



REFERRAL REPORT

Report Date: June 11, 2024
Contact: Tiffany Rougeau
Contact No.: 604.707.5318
RTS No.: 16413
VanRIMS No.: 08-2000-20
Meeting Date: June 25, 2024

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 2096 West Broadway and 2560-2576 Arbutus Street

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 PCI Developments, on behalf of:

- South Coast British Columbia Transportation Authority (“Translink”), the registered owner of 2096 West Broadway [*Lot 1 and the West 1/2 of Lot 2 Block 345 District Lot 526 Plan 590; PIDs 015-187-829 and 015-187-837*];
- 2560 Arbutus Holdings Corp., the registered owner of 2560-2576 Arbutus Street [*PID 014-191-440; Lot E (See 624688L) Block 345 District Lot 526 Plan 1949*];

to rezone the lands from C-3A (Commercial) District and C-8 (Commercial) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 3.0 and 2.25 to 11.3 and the maximum building height from 9.2 m (30 ft.) and 12.2 m (40 ft.) respectively to 90.8 m (298 ft.) with additional height for the portion with rooftop amenity, to permit the development of a 30-storey mixed-use building containing 260 rental housing units, of which

20% of the residential floor area will be secured as below-market rental units, and 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 Musson Cattell Mackey Partnership, received June 21, 2023, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C, be approved.
- D. 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.

- E. THAT Recommendations A to D 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 2096 West Broadway and 2560-2576 Arbutus Street from C-3A (Commercial) District and C-8 (Commercial) District to CD-1 (Comprehensive Development) District. The proposal is to permit a 30-storey mixed-use building containing 260 rental housing units, of which 20% would be secured at below-market rents, and commercial uses under the *Broadway Plan*. Staff recommend the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to a Public Hearing and the conditions outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Broadway Plan (2022)
- Housing Needs Report (2022)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2023)
- Green Buildings Policy for Rezoning (2010, last amended 2023)
- Vancouver Development Cost Levy By-law No. 9755 (2008, last amended 2023)
- Vancouver Utilities Development Cost Levy By-law No. 12183 (2008, last amended 2023)
- Urban Forest Strategy (2018)
- Public Art Policy and Procedures for Rezoned Developments (2014)
- Latecomer Policy (2021)
- Provincial Bill 47 – Housing Statutes (Transit Oriented Areas) Amendment Act, adopted November 30, 2023

REPORT

Background/Context

1. Site and Context

The site is comprised of two lots that occupy the eastern side of Arbutus Street, between West Broadway and West 10th Avenue (Figure 1). An east-west City-owned lane, with underground infrastructure, is located between West Broadway and West 10th Avenue. The total site area, which includes a portion of the lane, is 1,880.8 sq. m. (20,245 sq. ft.), with a frontage of 82.0 m (269 ft.) along Arbutus Street and a depth of 23.0 m (75 ft.). The Arbutus Greenway is located east of the site and the Arbutus Broadway Subway Station will be located north across West Broadway. Neighbouring sites along West Broadway and Arbutus Street are primarily zoned commercial with CD-1 zoned sites and RT (Residential) District lots spanning further out from the site.

The property is developed with one and two-storey commercial buildings. There are no existing residential tenants on site.

Figure 1: Location Map

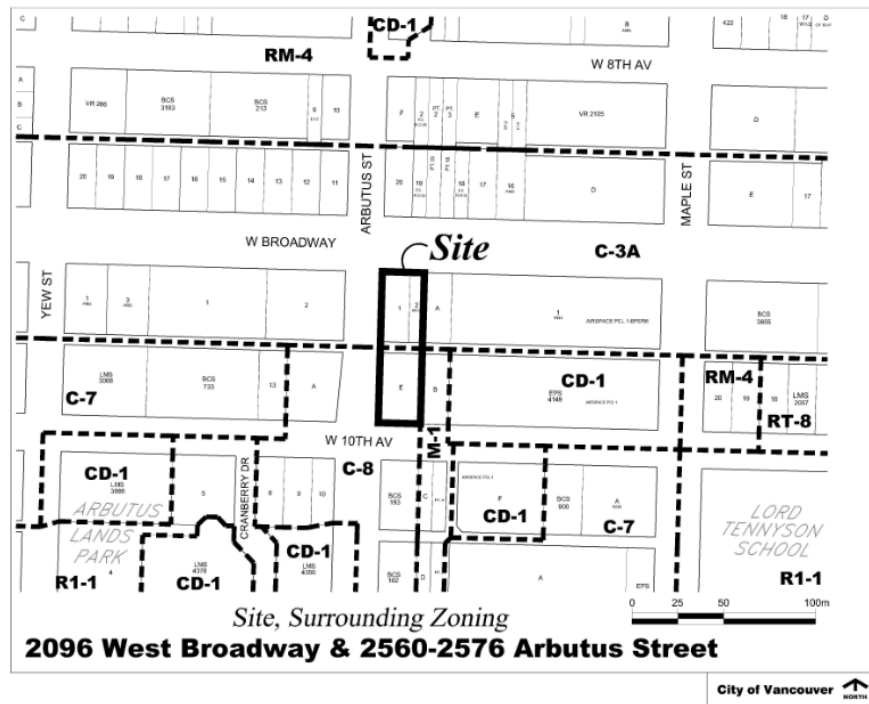
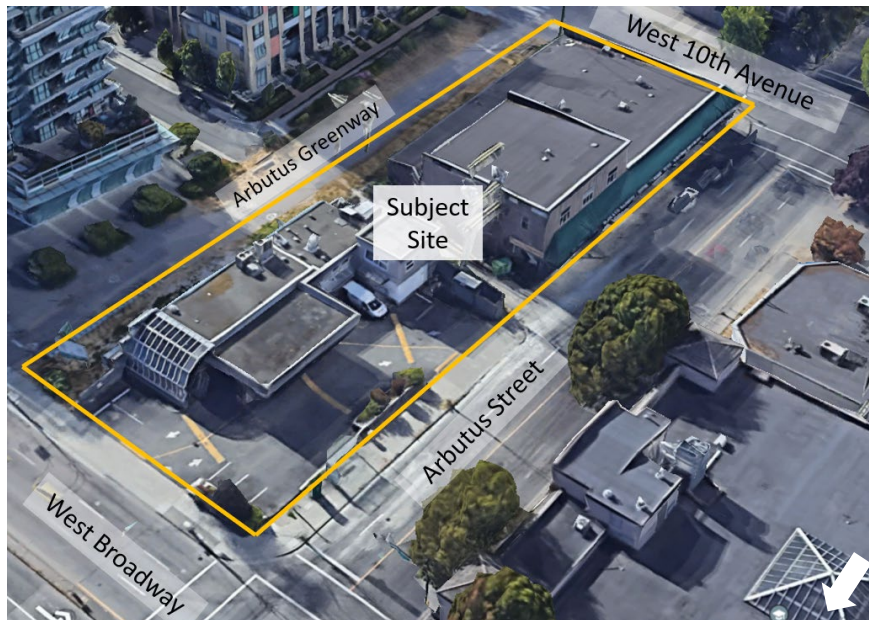


Figure 2: Subject Site (looking southeast)



Neighbourhood Amenities – The following amenities are within close proximity:

- **Parks:** Delamont Park (250 m), Arbutus Greenway Park (150 m), and Connaught Park (500 m).
- **Community Space:** Kitsilano Community Centre and ice rink (950 m). Kitsilano Library (1.25 km). Kitsilano Neighbourhood House (600 m).

- **Childcare:** CEFA Early Learning Vancouver – Kitsilano (100 m), Reach for the Stars Montessori (150 m), Montessori Day Care Society (200 m) and Lord Tennyson childcare and out-of-school care (500 m).

Local School Capacity – The site is located within the catchment area of Henry Hudson Elementary School and Kitsilano Secondary School. According to the Vancouver School Board (VSB)'s 2020 *Long Range Facilities Plan*, Henry Hudson will be operating under capacity, at 72% by 2031, and Kitsilano Secondary will also be operating under capacity, at 96% by 2031.

The VSB report notes that overall enrolment trends for the wider area are changing. The VSB continues to explore options to reduce pressure on schools in this area, monitor development, and work with City staff to help plan for future growth.

2. Policy Context

Broadway Plan (2022) – The *Broadway Plan* (the Plan) is a comprehensive community plan for the area within Vine Street to Clark Drive and 1st Avenue to 16th Avenue. The 30-year plan focuses on opportunities to integrate new housing, jobs and amenities around the new Broadway Subway. The site is located within the Broadway/Arbutus South - Area A (KBAA) sub-area of the Plan.

Vancouver Plan (2022) – The *Vancouver Plan* was approved by Council on July 22, 2022 and is a land use strategy to guide the long-term growth of the City over the next 30 years. The *Vancouver Plan* serves as a framework, with further implementation planning work to follow over the next few years.

The site is located within the *Broadway Plan* area which is generally in alignment with the *Vancouver Plan*.

Housing Needs Report (2022) – On April 27th, 2022, Council resolved at a public meeting to receive a [Housing Needs Report](#) (HNR) prepared by staff. Further to the BC Provincial government's requirement, Council must consider the most recent HNR when preparing 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 zoning amendment would facilitate the delivery of rental housing including a component of below-market rental units and address the data and findings within the HNR.

Housing Vancouver Strategy (2017) – *Housing Vancouver* focuses on the right supply of new homes, including rental, to meet a continuum of housing types. Overall, 72,000 new homes are targeted, including 20,000 purpose-built rental units. Targets and actions seek to retain a diversity of incomes and households in the city. If approved, this rezoning will contribute towards the targets for market and below-market rental housing units.

Provincial Legislation – Housing Statutes (Transit-oriented Areas) Amendment Act – Bill 47-2023 – In November 2023, the Province passed legislation for minimum development objectives around Transit Oriented Areas (TOA). Staff have reviewed the legislation and are reporting back to Council with an implementation strategy. The legislation does not limit Council from considering applications within locations designated as a TOA, and Council may continue to consider applications and make decisions related to the application before them at a Public Hearing.

Strategic Analysis

1. Proposal

The application proposes to rezone the site to permit a 30-storey mixed-use building with rental residential and commercial uses (Figure 3). A total of 260 rental housing units are proposed, of which 20% of the residential floor area will be secured at below-market rents. The proposal includes accommodations for a secondary entrance for the future Broadway Subway Arbutus Station. The application proposes for a portion of the commercial space to be occupied by the Ohel Ya'akov Community Kollel (the Kollel), a community and registered charity located two blocks east of the subject site. A total of 67 vehicle spaces, 489 bicycle spaces and residential storage are located underground with access proposed from Arbutus Street.

Closure of a portion of the lane between West Broadway and West 10th Avenue is also proposed as part of the application. The process to close the portion of lane, including purchase of the portion of lane, would only advance to Council if the rezoning application is approved, in principle, at Public Hearing.

Figure 3: View of Proposed Building from Arbutus Street (Looking Northeast)



2. Land Use

The Plan requires provision of non-residential uses (job space) above the ground floor however, flexibility for the minimum job space requirement can be considered for this site given the shallow/constrained site and the Plan's priority of providing a secondary station entrance. This application proposes commercial uses within the podium and a design condition has been included in Appendix B to explore the provision of additional non-residential space (job space) within the podium if it can be reasonably accommodated.

Overall, the proposed mix of residential and commercial uses are consistent with the intent of the Broadway/Arbutus South - Area A (KBAA) sub-area of the Plan.

3. Form of Development, Height and Density

(Refer to application drawings in Appendix F and project statistics in Appendix H)

This proposal is being assessed against Council-adopted development guidance for high-rise, mixed-use buildings outlined in sections 8.5 and 11.7 of the Plan, with a focus on tower siting, massing, solar access, tower separation and building articulation. The prominent, transit-oriented nature of the site also demands extra consideration of the role the development will have in urban placemaking.

The proposed form of development generally complies with the urban design and development criteria of the Plan, with variances detailed below.

Figure 4 – Tower on podium typology

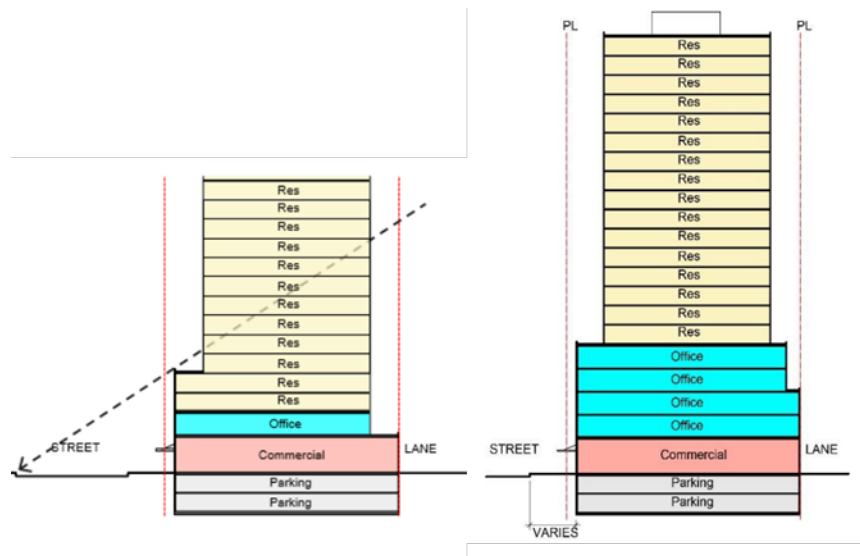
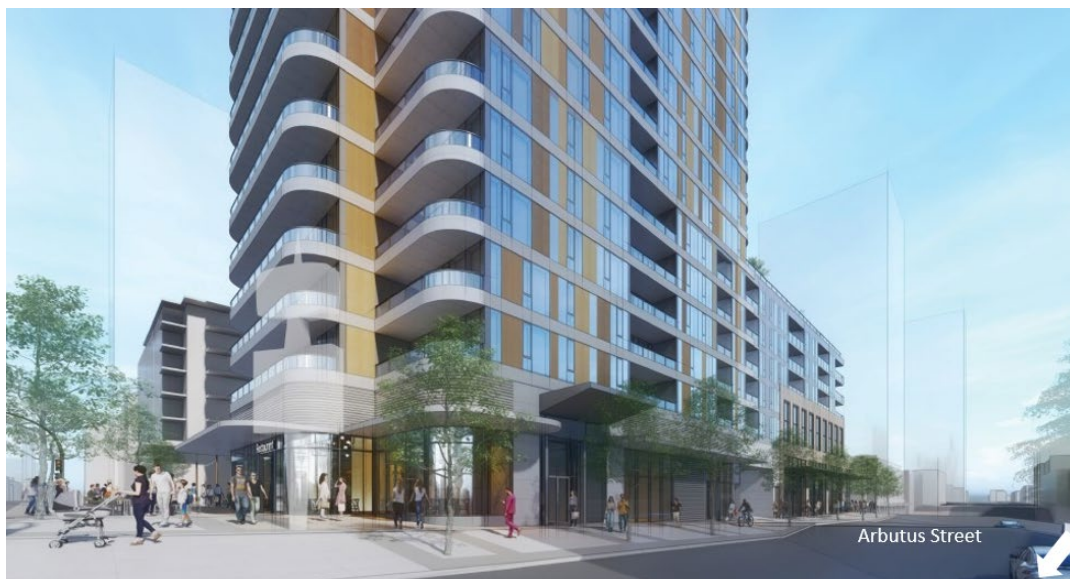


Figure 5: View of the Proposed Building looking Southeast at the corner of West Broadway and Arbutus Street



Height – At 30 storeys, the proposal complies with the maximum overall allowable height permitted in sub-area KBAA. The proposed development does not result in additional shadowing of nearby public parks and school properties between 10AM and 4PM between the spring and fall equinoxes. Staff note that the solar access policy requirements in the Plan do not apply to the Arbutus Greenway.

The site is not located in any Council-adopted public views.

Density – With a density of 11.3 FSR, the proposal exceeds the maximum 10.5 FSR anticipated by the Plan. As the development makes accommodations for a future secondary subway station entrance, detailed below, and given the nominal resulting impacts to the overall height and massing, staff recommend support for this density increase.

Built Form and Massing – The development parcel is both significantly narrower and significantly deeper than a typical 45.7 m x 37.0 m (150 ft. x 120 ft.) Broadway tower site, resulting in a point tower expression when viewed from West Broadway and a more typical ‘tower-and-podium’ form at the Arbutus Street frontage.

Staff support the necessary relaxations to the maximum tower width at the primary (West Broadway) frontage and podium height resulting from the unusual property dimensions subject to the Conditions of Approval outlined in Appendix B.

Secondary Entrance for Broadway Subway Arbutus Station – The application includes accommodations for a future secondary entrance to the Broadway Subway Arbutus Station. Secondary station entrances enhance passenger capacity, accessibility, connectivity and pedestrian safety, helping to ensure that infrastructure investments meet future needs. The secondary station entrance accommodations included with this application are the result of a significant collaborative effort on the part of the applicant, TransLink and the City.

Many of the recommended relaxations are in support of this important public benefit.

Public Realm – Developments throughout the Plan area are intended to reinforce the prominence of Broadway as a “Great Street” and foster a lively public realm by including activating uses and enhanced open spaces at grade. This proposal generally meets these development criteria; however, further design development to the ground level layout and the site design, particularly the north corner plaza, is required, as outlined in the Conditions of Approval in Appendix B.

Urban Design Panel (UDP) – The Urban Design Panel reviewed and supported this application on October 11, 2023, with recommendations related to design expression, architectural detailing, and the public realm interface. Rearranging the proposed uses at grade and further design development and programming of the corner plaza were especially noted. Minutes of the UDP proceedings are included in Appendix E. Panel recommendations are reflected in the conditions of approval outlined in Appendix B.

4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 260 housing units, 20% of which would be at below-market rates, to the City's inventory of rental housing, which would contribute to the targets set out in the strategy (see Figure 6).

Figure 6: Progress Towards 10 Year Housing Vancouver Targets for Secured Market Rental Housing as of December 31st, 2023

Housing Type	Category	10-Year Targets ¹	Units Approved Towards Targets ²
Purpose-Built Market Rental Housing Units	Market Rental	16,000	15,843 (99%)
	Developer-Owned Below-Market Rental	4,000	1,525 (38%)
	Total	20,000	17,368 (87%)

1. Tracking progress towards 10-year Housing Vancouver targets began in 2017

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

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2022, the purpose-built apartment vacancy rate was 0.8% in Vancouver. The vacancy rate (based on the Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Kitsilano / West Point Grey area, in which this site is located, is 0.9%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix – The *Broadway Plan* requires a minimum of 35% family units, including a minimum of 10% of units with three or more bedrooms and 25% of units with two bedrooms. This application proposes 36.15% family units in a mix of two-bedroom and three-bedroom units, thereby exceeding the Plan. These units must be designed in accordance with the *High Density Housing for Families with Children Guidelines*. The application as proposed is consistent with the policy and a provision is included in the CD-1 By-law to meet the minimum unit mix requirements.

Average Rent and Income Thresholds – Figure 7 below sets out the proposed average starting rents for the below-market units. These starting rents are applicable for the below-market units which will comprise at least 20% of the residential floor area that is counted in the calculation of the floor space ratio and will be targeted to moderate income households. Average market rents in newer rental buildings on the west side are also shown in the middle two columns in Figure 7. The market rental housing component will provide options that are more affordable than home ownership as illustrated in Figures 7 and 8.

Figure 7: Below-Market Unit Average Rents, Market Rents in Newer Buildings and Household Incomes Served

	Proposed Average Unit Size	Below-Market Units Average Starting Rents (2023) ¹	Average Market Rent in Newer Buildings Westside (CMHC, 2023) ²	Average Household Income Served	DCL By-Law Maximum Averages – Westside (CMHC, 2023) ³	Average Household Income Served
Studio	400	\$1,376	\$1,902	\$76,080	\$2,235	\$89,408
1-bed	500	\$1,607	\$2,306	\$92,240	\$2,576	\$103,048
2-bed	720	\$2,215	\$3,372	\$134,880	\$3,567	\$142,692
3-bed	930	\$2,695	\$4,434	\$177,360	\$4,095	\$163,812

1. Starting rents shown are calculated based on a 20 per cent discount to city-wide average market rents as published by CMHC in the fall 2023 Rental Market Report.
2. Data from October 2023 CMHC Rental Market Survey for buildings completed in 2014 or later on the Westside of Vancouver
3. For studio, 1-, 2-, and 3-bedroom units, the maximum DCL rents are the average rents for all residential units built since the year 2015 in the City of Vancouver as published by CMHC in the fall 2023 Rental Market Report.

To qualify for a below-market rental unit, a household's gross annual income cannot exceed the maximum income requirements for the unit type, with at least one household member per bedroom. Policy 12.2.17 of the Plan specifies that below-market rental units will be subject to tenant income testing and monitoring requirements that apply under the *Secured Rental Policy*, as described in the *Rental Incentive Programs Bulletin*. All residents will have equal access to common indoor and outdoor amenities and facilities shown in Appendix F.

Figure 8 – Cost of Ownership and Household Incomes Served

	Monthly Costs of Ownership for Median-Priced Apartment with 20% down-payment – Westside (BC Assessment 2021) ¹	Average Household Income Served – Westside	Down-payment at 20% – Westside Apartment
Studio	\$2,837	\$113,480	\$106,000
1-bed	\$3,473	\$138,920	\$132,000
2-bed	\$5,193	\$207,720	\$198,400
3-bed	\$7,982	\$319,280	\$311,890

1. Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Westside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, \$250-\$350 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2021 assessments and property tax rate)

Security of Tenure – Purpose-built rental housing offers permanent rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All 260 units in the proposal would be secured through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

The Housing Agreement will secure not less than 20% of the residential floor area that is counted in the calculation of the floor space ratio for below-market units to be rented at rates targeted to meet the affordability needs of moderate income households. Between tenancies, the rent for a below-market rental unit will be re-indexed to the current CMHC average rent by unit type, applying the same discount rate as was secured at the time of occupancy permit issuance. Rent increases during each tenancy are capped at the Residential Tenancy Act annual allowable rental increase. Conditions related to securing the units are contained in Appendix B.

Tenants – The rezoning site does not currently have any existing rental residential uses and there are no eligible tenants as defined under the City's *Tenant Relocation and Protection Policy* (TRPP). If any eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to provide a Tenant Relocation Plan that meets the City's TRPP and additional *Tenant Stability and Protection* policies as set out in the *Broadway Plan*.

5. Transportation and Parking

The site is well served by transit, with various bus routes along West Broadway and Arbutus Street. Notably, the future Broadway Subway Arbutus Station will be located north of the site across West Broadway.

Acquisition and closure of a portion of lane between West Broadway and West 10th Avenue is proposed by the applicant. This process to close the portion of lane, including purchase of the portion of City-owned lane, would only advance to Council if the rezoning application is approved, in principle, at Public Hearing. Conditions included in Appendix B require the relocation of utilities in the laneway once the lane is purchased.

Vehicle and bicycle parking is provided on four levels of underground parking, accessed from Arbutus Street. The application proposes 67 vehicle parking spaces and 489 bicycle spaces. A reduction in residential parking spaces can be supported subject to the applicant demonstrating acceptable Transportation Demand Management (TDM) measures at the development permit stage. Conditions included in Appendix B require the proposal meet the requirements of the Parking By-law.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezonings* requires that rezoning applications satisfy the green and resilient building conditions stated within the policy. The applicant has submitted preliminary modelling analysis with design and construction strategies to meet energy and emissions and embodied carbon targets in the Building By-law, a summary of the resilient building measures, and commitment to fulfil energy system sub-metering and enhanced commissioning requirements throughout the project.

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 to protect as many healthy, viable trees as possible while still meeting the challenges of development and housing priorities.

There are no existing trees on the site and no street trees on City lands adjoining the site. New street trees are proposed on the West Broadway, Arbutus Street and West 10th Avenue boulevards. See Appendix B for landscape conditions.

7. Public Input

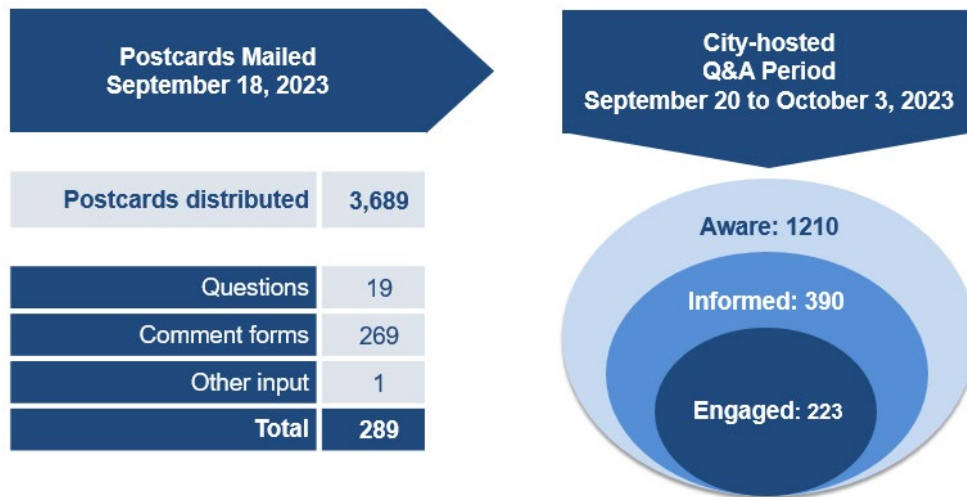
Public Notification – A rezoning information sign was installed on the site on July 18, 2023. Approximately 3,689 notification postcards were distributed within the neighbouring area on or about September 18, 2023. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

Question and Answer Period – A question and answer period was held from September 20, 2023 to October 3, 2023. Questions were submitted by the public and posted with a response over a two week period. A digital model was made available for online viewing.

A virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. Members of the public could submit questions, which staff actively monitored and responded to publicly.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 289 submissions were received.

Figure 9: 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:

- **Rental and affordable housing:** The proposed development adds much needed rental and affordable housing supply, notably secured rental and below market housing options to the neighbourhood.
- **Building layout:** Family sized 2-3 bedroom homes are needed to attract families to the neighborhood, along with unit layouts to accommodate young people and seniors.
- **Height, massing, form and use:** The proposed development fits the neighborhood, and the height of the building is viewed as an acceptable trade-off for the benefits gained, notably the space allocated to the Community Kollect. The building should be taller to support retail/office space without incurring the loss of residential units. Retail use at

ground level is supported for street level activation, and along the Arbutus Greenway to activate the corridor.

- **Density:** The density is appropriate due to the proposed development's proximity to transit routes, schools, services and shopping amenities. More density would be supported to increase housing supply and support commercial activity in the area.
- **Building amenity:** The purpose-built space for Kollel in the proposed development is appreciated and needed to support community, diversity and culture.
- **Parking:** Limiting vehicle parking is appropriate for the location of the proposed development, and the bicycle parking to vehicle parking ratio is appropriate and aligns with the City's sustainability goals.
- **Transit:** The addition of a second entrance to Arbutus Station is supported because it enhances public access to the station.
- **Policy:** The proposed development aligns with the *Broadway Plan's* policy directions.

Generally, comments of concern fell within the following areas:

- **Rental and affordable housing:** Affordability will not be achieved with the proposed development. More secured rental, below market housing and social housing options are needed.
- **Height, massing, form and use:** The proposed development does not fit the neighborhood context, and the height of the building is too tall for the area, which will result in shadowing and loss of views for neighbouring properties and streets. Commercial uses at street level along the Arbutus Greenway are needed to activate the corridor.
- **Density:** The density is not appropriate for the area, which is comprised mostly of mid-rise buildings. Less density is desired because existing infrastructures, including utilities, health care, schools, and roads, will not be able to accommodate the increased density in the area.
- **Traffic and safety:** The proposed development will increase vehicular and pedestrian traffic to the area, causing problems of safety, access and congestion on neighbouring streets, cycling routes on West 10th Avenue, and the Arbutus Greenway. Existing road and sidewalk infrastructure will not be able to accommodate increased car/pedestrian traffic and parking demands.
- **Parking:** The proposed development does not provide enough parking to support the increase in parking demands, which will affect street parking availability.

Response to Comments – The proposed height, scale, uses and proportion of below-market units are consistent with the intent of the Plan for the KBAA sub-area. Engineering has reviewed the application and conditions in Appendix B have been included to address traffic and safety concerns such as street improvements around the site, upgrades to the existing traffic signal at

Arbutus Street and West 10th Avenue and improvements to the intersection at Arbutus Street and West Broadway.

8. Public Benefits

Community Amenity Contribution (CAC) – This application is subject to a negotiated CAC under the *Community Amenity Contributions Policy for Rezoning*s. Real Estate Services staff reviewed the application and the cost of securing the rental housing units including 20% of the residential floor area at below-market rents, and have determined no CAC is expected.

Development Cost Levies (DCLs) – The site is subject to the City-wide DCL and Utilities DCL, which will be calculated on the floor area proposed at the development permit stage.

In accordance with the provisions of Section 3.1A(d) of the Vancouver DCL By-law and the Area Specific DCL By-law the applicant has requested a 100% waiver of the City-wide and Area Specific DCLs attributed to the residential floor area qualifying as Class A “for-profit affordable rental housing”. Class A means rental housing where a minimum 20% of the residential floor area is secured as below-market rental units with maximum average rents for each type of unit that do not exceed the rates referenced in the DCL By-laws.

Based on rates in effect as of September 30, 2023 and the proposed 20,072.7 sq. m (216,061 sq. ft.) of residential and 1,130.8 sq. m (12,172 sq. ft.) of non-residential floor area, it is expected that the project will pay DCLs of \$3,299,968. The value of the anticipated City-wide DCL waiver on the residential floor area is estimated to be \$4,710,059. Compliance with DCL waiver requirements will continue to be assessed through the development permit stage up to occupancy permit issuance at which point the applicant will be required to submit a rent roll that sets out the initial monthly rents for each unit.

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 on DCL rate protection.

Public Art Program – The application is subject to a public art contribution estimated at \$451,900. The final contribution will be calculated based on rate in effect and the floor area at the development permit stage. Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget).

A summary of the public benefits associated with this application is included in Appendix G.

Financial Implications

As noted in the Public Benefits section, this project is expected to provide market and below-market rental housing, DCLs, and a public art contribution. See Appendix G for details.

CONCLUSION

The proposed land use, housing mix, and public benefits are consistent with the intent of the Plan. If approved, this application would contribute 260 rental residential units to the City’s rental housing stock, with 20% of the residential floor area secured at below-market rents.

Staff recommend the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to a Public Hearing and the conditions outlined in Appendix B.

* * * * *

**2096 West Broadway and 2560-2576 Arbutus Street
PROPOSED CD-1 BY-LAW PROVISIONS**

Note: A by-law to rezone an area to a new 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 ().

Definitions

3. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:
 - (a) for the purposes of calculating the total dwelling unit area for section 5.1 of this by-law, "Dwelling Unit Area" is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 6.4 of this by-law; and
 - (b) "Below-market Rental Housing Units" means dwelling units that meet the requirements of approved Council policies and guidelines for below-market rental housing, as secured by a housing agreement and registered on title to the property.

Uses

4. 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) Live-Work Use;
- (e) Office Uses;
- (f) Retail Uses;
- (g) Service Uses;
- (h) Transportation and Storage Uses;
- (i) Utility and Communication Uses;
- (j) Wholesale Uses; and
- (k) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 5.1 A minimum of 20% of the total dwelling unit area must be below-market rental housing units.
- 5.2 The design and layout of at least 35% of the total number of below-market rental housing units and at least 35% of the total number of other dwelling units must:
 - (a) be suitable for family housing; and
 - (b) have 2 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.
- 5.3 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 of that frontage, may be used for residential purposes except for entrances to the residential portion.
- 5.4 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
 - (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.

Floor Area and Density

- 6.1 Computation of floor area must assume that the site area is 1,880.8 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 6.2 The maximum floor space ratio for all uses combined is 11.3.
- 6.3 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.
- 6.4 Computation of floor area and dwelling unit 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 area of these exclusions must not exceed 12% of the permitted 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 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that units; and
 - (f) all storage area below base surface for non-dwelling uses.

- 6.5 The Director of Planning or Development Permit Board may exclude from the computation of floor area:
- (a) common amenity areas, to a maximum of 10% of the total permitted floor area; and
 - (b) floor area for secondary subway station entrance;
- if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.
- 6.6 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the below-market rental housing units as storage area.

Building Height

- 7.1 Building height must not exceed 90.8 m.
- 7.2 Despite section 7.1 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 98.7 m.

Horizontal Angle of Daylight

- 8.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.
- 8.3 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.
- 8.4 The plane or planes referred to in section 8.3 above must be measured horizontally from the centre of the bottom of each window.
- 8.5 An obstruction referred to in section 8.3 above means:
- (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 8.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines and:
- (a) the minimum distance of unobstructed view is at least 3.7 m; or

- (b) the habitable room is within a unit assigned to below-market rental housing units containing a minimum of 3 bedrooms, where the horizontal angle of daylight requirement is varied for no greater than 1 of the habitable rooms in the unit.

* * * * *

**2096 West Broadway and 2560-2576 Arbutus Street
CONDITIONS OF APPROVAL**

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Musson Cattell Mackey Partnership, received June 21, 2023, 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 enhance the public realm interface along West Broadway and Arbutus Street, including:

- (a) Distributing pedestrian activity and encouraging round-the-clock activity around the site by:
 - (i) Relocating the residential entrance to face the Arbutus Greenway.
 - (ii) Reorienting the future Broadway Subway secondary station for direct access off the corner plaza.
- (b) Providing for direct visual connections and the opportunity for future direct physical connection at grade between interior programming and the Arbutus Greenway.
- (c) Introducing distinctive site design elements that contribute to placemaking.

Note to Applicant: Retaining the landmark rotating pylon sign and integrating it into the site design is strongly recommended.

- (d) Extending weather protection along the length of the pedestrian realm.

Note to Applicant: The project proposes a strong pedestrian weather protection strategy however, the canopy should be extended across the parkade entrance to reinforce the pedestrian-focused nature of this interface.

- (e) Introducing greenery, plants, and urban furniture including sitting areas.

Note to Applicant: The intent of this condition is to encourage social interaction and relaxation, bring people together and foster a sense of community.

- 1.2 Design development to enhance the tower and the podium expression and improving overall neighbourhood fit by:

- (a) More strongly differentiating the massing and expression of the podium from the tower.

Note to Applicant: Refer to the Urban Design Panel's commentary, this may be achieved by:

- (i) Wrapping the horizontal band of parapet around the tower;
- (ii) Extending the earth-coloured metal panels to the entire podium;
- (iii) Addressing the corner of W Broadway and Arbutus Street in the articulation and architectural treatment of the tower; and,
- (iv) Defining a street wall that is human scaled by way of strongly expressed podium massing, especially facing Arbutus Street.

Note to Applicant: Refer to the Urban Design Panel's commentary. More consideration should be given to integrate the massing of Kollie to the podium expression.

- (b) Improving the articulation of the east and west facades of the tower.

Note to Applicant: refer to the Urban Design Panel's commentary, this may be achieved by:

- (i) The appearance of repetition and flatness may be mitigated by increasing architectural detail, improving block scale and considering long views by exploring additional texturing and patterning;
- (ii) Introducing further depth and shadow lines through a refined application of cladding material and colour palette; and,
- (iii) Introducing visible extensions to the inset balconies.

- 1.3 Design development to provide additional non-residential space (job space) at the podium above the ground floor if it can be reasonably accommodated.

Note to Applicant: Explore provision of office space at levels 2 and 3 in the podium.

Crime Prevention through Environmental Design (CPTED)

- 1.4 Provision of Crime Prevention Through Environmental Design (CPTED) Plan, incorporating CPTED principles.

Landscape

- 1.5 Provision of a detailed written program rationale with regard to the POP's space to inform the spatial and functional design with special attention to the following:

- (c) The capacity of hardscape surface areas to provide adequate passive and active activity;
- (d) Ratio or balance of hardscape to softscape landscape treatment;
- (e) The provision of site furniture and pedestrian friendly materials;
- (f) Lighting;
- (g) Sun and shade conditions; and,
- (h) Day and at nighttime activity.

Note to Applicant: Refer also to Urban Design condition 1.2.

- 1.6 Provision of a detailed Landscape Plan illustrating soft and hard landscaping for the complete site, including rooftops (where applicable).

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.

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

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.

- 1.8 Provision of a vegetative cover calculation sheet, included with the landscape plans.

Note to Applicant: include a comparison of the percentage vegetative cover as a ratio of the overall site and a separate calculation of the ratio of vegetative coverage to total building roof area.

- 1.9 Provision of a soil depth overlay sheet, included with the landscape plans.

- 1.10 Provision of an outdoor lighting plan.

Note to applicant: refer to Dark Night Design Principles.

<https://vancouver.ca/files/cov/outdoor-lighting-design-tips.pdf>. Provide dimmers and timers for lights where feasible.

- 1.11 Provision of a high-efficiency automatic irrigation system for all planted areas.

Note to Applicant: Provide a partial irrigation plan demonstrating intent, including notations, legend and symbols to confirm stub out and hose bib locations. Hose bibs to be provided for large private patios (sized 100 sq.ft or larger). Any limitations to the installation of hose bibs on private decks to be brought to the attention of staff in the written response.

- 1.12 Provision of landscape features intended to create bird friendly design.

Note to applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of landscape features that may be applicable and provide a design rationale for the features noted. Refer to:

<http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>

<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

- 1.13 Coordination of new proposed street trees with Engineering and the Park Board, confirming quantities, species, sizes and locations, and addition of the following note on the plans:

“Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper 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. New street trees to be confirmed prior to issuance of the building permit. Call Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion.”

Engineering

- 1.14 Provision of a Construction Management Plan directly to Translink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum 8 weeks prior to the start of any construction activity.

Note to Applicant: The City of Vancouver and Translink have authority over construction works carried out on a City Street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the 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 and approved for all sites proposing street use outside of currently regulated zone limitations.

- 1.15 Submission of a letter prior to Development Permit Issuance confirming acknowledgement that this application falls within the area with potential impacts due to the Broadway Subway Project construction and that you have contacted the Rapid Transit Office for more detailed information.

Note to Applicant: Please contact the City of Vancouver Rapid Transit Office (RapidTransitOffice@vancouver.ca) for more information on impacts to access and street use for your project.

- 1.16 Confirmation of the proposed surge space within the future station entrance meets TransLink's facility requirements by providing a letter from TransLink attesting to the suitability of the space being transformed into a secondary station entrance at some point in the future.
- 1.17 Provision of a knock-out panel within the at-grade slab to allow for future fit-out of vertical circulation for secondary station entrance elements including an elevator, escalator and stairs. Consideration should be given to the placement of the proposed development's building circulation, structure, services and utilities so as to not prevent utilisation of this spatial provision as a future secondary station entrance.
- 1.18 Ensure design development of the exterior walls enclosing the spatial provision to accommodate a future coiling grille door with a high degree of glazing to allow for sightlines from within and to outside of the future station. The spatial provision may house an interim use, such as an at grade commercial retail unit and below grade storage, until the spatial provision is outfitted and connected to the station at a timeline determined by TransLink.
- 1.19 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (COV Design Guidelines and Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to building permit issuance.

Ensure conformance to the standard shoring guidelines developed by the City and provision of the shoring plans for the City to review placement of anchors with respect to the tunnel and Broadway Subway Project underground infrastructure.

Note to Applicant: 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 at shoringreview@vancouver.ca for details.

<https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation>

- 1.20 The owner or representative is advised to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after building permit issuance.

Note to Applicant: 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.

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx>

- 1.21 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.
- 1.22 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.23 Design development to improve access and design of bicycle parking by performing the following:
- a) Provision of bicycle parking lockers accommodating a maximum of one bicycle each; and
 - b) Provision of a minimum 1.2 m (4.0 ft.) wide access route between the bicycle parking spaces and the outside.
- 1.24 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) Confirmation that the slope of the loading bay does not exceed 5%;

- b) Improvement of maneuvering for loading on the site by resolving conflicts at (main parking ramp/lane/street).

Note to Applicant: Amendments to loading rates and design requirements in the Parking Bylaw were approved by Council on November 15th, 2023. New requirements came into effect Jan 1st, 2024 and apply to all development permits received after this date.

- 1.25 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) Confirmation that vertical clearance of overhead projections into vehicle parking spaces are not less than 1.2 m (4.0 ft.) and projection into the space is not more than 1.2 m (4.0 ft.).

Note to Applicant: Overhead projections into accessible spaces are not permitted.

- 1.26 Design development to improve accessibility and function of the proposed shared vehicle spaces through provision of the following:

- a) Relocation of the shared vehicle parking space to improve access and visibility from the outside by moving the space to the first full parking level.

- 1.27 Provision of the following information as part of the architectural 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 and passenger loading spaces and the number of spaces being provided and maintained in accordance with requirements of the Vancouver Parking By-Law;

Note to Applicant: Parking, loading, bicycle, and passenger loading spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law

- b) 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.

- 1.28 Provision of a finalized Transportation Demand Management (TDM) Plan to the satisfaction of the General Manager of Engineering Services.

Note to applicant: Council approved amendments to the Parking By-Law and the Transportation Demand Management (TDM) Administrative Bulletin. These requirements will apply to site development permits following this rezoning.

- 1.29 This development will be required to provide on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5) in effect in January 2024.

Note to Applicant: The applicant will be required to demonstrate compliance with these requirements at the building permit application stage. See vancouver.ca/rainwater for more information.

- 1.30 Provision of the Developer's Engineer 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; and
- b) The abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

- 1.31 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. All required electrical plants will be provided within private property.

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

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

- 1.32 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>;
- 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.

1.33 All third party Utilities owners, specifically BC Hydro and FortisBC, must be contacted for the relocation of existing services in the laneway South of the 2000 Block of W Broadway. Any and all relocation plans must be submitted to Utilities Management Branch for review/approval.

1.34 Submission of an updated landscape and site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning. The landscape plan is to include the following:

a) All proposed streetscape materials on City property to be City standard materials;

Note to Applicant: deviations from the standard streetscape materials must be justified in a report and approved by the City prior to the DP application. Encroachment agreements may be required for non-standard streetscape materials on City property.

b) Delete special surface treatments along the Arbutus Greenway;

c) Delete specialized sidewalk patterns along W Broadway, Arbutus Street, and W 10th Avenue;

d) Provide street trees where space permits;

e) The following statement is to be placed on the landscape plan:

(i) "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."

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.

(ii) "Tree species, final spacing, quantity and location 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 volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off street bike facility. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

Note to Applicant: Where a design is not available, make note of the improvement on the plan. Public realm changes shall include all off-site improvements sought for this rezoning. The Streets Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City construction and design manuals.

- f) Add notes and callouts to the drawing plans stating that the required Green Infrastructure improvements will be as per City-issued design.
- 1.35 Provision of 0.45 m (1.5 ft.) of (low growing groundcover/ sod grass strip) between any planting and sidewalk.
- 1.36 Provision and confirmation of the following are required for Engineering to support plant materials on the Right-of-way:
- a) Ensure no permanent irrigation system shall be installed in the street Right of Way;
 - b) Ensure all plant material within the same continuous planting area that 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 where sightlines need to be maintained for safety reasons, shall not exceed a mature height of 0.6 m (2 ft.) measured from the sidewalk;
 - c) Ensure all plant material within the street Right of Way that is located outside of the areas described in the bullet above shall not exceed 1.0 m (3.3 ft.) in height, measured from the sidewalk; and
 - d) Ensure plant 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 in planting beds adjacent to sidewalks.
- 1.37 Submission to Engineering of an updated architectural plan showing City issued Building Grades for the site.

Note to Applicant: The previously issued building grades will require redesign to accommodate the laneway closure proposed on the architectural drawings. Building grades need to be finalized prior to DP application.

- 1.38 All proposed entries facing the Arbutus Greenway are to be contingent on the adjacent portions of the Greenway, currently owned by the City, being formally established as public right of way.

Note to Applicant: A report to establish the Arbutus Greenway lands as road will seek City Council approval in 2024.

- 1.39 Delete or relocate the encroaching portion of the proposed transit wayfinding sign that is shown encroaching onto City property.

Note to Applicant: Sheet A204 shows the transit wayfinding signage encroaching onto W 10th Ave. This signage is to be located fully on private property.

- 1.40 Provision of the removal/relocation of the existing bus stop/street furniture adjacent the site on Arbutus Street including relocation/removal of all associated passenger facilities (shelter, seating, litter can, advertising panels, foundations, drainage, electrical connection, etc) and reinstallation at a new location to be determined by the City;

Note to Applicant: All removal/relocation of bus stops and associated street furniture shall be by the City's street furniture contractor, and coordinated with City of Vancouver Street Furniture Coordinator.

- 1.41 Provision of a \$30,000 cash security deposit retained prior to demolition of the existing building, for protection, relocation and/or delivery of bus stop amenities.
- 1.42 Submission of a canopy application for all new canopies that encroach onto City property is required.

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage systems. Please submit a copy of the site and elevation drawings of the proposed canopy for review.

Housing

- 1.43 The proposed unit mix, including 56 studio units (21.54 %), 110 one-bedroom units (42.31 %), and 68 two-bedroom units 26.15 %), 26 three-bedroom units (10 %) is to be included in the Development Permit drawings.

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 market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units.

- 1.44 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:
- (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
 - (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
 - (c) A multi-purpose indoor amenity space at least 37 sq. m (398 sq. ft.) with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and;
 - (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

Sustainability

- 1.45 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended July 25, 2023) located here:
<https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf>

Note to Applicant: Refer to the most recent bulletin *Green Buildings Policy for Rezoning*s – *Process and Requirements*

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner(s) 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 (or successors in function), as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for:
- (a) The closing, stopping up and conveying to the owner of the required portion of the adjacent lane subsequent to Council approval; and the relocation or decommissioning of any utilities within this area;
 - (b) Provision of written confirmation and agreement from all affected utility companies;
 - (c) The consolidation of the closed portion of lane with Lot 1 and the West 1/2 of Lot 2, both of Plan 590, and Lot E (See 624688L) Plan 1949, all of Block 345, District Lot 526 to create a single parcel;
 - (d) Registration of a temporary Statutory Right of Way (SRW) agreement in favour of the City over the portion of lane to be closed for public utility purposes, to be discharged once all utilities impacted by the lane closure have been abandoned, relocated or otherwise protected, as necessary, and any associated lane and street reconstruction works have been completed to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: City Council approval will be required, with the report to close the portion of lane only being advanced to Council following approval of the rezoning at Public Hearing and the execution of the sale contract by the owner.
 - (e) Provision of a building setback and statutory right of way (SRW) for public pedestrian use over a portion of the site, along Arbutus Street to achieve a 2.8 m

offset distance measured from the property line to the building face for widened sidewalks.

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

- 2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of Agreement R106469 (Encroachment) and Restrictive Covenant 77976H (registered in 1930, which specifies that the owner must dedicate the Westerly 17' (5.18m) of Lot 1) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment.

- 2.3 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the Rezoning Site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.4(a), 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. Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Jensen Hughes dated June 2, 2023, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 200 mm. Should the development require water service connections larger than 200mm, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300mm.

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.

Note to Applicant: No sewer upgrades are required.

Note to Applicant: The Sewer servicing plan for this area is under development. Developer to contact City Engineer prior to commencing design or analysis of sewer system as the connection requirement may be modified based on the servicing plan or relocation plan of the sewer in the laneway.

Note to Applicant: Development to be serviced to the existing 300 mm COMB sewers in L/N W 10th Avenue.

Note to Applicant: A lane closure application for the L/N West 10th Ave has been made to Land Survey for 2096 W Broadway. The Developer to make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the closing, stopping up, and conveying to the owner of the required portion of the adjacent lane subsequent to Council approval; and the relocation or decommissioning of any utilities within this area (Refer also to Engineering Condition 2.1(a)).

- (c) Provision of improvements along W Broadway, adjacent to the site and appropriate transitions, including the following:
- (i) Provision of 5.5 m wide broom-finished saw-cut concrete sidewalk;
 - (ii) Removal of existing unused driveway crossing and reconstruction of the boulevard, sidewalk and full-height curb to City Standards;
 - (iii) Provision of minimum 1.2 m wide front boulevard with street trees where space permits;
 - (iv) Provision of curb ramps;
 - (v) Provision to install in the front boulevard, a bioswale feature to treat and retain 90% of average annual rainfall from the right-of-way (ROW) to the greatest extent practical. These improvements generally include placement of plants, growing medium, catch basin and perforated pipe sub-drain connected to the sewer system.

Note to Applicant: The City will provide the green infrastructure location and high level sizing in the geometric design for these street improvements.

For further information, contact Green Infrastructure Implementation Branch, ESRGGIDL@vancouver.ca

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

- (d) Provision of improvements along Arbutus Street, adjacent to the site and appropriate transitions, including the following:
 - (i) Provision of minimum 4.0 m wide broom-finished saw-cut concrete sidewalk;
 - (ii) Provision of curb and gutter, including regrading to achieve the City's preferred longitudinal gutter slope;
 - (iii) Provision of full-depth road reconstruction from adjacent curb to centerline (along frontage and through W 10th Avenue intersection);

Note to Applicant: Road reconstruction on Arbutus Street to meet City's arterial standards.

- (iv) Provision of pedestrian curb ramps at the adjacent corner of Arbutus Street at W Broadway;
- (v) Provision of pedestrian curb ramps at the adjacent corner of Arbutus Street at W 10th Avenue;
- (vi) Removal of existing unused driveway and lane crossings and reconstruction of the boulevard, sidewalk and full-height curb to City standards;
- (vii) Removal of lane entrance (including 2 catch-basins) and replacement with full-height curb, boulevard, and sidewalk;
- (viii) Removal of existing walls and other structures from the statutory right of way along Arbutus Street;
- (ix) minimum 1.2 m wide front boulevard with street trees where space permits.

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

- (e) Provision of improvements along W 10th Avenue, adjacent to the site and appropriate transitions, including the following:
 - (i) Provision of minimum 3.0 m wide broom-finished saw-cut concrete sidewalk;

- (ii) Provision of full-depth road reconstruction to repair the deteriorated asphalt on the east side of the Arbutus Street and W 10th Avenue intersection, from curb to curb (approx. 52 sq. m.);

Note to Applicant: Road reconstruction off Arbutus Street to meet City's arterial standards.

- (iii) Provision of curb and gutter, including relocation of the existing catch basin and road reconstruction as required to accommodate the new curb and gutter;

Note to Applicant: Road reconstruction on W 10th Avenue to meet City's higher-zoned standards.

- (iv) Removal of existing driveway and replacement with full-height curb, boulevard, and sidewalk;

Note to Applicant: City to provide approved Geometric design. All elements of the Geometric design must be constructed to meet City Standards including, but not limited to relocation of existing catch basins or installation of new catch basins where required to accommodate the geometric design.

- (v) Provision of minimum 1.2 m wide front boulevard with street trees where space permits;

- (vi) Provision of minimum 3.0 m wide raised asphalt bi-directional protected bike lane;

- (vii) Provision of type E curb and 1.2 m wide boulevard between the bike lane and the sidewalk;

- (viii) Provision of curb ramps

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

- (f) Provision of improvements along the Arbutus Greenway, adjacent to the site and appropriate transitions, include the following:

- (i) Installation of one new catch basin;

- (ii) Removal of laneway asphalt (outside of bike lane) and reinstatement with grassed boulevard

- (iii) 3.5 m wide broom finish saw-cut concrete sidewalk;

- (iv) 1.3 m wide landscaped buffer between the sidewalk and bike path;
- (v) 4.5 m wide bi-directional asphalt bike path.

Note to Applicant: The Streets Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City construction and design manuals. Confirm if your site is within a Streetscape Design Guideline area and follow the applicable guidelines.

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

- (g) Provision of public realm improvements according to the Arbutus Greenway Design Vision for the Arbutus Greenway including provision of the following:
 - (i) Provision of all utility connections to service a stand alone public washroom on the greenway street right-of-way. Utility connections includes sewer, water, electrical and telecom;
 - (ii) Provision of public seating;
 - (iii) Provision of bicycle parking;
 - (iv) Provision of litter cans;
 - (v) Provision of shrub and groundcover planting.

Note to Applicant: The stand alone washroom unit will be delivered by the City's street furniture contractor, and coordinated with City of Vancouver Street Furniture Coordinator. Utility connections shall be left as stub outs for the street furniture contractor to complete the installation at a later date.

- (h) Provision of improvements at the intersection of Arbutus St and W Broadway including:
 - (i) Provision of signal modifications to support geometric changes.
- (i) Provision of improvements at the intersection of Arbutus St and W 10th Ave including:
 - (i) Provision of signal modifications to support geometric changes;
 - (ii) Provision of upgrades to the existing traffic signal including accessible pedestrian signals (APS); and

(iii) Provision of entire intersection lighting upgrade to current City standards and IESNA recommendations.

(j) Provision of a new bench(s) to be installed at seating alcoves on Arbutus Greenway.

Note to Applicant: Bench model to be 'Plainwell', 72" long, wood slats, black metal, supplied by Landscape Forms or approved equivalent

(k) Provision of upgraded street lighting (roadway, sidewalk and bikeway) to current City standards and IESNA recommendations.

(l) Provision of new street lighting infrastructure for Arbutus Greenway Plaza and small plaza to current City standards and IESNA recommendations.

(m) Provision of mid-block crosswalk street lighting upgrade on W 10th to current City standards and IESNA recommendations.

(n) Provision of new or replacement duct bank that meets current City standard.

Note to Applicant: Duct banks are to consist of electrical and communication ducts and cables, and connect to existing electrical and communication infrastructure.

(o) Provision of new electrical service cabinet/kiosk on W 10th Avenue.

Note to Applicant: The kiosk shall be fed by BC Hydro underground grid. As such, a right-of-way (ROW) space shall be provided on-site to accommodate BC Hydro pad mounted transformer.

Note to Applicant: The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with current COV Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents. Submission of the detailed Electrical Design does not occur until the Rezone has been enacted and a City Project Coordinator is assigned to the project.

(p) 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) Intersection upgrades per condition 2.3 i) ii. and iii.

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>

Housing

- 2.5 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as class A for-profit affordable rental housing, excluding Seniors Supportive or Assisted Housing, and including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units, subject to the conditions set out below for such units and in accordance with the requirements set out in the Broadway Plan, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:
- (a) A no separate sales covenant;
 - (b) A no stratification covenant;
 - (c) A provision that none of the units will be rented for less than one month at a time;
 - (d) That the average initial starting monthly rents by unit type for the below-market rental housing units in the project will be at least 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;
 - (e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing units will be required prior issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;
 - (f) Following initial occupancy, on a change in tenancy for a below-market rental housing unit, the starting rent for such new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;

- (g) That the applicant will verify eligibility of new tenants for the below-market rental housing units, based on the following:
 - (i) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (h) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental housing units every five (5) years after initial occupancy:
 - (i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit.
- (i) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing units, and a summary of the results of eligibility testing for these units; and
- (j) Such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

Note to Applicant: This condition will be secured by a Section 219 Covenant and a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter prior to enactment of the rezoning by-law.

Public Art

- 2.6 Execute an agreement satisfactory to the Director of Legal Services and the Managing Director of Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Head of Public Art.
- 2.7 Consult with the Head of Public Art regarding opportunities for investment in public spaces as per the Broadway Plan.
- 2.8 Provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A, Art on Site, or Option B, 80% cash-in-lieu of art.

Note to Applicant: Please contact Public Art staff at publicart@vancouver.ca to discuss your application

Environmental Contamination

2.9 The following conditions must be met prior to enactment of the rezoning:

- (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; 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 constructed on the site 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 Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws 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.

* * * * *

2096 West Broadway and 2560-2576 Arbutus Street
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

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

“2096 West Broadway and 2560-2576 Arbutus Street [CD-1 #] [By-law #] C-2”

DRAFT AMENDMENT TO THE NOISE CONTROL BY-LAW NO. 6555

Council amends Schedule B (Intermediate Zone) by adding the following:

“[CD-1#] [By-law #] 2096 West Broadway and 2560-2576 Arbutus Street”

* * * * *

2096 West Broadway and 2560-2576 Arbutus Street
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

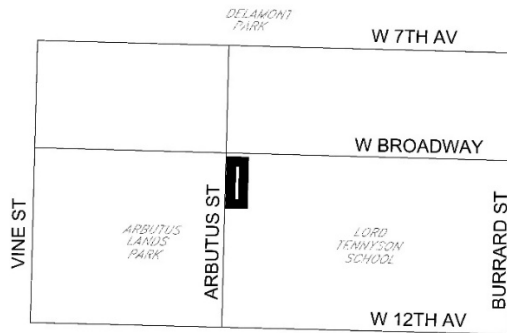
	Date	Results
Events		
Question and Answer Period (City-led)	September 20, 2023 – October 3, 2023	1210 participants (aware)* <ul style="list-style-type: none"> • 390 informed • 223 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Q&A period	September 18, 2023	3,689 notices mailed
Public Responses		
Online questions	September 20, 2023 – October 3, 2023	19 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	June 2023 – December 2023	269 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	June 2023 – December 2023	269 submittals <ul style="list-style-type: none"> • 132 responses • 103 responses • 33 response
Other input	June 2023 – December 2023	1 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	June 2023 – December 2023	2,240 participants (aware)* <ul style="list-style-type: none"> • 765 informed • 270 engaged

Note: All reported numbers above are approximate.

* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware:** Number of unique visitors to the application webpage that viewed only the main page.
- **Informed:** Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged:** Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

2. Map of Notification Area



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:

- **Rental and affordable housing:** The proposed development adds much needed rental and affordable housing supply, notably secured rental and below market housing options to the neighbourhood.
- **Building layout:** Family sized 2-3 bedroom homes are needed to attract families to the neighborhood, along with unit layouts to accommodate young people and seniors.
- **Height, massing, form and use:** The proposed development fits neighborhood, and the height of the building is viewed as an acceptable trade-off for the benefits gained, notably the space allocated to the Community Kollect. The building should be taller to support retail/office space without incurring the loss of residential units. Commercial uses at ground level is supported for street level activation, and along the Arbutus Greenway side of the building to activate the corridor.
- **Density:** The density is appropriate for the area and is needed due to the proposed development's proximity to transit routes, schools, services and shopping amenities. More density would be supported to increase housing supply and support commercial activity in the area.

- **Building amenity:** The purpose built space for Kollel in the proposed development is appreciated and needed to support community, diversity and culture.
- **Parking:** Limiting vehicle parking is appropriate for the location of the proposed development, and the bicycle parking to vehicle parking ratio is appropriate and aligns with the City's sustainability goals.
- **Transit:** The addition of a second entrance to Arbutus Station is supported because it enhances public access to the station.
- **Policy:** The proposed development aligns with the Broadway Plan's policy directions.

Generally, comments of concern fell within the following areas:

- **Rental and affordable housing:** Affordability will not be achieved with the proposed development. More secured rental, below market housing and social housing options are needed.
- **Height, massing, form and use:** The proposed development does not fit the neighborhood context, and the height of the building is too tall for the area, which will result in shadowing and loss of views for neighbouring properties and streets. Commercial uses at street level along the Arbutus Greenway are needed to activate the corridor.
- **Density:** The density is not appropriate for the area, which is comprised mostly of mid-rise buildings. Less density is desired because existing infrastructures, including utilities, health care, schools, and roads, will not be able to accommodate the increased density in the area.
- **Construction:** The construction phase will be disruptive, cause increased noise, a reduction in air quality, and affect access to the Arbutus Greenway.
- **Traffic and safety:** The proposed development will increase vehicular and pedestrian traffic to the area, causing problems of safety, access and congestion on neighbouring streets, cycling routes on West 10th Avenue, and the Arbutus Greenway. Existing road and sidewalk infrastructure will not be able to accommodate increased car/pedestrian traffic and parking demands.
- **Parking:** The proposed development does not provide enough parking to support the increase in parking demands, which will affect street parking availability.

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:

- E-vehicle spaces should be allocated in the proposed development.
- Artist spaces are desired.
- More trees to shade streets and green spaces are needed.

General comments of concern:

- Accessible rental units and infrastructure for wheelchair access is needed.
- Existing businesses will be displaced.
- Future low income occupants will negatively impact vulnerable neighbourhood residents eg seniors, kids.
- Amenities provided by the developer should be available to neighborhood residents, not just building residents and specific groups.
- Existing public amenities eg parks, community services, will not be able to accommodate increased demand in the area due to the increased density.
- Existing infrastructure eg utilities, health services, roads, will not be able to accommodate increased density in the area.
- Childcare facilities at ground level are needed.

* * * * *

**2096 West Broadway and 2560-2576 Arbutus Street
URBAN DESIGN PANEL (UDP)**

Please see UDP minutes for October 11, 2023 at
<https://vancouver.ca/files/cov/10-11-2023-udp-minutes.pdf>.

Planners' Introduction:

Tiffany Rougeau, Rezoning Planner, introduced the project with a brief description of the existing urban context, followed by an overview of the anticipated policy context as per the Rezoning Policy under the Broadway Plan. Tiffany, concluded the presentation with a summary of the rezoning proposal. Hamid Shayan, Development Planner gave an overview of the neighbourhood site context in relation to the proposal. Hamid Shayan then gave a brief description of the proposed form of development for this project before concluding with Staff questions for the Panel.

Advice from the Panel on this application is sought on the following:

1. With due consideration given to the key principles of Broadway Plan, advice from the Panel is sought on the proposed Height, Density and Overall Massing of the proposal with particular attention to the following:
 - Podium and tower proportion and expression
 - Contribution to the skyline of Vancouver's "Second Downtown"
2. Does the proposal, including preliminary arrangement of at-grade uses and building articulation, reinforce the prominence of Broadway as a Great Street and foster a lively public realm integrated with the future station area?
3. Please provide any comments on preliminary material palette, architectural expression, and details to assist staff review of the future DP application.

Applicant's Introductory Comments:

The applicant team noted the objectives and gave a general overview of the project followed by the Landscape Architect presenting on the landscape design.

Applicant and staff took questions from Panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **Ms. THAKRE** and seconded by **Mr. STOVELL** and was the decision of the Urban Design Panel:

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

1. Further development of the secondary station access, (the proposed location is too close to the residential entry);
2. Further development of the public spaces to support social sustainability;
3. Further development of the expression of the tower to better integrate with the podium;
4. Further design development and programming of the corner plaza.

Summary of Panel Commentary:

There was general support of the massing and height.

The architectural expression could benefit from further refinement; the project should better reflect the Kitsilano area.

Consider a simpler architectural expression.

A panelist noted the tower balcony expression tends to arbitrarily end at the podium.

The brick element at the base of the building is incongruous with the expression of the rest of the project.

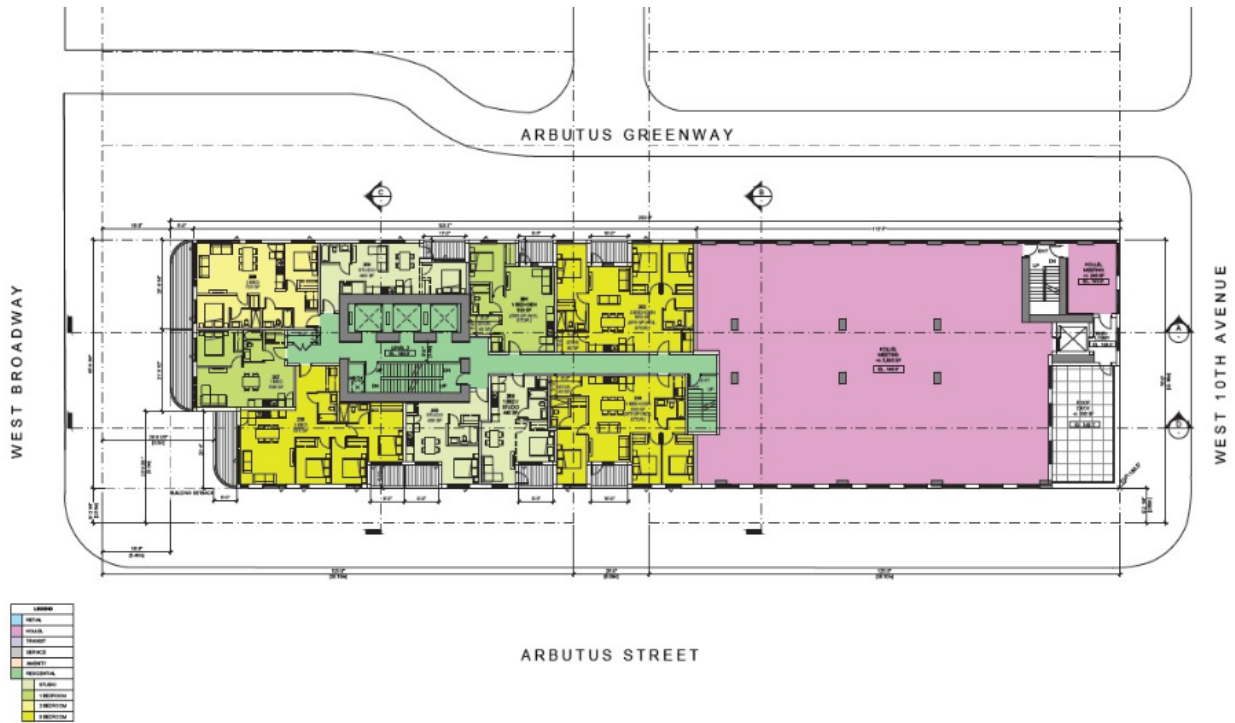
Further development of the east and west facades is recommended. The facades and cultural spaces feel flat. The hierarchy between uses and massing is unclear.

As a transit hub consider better access to the residential entry, it is presently too close. Also, consider better contribution to employment space. A panelist suggested extending the canopy element. Consider relocating the residential entry so the subway entry fronts the plaza.

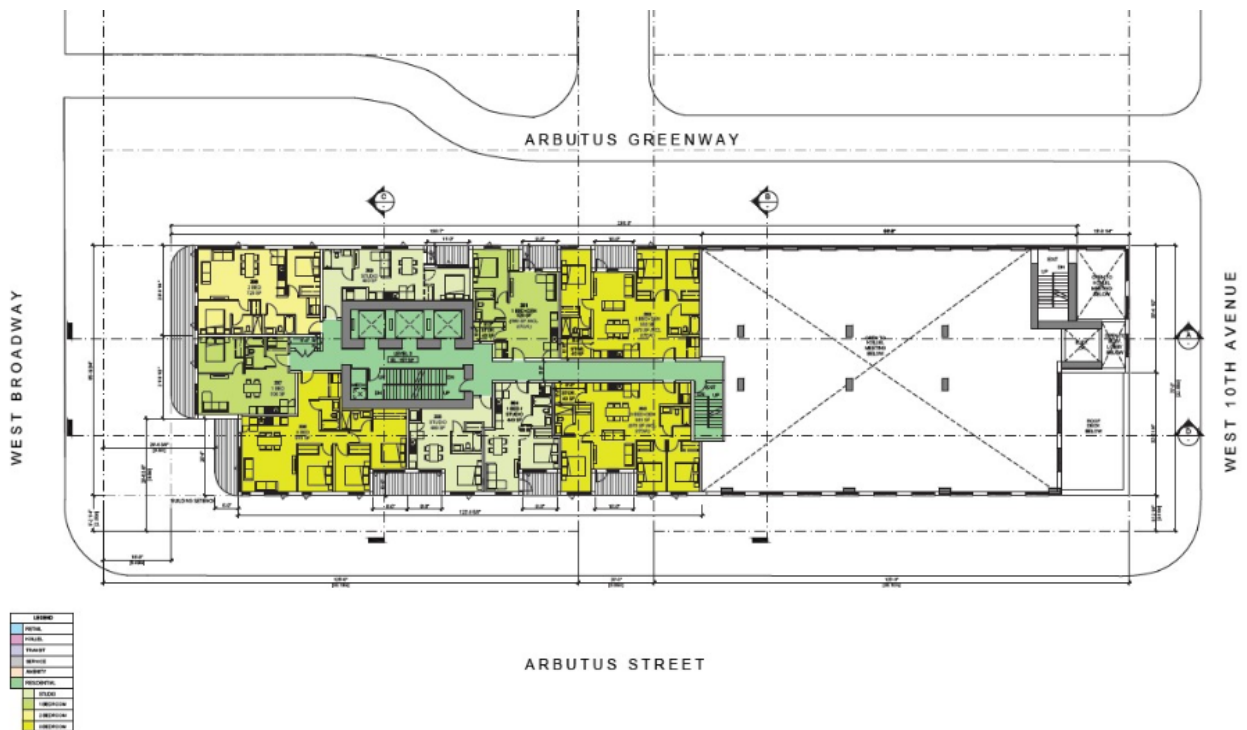
The public realm requires further development. Consider more solar shading.

Applicant's Response: The applicant team thanked the panel for their comments

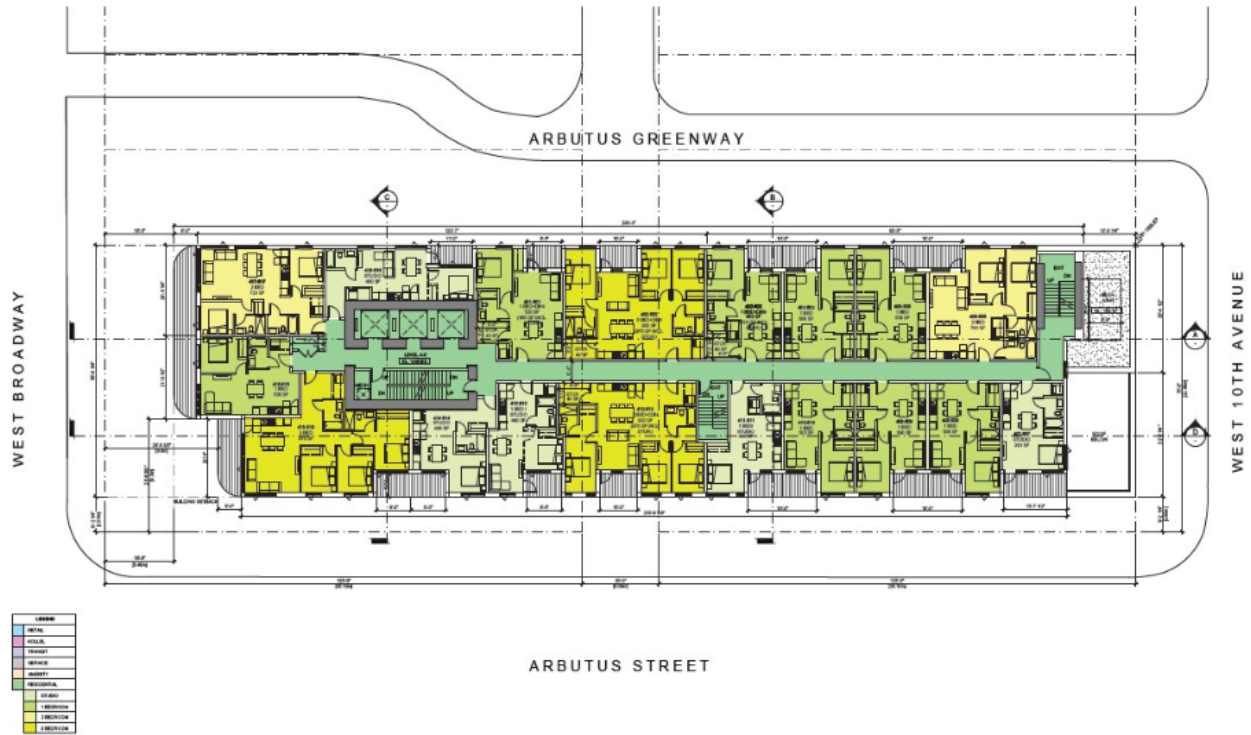
Level 2 Plan



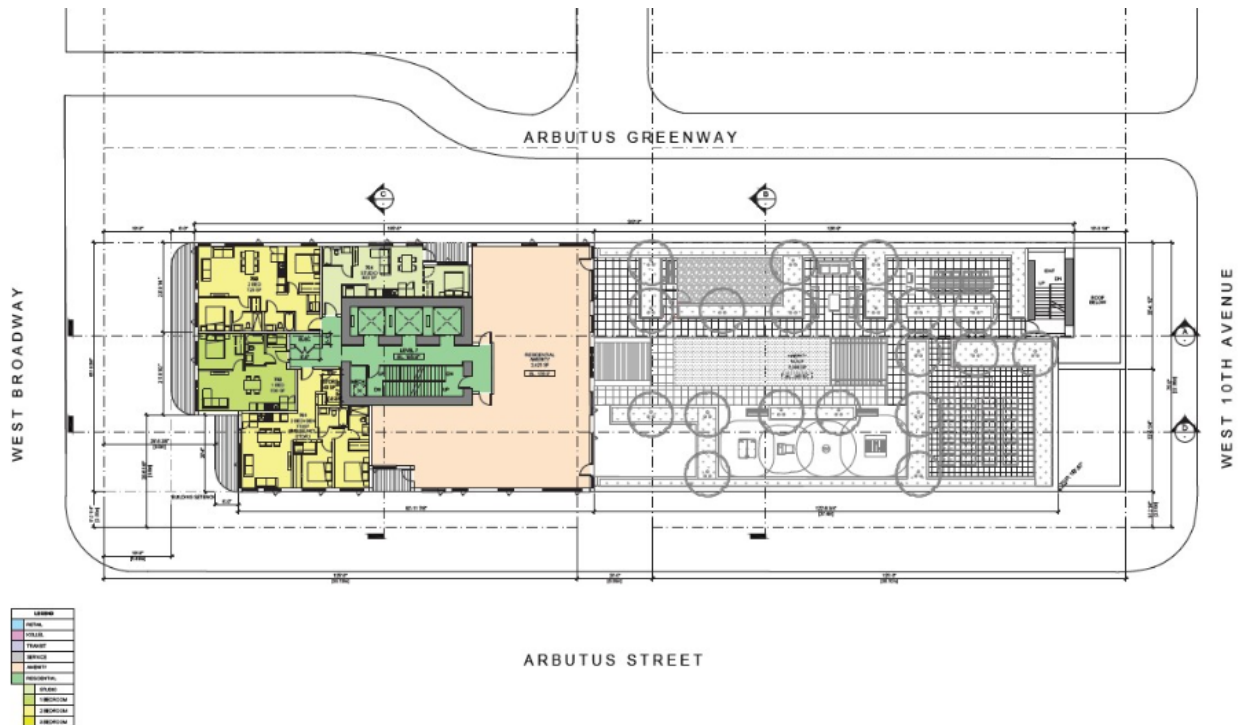
Level 3 Plan



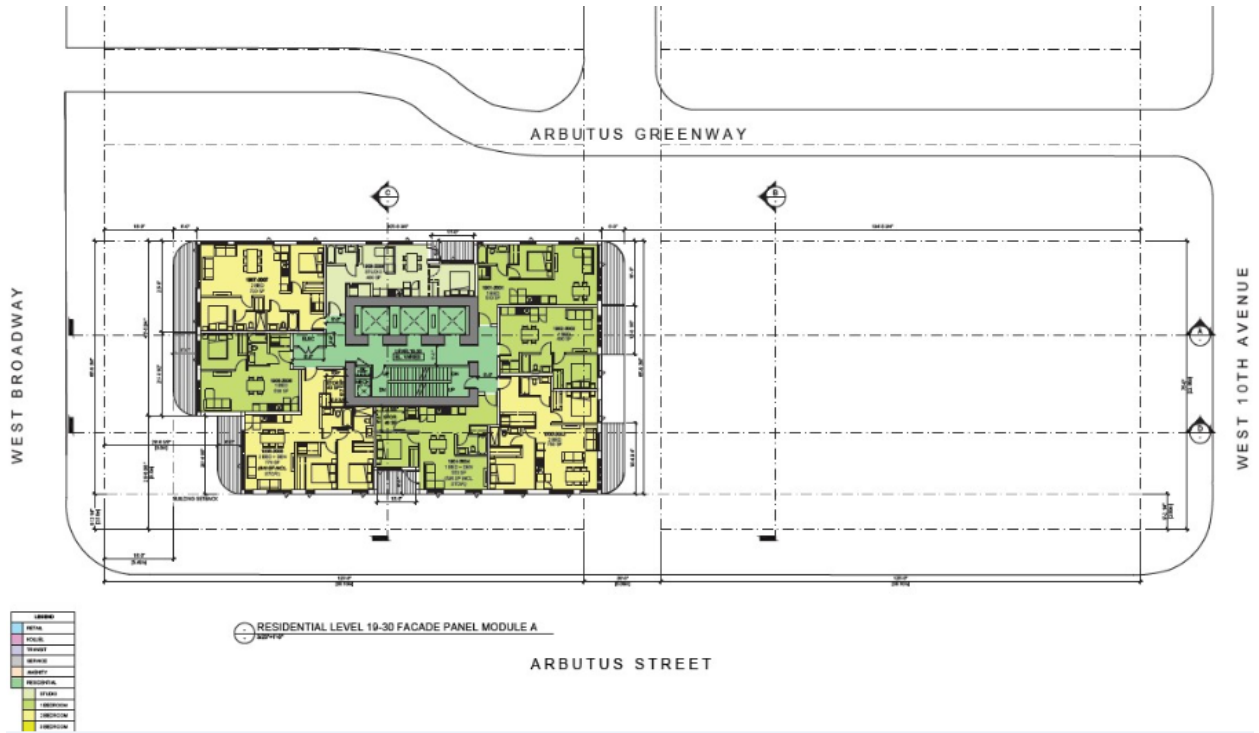
Typical Floor Plan (Levels 4 to 6)



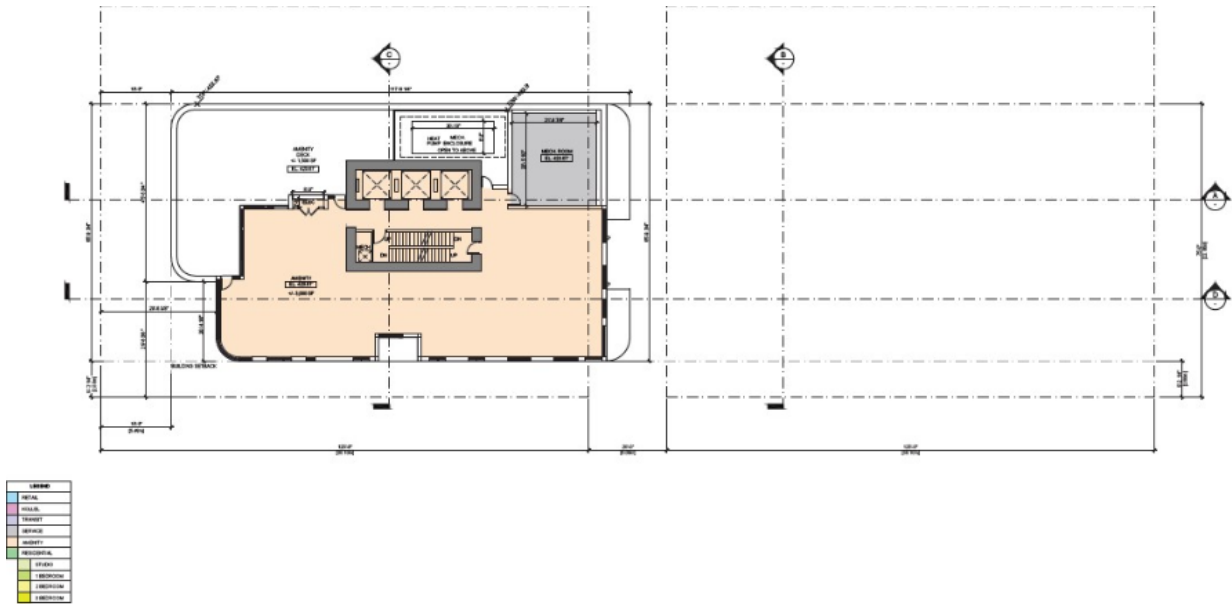
Level 7 Plan



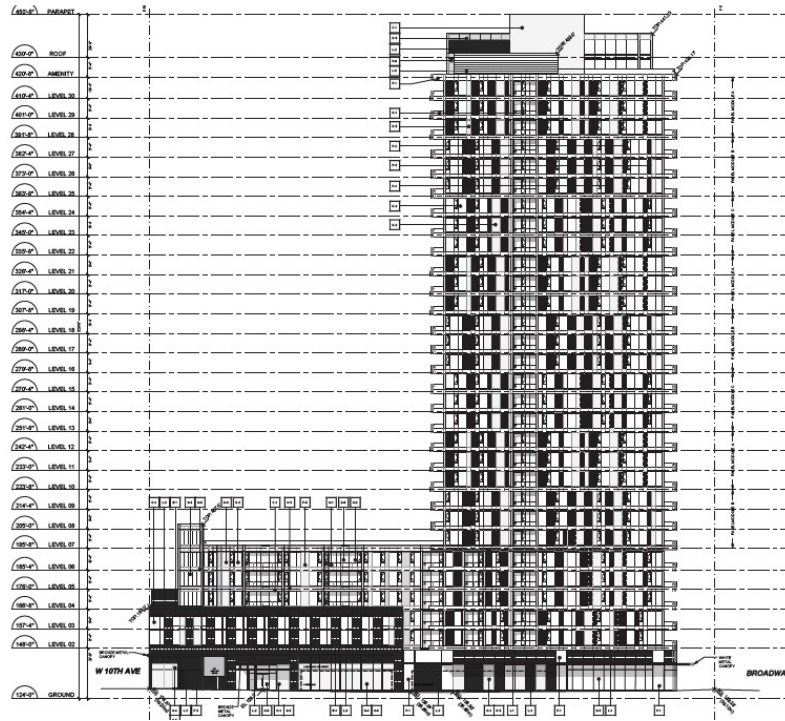
Typical Floor Plan (Levels 8 to 30)



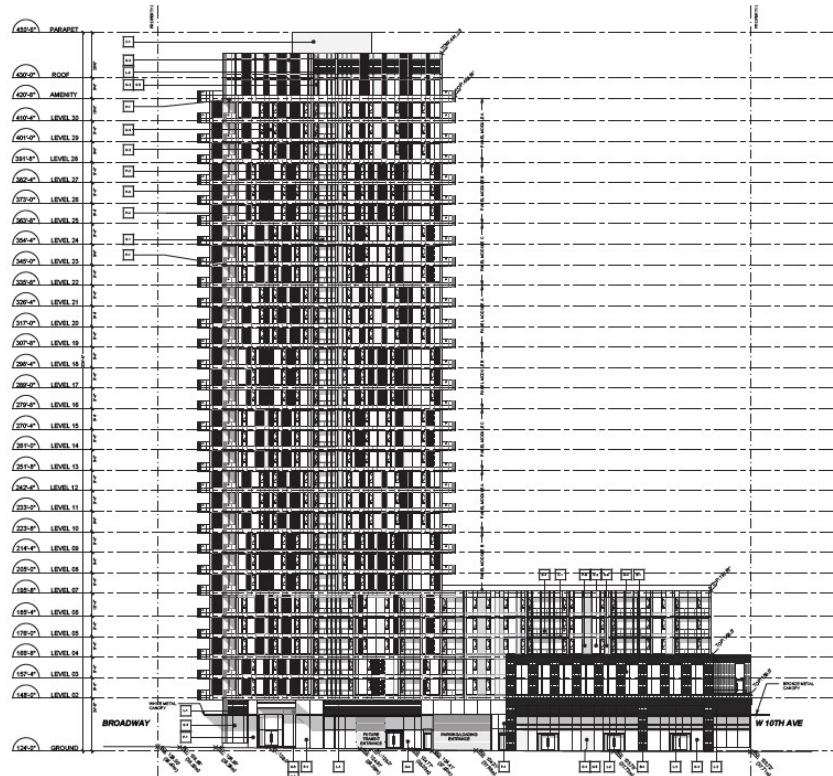
Roof Plan



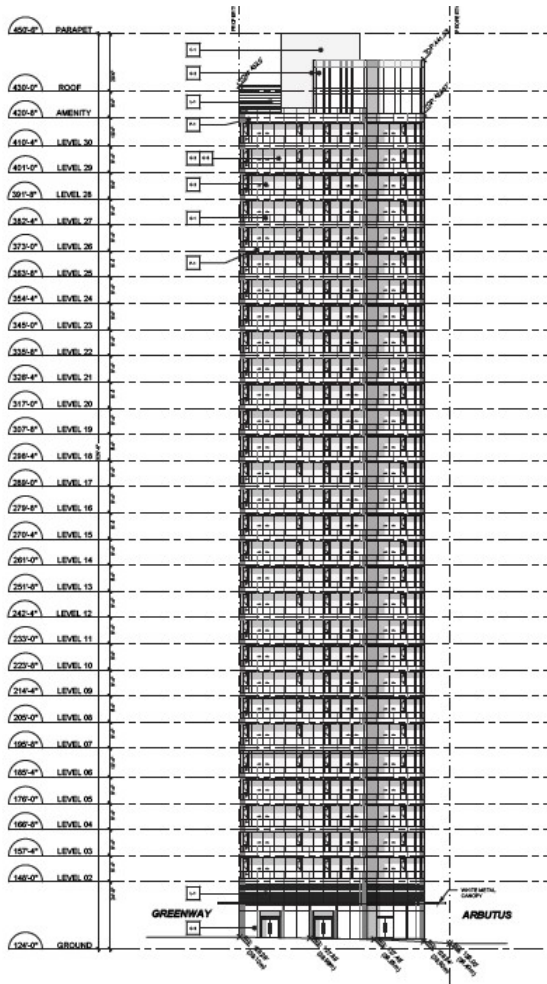
Elevation (East)



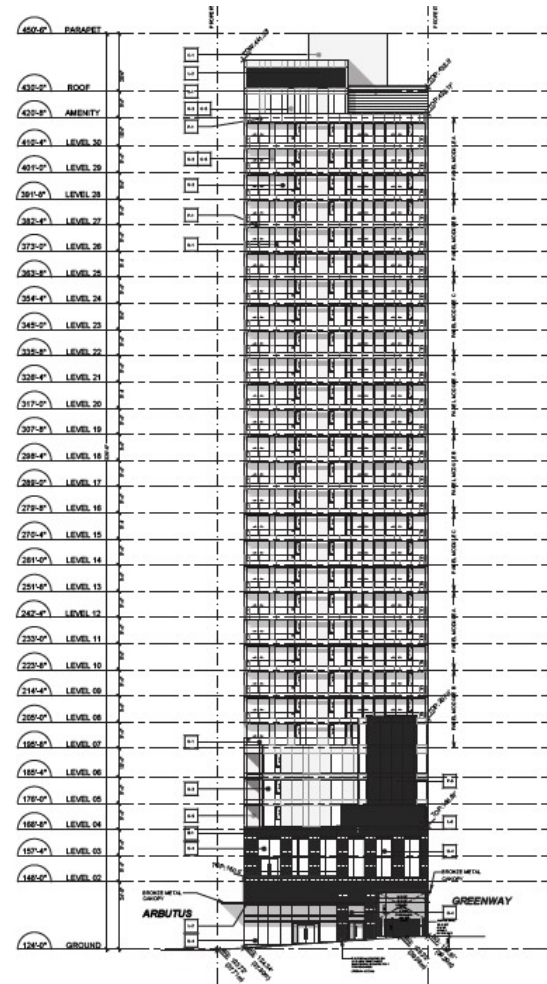
Elevation (West)



Elevation (North and South)

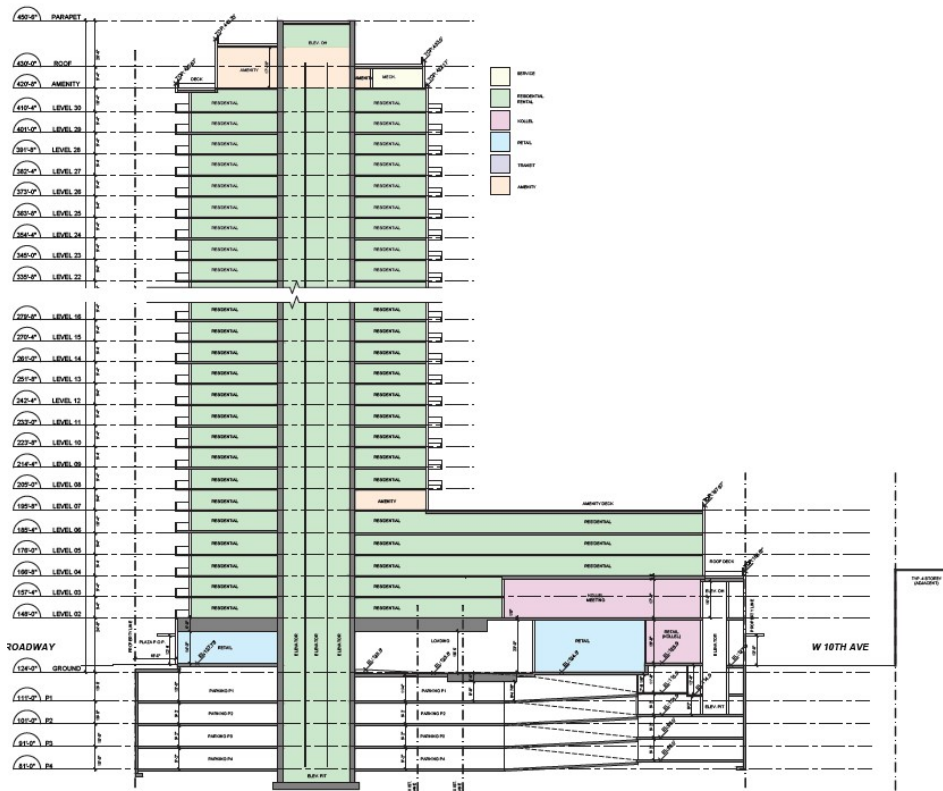


NORTH ELEVATION



SOUTH ELEVATION

Section (looking East)



Section (looking North)



**2096 West Broadway and 2560-2576 Arbutus Street
PUBLIC BENEFITS SUMMARY**

Project Summary:

A new 30-storey mixed-use building with 260 rental housing units, of which 20% of the residential floor area are at below-market rents, and commercial uses.

Public Benefit Summary:

260 rental housing units, of which 20% of the residential floor area at below-market rates, secured with a Housing Agreement for the greater of 60 years and the life of the building.

	Current Zoning	Proposed Zoning
Zoning District	C-3A and C-8	CD-1
Floor Space Ratio (site area = 1,880.8 sq. m. (20,245 sq. ft.))	3.0 / 2.25	11.3
Floor Area	4,571.3 sq. m (49,205 sq. ft.)	21,203.5 sq. m (228,233 sq. ft.)
Land Use	Commercial	Mixed-Use

Summary of Development Contributions Expected under Proposed Zoning

City-Wide DCL ^{1, 2}	\$265,342
City-Wide Utilities DCL ¹	\$3,034,626
Public Art ³	\$451,900
Total	\$3,751,868

Other benefits (non-quantified): 260 secured rental housing units, of which 20% of the residential floor area would be rented at below-market rates, secured for the greater of 60 years and the life of the building.

¹ Based on by-laws in effect as of September 30, 2023; 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.

² This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCL applicable to the residential portion of the building. The value of the anticipated DCL waiver is estimated at \$4,710,059. The application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to "class A for-profit affordable rental housing" as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance.

³ Based on rates in effect as of 2016. Rates are subject to adjustments, see [Public Art Policy and Procedures for Rezoned Developments](#) for details.

**2096 West Broadway and 2560-2576 Arbutus Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

PROPERTY INFORMATION

Street Address	Parcel Identifier (PID)	Legal Description
2096 West Broadway	PID 015-187-829 and PID 015-187-837	Lot 1 Block 345 District Lot 526 Plan 590 and The West of 1/2 of Lot 2 Block 345 District Lot 526 Plan 590
2560-2576 Arbutus Street	PID 014-191-440	Lot E (See 624688L) Block 345 District Lot 526 Plan 1949

APPLICANT INFORMATION

Architect	PCI Developments
Property Owner	South Coast British Columbia Transportation Authority ("Translink") and 2560 Arbutus Holdings Corp.

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed
Zoning	C-3A and C-8	CD-1
Uses	Commercial	Mixed-Use Residential/Commercial
Maximum FSR	2096 W Broadway: 3.0 2560-2576 Arbutus Street: 2.25	11.3
Floor Area	4,571.3 sq. m (49,205 sq. ft.)	21,203.5 sq. m (228,233 sq. ft.)
Maximum Height	9.2 m (30 ft.) and 12.2 m (40 ft.)	90.8 m (298 ft.) and the height of permitted mechanical appurtenances must not exceed 98.7 m (324 ft.)
Parking, Loading and Bicycle Spaces	Per Parking By-law	Per Parking By-law
Natural Assets	0 existing on-site by-law trees; 0 City trees	Confirmed at development permit stage
