



## REFERRAL REPORT

Report Date: May 30, 2023  
Contact: Yardley McNeill  
Contact No.: 604.873.7582  
RTS No.: 15800  
VanRIMS No.: 08-2000-20  
Meeting Date: June 13, 2023

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Rezoning: 1961-1995 East Broadway and 2465 Semlin Drive

### ***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 Urban Solutions Architecture Ltd. on behalf of:
- 1131351 B.C. Ltd<sup>1</sup>, the registered owner of the lands located at 1967 – 1995 E Broadway and 2465 Semlin Drive [Lots 33 -36 of Lot C Block 152 District Lot 264A Plans 442 and 1771; PIDs 005-023-041, 007-997-078, 015-278-166 and 015-278-174 respectively]; and
  - Ernesto and Fortunata Flores, the registered owners of the lands located at 1961 E Broadway [PID 015-278-158; Lot 32 of Lot C Block 152 District Lot 264A Plans 442 and 1771],

to rezone the lands from RT-5N (Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.75 to 3.00 and the maximum building height from 10.7 m (35 ft.) to 21.6 m (71 ft.), to permit

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<sup>1</sup> Beneficially owned and controlled by Philip Shih-Han Chou

the development of a six-storey mixed-use building containing 73 strata-titled residential units and at-grade commercial uses, 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 Urban Solutions Architecture Ltd., received May 27, 2022 and a revision received October 25, 2022, 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 subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C, be approved.
- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C;

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

- D. THAT Recommendations A to C 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 1961-1995 East Broadway and 2465 Semlin Drive to CD-1 (Comprehensive Development) District under the *Grandview Woodland Community Plan* (the “*Plan*”). The proposal is for a six-storey mixed-use building with 73 strata-titled residential units and commercial uses at grade.

The proposed use and form of development are consistent with the intent of the *Plan*. Staff recommend that the application be referred to Public Hearing with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to Public Hearing, and the conditions contained in Appendix B.

## **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

- Vancouver Plan (2022)
- Grandview-Woodland Community Plan (2016)
- Housing Needs Report (2022)
- Tenant Relocation and Protection Policy (2015, last amended 2019)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Green Buildings Policy for Rezoning (2010, amended 2018)
- View Protection Policies and Guidelines (1989, last amended 2011)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2023)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-Law No. 12183
- Urban Forest Strategy (2014, amended 2018)
- Latecomer Policy (2021)

## **REPORT**

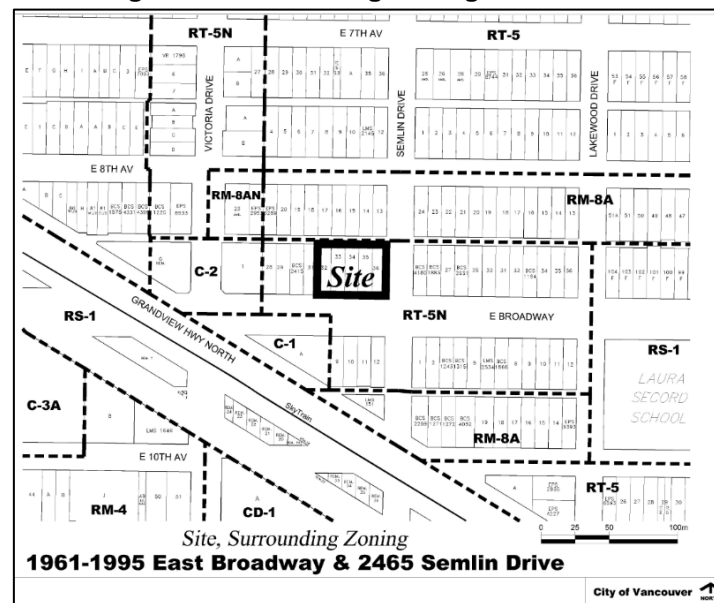
### ***Background/Context***

#### **1. Site and Context**

Currently zoned RT-5N, the subject site is located on the northwest corner of East Broadway and Semlin Drive (Figure 1). The two frontages are 50.3 m (165 ft.) along Broadway and 37.2 m (122 ft.) along Semlin Drive, with a total site area of 1,873 sq. m (20,161 sq. ft.). A rear lane abuts the site to the north.

The site consists of five lots with six single-detached buildings. There are six units of secondary rental housing on the site, of which four are eligible for protections under the *Tenant Relocation and Protection Policy* (TRPP).

Figure 1: Surrounding Zoning and Context



**Local School Capacity** – The site is located within the catchment area of Laura Secord Elementary School and Vancouver Technical Secondary School. The Vancouver School Board (VSB)'s 2020 *Long Range Facilities Plan* anticipates that Laura Secord Elementary and Vancouver Technical Secondary will both be operating under capacity by 2031, at 94% and at 78% respectively. The VSB continues to monitor development and work with the City to plan for future growth.

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

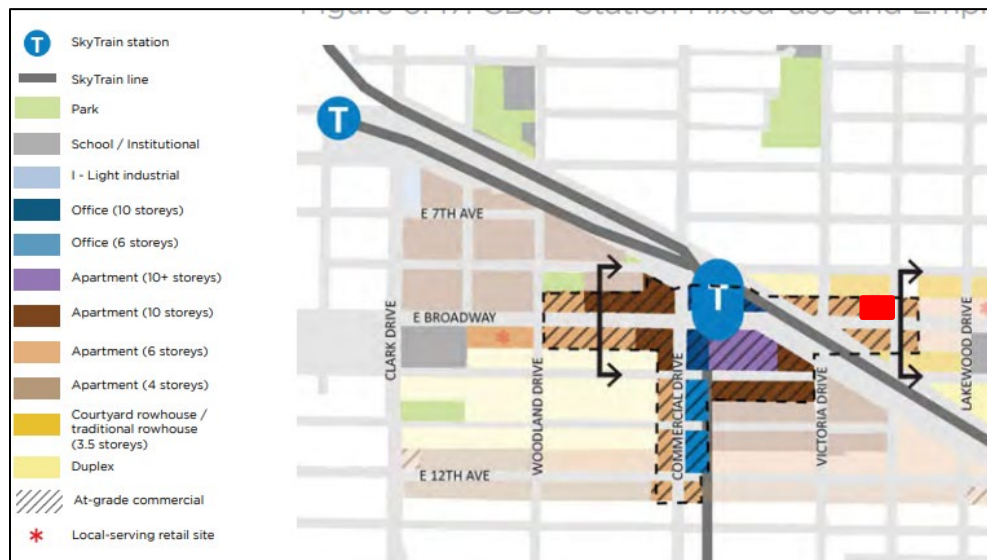
- *Public Parks* – John Hendry (Trout Lake) Park (500 m) and McSpadden Park (400 m);
- *Cultural/Community Spaces* – Trout Lake Community Centre and Trout Lake Rink (1 km); and
- *Childcare* – Laura Secord out of School Care (50 m), Mosaic Child Care Centre (700 m) and Boat Daycare Centre (530 m).

## 2. Policy Context

**Vancouver Plan (2022)** – Approved by Council on July 22, 2022, the *Vancouver Plan* is a land use strategy to guide long-term growth of the city over the next 30 years. The *Vancouver Plan* will serve as a framework with further implementation planning work to follow over the next two to four years. The site is located within the *Grandview Woodland Community Plan* area which is generally in alignment with the *Vancouver Plan*.

**Grandview-Woodland Community Plan (2016) (the “Plan”)** – The subject site is within the ‘Station Mixed-Use and Employment’ area in the Commercial-Broadway Station Precinct of the *Plan* (see Figure 2). Subsection 6.7.1 of the *Plan* considers rezoning for a mix-use building up to six storeys and a floor space ratio (FSR) up to 3.0.

**Figure 2: Station Mixed-Use and Employment Area in Commercial-Broadway Station Precinct Land Use (Subject Site in Red)**



**Housing Needs Report (2022)** – On April 27, 2022, Council resolved at a public meeting to receive a [Housing Needs Report](#) (the “HNR”) prepared by staff. Further to the BC Provincial government’s requirement, Council must consider the most recent HNR when creating a development plan, or when amending a development plan in relation to Council’s housing policies respecting affordable housing, rental housing and special needs housing.

This rezoning application would facilitate the delivery of strata housing and implements Council-approved direction contained in the *Plan*, which is well supported by data and findings in the HNR.

## **Strategic Analysis**

### **1. Proposal**

The rezoning proposal would permit a six-storey mixed-use building with 73 strata-titled residential units and at-grade commercial space. The proposed building height is 21.6 m (71 ft.) and FSR is 3.00, including approximately 716 sq. m (7,714 sq. ft.) of floor area for commercial use.

Indoor and outdoor amenity space is located on the ground level at the rear of the building, with additional outdoor space on the rooftop.

**Figure 3: Perspective from East Broadway and Semlin Drive looking Northwest**



## 2. Land Use

The proposed residential and commercial uses are consistent with the *Plan*.

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

In assessing urban design performance, staff consider the built form guidance of the 'Station Mixed-Use and Employment' area within the Commercial-Broadway Station Precinct of the *Plan*.

**Form of Development** – The application for a six-storey mixed-use building is consistent with the *Plan*. Per the built form directions, the upper floors are setback from the commercial frontage below. A design condition has been included to increase step backs above the fourth storey, to improve the transition to the lower density properties across the rear lane.

Indoor and outdoor amenity spaces are provided at the ground level, centrally located at the rear of the building, with additional outdoor amenity space on the rooftop. A design condition has been included to consider additional rooftop amenity, with better access to sunlight and views.

**Height** – The proposed six-storey building is consistent with the *Plan* and the *View Protection Policies and Guidelines*. The proposed building does not encroach into the Trout Lake View Cone (view cone 27). Design conditions in Appendix B have been included to increase the floor-to-floor height of the commercial units at grade to allow a variety of commercial tenants, and for consideration of rooftop amenity areas.

**Density** – The proposed density of 3.00 FSR is consistent with the *Plan*.

**Public Realm** –The *Plan* seeks improvements to support an accessible neighbourhood with wider sidewalks, landscaping, cycling and pedestrian improvements, and additional tree canopy.

Rezoning conditions in Appendix B require the recession of a parkade egress stairwell and floor-to-floor height increases for the commercial at grade to improve the public realm.

**Urban Design Panel** – A review by the Urban Design Panel was not required as the proposal is consistent with the expectations of the *Plan*. Staff support the application subject to the urban design conditions detailed in Appendix B.

#### 4. Housing

**Housing Mix** – The application proposes a development with 73 strata-titled residential units, including 46 one-bedroom units (63%), 20 two-bedroom units (27%), and 7 three-bedroom units (10%). The proposal complies with the family housing requirements for of the *Family Room: Housing Mix Policy for Rezoning Projects* and a provision is included in the CD-1 By-law to uphold the minimum unit mix requirements.

**Existing Tenants** – The rezoning site contains existing rental residential uses, including six units of secondary rental housing. Four of the six existing residential tenancies are eligible under the *Tenant Relocation and Projection Policy* (the “TRPP”). The applicant has provided a Tenant Relocation Plan for eligible tenants who meet the requirement of the City’s TRPP, summarized in Appendix D.

All residential tenancies are protected under the BC Residential Tenancy Act.

#### 5. Transportation and Parking

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

The application proposes 91 vehicle parking spaces, 150 bicycle parking spaces and two loading spaces, provided within two levels of underground parking, accessed from the lane. One loading space is located at grade at the rear of the building. At the time of development permit, the proposed parking and loading are to meet the Parking By-law requirements. The site is eligible for a reduction to the minimum required parking through the provision of a Transportation Demand Management (TDM) plan, given proximity to Skytrain rapid transit. Further review will be conducted at the development permit stage.

Engineering conditions require public realm improvements, including street upgrades, boulevard bioretention systems, new lighting, lane improvements and transit passenger infrastructure, as set out in Appendix B.

#### 6. Environmental Sustainability and Natural Assets

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

This application has opted to satisfy the *Green Buildings Policy for Rezoning*s (May 2018) 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.

**Natural Assets** –The *Urban Forest Strategy* seeks to protect and strengthen Vancouver’s urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees that meet certain conditions in an effort to protect as many healthy, viable trees as possible, while still meeting the challenges of development and housing priorities.

Five City trees along Broadway and Semlin Drive are proposed for retention, and six on-site trees are proposed for removal due to their condition and conflict with the building footprint. A total of 12 new trees are proposed, subject to a landscape plan and arborist report during the development permit process. See Appendix B for landscape conditions.

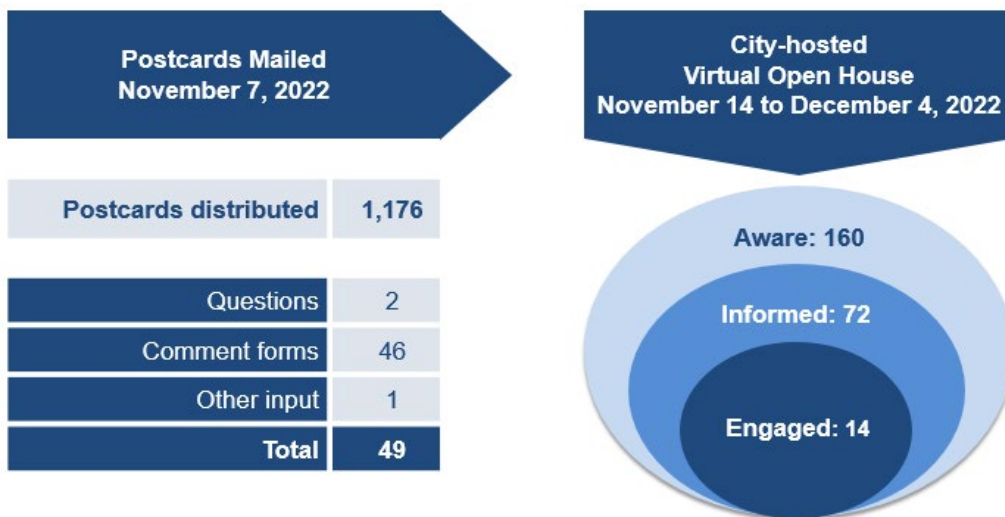
**7. Public Input**

**Public Notification** – A site sign was installed on October 31, 2022. Approximately 1,176 notification postcards were distributed within the neighbouring area on or about November 7, 2022. Notification, application information, and an online comment form was provided on the *Shape Your City Vancouver* ([shapeyourcity.ca/](http://shapeyourcity.ca/)) platform.

**Virtual Open House** – A virtual open house was held from November 14 to December 4, 2022 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. The website was accessed 160 times (Figure 4).

**Public Responses** – Input was received via online questions, comment forms, by email and phone. A total of 49 submissions were received with a summary in Appendix H.

**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:** Height, massing, density is appropriate given the site's proximity to the Commercial-Broadway transit hub.
- **Commercial retail:** The commercial component of the development is a welcome addition to the community and will provide needed public realm improvements in the area.

Generally, comments of concern fell within the following areas:

- **Traffic and safety:** Increased traffic as a result of this development could pose a safety risk to children attending nearby schools such as Laura Secord Elementary School.
- **Parking:** This development will create parking constraints in the neighbourhood.

## Response to Comments

### 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 uses. This includes intersection improvements at Victoria Drive and Broadway, including signal modifications and upgrades to support left turn phasing, and accessible pedestrian crossings.. Lane improvements such as lighting, a concrete pedestrian lane crossing and new curb infrastructure have also been included as rezoning conditions.

### Parking

A total of 91 vehicular parking spaces are proposed in the underground parkade. The proposal currently exceeds the off-street parking requirements of the Parking By-law. Off-street parking reductions may be possible at the development permit stage with the provision of a TDM plan.

## 8. Public Benefits

**Community Amenity Contributions (CAC)** – The application is subject to a negotiated CAC under the *Community Amenity Contributions Policy for Rezoning*s. The applicant has offered a cash CAC of \$1,420,000. Staff recommend that the offering be accepted and that the amount be allocated to support the Grandview Woodland Public Benefits Strategy (PBS) (See Appendix G for PBS tracking). Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget process.

**Development Cost Levies (DCL)** – The site is subject to a City-wide 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 rates in effect as of September 30, 2022 and the proposed 4,903 sq. m (52,775 sq. ft.) of residential floor area and 716 sq. m (7,714 sq. ft.) of commercial floor area, \$1,874,960 in DCLs would be expected from this project.

**Public Art Program** – No public art contribution is applicable to this rezoning as the proposed floor area of the project is below the minimum threshold.

### ***Financial Implications***

As noted in the Public Benefits section this project is expected to provide a cash CAC and DCLs. See Appendix H for additional details.

### ***CONCLUSION***

The use, height, and density for a six-storey mixed-use building is consistent with the Grandview Woodland Community Plan. The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing, together with a draft CD-1 By-law as generally shown in Appendix A. Staff recommend that the by-law 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.

\* \* \* \* \*

**1961-1995 East Broadway and 2465 Semlin Drive  
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 this CD-1, and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
  - (a) Cultural and Recreational Uses;
  - (b) Dwelling Uses, limited to Mixed-Use Residential Building;
  - (c) Institutional Uses;
  - (d) Office Uses;
  - (e) Retail Uses;
  - (f) Service Uses;
  - (g) Utility and Communication Uses; and
  - (h) Accessory uses customarily ancillary to the uses permitted in this section.

## Conditions of Use

- 4.1 The design and layout of at least 35% of the total dwelling units must:
- (a) be suitable for family housing; and
  - (b) have two or more bedrooms, of which:
    - (i) at least 25% of the total dwelling units must be 2-bedroom units, and
    - (ii) at least 10% of the total dwelling units must be 3-bedroom units.
- 4.2 No portion of the first storey of a building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.
- 4.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building except for:
- (a) display of flowers, plants, fruits and vegetables in conjunction with a permitted use;
  - (b) farmers' market;
  - (c) neighbourhood public house;
  - (d) public bike share; and
  - (e) restaurant,
- except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.
- 4.4 The site's East Broadway frontage must provide active commercial uses at grade through the provision of contiguous ground floor commercial space.

## Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 1,873 m<sup>2</sup>, being the site area at the time of the application for the rezoning application evidenced by this By-law, and prior to any dedications.
- 5.2 The maximum floor space ratio for all uses combined is 3.0.
- 5.3 The total floor area for commercial uses must be a minimum of 655 m<sup>2</sup>.

- 5.4 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.
- 5.5 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, provided that:
    - (i) the total floor area of all such exclusions must not exceed 12% of the residential floor area, and
    - (ii) the balconies must not be enclosed for the life of the building;
  - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
  - (c) floors or portions thereof that are used for:
    - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
    - (ii) bicycle storage, and
    - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
  - (d) entries, porches and verandahs, if the Director of Planning first approves the design;
  - (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> per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
  - (f) all storage area below base surface for non-dwelling uses.
- 5.6 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

### **Building Height**

- 6.1 Building height must not exceed 21.6 m.
- 6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop

access structures, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed 24.3m.

### **Horizontal Angle of Daylight**

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.
- 7.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.4 The plane or planes referred to in section 7.3 above must be measured horizontally from the centre of the bottom of each window.
- 7.5 An obstruction referred to in Section 7.3 above means:
  - (a) any part of the same building excluding permitted projections; or
  - (b) the largest building permitted on any adjoining site.
- 7.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirements if:
  - (a) the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines; and
  - (b) the minimum distance of unobstructed view is at least 3.7 m.

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**1961-1995 East Broadway and 2465 Semlin Drive  
CONDITIONS OF APPROVAL**

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

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

*Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Urban Solutions Architecture Ltd., received May 27, 2022 and a revision received October 25, 2022 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 ensure contextual fit as follows:

- (a) Provide a notable setback above the fourth storey at the rear of the building.

Note to Applicant: A 2.4 m (8 ft.) shoulder setback is required west of gridline 7. Usable private open space with a minimum depth of 6 ft. is anticipated for north facing units.

- (b) Propose a treatment to mitigate the temporary visual impact of the proposed party wall along the west property line.

Note to Applicant: Although temporary, the exposed party wall will impact the west neighbour and neighbourhood. Given the height and proximity to the neighbouring property, provide a party wall surface treatment to better mitigate the scale and provide interest.

- (c) Soften the edges with additional landscape buffering as possible.

Note to Applicant: Improve privacy and separation by provision of enhanced landscape buffers at the north east corner of the site and adjacent to the west property line. Refer to landscape condition 1.14 (a).

- (d) Improve the public realm interface at parkade exit stair on East Broadway.

Note to Applicant: This may be achieved by shifting north the parkade exit stair so the door is set 3 ft. back from the setback statutory right of way area required under condition 2.2 (the "SRW") to allow for the door leaf to swing open without encroaching into the public realm.

- 1.2 Design development to provide a minimum of 0.35 FSR of commercial floor area at grade.

Note to Applicant: The commercial floor area minimum must function as commercial retail space and does not include circulation space such as corridors and lobby.

- 1.3 Consideration to increase the at grade commercial floor to floor height to minimum 5.2 m (17 ft.) at the corner of Semlin Drive and East Broadway.

Note to Applicant: The floor to floor height at the corner of Semlin Drive and East Broadway is 15 ft. Provision a more welcoming and flexible corner unit by increasing the floor to floor height to 17 ft. is highly encouraged. Ensure compliance with the view cone regulations. <https://guidelines.vancouver.ca/guidelines-view-protection.pdf>

- 1.4 Design development to ensure compliance with the in-suite storage bulletin.

Note to Applicant: In board rooms without windows (dens) are not permitted; bulk storage rooms do not require windows. Clarify intended use and refer to <https://bylaws.vancouver.ca/bulletin/b004.pdf>.

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

Note to Applicant: High-quality materials are anticipated. The proposed brick application should be maintained and further integrated into the overall project. While it is understood that materials and detailing may evolve during the development permit stage, the submission should demonstrate a commitment to provide durable, high-quality materials and robust detailing.

- 1.6 Design development to ensure sufficient private outdoor space for all dwelling units.

Note to Applicant: Recommended minimum balcony dimensions are 1.8 m (6 ft.) in depth and 2.8 m (9 ft.) in width. Refer to the *High-Density Housing for Families with Children Guidelines*: <https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf>.

- 1.7 Design development to ensure compliance with green roof requirements as outlined in the *Roof-Mounted Energy Technologies and Green Roofs* administrative bulletin.

Note to Applicant: Green roof areas in conjunction with common indoor and outdoor roof top amenity spaces are highly desirable. The private roof patio access stair enclosures may be excluded from the building height pending compliance with the *Roof-Mounted Energy Technologies and Green Roofs* administrative bulletin requirements. Refer to: <https://bylaws.vancouver.ca/bulletin/bulletin-roof-mounted-energy-technologies-and-green-roofs.pdf>.

- 1.8 Design development to mitigate grade change along the site frontages and west property line as possible.



Note to Applicant: Seamless transitions to the neighbor property and public realm are anticipated. This may be achieved by minimizing the difference between design and natural grades.

- 1.9 Design development to improve the size, quality and functionality of the proposed amenity spaces.

Note to Applicant: The proposed amenity spaces are adjacent to a loading bay and busy commercial lane and have limited sunlight exposure. Generous, co-located common indoor and outdoor amenity spaces set back from the roof perimeter is encouraged. This may be achieved by following the guidelines set out in *High Density Housing for Families with Children*. <https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf>.

- 1.10 No portion of the building may encroach into the view cone.

Note to Applicant: The Trout Lake view cone passes over this site allowing unobstructed views from Trout Lake to the north shore mountains. Consistent with City policy, this view cone must remain free and clear of protrusions.  
<https://guidelines.vancouver.ca/guidelines-view-protection.pdf>

- 1.11 Identify 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: <https://guidelines.vancouver.ca/B021.pdf>.

### Crime Prevention through Environmental Design (CPTED)

- 1.12 Design development to respond to CPTED principles including:
- (a) Maximizing natural surveillance throughout pedestrian realm including underground parking, with glazing into publicly accessible areas such as elevator lobbies, and stairs;
  - (b) Introducing measures intended to mitigate theft from vehicles and provide for a sense of security in the underground parking garage, including specifying bright paint for all walls and soffits; and
  - (c) Anticipating mischief and intentional damage such as graffiti in alcoves, and introducing measures intended to mitigate these potential problems such as additional glazing or points of entry to enhance visual activity at all hours.

## **Housing**

1.13 The design and layout of the residential units must:

- (a) Be suitable for family housing;
- (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.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the dwelling units designed to be suitable for family housing.

The two 'two-bedroom plus lock off' units included in the rezoning application may be counted towards the 10% three-bedroom unit mix requirement. However, any changes to the unit mix at Development Permit application stage must not result in less than the total number of three-bedroom units without lock-off units (five) included in the Rezoning Application. Any 'one-bedroom plus lock off' units proposed at the Development Permit application stage shall be counted as one-bedroom units.

## **Landscape**

1.14 Design development to provide a minimum of one (1) specimen quality tree, to be planted at grade at the rear of the site.

Note to Applicant: This is to compensate for the loss of several medium to high quality trees that cannot be retained as part of this proposal. Consider placing the new tree within the proposed ground level rear outdoor amenity area. This will require revisions to the underground parkade design.

1.15 Design development to help increase the privacy of outdoor areas on site and to help buffer from adjacent lower density homes through:

- (a) Reducing the northeast patio's size in particular along the north to increase planter width to accommodate trees;
- (b) Providing an overhead trellis complete with climbing vines to cover as much of the parkade ramp as possible.

1.16 Design development to add planting on private property, outside the SRW, at the SE corner of the site:

Note to Applicant: This will help buffer the commercial patios from East Broadway as well as increase the environmental performance of the property.

1.17 Provision of a revised Arborist Report at the development permit stage to discuss anticipated impacts to existing street trees, recommended mitigation measures, and the

initial and long-term canopy clearance pruning that would be required to facilitate the proposed building.

Note to Applicant: If standard arboricultural mitigation measures cannot adequately address conflicts with tree roots or with the tree canopy, design development to minimize this impact will be required.

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

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

1.19 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.

1.20 Provision of a "Tree Management Plan", coordinated with the arborist report to show:

- (a) Scaled and dimensioned tree protection barriers around the trees on private and public property, coordinated with the Arborist Report;
- (b) Tree numbering for all on site and off site trees; and
- (c) Notations of all recommendations from Arborist, ie. Trigger points, grading and pruning specifications etc.

1.21 Provide 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. See previous condition's Note to Applicant – arborist documentation may not be required.

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

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

- 1.24 Provision of an outdoor Lighting Plan.

### Sustainability

- 1.25 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)."

### Engineering

- 1.26 This Development site has been identified as being adjacent the Major Road Network (MRN), as defined under the South Coast British Columbia Transportation Authority Act (<https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement> [translink.ca]) on one or more frontages. Potential impacts to the road network due to site specific construction activity must be reviewed for all sites proposing street use outside of currently regulated zone limitations. A Construction Management Plan must be submitted directly to TransLink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum 8 weeks prior to any construction activity.

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.

- 1.27 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during

excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

- 1.28 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
- 1.29 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
- 1.30 Confirmation that gates/doors are not to swing more than 0.3 m (1.0 ft.) over the property lines or into the SRW area.
- 1.31 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 development permit ("DP") application are preliminary, and that a final off-site geometric design will be provided by the City of Vancouver through the development permit process.

- 1.32 Design development to improve access and design of bicycle parking by performing the following:
  - (a) provision of a dedicated bicycle elevator for all bicycle spaces located below the first underground level;  
  
Note to Applicant: The elevator is to have doors on both ends to allow bicycles to easily roll in from one end and roll out the other. The elevator to be a freight style elevator with durable finishes to comfortably accommodate two people with two bicycles and provide minimum interior dimensions of 1.7m (5.5 ft) x 2.0m (6.7 ft) A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly. Accommodation of oversized bicycles within this elevator may increase requirements.
  - (b) relocation of Class B bike parking to eliminate encroachments on public property and right-of-ways;
  - (c) provision of bicycle parking lockers accommodating a maximum of one bicycle each; and

- (d) provision of a minimum 1.2 m (4 ft) wide access route between the bicycle parking spaces and the outside.
- 1.33 Design development to improve access and design of loading spaces and demonstrate compliance with the Parking and Loading Design Supplement by performing the following;
- (a) provision of convenient, internal, stair-free loading access to/from all site uses;
  - (b) confirmation that the slope of the loading bay does not exceed 5%; and
  - (c) explore relocating Class A Passenger Loading space at grade on site with access from the lane;
- 1.34 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.

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

- (a) Volume Reduction

- (i) 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. Exploring opportunities to route building hardscapes to Tiers 1 and 2 is encouraged. Appropriate justifications must be stated for each Tier to determine if exemptions may be granted. This may also allow for simplification of the proposed detention system design such that only a single structure is required for release rate control.

- (ii) Ensure consistent values between the report and supporting appendices.

Note to Applicant: The report currently indicates that the area value for landscape on-slab will be 454 m<sup>2</sup> while the appendices and supporting calculations indicate it is 162 m<sup>2</sup>.

- (iii) Ensure adequate soil depth for all proposed landscaping to meet the volume reduction requirement or adjust the calculations accordingly

Note to Applicant: 100 mm depth green roof is insufficient for fully meeting the volume reduction requirement as only 18 mm of rainfall depth can be reliably stored within the soil media even with upper limit of 18% of rainfall storage in soil volume as per the City of Vancouver's Best Management Practice Toolkit dated March 2016

- (b) 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; and
- Location of device in drawing or figure in the report.

Note to Applicant: Provide supporting Water Quality system sizing calculations with the updated submission.

(c) Release Rate

- (i) Update the peak flow calculations to control the post-development 1:10 year return period to the pre-development flow rate with a minimum inlet time of 5 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) Calculate the detention tank volume 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.
- (iii) Note to Applicant: Revise the post development target release rate to utilize the full required detention system volume in the design event since the required volume is greater than the amount necessary to meet pre development peak flow.
- (iv) Provide a preliminary stage-storage-discharge table for the proposed detention tank system.

Note to Applicant: The stage-storage-discharge (SSD) table should indicate the proposed storage volume and release rate at key elevations throughout the detention tank including the proposed outlet and emergency overflow elevations. For more information and an example SSD table, please contact [rainwater@vancouver.ca](mailto:rainwater@vancouver.ca). Key elevations for specific rainwater storage structures shall be noted on the table for designs with only a single flow control device to demonstrate hydraulic connectivity of the overall system.



Note to Applicant: As of August 17, 2022, the Rainwater Management Bulletin has been updated to clarify the City's review process and detail submission requirements for applicants. In preparing for resubmission at development permit, please review the document and its associated appendix. Additional information can be found at the following link: <https://vancouver.ca/home-property-development/private-realm-rainwater-management.aspx>

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).

- 1.36 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.
- 1.37 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.
- 1.38 Provision of a final signed and sealed standalone rainwater Operations and Maintenance Manual to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.
- 1.39 Developer's Engineer is to submit a sewer abandonment plan to the City that details the following:
  - (a) The abandonment or removal of all existing storm, sanitary, and combined connections to the development site;  
  
Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to the issuance of the Sewer Permit.
- 1.40 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 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 Landscape drawings: Remove proposed pavers from City boulevard. Hardscape treatment on City boulevard to be standard concrete.

(a) Add notes and callouts to the plans stating that the required Green Infrastructure improvements on 1961 East Broadway will be as per City-issued design.

1.43 Provision and confirmation of the following are required in order for Engineering to support plant materials on the SRW:

- (a) all plant material within the same continuous planting area which is located on street right of way within 10.0 m (32.8 ft.), measured from the corner of an intersection, pedestrian crossing, entrance to a driveway or other conflict areas, shall not exceed a mature height of 0.6 m (2 ft.), measured from the sidewalk;
- (b) all plant material within the street right of way that is located outside of the areas described in the bullet above shall not exceed a mature height of 1.0 m (3.3 ft.), measured from the sidewalk;
- (c) plants shall be planted in such a way as to not encroach on the sidewalk, street, lane, and/or bike lane and shall provide a minimum 0.45 m (1.5 ft.) buffer of low groundcover or sod grass for plantings adjacent to sidewalks;
- (d) no permanent irrigation system shall be installed in the SRW; and
- (e) all planting on the SRW is to be maintained by the adjacent property owner.

Note to Applicant: Refer to City of Vancouver Boulevard Gardening Guidelines for more information on boulevard planting.

## PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services and the General Manager of Arts, Culture and Community Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

### Engineering

- 2.1 Arrangements are to be made to the satisfaction of the General Manager of Engineering Services, and the Director of Legal Services for the consolidation of Lots 32 to 36, all of Lot C, Block 152, District Lot 264A, Plans 442 And 1771 to create a single parcel.

Note to Applicant: Restrictive Covenant 93728H is on the titles for the site. This Restrictive Covenant require the approval of the Canada Trust Company for any house designs, and set a minimum value for these houses. The applicant may wish to have this charge released from the titles; however, as this Restrictive Covenant is not in favour of the City, its release is not a condition of redevelopment of these properties.

- 2.2 Provision of a building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site, along East Broadway to achieve a 5.5 m offset distance measured from the back of the existing curb for widened sidewalks.

Note to Applicant: The SRW will be free of any permanent obstruction such as structure, mechanical vents, stairs, fences, railings, and planter walls at grade and is to accommodate the underground parking structure within the SRW agreement.

- 2.3 Provision of a Services Agreement to detail the on- 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 all to the satisfaction of the General Manager of Engineering Services. No development permit for the 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 2.4 (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 Aplin & Martin Consultants Ltd. dated March 18, 2022, 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. 300 mm is the maximum size of service

connections. The developer is responsible for 100% of the cost of any system upgrading deemed necessary.

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 1961 East Broadway does not require any sewer upgrades.

Note to Applicant: Development to be serviced to the proposed 250 mm STM and 200 mm SAN sewers along Semlin Drive.

The applicant shall install backflow preventers on service connections.

The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 10-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change. This shall be demonstrated by the preparation of a Rainwater Management Plan with all necessary supporting calculations and drawings prior to the issuance of the development permit.

The Broadway trunk sewers require upgrading as part of sewer renewal and to support growth in the area (currently scheduled for 2026). The City of Vancouver 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.

- (c) Provision of improvements at the intersection of Victoria Drive and Broadway including:

- (i) Signal modifications to support geometric changes and left turn phasing in all directions; and
  - (ii) upgrades to the existing traffic signal including accessible pedestrian signals (APS).

- (d) Provision of street improvements along East Broadway adjacent to the site and appropriate transitions including the following:

- (i) minimum 1.22 m (4.0 ft.) wide front boulevard (measured from the back of the existing curb);

- (ii) minimum 3.05 m (10.0 ft.) wide broom finish saw-cut concrete sidewalk;
  - (iii) relocation or replacement of the existing fire hydrant to outside of the future sidewalk; and
  - (iv) curb ramps.
- (e) Provision of street improvements along Semlin Drive adjacent to the site and appropriate transitions including the following:
- (i) 2.14 m (7.0 ft) wide broom finish saw-cut concrete sidewalk;
  - (ii) curb bulge, including relocation or replacement of the existing catch basin and any road reconstruction as required to accommodate the curb bulge;
  - (iii) curb ramps;

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

- (f) Provision of a curb bulge bioretention system on Semlin Drive at Broadway. These improvements will generally include placement of plants, growing medium, and perforated pipe sub drain connected to the sewer system.
- (g) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.

Note to Applicant: A lighting simulation is required prior to DP issuance.

- (h) 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.

- (i) Provision to reconstruct laneway along the development site's frontage per City "Higher Zoned Laneway" pavement structure.
- (j) Provision of lane lighting on standalone poles with underground ducts if BC Hydro poles with attached City lane lights planned to be removed. The ducts must be connected to the existing City street lighting infrastructure.
- (k) Provision of a new standard concrete lane crossing, new curb returns and curb ramps at the existing lane crossing on Semlin Drive adjacent to the site.

- (l) Provision of the addition of bus stop amenities adjacent to the site (stop# 50912) including all associated passenger facilities (shelter, seating, litter can, advertising panels, foundations, drainage, electrical connection, etc.) at a location to be determined by Engineering Services.

Note to Applicant: Bus shelters shall be placed in such a way as to maintain accessibility for bus boarding and alighting. Refer to the following standards:

- (i) typical bus shelter dimensions are approximately 4.3 m x 2.2 m (14.1 ft. x 7.2 ft.);
  - (ii) bus shelters shall be a minimum of 1.8 m (5.9 ft.) from the curb;
  - (iii) bus shelters shall be a maximum of 9.0 m (29.5 ft.) from the bus ID pole;
  - (iv) there shall be a minimum of 3.0 m (9.8 ft.) width direct clear path from the bus ID pole to the sidewalk to allow for ramp deployment and access to the front doors of the bus; and
  - (v) no conflict with underground utilities.
- (m) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

2.4 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 Victoria Drive and Broadway per condition 2.3 (c)

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.

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

2.5 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.

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).

## **Housing**

- 2.6 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:
- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the Tenant Relocation and Protection Policy that is effective at the time of submission of the Development Permit Application.
  - (b) Provide a notarized declaration prior to issuance of the Development Permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.
  - (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must outline the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.  
  
Note to Applicant: If a long period of time elapses between Public Hearing and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.
  - (d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit. The Report must outline the names of tenants; indicate the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

### **Sustainability**

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

### **Community Amenity Contribution**

- 2.8 Pay to the City the cash Community Amenity Contribution of \$1,420,000 which the applicant has offered to the City and which is to be allocated to support the delivery of the *Grandview – Woodland Public Benefits Strategy*. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

### **Environmental Contamination**

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

\* \* \* \* \*

**1961–1995 East Broadway and 2465 Semlin Drive**  
**DRAFT CONSEQUENTIAL AMENDMENTS**

**DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 11879**

Amend Schedule A (CD-1 Zoning Districts regulated by Part 9) by adding the following:

“1961 – 1995 East Broadway and 2465 Semlin Drive      [CD-1 #]      [By-law #]      C-2”

**DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW No. 6555**

Amend Schedule B (Intermediate Zone) by adding the following:

“[CD-1 #]      [By-law #]      1961 – 1995 East Broadway and 2465 Semlin Drive”

\* \* \* \* \*

**1961-1995 East Broadway and 2465 Semlin Drive  
SUMMARY OF TENANT RELOCATION PLAN TERMS**

<b>Tenant Relocation and Protection Requirements</b>	<b>Tenant Relocation Plan Offer</b>
Financial Compensation	<ul style="list-style-type: none"> <li>• Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule:               <ul style="list-style-type: none"> <li>○ 4 months' rent for tenancies up to 5 years;</li> <li>○ 5 months' rent for tenancies over 5 years and up to 10 years;</li> <li>○ 6 months' rent for tenancies over 10 years and up to 20 years;</li> <li>○ 12 months' rent for tenancies over 20 years and up to 30 years;</li> <li>○ 18 months' rent for tenancies over 30 years and up to 40 years; and</li> <li>○ 24 months' rent for tenancies over 40 years.</li> </ul> </li> </ul>
Notice to End Tenancies	<ul style="list-style-type: none"> <li>• Landlord to provide regular project updates to tenants throughout the development approvals process.</li> <li>• A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).</li> </ul>
Moving Expenses (flat rate or arrangement of an insured moving company)	<ul style="list-style-type: none"> <li>• A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.</li> </ul>
Assistance in Finding Alternate Accommodati (3 options)	<ul style="list-style-type: none"> <li>• Staff have distributed tenant needs assessment surveys.</li> <li>• These surveys will be used in relocation efforts and to identify tenants' needs and preferences.</li> <li>• Applicant has committed to provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.</li> </ul>
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<ul style="list-style-type: none"> <li>• For low income tenants and tenants facing other barriers to housing, as defined in the Tenant Relocation Plan Policy, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.</li> </ul>

\* \* \* \* \*

1961 – 1995 East Broadway and 2465 Semlin Drive  
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

	Date	Results
<b>Event</b>		
Virtual open house (City-led)	November 14, 2022 – December 4, 2022	160 participants (aware)* <ul style="list-style-type: none"> <li>• 72 informed</li> <li>• 14 engaged</li> </ul>
<b>Public Notification</b>		
Postcard distribution – Notice of rezoning application and virtual open house	November 7, 2022	1,176 notices mailed
<b>Public Responses</b>		
Online questions	November 14, 2022 – December 4, 2022	2 submittals
Online comment forms <ul style="list-style-type: none"> <li>• Shape Your City platform</li> </ul>	October, 2022 – March, 2023	46 submittals
Overall position <ul style="list-style-type: none"> <li>• support</li> <li>• opposed</li> <li>• mixed</li> </ul>	October, 2022 – March, 2023	46 submittals <ul style="list-style-type: none"> <li>• 45 responses</li> <li>• 1 response</li> <li>• 0 response</li> </ul>
Other input	October, 2022 – March, 2023	1 submittal
<b>Online Engagement – Shape Your City Vancouver</b>		
Total participants during online engagement period	October, 2022 – March, 2023	568 participants (aware)* <ul style="list-style-type: none"> <li>• 220 informed</li> <li>• 48 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.

Generally, comments of support fell within the following areas:

- **Height, massing, density, location:** Height, massing, density is appropriate for the location. As this development is close to transit, additional density should be considered.
- **Commercial retail:** The commercial component of the development is a welcome addition to the community.

Generally, comments of concern fell within the following areas:

- **Traffic and safety:** Increased traffic as a result of this development could pose a safety risk to children attending schools such as Laura Secord Elementary School.
- **Parking:** This development will create parking constraints in the neighbourhood.

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

*General comments of support:*

- The added density will help with the growing neighbourhood and welcome new families.
- The building is aesthetically pleasing.
- In support of creating additional housing stock.
- This development will help contribute towards housing affordability.
- The developer has successfully created a nice balance of unit and suite types for various demographics.

*General comments of concern:*

- Increased traffic will result in additional vehicular noises.

*Neutral comments/suggestions/recommendations:*

- More colour or texture, or some more animation in the building design would be preferred.
- Housing stock should be continually replenished through strata, rental, and below market units.
- Great location for families.
- Additional parking should be provided.
- Less parking spaces should be considered as it is close to a transit station and cycling routes.
- This development should be a car-free development.
- A 6-storey building should not be getting its own unique zoning by-law.
- The City should pre-zone lots.
- This application shouldn't need to go to public hearing as it is a waste of tax payer funds.

\* \* \* \* \*

**1961 – 1995 East Broadway and 2465 Semlin Drive**  
**FORM OF DEVELOPMENT DRAWINGS**

**Perspective from East Broadway Looking North**



**Perspective from Semlin Avenue Looking West**





**Perspective from Lane looking South**



**Perspective Looking East**

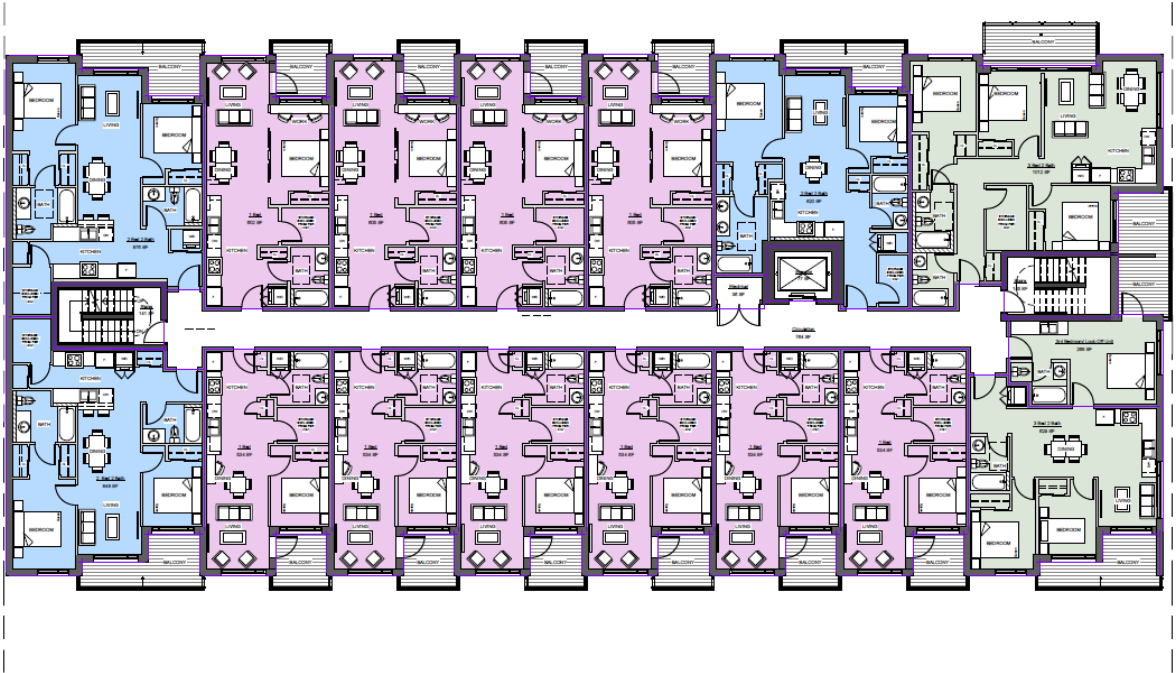




First Floor Plan



Typical Floor Plan



\*\*\*\*\*

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

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

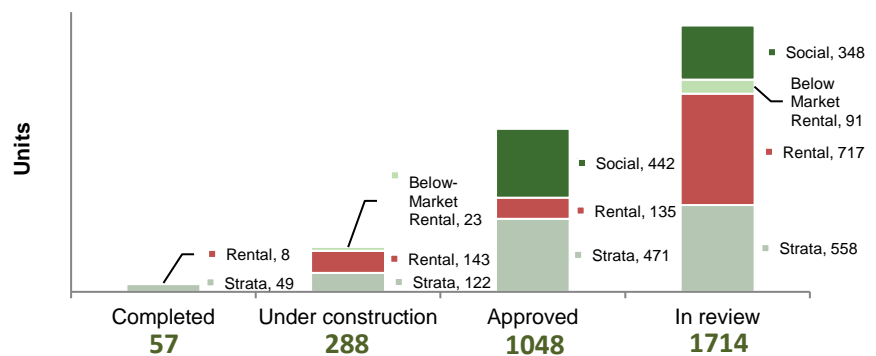
Grandview-Woodland has grown by approximately **400** people since the 2016 census. The plan projects a growth of approximately **9,500** people by 2041.



**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	COMPLETED	UNDER CONSTRUCTION	PLANNING/DESIGN	PROGRESS
<p>See Chapter 16 of the <a href="#">Grandview-Woodland Community Plan</a> for more details</p> <p><b>HOUSING</b></p> <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</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>• 143 market rental units</li> <li>• 23 below market rental units</li> </ul>		<p>0% of non-market housing target achieved</p> <p>○</p> <p>12% of secured rental target achieved</p> <p>✓</p>

<p style="text-align: center;"><b>TARGETS</b></p> <p>See Chapter 16 of the <a href="#">Grandview-Woodland Community Plan</a> for more details</p>	<p style="text-align: center;"><b>COMPLETED</b></p>	<p style="text-align: center;"><b>UNDER CONSTRUCTION</b></p>	<p style="text-align: center;"><b>PLANNING/DESIGN</b></p>	<p style="text-align: center;"><b>PROGRESS</b></p>
<p><b>CHILDCARE</b></p> <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</li> <li>40 new spaces for children five to 12 years</li> <li>28 renewed spaces for children five to 12 years</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</li> </ul>	<p>44% of new childcare spaces 0-4 years target achieved </p> <p>44% of new childcare spaces 5-12 years target achieved </p> <p>31% of renewed childcare spaces 5-12 years target achieved </p> <p>0% of renewed childcare spaces 0 to four years target achieved </p>
<p><b>TRANSPORTATION / PUBLIC REALM</b></p> <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 plaza at Kamloops St/Hastings St</li> <li>Pandora/Portside Greenway Slow Street</li> <li>Charles St Slow Street temporary measure</li> </ul>		<ul style="list-style-type: none"> <li>Conceptual designs for Portside Greenway</li> </ul>	
<p><b>CULTURE</b></p> <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. 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 at Carving Centre as part of Britannia Community Centre renewal (<i>planning</i>)</li> </ul>	
<p><b>CIVIC / COMMUNITY</b></p> <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 (library, recreation centre, childcare) (<i>planning</i>)</li> </ul>	
<p><b>HERITAGE</b></p> <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> </ul>			

	<ul style="list-style-type: none"> <li>• New RT-5 zone supports retention of existing heritage and character structures</li> </ul>			
<p><b>SOCIAL FACILITIES</b></p> <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 Ave &amp; Clark Dr (<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>	→
<p><b>PARKS</b></p> <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> <li>• John Hendry Master Plan</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 present quarter.

<sup>b</sup> **Development Activity:** 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> **Public Benefits Achieved:** Public benefits in planning/design typically include large City- or partner-led projects or master plans that have begun a public process or have made significant progress in planning or design stages, but have not yet moved to construction. Public benefits secured through developer-initiated applications are not registered owners 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.

<sup>d</sup> **Housing - Planning/Design:** Housing units in 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.

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**1961–1995 East Broadway and 2465 Semlin Drive  
PUBLIC BENEFITS SUMMARY**

**Project Summary**

Six-storey mixed-use building containing 73 strata-titled residential units and commercial uses at grade.
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**Public Benefit Summary:**

The project would generate a DCL payment and a cash CAC to be allocated toward the Grandview Woodland Plan Public Benefits Strategy.
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	<b>Current Zoning</b>	<b>Proposed Zoning</b>
Zoning District	RT-5N	CD-1
FSR (site area = 1,873 sq. m / 20,161 sq. ft.)	0.75	3.00
Buildable Floor Space	1,404 sq. m (15,120 sq. ft.)	5,619 sq. m (60,489 sq. ft.)
Land Use	Residential	Residential and commercial

**Summary of Development Contributions Expected Under Proposed Zoning**

City-wide DCL <sup>1</sup>	\$1,200,036
Utilities DCL <sup>1</sup>	\$674,924
Community Amenity Contribution	\$1,420,000
<b>TOTAL</b>	<b>\$3,294,960</b>

<sup>1</sup> Based on DCL by-laws in effect as at September 30, 2022. DCL by-laws 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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**1961–1995 East Broadway and 2465 Semlin Drive**  
**APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**APPLICANT AND PROPERTY INFORMATION**

<b>Street Address</b>	1961 – 1995 East Broadway and 2465 Semlin Drive
<b>Legal Description</b>	Lots 32-36 of Lot C Block 152 District Lot 264A Plans 442 and 1771
<b>Property Identifier (PID)</b>	015-278-158, 005-023-041,007-997-078, 015-278-166, 015-278-174
<b>Property Owner</b>	1131351 B.C. Ltd., Ernesto and Fortunata Flores
<b>Architect</b>	Urban Solutions Architecture Ltd.

**SITE STATISTICS**

<b>Site Area</b>	1,873 sq. m (20, 161 sq. ft.)
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**DEVELOPMENT STATISTICS**

	<b>Permitted Under Existing Zoning</b>	<b>Proposed</b>								
<b>Zoning</b>	RT-5N	CD-1								
<b>Uses</b>	Residential	Residential and Commercial								
<b>Maximum Density</b>	0.75 FSR	3.00 FSR								
<b>Floor Area</b>	1,404 sq. m (15,120 sq. ft.)	5,619 sq. m (60,489 sq. ft.)								
<b>Maximum Height</b>	10.7 m (35 ft.)	Roof: 21.6 m (71 ft.) Top of Amenity Access: 24.3 m (79 ft.)								
<b>Unit Mix</b>	--	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">One-bedroom</td> <td style="text-align: right;">46</td> </tr> <tr> <td>Two-bedroom</td> <td style="text-align: right;">20</td> </tr> <tr> <td>Three-bedroom</td> <td style="text-align: right;">7</td> </tr> <tr> <td><b>TOTAL</b></td> <td style="text-align: right;"><b>73</b></td> </tr> </table>	One-bedroom	46	Two-bedroom	20	Three-bedroom	7	<b>TOTAL</b>	<b>73</b>
One-bedroom	46									
Two-bedroom	20									
Three-bedroom	7									
<b>TOTAL</b>	<b>73</b>									
<b>Parking, Loading and Bicycle Spaces</b>	Per Parking By-law	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Vehicle Parking</td> <td style="text-align: right;">91</td> </tr> <tr> <td>Bicycle Parking</td> <td style="text-align: right;">150</td> </tr> <tr> <td>Loading Spaces</td> <td style="text-align: right;">2</td> </tr> </table>	Vehicle Parking	91	Bicycle Parking	150	Loading Spaces	2		
Vehicle Parking	91									
Bicycle Parking	150									
Loading Spaces	2									
<b>Natural Assets</b>	11 existing on-site By-law trees; 5 City trees	5 City trees to be retained To be confirmed at development permit stage								

\* \* \* \* \*