



REFERRAL REPORT

Report Date: May 4, 2021
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 14450
VanRIMS No.: 08-2000-20
Meeting Date: May 18, 2021

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Amendment: 480 Broughton Street

RECOMMENDATION

- A. THAT the application by Henriquez Partners Architects on behalf of the City of Vancouver, the registered owner of the lands located at 480 Broughton Street, to amend CD-1 (365) By-law No. 7677 to increase the maximum floor area and dwelling unit count for the social housing permitted in sub-area 1 (480 Broughton Street), to increase the building height to allow one extra storey, and to provide further amendments which support these changes and update parts of the by-law to current standards, be referred to a Public Hearing together with:
- (i) plans by Henriquez Partners Architects received November 27, 2020,
 - (ii) draft amending by-law provisions as presented in Appendix A, and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, including approval in principle of the revised 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 amending by-law, generally in accordance with Appendix A, for consideration at the Public Hearing.

- B. THAT, consequential to the application to amend CD-1 (365) By-law No. 7677, amendments to the Coal Harbour Official Development Plan By-law No. 6754, 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 amending by-law, generally in accordance with Appendix A, for consideration at Public Hearing.

REPORT SUMMARY

This report evaluates an application to amend the CD-1 (365) By-law for 480 Broughton Street, sub-area 1 in the By-law. The amendments would permit an increase to the total maximum residential floor area from 4,170 sq. m (44,886 sq. ft.) to 5,473 sq. m (58,911 sq. ft.) and increase the maximum building height from 30 m (98.4 ft.) to 38.82 m (127.36 ft.). The height and density amendments would allow for additional social housing and enable an increase in the number of units from 40 to 60. Additional amendments are proposed to support these changes and to update sections of the By-law to current standards. No changes to permitted land uses are proposed.

The application will allow completion of the Coal Harbour Official Development Plan (ODP), which envisioned an elementary school, childcare facilities and non-market housing on this site. A development permit for an 11-storey building, which included the additional dwelling units, height, and floor area was approved by the Development Permit Board on March 22, 2021. Issuance of the permit with the increased height and density is subject to Council approval of the amendments to the CD-1 By-law, as detailed in this report.

Consequential amendments are also needed to the ODP By-law, as shown in Appendices C and E, to ensure conformance of the CD-1 By-law to the ODP.

Staff have assessed the application and concluded that the proposed by-law amendments are supported, subject to conditions outlined in Appendix B. It is recommended that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the Public Hearing.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- *CD-1 (365) By-law No. 7677 (1996, last amended December 9, 2003)*
- *Coal Harbour Official Development Plan By-law (1990)*
- *Coal Harbour Policy Statement (1990)*
- *Marina Neighbourhood Sub-area 1B CD-1 Guidelines (301 Jervis Street) (1996, last amended 2000)*
- *High Density Housing for Families with Children Guidelines (1992)*
- *Preliminary Development Permit, Coal Harbour Parcels 1.1 and 1.5 (1997)*
- *Zero Emissions Building Catalyst Policy (2018)*
- *Housing Design and Technical Guidelines (2020)*
- *Childcare Technical Guidelines (2019)*
- *Guidelines for the Administration of Variances in Larger Zero Emission Buildings (2018, last amended 2020)*

REPORT

Background/Context

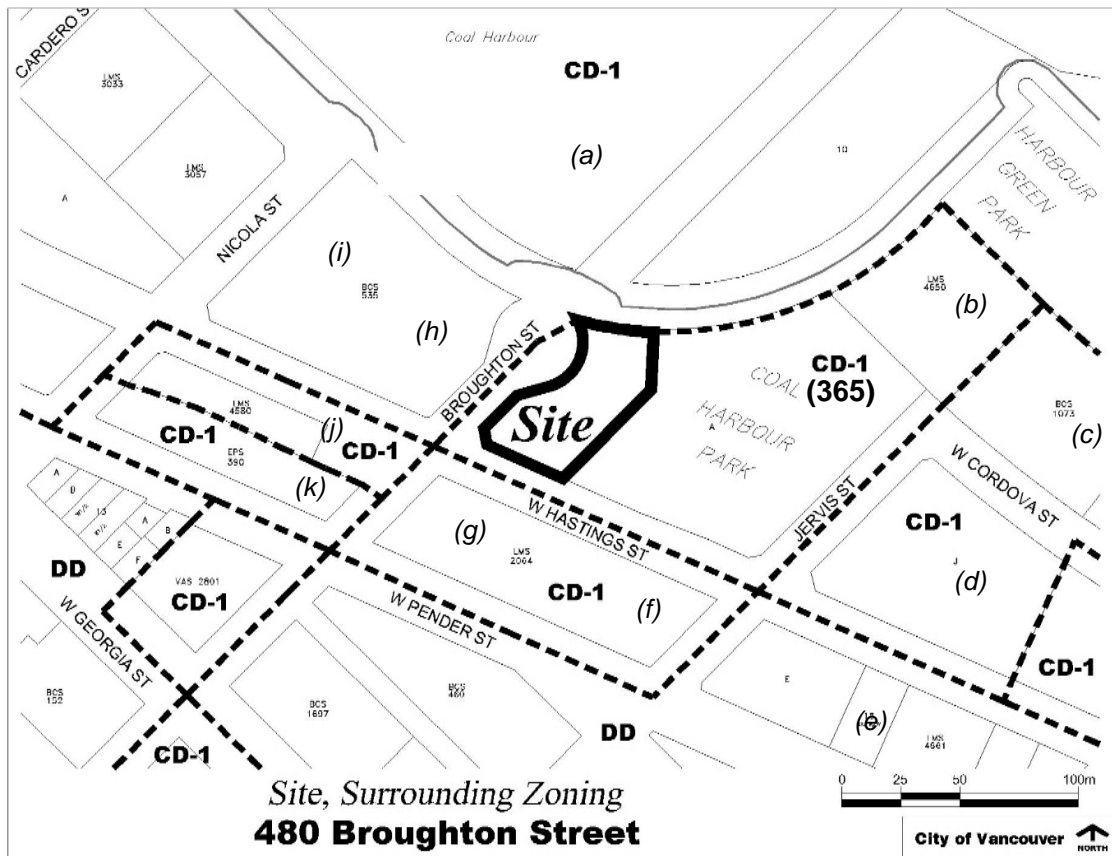
1. Site and Context

The CD-1 (365) By-law is one of five by-laws created to implement the Coal Harbour ODP. Enacted in 1996, the by-law contains two sub-areas to differentiate between the City-owned property at 480 Broughton Street (sub-area 1) and the privately owned residential property at 323 Jervis Street (sub-area 2) see Figure 2. Sub-area 1 is 11,981 sq. m (3.0 acres) in area and contains the Coal Harbour Community Centre, Coal Harbour Park and a surface parking lot adjacent to Broughton Street.

The subject site is within sub-area 1 (outlined in black in Figure 1) and bound by Broughton Street to the west, the seawall to the north, Coal Harbour Park to the east, and Hastings Street to the south. With a site area of 2,436 sq. m (26,221 sq. ft.), the subject site has an irregular shape and slopes down from Hastings Street to the seawall by approximately 4.7 m (15 ft.). The proposed building for this site does not displace the Coal Harbour Community Centre or Park, which will remain unchanged.

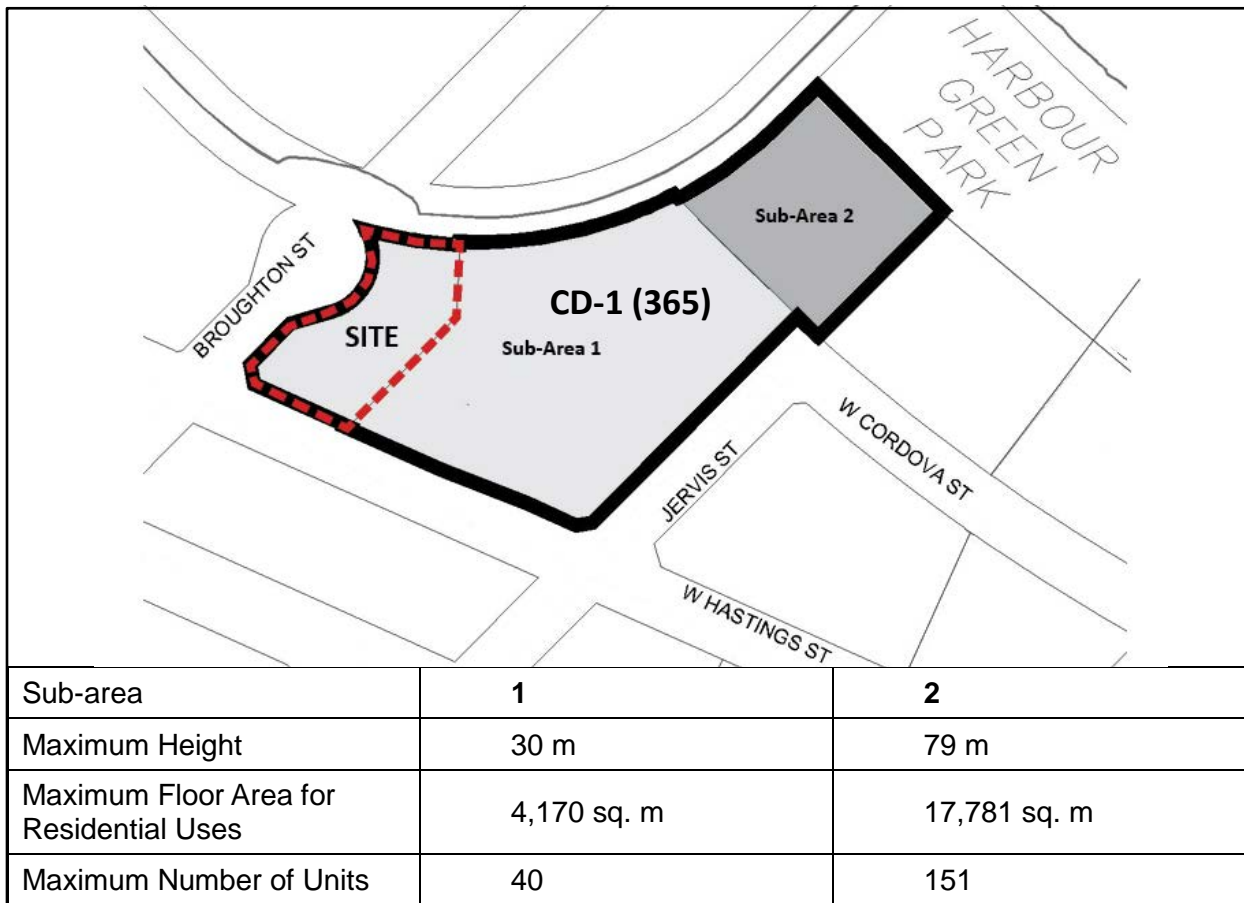
The immediate context to the east, south, and west has been developed with high-density residential towers up to 37 storeys and one 10-storey office building.

Figure 1: Site and surrounding context



- (a) Coal Harbour Marina
- (b) 323 Jervis Street (Escala Building), 29-storey residential apartment building (86 units) with retail at grade
- (c) 1281 West Cordova Street (The Callisto), 35-storey residential apartment building (126 units)
- (d) 1288 West Cordova Street (C Side), 30-storey social and market rental residential apartment building and 3-storey townhouses (284 units)
- (e) 1285 West Pender Street (Evergreen Building), 10-storey office building
- (f) 555 Jervis Street (Harbourside Park East), 27-storey residential apartment building (191 units)
- (g) 588 Broughton Street (Harbourside Park West), 28-storey residential apartment building (191 units)
- (h) 499 Broughton Street (Denia), 20-storey residential apartment building (89 units)
- (i) 590 Nicola Street (Cascina), 25-storey residential apartment building with retail at grade (147 units)
- (j) 1478 West Hastings Street (Dockside), 7-storey residential and live-work building (47 units)
- (k) 1499 West Pender Street (West Pender Place), 37-storey residential and commercial building (145 units)

Figure 2: Permitted height, floor area, and units under CD-1 (365) showing the subject site (Phase 2 of Sub-Area 1)



2. Background

CD-1 (365) permits a mix of uses including institutional, recreational, residential and retail-service. Each sub-area contains maximum limits to floor areas, dwelling units, and building heights (see Figure 2). Sub-area 1 permits a maximum building height of 30 m (98.4 ft.), a maximum residential floor area of 4,170 sq. m (44,886 sq. ft.) and a maximum of 40 dwelling units.

In 1997, the Development Permit Board approved a Preliminary Development Permit (PDP) application for a community centre, park and underground parking to be built as Phase 1 on the eastern portion of the City-owned site. As part of the PDP, an elementary school, a childcare facility and non-market housing units were approved to be built in Phase 2 on the west side of the site. Phase 1 was completed in 2000. Phase 2 was held until funding was available.

On November 25, 2020, Council instructed City staff to undertake completion of Phase 2 and deliver an elementary school, childcare, and affordable housing project on the vacant parking lot site at 480 Broughton Street and directed capital budget funds to the project.

A concurrent development permit application for Phase 2 was submitted on November 27, 2020 and approved by the Development Permit Board on March 22, 2021, subject to conditions including Council's approval of the amendments to the CD-1 By-law addressed in this report. Concurrent processing of the by-law amendments and development permit application has been undertaken to facilitate an expedited timeline associated with the delivery of the school component of the project, which is tied to BC Hydro's development of a new substation at the Lord Roberts Annex School site at 1150 Nelson Street. Given this timeline and the limited scope of the by-law amendments, along with Council's understanding of the development intentions for Phase 2, it was determined that the Development Permit Board review could occur prior to Council considering the by-law amendment, as it would allow for the staff review and public commentary on the full scope of the proposal.

Neighbourhood Amenities – The following neighbourhood amenities are within walking distance of the site:

Parks: Coal Harbour Park (adjacent), Harbour Green Park (150 m), Marina Square Park (450 m), Devonian Harbour Park (625 m), Nelson Park (850 m), and Stanley Park (1 km).

Cultural/Community Space: Coal Harbour Community Centre (adjacent), West End Community Centre (750 m), and Joe Fortes Library (750 m).

Transit: Frequent Transit Network – Pender Street (100 m), Georgia Street (200 m), Robson Street (350 m), and the Burrard Skytrain Station (900 m).

Bikeways: Seawall (adjacent), Nicola Street (170 m), Melville Street (275 m), Cardero Street (300 m), Georgia Street (300 m), Haro Street (550 m), and Alberni Street (550 m).

Childcare: West End Community Centre Association (adjacent), Bayshore Gardens Children's Centre (450 m), Sapphire Children's Centre (500 m), Pender Street Children's Centre (600 m), Shaw Tower Children's Centre (650 m), Gordon Neighbourhood House Out-of-School Care (850 m).

Local School Capacity – This site is located within the catchment area of Lord Roberts Elementary at 1100 Bidwell Street, which has an operating capacity of 573 students, and the Lord Roberts Elementary Annex (the “Annex”) at 1150 Nelson Street, which has an operating capacity of 124 students. According to the Vancouver School Board (VSB)’s Draft Long Range Facilities Plan dated May 29, 2019, enrollments at the Lord Roberts Elementary and the Annex resulted in a shortage of 33 and 7 spaces, respectively. By 2027, the draft plan forecasts the shortage growing to 100 spaces at Lord Roberts Elementary and 31 spaces at the Annex.

The VSB has entered into an agreement with BC Hydro to locate a substation at the site of the Annex. To facilitate the BC Hydro project, it is proposed that students of the Annex temporarily relocate to the new school proposed in this rezoning, during construction of the substation and replacement Annex on Nelson Street. The new school in Coal Harbour would continue to operate once the replacement Annex is completed, and would welcome students living in and near Coal Harbour. A new elementary school added to the downtown will greatly help to ease enrolment burdens in that area of the city.

3. Policy Context

Coal Harbour Official Development Plan – Adopted in 1990, the ODP provides a framework for the creation of a mixed-use neighbourhood that focuses on residential development and providing public access to the waterfront. The City-owned property at 480 Broughton Street is near the centre of the ODP area. The Plan calls for this site to be a hub for the local community containing a community centre, childcare facilities, an elementary school and public parking. In addition, the Plan prescribes one of three social housing projects to be located on this site and allows for consideration of building heights up to 55 m.

Overall, the ODP requires that 21.61% of the total number of dwelling units be made available for social housing (referred to in the ODP as “housing for core-need households”), with 50% of those units being suitable for families with children. The other two locations for social housing have been built out — the Coal Harbour Co-op, located at 588 Cardero Street, was completed in 1998 and C-Side, located at 1288 West Cordova Street, completed in 2002.

Development Permits – In 1997, a Preliminary Development Permit (PDP) was approved for development on sub-area 1 comprised of the community centre, park and underground parking in Phase 1 and the elementary school, childcare and non-market housing in Phase 2. In 1998, a Development Permit for Phase 1 was issued, and the building was completed in 2000. The currently proposed building will complete Phase 2, the last undeveloped housing site in the ODP area.

Housing Vancouver Strategy 2017 – In November 2017, the Housing Vancouver Strategy (2018-2027) and Three-Year Action Plan (2018-2020) were approved. The strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types, including the provision of social housing. The Housing Vancouver targets were based on the core goals of retaining the diversity of incomes and households in the city, shifting housing production toward rental to meet the greatest need, and coordinating action with partners to deliver housing for the lowest income households. Overall 72,000 new homes are targeted for the next 10 years, including 12,000 social, supportive, and non-profit co-operative units and 20,000 purpose-built rental units.

Strategic Analysis

1. Proposal

The application by Henriquez Partners Architects, on behalf of the City of Vancouver, will facilitate the development envisioned as Phase 2 for sub-area 1 within CD-1 (365). The proposal includes a mixed-use building containing an elementary school, childcare facility and social housing building addressed as 480 Broughton Street (see Figure 3), consistent with the PDP for the site approved in 1997. The application would amend the CD-1 (365) By-law to increase the maximum residential floor area in sub-area 1 from 4,170 sq. m (44,886 sq. ft.) to 5,473 sq. m (58,911 sq. ft.), building height from 30 m (98.4 ft.) to 38.82 m (127.36 ft.) and maximum number of residential units from 40 to 60. To ensure compliance of the CD-1 By-law with the Coal Harbour ODP, consequential amendments to the ODP By-law are also proposed.

Both the CD-1 and ODP by-laws are out of date with respect to current formatting. A number of minor housekeeping amendments are included in each of the draft by-laws, to update the language and diagrams, and to correct minor errors uncovered during the application review.

Figure 3: Proposed building looking north over Hastings Street



2. Land Use

The uses proposed for the subject site comply with the uses listed in Section 3 of the CD-1 By-law. Included are institutional uses such as elementary school, childcare, and dwelling uses such as social housing. No changes to the land uses in the by-law are proposed.

3. Density, Height, and Form of Development

Density – Per Section 5.5 of the CD-1 By-law, the maximum floor area in sub-area 1 for residential use is 4,170 sq. m (44,886 sq. ft.). The proposed amendment seeks to increase the maximum permitted floor area to 5,473 sq. m (58,911 sq. ft.) to facilitate the delivery of additional social housing units. The dwelling unit maximum in Section 5.6 of the by-law would increase from 40 to 60.

Height and Form of Development – As per Section 6.1 of the CD-1 By-law, the maximum permitted building height for sub-area 1 is 30 m (98.4 ft.). The proposal would increase the building height to 38.82 m (127.36 ft.).

Figure 4: Height comparison between 1997 PDP and current application



Changes to the building height and the revised height calculation result in a proposed increase to the By-law height of 8.82 m (28.9 ft.), however relative to the massing approved in 1997 (red dashed line), the actual building is 4.09 m (13.4 ft.) higher in elevation. For context, the proposed height is approximately half the height of the four nearest residential buildings. The top of the amenity room is equivalent to approximately level 12 to 14 for neighbouring buildings, which range in height from 20 to 30 storeys.

The majority of shadow effects from the proposed building are due to the previously approved massing, which is permitted in the current CD-1 By-law. The proposed massing of the rooftop level in the current proposal has been set back from the seawall and the park sides of the building, which helps to mitigate shadowing in those directions.

The proposed increase in height of 8.82 m is the result of both physical building changes and changes to how the City calculates height since the Preliminary Development Permit (PDP) was approved in 1997. The increase in building height would accommodate changes in the base plane position, one additional floor of social housing units, Passive House construction requirements related to insulation and mechanical ducting and raising the elevation of Level 1 to address flood plain changes. The previous building design included building services and program areas below the current flood plain level. Essential building services and program areas, including the gym, are now required by code to be above the flood plain level in response to flood plain and sea level changes. The height of the elevation of Level 1 has been raised from 4.5 m (14.8 ft.) to 4.8 m (15.8 ft.).

As noted above, the City's method for calculating building height has changed since the PDP was approved in 1997. The 1997 permit measured height from a level base plane created from the average of elevation points on the site. The current methodology results in a sloped base plane created by connecting the elevation points at the corners of the site, shown with a dotted blue line in Figure 4, with the lower critical point marked with a blue arrowhead. The current

methodology results in a more accurate assessment of the building height and its relationship to adjacent properties.

Urban Design Panel – The Urban Design Panel reviewed the application on November 27, 2020 and unanimously supported the proposal with no recommended changes. Urban Design Panel Minutes are available here: <https://vancouver.ca/your-government/urban-design-panel.aspx>

Development Permit Board – On March 22, 2021, the Development Permit Board reviewed and approved the application, complete with an 11-storey building as part of Phase 2. A condition of the permit is that the applicant obtain approval from Council of amendments to the CD-1 By-law to allow the additional height, and housing units and floor space.

4. Housing

The Housing Vancouver Strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The Housing Vancouver targets were based on the core goals of retaining the diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with government and non-profit partners to deliver housing for the lowest income households. Overall, 72,000 new homes are targeted for the 10-year period, including 12,000 social, supportive and non-profit co-operative units. Nearly 50% of the new units are to serve households earning less than \$80,000 per year, and 40% are to be family-size units.

This application, if approved, would add 20 units to the City's inventory of social housing, in addition to the 40 units that are currently permitted within the CD-1 By-law. These units would contribute towards the stated 10-year social and supportive housing targets set out in the Housing Vancouver Strategy (see Figure 5), as well as the Coal Harbour ODP requirement that 21.61% of the dwelling units be made available for affordable housing.

Figure 5: Progress Towards 10 Year Housing Vancouver Targets for Non-Market Housing as of March 31, 2021*

Housing Type	10-Year Targets	Units Approved Towards Targets
Social, Supportive, and Co-op Housing Units	12,000	6,103 (50.8% toward targets)**

* Note that tracking progress towards 10-year Housing Vancouver targets began in 2017, figures include Temporary Modular Housing.

**Unit numbers exclude the units in this proposal, pending Council's approval of this application.

Affordability –The project will comply with the City's definition of social housing, whereby a minimum of 30% of the units will be at or below the BC Housing Income Limits (HILs) levels, defined as annual household incomes of \$55,500 or less for a one-bedroom, \$67,500 for a two-bedroom and \$78,000 for a three-bedroom unit for 2021. Staff will report back to Council on the optimal affordability level that balances long-term project viability and the opportunity to support affordable housing site acquisitions and/or enable other social housing projects within the Vancouver Affordable Housing Endowment Fund (VAHEF).

Unit Mix – While there is high demand for affordable rental housing in Vancouver in general, affordable family housing in particular, is in short supply. Families with children are key to a

diverse and vibrant society and the inclusion of family housing units here is critical. As this social housing is co-located with an elementary school and a childcare, is next to a community centre, and is facing onto a park, the unit mix emphasizes family housing with 58% of the total units having two or three bedrooms. This proportion of family units exceeds the target of 50% family units in the *Housing Design and Technical Guidelines*. An amendment to section 3 of the CD-1 By-law is proposed which secures a minimum 35 of the 60 units as family units.

Security of Tenure – All 60 social housing units would be secured as social housing through a Housing Agreement and a Section 219 Covenant for 60 years or life of the building, whichever is greater. The agreement will also include provisions prohibiting the stratification of the building, separate sale of individual units and the rental of residential units for less than one month at a time.

Vacancy Rates – Vancouver has exhibited historically low vacancy rates during the last 30 years. The vacancy rate increased from 1.0% to 2.8% between October 2019 and October 2020. The vacancy rate based on the 2020 CHMC Fall Market Rental Survey for the Downtown area was 6.3%. This means that 63 out of every 1,000 market rental units in this area were empty and available for rent. A vacancy rate of 3 to 5% represents a balanced market. The increase in vacancy rates were driven by pandemic related factors, including restrictions on immigration and in-person higher education, and job and income losses. The proposal makes good use of this undeveloped site by including 60 units of new social housing in conjunction with the development of an elementary school and childcare centre.

Social Housing Operator – The City will select an experienced housing operator to manage and operate the social housing units. It is anticipated that a separate report on operator selection will be brought forward to Council later in 2021, following the completion of a Request for Proposal process.

5. Environmental Sustainability

Green Buildings – The *Green Buildings Policy for Rezonings* 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 Rezonings* under the near zero emissions buildings requirements, and the proposed building has opted to pursue Passive House certification. Passive House is a world-leading standard for energy efficiency in buildings, and the process of design and certification to this standard significantly advances local construction practices toward zero emissions buildings. The applicant has submitted a letter from a certified Passive House designer that the building, as designed, is capable of achieving Passive House certification.

6. Transportation and Parking

The development must meet the requirements of the *Parking By-law* for parking, loading, and bicycle spaces. There are no transportation or parking impacts resulting from the changes to residential floor area and number of social housing units proposed in the text amendment.

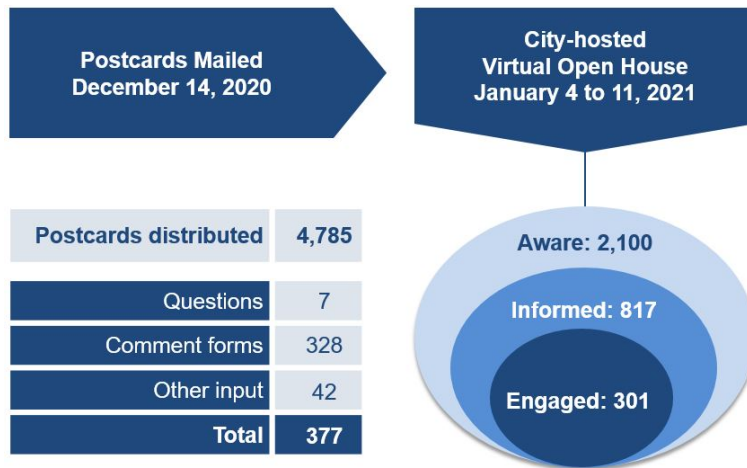
PUBLIC INPUT

Public Notification – An information sign was installed on the site on December 11, 2020 offering information about the rezoning application and concurrent development permit application. Approximately 4,785 notification postcards were distributed within the neighbouring area on or about December 14, 2020. Notification and application information, as well as an online comment form, were provided on the City’s digital engagement platform, *Shape Your City Vancouver* (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 January 4 to January 11, 2021 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 the event period. Digital presentations from the City and the applicant were posted for online viewing, along with a digital model representation of the proposed application.

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 377 submissions were received for the rezoning application and the development permit application. In addition, two petitions with a total of 109 signatures were received.

Figure 6: Overview of Notification and Engagement



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

Generally, comments of support, which were specific to the rezoning application, fell within the following areas:

- **Affordable housing:** The neighbourhood and city overall are in need of more social housing. The new housing will add diversity, support families and enhance the neighbourhood.
- **Neighbourhood fit:** The project aligns with City policy for this area and is a good use of land.

- **Building design:** The building design is attractive and an appropriate fit with the surrounding community.

Generally, comments of concern, which were specific to the rezoning application, fell within the following areas:

- **Application process:** The community expressed concerns that the timeline for public engagement seems rushed and does not include all stakeholders, particularly given the limitations of the COVID-19 pandemic. Respondents also commented that the City as both a landowner and a reviewing body creates opportunities for bias. Comments also included that the ODP for the area is outdated.
- **Traffic and environmental impacts:** Concerns were expressed that adding density will further exacerbate traffic congestion, safety, and parking issues in an already busy area. The increased vehicle traffic will also bring increased noise, emissions, and other environmental impacts.
- **Location and cost of social housing:** Respondents explained that the cost of land in this area results in an inefficient use of public funds for construction of social housing. Respondents also suggested that the area already has a sufficient level of social housing.
- **Height and loss of views:** The additional height of the proposal would block views and decrease property values.

A detailed summary of public comments is provided in Appendix D.

Staff Response – Public feedback has assisted staff with assessment of the application. Response to key feedback is as follows.

Application process – Typical City review times and process were followed. Projects where 100% of the residential floor area is secured as social housing, are processed through an expedited review. Visitors to the application's Shape Your City webpage and direct emails to City staff were robust.

The City is the landowner and applicant for this proposal. The Vancouver Charter allows the City to review and approve its own applications with the support of Council. The Vancouver Charter does not require a separate process when the City is the land owner. Other civic projects, such as community centres and libraries, are approved under the authority of the Vancouver Charter by the Development Permit Board, Director of Planning or other decision-makers vested with the authority delegated by Council, and are subject to the same processes as any application.

Traffic and environmental impacts – Staff have reviewed the transportation data analysis based on the applicant's Transportation Demand Management Plan (TDM). The applicant is proposing on-street parking spaces on Hastings Street and Broughton Street for convenient short-term student pick-up and drop-off. The feasibility of the proposal's transportation plan will be further assessed through the development permit application process. Coal Harbour and the West End are both highly walkable neighbourhoods. It is anticipated that a significant portion of students will arrive at the school via sustainable transportation modes such as walking and

cycling, in alignment with the City's Climate Emergency Action Plan, which is targeting two-thirds of all trips by walk/bike/transit by 2030.

Location and cost of social housing – The rezoning approved in 1996 included social housing as one component of a future redevelopment of the site. The uses within this proposal are in alignment with those set out in the ODP and the CD-1 By-law. To maintain a diverse and vibrant city, Vancouver's housing stock needs to accommodate a broad range of incomes, occupations, and households at all life stages across the city. The proposed housing is located in a walkable and transit-accessible location with access to local shopping and amenities. As well, the benefits of co-location of the housing with a school and childcare may help reduce additional living expenses, such as transportation and child minding.

The proposal also helps meet the affordable housing requirements of the Coal Harbour Official Development Plan. There are two other social housing developments in Coal Harbour and the proposal is the last of three identified within the ODP. In 1990, the ODP had the foresight to promote co-locating social housing with civic facilities. Today the City routinely seeks co-location as a way of maximizing the delivery of City services and affordable housing, as a more effective use of City land.

The City has owned this site since 1996, when it acquired the property as part of a comprehensive public benefit package for the purposes of locating community facilities and social housing. The cost per square foot of the social housing units are comparable with recent projects in other areas. Noting the high level of building performance proposed, operating costs are expected to be comparatively low.

Height and Loss of Views –The components related to the increase in building height are described in the Form of Development section of the report, and include building changes, additional social housing units, designing for Passive House energy performance, flood plain changes and adjusting the height measurement to align with the City's current methodology. The net result of the changes to the design and to the calculation method for height is an increase in by-law height by 8.82 m (28.9 ft.) however, the physical building height is only increased by 4.09 m (13.4 ft.) amounting to one additional floor when compared to the 1997 PDP building approval.

The design team has worked to meet the intent of the Coal Harbour ODP, the Marina Neighbourhood Sub-Area 1B CD-1 Guidelines, as well as the approved Preliminary Development Permit (PDP), to mitigate the loss of private views. While the City does not regulate the loss of private views, planning for the area is intended to preserve a portion of the site as open space to maintain and enhance views from the public realm, as noted in the original PDP. This application is generally consistent with the policy.

In terms of private views, the majority of effects are the result of the previously approved form of development under the PDP from 1997. The application includes a number of view diagrams that show how the proposed additional height would affect private long-range horizontal views over a 150-degree wide arc from the living rooms of nearby buildings. The analysis indicates that the effects on private views vary considerably depending on the location and outlook of existing residences. However, the number of units affected by the proposed increase of 4.09 m compared to the permitted height is approximately two floors of each tower. Given the limited number of private units affected by the proposed increase, and the overall consistency in building orientation and position with the design approved in the 1996 rezoning and the 1997

PDP, which included guidelines for the area to preserve public views and open space, staff accept the proposed height increase.

The application also includes a number of shadow studies that show the incremental shadow impacts from the added height when compared to the permitted height. Since the rooftop level has been positioned away from the public park and seawall, the additional afternoon shadows cast on adjacent public open space and park space have been minimized.

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

Under provisions of the Vancouver Charter, and the City-wide DCL and Utilities DCL By-laws, the social housing component is exempt from DCLs. Based on the rates effective September 30, 2020, the value of the exemption for the additional 14,024 sq. ft. of social housing is estimated at \$392,981.

Public Art Program – The *Public Art Policy and Procedures for Rezoned Developments* requires rezoning proposals having a floor area of 9,290 sq. m. (100,000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu as a condition of rezoning. Social housing is not calculated as part of the applicable floor area under this policy and the project is otherwise under the threshold.

Community Amenity Contributions (CACs) – Within the context of the City's *Financing Growth Policy*, 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.

The increased density in this by-law amendment would allow for 20 additional social housing units as an in-kind CAC benefit, secured as social housing for the longer of 60 years or the life of the building through a Housing Agreement and Section 219 Covenant. No additional CAC is anticipated.

FINANCIAL IMPLICATIONS

The social housing component is exempt from DCLs under the provisions of the Vancouver Charter and the DCL By-law; the value of the exemption on the additional social housing floor area is estimated to be approximately \$392,981.

No additional CAC or public area contribution are anticipated.

The 60 units of social housing units, secured by a Housing Agreement and Section 219 Covenant for the longer of 60 years and the life of the building, will be owned by the City. Consistent with Council policy on social housing projects, the project is expected to be self-sustaining over the long term and does not require further operating subsidies and property tax exemptions from the City.

CONCLUSION

Assessment of proposed amendments to CD-1 (365) has concluded that the changes to residential floor area, number of social housing units, and building height are supported. If approved, this application would make a contribution to the achievement of key housing goals outlined in the *Housing Vancouver Strategy*.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a public hearing with a recommendation that, subject to the public hearing, the rezoning application be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

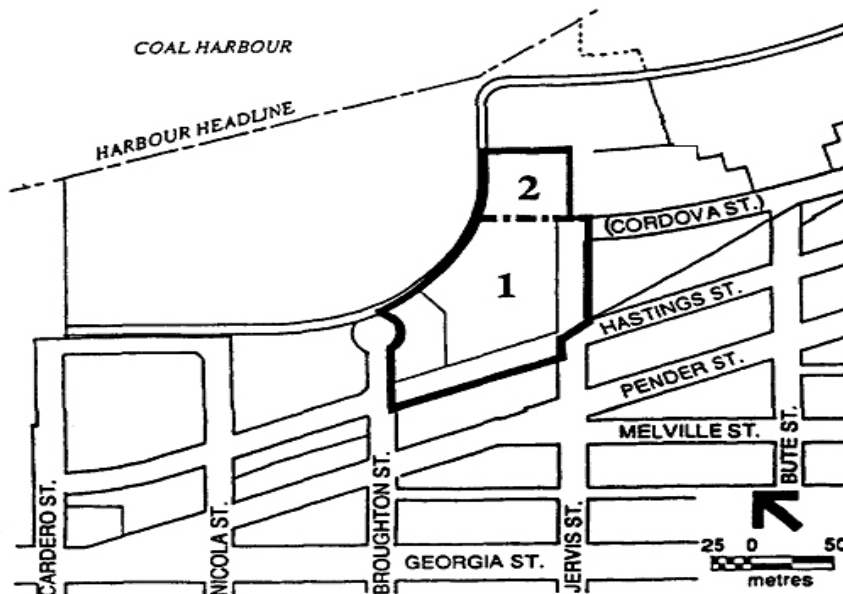
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**480 Broughton Street
PROPOSED BY-LAW PRIVISIONS
to amend CD-1 (365) BY-LAW NO. 7677**

Note: A By-law to amend CD-1 (365) By-law No. 7677 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. Council:
 - (a) strikes out section 2; and
 - (b) renumbers sections 3 through 11 as sections 2 through 10, respectively.
2. In section 2(a), Council strikes out “21 951 m²” and substitutes “23 254 m²”.
3. Council strikes out section 2(a)(ii) and substitutes:
 - “(ii) a minimum of 60 units must be social housing, of which 35 units must be suitable for family housing in accordance with the High-Density Housing for Families with Children Guidelines;”.
4. In section 2(c), Council strikes out “, but not including Detoxification Centre, Hospital and School - University or College”.
5. In section 3, Council strikes out the diagram labelled “Diagram 1” and substitutes the following:

“
Diagram 1



”

6. In section 4.1 Council:
 - (a) strikes out “section 3” and substitutes “section 2”;
 - (b) strikes out “sub-section 5.1” and substitutes “sub-section 4.1”;
 - (c) in Table 1, strikes out “Residential” and substitutes “Dwelling”; and
 - (d) In Table 1, strikes out “21 951 m²” and substitutes “23 254 m²”.
7. In section 4.3(g), Council strikes out “including the requirement of section 7.3,”.
8. In section 4.5, Council:
 - (a) strikes out “section 3” and substitutes “section 2”;
 - (b) strikes out “sub-section 5.5” and substitutes “sub-section 4.5”; and
 - (c) in Table 2, strikes out “4 170” and substitutes “5 473”.
9. In section 4.6, Table 3, Council strikes out “40” and substitutes “60”.
10. Council strikes out section 5.1, including Table 4, and substitutes:

“**5.1** The maximum building height, measured from the base plane for sub-area 1, but excluding the mechanical penthouse and roof, is 38.82 m.”.
11. In section 5, Council:
 - (a) renumbers section 5.2 as section 5.3;
 - (b) adds a new section 5.2 as follows:

“**5.2** The maximum building height, measured from the building grades on Cordova Street for sub-area 2, but excluding the mechanical penthouse and roof, is 79 m.”; and
 - (c) in section 5.3, strikes out “Section 6.1” and substitutes “section 5.1”.
12. Council strikes out section 6.3.
13. Council strikes out section 7.
14. Council strikes out section 8.
15. Council strikes out section 9 and substitutes the following:

“**9. Acoustics**

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

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

* * * * *

**480 Broughton Street
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 revised form of development is in reference to plans prepared by Henriquez Partners Architects, received on November 27, 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:

Sustainability

1. 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).

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)."

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 (or successors in function) and the Director of Facility Design and Management and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Sustainability

2. 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.

Housing

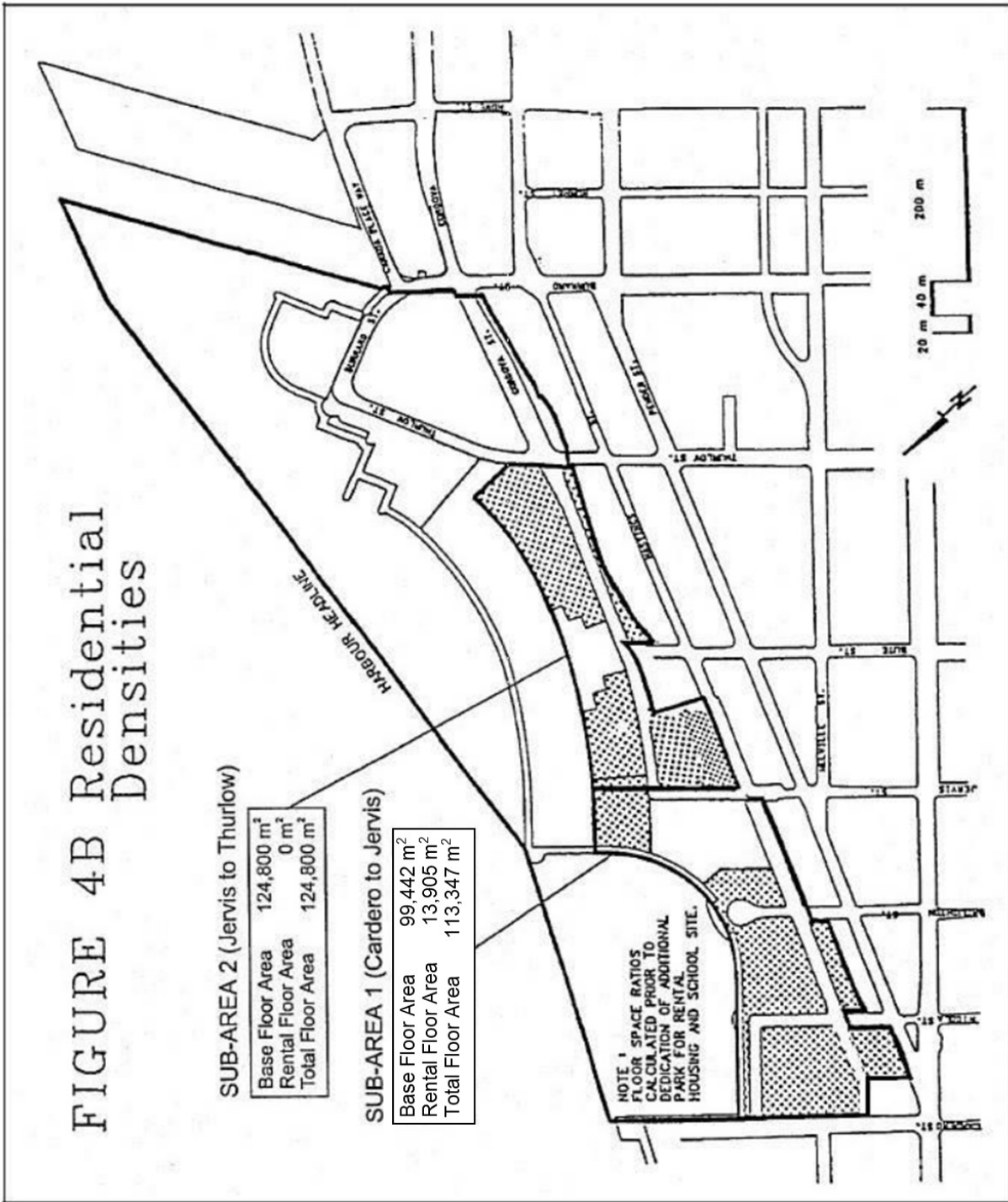
- 2.1 Make arrangements to the satisfaction of the General Manager of Arts, Culture and Community Services (or successor in function) and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant securing all dwelling units to be used for social housing for a term of 60 years or the life of the building, whichever is greater, subject to the following terms and conditions:
- (a) A no separate sales covenant;
 - (b) A no stratification covenant;
 - (c) A provision that none of such units be rented for less than one month at a time; and
 - (d) A requirement that all units comply with the definition of “social housing” in the applicable DCL By-law.

* * * * *

**DRAFT By-law to amend Coal Harbour
Official Development Plan By-law No. 6754
Regarding Miscellaneous Amendments**

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

1. In section 3.2.1, Council:
 - (a) strikes out “2,045” and substitutes “2 097”;
 - (b) strikes out “218 917” and substitutes “222,939”; and
 - (c) inserts the words “social housing or” before “housing for core-need households”.
2. Council strikes out Figure 4B Residential Densities and substitutes the Figure attached to this By-law as Schedule “A”.



* * * * *

480 Broughton Street
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

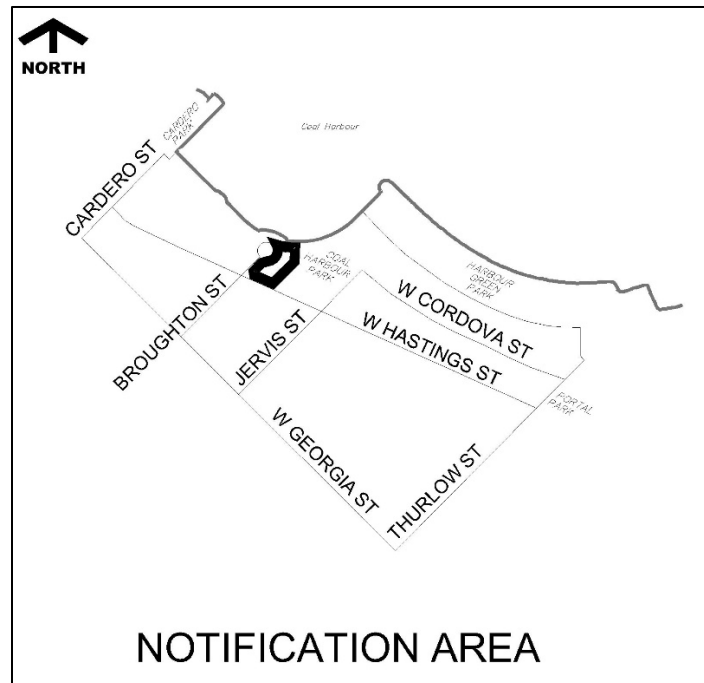
	Dates	Results
Public Responses (rezoning and development permit)		
Online questions	Dec 2020 – Mar 2021	7 submittals
Online comment forms <ul style="list-style-type: none"> Via Shape Your City platform 	Dec 2020 – Mar 2021	328 submittals
Online comment forms <ul style="list-style-type: none"> support opposed mixed 	Dec 2020 – Mar 2021	328 submittals <ul style="list-style-type: none"> 32 259 33
Other input	Dec 2020 – Mar 2021	42 submittals
Online Engagement – Shape Your City Vancouver (rezoning and development permit)		
Total participants during online engagement period	Dec 2020 – Mar 2021	2,100 participants (aware)* <ul style="list-style-type: none"> 817 informed 301 engaged

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.

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback received specific to the rezoning amendment. Comments are arranged by topic and ordered by frequency.

Generally, comments of support, which were specific to the rezoning application, fell within the following areas:

- **Affordable housing:** The neighbourhood and city overall are in need of more social housing. The new housing will add diversity, support families and enhance the neighbourhood.
- **Neighbourhood fit:** The project aligns with City policy for this area and is a good use of land.
- **Building design:** The building design is attractive and an appropriate fit with the surrounding community.

Generally, comments of concern, which were specific to the rezoning application, fell within the following area:

- **Application process:** The timeline for public engagement seems rushed and does not include all stakeholders, particularly given the limitations of COVID-19. Having the City as landowner and reviewing body creates opportunities for bias. The official development plan for the area is outdated.

- **Traffic and environmental impacts:** Adding increased density will further exacerbate traffic congestion, safety, and parking issues in an already busy area. The increased vehicle traffic will also bring increase noise, emissions, and other environmental impacts.
- **Location and cost of social housing:** The cost of land in this area makes the construction of social housing an inefficient use of public money. Respondents also suggested that the area already has enough social housing.
- **Height:** The additional height of the proposal would block views and decrease property values.

The following provides a themed summary of public commentary received as part of the combined public engagement process for the rezoning and development permit applications. The Development Permit Board report is available here: <https://vancouver.ca/files/cov/480-broughton.pdf>

Common themes in support:

- Action needed on housing affordability especially in the downtown peninsula
- Additional school capacity is overdue in the neighbourhood
- Local daycare for children from the immediate neighborhood is needed
- After school on-site is needed to bridge care for working parents
- Good connection of the school and the community centre is ideal and efficient use of land
- Additional support and infrastructure for families and children will encourage a better balance of demographics in the downtown
- The design fits the surrounding community and is gentle density relative to taller, larger residential towers
- Greater diversity in housing options can make Vancouver a more vibrant/resilient city

Common themes in mixed support/opposition:

- Concerns over safety and security
- Lack of green space for school
- Concerns on the lack of fencing shown to keep the children safe
- Safety of children from the Marina
- Not enough family units
- More overall height and density relative to adjacent buildings
- Lack of traffic calming measures to reduce car trips
- Lack of balconies for individual residences

Common themes in opposition:

- Loss of views and open space to local residents as well as visitors to Coal Harbour
- Loss of property values and potential tax dollars in market condos as well as existing residences
- Safety and security of local residents feel threatened due to social housing proposal
- An increase in traffic due to pick up and drop off of students and daycare children

- Increase in CO2 emissions as a result car trips and idling
- Location is a premium in the City of Vancouver and should not be developed with social housing
- High cost of the construction and the value of the land versus other locations
- Area is too expensive for those with limited income to shop, park etc.
- The City is the applicant and is deciding and approving its own project
- Concerns over Development Permit decision before Text Amendment to zoning
- Concerns over the need for new school capacity in the downtown area

* * * * *

APPENDIX E: REDLINE VERSION

1. CD-1 (365) BY-LAW NO. 7677
2. COAL HARBOUR OFFICIAL DEVELOPMENT PLAN

This document is being provided for information only as a reference tool to highlight the proposed amendments. The draft amending by-laws attached to the council report rts no. 14450 entitled CD-1 Amendment: 480 Broughton Street represent the amendments being proposed to council for approval. Should there be any discrepancy between this redline version and the draft amending by-laws, the draft amending by-laws prevail.

CD-1 (365)

~~480 Broughton Street and 301 323~~ Jervis Street By-law No. 7677

1 *[Section 1 is not reprinted here. It contains a Standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*

~~2~~ Definitions

~~Words used in this By law will have the meaning assigned to them in the Zoning and Development By law, except as provided below.~~

~~**Core-need Household** means a household which would have to spend more than 30 percent of its annual gross income on shelter (including utilities) in order to live in an average market rental unit which is adequate and suitable for its basic needs.~~

~~3 2~~ The area shown included within the heavy black outline on Schedule “A” shall be more particularly described as CD-1 (365), and the only uses permitted within the outlined area, subject to approval by Council of the form of development and to such conditions, guidelines and policies adopted by Council, and the only uses for which development permits will be issued are:

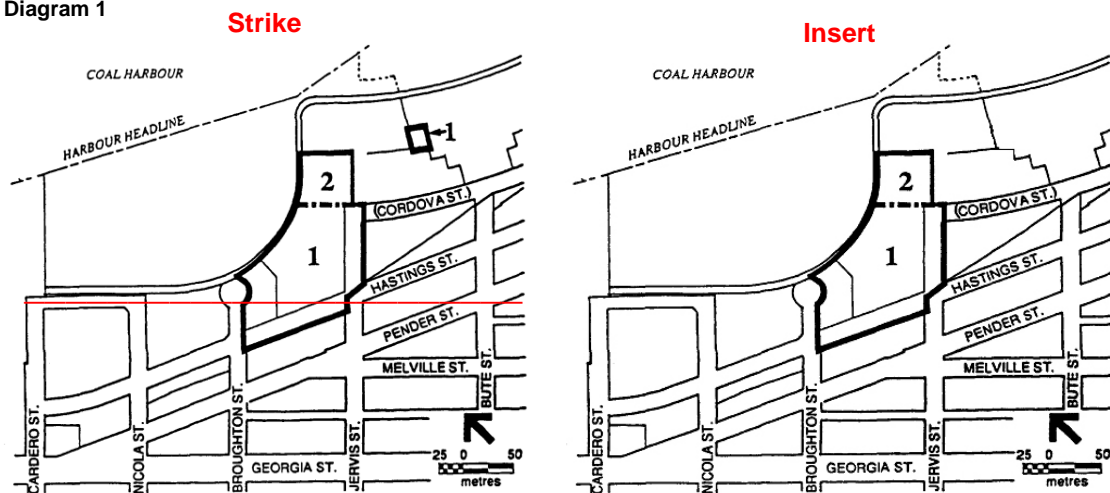
- (a) Dwelling Units, not exceeding ~~21 951 m²~~ ~~23 254~~ in total gross floor area, provided separately or in conjunction with any of the uses listed below, provided that:
 - (i) a minimum of 25 units [but not including the units provided under clause (ii) below] must be for family housing, all of which must be designed in accordance with the Council-adopted “High-Density Housing for Families with Children Guidelines”; and
 - (ii) a minimum of ~~40 units must be provided through government funded programs, targeted for core need households or for such other affordable housing programs or initiatives as Council may generally define or specifically approve from time to time, which housing programs or initiatives may include subsidized and market rental units or subsidized and market co-operative units all of which must be designed for family housing consistent with clause (i) above; [8651; 03-03-11]~~ a minimum of 60 units must be social housing, of which 35 units must be suitable for family housing in accordance with the High-Density Housing for Families with Children Guidelines;
- (b) Cultural and Recreational Uses;
- (c) Institutional Uses, ~~but not including Detoxification Centre, Hospital and School University or College;~~
- (d) Office Uses;
- (e) Parking Uses;

- (f) Retail Uses, but not including Gasoline Station - Full Serve, Gasoline Station - Split Island, and Vehicle Dealer;
- (g) Service Uses, but not including Hotel, Animal Clinic, Auction Hall, Bed and Breakfast Accommodation, Body-rub Parlour, Drive-through Service, Funeral Home, Laundry or Cleaning Plant, Motor Vehicle Repair Shop, Motor Vehicle Wash, Photo Finishing or Photography Laboratory, Production or Rehearsal Studio, Repair Shop - Class A, Restaurant - Drive-in, School - Business, School - Vocational or Trade, and Sign Painting Shop; and
- (h) Accessory Uses customarily ancillary to that above uses.

4.3 Sub-areas

The district will comprise 2 sub-areas, approximately as illustrated in Diagram 1 below.

Diagram 1



5.4 Floor Area and Density

5.1.4.1 The total floor area for the uses listed in Table 1 must not exceed the totals set opposite such uses, and any use permitted by ~~section 3~~ section 2 but not listed in Table 1 is not limited by this ~~sub-section 5.1~~ sub-section 4.1.

Table 1

Use	Maximum Total Floor Area
Residential Dwelling Uses	21 954 m² 23 254 m ²
Retail, Office, and Service Uses	1 060 m ²

5.2.4.2 The following will be included in the computation of floor area:

- (a) all floors having a minimum ceiling height of 1.2 m, both above and below ground level, to be measured to the extreme outer limits of the building.

5.3.4.3 The following will be excluded in the computation of floor area:

- (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, provided that the total area of all such exclusions does not exceed eight percent of the residential floor area being provided;

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to By-law No. 7677 or provides an explanatory note.

- (b) patios and roof gardens for residential purposes only, provided that the Director of Planning approves the design of sunroofs and walls;
- (c) the portion of a floor used for heating and mechanical equipment or other uses similar to the foregoing;
- (d) the floors or portions of floors used for off-street parking and loading, taking on or discharging passengers, bicycle storage, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, that, for each area, is at or below the base surface; [8566; 02 10 22]
- (e) areas of undeveloped floors which are located:
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m..
- (f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit; [8760; 03 12 09]
- (g) amenity areas accessory to residential use, ~~including the requirement of section 7.3,~~ provided that the total area excluded which is at or above the base surface does not exceed 2 000 m²;
- (h) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000. [8169; 00 03 14]

5.4 4.4 The Director of Planning may permit the following to be excluded in the computation of floor space ratio:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
 - (ii) no more than fifty percent of the excluded balcony floor area may be enclosed.

[7874; 98 04 21]

5.5 4.5 The total floor area in each sub-area for the uses listed in Table 2 must not exceed the applicable totals set opposite such uses, and any use permitted by ~~section 3 section 2~~ but not listed in Table 2 is not limited by this ~~sub-section 5.5 section 4.5~~.

Table 2 - Maximum Floor Area Totals (in square metres)

Use	Sub-Area (from Diagram 1)	
	1	2
Residential Use	4 470 5 473	17 781
Retail, Office and Service Uses	---	1 060

5.6 4.6 The maximum number of units in each sub-area must be as set out in Table 3 below.

Table 3 - Maximum Number of Dwelling Units

	Sub-Area (from Diagram 1)	
	1	2
Maximum Number of Units	40 60	151

6 5 Height

~~6.1 5.1~~ The maximum building height, measured from the building grade on Broughton Street for sub-area 1 and the building grades on Cordova Street for sub-area 2, but excluding the mechanical penthouse and roof, must be as set out in Table 4. The maximum building height, measured from the base plane for sub-area 1, but excluding the mechanical penthouse and roof, is 38.82 m.

~~Table 4 - Maximum Height (in metres)~~

	Sub-Area (from Diagram 1)	
	1	2
Maximum Height	30	79

5.2 The maximum building height, measured from the building grades on Cordova Street for sub-area 2, but excluding the mechanical penthouse and roof, is 79 m.

~~6.2 5.3~~ Notwithstanding ~~Section 6.1~~ section 5.1, the Development Permit Board may permit an increase in the maximum height in sub-area 2 by up to 10 percent, providing that it first considers:

- (a) all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential and commercial areas; and
- (b) the height, bulk, location and overall design of the building and its effect on the site, surrounding buildings and open space, the waterfront walkway, streets and existing views.

7 6 Residential Component

7.1 6.1 Any development which combines residential with any other use must have separate and distinct means of pedestrian access to the residential component from streets and on-site parking.

7.2 6.2 Private, semi-private and public outdoor spaces must be clearly separated and distinguished from each other.

~~7.3 6.3~~ In every building intended to contain core-need households a community meeting room must be provided.

~~8 7~~ Parking

~~8.1 7.1~~ Off street parking must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, except that:

- ~~(a)~~ retail uses must provide a minimum of 1 space for each 100 m² of gross floor area up to 300 m², then 1 space for each 50 m² of gross floor area, subject to a maximum number of spaces of 10 percent greater than the minimum calculated using this clause;
- ~~(b)~~ restaurant uses must provide a minimum of 1 space for each 50 m² of gross floor area up to 100 m², then 1 space for each 10 m² of gross floor area for the next 400 m² to a total of 500 m² of gross floor area, and thereafter 1 space for each 20 m² over 500 m² of gross floor

~~area, subject to a maximum number of spaces of 10 percent greater than the minimum calculated using this clause;~~

- ~~(c) dwelling uses, not including units designated for core need or seniors housing, must provide a minimum of 0.9 spaces for each dwelling unit plus 1 space for each 200 m² of gross floor area, with a maximum of 1.1 spaces for each dwelling unit plus 1 space for each 125 m² of gross floor area, except that no more than 2.2 spaces for each dwelling unit need be provided;~~
- ~~(d) recreational and cultural uses must be provide parking as determined by the Director of Planning in consultation with the City Engineer; and~~
- ~~(e) the visitor component of the dwelling use parking required by clause (c), being 0.2 spaces per dwelling unit, may be located off site provided the spaces are located no further than 150.0 m away from the site containing the dwelling units.~~

~~8.2.7.2 The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By law in any case where literal enforcement would result in unnecessary hardship relating to the number of off street parking and passenger spaces required.~~

~~8.3.7.3 The Director of Planning, before granting any relaxation pursuant to section 8.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances.~~

~~8.4.7.4 Multiple-Use Developments~~

~~For the purposes of this section uses with the same formula for determining required parking spaces shall be considered to be of the same class. If a development contains parking for more than one use as listed in section 4.2 of the Parking By law, the total number of parking spaces shall be the sum of the parking spaces required for the various classes of uses calculated separately and, unless otherwise permitted by the Director of Planning, in consultation with the City Engineer, taking into account the time varying demand of uses, a parking space required for one use shall be deemed not to meet the requirement for any other use in that development.~~

~~8.5.7.5 Parking Space Requirement Exemptions~~

~~The required number of off street parking spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use.~~

~~{8011; 99-04-13}~~

~~9.8 Loading~~

~~9.1.8.1 Off street loading must be provided, developed and maintained in accordance with the applicable provisions of the Parking By law except that one loading bay must be provided for every 200 dwelling units.~~

~~9.2.8.2 The Director of Planning, in the exercise of his jurisdiction, may relax the provisions of this By law in any case where literal enforcement would result in unnecessary hardship relating to the number of loading spaces required.~~

~~9.3.8.3 The Director of Planning, before granting any relaxation pursuant to section 9.2, shall be satisfied that any property owner likely to be adversely affected is notified. Such notification shall be in the form appropriate to the circumstances.~~

~~9.4.8.4 Multiple-Use Developments~~

~~For the purposes of this section, uses with the same formula for determining required loading spaces shall be considered to be of the same class. If a development contains more than one use as defined in section 5.2 of the Parking By law, the total number of loading spaces shall be the~~

~~sum of the loading spaces required for the various classes of uses calculated separately and, unless otherwise permitted by the Director of Planning, in consultation with the City Engineer, taking into account the time varying demand of uses, a loading space required for one use shall be deemed not to meet the requirement for any other use in that development.~~

~~9.5 8.5 Loading Space Requirement Exemptions~~

~~The required number of off street loading spaces need not be provided where, subsequent to original construction of a building, any additions, alterations or change in use would, in total, result in an increase of less than 10 percent of the number of spaces required for the originally constructed building before any addition, alteration or change in use.~~

~~{8011; 99-04-13}~~

10 9 Acoustics

~~All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise level set opposite such portions. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq) sound level and will be defined simply as noise level in decibels.~~

Portions of dwelling units	Noise levels (Decibels)
bedrooms	35
living, dining, recreation rooms	40
kitchen, bathrooms, hallways	45

~~{7874; 98-04-21}~~

Acoustics

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

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

11 10 *[Section 11 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and to certify the by-law number and date of enactment.]*

* * * * *

COAL HARBOUR OFFICIAL DEVELOPMENT PLAN BY-LAW NO. 6754

Coal Harbour Official Development Plan

3.2.1 Residential

Coal Harbour should be developed as a predominantly residential area to achieve regional and City objectives and to recognize the special amenity of the area as a place to live. Several residential areas as illustrated in Figures 4A and 4B shall be developed. In addition to dwelling uses, to provide for the needs of residents, other complementary uses and live/work uses may also be permitted in these residential areas.

The basic residential allowance permitted shall not exceed a maximum of ~~2,045~~ **2 097** dwelling units, having a total floor area up to a maximum of ~~218 917~~ **222 939** square metres. Above this basic residential allowance, as an incentive for the construction of market rental units not exceeding a net unit size of 70 square metres, a further allowance for these kinds of units, totalling up to 0.24 net floor space ratio, may be permitted. The maximum total floor area for these market rental units shall not exceed 13 905 square metres. The maximum number of base dwelling units and total floor areas which may be permitted within each area shall be as illustrated in Figures 4A and 4B.

The maximum number of units in live/work use encompassing both residential and non-residential uses shall be 202 units, and the total maximum floor area shall be 26 354 square metres.

Both the unit counts and floor areas permitted above are subject to satisfactory resolution of:

- (a) livability for various household types and
- (b) compatibility with adjacent development

as determined prior to the enactment of each sub-area zoning.

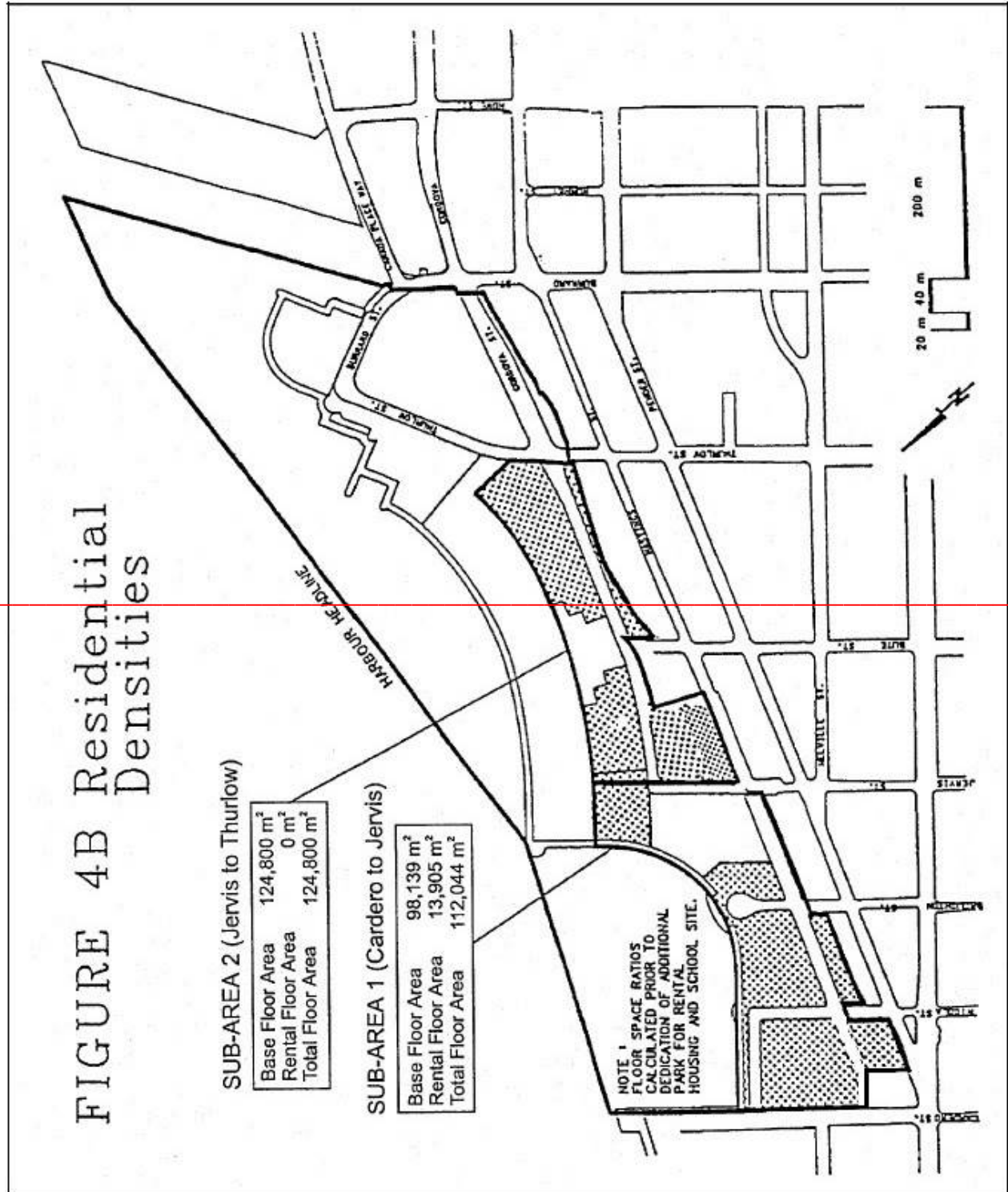
The maximum number of dwelling units and maximum floor area which may be permitted **within each area** may be increased by up to 10 percent provided that the **total number** of units and floor area are not increased and subject to satisfactory resolution of (a) and (b), above.

Twenty-five percent of the total number of the basic residential allowance of dwelling units shall be suitable for families with small children, as defined in **Guidelines for High Density Housing for Families with Children** adopted by City Council May 30, 1989, and as amended from time to time.

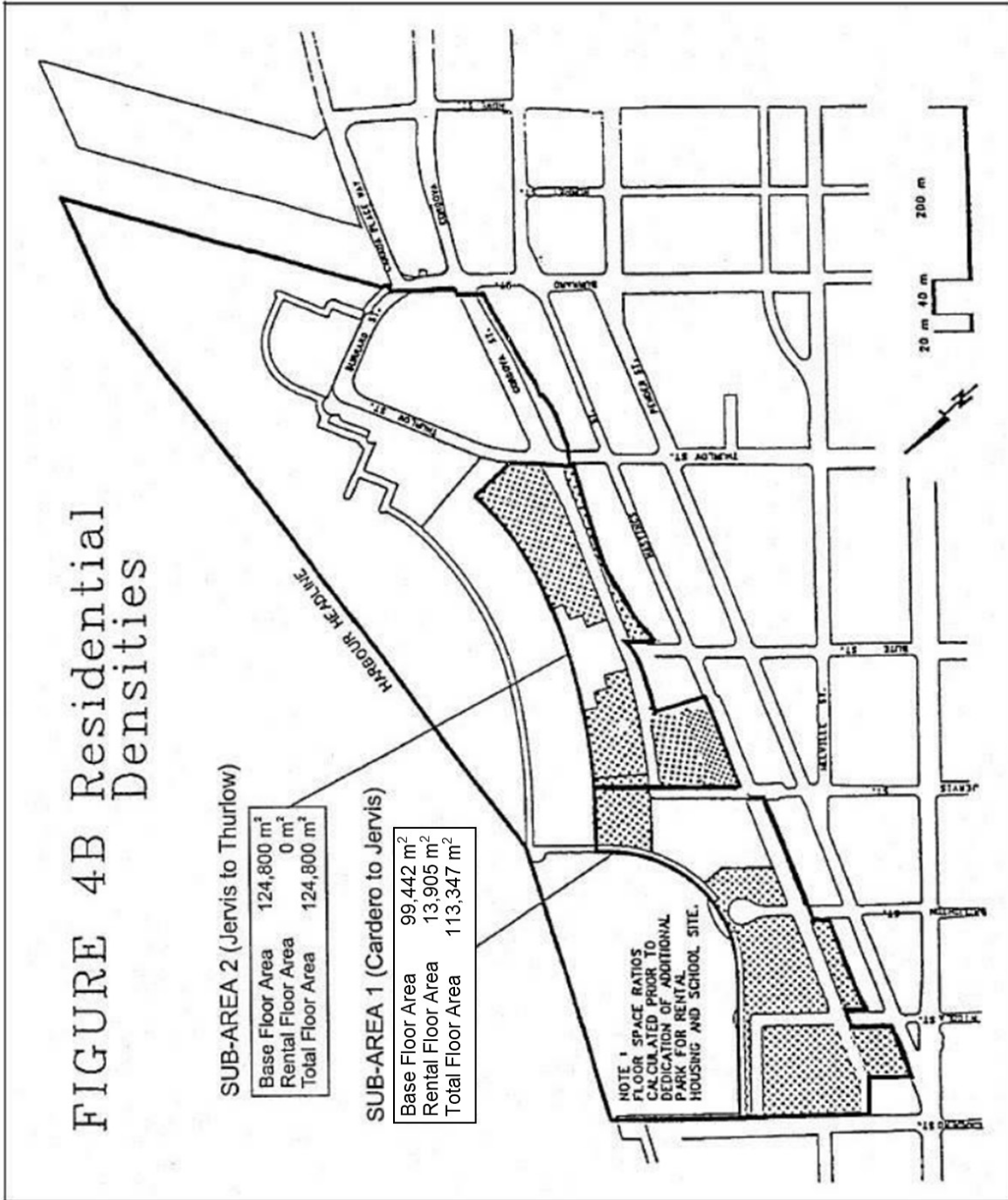
Twenty-one and sixty-one one hundredths percent (21.61%) of the total number of the basic residential allowance of dwelling units shall be made available for affordable housing with a priority on **social housing or** housing for core-need households, with fifty percent of the affordable units to be suitable for families with small children. The affordable units shall be integrated into each residential area. Council may also permit affordable housing programs or initiatives to include subsidized and market rental units or subsidized and market co-operative units.

The mix of dwelling unit types within each sub-area shall be generally as illustrated in Figure 4A with flexibility to vary from this mix by 5 percent subject to the approval of Council when considering a sub-area zoning providing that the overall mix of dwelling units remains the same.

Strike



Insert



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480 Broughton Street FORM OF DEVELOPMENT DRAWINGS

Proposed Building Viewed North from Hastings Street



Height Comparison between 1997 Building and Current Application



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**480 Broughton Street
PUBLIC BENEFITS SUMMARY**

Project Summary:

Text amendment to increase the maximum residential floor area in sub-area 1 from 4,170 sq. m (44,886 sq. ft.) to 5,473 sq. m (58,911 sq. ft.) and an increase in maximum building height in from 30 m (98.4 ft.) to 38.82 m (127.36 ft.). The application also proposes to increase the maximum number of social housing units in sub-area 1 from 40 to 60. There are also minor amendments to update terminology to current standards. The additional height helps with the delivery of the elementary school for this site.

Public Benefit Summary:

The public benefit accruing from this application is 20 additional social housing units secured for the longer of 60 years or the life of the building.

	Current Zoning	Proposed Zoning
Zoning District	CD-1 (365)	Amended CD-1 (365)
Residential Floor Area (Sub-area 1)	4,170 sq. m (44,886 sq. ft.)	5,473 sq. m (58,911 sq. ft.)
Land Use	Mixed-Use	Mixed-Use

Summary of development contributions expected from proposed zoning changes

City-wide DCL	n/a
City-wide Utilities DCL	n/a
Community Amenity Contribution	n/a
TOTAL VALUE OF PUBLIC BENEFITS	n/a

Other Benefits (non-quantified components):

- 20 additional social housing units secured for the longer of 60 years or the life of the building.

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**480 Broughton Street
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION**

Property Information

Address	Property Identifier (PID)	Legal Description
480 Broughton Street	031-325-017	LOT A OF THE PUBLIC HARBOUR OF BURRARD INLET GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP104419

Applicant Information

Architect	Henriquez Partners Architects
Property Owner	City of Vancouver

Site Statistics

Site Area	11,981.8 sq. m
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Development Statistics

	Permitted Under Existing Zoning	Proposed Development
Zoning	CD-1	CD-1
Land Use	Mixed-Use	Mixed-Use
Maximum Height (Sub-area 1)	30 m (98.4 ft.)	38.82 m (127.36 ft.)
Residential Floor Area (Sub-area 1)	4,170 sq. m (44,886 sq. ft.)	5,473 sq. m (58,911 sq. ft.)
Unit Count (Sub-area 1)	40	60

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