

SUMMARY AND RECOMMENDATION

5. CD-1 Amendment: 480 Broughton Street

Summary: To amend CD-1 (365) (Comprehensive Development) District to permit an increased maximum floor area and dwelling unit count for social housing in sub-area 1 (480 Broughton Street) to allow one extra storey, to provide further amendments which support these changes, and to update parts of the by-law to current standards. An increase to the maximum height from 30.00 m (98.40 ft.) to 38.82 m (127.36 ft.) and the total maximum residential floor area from 4,170 sq. m (44,886 sq. ft.) to 5,473 sq. m (58,911 sq. ft.) are proposed.

Applicant: Henriquez Partners Architects

Referral: This item was referred to Public Hearing at the Council Meeting of May 18, 2021.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- 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, generally as presented in Appendix A of the Referral Report dated May 4, 2021, entitled "CD-1 Rezoning: 480 Broughton Street", be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared in plans by Henriquez Partners Architects received November 27, 2020, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B of the Referral Report.

- B. THAT, subject to approval of the amendments to CD-1 (365), consequential amendments to the Coal Harbour Official Development Plan By-law No. 6754, generally as presented in Appendix C of the Referral Report, dated May 4, 2021, entitled "CD-1 Amendment: 480 Broughton Street", also be approved.

[CD-1 Amendment: 480 Broughton Street]