



## REFERRAL REPORT

Report Date: May 24, 2022  
Contact: Yardley McNeill  
Contact No.: 604.873.7582  
RTS No.: 15194  
VanRIMS No.: 08-2000-20  
Meeting Date: June 7, 2022

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 2062-2092 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 by-law, in accordance with the recommendations set out below, for consideration at the Public Hearing.

### **RECOMMENDATION FOR PUBLIC HEARING**

- A. THAT the application by RH Architects on behalf of the registered owners:
- Bucci Lakewood Project Ltd., the registered owners of the lands at 2062 East Broadway [*PID 011-495-634; Lot 8 of Lot B Block 163 District Lot 264A Plan 4560*];
  - An Trung Hoang and Bich Hanh Hoang, the registered owners of the lands at 2070 East Broadway [*PID 008-116-270; Lot 9 of Lot B Block 163 District Lot 264A Plan 4560*];
  - Yong Jun Su and Yee Won Leung, the registered owners of the lands at 2078 East Broadway [*PID 011-495-642; Lot 10 of Lot B Block 163 District Lot 264A Plan 4560*];
  - Hao Hao Heng Jiang, the registered owners of the lands at 2084 East Broadway [*PID 011-495-651; Lot 11 of Lot B Block 163 District Lot 264A Plan 4560*]; and

- Marvin Chan and Pansy Chan, the registered owners of the lands at 2092 East Broadway [*PID 007-108-249; Lot 12 of Lot B Block 163 District Lot 264A Plan 4560*];

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 21.0 m (68.8 ft.), to permit the development of a six-storey residential building containing 71 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 on September 3, 2021, provided the Director of Planning may allow minor alteration 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 2062-2092 East Broadway from RT-5N (Residential) District to CD-1 (Comprehensive Development) District to permit the development of a six-storey building containing 71 strata-titled residential units. A height of 21.0 m (68.8 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* ("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 2022)*
- *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

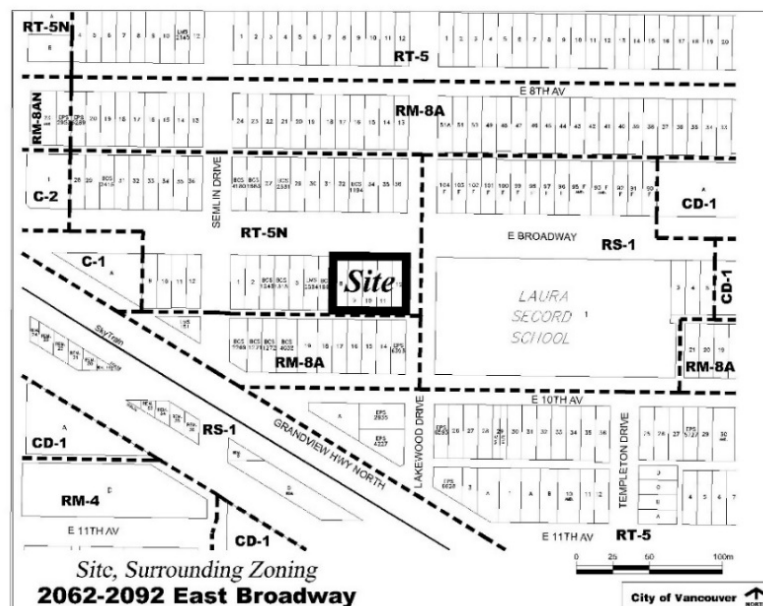
### Background/Context

#### 1. Site and Context

The subject site is on the southwest corner of East Broadway and Lakewood Drive (Figure 1). The frontage is 50.4 m (165.3 ft.) along Broadway and the depth is 37.3 m (122.3 ft.) for a total site area of 1,870.1 sq. m (20,130 sq. ft.).

Currently zoned RT-5N, the property consists of five single-detached homes. Constructed between 1912 and 1991, 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 west are zoned RT-5N, currently developed with single-detached homes, and are designated under the *Plan* for apartments up to six storeys. Properties to the east are zoned RS-1, are currently developed with single-detached homes and an elementary school, and are also designated for apartments up to six storeys. The Laura Secord School site, located immediately across Lakewood Drive to the east is intended to remain designated for institutional use. Sites across the lane to the south are zoned RM-8A, which allows for stacked townhouses or rowhouses.

**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.

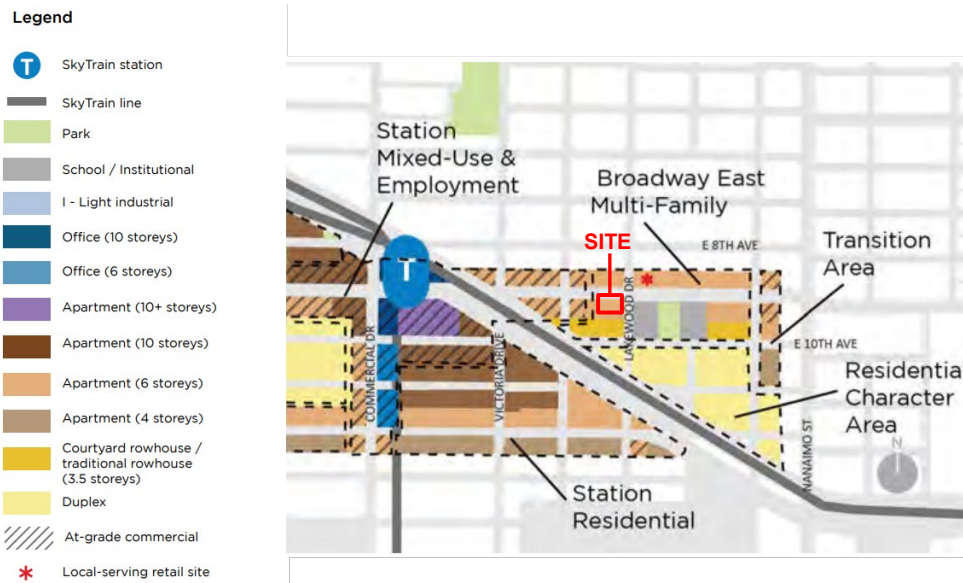
The City coordinates with the VSB to inform decision-making and reduce enrolment pressure, recognizing that some schools are full, but there is overall surplus capacity within their system. The VSB continues to monitor development and work with City staff to help plan for future growth.

**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*. This area is expected to 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 71 strata-titled residential units. Indoor and outdoor amenity space is located on the ground level at the rear of the building. There are 71 vehicle parking spaces and 135 bicycle spaces proposed over two levels of underground parking, accessed from the lane.

The proposed floor area is 4,995.6 sq. m (53,342 sq. ft.), the FSR is 2.65, and the building height is 21.0 m (68.8 ft.).

**Figure 3: Perspective Looking Northeast**

## 2. Land Use

The proposed residential use is consistent with the *Plan*'s direction for residential in this area.

## 3. Form of Development, Height, and Density (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 *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, density, and urban design guidelines set out in the *Plan*.

**Form of Development** – The built form guidelines recommend apartment buildings with setbacks above the third floor to reduce the scale of the buildings and assist in transitioning to the surrounding residential neighbourhood. Upper-storey setbacks are required on the north side to reduce shadowing. The building profile respects these recommended setbacks, including on the north elevation which will reduce shadowing on Broadway.

**Shadowing** – Due to the site orientation, shadows are directed towards Broadway and not the residential sites across the lane. The stepped building profile will further reduce shadow impacts on Broadway.

**Public Realm** – The *Plan* expects public realm improvements that include street trees, and amenities such as bicycle racks and street 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 animate the streets. Rezoning conditions also require enhancements to improve the proposal's interface with the surrounding neighbourhood.

**Private Amenity Space** – The common amenity room is located on the ground floor, adjacent to the outdoor living space on the south side, which allows sunlight exposure. The depth of the site offers opportunities to provide private outdoor patio spaces adjacent to ground floor units and allows for the inclusion of significant greenspace at the perimeter of the site.

**Height** – The *Plan* allows consideration of building heights up to six storeys. The proposed residential building complies with the height limit at six-storeys and a building height of 21.0 m (68.8 ft.). The protected view from Trout Lake, or View Cone 27.2, crosses the site. This view cone protects public views along Commercial Drive and through the Grandview-Woodland neighbourhood to the North Shore mountains. The proposal complies with the *View Protection Guidelines* and does not encroach into the height limit for the protected view.

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

**Urban Design Panel** – The Urban Design Panel reviewed and supported this application on January 19, 2022 (see Appendix C). Staff have included conditions addressing the commentary of the Urban Design Panel.

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 formal modifications outlined herein and provided in the Urban Design conditions detailed in Appendix B.

#### 4. Housing

The application proposes a development with 71 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 proposed unit mix of 31% studio units, 31% one-bedroom units, 25% two-bedroom units, and 13% 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 Projection 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 75 vehicle parking spaces, 140 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 Rezoning*s requires that applications satisfy either the near zero emission buildings or low emissions green building requirements. This application is pursuing the low emissions requirements, which establishes energy and carbon limits to create efficient and comfortable homes and workplaces. The applicant has submitted a design strategy outlining how the project will meet targets. 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 are no trees subject to the Tree By-law on site and five City street trees along Broadway. A rezoning condition ensures protection of the 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.

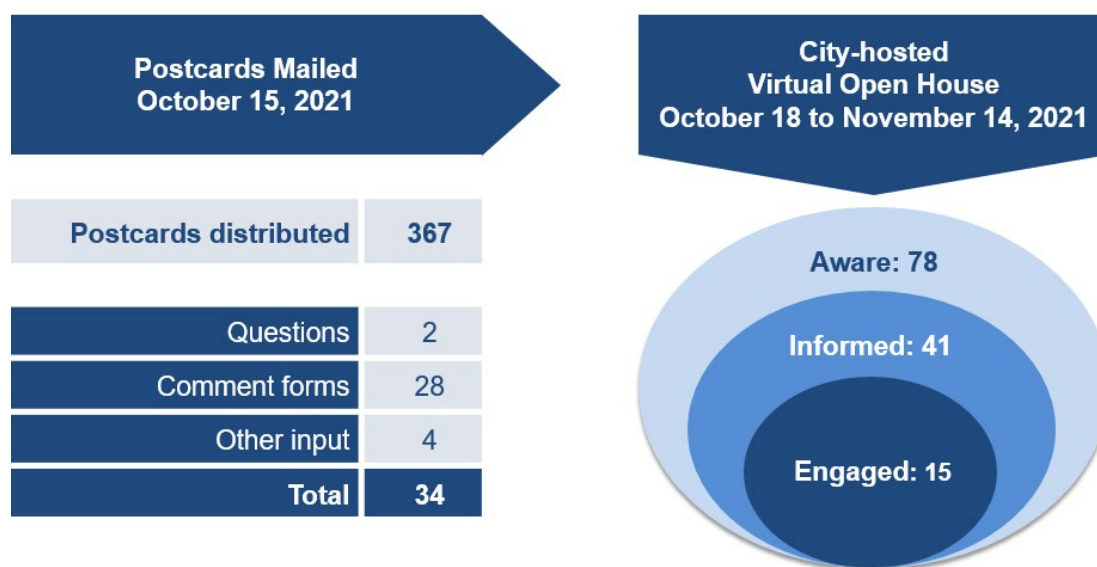
## 7. Public Input

**Public Notification** – A rezoning information sign was installed on the site on September 22, 2021. Approximately 367 notification postcards were distributed within the neighbouring area on or about October 15, 2021. Notification and application information, and an online comment form, was provided on the City’s Shape Your City Vancouver ([shapeyourcity.ca/](https://shapeyourcity.ca/)) platform.

**Virtual Open House** – A virtual open house was held from October 18 to November 14, 2021 on the Shape Your City platform. The 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 were posted for online viewing. 78 people signed onto the project webpage to view the rezoning proposal including an image of the building.

**Public Response and Comments** – Public input was via online questions, comment forms, by email and phone. A total of 34 submissions were received. A summary of all public responses may be found in Appendix D.

**Figure 4: Overview of Notification and Engagement**



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

Generally, comments of support fell within the following areas:

- **Height, massing, density, location:** The height, massing, use, and density proposed at this location is appropriate.
- **Building design:** The building is aesthetically pleasing.

Generally, comments of concern fell within the following areas:



- **Height, massing, density, location, and design:** The proposed height is not suitable for a single-family neighbourhood. The development proposed can support higher densities due to its close proximity to two SkyTrain stations. Setbacks should ensure that balconies do not overlook nearby yards of residents and do not intrude on public spaces such as sidewalks. Suggestions from these respondents recommend moving the balconys to the south side of the site.
- **Traffic and safety:** This development will create further congestion along Lakewood Drive due to an increase in activity from Broadway as well as the closure of the Lakewood Bridge.
- **School:** Laura Secord is currently over capacity. New families will need to drive children to schools outside the area.
- **Community spaces:** The community amenities present in the neighbourhood are lacking for existing residents. This development will cause further strain on these limited amenities such as parks, open spaces, and community centres.
- **Alignment with Community Plan:** This development does not follow the recommendations and guidance given by the *Grandview Woodland Community Plan*.

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

Height, massing, density, location, and design: The proposed use and form of development is 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 and the interface with the surrounding area.

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 speed humps in the lane.

School: Additional capacity is available at Queen Alexandra Elementary School. The City coordinates with the VSB to inform decision-making and reduce enrolment pressure, recognizing that some school are full, but there is overall surplus capacity with their system.

Community spaces: The *Plan* contains a Public Benefits Strategy which identifies public benefits and infrastructure to support growth in the neighbourhood. Public benefits such as parks, open spaces, and community centres are secured through a variety of funding sources, including development cost levies and community amenity contributions.

Alignment with Community Plan: The proposed use and form of development is consistent with the expectations of the *Plan*.

## **8. Public Benefits**

**Community Amenity Contributions (CACs)** – Within the context of the City's *Financing Growth Policy*, an offer of a CAC to address impacts of rezoning can be anticipated from the owner of the 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 applicants, a target-rate CAC approach has been implemented for certain residential sites, such as this rezoning, within Grandview-Woodland.

The site is subject to a CAC Target, applicable to the mid-rise multifamily sub-area within the *Grandview-Woodland Community Plan*. The applicant has offered a cash contribution of \$889,224 based on the net increase in allowable floor area of 38,245 sq. ft. at a target rate of \$23.25 per sq. ft which was in effect at the time of rezoning application. The CAC will be directed to support delivery of the Grandview-Woodland Public Benefits Strategy. A summary of the Strategy and progress to date is provided in Appendix F.

**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.

This 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 by-laws in effect as of September 30, 2021, and the proposed 53,342 sq. ft. of residential floor area, \$1,513,312 of DCLs are expected for this development.

DCL by-laws 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.).

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 \$1,513,312 would be expected from this development.

The applicant has offered a cash CAC of \$889,224, 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.

\* \* \* \* \*

**2062-2092 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 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 1,870.1 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; 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) areas used for off-street parking and loading, the taking on or discharging of passengers at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
  - (d) areas used for bicycle storage;
  - (a) areas used for heating and mechanical equipment; and
  - (e) 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 21.0 m.

### **Horizontal Angle of Daylight**

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.

- 7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.
- 7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement if:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
  - (b) the minimum distance of 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 excluding 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.

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

\* \* \* \* \*

**2062-2092 East Broadway**  
**CONDITIONS OF APPROVAL**

*Note: Consideration by Council at the Public Hearing of the proposed revised form of development is in reference to plans prepared by RH Architects Inc., received on September 3, 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:

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

**Urban Design**

- 1.1 Design development to improve the street and lane interface. This may be accomplished by:
- (a) Improving the identification of the main entrance;
  - (b) Exploring stepped landscape planters to minimize the exposure of high concrete planters;
  - (c) Consideration to relocate the Pad Mounted Transformer (PMT) toward the interior yard in a less prominent location; and
  - (d) Consideration of other elements such as replacement trees, trellis over ramp, to add additional greenery.

Note to Applicant: Refer also to Landscape condition 1.6.

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

Note to Applicant: Consideration to locate more family units to the ground level, which may result in relocating the exits.

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

Note to Applicant: Exploration of a colour and material scheme that responds to the school from across the street is recommended.

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

- 1.4 Design development to respond to CPTED principles in various locations, exits, side yards, and 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**

- 1.5 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended May 2, 2018), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin *Green Buildings Policy for Rezoning*s – *Process and Requirements* (amended April 28, 2017 or later).

## **Landscape**

- 1.6 Design development to enhance the public realm interfaces at the 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.
- 1.7 Design development to expand programming to common amenity area by adding Child Play Area for young children, Urban Agriculture plots and to include other more varied opportunities for informal seating and social gathering.

Note to Applicant: Common Urban Agriculture must conform to City guidelines for infrastructure.

- 1.8 Explore the relocation of Tree #309 from previous arborist report (Dogwood in good condition) and integrate into the landscape plan.
- 1.9 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; and



- (e) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots.
- 1.10 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.
- 1.11 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.
- 1.12 Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:
- (a) maximize natural landscape best management 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), Vol.1 & 2 for further information. A consulting engineer (subject matter expert) will need to be engaged and early phase soil analysis will be needed. Further comments may be outstanding at the development permit stage.

- 1.13 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.

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

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

- 1.16 Provision of confirmation of safe retention/protection of all five City street trees, by coordinating the landscape plans with the arborist report and Tree Management Plan.

Note to Applicant: Currently only one street tree is shown as retained on the plans.

- 1.17 Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

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

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

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

- 1.19 Provision of a "Tree Management Plan".

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

- 1.20 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.

- 1.21 Provision of a Letter of Consent for the proposed removal of adjacent property hedge.

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

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting

depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

- 1.23 Provision of an outdoor Lighting Plan.

### **Engineering**

- 1.24 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.
- 1.25 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.
- 1.26 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal 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.
- 1.27 Developer's Engineer to submit a sewer abandonment plan to the City that details the abandonment or removal of all existing storm, sanitary, and combined connections to the development site. The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.
- 1.28 Provision of a landscape and site plan that reflect the improvements to be provided as part of the Services Agreement.
- Note to Applicant: Drawings must indicate that the off-site designs submitted as part of the DP application are preliminary, and that a final off-site geometric design will be provided by the City of Vancouver through the DP process.
- 1.29 Design development to improve access and design of bicycle parking and demonstrate compliance with the Bicycle Parking Design Supplement by performing the following:
- (a) Provision of an alcove for the bike room access off the vehicle parking ramp and maneuvering aisle;
  - (b) Relocation of Class B bike parking to eliminate encroachments on public property and right-of-ways; and
  - (c) Provision of a minimum 1.2 m (4 ft.) wide access route between the bicycle parking spaces and the outside.

- 1.30 Design development to improve the parkade layout and access design and demonstrate compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services:
- (a) Modification of grades on the ramp and in parking areas to ensure the following:
    - (i) Ramps which have a 15% slope and are exposed to the weather must be heated; and
    - (ii) Modification to the grades of the maneuvering aisle and parking spaces to not exceed 5%.
  - (b) Confirmation that the drive aisle gate is a minimum 6.1 m (20 ft.) wide.
- 1.31 Provision of the following information as part of the drawing submission at the development permit stage to facilitate a complete Transportation review:
- (a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided;
  - (b) All types of parking and loading spaces individually numbered and labelled;
  - (c) Dimension of any/all column encroachments into parking stalls;
  - (d) Identification of all columns in the parking layouts;
  - (e) Dimensions for typical parking spaces;
  - (f) Dimensions of additional setbacks for parking spaces due to columns and walls;
  - (g) Dimensions of maneuvering aisles and the drive aisles at the parkade entrance and all gates;
  - (h) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates;  
  
Note to Applicant: These clearances must consider mechanical projections and built obstructions.
  - (i) Details on the ramp/parkade warning and/or signal systems and locations of lights, signs and detection devices to be shown on the plans;
  - (j) Areas of minimum vertical clearances labelled on parking levels;
  - (k) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances;  
Note to Applicant: The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.

- (l) Indication of the stair-free access route from the Class A bicycle spaces to reach the outside;

Note to Applicant: Stair ramps are not generally acceptable.

- (m) Existing street furniture including bus stops, benches etc. to be shown on plans; and
- (n) The location of all poles and guy wires to be shown on the site plan.

1.32 Provision of a Final Hydrogeological Study which addresses the requirements outlined in the Groundwater Management Bulletin and includes:

- (a) A Groundwater Management Plan which includes:

- (i) Anticipated groundwater discharge rates for City approval.

Note to Applicant: The City does not support the long-term discharge of groundwater to our drainage system. Every effort should be made to prevent or limit this discharge.

- (b) An Impact Assessment which achieves the following objective:

- (i) Analysis to confirm that there are no significant risks from groundwater extraction/diversion.

Note to Applicant: The City does not accept the dewatering of peat due to associated risk of offsite settlement.

Note to Applicant: Construction-related discharge to the sewer must be measured and reported to the City. This monitoring must include daily average flow rates, and be submitted monthly to [groundwater@vancouver.ca](mailto:groundwater@vancouver.ca). A hold will be placed on the Building Permit; to lift the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to [groundwater@vancouver.ca](mailto:groundwater@vancouver.ca).

1.33 Provision of a draft final Rainwater Management Plan (RWMP) to be submitted to clearly indicate how the onsite system achieves the following:

- (a) General Requirements:

- (i) Provision of a pre-development site plan showing orthophoto, existing drainage areas, and onsite and downstream offsite drainage appurtenances.
  - (ii) Provision of post-development site plan(s) that includes the following:
    - Building location/footprint;
    - Underground parking extent;
    - Proposed service connections to the municipal sewer system;

- Location and labels for all proposed rainwater management practices;
  - Area measurements for all the different land use surface types within the site limits; and
  - Delineated catchments to demonstrate best management practices (detention tank(s), green infrastructure, etc.) are appropriately sized.
- (iii) Provide a summary of all catchment areas in a tabular form which includes the required capture and treatment, any direct capture and treatment achieved from adjacent surfaces, and storage capacities for that catchment. Catchments must be shown in a proposed site plan drawing or figure as part of the Final Rainwater Management Plan Report.
- (iv) Provide the updated report signed and sealed by the designated Professional Engineer.
- (v) Ensure best management practice and requirements are adhered to for the design of the proposed rainwater management system which includes drainage by gravity to the receiving system for flow attenuation and overflow purposes.

Note to Applicant: Consider using a more conservative approach to calculating the available storage volume with the soil media of proposed landscaping instead of porosity since it is unlikely for the soil to be completely dry at the beginning of most storm events on an annual scale. The estimated range of rainfall storage in soils is 7–18% from Volume 2 of the City's Best Management Practice toolkit.

(b) Volume Reduction:

- (i) Provision of design specifics and details of all best management practices (BMP) 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 and grading of hardscapes into adjacent landscaping.
- (ii) Prioritize methods of capture by Tier 1 and 2 with Tier 3 only as a last resort.

Note to Applicant: Additional opportunities may include rainwater harvesting, green roof, infiltration practices and/or absorbent landscaping. It is unclear why the total capture from Tier 1 and 2 practices only account for 19% of the Volume Reduction requirement. Additional opportunities include green roofs, routing of runoff from hardscape surfaces to landscape features, infiltration based practices, and/or rainwater harvesting. Appropriate justifications must be stated for each Tier of best management practices to determine if exemptions may be granted.

- (iii) Calculation of any detention system volume to equal the greater of either the pre-development peak flow storage volume or the amount of the 24 mm rainfall not captured in Tier 1 & Tier 2 practices.

Note to Applicant: Revise the rainfall capture target to be calculated based upon the 24 mm/day for the total property boundary area.

(c) Water Quality Target:

- (i) Provide information on how the water quality requirement will be achieved on this site, as water quality treatment is required for the first 24 mm (~70% annual average rainfall) of all rainfall from the site that is not captured in Tier 1 or Tier 2 practices and 48 mm (~90% annual average rainfall) of treatment is required for high traffic areas. For the DP submission, the following should be included for review for all proprietary devices:

- Product Name and Manufacturer/Supplier
- Total area and % Impervious being treated
- Treatment flow rate
- Supporting calculations to demonstrate adequate sizing system based on the contributing drainage area.
- Include discussion of the specified treatment device's % TSS removal efficiency certification by TAPE or ETV.
- Location of device in drawing or figure in the report.

(d) Release Rate:

- (i) Update the peak flow calculations to use the 1:5 year return period with a minimum inlet time of 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.
- (ii) Use appropriate runoff coefficients for different surface types and ensure consistency in % imperviousness estimates for all relevant calculations.

Note to Applicant #1: Runoff coefficients for landscaping on slab should be increased to reflect the increased runoff potential for these areas compared to landscaping over native soil. Currently the runoff coefficient for post-development landscaped areas on slab is assumed to be even less than pre-development landscaping over native soil.

Note to Applicant #2: The appropriate runoff coefficient value for gravel is not stated in either the City's Engineering Design Manual or the Metro Vancouver Source Control Guideline but the runoff potential of the compacted surface is much higher than any landscaping surface as it is commonly proposed for "drives and walks" purposes.

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 DP application. A meeting may be scheduled upon request by contacting [rainwater@vancouver.ca](mailto:rainwater@vancouver.ca).

- 1.34 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.
- 1.35 Provision of a final signed and sealed RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.
- 1.36 Provision of a final signed and sealed standalone Operations and Maintenance (O&M) Manual for the rainwater management system to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.
- 1.37 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:
- 1.38 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>.
- 1.39 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.
- 1.40 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 advanced 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.
- 1.41 The following statement is to be placed 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 and Major Projects and/or your Engineering, Building Site Inspector for details."
- 1.42 City supplied building grades are preliminary and final building grades are required to be issued by the City prior to DP application. Show all City supplied building grades on



architectural and landscape drawings. To minimize grade differences, interpolate a continuous building grade between the points provided on the City supplied building grade plan.

## **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 and to the General Manager of Planning and Development, the General Manager of Arts, Culture and Community Services, the General Manager of Engineering Services, 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:

### **Engineering**

- 2.1 Arrangements are to be made for the consolidation of Lots 8 to 12; all of: Lot B, Block 163, District Lot 264A, Plan 4560 to create a single parcel.
- 2.2 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided. 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. The Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

Note to Applicant: For general Latecomer Policy information refer to the website at <https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>

- (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 Ltd. dated July 30, 2021, no water main upgrades are required to service the development.  
  
Note to Applicant: The main servicing the proposed development is 300mm along E Broadway or 300 mm along Lakewood Dr. The maximum size of connection is 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 2062 – 2092 East Broadway require the following in order to maintain acceptable sewer flow conditions.

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. This shall be demonstrated by preparation of a Rainwater Management Plan with all necessary supporting calculations and drawings prior to the issuance of the development permit.

Note to Applicant: Development to be serviced to the future 200 mm SAN and 300 mm STM in lane south of E Broadway.

- (c) Provision of street improvements along E Broadway adjacent to the site and appropriate transitions including the following:
  - (i) 2.44 m wide broom finish saw-cut concrete sidewalk;
  - (ii) Curb ramps; and
  - (iii) New concrete curb and gutter on E Broadway to City standards.

- (d) Provision of street improvements along Lakewood Dr adjacent to the site and appropriate transitions including the following:
  - (i) Minimum 1.53 m wide front boulevard (measured from the back of the curb) with street trees where space permits;
  - (ii) 2.14 m wide broom finish saw-cut concrete sidewalk;
  - (iii) Curb bulge, including any required road reconstruction to current standards; and
  - (iv) Curb ramps; and

Note to applicant: the City will provide a geometric design for these street improvements.

- (e) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site 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 of a new standard concrete lane crossing, new curb returns and curb ramps at the existing lane crossing on Lakewood Dr adjacent to the site.
  - (h) Provision to reconstruct the laneway along the development site's frontage per City "Higher Zoned Lane" pavement structure with a center valley. Install a new CB in the lane near the Lakewood Dr intersection as required.
  - (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 all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground. BC Hydro service to the site shall be primary.

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. Submission of a written confirmation from BC Hydro that all these items will be located on the development property.

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 Contribution**

- 2.4 Pay to the City the cash Community Amenity Contribution of \$889,224 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**

- 2.5 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**

- 2.6 As applicable:
- (a) Submit a site disclosure statement to Environmental Services.

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

### **Agreements**

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

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

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

\* \* \* \* \*

**2062-2092 East Broadway  
URBAN DESIGN PANEL**

The Urban Design Panel (UDP) reviewed this rezoning application package on January 19, 2022.

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

Development Planner Ryan Dinh noted the key urban design principles in Grandview Woodland Community Plan which include higher-density building forms appropriate for a transit-oriented neighbourhood and streetscapes enhancement through public realm improvements. Buildings will provide upper floor setbacks above the third floor; and further upper storey setbacks on the north side to reduce shadowing. The proposal respects the upper level setbacks as recommended. The upper levels at the lane are further set back to reduce the scale of the building to improve the transition to the residential neighbourhood.

The project will provide an improved 18ft sidewalk along E. Broadway, and retain existing trees on the sidewalk. The building is located within the required setbacks from the Plan. Main floor includes ground oriented units with private patios for street and lane activation and livability improvement. As well, the indoor and outdoor amenity space are located on the main floor in the south side.

Advice was sought from the Panel on the following:

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

**Panel Consensus:**

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

1. More family units at grade especially on the south side.
2. More intensive planting along Broadway lane and Lakewood edges.
3. Design development of the entry required and consider moving to Lakewood.

\* \* \* \* \*

2062-2092 East Broadway  
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

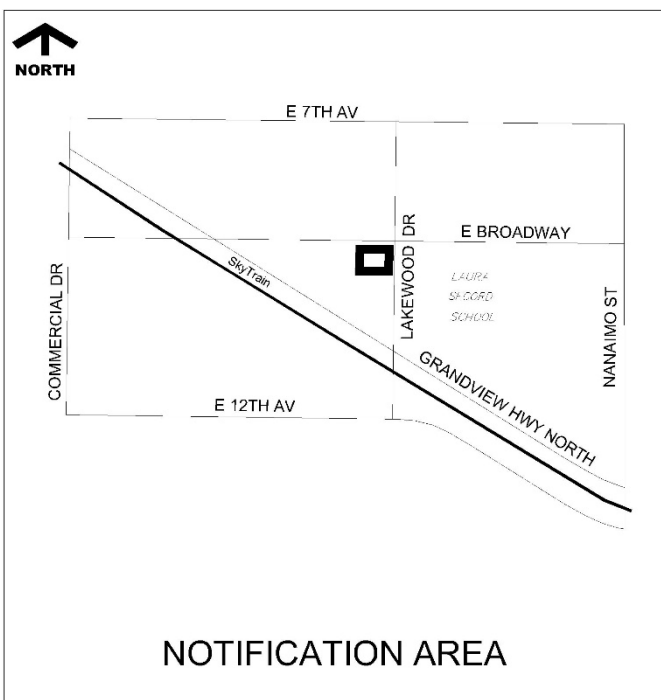
	Date	Results
<b>Event</b>		
Virtual open house (City-led)	October 18 to November 14, 2021	78 participants (aware)* <ul style="list-style-type: none"> <li>41 informed</li> <li>15 engaged</li> </ul>
<b>Public Notification</b>		
Postcard distribution – Notice of rezoning application and virtual open house	October 15, 2021	367
<b>Public Responses</b>		
Online questions	September 2021 – April, 2022	2 submittals
Online comment forms <ul style="list-style-type: none"> <li>Shape Your City platform</li> </ul>	September 2021 – April, 2022	28 submittals
Overall position <ul style="list-style-type: none"> <li>support</li> <li>opposed</li> <li>mixed</li> </ul>	September 2021 – April, 2022	26 submittals <ul style="list-style-type: none"> <li>7 responses</li> <li>13 responses</li> <li>6 responses</li> </ul>
Other input- email	September 2021 – April, 2022	4 submittals
<b>Online Engagement – Shape Your City Vancouver</b>		
Total participants during online engagement period	September 2021 – April, 2022	287 participants (aware)* <ul style="list-style-type: none"> <li>124 informed</li> <li>29 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 a summary of feedback received from the public by topic.

Generally, comments of support fell within the following areas:

- **Height, massing, density, location:** The height, massing, use, and density proposed at this location is appropriate.
- **Building design:** The building is aesthetically pleasing.

Generally, comments of concern fell within the following areas:

- **Height, massing, density, and location:** The development proposed can support higher densities due to its close proximity to two SkyTrain stations.
- **Massing, density, and location:** The development's height is not suitable for a single family neighbourhood.
- **Design:** Setbacks should ensure balconies do not overlook nearby yards of residents and do not intrude on public spaces such as sidewalks. Suggestion from these respondents recommend moving the balcony to face the south side of the site.
- **Traffic and safety:** This development will create further congestion along Lakewood Drive due to an increase in activity from Broadway as well as the closure of the Lakewood Bridge.

- **School:** Laura Secord is currently over capacity and isn't able provide enough space for local children in the community. The additional residents from the development will result in children being driven away from their neighbourhood elementary school.
- **Community Spaces:** The community amenities present in the neighbourhood is lacking for existing members. This development will cause further strain on these limited amenities such as parks, open spaces, and community centres.
- **Alignment with Community Plan:** This development does not follow the recommendations and guidance given by the Grandview Woodlands Community Plan.

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:*

- Building does not look aesthetically pleasing – basic design and boring colours.
- This development lacks diversity in housing choices (seniors, below market rental, at market rentals).
- Additional bicycle spaces should be available from the development.
- Having parking at the alleyway will cause bottlenecks due to pedestrian activity from the neighbourhood and surrounding homes.
- Development will contribute to further scarcity in parking opportunities around the neighbourhood.
- Development is providing too many parking spaces and should be reduced.
- The light in the development's stairway may cause disruptions to neighbouring homes.
- Concerns about gentrification occurring in this neighbourhood, causing low income groups to move elsewhere, which will decrease the appeal and vibrancy of the neighbourhood.

*Neutral comments/suggestions/recommendations:*

- Allocate more units towards family housing that provide 2 to 3 bedrooms to preserve family character of the neighbourhood
- This development will not help towards affordability
- Additional units should be built to increase affordability
- Higher percentage of the proposed development should be allocated to social housing
- Bicycle parking in this development should be located underground
- Additional traffic studies should be conducted
- Additional traffic calming measures is necessary to tackle congestion and ensure the biking network is not impacted
- Additional rooftop amenities should be provided
- Developments feel disconnected from the public realm
- This development should allow for retail opportunities
- Development does not seem to be configured for longevity and as a result will have adverse effects on the environment
- Rezoning process should be more simple for landowners around the neighbourhood to consolidate and create higher density homes



- The rezoning application process should be more quick and efficient
- The historical asset of 2092 E Broadway should be preserved

\* \* \* \* \*

2062-2092 East Broadway  
FORM OF DEVELOPMENT DRAWINGS

Site Plan



South Elevation (Facing Lane)



North Elevation (Facing East Broadway)



East Elevation (Facing Lakewood Drive)





**View from Lakewood Drive and East Broadway**

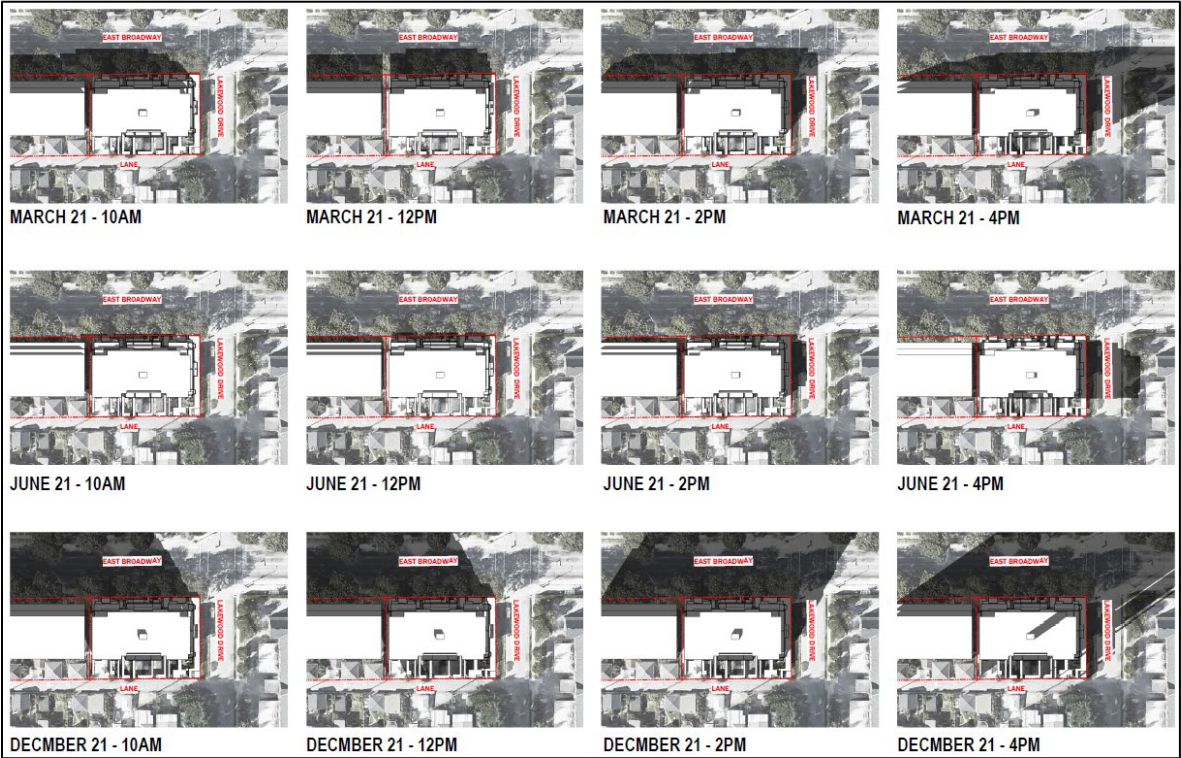


**View from Lane and Lakewood Drive**





Shadow Study



\* \* \* \* \*

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

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

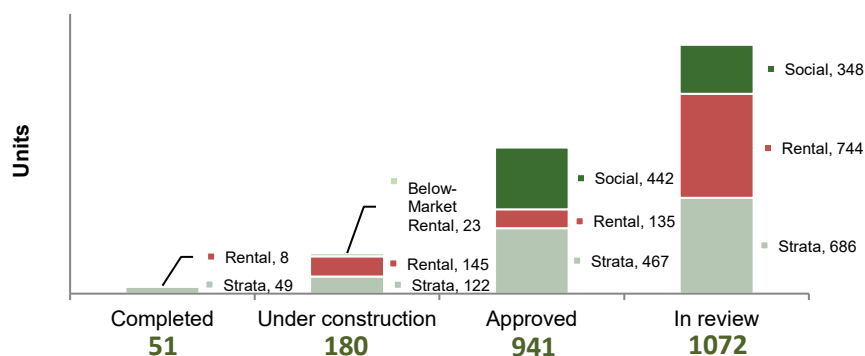
Grandview-Woodland has grown by approximately **400** people since the 2016 census. The plan projects a growth of approximately **9,500** people by 2041.



**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 [Grandview-Woodland Community Plan](#) for more details

**HOUSING**

- 1,400 non-market units
- 1,400 secured market rental units (Gross numbers of units reported)

- 8 secured market rental units (1102 Commercial Dr.)
- New RT-5, RM-8A/AN, RM-11, RM-12 districts in GW to support increase in housing diversity
- 145 market rental units (91 at 1649 E Broadway, 42 at 2109 E Hastings St, 12 at 928 Commercial Dr)
- 23 below market rental units (1649 E Broadway)

0% of social housing target achieved  
11% of secured rental target achieved



**CHILDCARE**

- ~ 159 new spaces for children 0 to four years
- ~ 65 renewed spaces for children 0 to four years
- ~ 90 spaces for school aged children five to 12 years
- ~190 renewed spaces for children five to 12 years

- 71 new spaces for children 0 to four years (Lord Nelson Elementary)
- 22 spaces for children five to 12 years (Lord Nelson Elementary)
- 8 spaces for children five to 12 years (Kiwassa Neighbourhood House)

- 138 new spaces (two 69-space facilities) for children 0 to four years as part of Britannia Community Centre renewal (*planning*)

32% of childcare spaces target achieved



<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 23,000sq.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 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 \$x"q"eləwən ct 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.

\* \* \* \* \*

**2062-2092 East Broadway**  
**PUBLIC BENEFITS SUMMARY**

**Project Summary:**

Six-storey residential building containing 71 strata-titled residential units.

**Public Benefit Summary:**

The project would generate a DCL payment and a cash 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 = 1,870.1 sq. m / 20,129.6 sq. ft.)	0.75	2.65
Floor Area (sq. ft.)	15,097	53,342
Land Use	Residential	Residential

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

City-wide DCL <sup>1</sup>	\$972,958
Utilities DCL <sup>1</sup>	\$540,354
Community Amenity Contribution - Cash	\$889,224
<b>TOTAL</b>	<b>\$2,402,536</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.

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**2062-2092 East Broadway**  
**APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION**

**Property Information:**

<b>Address</b>	<b>Property Identifier (PID)</b>	<b>Legal Description</b>
2062 East Broadway	011-495-634	LOT 8 OF LOT B BLOCK 163 DISTRICT LOT 264A PLAN 4560
2070 East Broadway	008-116-270	LOT 9 OF LOT B BLOCK 163 DISTRICT LOT 264A PLAN 4560
2078 East Broadway	011-495-642	LOT 10 OF LOT B BLOCK 163 DISTRICT LOT 264A PLAN 4560
2084 East Broadway	011-495-651	LOT 11 OF LOT B BLOCK 163 DISTRICT LOT 264A PLAN 4560
2092 East Broadway	007-108-249	LOT 12 OF LOT B BLOCK 163 DISTRICT LOT 264A PLAN 4560

**Applicant Information:**

Architect	RH Architects Inc.
Developer	Bucci Lakewood Project Ltd.

**Development Statistics:**

	<b>Permitted Under Existing Zoning</b>	<b>Proposed Development</b>
<b>Zoning</b>	RT-5N	CD-1
<b>Site Area</b>	1,870.1 sq. m (20,129.59 sq. ft.)	1,870.1 sq. m (20,129.59 sq. ft.)
<b>Land Use</b>	Residential	Residential
<b>Floor Space Ratio (FSR)</b>	0.75	2.65
<b>Floor Area</b>	1,402.58 sq. m (15,097 sq. ft.)	4,995.6 sq. m (53,342 sq. ft.)
<b>Height</b>	10.7 m (35 ft.)	21.0 m (68.8 ft.)
<b>Unit Mix</b>	n/a	Total residential units: 71 Studio units: 22 (31%) 1-bedroom units: 22 (31%) 2-bedroom units: 18 (25%) 3-bedroom units: 9 (13%)
<b>Parking, Loading, and Bicycle Spaces</b>	As per Parking By-law	140 vehicle parking spaces 150 Class A bicycle spaces 5 Class B bicycle spaces
<b>Natural Assets</b>	0 on-site by-law trees 5 City street trees	To be confirmed at Development Permit Stage

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