoning</b>	RS-1	CD-1	
<b>Uses</b>	Residential	Mixed-use	
<b>Max. Density</b>	0.70	2.83	
<b>Floor Area</b>	2,224.2 sq. m (23,941 sq. ft.)	8,982.4 sq. m (96,686 sq. ft.)	
<b>Maximum Height</b>	10.7 m (35.1 ft.)	Top of roof parapet: 22.0 m (72.2 ft.)	
<b>Unit Mix</b>	--	Studio 24 One-bedroom 30 Two-bedroom 38 Three-bedroom 17 <hr/> Total 109	
<b>Parking</b>	Per Parking By-law	<b>Required:</b> Residential 99 <u>Retail 8</u> Total 107	<b>Proposed:</b> Residential 110 <u>Retail 8</u> Total 118
<b>Loading</b>	Per Parking By-law	Class A 1 Class B 3	Class A 1 Class B 1
<b>Bicycle Spaces</b>	Per Parking By-law	Class A 221 Class B 6	Class A 277 Class B 8
<b>Natural Assets</b> Trees	<b>On-site Trees – 5</b> <b>City Trees - 19</b>	<b>On-site Trees</b> Remove – 5 New – TBD <b>City Trees</b> Remove – 9 New - TBD	