



## REFERRAL REPORT

Report Date: November 23, 2021  
Contact: Yardley McNeill  
Contact No.: 604.873.7582  
RTS No.: 14786  
VanRIMS No.: 08-2000-20  
Meeting Date: December 7, 2021

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Rezoning: 2037-2061 East Broadway

### **RECOMMENDATION TO REFER**

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

### **RECOMMENDATION FOR PUBLIC HEARING**

- A. THAT the application by Bucci Development Ltd., on behalf of:
- Juan Wong, Kuan Lin Wong and Joe Wong, the registered owners of the lands at 2037 East Broadway [*PID 015-278-816; Lot 29 of Lot D Block 152 District Lot 264A Plans 442 and 1771*],
  - Patricia King Kui Blunden, the registered owner of the lands at 2045 East Broadway [*PID 010-149-210; Lot 30 of Lot D Block 152 District Lot 264A Plans 442 and 1771*],
  - Jason James Hagemeister and Kelly Colleen Dueber, the registered owners of the lands at 2055 East Broadway [*PID 015-205-096; Lot 31 of Lot D Block 152 District Lot 264A Plans 442 and 1771*], and
  - Newnelyn Simpao Orense, Expedito Calleja Orense and Joana Chris Nabor Orense, the registered owners of the lands at 2061 East Broadway [*PID 007-714-823; Lot 32 of Lot D Block 152 District Lot 264A Plans 442 and 1771*],

to rezone a consolidation of the lands from RT-5N (Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.75 to 2.65 and the maximum building height from 10.7 m (35 ft.) to 20.8 m (68 ft.) to permit the development of a six-storey residential building containing 54 strata-titled residential units, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by RH Architects Inc., received January 29, 2021, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

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

## **REPORT SUMMARY**

This report evaluates an application to rezone the site located at 2037-2061 East Broadway from RT-5N (Residential) District to CD-1 (Comprehensive Development) District to permit the development of a six-storey residential building containing 54 strata-titled residential units. A height of 20.8 m (68 ft.) is proposed with a density of 2.65 FSR.

Staff have assessed the application and conclude that it meets the intent of the *Grandview-Woodland Community Plan* (the “Plan”). Staff support the application, subject to design development and other conditions. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained in Appendix B.

**COUNCIL AUTHORITY/PREVIOUS DECISIONS**

- Grandview-Woodland Community Plan (2016)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Green Buildings Policy for Rezoning (2010, last amended 2018)
- View Protection Policies and Guidelines (1989, last amended 2011)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2021)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-Law No. 12183
- Urban Forest Strategy (2014, last amended 2018)

**REPORT**

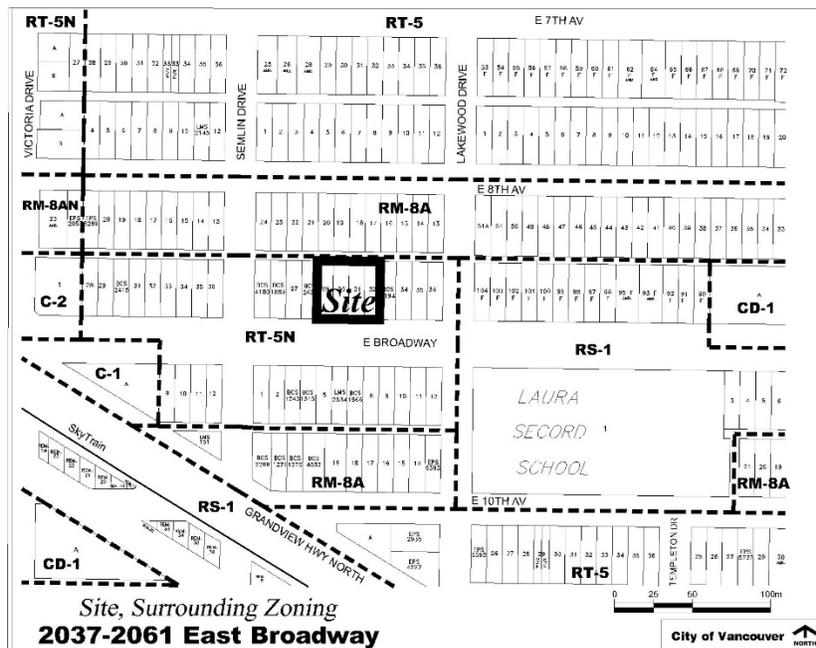
**Background/Context**

**1. Site and Context**

The subject site is on the north side of East Broadway between Semlin Drive and Lakewood Drive. The frontage is 40 m (132 ft.) along Broadway and the depth is 37.2 m (122 ft.) for a total site area of 1,498.3 sq. m (16,128 sq. ft.) (Figure 1).

Currently zoned RT-5N, the property consists of four single-detached homes. Constructed between 1931 and 1949, the homes are not deemed to have heritage value. The homes are currently owner-occupied and therefore the *Tenant Relocation and Protection Policy* does not apply.

**Figure 1. Surrounding Zoning and Context**



Properties to the east and west are zoned RT-5N and developed with single-detached homes. Under the *Plan*, sites to the east are designated for apartments up to six storeys and sites to the west are designated for apartments up to six storeys with at-grade commercial. Sites across the lane to the north are zoned RM-8A, which allows for stacked townhouses or rowhouses.

The site is located approximately 400 m east of the Broadway Skytrain Station. Broadway is a primary arterial street and part of the Metro Vancouver's frequent transit service network and well-served by regular transit. Nearby cycling routes are located on Lakewood Drive, 8th Avenue, 10th Avenue, and Grandview Highway.

**Local School Capacity** – The site is located within the catchment area of Laura Secord Elementary at 2500 Lakewood Drive and Vancouver Technical Secondary at 2600 East Broadway. According to the Vancouver School Board (VSB)'s 2020 Long Range Facilities Plan, Laura Secord Elementary will be operating over capacity by 2027 and Vancouver Technical Secondary will be operating at 89% capacity by 2027. Additional capacity is available at Queen Alexandra Elementary located at 1300 East Broadway, with an expected capacity utilization of 52% by 2027.

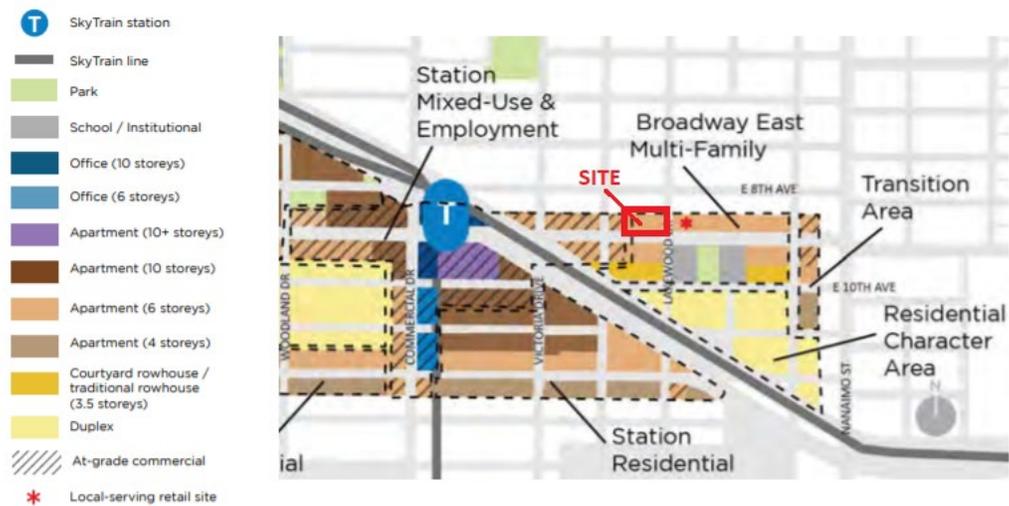
The City coordinates with the VSB to inform decision-making and reduce enrolment pressure, recognizing that some schools are full, but there is overall surplus capacity within their system. The VSB continues to monitor development and work with City staff to help plan for future growth.

**Neighbourhood Amenities** – The following amenities are within close proximity:

- *Public Parks* – John Hendry (Trout Lake) Park and McSpadden Park are located within 1 km of the site.
- *Cultural/Community Spaces* – Trout Lake Community Centre and Trout Lake Rink are located approximately 1 km to the south.
- *Childcare* – Laura Secord out of School Care, Mosaic Child Care Centre and the Boat Daycare Centre are located within 1 km of the site.

## 2. Policy Context

**Grandview-Woodland Community Plan** (the "*Plan*") – The site is located within the Broadway East Multi-Family area in the Commercial-Broadway Station Precinct of the *Plan*, which will incrementally evolve with new apartment and ground-oriented housing. Subsection 6.7.3 supports a residential building up to six-storeys with a suggested density of up to 2.65 FSR. Supportable density is determined by analysis based on site-specific urban design and public realm performance.

**Figure 2. Commercial-Broadway Station Precinct Land Use Map**

## Strategic Analysis

### 1. Proposal

The application proposes to rezone the site from RT-5N to CD-1 to permit the development of a six-storey residential building with 54 strata-titled residential units. Indoor and outdoor amenity space is located on the ground level at the rear of the building. There are 50 vehicle parking spaces and 112 bicycle spaces proposed over two levels of underground parking accessed from the lane.

The proposed floor area is 3,970.7 sq. m (42,740 sq. ft.), the FSR is 2.65, and the building height is 20.8 m (68 sq. ft.).

**Figure 3. View of Development from Broadway**

### 2. Land Use

The proposal for residential uses is consistent with the *Plan's* direction for this site.

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

In assessing urban design performance, staff take into consideration the built form guidance within the Broadway East Multi-Family area under the Commercial-Broadway Station Precinct of the *Grandview-Woodland Community Plan*. The *Plan* envisions that this area will provide new apartment and ground-oriented housing, creating opportunities for ownership and rental housing. The proposal is consistent with the height, and urban design guidelines set out in the *Plan*.

**Form of Development** – The guidelines recommend building setbacks above the third and fifth storeys on the lane frontage (north side) to minimize shadowing. The building profile respects the recommended upper level setbacks. The sixth level facing Broadway is further set back to reduce the scale of the building.

**Density** – In the case of a rezoning, an FSR of up to 2.65 is anticipated for apartments (residential). The proposed density of 2.65 FSR is consistent with the expectation and the built form guidance in the *Plan*.

**Height** – The *Plan* allows consideration of building heights up to six storeys. In response to the *Plan*, the proposed application comprises of six storeys of residential use for a total height of 20.8 m (68 ft.). The site is located within the protected view from Trout Lake (View Cone 27.2, see Figure 4), which protects views along Commercial Drive and through the Grandview-Woodland Neighbourhood to the North Shore mountains, highlighting views to the Lions. The proposal complies with the *View Protection Guidelines* and does not encroach into the height limit for the protected view.

**Figure 4. West Elevation of Proposal Facing Adjacent Property**



**Public Realm** – The *Plan* expects public realm improvements that could include street trees, and amenities such as bicycle racks and feature lighting. The landscape treatments at grade reinforce the residential street experience by promoting a front yard look. The proposed ground-oriented units have individual entrances and patios facing both streets to meet the intent of the guidelines to improve pedestrian interest and animation of the streets.

**Amenity Space** – The common private amenity room is located on the ground floor, adjacent to the outdoor living space facing north. The depth of the site offers opportunities to provide private outdoor patio space, and allows for the inclusion of several greenspace amenities at the perimeter of the site.

**Urban Design Panel** – The Urban Design Panel reviewed and supported this application on May 12, 2021 (see Appendix C).

Staff conclude that the proposal is consistent with the density, height and built form directions of the *Grandview-Woodland Community Plan* and is appropriate for the context. Staff support the application subject to conditions in Appendix B.

#### 4. Housing

The application proposes a development with 54 strata-titled residential units.

**Housing Mix** – For strata residential development, the *Family Room: Housing Mix Policy for Rezoning Projects* requires that at least 35% of all units are suitable for families. This includes a minimum 25% at two bedrooms and a minimum of 10% to be three or more bedrooms. The unit mix of 13% studio units, 37% one-bedroom units, 35% two-bedroom units, and 15% three-bedroom units is consistent with the *Policy*.

**Existing Tenants** – All of the residential units were owner-occupied at the time of application submission. As such, the *Tenant Relocation and Protection Policy* does not apply.

#### 5. Parking and Transportation

The site is well served by transit with the Commercial-Broadway transit station three blocks west of the site and frequent bus service provided on both Broadway and Commercial Drive.

Access to two levels of underground parking is provided from the lane. Proposed are 47 vehicle parking spaces, 112 bicycle spaces and one passenger loading space.

Based on the Transportation Demand Management (TDM) Plan, the site is eligible for a reduction to the minimum required parking due to its proximity to transit. Further review will be conducted at the development permit stage to ensure compliance with the Parking By-Law and allowable parking reductions under the TDM Plan.

#### 6. 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 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 tree subject to the Tree By-law on site, four city street trees along Broadway and one tree on an adjacent property. The application proposed removal of the on-site tree given its location within the proposed building footprint. A rezoning condition ensures protection of the neighbouring tree and City trees throughout the construction process. The applicant has proposed additional on-site trees and landscaping which will be subject to further review at the development permit stage. See Appendix B for landscape and tree conditions.

## 7. Public Input

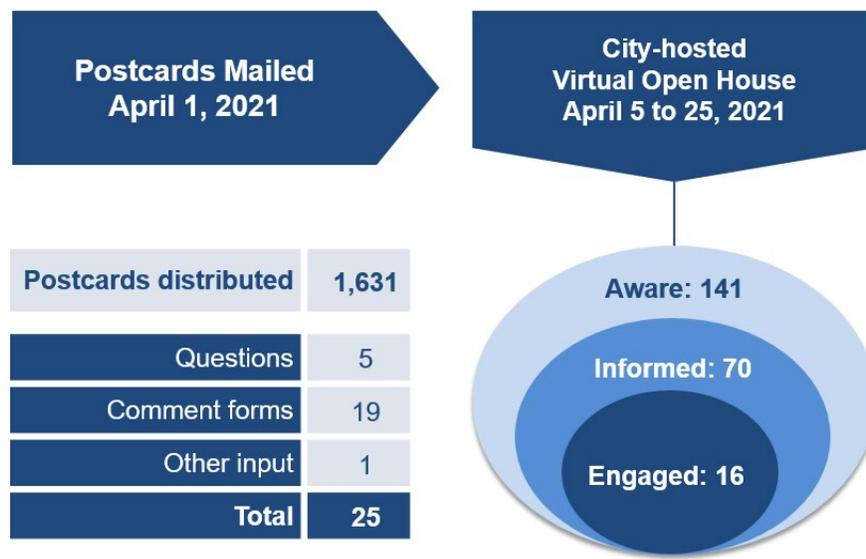
**Public Notification** – A rezoning information sign was installed on the site on March 9, 2021. Approximately 1,631 notification postcards were distributed within the neighbouring area on or about April 1, 2021. Notification and application information, as well as an online comment form, was provided on the City’s new digital engagement platform *Shape Your City Vancouver* ([shapeyourcity.ca/](http://shapeyourcity.ca/)).

**Virtual Open House** – A virtual open house was held from April 5, 2021 to April 25, 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 a period of three weeks. Digital presentations and a digital model of the proposal were posted for online viewing.

A 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 25 submissions were received. A summary of all public responses may be found in Appendix D.

Figure 5. 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 fell within the following areas:

- **Building height, massing, density and design:** The building height, massing, density and design are appropriate given the surrounding area and the site's close proximity to the Commercial-Broadway transit hub.
- **Housing stock and affordability:** The creation of more housing stock on this site can help address the City's housing affordability issues.
- **Public realm:** Great to see developments proposed along East Broadway as it will help provide much needed public realm improvements in the area. Activating the lane with an amenity area and private patios helps make the laneway feel safer.

Generally, comments of concern fell within the following areas:

- **Building height, massing, density and design:** The proposed development does not adhere to the Grandview-Woodland Plan. There is no proper transition to the single-family homes in the rear of the proposed development. The building height will cause shadowing and impact privacy on neighbouring homes.
- **Traffic and safety:** This development will increase traffic to smaller side streets such as Lakewood Drive and Semlin Drive and create potential safety issues for children using smaller side streets to get to school.
- **Parking:** This proposal will impact the availability of parking on local streets.
- **Housing options and affordability:** The absence of rental or social housing and lack of family-oriented units in this proposal does not benefit the community and worsens current affordability issues. Instead of inviting more families into this community, the development will only continue to displace them instead.

- **Retail:** There are not enough retail opportunities along this portion of East Broadway to better serve the immediate community.

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

Building height, massing, density and design: The proposed use and form of development is generally consistent with the expectations of the *Plan*. Rezoning conditions have been included to further enhance the design of the building and improve the outdoor amenity space.

Traffic and safety: Engineering staff have reviewed the proposed development for transportation safety issues and included rezoning conditions to deliver improvements that will address safety for all road users. This includes intersection improvements at Lakewood Drive and Broadway, provision of enhanced street lighting, and provision of speed humps in the lane.

Parking: A total of 47 parking spaces are proposed in the underground parkade and the proposal is required to meet requirements under the Parking By-Law. Staff conclude that the site is well-served by off-street parking.

Housing options and affordability: The *Plan* includes policy that is intended to expand the range of housing choices throughout the neighbourhood, including strata residential options. This proposal includes 54 strata-titled residential units, which addresses policies under the *Plan* aimed at increasing the supply of ownership housing in the neighbourhood.

Retail: The *Plan* does not envision retail space for developments along this part of Broadway. However, new developments directly to the west of the site and 400 m east will be required to provide at-grade retail.

## **8. 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 engineering infrastructure.

The site is currently subject to the City-wide DCL and Utilities DCL. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. Based on the DCL bylaws in effect as of September 30, 2021, and the proposed 42,740 sq. ft. of residential floor area, total DCLs of \$1,212,534 are expected from this development.

DCL bylaws are subject to future adjustment by Council, including annual inflationary adjustments. 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.

**Public Art Program** – The application is not subject to the *Public Art Policy and Procedures for Rezoned Developments* as the total floor area is below the minimum threshold of 9,290 sq. m (100,000 sq. ft.).

**Community Amenity Contribution (CACs)** – Within the context of the City's *Financing Growth Policy*, an offer of a 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.

To provide more certainty and clarity and to improve processing efficiency for rezoning applications, an approach to CACs based on a target rate has been implemented for certain residential sites, such as this rezoning, within Grandview-Woodland.

The site is subject to a fixed-rate CAC applicable to the mid-rise multifamily sub-area within the Grandview-Woodland Community Plan. The applicant has offered a cash contribution of \$712,450 based on the net increase in allowable residential floor area of 30,643 sq. ft. and a target rate of \$23.25 per sq. ft. applicable to this application. The CAC will be directed to support delivery of the Grandview-Woodland Public Benefits Strategy.

Grandview-Woodland Plan Public Benefits Strategy (PBS) – The PBS 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.

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

### ***Financial Implications***

Based on rates in effect as of September 30, 2021, total DCLs of approximately \$1,212,534 would be expected from this development.

The applicant has offered a cash CAC of \$712,450, which will be allocated towards the delivery of the Grandview-Woodland Plan Public Benefits Strategy. No public art contribution is applicable.

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

### ***CONCLUSION***

Staff review of the application has concluded that the proposed land use, housing mix, form of development and public benefits are consistent with the intent of *Grandview-Woodland Community Plan*. 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 set out 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.

\* \* \* \* \*

**2037-2061 East Broadway  
PROPOSED CD-1 BY-LAW PROVISIONS**

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

**Zoning District Plan Amendment**

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan 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 total number of dwelling units must:
  - (a) be suitable for family housing; and
  - (b) include two or more bedrooms, of which:
    - (i) at least 25% of the total dwelling units must be two-bedroom units; and
    - (ii) at least 10% of the total dwelling units must be three-bedroom units.

### **Floor Area and Density**

- 5.1 Computation of floor area must assume that the site area is 1,498.3 m<sup>2</sup>, being the site area at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 5.2 The floor space ratio for all uses combined must not exceed 2.65.
- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
    - (i) the total area of these exclusions must not exceed 12% of the floor area being provided for dwelling uses; and
    - (ii) the balconies must not be enclosed for the life of the building;
  - (b) patios and roof decks, if the Director of Planning first approves the design of sunroofs and walls;
  - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used that are at or below base surface, except that the 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 residential storage area above base surface exceeds 3.7 m<sup>2</sup> for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board, amenity areas accessory to a residential use, to a maximum of 10% of the total floor area being provided for dwelling uses.

### **Building Height**

- 6.1 Building height, measured from base surface, must not exceed 20.8 m.
- 6.2 Despite section 6.1 of this By-law and section 10.18 of the Zoning and Development By-law, if the Director of Planning permits a common indoor rooftop amenity space, the height of the portion of the building with the common indoor rooftop amenity space must not exceed 25.3 m.

### Horizontal Angle of Daylight

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.
- 7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement if:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
  - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 7.5 An obstruction referred to in section 7.2 means:
- (a) any part of the same building including permitted projections; or
  - (b) the largest building permitted under the zoning on any adjoining site.
- 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 acoustical 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.

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

\* \* \* \* \*

**2037-2061 East Broadway  
CONDITIONS OF APPROVAL**

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

*Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by RH Architects Inc., received January 29, 2021 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 improve the quality of the communal outdoor amenity space.

Note to Applicant: This may be achieved by relocating the garbage area away from the outdoor space. Consideration to provide additional outdoor amenity space on the rooftop. Refer to Landscape condition 1.9 and 1.11 for provision of green roof and children play area.

- 1.2 Design exploration to simplify and unify the building's façades and architectural expression.

Note to Applicant: Consider a cohesive architectural concept and expression at the north and south elevation. Careful design of the recess on the street frontage that does not affect day light access to the residential units.

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

- 1.4 Provision of any built features intended to create a bird friendly design.

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

**Crime Prevention through Environmental Design (CPTED)**

- 1.5 Design development to consider the principles of CPTED in various locations, exits, side yards, patios, 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.

## Sustainability

- 1.6 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning (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 – Process and Requirements (amended April 28, 2017 or later).

## Landscape

- 1.7 Design development to enhance the public realm interfaces at the East Broadway and north lane frontage by reducing and/or stepping the parkade to allow more substantial, larger scale trees to be planted with adequate soil volumes.
- 1.8 Design development to provide improved solar orientation to the outdoor amenity area while maintaining a contiguous visual access between indoor and outdoor amenities.

Note to Applicant: This may be achieved by providing additional outdoor amenity area at the rooftop or the south side. See also Urban Design condition 1.1.

- 1.9 Design development to expand programming to common amenity area by adding a child play area for young children and to include other more varied opportunities for informal seating and social gathering.
- 1.10 Design development to ensure safety and security at sideyards by the provision of gates and trellises.
- 1.11 Design development to improve the sustainability strategy, by the following:
- (a) Consider providing intensive and/or extensive green roofs on all available flat roofs;
  - (b) Add substantially more landscape around all entry areas, to accent and soften them;
  - (c) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems);
  - (d) Add planters with overarching shrubs to common upper level decks, to be visually accessible from below, softening the edges and consisting of woody evergreen plant material for year-round presence;

- (e) Add edible plants, which can be used as ornamentals as part of the landscape design in addition to urban agriculture plots.
- 1.12 Design development to ensure the intended landscape design is carried into the future by adequate maintenance, as follows:
- (a) Provide common maintenance access to all planted common areas; and
  - (b) Provide a high efficiency irrigation system for all planted areas.
- 1.13 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.
- 1.14 Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:
- (a) maximize natural landscape best management practises;
  - (b) minimize the necessity for hidden mechanical water storage;
  - (c) increase the amount of planting to the rooftop areas, where possible;
  - (d) consider linear infiltration bio-swales along property lines, at lower site areas;
  - (e) use permeable paving;
  - (f) employ treatment chain systems (gravity fed, wherever possible); and
  - (g) use grading methods to direct water to soil and storage areas.

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

- 1.15 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.

- 1.16 Provision of coordination between Landscape Plan and architectural Site Plan, for most updated information.

- 1.17 Provision of complete information, such as references on the Roof Deck Plan, confirming all landscape elements.

- 1.18 Provision of a detailed Landscape Plan illustrating soft and hard landscaping;

Note to Applicant: The plans should be at 1/8 in.: 1 ft. scale minimum. The Plant list should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, and fire hydrants.

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

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

- 1.20 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 and protection related matters.

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

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

- 1.22 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 6 cm 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*".

- 1.23 Provision of an outdoor Lighting Plan.

## Engineering

- 1.24 Confirmation of whether the proposed development impacts the Major Road Network (MRN), as defined under the South Coast British Columbia Transportation Authority Act (<https://www.translink.ca/plans-and-projects/projects/major-road-network>). In the event it is confirmed the proposed development impacts the MRN, a Construction Management Plan shall be submitted directly to Translink with a copy of the correspondence provided to the City of Vancouver.

Note to Applicant: The City of Vancouver and Translink have authority over the MRN as it relates to carrying out construction works on a City Street that is designated as a MRN.

- 1.25 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.
- 1.26 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.
- 1.27 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.
- 1.28 Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.
- a) Provision of design specifications for stacked bicycle racks including dimensions, vertical and aisle clearances.  
Note to Applicant: Racks must be usable for all ages and abilities.
- b) Provision of automatic door openers for all doors providing access to Class A bicycle storage.  
Note to Applicant: Show and note all doors and automatic door openers on plans.
- 1.29 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, passenger, bicycle spaces and the number of spaces being provided.

Note to Applicant: Include visitor and passenger calculations.

- b) Update Worksheet E of the Transportation Demand Management Plan to reflect parking numbers on architectural plans. Plans note 53 spaces required while Worksheet E notes 50 required, not including visitor space.
- c) All types of bicycle, parking and loading spaces individually numbered, dimensioned, and labelled on the drawings.
- d) Dimension of column encroachments into parking stalls.
- e) Dimensions for typical parking spaces.
- f) Dimensions of manoeuvre aisles and the drive aisles at the parkade entrance and all gates.
- g) Section drawings showing elevations, section lengths, grades and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised 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. Note use of the parking ramp if required.
- 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.

1.30 Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:

- (a) 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/engineering-design-manual.PDF>; and
- (b) All third party service lines to the development is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

Note to Applicant: Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the City well in advance of construction. Requests will be reviewed on a case-by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

- 1.31 Provide root barriers at property line in lane for lane trees on private property.
- 1.32 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."
- 1.33 Landscape drawings: Remove back boulevard encroachments on Broadway. Hardscape surface on City boulevard is to be standard concrete.
- 1.34 Architectural drawings: Revise building grades to match City supplied building grades. To minimize grade differences, interpolate a continuous building grade between the points given on the City supplied plan.
- 1.35 Remove concrete entrance walkways, stairs and other structures from the City boulevard on Broadway.

### **Green Infrastructure**

- 1.36 Provision of a draft final Rainwater Management Plan (RWMP) in a report format which includes the following:
  - (a) Outline the applicable site rainwater management requirements including but not limited to:
    - (i) volume reduction;
    - (ii) water quality; and
    - (iii) release rate control.
  - (b) Outline the rainwater management approach proposed to meet the requirements. The approach shall include descriptions of each rainwater management practice/best management practice (BMP). BMPs proposed to meet the volume reduction requirement shall be classified as either Tier 1, 2 or 3.

Note to Applicant: Permeable pavers over slab are not considered a Tier 1 or 2 practice. May only be classified as a Tier 3 practice if hydraulically connected to a detention system, otherwise it is an impervious land surface type only.

- (c) Provide justification for not using Tier 1 or 2 approaches, and specify the alternate system to meet requirements, including, but not limited to: the amount

of volume detained, allowable release rate, dimensions, applicable inlet and outlet inverts, and approximate locations.

Note to Applicant: It is unclear why Tier 1 strategies such as infiltration practices, green roofs and/or rainwater reuse were not proposed and why the total rainwater capture by Tier 2 practices includes 16% of the required 24mm on-site retention volume requirement. Much more shall be proposed for the resubmission at the Development Permit stage or appropriate detailed justifications must be provided to determine if exemptions may be granted.

- (d) Provide design specifics and details of all BMPs to support the design claim for meeting target requirements. Coordinate with the landscape architect on the details specific to the landscape portion, such as proposed growing medium depth.
- (e) Provide post-development site plan(s) that includes the following:
  - (i) building location/footprint;
  - (ii) underground parking extent;
  - (iii) proposed service connections to the municipal sewer system;
  - (iv) location and labels for all proposed rainwater management practices;
  - (v) area measurements for all the different land use surface types within the site limits; and
  - (vi) delineated catchments to demonstrate BMPs are appropriately sized.

Note to Applicant: Elaborate on what is "PMT".

- (f) Provide summary of all the catchment areas in a tabular form, including the required capture and treatment, any direct capture and treatment achieved from adjacent surfaces, and storage capacities for that catchment.
- (g) Provide calculation sizing summary of all rainwater infrastructure (Tier 1, 2, and/or 3) practices proposed.
- (h) Use appropriate runoff coefficients for different surface type and ensure consistency in % imperviousness estimates for all relevant calculations

Note to Applicant: The proposed runoff coefficient for landscaping on slab is lower than existing pervious area above native soil. Landscaping on slab coefficients should be increased to reflect the increased runoff potential compared to landscaping over native soil.

Note to Applicant: Pervious pavers placed on slab without hydraulic connection to landscaping for passive irrigation shall be treated as 100% impervious with an associated runoff coefficient that is consistent with impervious walkways and

hardscapes. The retention capacity of permeable pavers is not reliability drained for rainfall events with short intermittency and are very susceptible to clogging due to high pollutant loading as a surface for vehicles.

- (i) Peak flow calculations to use 1:5 year return period. Inlet time = 10 minutes. Travel time to be estimated by applicant. Ensure that the pre-development calculation uses the 2014 IDF curve values and the post-development calculation uses the 2100 IDF curve values.

Note to Applicant: Update calculations with appropriate runoff coefficients.

- (j) If onsite infiltration is proposed, ensure best management practice and requirements are adhered to for the design of the proposed infiltration facility:
  - (i) Minimum horizontal setback of 5 m (16 ft.) from any edge of building foundation and 3 m (10 ft.) offset from watermains. Relevant dimensions should be indicated on plans and drawings.
  - (ii) Specify the proposed design infiltration rate for drawdown time calculations.
  - (iii) Preferred estimated drawdown for the entire rainwater storage volume in less than or equal to 48 hours using the design infiltration rate.
  - (iv) Infiltration facility must be able to accommodate the expected loading imposed at grade.
  - (v) Minimum 0.60 m vertical separation from the proposed bottom of the facility and seasonally high groundwater table.
  - (vi) Shall not be proposed at locations where there are known contamination concerns.

Note to Applicant: May reference or include excerpts from the geotechnical and/or hydrogeology study to support the proposed design of all infiltration practices.

- (k) Provide adequate and concise supplementary documentation for any proprietary products that clearly demonstrates how they contribute to and/or meet the rainwater management requirements.

Note to Applicant: 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 RWMP will include all relevant details.

Please contact the City of Vancouver's Rainwater Management Review group for any questions or concerns related to the conditions or comments prior to resubmission with the Development Permit application. A meeting may be scheduled upon request by contacting [rainwater@vancouver.ca](mailto:rainwater@vancouver.ca).

- 1.37 Provision of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services registered prior to issuance of a Development Permit.
- 1.38 Provision of a final RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services and the City Engineer prior to the issuance of any building permit.
- 1.39 Provision of a final Operations and Maintenance (O&M) Manual for the rainwater management system to be included as an appendix in the RWMP Legal Agreement, to the satisfaction of the General Manager of Engineering Services and the City Engineer prior to the issuance of any building permit.
- 1.40 Prior to Development Permit, provide a Final Hydrogeological Study which meets the requirements of the Groundwater Bulletin (<https://bylaws.vancouver.ca/bulletin/bulletin-groundwater-management.pdf>).

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

### **Engineering**

- 2.1 Consolidation of Lots 29 to 32, All of Lot D, Block 152, District Lot 264A, Plans 442 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 Rezoning 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 all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.3(a), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.
  - (a) Provision of adequate water service to meet the fire flow demands of the project.
    - (i) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by WSP Canada Inc. dated January 28, 2021, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 300 mm along East Broadway. Connections cannot be larger than 300 mm.

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

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

- (i) Implementation of development(s) at 2037 East Broadway require the following:

No Upgrade is required.

Note to Applicant: Development to be serviced to the proposed 525 mm SAN and 1800 mm STM sewers in East Broadway.

The Broadway trunk sewers require upgrading as part of sewer renewal and to support growth in the area (scheduled for 2023). A revised servicing strategy is under development for this area. The City will deliver the upgrade. The applicant is to regularly inform the Development Water Resources Management (DWRM) Branch ([Utilities.Servicing@Vancouver.ca](mailto:Utilities.Servicing@Vancouver.ca)) of their updated construction and occupancy schedule as the development progresses. This will assist the DWRM Branch in scheduling the trunk delivery.

The post-development 5-year flow rate discharged to the storm sewer shall be no greater than the 5-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.

- (c) Provision of street improvements along East Broadway adjacent to the site and appropriate transitions including 2.44 m (8 ft.) wide broom finish saw-cut concrete sidewalk.
- (d) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.
- (e) Provision of improvements at the intersection of Lakewood Drive and Broadway including:
- (i) Upgrades to the existing traffic signal including an accessible pedestrian signals (APS); and
- (ii) Entire intersection lighting upgrade to current City standards and IESNA recommendations.

- (f) 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.

- (g) Provision to rebuild the laneway along the development site's frontage as per City "Higher Zoned Laneway" pavement structure.
- (h) Provision for speed hump adjustments in the lane north of Broadway, between Lakewood Drive and Semlin Drive.
- (i) Provision of lane lighting on standalone poles with underground ducts. The ducts must be connected to the existing City street lighting infrastructure. BC Hydro poles, where they exist, may be used to mount lane lights with overhead supply provided the applicant/applicant's consultant obtains written approval from BC Hydro.
- (j) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

2.3 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

- a) Improvements at the intersection of Lakewood Drive and Broadway per condition 2.2(e)

Note to Applicant: The benefiting area for these works is under review.

Note to Applicant: An administrative recovery charge will be required from the applicant in order to settle the latecomer agreement. The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement.

2.4 Provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground. BC Hydro service to the site shall be primary.

Provision of written confirmation that all required electrical plants will be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

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

### Community Amenity Contributions

- 2.5 Pay to the City the cash Community Amenity Contribution of \$712,450 which the applicant has offered to the City and which is to be allocated to support the delivery of the *Grandview-Woodland Public Benefit 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.

### Sustainability

- 2.6 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.

### Environmental Contamination

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

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

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

advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws.

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

\* \* \* \* \*

**2037-2061 East Broadway  
URBAN DESIGN PANEL**

The Urban Design Panel (UDP) reviewed this rezoning application package on May 12, 2021.

**Evaluation: Support with Recommendations (10/0)**

Rezoning Planner, Joseph Tohill, began the presentation with a summary of the rezoning proposal, which includes a proposal for a six-storey strata residential development being considered under the Grandview-Woodland Community Plan.

The site is a four-lot assembly located on the north side of Broadway mid-block between Semlin Drive and Lakewood Drive. Four single-dwelling homes are currently on-site. Adjacent uses to the east and west are single dwelling homes, which under the *Plan* are anticipated to develop into six-storey apartments. Across the lane to the north are single dwelling homes that are anticipated to develop into rowhouses up to 3.5 storeys.

Under the Plan, the surrounding area will become a vibrant, accessible, and walkable, transit-oriented neighbourhood with a mix of land uses and scales that gives residents, workers, and visitors the highest degree of transportation accessibility of anywhere in Vancouver.

Development Planner, Ryan Dinh, summarized the key urban design principles in Grandview Woodland Community Plan, which provides higher-density building forms appropriate for a transit-oriented neighbourhood and enhances streetscapes through public realm improvements.

The proposal generally follows the height and density expected from the Plan. The building profile respects the recommended upper level setbacks to minimize shadow impact. The sixth level facing Broadway Street is further set back to reduce the scale of the building.

Advice was sought from the Panel on the following:

1. Does the Panel support the proposed form and massing relative to the *Plan*?
2. Comments on the quality of public realm along Broadway and the lane.
3. Other advice that could further inform the design through the development permit stage.

**Panel Consensus:**

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

1. Consider moving amenity to the south side on Broadway;
2. Design development to investigate unification and simplification of the building's façade and architectural expression;
3. Consider reducing recess of building entrance along Broadway;
4. Improve Crime Prevention through Environmental Design (CPTED) in various exits, side yards, patios;
5. Consider locating family units on the main floor;
6. Consider step of parkade to encourage larger trees on the north lane; and
7. Consider rooftop amenity and or planting on roof.

\* \* \* \* \*

2037-2061 East Broadway  
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

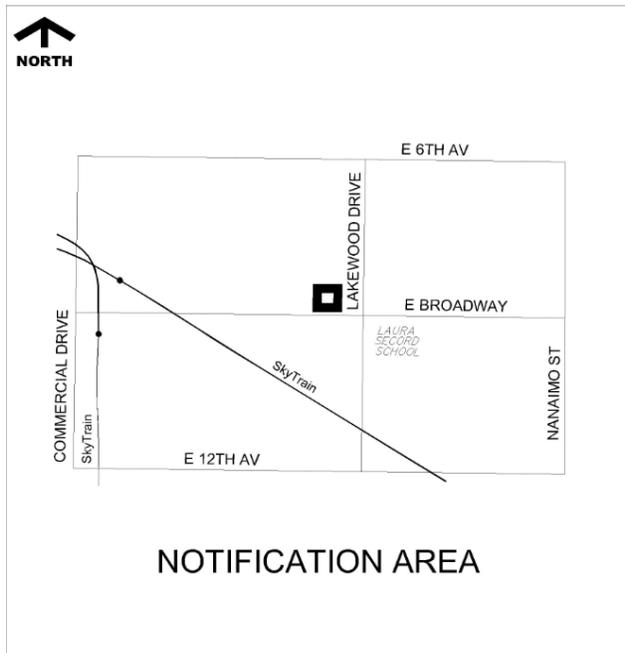
	Date	Results
<b>Event</b>		
Virtual open house (City-led)	April 5 – 25, 2021	141 participants (aware)* <ul style="list-style-type: none"> <li>• 70 informed</li> <li>• 16 engaged</li> </ul>
<b>Public Notification</b>		
Postcard distribution – Notice of rezoning application and virtual open house	April 1, 2021	1,631 notices mailed
<b>Public Responses</b>		
Online questions	April 5 – 25, 2021	5 submittals
Online comment forms <ul style="list-style-type: none"> <li>• Shape Your City platform</li> </ul>	February 2021 – September, 2021	19 submittals
Overall position <ul style="list-style-type: none"> <li>• support</li> <li>• opposed</li> <li>• mixed</li> </ul>	February 2021 – September, 2021	19 submittals <ul style="list-style-type: none"> <li>• 6 responses</li> <li>• 6 responses</li> <li>• 7 responses</li> </ul>
Other input	February 2021 – September, 2021	1 submittal
<b>Online Engagement – Shape Your City Vancouver</b>		
Total participants during online engagement period	February 2021 – September, 2021	398 participants (aware)* <ul style="list-style-type: none"> <li>• 153 informed</li> <li>• 22 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.

## 2. Map of Notification Area



## 3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic and ordered by frequency.

Generally, comments of support fell within the following areas:

- **Building height, massing, density and context:** The building height, massing, density and design are all appropriate given the surrounding area and the site's close proximity to the Commercial-Broadway transit hub.
- **Housing stock and affordability:** The creation of more housing stock on this site can help address the City's housing affordability issues.
- **Public realm:** Great to see developments proposed along East Broadway as they will help provide much needed public realm improvements in the area. Activating the lane with an amenity area and private patios helps make the laneway feel safer.

Generally, comments of concern fell within the following areas:

- **Building height, massing, density and design:** The proposed development does not adhere to the Grandview-Woodland Plan nor fit with the neighbourhood character. There is no proper transition to the single-family homes in the rear of the proposed development. The building height will create shadowing and privacy impacts on neighbouring homes.

- **Traffic and safety:** This development will increase traffic to smaller side streets such as Lakewood Drive and Semlin Drive and create potential safety issues for children using smaller side streets to get to school.
- **Parking:** This proposal will impact the availability of parking on local streets.
- **Housing options and affordability:** The absence of rental or social housing and lack of family-oriented units in this proposal does not benefit the community and worsens current affordability issues. Instead of inviting more families into this community, the development will only continue to displace them instead.
- **Retail:** There are not enough retail opportunities along this portion of East Broadway to better serve the immediate community.

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

General comments of concern:

- Overcapacity issues at local neighbouring elementary and secondary schools are a cause of concern for local residents due to increased density.
- Insufficient plans from the developer to create public realm improvements such as urban plazas, landscape features and sidewalk upgrades.

*Neutral comments/suggestions/recommendations:*

- The project should be given more FSR and height as it is on a major arterial street and within proximity to one of the busiest transit hubs in Canada (Commercial and Broadway).
- Townhouses and duplexes should be considered instead of condo developments for this area.
- The development should be scaled down for 3 stories and further set back from the lane.
- The number of parking proposed is excessive as there are many transit options in the area.
- Car sharing options should be incorporated into this development.
- Projects that conform to official community plans should not have to go through a long and drawn-out rezoning process. The City should pre-zone areas to allow for what is already called for in the plan instead.

\* \* \* \* \*

2037-2061 East Broadway  
FORM OF DEVELOPMENT DRAWINGS

Site Plan



South Elevation (East Broadway)



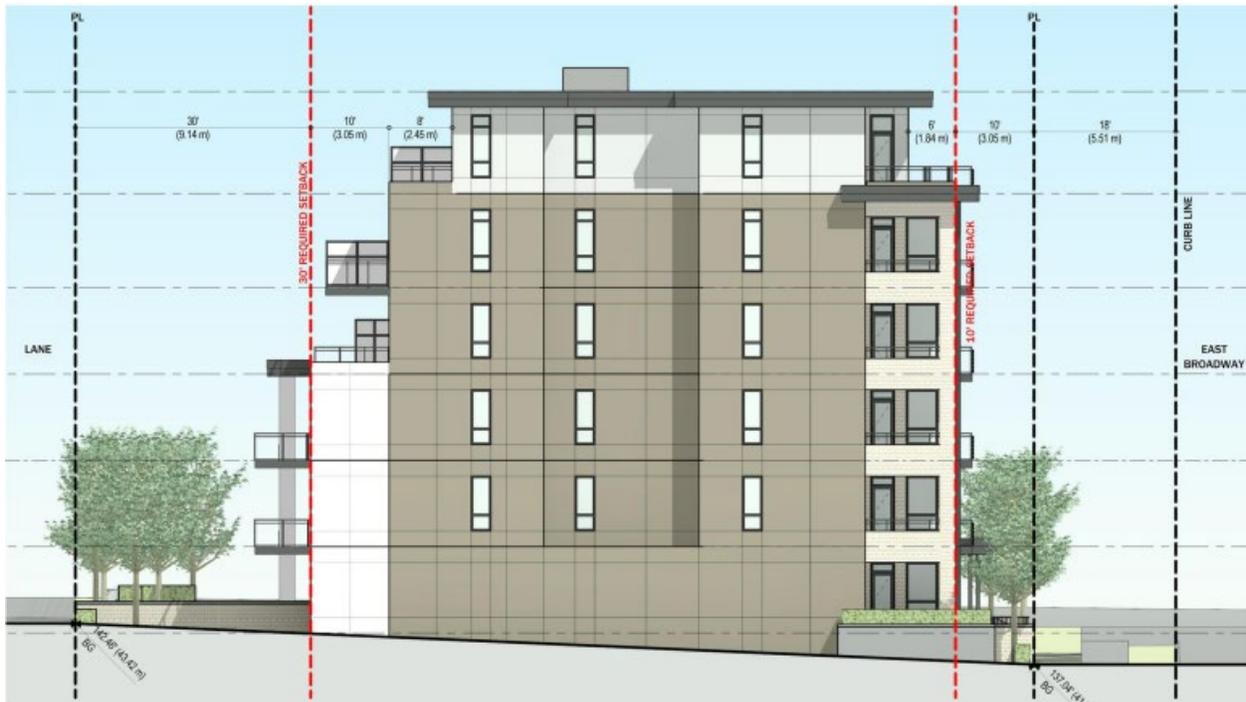
### North Elevation (View from the Lane)



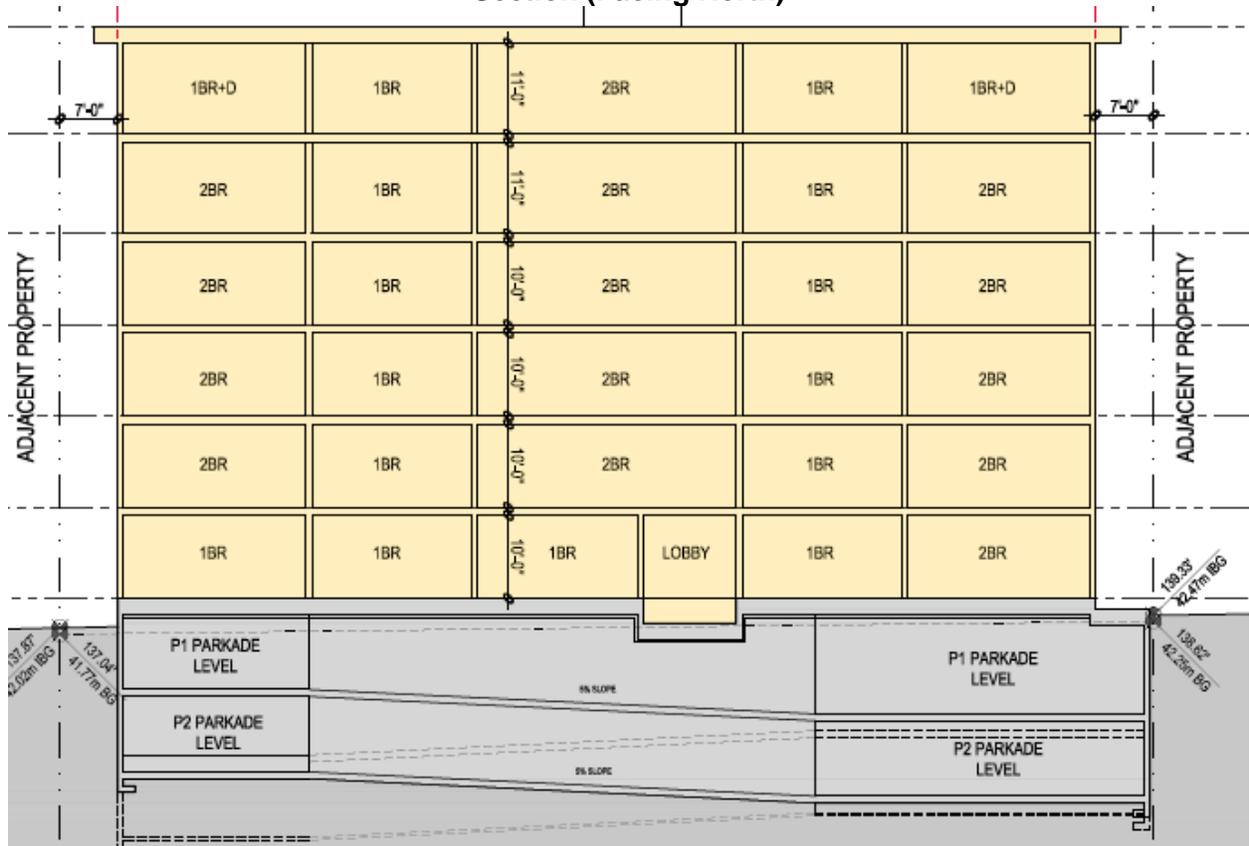
### East Elevation



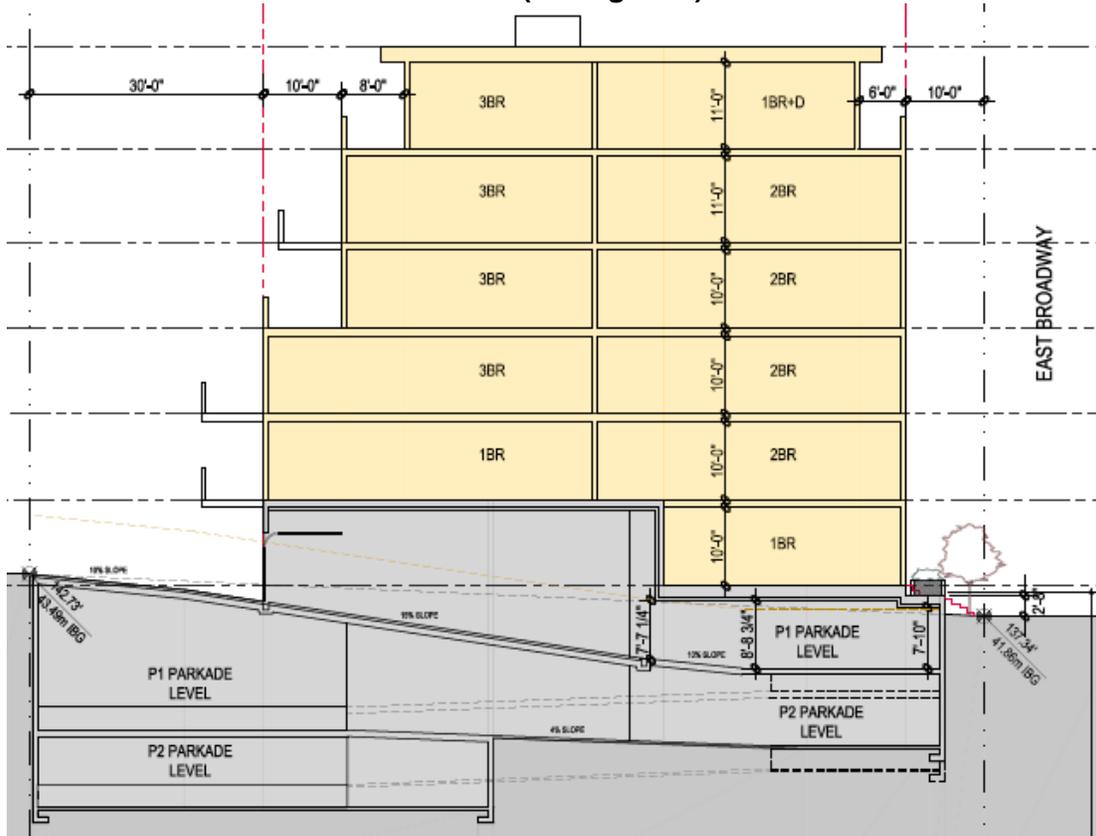
West Elevation



Section (Facing North)



Section (Facing East)



View from East Broadway



View from the Lane



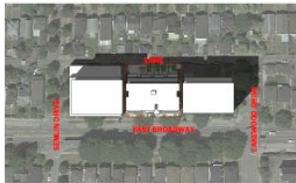
Shadow Study



SPRING / FALL 10AM



SPRING / FALL 12PM



SPRING / FALL 2PM



SPRING / FALL 4PM



SUMMER 10AM



SUMMER 12PM



SUMMER 2PM



SUMMER 4PM



WINTER 10AM



WINTER 12PM



WINTER 2PM



WINTER 4PM

\* \* \* \* \*

**PUBLIC BENEFITS IMPLEMENTATION DASHBOARD**  
**GRANDVIEW-WOODLAND COMMUNITY PLAN (2016)**  
Updated mid-year 2021

**POPULATION GROWTH<sup>a</sup>**

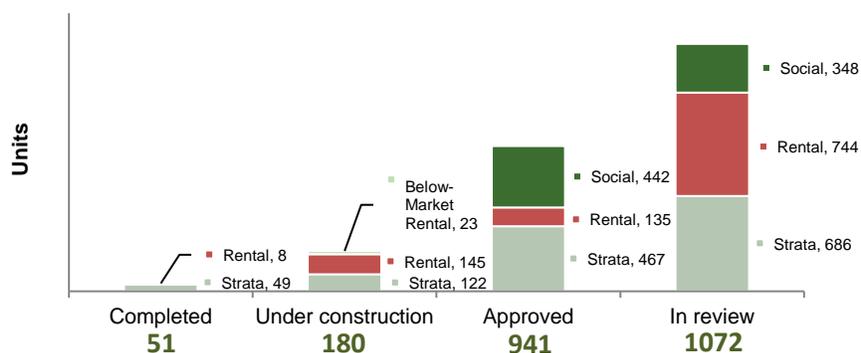
Grandview-Woodland has grown by approximately **400** people since the 2016 census. The plan projects a growth of approximately **9,500** people by 2041.



**DEVELOPMENT ACTIVITY (UNITS)<sup>b</sup>**

Recent rezoning approvals:

- [1885 E Pender St](#)
- [1650 E 12th Ave](#)
- [1943-1967 E Hastings St](#)
- [1766 Frances St](#)
- [2246-2268 E Broadway](#)



**PUBLIC BENEFITS ACHIEVED AND IN PROGRESS SINCE 2016**

✓ On track to achieving targets

→ Some progress toward targets, more work required

○ Targets require attention

TARGETS See Chapter 16 of the <a href="#">Grandview-Woodland Community Plan</a> for more details	Completed	Construction	Planning / Design <sup>c</sup>	Progress
<b>HOUSING</b> <ul style="list-style-type: none"> <li>• 1,400 non-market units</li> <li>• 1,400 secured market rental units (Gross numbers of units reported)</li> </ul>	<ul style="list-style-type: none"> <li>• 8 secured market rental units (1102 Commercial Dr.)</li> <li>• New RT-5, RM-8A/AN, RM-11, RM-12 districts in GW to support increase in housing diversity</li> </ul>	<ul style="list-style-type: none"> <li>• 145 market rental units (91 at 1649 E Broadway, 42 at 2109 E Hastings St, 12 at 928 Commercial Dr)</li> <li>• 23 below market rental units (1649 E Broadway)</li> </ul>		<p>0% of social housing target achieved</p> <p>5% of secured rental target achieved</p> <p>→</p>
<b>CHILDCARE</b> <ul style="list-style-type: none"> <li>• ~ 159 new spaces for children 0 to four years</li> <li>• ~ 65 renewed spaces for children 0 to four years</li> <li>• ~ 90 spaces for school aged children five to 12 years</li> <li>• ~ 190 renewed spaces for children five to 12 years</li> </ul>	<ul style="list-style-type: none"> <li>• 71 new spaces for children 0 to four years (Lord Nelson Elementary)</li> <li>• 22 spaces for children five to 12 years (Lord Nelson Elementary)</li> <li>• 8 spaces for children five to 12 years (Kiwassa Neighbourhood House)</li> </ul>		<ul style="list-style-type: none"> <li>• 138 new spaces (two 69-space facilities) for children 0 to four years as part of Britannia Community Centre renewal (planning)</li> </ul>	<p>20% of childcare spaces target achieved</p> <p>✓</p>

<b>TARGETS</b> See Chapter 16 of the <a href="#">Grandview-Woodland Community Plan</a> for more details	Completed	Construction	Planning / Design <sup>c</sup>	Progress
<b>TRANSPORTATION / PUBLIC REALM</b> <ul style="list-style-type: none"> <li>• Safety improvements for all modes with a focus on vulnerable road users and complete street designs</li> <li>• Upgrades and additions to cycling network</li> <li>• Upgrades to walking environment and sidewalk network</li> <li>• Street network and signal upgrades</li> <li>• New and enhanced plazas as part of redevelopment of key sites</li> <li>• Redesign Commercial Drive as a complete street</li> </ul>	<ul style="list-style-type: none"> <li>• E 10th Ave corridor improvements (Woodland Dr to Victoria Dr)</li> <li>• Nanaimo St upgrades – improved pedestrian crossings, painted bike lane, traffic signals</li> <li>• Interim street closure at Woodland St and 2nd Ave</li> <li>• Interim plazas at Kamloops/Hastings and Grant/Commercial</li> <li>• Pandora/Portside Greenway slow street</li> </ul>	<ul style="list-style-type: none"> <li>• Street trees between Clark Dr &amp; Nanaimo St</li> </ul>		→
<b>CULTURE</b> <ul style="list-style-type: none"> <li>• Creation of 23,000 sq.ft. of artist work space integrated with mixed-use sites containing low-income housing for artists and cultural workers</li> <li>• Seek up to 18,000 sq. ft.<sup>2</sup> of non-profit creation/production studios</li> <li>• Seek cultural spaces as part of Britannia Community Centre redevelopment</li> </ul>			<ul style="list-style-type: none"> <li>• Cultural amenities including art gallery, studios, performance and rehearsal space</li> <li>• Carving Centre as part of Britannia Community Centre renewal (<i>planning</i>)</li> </ul>	→
<b>CIVIC / COMMUNITY</b> <ul style="list-style-type: none"> <li>• Britannia Community Centre renewal and expansion</li> <li>• Fire Hall #9 renewal</li> <li>• Community Policing Centre lease renewal</li> </ul>			<ul style="list-style-type: none"> <li>• Britannia Community Centre renewal (site will include library, recreation centre, childcare) (<i>planning</i>)</li> </ul>	→
<b>HERITAGE</b> <ul style="list-style-type: none"> <li>• 5% allocation from cash community amenity contributions in Grandview-Woodland</li> </ul>	<ul style="list-style-type: none"> <li>• 10% allocation from cash community amenity contributions</li> <li>• New RT-5 zone supports retention of existing heritage and character structures</li> </ul>			✓
<b>SOCIAL FACILITIES</b> <ul style="list-style-type: none"> <li>• Aboriginal Mother Centre Society renewal and expansion</li> <li>• Kiwassa Neighbourhood House renewal and expansion</li> <li>• Vancouver Aboriginal Friendship Centre Society renewal and expansion</li> <li>• Urban Native Youth Association redevelopment</li> <li>• Kettle Friendship Society redevelopment</li> </ul>			<ul style="list-style-type: none"> <li>• Social enterprise space for an Indigenous Social Enterprise at 1st Avenue &amp; Clark Drive (<i>design</i>)</li> <li>• Food hub, urban farm, shared social and meeting space, social and cultural non-profit hub, as part of Britannia Community Centre renewal (<i>planning</i>)</li> </ul>	→
<b>PARKS</b> <ul style="list-style-type: none"> <li>• Renewal and improvement of 8 neighbourhood parks</li> <li>• Install new synthetic turf to replace existing field (location TBD)</li> <li>• Upgrade one track facility (location TBD)</li> <li>• Create new and enhanced plaza areas as part of redevelopment of key sites</li> <li>• Introduce new shared space areas</li> <li>• Increase tree planting in neighbourhood</li> <li>• Work with school boards to allow community use of neighbourhood schools and greenspaces during non-school times</li> </ul>	<ul style="list-style-type: none"> <li>• Pandora Park renewal</li> <li>• Templeton Park Playground renewal</li> <li>• Cedar Cottage Park renewal</li> </ul>	<ul style="list-style-type: none"> <li>• Templeton Park Track renewal</li> </ul>	<ul style="list-style-type: none"> <li>• Grandview Park playground improvements</li> </ul>	✓

## **EXPLANATORY NOTES**

The Public Benefits Implementation Dashboard 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 (and significant public benefits adjacent to the plan area) since Plan approval.

### **<sup>a</sup> Population Growth**

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 between the latest census and the end of the most recent reporting period.

### **<sup>b</sup> Development Activity**

Development Activity reports on gross new units. The Development Activity Chart includes Building Permits, Development Permits, and rezoning applications:

- Completed: Occupancy Permit issuance
- Under Construction: Building Permit issuance
- Approved: Approved Rezoning Applications, and Development Permits submitted without a rezoning
- In review: In Review Rezoning Applications, and Development Permits submitted without a rezoning

### **<sup>c</sup> Planning/Design**

Public benefits in planning/design typically include City-or partner-led projects that have begun a public process or have made significant progress in planning or design stages, but have not yet moved to construction. Amenities secured through developer-initiated applications are not included in the planning/design column and not counted towards public benefits achieved prior to construction as numbers and status may change throughout the permitting process.

\* \* \* \* \*

**2037-2061 East Broadway  
PUBLIC BENEFITS SUMMARY**

**Project Summary**

Six-storey residential building containing 54 strata-titled residential units.

**Public Benefit Summary:**

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

	<b>Current Zoning</b>	<b>Proposed Zoning</b>
Zoning District	RT-5N	CD-1
FSR (site area = 1,498.3 sq. m / 16,128 sq. ft.)	0.75	2.65
Floor Area (sq. ft.)	12,096	42,740
Land Use	Residential	Residential

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

City-wide DCL <sup>1</sup>	\$779,578
Utilities DCL <sup>1</sup>	\$432,956
Community Amenity Contribution	\$712,450
<b>TOTAL</b>	<b>\$1,924,984</b>

<sup>1</sup> Based on DCL bylaws in effect as at September 30, 2021; DCL bylaws 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.

\* \* \* \* \*

**2037-2061 East Broadway  
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**Property Information**

Address	Property Identifier (PID)	Legal Description
2037 East Broadway	015-278-816	Lot 29 of Lot D Block 152 District Lot 264A Plans 442 and 1771
2045 East Broadway	010-149-210	Lot 30 of Lot D Block 152 District Lot 264A Plans 442 and 1771
2055 East Broadway	015-205-096	Lot 31 of Lot D Block 152 District Lot 264A Plans 442 and 1771
2061 East Broadway	007-714-823	Lot 32 of Lot D Block 152 District Lot 264A Plans 442 and 1771

**Applicant Information**

Architect	RH Architects Inc.
Developer/Property Owner	Bucci Development Ltd.

**Development Statistics**

	Permitted Under Existing Zoning	Proposed Development
<b>Zoning</b>	RT-5N	CD-1
<b>Site Area</b>	1,498.3 sq. m (16,128 sq. ft.)	1,498.3 sq. m (16,128 sq. ft.)
<b>Uses</b>	Residential	Residential
<b>Floor Area</b>	1,123.8 sq. m (12,096 sq. ft.)	3,970.7 sq. m (42,740 sq. ft.)
<b>Floor Space Ratio (FSR)</b>	0.75	2.65
<b>Height</b>	10.7 m (35 ft.)	20.8 m (68.2 ft.)
<b>Unit Mix</b>		<b>Total units: 54</b> Studio units: 7 (13%) One-bedroom units: 20 (37%) Two-bedroom units: 19 (35%) Three-bedroom units: 8 (15%)
<b>Parking, Loading And Bicycle Spaces</b>	as per Parking By-law	50 parking spaces 108 Class A bicycle spaces 4 Class B bicycle spaces 1 Class A Loading Space
<b>Natural Assets</b>	1 on-site by-law trees 4 City trees	To be confirmed at Development Permit Stage

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