

## REFERRAL REPORT

Report Date: November 24, 2020  
Contact: Michael Naylor  
Contact No.: 604.871.6269  
RTS No.: 14169  
VanRIMS No.: 08-2000-20  
Meeting Date: December 8, 2020

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Rezoning: 2246-2268 East Broadway

### RECOMMENDATION

- A. THAT the application by Omicron AEC Ltd. on behalf of 1159613 B.C. Ltd. (Lotus Capital), the registered owner of the lands located at 2246-2268 East Broadway [*Lots 6 to 9, except the south 10 feet, now lane of lot B, Block 164, District Lot 264A, Plans 304 and 1771; PIDs: 015-397-335, 013-615-297, 011-299-223 and 015-265-030 respectively*] to rezone the lands from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.70 to 2.65 and the maximum building height from 10.7 m (35 ft.) to 19.7 m (65 ft.), to permit the development of a six-storey residential building containing 57 strata-titled residential units, be referred to a Public Hearing together with:
- (i) plans prepared by Omicron AEC Ltd., received February 24, 2020 and supplemental plans received October 14, 2020;
  - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
  - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, including approval in principle of the form of development, subject to the Conditions of Approval contained in Appendix B;
- FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at Public Hearing.
- B. THAT, subject to approval of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C;

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

- C. THAT Recommendations A and B be adopted on the following conditions:
- (i) THAT the passage of the above resolutions create 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 the site at 2246-2268 East Broadway from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building containing 57 strata-titled residential units all over two levels of underground parking. A height of 19.7 m (65 ft.) and a density of 2.65 FSR are proposed.

Staff have assessed the application and conclude that it generally meets the intent of the *Grandview-Woodland Community Plan*. Staff recommend that the application be referred to Public Hearing, together with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to Public Hearing, and subject to the conditions in Appendix B.

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

Relevant Council Policies for this site include:

- Grandview-Woodland Community Plan (2016)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Green Buildings Policy for Rezoning (2010, last amended 2017)
- Community Amenity Contributions – Through Rezoning (1999, last amended 2020)
- Zero Emissions Building Plan (2016)
- Urban Forest Strategy (2014)
- Tenant Relocation and Protection Policy (2015, last amended 2019)

## REPORT

### 1. Site and Context

The subject site is located on the south side of East Broadway, between Lakewood Drive and Garden Drive (see Figure 1) with a frontage of approximately 40 m (131 ft.) along East Broadway and approximately 37 m (121 ft.) depth. It is comprised of four RS-1 zoned lots totaling approximately 1,497.6 sq. m (16,114 sq. ft.) in size and currently developed with four detached homes.

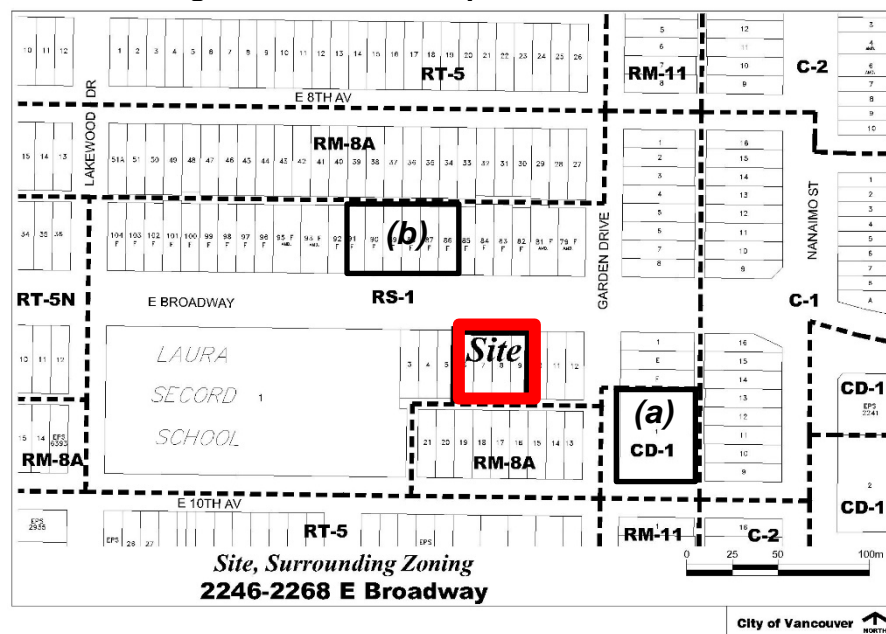
The four detached homes were constructed in 1931, 1981, 1948 and 1953 and do not have heritage designations.

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

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

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

**Figure 1: Location Map – Site and Context**



- (a) 2542-2570 Garden Drive and 2309-2369 East 10th Avenue, a rezoning site recently approved for a six-storey residential development.
- (b) 2209-2249 East Broadway, a rezoning site recently approved for six-storey residential development.

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

- John Hendry Park (Trout Lake) is located approximately 350 m south at 3300 Victoria Drive;
- Garden Park is located approximately 630 m to the north at 1851 Garden Drive; and
- Commercial Drive is located approximately 760 m to the west and features a number of local shops and services.

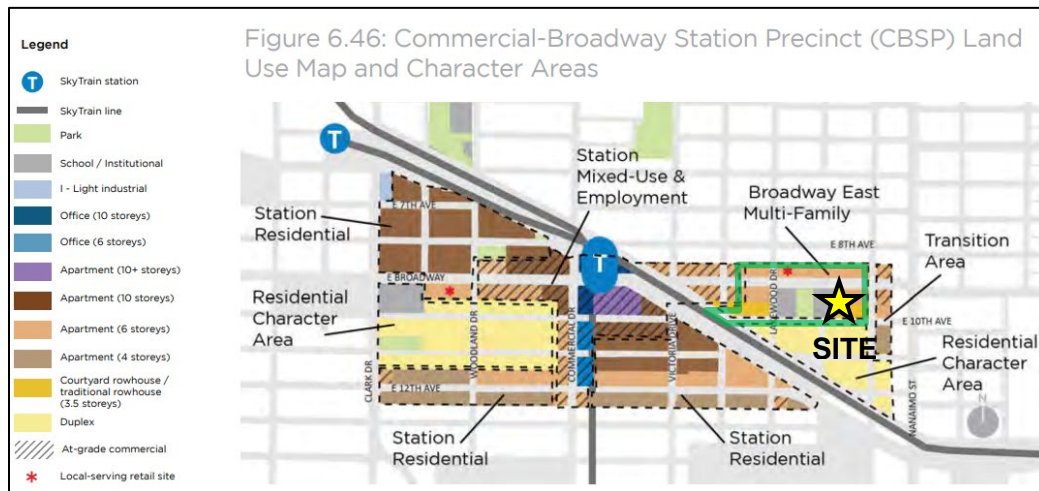
**Local School Capacity** – The site is located within the catchment of Laura Secord Elementary School at 2500 Lakewood Drive, which currently has an operating capacity of 639 students. According to the Vancouver School Board (VSB)'s *Draft Long Range Facilities Plan* dated May 29, 2019, enrolments in 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 School located at 2600 East Broadway approximately 500 m east from the site. This school utilized 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 within the Commercial-Broadway Station Precinct sub-area where the plan provides directions to support the development of a transit-oriented neighbourhood, featuring a broad array of housing opportunities as well as services and jobs.

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

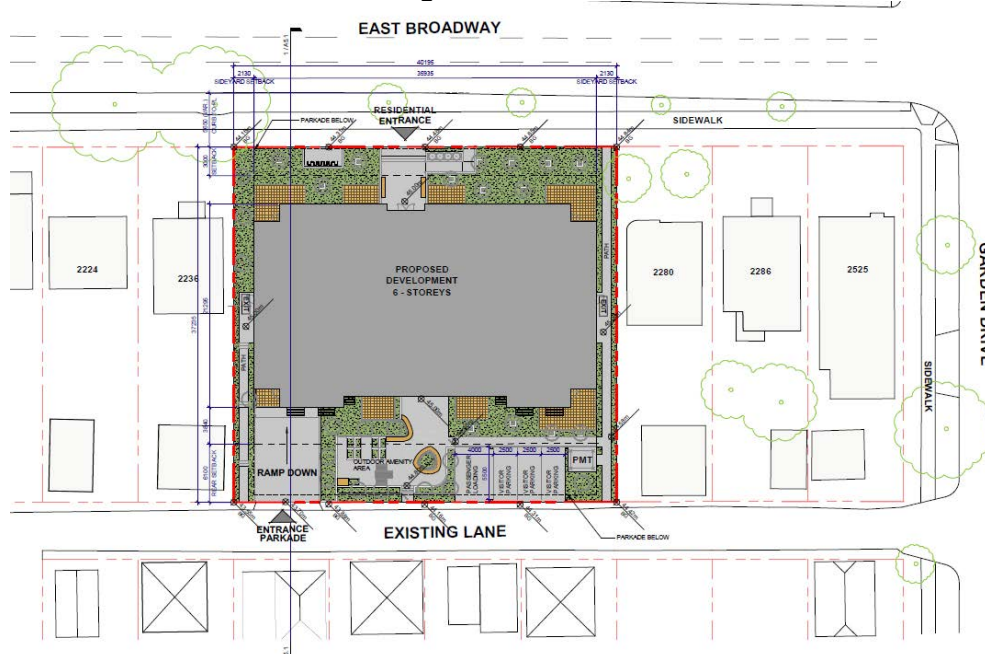
**Figure 2: Commercial-Broadway Station Precinct Land Use Map and Character Areas**

## Strategic Analysis

### 1. Proposal

In accordance with the *Grandview-Woodland Community Plan*, this application proposes to rezone the site from RS-1 (Residential) District to CD-1 (Comprehensive Development) District to allow the development of a six-storey strata-titled residential building with 57 units (see Figure 3). The overall density proposed is 2.65 FSR and the maximum building height is 19.7 m (65 ft.).

The residential entrance is from an inset courtyard on East Broadway, with a common amenity space and patio at the rear of the building. There are two levels of underground parking with surface visitor parking and vehicular access provided from the rear lane.

**Figure 3: Site Plan**

## 2. Land Use

The *Grandview-Woodland Community Plan* anticipates residential uses in this area and the proposal is consistent with it.

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

The site is located in the Broadway East Multi-Family area of the Grandview Woodland Community Plan, where six-storey apartments along East Broadway are anticipated.

**Existing Zoning** – If the site were to redevelop under the existing RS-1 zoning, a single detached dwelling on each lot could be constructed, with the option to include a secondary suite and a laneway house or alternatively, a two-family dwelling (duplex) could be constructed and be strata-titled with the option of one lock-off basement rental suite.

**Height and Density** – The proposed six-storey building with a density of 2.65 FSR and a height of 19.7 m (65 ft.) is consistent with the *Grandview Woodland Community Plan*. A modest variation to the built-form guidelines is proposed.

Specifically, the guidelines recommend building setbacks above the third and fifth storeys on the East Broadway frontage to minimize shadowing on the street. The application proposes a larger front yard and eliminates the setback above the third storey, as illustrated below in Figure 4 below. The proposed building face would have the same shadow impact as the recommended setbacks and minimize shadowing to East Broadway. However, taking into account the review by the Urban Design Panel, it was felt that the transition to neighbouring buildings would benefit from meeting the setback requirements in the guidelines and conditions to require this change to the design at development permit stage are included in Appendix B.

**Figure 4: Proposed building profile versus Plan outline**



**Urban Design Panel** – The Urban Design Panel reviewed the application on May 27, 2020 and recommended resubmission primarily to improve detailed aspects of the design, including the



street wall height (see Appendix D). Through review by staff and recommendations from the panel, it is recommended that a three-storey street wall and front-yard setbacks be provided as per the guidelines as it would be beneficial for neighbourhood fit, noting the context of detached homes. Staff also recommended further design development to the building articulation, colour and materiality so that the three-storey base reads as a row of townhouse units to further improve neighbourhood fit. The applicant team has since explored refinements of the design to incorporate this advice, including providing a three-storey building mass on the East Broadway (north) side and moving the building closer to the street (see Figure 5). These drawings are for reference only and demonstrate the applicant's intent to meet the conditions in their subsequent development permit application, if the rezoning is approved. The project will also be expected to be reviewed by the Urban Design Panel at the development permit stage.

**Figure 5: Preliminary Massing Explorations to Address Rezoning Conditions**



**Conclusion** – Staff are supportive of the rezoning application subject to the conditions outlined in Appendix B, including conditions to address the recommendations from the Urban Design Panel. The supplemental drawings provided by the applicant adequately demonstrate the applicant's intent to meet the requirements and that the proposed height and FSR are supportable. The proposal will undergo further design refinement at the development permit stage to improve neighbourhood fit as outlined in the conditions.

#### **4. Housing**

**Existing Tenants** – In July 2019, Council amended *Tenant Relocation and Protection Policy* (the “TRP Policy”), extending policy coverage to projects involving consolidation of two or more lots that contain existing secondary rental. This includes detached homes, basement suites, duplexes, or individually rented condos where the new development is proposing five or more dwelling units.

As the application involves consolidation of four RS-1 lots containing secondary rental units, the updated TRP Policy applies.

The four houses, are currently occupied with tenants who are aware of the rezoning application. None of the tenants are eligible for provisions under the TRP Policy due to previous ownership or length of the tenancy.

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

**Housing Unit Mix** – The application includes 57 strata residential units comprised of 24 studio units or 42%, 11 one-bedroom units or 19%, 16 two-bedroom units or 28%, and six three-bedroom units or 11%. This unit mix meets the family housing requirements of the *Family Room: Housing Mix Policy for Rezoning Projects*.

## 5. Transportation and Parking

Vehicle and bicycle parking is provided on two underground levels accessed from the lane, with surface visitor parking provided at grade. The application proposes 44 vehicle parking spaces for the 57 dwelling units, plus three accessible and three visitor spaces for a total of 50 spaces. Parking is to meet the requirements of the Parking By-law. The application proposes 108 Class A bicycle spaces and one passenger loading space which meets the Parking By-law.

Engineering conditions of approval are set out in Appendix B, which also address the above parking requirements.

## 6. Environmental Sustainability and Natural Assets

**Green Buildings** – The *Green Buildings Policy for Rezoning*s requires that rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy.

This application has opted to satisfy the *Green Buildings Policy for Rezoning*s under the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces. The applicant has submitted preliminary energy modeling analysis detailing building performance strategies to meet the energy use intensity, greenhouse gas and thermal demand targets. Additionally, all developments will need to meet rainwater management requirements for retention, rate control, cleaning, and safe conveyance. Conditions are included in Appendix B.

**Natural Assets** – The *Urban Forest Strategy* was developed to find ways to help preserve, protect and strengthen Vancouver's urban forest and tree canopy for the future. The *Protection of Trees By-law* aims to maintain a healthy urban forest by requiring permission be sought to remove trees which 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.

There is one adjacent tree on the neighbouring private property and three City street trees associated with this development. All three City street trees and the neighbouring tree will be retained and protected. Approximately 30 new trees are to be planted on site. See Appendix B for landscape and tree conditions.

## 7. Public Input

**Public Notification** – A rezoning information sign was installed on the site on May 12, 2020. Approximately 969 notification postcards were distributed within the neighbouring area on or



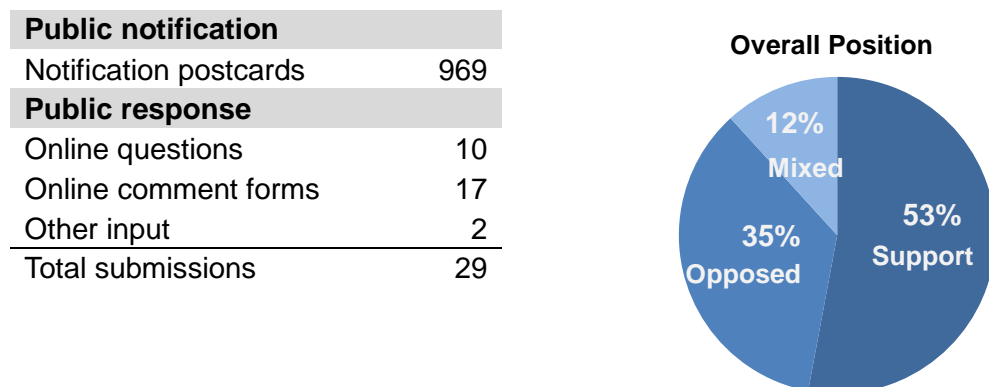
about June 23, 2020. Notification and application information, as well as an online comment form, were initially provided on the Rezoning Centre's applications webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)) and subsequently re-directed to the City's new digital engagement platform *Shape Your City Vancouver* ([shapeyourcity.ca](http://shapeyourcity.ca)).

**Virtual Open House** – In-person open houses were put on hold based on the provincial health authority's restrictions for public gatherings due to the COVID-19 pandemic. In lieu of an in-person event, a virtual open house was held from June 29, 2020 to July 19, 2020 on the Shape Your City platform. The virtual open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. Digital presentations from the City and the applicant were posted for online viewing, along with a digital model representation of the proposed application.

Due to the pandemic, a virtual engagement strategy was put in place to ensure the City's process for public discussion and obtaining feedback was maintained. This virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. An extended virtual open house period allowed people to ask questions regarding the proposal, which staff actively monitored and responded to publicly.

**Public Response and Comments** – Public input was received throughout the application process through online questions and comment forms, and by email and phone. A total of 29 submissions were received. The online comment form on Shape Your City included an optional question asking for an overall position on the application with 17 respondents indicating their position as either support, opposed, or mixed (See Figure 6).

**Figure 6: Overview of Notification, Responses and Overall Position**



Note: Providing an overall position is an optional question and may not directly reflect the qualitative feedback received below.

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

*Generally, comments of support fell within the following areas:*

- **Housing Stock:** Additional housing stock is welcomed especially in a desirable area such as Grandview-Woodland.
- **Building height, density, and massing:** The proposed height and density is appropriate along East Broadway especially with close proximity to transit. The development conforms

to the *Grandview-Woodland Community Plan* and fits into the surrounding neighbourhood character.

, comments of concern fell within the following areas:

- **Building height, density, and massing:** The proposed building height does not fit within the local neighbourhood context. The height of the building will cause shadowing issues over the detached houses directly behind it. Views will be obscured by this building as well. The development on a 10-lot block would leave behind orphaned parcels creating an imbalance to the overall look and feel of the block.
- **Traffic:** Increased traffic will further complicate existing local congestion issues especially on Garden Drive and 10th Avenue. Vehicular access will be blocked to certain roadways during the construction phase.
- **Parking:** The parking entry puts at risk the safety of children using the lane. The lane way behind the development is heavily utilized by families with children and increased traffic would endanger them.
- **Affordability:** There is a lack of affordable rental units in the development and in the general area, which is concerning as it creates more displacement of existing residents who are being pushed out of the neighbourhood due to increased rent.
- **Building Design:** The building design lacks creativity and shape. The colours used are too busy. The lack of setback on the upper two levels is a cause of concern for the streetscape. The lack of accessibility features for those with mobility issues is worrisome.

### ***Response to Public Comments***

*Building height, density and massing and building design* – This area is expected to develop with six-storey buildings along East Broadway. In response to the current context, the applicant has provided setbacks on the upper stories on the lane to reduce shadowing and provide a transition to the neighbouring buildings. Through review by staff and recommendations from the Urban Design Panel, it is recommended that a three-storey street wall be provided as per the *Grandview-Woodland Community Plan* as it would be beneficial for neighbourhood fit, noting the context of detached houses. Additionally, the use of architectural details, balconies, materiality, and colours is to be explored (see Urban Design conditions in Appendix B).

*Traffic and Parking* – As part of this application, the applicant provided a traffic study which was reviewed for safety and additional trip generation, and was supported by Engineering Services. Parking access from the lane is supported as it provides greater safety than an entrance off East Broadway. In addition to providing 50 parking spaces for the 57 units, the site is well served by regular transit and is within easy walking distance of the transit interchange at Broadway and Commercial Drive. The application is expected to meet the Parking By-law.

*Affordability* – The *Grandview-Woodland Community Plan* allows for a range of housing choices throughout the neighbourhood – including duplex, townhouse, low-rise, mid-rise and other housing types. The plan also provides for a range of housing tenure types and seeks to strike a balance between the need to preserve and increase the existing rental and social housing supply, and the need to also increase home ownership opportunities. While the plan calls for more distributed opportunities for new housing throughout Grandview-Woodland, some areas – such as those close to the transit, on arterials, or close to other community amenities – were

identified as key areas for future growth. The rezoning site is located between two commercial areas (Commercial Drive and Nanaimo-Broadway) and is also near Trout Lake and several schools. The plan encourages six-storey buildings on East Broadway in selected areas to provide family housing close to transit. While strata housing is proposed for this project, other areas are identified for rental and social housing opportunities.

## 8. Public Benefits

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

**Development Cost Levies (DCLs)** – The site is subject to the City-wide DCL and the Utilities DCL, which will be calculated on the floor area proposed at the development permit stage. Based on rates in effect as of September 30, 2020, the DCLs are estimated to be \$1,195,872.

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

**Public Art Program** – The *Public Art Program for Rezoned Developments* requires rezoning applications having a floor area of 9,290 sq. m (100,000 sq. ft.) or greater provide on-site artwork or cash-in-lieu as a condition of rezoning. As the proposed floor area is below the minimum threshold, no public art contribution will arise from this application.

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

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 residential sites within the *Grandview-Woodlands Community Plan*.

The site is subject to a fixed-rate CAC of (\$23.25 per sq. ft.) applicable to the Mid-rise Multi-family sub-area within the *Grandview-Woodland Community Plan*. As part of this application, the applicant has offered a cash CAC of \$730,568 which will be directed to support delivery of the *Grandview-Woodland Public Benefits 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 community plan's area. To monitor and track progress towards the achievement of community amenities in accordance with the strategy, a summary of public benefits and progress to date is provided in Appendix F.

***Financial Implications***

As noted in the section on Public Benefits, the applicant has offered a cash CAC of \$730,568 to be allocated towards the *Grandview-Woodland Public Benefits Strategy*.

Based on rates in effect as of September 30, 2020, total DCLs of approximately \$1,195,872 would be expected from this development.

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

No public art contribution is expected from this rezoning.

***CONCLUSION***

Staff review of the application has concluded that the proposed land use, density, housing mix, form of development and public benefits are consistent with the intent of the *Grandview-Woodland Community Plan*. Staff further conclude that the proposed form of development represents an appropriate urban design response to the site and context.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with the draft CD-1 By-law provisions generally shown in Appendix A with a recommendation that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix E.

\* \* \* \* \*

**2246-2268 East Broadway**  
**DRAFT BY-LAW PROVISIONS**

Note: A By-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

**Zoning District Plan Amendment**

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

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

**Designation of CD-1 District**

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

**Uses**

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 ( ), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
  - (a) Dwelling Uses, limited to Multiple Dwelling; and
  - (b) Accessory uses customarily ancillary to the uses permitted in this section.

**Conditions of use**

4. The design and layout of at least 35% of the dwelling units must:
  - (a) be suitable for family housing;
  - (b) include two or more bedrooms;
    - (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 of Council's "High-Density Housing for Families with Children Guidelines".

### **Floor area and density**

- 5.1 Computation of floor area must assume that the site area is 1,497.6 m<sup>2</sup>, being the site area at the time of the application for the rezoning application evidenced by this By-law, and before any dedications.
- 5.2 The floor space ratio for all uses must not exceed 2.65.
- 5.3 Computation of floor area must include all floors of all buildings, having a minimum ceiling height of 1.2 m, including earthen floors and accessory buildings, both above and below ground level, measured to the extreme outer limits of the buildings.
- 5.4 Computation of floor area must exclude:
  - (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
    - (i) the total floor area of all such exclusions must not exceed 12% of the residential floor area, and
    - (ii) the balconies must not be enclosed for the life of the building;
  - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
  - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
  - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 sq. m per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 5.6 The use of floor area excluded under sections 5.4 and 5.5 must not include any use other than that which justified the exclusion.

### **Building Height**

- 6. Building height, measured from base surface, must not exceed 19.7 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 of the applicable policies and guidelines adopted by Council; and
  - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 7.5 An obstruction referred to in Section 7.2 means:
- (a) any part of the same building including permitted projections; or
  - (b) the largest building permitted under the zoning on any site adjoining CD-1 ( ).
- 7.6 A habitable room referred to in Section 7.1 does not include:
- (a) a bathroom; or
  - (b) a kitchen whose floor area is the lesser of:
    - (i) 10% or less of the total floor area of the dwelling unit, or
    - (ii) 9.3 m<sup>2</sup>.

### **Acoustics**

8. A development permit application for dwelling uses must include an acoustical report prepared by a registered professional acoustic engineer demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels.

<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 ( ).

\* \* \* \* \*



**2246-2268 East Broadway**  
**CONDITIONS OF APPROVAL**

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

**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 Omicron AEC Ltd., received February 24, 2020 and supplemental plans received October 14, 2020, 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 minimize the perceived massing and provide a better fit in the neighbourhood context as follows:

- (a) Emphasize the three-storey street-wall.

Note to Applicant: Building massing should be modified to strengthen the hierarchy of three-storey base, middle, and top elements. The three-storey base should be a predominantly solid mass to ensure its visual prominence.

- (b) Improve the building articulation through architectural details, balconies, materiality, and colours.

Note to Applicant: The facade composition should reference the smaller scale of the residential neighbourhood in particular through the expression of individual townhouse units at the three-storey base.

1.2 Design development to improve the street and lane interface. This may be accomplished by:

- (a) Improving the identification of the main entrance;
- (b) Reducing the height of planters in front yard;
- (c) Relocating the surface parking space(s) to the underground parkade to enhance the outdoor amenity space in the rear yard; and
- (d) Considering other elements such as replacement trees, trellises and landscape in rear yard to activate and improve the interface with the lane.

Note to Applicant: Refer to Landscape Design conditions 1.8 and 1.9.

- 1.3 Design development to improve the livability of dwelling units and ensure adequate access to daylight.

Note to Applicant: Consideration to increase the size of family units, and maximize access to daylight from the principal bedrooms. Consideration to provide additional indoor and outdoor amenity space located at the rooftop.

- 1.4 Design development to provide high quality materials and details consistent with the proposed architectural expression through the next stage of design.

### **Sustainability**

- 1.5 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)**

- 1.6 Design development to respond to CPTED principles, having particular regard for:
- (a) Theft in the underground parking;
  - (b) Residential break and enter;
  - (c) Mail theft; and
  - (d) Mischief in alcoves and vandalism, such as graffiti.

### **Landscape Design**

- 1.7 Design development to improve the public realm interface along East Broadway by reducing the height and exposure of the raised planter walls and/or buffer with planting.

Note to Applicant: These planters are to be substantial complete with adequate soil levels. If a portion of the planter walls must remain exposed above grade, provide planting in between the planter walls and the property line to screen the planter walls.

- 1.8 Design development to replace the proposed surface parking along the lane with soft landscaping (refer to Urban Design condition 1.2(c)).

- 1.9 Design development to plant small trees or large shrubs on grade, in between the property line and the edge of the parkade along the lane. Ensure solar orientation for urban agriculture is also considered (refer to Urban Design condition 1.2(d)).
- 1.10 Design development to replace the proposed pathway along the eastern property line with soft landscaping.

Note to Applicant: Unless this pathway, or portions of it, is required by the Building Code, it should be replaced with soft landscaping.

- 1.11 Consideration to create a larger setback along the south property line to the parkade.

Note to Applicant: This will allow for a larger growing tree species to be planted at grade, and allow a more a substantial tree buffer to be established towards the neighbouring properties to the south.

- 1.12 Design development to improve the sustainability strategy, by the following:

- (a) Explore the provision of green roofs to all available flat rooftops;
- (b) Provide high quality materials to all landscape areas for durability into the future;
- (c) Add substantially more landscape around all common entry areas, to accent and soften them;
- (d) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems); and
- (e) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots.

- 1.13 Design development to the Integrated Rainwater Management Strategy to explore opportunities for on-site rainwater 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 (gravity fed, wherever possible); and
- (g) use grading methods to direct water to soil and storage areas.

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

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

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

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

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

- 1.16 Design development to locate, integrate and fully screen parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.
- 1.17 Provision of coordination between Landscape Plan and architectural Site Plan, for most updated information.
- 1.18 Provision of enlarged detailed elevations for all vertical landscape structures and features (i.e. green walls, trellis).
- 1.19 Provision of complete information, such as detail references and schedules, confirming all landscape elements.
- 1.20 Provision of an outdoor Lighting Plan.

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

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

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

- 1.22 Provision of a "Tree Management Plan".

Note to Applicant: It is preferred that the arborist tree management plan become the primary document for tree removal/ protection related matters.

- 1.23 Provision of an arborist "letter of undertaking" to include signatures by the owner, contractor and arborist, if applicable.

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

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

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604-871-6131) to confirm tree planting locations and Park Board (604-257-8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, *"Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion"*.

## Engineering

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

- 1.26 Water Sustainability Act: 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.

For more information: <https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights/water-licences-approvals>

- 1.27 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- 1.28 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.
- 1.29 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
- 1.30 Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement, including the following:
  - (a) Provision of a dedicated bicycle elevator with doors on both ends to allow bicycles to easily roll in from one end and roll out the other. The elevator to be a freight style elevator to comfortably accommodate two people with two bicycles and provide minimum interior dimensions of 5'-6" x 6'-8".
  - (b) Provision of automatic door openers on the doors providing access to the bicycle storage rooms.
- 1.31 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) Modification of grades on the ramp and in parking areas.
  - (b) Ramp slopes must not exceed 10% for the first 6.1 m (20 ft.) from the (property line/back of sidewalk).
  - (c) Ramp slopes must not exceed 12.5% after the first 6.1 m (20 ft.) from the (property line/back of sidewalk). 15% slopes may be acceptable if a 7.5% to 10% transition ramp is provided at the bottom for at least 4m in length.
  - (d) Ramps which have a 15% slope and are exposed to the weather must be heated.

Note to Applicant: A single plan showing the entire length of the main access ramp may assist in displaying this information.

- 1.32 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 manoeuver 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. Stair ramps are not generally acceptable.
  - (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.
- 1.33 Garbage pick-up operations appear challenging. Manoeuver diagrams and a confirmation letter from the waste hauler provider are required.
- 1.34 When submitting Landscape plans, please place the following statement on the landscape plan; *this plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details.*



## **Green Infrastructure**

- 1.35 Provision of a draft final Rainwater Management Plan (RWMP) prior to development permit issuance. As it is acknowledged that not all design components are advanced 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 development permit submission must include the following amendments:

- (a) Ensure that the Permavoid / Passive Irrigation system meets the intent of the Rainwater Bulletin and that the system is designed in such a way that water is available for landscaping as needed and capacity is available to capture rainwater during rainy periods minimizing peak flows from the site.
- (b) Provide a breakdown of the irrigation demands for the landscaping that will passively irrigate from the Permavoid storage. Coordination with the Landscape Architects is required to select appropriate species for this system.
- (c) Exploration into grading hardscapes into adjacent (or lower level) landscaping as referenced in the report but not detailed on a site plan. Coordination with the landscape architect, soil storage capacities and a grading plan will be required to support this proposal.
- (d) Provide a landscaping and grading plan (with soil volumes) to support the proposal of direct landscaping capture.
- (e) Recalculation of the detention tank volume to equal the greater of either the pre-development peak flow storage volume or the amount of the 24 mm rainfall not captured in Tier 1 & Tier 2 practices.
- (f) Ensure that the report clearly demonstrates how the 48 mm treatment requirement will be met for the Visitor Parking area off the laneway, as this area is considered high traffic.
- (g) Provide a summary chart of all the catchment areas which include the required retention, any direct retention achieved, and storage capacities for that catchment to provide a full picture of 24 mm retention across the site.
- (h) Provide a site map detailing the different surface types and how rainwater will be directed or retained in each area. Include the following:
  - (i) All routing of water throughout the site,
  - (ii) Buildings, patios and walkway locations,
  - (iii) Underground parking extents,
  - (iv) The proposed location of any proposed detention tank, passive irrigation systems, water quality treatment and flow control system with

connections to the sewer system, and

- (v) Area and depth of landscaping to support the claim of absorbent landscaping as a rainwater capture method.

- 1.36 Provision of a final Rainwater Management Plan (RWMP), which includes a written report, supporting calculations, computer models and drawings to the satisfaction of Engineering Services prior to building permit Stage 2 issuance.

Note to Applicant: A legal agreement related to rainwater management will be required prior to the 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).

## **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, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

### **Engineering Services**

- 2.1 Consolidation of Lots 6, 7, 8 and 9, all Except the South 10 Feet Now Lane, Of Lot B, Block 164, District Lot 264A, Plans 304 and 1771 to create a single parcel.
- 2.2 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the “services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
- (a) Provision of adequate water service to meet the fire flow demands of the project.

Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by R.F. Binnie & Associates Ltd. dated January 30, 2020, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 150 mm along the south extent of East Broadway or 300 mm along the north extent of Broadway.

Note to Applicant: Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City's 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(s) at 2246 East Broadway Avenue does not require any upgrades.

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

Note to Applicant: Development to be serviced to the existing COMB along East Broadway.

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.

Note to Applicant: The final sewer servicing plan for the area is under review. The storm and sanitary system for the building should be designed in such a way that the plumbing system is readily able to redirect onsite drainage from connection points currently planned to East Broadway to the lane rear. Additional information may be provided through the DP process.

- (c) Provision of street improvements along East Broadway adjacent to the site and appropriate transitions including the following:
- (i) 2.44 m (8 ft.) wide broom-finish saw-cut concrete sidewalk;
  - (ii) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations; and
  - (iii) Adjustment to all existing infrastructure to accommodate the proposed street improvements.
- (d) Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for and only if the following works constitute excess and/or extended services:
- (i) 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.

- (e) Provision to rebuild lane adjacent to the development site as per City of Vancouver "Higher-Zoned Laneway" specifications.
- (f) Confirmation that any relocated wood poles in the lane adjacent the site will not impact existing lane lighting, should any relocated pole include lighting impacts, upgrading of the lane lighting to current standard will be required.
- (g) Provision of speed humps in the lane south of East Broadway between Garden Drive and the lane west of Garden Drive and speed humps in the lane west of Garden Drive between the lane south of Broadway and East 10th Avenue.
- (h) Provision of funding for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

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

- (i) 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.

- (j) Provision of street trees where space permits. Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 2.4 m (8 ft.) long and 20 cm (18 in.) deep, centre on each street tree adjacent to the sidewalk and any off street bike facility.

- 2.3 Engineering Services will require all utility services to be underground for this "conditional" development. 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 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. The applicant shall provide written confirmation from BC Hydro that all required electrical plant is provided for on-site.

This proposed development is adjacent to existing BC Hydro electrical works. The applicant shall submit a surveyed clearance drawing to BC Hydro showing all BC Hydro plant and dimensioned clearances from the plant to the development. The applicant

shall provide written confirmation from BC Hydro that all required clearances from BC Hydro plant have been satisfied. See BULLETIN 2015-002-EL - Clearances from Existing BC Hydro High Voltage Overhead Conductors and Transformers for more information (<https://vancouver.ca/files/cov/2015-002-clearances-from-the-existing-bc-hydro-high-voltage-overhead-conductors-and-transformers.pdf>).

Note to Applicant: Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings. The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan (<https://vancouver.ca/files/cov/2015-002-clearances-from-the-existing-bc-hydro-high-voltage-overhead-conductors-and-transformers.pdf>). All third party service lines to the development shall be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc. The review of third party utility service drawings will not be initiated until the Key Plan is defined.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at [umb@vancouver.ca](mailto:umb@vancouver.ca).

## **Sustainability**

- 2.4 Enter into such agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary that require the owner to report energy use data, on an aggregated basis, for the building as a whole and for certain common areas and building systems. Such agreement or agreements will also provide for the hiring of a qualified service provider to assist the owner for a minimum of three years in collecting and submitting energy use data to the City.

## **Environmental Contamination**

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

## Community Amenity Contribution

- 2.6 Pay to the City the cash Community Amenity Contribution of \$730,568 which the applicant has offered to the City and which is to be allocated to support the delivery of the *Cambie Corridor Public Benefits Strategy*. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

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

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

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

\* \* \* \* \*

**2246-2268 East Broadway  
DRAFT CONSEQUENTIAL AMENDMENTS**

**DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208**

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting *Lots 6 to 9, except the south 10 feet, now lane of lot B, Block 164, District Lot 264A, Plans 304 and 1771; PIDs: 015-397-335, 013-615-297, 011-299-223 and 015-265-030* respectively from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

\* \* \* \* \*



2246-2268 East Broadway  
ADDITIONAL INFORMATION

**1. URBAN DESIGN PANEL MINUTES**

**EVALUATION: Resubmission Recommended (8/0)**

**Introduction:** Rezoning Planner, Tess Munro, provided a general background on the Grandview-Woodland Community Plan and the vision for the immediate neighbourhood. She also spoke to the specifics of the Plan's expectations for the subject site, as well as current and anticipated contexts, including the intention for 6-storey residential buildings along Broadway. Tess concluded her presentation with a description of the site and a summary of the rezoning proposal.

Development Planner, Ryan Dinh, started by giving an overview of the vision of the Grandview-Woodland Community Plan for the neighborhood, followed by the expectations of the built-form guidelines. He then gave a brief description of the proposed project before concluding with Staff questions for the Panel.

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

1. Does the Panel support the proposed form and massing relative to building setbacks and contextual fit as per Grandview Woodland Community Plan?
2. Comments on the quality of public realm along Broadway and the lane in relation to the residential areas.
3. Comments on architectural expression to inform future development permit application.

**Applicant's Introductory Comments:** The applicant noted that the building massing and form of development generally aligns with Grandview-Woodland Community Plan principles, with one variation to the design guidelines, which require setbacks above the third level to allow maximum light penetration down east Broadway. Instead of having the setbacks according to the Plan, the entire building is set back further at 6 metres of the north property line so there is a single step to the building; achieving the same intent of light penetration. The building step back is located at the 6th storey, 3 metres from the building face.

The applicant noted patio space and landscaping as a green buffer along Broadway. On the south side of the building there is outdoor amenity space that focuses on urban agriculture.

The staff and applicant team then took questions from the panel.

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

Having reviewed the project it was moved by **MR. HENDERSON** and seconded by **MS. MARCEAU** and was the decision of the Urban Design Panel:

THAT the Panel **Recommend Resubmission** of the project.

### **Related Commentary**

- General support for height, density and massing.
- The Panel acknowledged the site challenge for it is adjacent to single family houses and is the first site to be developed and the neighbourhood goes through a transitional stage in terms of future development. Because it is the first in the neighbourhood it needs to set the bar (for future developments).
- The Panel noted the project massing is boxy/blocky. The location of the step back at the 5th floor contributes to the bulk and the panel felt that stepping the building back at the 3rd floor would work better for reducing the bulk, especially from the perspective of a pedestrian. The panel felt that the use of colour should be explored as a means to reduce the bulk. The proposed patterned panels make the building feel bigger.
- The panel felt that design development to the building form and stepping were required to reduce the appearance of bulk along Broadway. The massing also needs more articulation.
- An improved pedestrian experience along Broadway should be provided in exchange for providing a setback greater than the guideline. The parking slab should be lowered to allow for planters that are level with Broadway (and not in a raised condition).
- The character of the lanes is important in Grandview-Woodland. There were concerns regarding the visitor parking at the lane and the Panel suggested moving it to underground parkade to allow for more greenery along the lane.
- There were comments regarding the front entry and its lack of legibility from the street.
- The panel noted concerns with the roof overhang at the 5th and 6th storeys.
- There was concern about the size of some of the corner 3-bedroom units at the lower floors.
- The panel suggested a more consistent use of how materials are applied on the facades and give further attention to the transition between the materials.
- The panel felt that the (neutral) colour palette needed more punch.
- The proportions of the windows and the verticals need further refinement.

**Applicant's Response:** The applicant team thanked the panel for their comments.

## **2. PUBLIC CONSULTATION SUMMARY**

### **List of Engagement Events, Notification, and Responses**

	<b>Dates</b>	<b>Results</b>
<b>Events</b>		
Virtual open house (City-led)	June 29 – July 19, 2020	285 participants (aware)* <ul style="list-style-type: none"> <li>• 119 informed</li> <li>• 20 engaged</li> </ul>
<b>Public Notification</b>		
Postcard distribution – Notice of Rezoning Application and Virtual Open House	June 23, 2020	969 notices mailed
<b>Public Responses</b>		

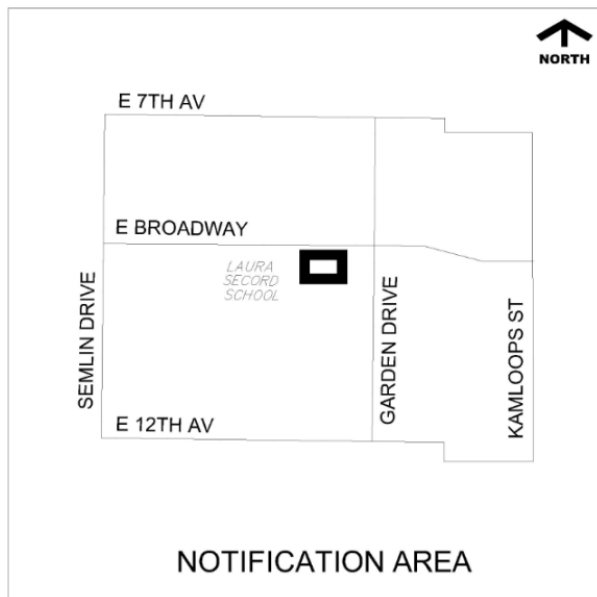
Online questions	June 29 – July 19, 2020	10 submittals
Online comment forms <ul style="list-style-type: none"> <li>via Shape Your City platform</li> </ul>	June – September, 2020	17 submittals
Overall position <ul style="list-style-type: none"> <li>support</li> <li>opposed</li> <li>mixed</li> </ul>	June – September, 2020	17 submittals <ul style="list-style-type: none"> <li>9 responses</li> <li>6 responses</li> <li>2 responses</li> </ul>
Other input	June – September, 2020	2 submittals
<b>Online Engagement – Shape Your City Vancouver</b>		
Total participants during online engagement period	June – September, 2020	305 participants (aware)* <ul style="list-style-type: none"> <li>123 informed</li> <li>20 engaged</li> </ul>

*Note: All reported numbers above are approximate.*

\* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware:** Number of unique visitors to the application webpage that viewed only the main page.
- **Informed:** Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged:** Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

### Map of Notification Area



## Analysis of All Comments Received

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

*Generally, comments of support fell within the following areas*

- **Housing Stock:** Additional housing stock is welcomed especially in a desirable area such as Grandview Woodland.
- **Building height, density, and massing:** Height and density appropriate along East Broadway especially with close proximity to transit. The proposed development conforms to the *Grandview-Woodland Community Plan* and is a fit to surrounding neighbourhood character.

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

- **Building height, density, and massing:** Building height does not fit with local neighbourhood context. The height of the building will cause shadowing issues over the single-family homes directly behind it, view cones will always be obscured by this building as well. The development on a 10-lot block would leave behind orphaned parcels creating an imbalance to the overall look and feel of the block.
- **Traffic:** Increased traffic will further complicate existing local traffic congestion issues especially on Garden Drive and 10th Avenue. Traffic concerns such as block access to certain roadways during the construction phase.
- **Parking:** The entrance of the parking lot puts the safety of children using the back alley at risk, the alley way behind the development is heavily utilized by families with children and increased traffic would endanger them.
- **Affordability:** Lack of affordable rental units in the development and the general area is concerning as it creates more displacement of existing residents who are being pushed out of the neighbourhood due to increased rent.
- **Building Design:** Building design lacks creativity and shape; the colors used for this building are too busy. The lack of setback on the upper two levels a cause of concern for the streetscape. The lack of accessibility features for those with mobility issues are worrisome.

The following are other comments received from the public but were not as frequently occurring as the above topics.

*General comments of concern:*

- Influx of new developments in the East Broadway area will exacerbate existing local amenities such as community centres, schools and libraries.

*Neutral comments/suggestions/recommendations:*

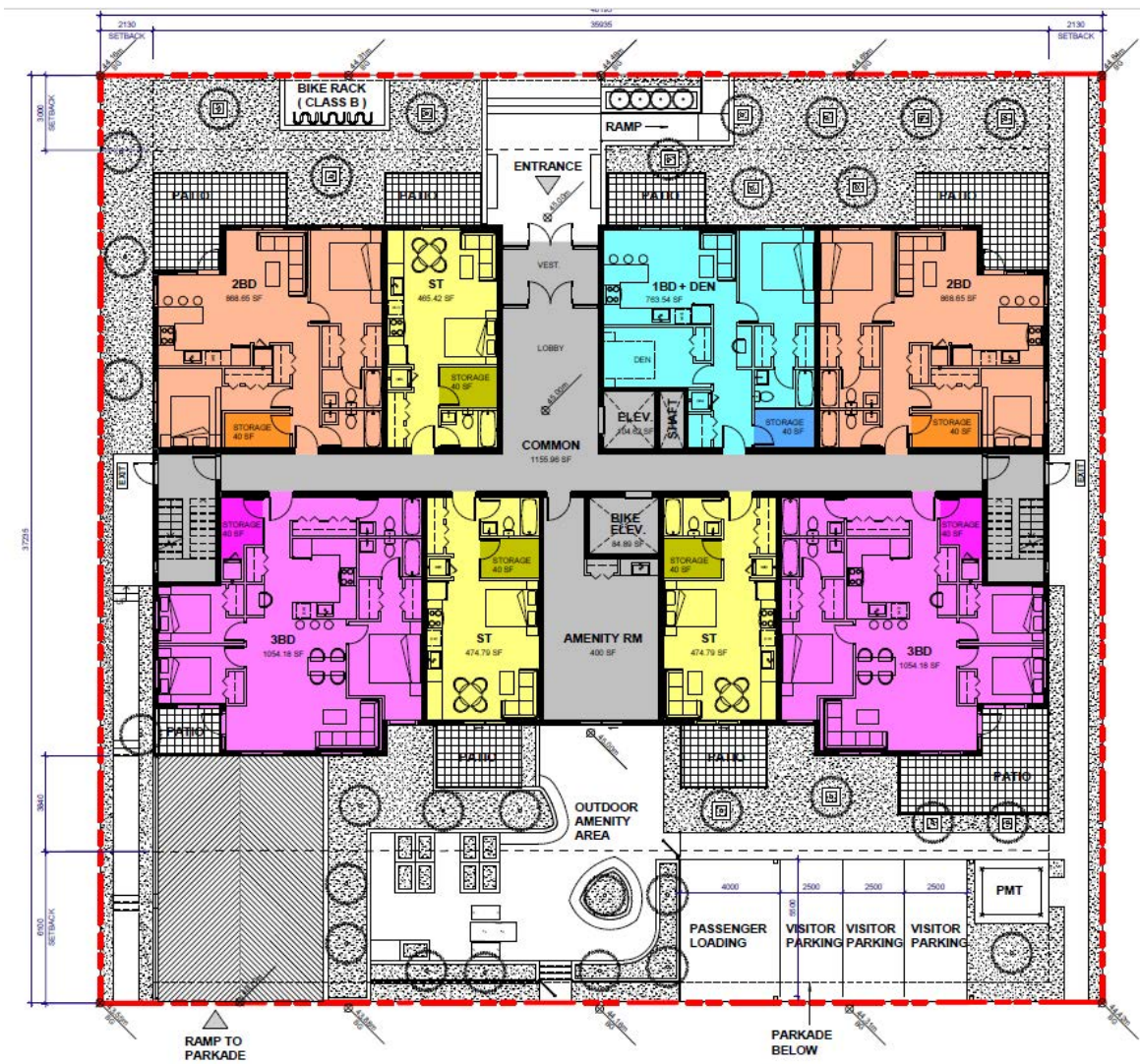
- A four-storey building would be more appropriate to this area.

- Considering close proximity to one of Vancouver's busiest transit hubs, Commercial-Broadway, this development and other surrounding developments should be given extra height and density.
- A height relaxation should be considered for a rooftop amenity space.
- Reconsider colours used for this building and opt for palettes that would be livelier for the surrounding community.
- Consider putting more rental units for families and students in the area.
- Visitor parking should be relocated underground so more amenity space can be provided above ground.
- Improvements should be done for the public realm aspect of this project to benefit the community such as implementation of more retail to activate this area of East Broadway.
- This area of East Broadway should be pre-zoned for six storeys and the open house/urban design panel component should be waived since the *Grandview-Woodland Community Plan* was already approved and has already gone through a lengthy public consultation process.

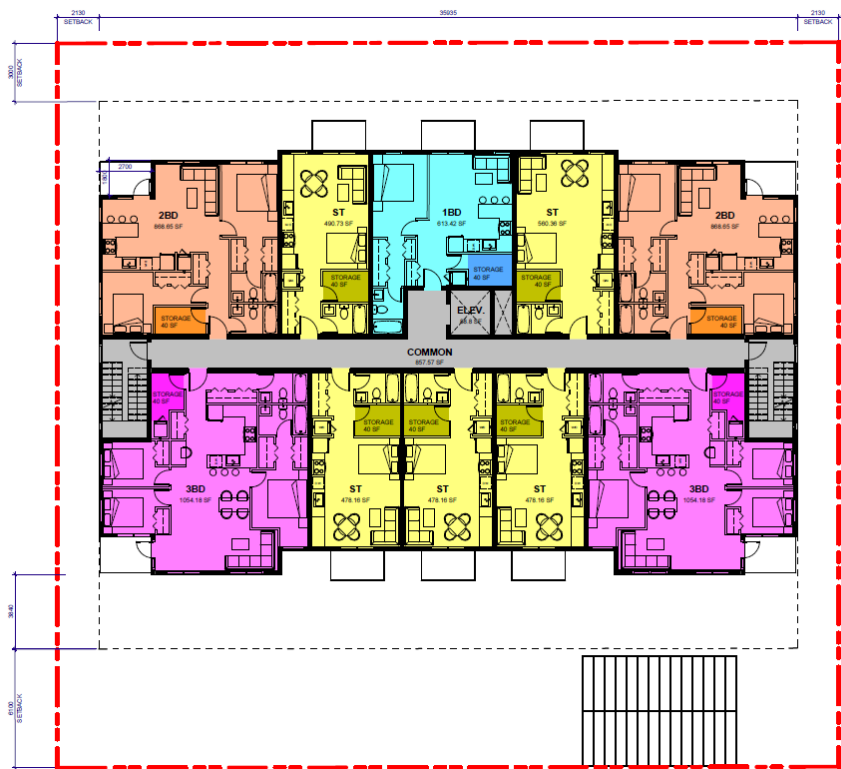
\* \* \* \* \*

2246-2268 East Broadway  
FORM OF DEVELOPMENT

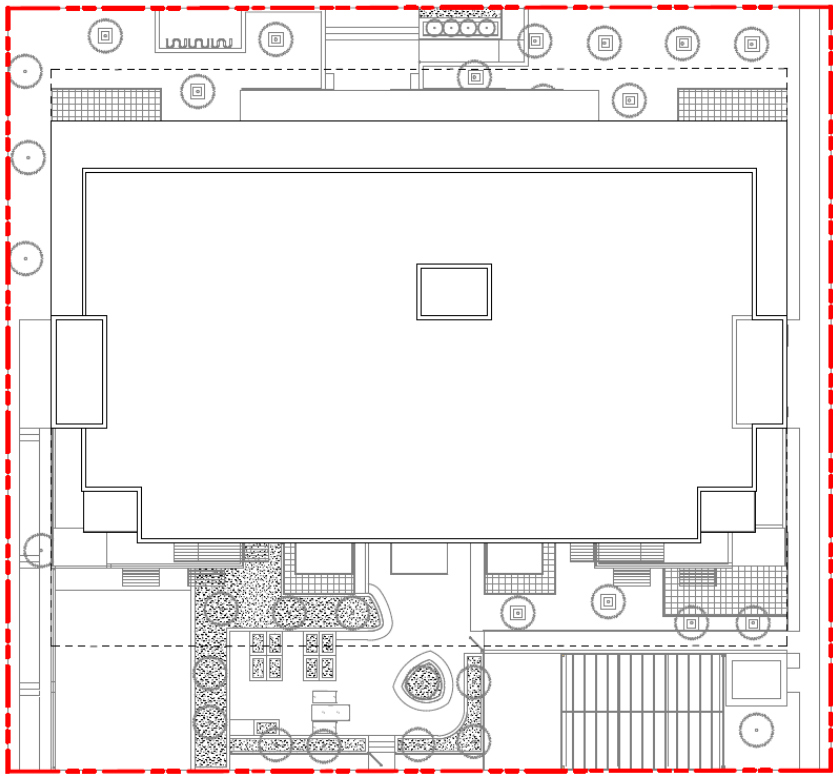
Ground Floor Plan



Typical Floor Plan



Roof Plan





North Elevation

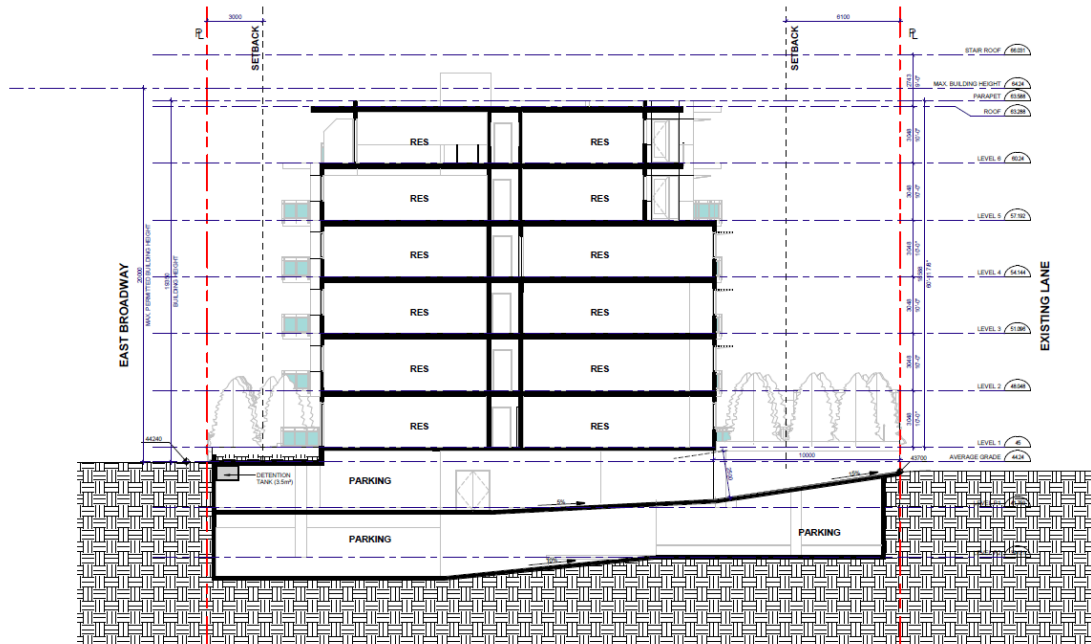


East Elevation

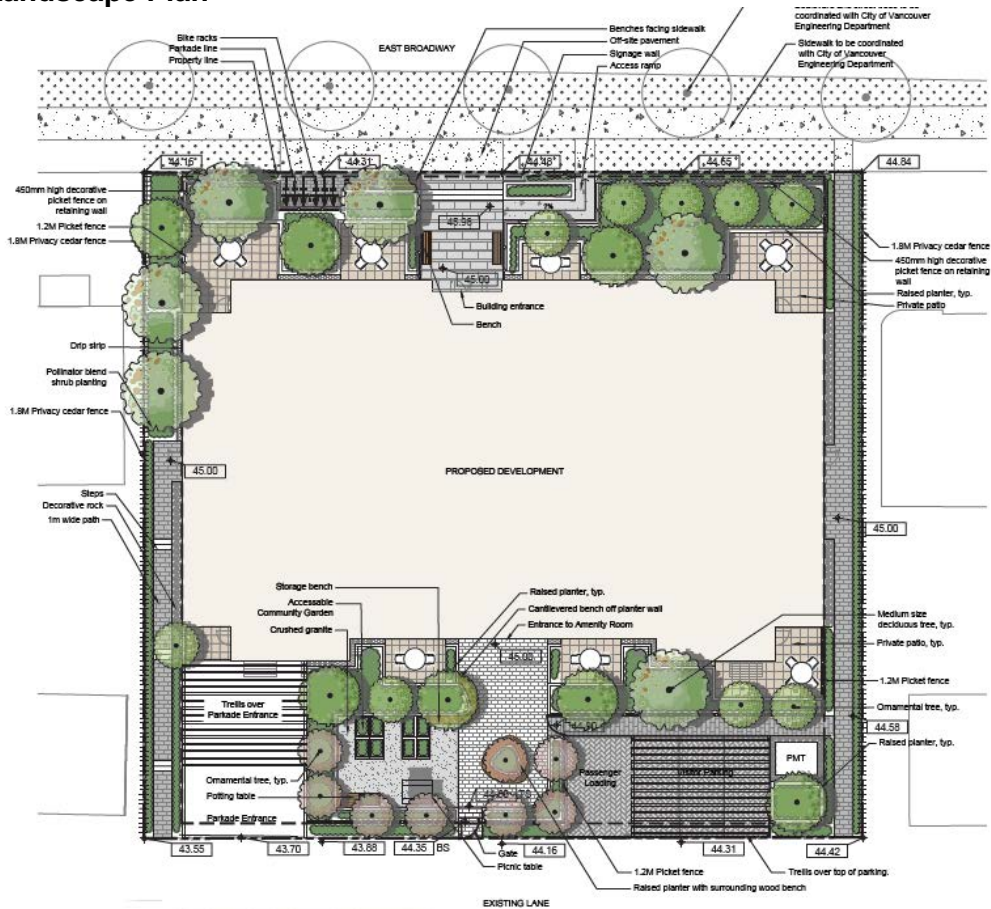




## Section



## Landscape Plan





**Perspective – Broadway facing south**



**Perspective – Lane facing north**



\* \* \* \* \*

**PUBLIC BENEFITS IMPLEMENTATION TRACKING**  
**GRANDVIEW-WOODLAND COMMUNITY PLAN (2016)**  
Updated Year-End 2018



**PUBLIC BENEFITS ACHIEVED**

Category	Anticipated Public Benefits (+) <sup>b</sup>	Completed (•) or In Progress (○)	% <sup>c</sup>
Housing <sup>a</sup>	+ 1,400 additional non-market units + 1,400 secured market rental units		0%
Childcare	+ Approx. 270 spaces for children 0-4 + Approx. 180 spaces for children 5-12		0%
Transportation/ Public Realm	+ Safety improvements for all modes with a focus on vulnerable road users and complete street designs + Upgrades and additions to cycling network + Street network and signal upgrades + New and enhanced plazas as part of redevelopment of key sites	○ Street trees between Clark Dr. & Nanaimo St.	0%
Culture	+ 23,000 ft <sup>2</sup> of artist work space integrated with mixed-use sites containing low-income housing for artists and cultural workers + Seek 18,000 ft <sup>2</sup> of non-profit creation/production studios		0%
Civic/Community	+ Britannia Community Centre renewal and expansion + Fire Hall #9 renewal + Community Policing Centre lease renewal		0%
Heritage	+ 5% allocation from cash community amenity contributions in Grandview-Woodland		0%
Social Facilities	+ Kettle redevelopment (including non-market and supportive housing) + Aboriginal Mother Centre Society renewal and expansion + Kiwassa Neighbourhood House renewal and expansion + Urban Native Youth Association redevelopment		0%
Parks	+ Renewal and improvement of 8 parks + Synthetic turf to replace existing field (location TBD) + Upgrade one track facility (location TBD)		0%

## **EXPLANATORY NOTES**

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

### **Population Growth**

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

### **Development Activity**

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

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

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

### **Public Benefits Achieved**

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

### **Other Notes**

<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.

<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](#).

**2246-2268 East Broadway**  
**PUBLIC BENEFITS SUMMARY**

**Project Summary**

6-storey residential building containing 57 strata residential units.

**Public Benefit Summary:**

The project would generate a DCL payment and a CAC offering to be allocated toward the Grandview-Woodland Public Benefit Strategy.

	<b>Current Zoning</b>	<b>Proposed Zoning</b>
Zoning District	RS-1	CD-1
FSR (site area = 1,497.6 sq. m / 16,114 sq. ft.)	0.70	2.65
Buildable Floor Space (sq. ft.)	11,280	42,664
Land Use	Single-Family Residential	Multi-Family Residential

**Summary of development contributions expected under proposed zoning**

City-wide DCL <sup>1</sup>	\$768,805
City-wide Utilities DCL <sup>1</sup>	\$427,067
Community Amenity Contribution	\$730,568
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>	<b>\$1,926,440</b>

<sup>1</sup> Based on rates in effect as at 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.

**2246-2268 East Broadway**  
**APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**Property Information**

<b>Address</b>	<b>Property Identifier (PID)</b>	<b>Legal Description</b>
2246 E Broadway	015-397-335	Lot 6, except the south 10 feet, now lane of lot B, Block 164, District Lot 264A, Plans 304 and 1771
2254 E Broadway	013-615-297	Lot 7, except the south 10 feet, now lane of lot B, Block 164, District Lot 264A, Plans 304 and 1771
2260 E Broadway	011-299-223	Lot 8, except the south 10 feet, now lane of lot B, Block 164, District Lot 264A, Plans 304 and 1771
2268 E Broadway	015-265-030	Lot 9, except the south 10 feet, now lane of lot B, Block 164, District Lot 264A, Plans 304 and 1771

**Applicant Information**

Architect	Omicron AEC Ltd.
Developer/Property Owner	1159613 B.C. LTD. (Lotus Capital)

**Development Statistics**

	<b>Permitted Under Existing Zoning</b>	<b>Proposed</b>	<b>Recommended Changes</b>
Zoning	RS-1	CD-1	
Site Area	1,497.6 sq. m (16,114 sq. ft.)	1,497.6 sq. m (16,114 sq. ft.)	
Land Use	Residential	Residential	
Maximum FSR	0.70	2.65	
Maximum Height	10.7 m (35 ft.)	19.7 m (65 ft.)	
Floor Area	1048.3 sq. m (11,280 sq. ft.)	3,964.1 sq. m (42,664 sq. ft.)	
Residential Units	-	Total: 57 strata units Studios: 24 One-bedrooms: 11 Two-bedrooms: 16 Three-bedrooms: 6	
Parking and Bicycle Spaces	As per Parking By-law	Proposed: 50 vehicle spaces, 1 passenger loading space, 108 bicycle spaces	As per Parking By-Law
Natural Assets	3 city trees 1 adjacent by-law tree	3 city trees 1 adjacent by-law tree 30 new on-site trees	