



REFERRAL REPORT

Report Date: January 21, 2025
Contact: Susanne Rühle
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RTS No.: 17767
VanRIMS No.: 08-2000-20
Meeting Date: February 4, 2025

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 648-680 East Broadway and 2505 Fraser 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 zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Wall Financial Corporation, on behalf of W.F.C. Properties (Broadway) Inc., the registered owner of the lands located at 648-680 East Broadway and 2505 Fraser Street [*PID 032-148-267; Lot A Block 156 District Lot 264A Group 1 New Westminster District Plan EPP134657*], to rezone the lands from C-2C (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 3.0 to 6.0 and the building height from 10.7 m (35 ft.) to 59 m (194 ft.) to permit a 16-storey mixed-use building with additional height for the portion with rooftop amenity, containing 137 strata-residential units, of which a minimum of 20% of the residential floor area or 2,262.1 sq. m (24,349 sq. ft.), whichever is greater, must be used for social housing, with commercial space on the ground floor, 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 Bingham Hill Architects, received March 25, 2024;

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 this CD-1 in Schedule A, 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 new 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 application proposes to rezone the site at 648-680 East Broadway and 2505 Fraser Street from C-2C (Commercial) District to CD-1 (Comprehensive Development) District. The proposal is to permit a 16-storey residential building with additional height for the portion with rooftop amenity, containing 137 strata-titled residential units, of which not less than the greater of 20% of the total residential floor area or 2,262.1 sq. m (24,349 sq. ft.) must be used for social

housing, delivered turnkey to the City, with commercial space on the ground floor under the *Broadway Plan*.

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Broadway Plan (2022, last amended 2024)
- Transit-Oriented Areas (TOA) Designation By-law (2024)
- Transit-Oriented Areas (TOA) Rezoning Policy (2024)
- Interim Housing Needs Report (2025)
- 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)
- Housing Design and Technical Guidelines (2021)
- Tenant Relocation Plan Policy (2019, last amended 2022)
- Rental Incentives Bulletin (2019, last amended 2024)
- Rental Housing Stock Official Development Plan (2021)
- Urban Forest Strategy (2016, last amended 2018)
- Public Art Policy for Rezoned Developments (2014)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2024)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Green Buildings Policy for Rezoning (2010, last amended 2024)

REPORT

Background/Context

1. Site and Context

The subject site is comprised of one legal parcel, consolidated of previously four legal parcels in February 2024, prior to the rezoning application date. It is located on the southwest corner of East Broadway and Fraser Street (see Figure 1). The site has an area of approximately 1,870 sq. m (20,129 sq. ft.). It is zoned C-2C (Commercial) as are surrounding sites on East Broadway. Sites to the south are zoned RT-5 and the site to the north across the street is zoned CD-1 for a mixed-use building including Seniors Supportive or Assisted Housing. The site is currently developed with four two-storey mixed-use buildings and one single-storey commercial building with a total of six commercial retail units and 17 rental units. Subject to confirmation of eligibility, tenants are eligible for tenant protection under the *Tenant Relocation and Protection Policy (TRPP)*. If eligible, tenants will be offered the first right of refusal to a non-market, subsidized housing unit in the new building once construction is complete. Returning tenants will be required to income test in order to qualify for a new social housing unit.

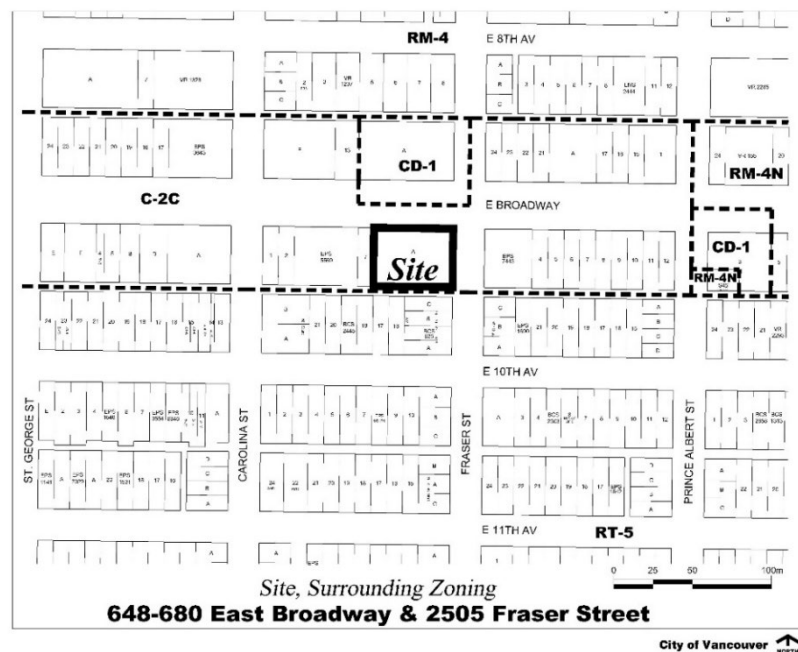
The following businesses are currently located on the site: Noor Convenience and Donair, Hail Mary's, Catoro Café, Pizzeria Barbarella, Klasik Inasal Noodle Express, Mubarak Enterprises Ltd. and Commercial Framing.

The neighbourhood is undergoing significant change, with the new Broadway Subway Great Northern Way – Emily Carr Station within 800 m to the northeast and another two stations just over 800 m to the east and west from the subject site scheduled to open in 2027.

Neighbourhood Amenities – The following amenities are within close proximity:

- *Parks* – Sahalli Park (150 m), China Creek North Park (500 m), Carolina Park (550 m), Guelph Park (600 m), Robson Park (600 m), China Creek South Park (650 m), McAuley Park (650 m).
- *Community and Cultural Spaces* – Mount Pleasant Neighbourhood House (200 m), Mount Pleasant Community Centre (850 m), Vancouver Public Library Mount Pleasant Branch (900 m).
- *Childcare* – Active Little Angels Family Child Care (400 m), YMCA of Greater Vancouver Day Care Centre (400 m), St. Michael's Church Day Care Centre (500 m), Mount Pleasant Child Care (600 m), Mount Pleasant Family Centre (650 m), Home Sweet Home Family Childcare (650 m), McGregor Childcare Centre (700 m), Nanook YMCA Child Care (850 m).

Figure 1: Surrounding Zoning and Context



Local School Capacity – The site is located within the catchment area of Florence Nightingale Elementary School and Sir Charles Tupper Secondary School. According to the Vancouver School Board (VSB)'s 2020 *Long Range Facilities Plan*, Florence Nightingale Elementary is currently operating at 76% capacity and by 2031 is forecasted to be operating at 77% capacity.

Sir Charles Tupper Secondary is operating at 75% with an expected capacity of 67% 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

Vancouver Plan (2022) – The Vancouver Plan was approved by Council in 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The approved Plan will serve as a framework with further implementation planning work to follow over the next two to four years. The site is located within the Plan area which is generally in alignment with the *Vancouver Plan*.

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 Mount Pleasant Centre - Area F sub-area 10.16 of the Plan. It requires continuous active ground floor retail and service uses along East Broadway and Fraser Street. Sub-section 10.16.1 of the Plan permits 18-storey market strata housing buildings with an FSR up to 6.0. The Plan requires a minimum of 20% of the residential floor area or the same number of existing rental units, whichever is greater, delivered as turnkey social housing units to the City on lots with existing market rental housing.

Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy – To align with provincial legislation, Council adopted a by-law and rezoning policy that establishes heights and densities for developments within Transit-Oriented Areas (TOAs). This site is within Tier 3 of the TOA legislation. As the Broadway Plan allows more height and density, the application is being assessed under the Plan policies.

Interim Housing Needs Report (2025) – Provincial legislation requires Council to receive and consider regular Housing Needs Reports when creating or amending a development plan in relation to Council’s housing policies on affordable, rental and special needs housing. The most recent report amendment was received on January 1, 2025.

Housing Vancouver Strategy (2017) – Housing Vancouver focuses on the right supply of new homes, including rental, to meet the continuum of housing types. The strategy includes 10-year housing approval targets, which were updated in 2024. The new targets aim for 83,000 net new homes overall, including 30,000 purpose-built market rental and 5,500 purpose-built below market rental units. This rezoning will contribute towards targets for social housing units.

Strategic Analysis

1. Proposal

The proposal is for a 16-storey mixed-use residential building with additional height for the portion with rooftop amenity, containing 137 strata-titled residential units, of which a minimum of 20% of the residential floor area to be delivered as turnkey social housing units to the City within a self-contained airspace parcel with retail space on the ground floor. The proposed height is 59 m (194 ft.) and the floor space ratio (FSR) is 6.0. Vehicle and bicycle parking are provided underground with access from the lane.

Figure 2: Project Perspective Looking southwest on East Broadway



2. Land Use

The proposed 16-storey building containing 137 strata-titled residential units, of which not less than the greater of 20% of the total residential floor area or 2,262.1 sq. m (24,349 sq. ft.) must be used for social housing units, delivered turnkey to the City, and commercial space on the ground floor, is consistent with the Plan's direction for this location.

3. Form of Development, Height and Density (Refer to drawings in Appendix D and statistics in Appendix H)

In assessing urban design performance, staff considered the Plan's built-form expectations.

Form of Development – This application for a 16-storey mixed-use tower on podium with additional height for the portion with rooftop amenity is consistent with the Plan (see Figure 2). The proposal generally meets the Plan's expectations floorplate size and building dimensions. While the Plan anticipates a four-storey podium, the proposal includes a six-storey podium to accommodate the social housing units. Further design development is necessary to ensure appropriate tower separations. Staff have prepared conditions to ensure the contextual fit.

Height – The Plan anticipates buildings with up to 18 storeys and additional height for the part with rooftop amenity. The proposed height is within the Plan's permitted maximum. While the proposal is for a 16-storey building, the height included in the draft CD-1 By-law enables up to 18 storeys consistent with the Plan to ensure flexibility when increasing tower separations as per the conditions included in Appendix B.

Density – The Plan estimates a density of up to 6.0 FSR. The application complies with the objectives of the Plan and proposes a density of 6.0 FSR.

Public Realm and Interface – The Plan envisions continuous ground floor commercial uses on Fraser Street and East Broadway, continuous weather protection, and a modest on-site public open space to support an active and engaging public realm.

The Plan encourages a modest Privately-Owned Public Space (POPS) at this location, intended to be accessible to public, which will be secured through a Statutory Right-of-Way. The proposal provides POPS at the northeast corner with continuous retail and weather protection at the grade consistent with the Plan. Staff have included a condition in Appendix B to enhance the quality of the POPS.

Private Amenity Space – The development offers on-site common indoor and outdoor amenities for the residents throughout the building consistent with the Plan. High-quality common indoor and outdoor amenity spaces are provided for both the social and strata housing residents, as well as shared common outdoor amenity spaces and a children’s play space on the podium and rooftop level.

Urban Design Panel – A review by the Urban Design Panel was not required due to the project’s consistency with the expectations of the Plan.

Staff reviewed the site-specific conditions have concluded that the proposal reflects the Plan’s built form, height and density and is appropriate for the context. Staff support the application subject to the Urban Design conditions detailed in Appendix B.

4. Housing

The project is proceeding under the Inclusionary Housing option as outlined in the Plan. Not less than the greater of 20% of the total residential floor area or 2,262.1 sq. m (24,349 sq. ft.) must be used for social housing units, delivered turnkey to the City, with the remainder as strata residential.

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2023, 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 Mount Pleasant/Renfrew Heights area, in which this site is located, is 0.5%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Average Rents and Income Thresholds – Figure 3 below compares starting rents for non-market unit rents and below-market unit rents with cost of ownership. Figure 3 demonstrates that non-market and below-market rental housing provide options that are more affordable than home ownership.

Security of Tenure – Should the rezoning be approved, all inclusionary units will be secured as social housing 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 total residential floor area of the project for inclusionary housing units to be rented as social housing units, including a minimum of 30% of units will be rented to households with incomes that are equal to, or less than, the BC Housing Income Limits (HILs) levels and the remaining 70% rented at up to market rents.

Figure 3: Non-Market, Below-Market and Market Rental Unit Rents, Cost of Ownership and Household Incomes Served

	Housing Income Limits ⁵		Below-Market Rental Units		Newer Rental Buildings Eastside		Monthly Costs of Ownership for Median-Priced Apartment – Eastside (with 20% down payment)	
	Estimated Maximum Starting Rents (at 30% of HILs) ¹	Household Income Limits (BC Housing, 2023)	Starting Rents (2024) ²	Average Market Rent (CMHC, 2023) ³	Average Market Rent (CMHC, 2023) ³	Estimated Household Income Served (rent at 30%)	Monthly Costs of Ownership ⁴	Estimated Household Income Served (monthly costs at 30%)
Studio	\$1,450	\$58,000	\$1,223	\$48,928	\$1,776	\$71,040	\$2,200	\$88,000
1-bed			\$1,429	\$57,152	\$2,116	\$84,640	\$2,885	\$115,400
2-bed	\$1,800	\$72,000	\$1,969	\$78,752	\$2,839	\$113,560	\$3,809	\$152,360
3-bed	\$2,150	\$86,000	\$2,395	\$95,808	\$3,245	\$129,800	\$5,565	\$222,600

1. Maximum starting rent estimates based on 30% of Housing Income Limits published by BC Housing on January 1, 2023.
2. The below-market rents shown here reflect 20% discount from CMHC average market rents for purpose-built rental apartments in Vancouver in 2023, as set in the Rental Incentive Programs Bulletin for the year 2024.
3. Data from the October 2023 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2014 or later on the Eastside of Vancouver
4. Median of all BC Assessment strata apartment sales prices in Vancouver Eastside 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).
5. Housing Income Limits (HILs) represent the maximum gross household income for eligibility in many affordable housing programs. The HILs are based on figures established by CMHC and are intended to reflect the minimum income required to afford appropriate accommodation in the private market.

Social Housing – The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 24 inclusionary housing units to the City’s inventory of social housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 4).

Figure 4: Progress Towards 10 Year Housing Vancouver Targets for Social, Supportive and Co-op Housing as of September 30, 2024

Housing Type	Category	10-Year Targets ¹	Units Approved Towards Targets ²
Social, Supportive and Co-op Housing	Supportive Housing	1,500	76 (5%)
	Social and Co-op Housing	8,500	326 (2%)
	Total	10,000	402 (4%)

1. New 10-year targets were adopted in 2024, with tracking starting from January 1, 2024.
2. Previous targets established in 2017 included 12,000 non-market housing units with tracking starting in 2017. As of December 31, 2023, 78% of the previous targets had been reached (including TMH projects and multi-planned major developments).
3. Unit numbers exclude the units in this proposal, pending Council’s approval of this application.

Social Housing Mix – The City’s *Housing, Design and Technical Guidelines* requires a minimum of 50% inclusionary family units. This application proposes 58.3% inclusionary family units in a mix of two-bedroom and three-bedroom units, thereby exceeding the *Housing, Design and Technical Guidelines*. 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 guidelines and a provision is included in the CD-1 By-law to meet the minimum unit-mix requirements.

Social Housing Operator – A qualified housing operator will be selected through a Request for Proposals (RFP) in line with the City's *Procurement Policies* to operate the social housing air space parcel (ASP). Recommendations on the operator of the social housing units, along with the key terms of the operating agreement (including lease terms, rents, operating and capital maintenance costs, and monitoring and reporting requirements) will be presented to Council in a future report for consideration and approval.

Social Housing Affordability – The social housing units proposed for this project will meet the City definition of "Social Housing" as per the Zoning and Development By-law, with a minimum of 30% of units rented to households with incomes that are equal to, or less than, the BC Housing Income Limits (HILs) levels and the remaining 70% rented at up to market rents. Staff intend to work with senior levels of government to look for opportunities to deepen affordability. Upon completion, an air space parcel containing all of the social housing will be transferred to the City.

Strata Housing Mix – The 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 31% family strata units in a mix of 21% two-bedroom and 10% three-bedroom units, thereby not meeting this policy in the strata portion of the project. A condition of approval and a provision in the CD-1 By-law has been included to ensure the Plan policy requirement for the strata housing units will be met. All family units must be designed in accordance with *the High-Density Housing for Families with Children Guidelines*.

Existing Residential Tenants – The rezoning site contains existing rental residential uses, including 17 units of primary rental. Subject to confirmation of eligibility, tenants may be eligible for tenant protection under the *Tenant Relocation and Protection Policy (TRPP)*. If eligible, in addition to other *TRPP* benefits including moving expenses and compensation based on length of tenancy, tenants will be offered the first right of refusal to return to a social housing unit in the new building once construction is complete. Returning tenants will be required to income test in order to qualify for a new social housing unit. To qualify, households will have incomes at or below BC Housing's annual Housing Income Limits (HILs) and up to Low- and Moderate-Income Limits.

A Tenant Relocation Plan (TRP) for eligible tenants which meets the requirements of the City's TRPP for the Broadway Plan area is required. The draft TRP is summarised in Appendix F of this report. All residential tenancies are protected under the Provincial Residential Tenancy Act.

5. Transportation and Parking

The site is well served by public transit. It is within 800 m of the future Broadway Subway Great Northern Way – Emily Carr Station as well as frequent bus service on East Broadway and Fraser Street as part of TransLink's Frequent Transit Network (FTN). The future Mount Pleasant and the existing VCC - Clark Station are just over 800 m away. The bus stop for the Fraser bus is in front of the property, south of the proposed POPS. The property is one block North of the 10th Avenue bikeway ("Midtown Way Greenway"). Parking, loading, bicycle and passenger loading spaces are required to meet the Parking By-law at the time of development permit.

Engineering conditions related to transportation, public realm and parking are included in Appendix B.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning* requires that rezoning applications satisfy the green and resilient building conditions. The applicant has submitted preliminary modelling analysis detailing design and construction strategies to meet energy and emissions and embodied carbon targets in the Vancouver Building By-law, a summary of the resilient building measures considered for the application, and a 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 while still meeting the challenges of development and housing priorities.

There are four existing trees on the site, all of which are proposed for removal. There are three City street trees for which protection during construction is required. Seven new trees are proposed at street level. A detailed tree assessment and retention report will be required as part of a subsequent development permit application. Staff will review these materials and provide conditions to retain and protect trees, wherever possible. This process allows for a coordinated assessment of tree retention and replacement with the proposed form of development. See Appendix B for landscape and tree conditions.

7. Public Input

Public Notification – A rezoning information sign was installed on the site on June 19, 2024. Approximately 3,022 notification postcards were distributed within the neighbouring area on or about July 16, 2024. 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 July 17, 2024 to July 30, 2024. 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.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 119 submissions were received.

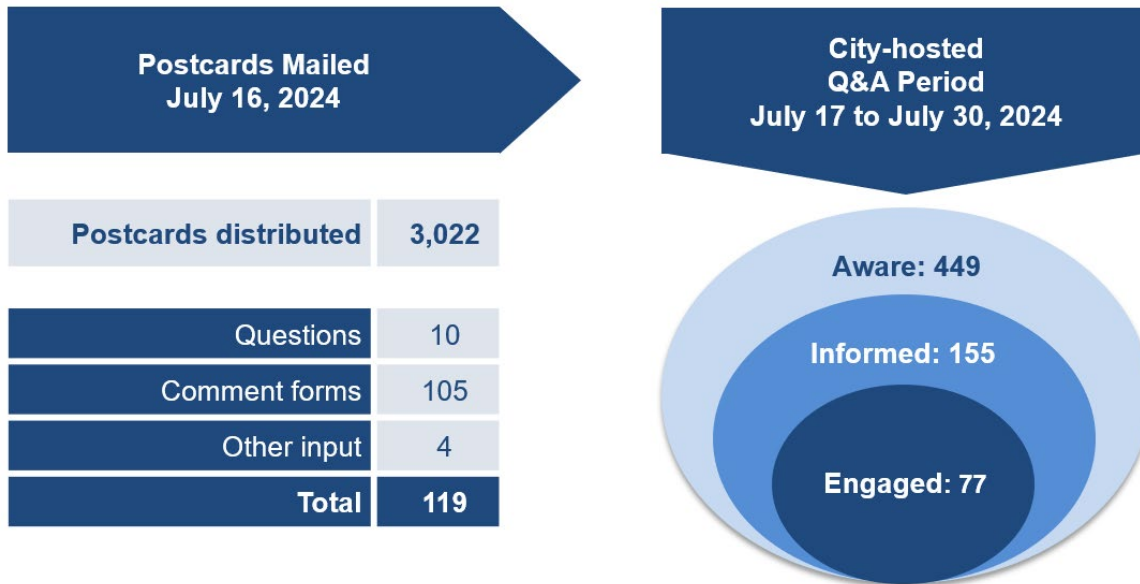
Below is a summary of feedback received from the public by topic.

Generally, comments of support fell within the following areas:

- **Housing:** Adds much-needed housing, including subsidized and affordable housing units.
- **Location:** The development is supported due to its proximity to major transit routes, including future Skytrain stations and location on corner of two arterial streets.

- **Density:** The increased density is supported, as it aligns with the City’s goals for urban development along transit corridors, enhancing the vibrancy and economic activity of the area.

Figure 5: Overview of Notification and Engagement



Generally, comments of concern fell within the following areas:

- **Displacement of businesses:** Concerns about the displacement of existing local businesses, such as Noor, Catoro, and Hail Mary’s, which are viewed as being integral to the community. Hope is expressed that businesses may be able to return to the building or be able to stay in the neighbourhood.
- **Neighbourhood fit:** The development will negatively affect the neighbourhood’s character and community feel, and lead to a loss of the cultural and social hubs that define the neighbourhood.
- **Traffic and Parking:** Concerns are expressed that the development will exacerbate traffic congestion and create unsafe conditions. In addition, there are concerns the current transit options will either be reduced when the new subway opens or road infrastructure will not be able to handle the increased traffic and require upgrades, particularly as project is relatively far away from SkyTrain Stations.

Response to Public Comments

Displacement of businesses: The applicant has provided the resource guides developed for the City’s *Commercial Tenant Assistance Program (CTAP)* to the commercial tenants and has engaged a consultant to provide supports for relocation. The applicant is also open to the existing businesses to return to the new building. Further conditions have been added to Appendix B.

Neighbourhood fit: The Plan includes a comprehensive approach to creating a built environment that supports thriving, resilient, and liveable communities by incentivizing new housing options in close proximity to transit, shopping, services, and amenities. The proposal is meeting the requirements to include common spaces such as indoor and outdoor amenities that are sized, located and programmed appropriately to promote a sense of community. The proposal also includes retail space and a small privately-owned public space on the ground floor.

Traffic and Parking: Residential parking as well as visitor, loading and accessible parking are proposed to be provided as required by the Parking By-law. The site is located at the corner of two arterials which are both well-served with transportation options. The proposed TDM Plan includes a variety of sustainable transportation strategies to reduce the demand for vehicle use.

8. Public Benefits

Community Amenity Contributions (CAC) – This application is subject to a negotiated CAC under the *Community Amenity Contributions Policy for Rezoning*s. The applicant has proposed that not less than the greater of 20% of the total residential floor area or 2,262.1 sq. m (24,349 sq. ft.) must be used for social housing units, delivered turnkey to the City. Real Estate have estimated the amenity to have a value of approximately \$19,000,000 and conclude that the CAC offered by the application is appropriate with no additional CAC expected. The public benefit accruing from these units is their contribution to the City's social housing stock secured for the greater of 60 years and the life of the building.

Development Cost Levies (DCLs) – This site is subject to both the City-wide DCL and Utilities DCL, which will be calculated on the floor area proposed at the development permit stage. Based on rates in effect as of September 30, 2024, and the proposed 8,524 sq. m (91,752 sq. ft.) of strata-titled residential floor area and 445.8 sq. m (4,798 sq. ft.) of commercial floor area, it is estimated that the project will pay DCLs of \$3,673,509.

Social Housing – Under provisions of the Vancouver Charter and the City-wide DCL and City-wide Utilities DCL By-laws, social housing that meets the applicable definitions is exempt from DCLs. Under the City-wide DCL and Utilities DCL By-laws, social housing is exempt from DCLs where a minimum of 30% of the residential floor area occupied by households with incomes below BC Housing Income Limits. A Section 219 covenant, Housing Agreement, or other security that restricts the use of such units is registered against title and where the housing is owned by the City or a non-profit organization. The social housing component of the project is expected to meet these criteria. Based on the rates in effect as of September 30, 2024 and the floor area of 2,262.1 sq. m (24,349 sq. ft.) the value of the expected exemption is estimated at \$935,378.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's [DCL Bulletin](#) for details on DCL rate protection.

Public Art Program – The application is not subject to the *Public Art Policy and Procedures for Rezoned Developments* as the proposed floor area does not meet the minimum 9,290 sq. m (100,000 sq. ft.) given that social housing that meets the applicable definitions is exempt from Public Art Contributions.

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 social housing units delivered turnkey to the City and DCLs. See Appendix G for additional details.

CONCLUSION

Staff conclude that the proposed land use and form of development are consistent with the intent of the Plan.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with the draft CD-1 By-law as generally shown in Appendix A, with a recommendation that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B.

* * * * *

**648-680 East Broadway and 2505 Fraser Street
PROPOSED CD-1 BY-LAW PROVISIONS**

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

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 ().

Uses

3. Subject to 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 and Restaurant Uses;
 - (g) Service Uses;
 - (h) Utility and Communication Uses; and
 - (i) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 4.1 The design and layout of at least 50% of the dwelling units used for social housing must:
- (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms.
- 4.2 The design and layout of at least 35% of the total number of strata 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;
- 4.3 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, may be used for residential purposes except for entrances to the residential portion.
- 4.4 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 that 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

- 5.1 Computation of floor area must assume that the site area is 1,870 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 5.2 The maximum floor space ratio for all uses combined is 6.0.

- 5.3 A minimum of 20% of the total residential floor area, or 2,262.1 m², whichever is greater, must be used for social housing, secured to the City's satisfaction, except that the number of social housing units must not be less than 17.
- 5.4 The total floor area for commercial uses must be a minimum of 445.8 m².
- 5.5 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.6 Computation of floor area must exclude:
- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total 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 unit; and
 - (f) all storage area below base surface for non-dwelling uses.
- 5.7 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

- 5.8 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be allocated to the social housing units as storage area.

Building Height

- 6.1 Building height must not exceed 59 m.
- 6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with permitted common rooftop amenity space or mechanical appurtenances must not exceed 65.5 m.

Horizontal Angle of Daylight

- 7.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.
- 7.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.4 The plane or planes referred to in section 7.3 above must be measured horizontally from the centre of the bottom of each window.
- 7.5 An obstruction referred to in section 7.3 above means:
- (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 7.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if:
- (a) the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is at least 3.7 m.

* * * * *

**648-680 East Broadway and 2505 Fraser 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 Bingham Hill Architects, received March 25, 2024.

THAT, prior to approval of the form of development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board who shall have particular regard to the following:

Urban Design

1.1 Design development to build upon the contextual fit and neighbourliness as follows;

- (a) Increasing the rear tower setback as much as possible.

Note to Applicant: A rear setback of approximately 12.2 m (40 ft.) from the centerline of the lane ensures appropriate separation to a future south tower. Maintain the westerly setback. This will likely result in a more compact tower of up to 18 storeys per the Plan.

1.2 Design development to optimize the size, functionality, and quality of the Privately-Owned Public Space (POPS) along Fraser Street:

- (a) The edges of the plaza should support commercial uses and activities (e.g., café or restaurant patio) that help animate the space; and
- (b) Provision of high-quality operable glazing system at the ground floor retail frontage that allow for improved direct visual and physical connection between the interior and the POPS.

Note to Applicant: POPS are intended to foster passive social interaction and gatherings. Suggested strategies include introducing landscape and design elements that support passive use. Ensuring that the plaza is inclusive and accessible, supports a diversity of activities and users, and has a clear and welcoming character.

This is intended to allow for activities to spillover into the POPS and for the flexibility of interior space to function as a covered outdoor patio seating.

Landscape

- 1.3 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 in.: 1 ft. scale minimum. The Plant List should include the common and botanical name, size and quantity of all existing and 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.

- 1.4 Provision of detailed architectural and landscape cross sections (minimum 1/4 in. 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.

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

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

- 1.6 Provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note: "Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board Urban Forestry".

Note to Applicant: Methods of tree protection for street trees (as approved by Park Board Urban Forestry) to be shown on plan. Relocation of trenching locations are required if in conflict with tree protection. Two separate applications must be applied for: A commercial water permit and another commercial sewer permit. Please contact engineering services as soon as possible to begin the process for confirming the trenching locations for sewer and for water.

Housing

- 1.7 The proposed strata unit mix, including 18 studio units (16%), 60 one-bedroom units (53%), 24 two-bedroom units (21%) and 11 three-bedroom units (10%) is to be revised in the development permit drawings to achieve at least 10% three-bedroom units and 25% two-bedroom units.

Note to Applicant: Any changes in the unit mix from the rezoning application may 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 strata 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.

- 1.8 Design and construct the social housing in line with the City's *Housing, Design and Technical Guidelines*.
- 1.9 Ensure that not less than the greater of 20% of the total residential floor area or 2,262.1 sq. m (24,349 sq. ft.) must be used for social housing, secured to the City's satisfaction, provided always that the number of social housing units must not be less than 17, the number of rental units existing on the site on March 25, 2024.
- 1.10 The proposed social housing unit mix, including five studio units (20%), five one-bedroom units (21%), 10 two-bedroom units (42%) and four three-bedroom units (17%) is to be included in the development permit drawings to achieve at least 50% family units, including a target of 30% two-bedrooms units and 20% three-bedroom units.

Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 50% of the dwelling units designed to be suitable for families with children, per the Housing Design and Technical Guidelines. The proposed 42% two-bedroom units and 17% three-bedroom units, for a total of 59% family units, is acceptable.

- 1.11 Drawings and project statistics sheet to show the following:
- (a) Indicate the extent of the social housing Air Space Parcel (ASP) with a contrasting colour hatch or outline separate from the strata and Commercial uses, including all below grade spaces, and including labels for all social housing ASP spaces;
 - (b) Clarify access for all indoor and outdoor amenity space, and mark areas that will be shared between strata and social housing components of the building;
 - (c) Provide furniture layout for social housing office, lobby, and indoor/outdoor amenity areas;
 - (d) Label children's play and urban agriculture areas, including supporting infrastructure, for outdoor amenity areas;
 - (e) Label Indoor amenity room to show kitchenette and accessible washroom. Turning radius in accessible washroom should be clear of the sink area;

- (f) Label dimensions for widths of living rooms and bedrooms. Finished living area unit dimensions shall be no less than 12 ft. (3.7 m) measured from inside face of finished walls;
- (g) Social housing loading spaces to be labelled. If loading is shared with Strata these should be labelled as shared on the plans and indicated in the project statistics sheet; and
- (h) Provide the area of the social housing garbage and recycling room and label all bins to ensure the required space is provided.

Note to Applicant: Per the City of Vancouver's *Housing Design and Technical Guidelines*, finished living area unit dimensions shall be no less than 12 ft. (3.7 m) measured from inside face of finished walls.

1.12 Provide the following dedicated social housing support spaces:

- (a) Mechanical and electrical rooms;
- (b) A social housing office of a minimum of 9.3 sq. m. (100 sq. ft.). Show that the office space is fully accessible; and
- (c) Provide and label social housing janitor closet;

Note to Applicant: Per the City's *Housing Design and Technical Guidelines*.

1.13 Design development to include:

- (a) A bathtub in all two-bedroom social housing units;
- (b) A door to the social housing amenity washroom off the corridor to allow access for Social Housing staff;
- (c) Provide a social housing office that is a minimum size of 9.3 sq. m. (100 sq. ft.). Show that the office space is fully accessible; and
- (d) Include a storage closet.

Note to Applicant: Per the City's *Housing Design and Technical Guidelines*.

1.14 Provide a minimum of 5% of social housing units are wheelchair accessible and distributed equally by unit type. Drawings and projects statistics sheet at the development permit application stage to show the following:

- (a) Drawings to show furniture layouts and turning radius to demonstrate accessibility;
- (b) Label wheelchair accessible units on drawings; and
- (c) Include breakout of accessible units on the project statistics sheet.

Note to Applicant: Per the City's *Housing Design and Technical Guidelines*.

- 1.15 Provide vehicle parking for social housing Air Space Parcel, including 0.33 spaces per social housing unit. Visitor and accessible parking to be calculated separately for social housing spaces. Identify the location of these parking spaces with labeling on the plans.
- 1.16 At a minimum, 20% of the required bike parking spaces for the development should be allocated to the social housing units. Provide separate, dedicated, and independently securable bike storage rooms for exclusive use by the social housing units.
- 1.17 The proposal should apply the *High-Density Housing for Families with Children Guidelines* for both the strata-titled and social housing units.

Economic Development

- 1.18 Provide continuous active ground floor with retail, restaurant or service uses along East Broadway and Fraser Street. Restaurant or café patio space along Fraser Street is encouraged.
- 1.19 Explore design changes of the ground floor (e.g., explore change of the width of entrances) at the development permit stage to increase space and improve design of commercial retail units.

Note to Applicant: Policy requires continues retail frontage on both Fraser Street and East Broadway. While this is achieved, the project remains under the 0.35 FSR of commercial space that comparable projects are expected to deliver due to the requirements of other City policies.

- 1.20 Employment Lands staff encourage the applicant to document the support provided to each of the existing businesses. At the development permit stage, please reach out to employment.lands@vancouver.ca to support City efforts to support small local businesses through the Commercial Tenant Assistant Program (CTAP).

Sustainability

- 1.21 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended November 27, 2024) 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*.

Engineering

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

Note to Applicant: The City 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 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.

<https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement>

<https://vancouver.ca/streets-transportation/traffic-management-for-construction-and-special-events.aspx>

- 1.23 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) Section 3A) and access around existing and future utilities adjacent your site prior to building permit issuance.

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 occupancy permit issuance. 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>

- 1.24 The owner or representative is 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-day lead time is required 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>

- 1.25 Submission of 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 Rapid Transit Office (rapidtransitoffice@vancouver.ca) for more information on impacts to access and street use for your project.

<https://vancouver.ca/streets-transportation/ubc-line-rapid-transit-study.aspx>

- 1.26 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road Right-of-Way.
- 1.27 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.28 Provision of a canopy application may be required should the encroaching structure(s) meet the specifications set out in Section 1.8.8 of the Vancouver Building By-Law.

Note to Applicant: A portion of the canopy encroaches into the corner cut dedication. Canopies must be fully demountable and drained to the buildings internal drainage systems. Please submit a copy of the site and profile drawings of the proposed canopy for review at the development permit application stage.

- 1.29 Gates/doors are not to swing more than 0.3 m (1 ft.) over the property lines.
- 1.30 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Clarify the design requirements for the onsite staging area are sufficient for the sites needs for the below grade garbage and recycling amenity. If the staging site is not to handle all the below-grade facility needs, then written confirmation from a waste hauler that access and pick up from the location can be made without reliance of the lane for extended bin storage is required.

Refer to the *Garbage and Recycling Facility Storage Amenity Design Supplement* for more information: [Guidelines: Garbage and Recycling Storage Facility Design](#).

- 1.31 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:
 - (a) Display of the following note(s):
 - (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."
 - (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 6 cm 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 ft. long and 18 in. 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. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".

- (iii) “The required Green Infrastructure improvements on Fraser Street will be as per City-issued design.”

Note to Applicant: Callouts and dimensions must be included along with the note. An Engineering Project Coordinator will engage the developer to facilitate the delivery of any City design after development permit issuance.

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

- (iv) “Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received.”

Note to Applicant: Drawings submitted as part of the development permit application will be preliminary with appropriate placeholders, and the final off-site geometric design will be provided by the City. An Engineering Project Coordinator will engage the developer to facilitate the delivery of any City design after development permit issuance.

- (b) Existing locations of:

- (i) Street furniture; and

Note to Applicant: For drawings with existing street furniture displayed, a note must be added stating:

“All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in coordination with the City Street Furniture Coordinator.”

- (ii) Poles and guy wires.

Note to Applicant: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown. Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible.

- (c) Removal of:

- (i) At-grade mechanical vents and building structure, class B bicycle racks and proposed tree along Fraser Street and East Broadway within the Statutory Right-of-Way;
- (ii) Reference to “Optional Location for Public Art” that is proposed within the corner cut dedication; and

Note to Applicant: All proposed public art is to be within private property.

- (iii) Non-standard sidewalk treatments from City property.

Note to Applicant: Refer to the *Streetscape Design Guidelines* for City standards for construction.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all off-site improvements sought for this rezoning. All proposed streetscape materials on the boulevard along East Broadway should meet the Mount Pleasant *Streetscape Design Guidelines* and are to be used alongside the City's design guidelines and construction standards.

<https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx>

1.32 Provision of parking access, per [Parking By-law Section 4](#) and the [Design Supplement](#):

(a) Two-way vehicle flow, including:

(i) Increased width through curved sections of the parking ramp.

1.33 Provision of loading spaces, per the [Parking By-law Section 5](#) and the [Design Supplement](#):

(a) Minimum 1.3 m (4.3 ft.) side clearance for Class B spaces.

Note to Applicant: Council approved amendments to the Parking By-law for loading rates and design requirements. These requirements will apply to site development permits following this rezoning.

1.34 Provision of passenger spaces, per [Parking By-law Section 7](#) and the [Design Supplement](#):

(a) Convenient, internal, stair-free access to/from site uses.

1.35 Provision of a [Transportation Demand Management \(TDM\) Plan](#)

Note to Applicant: Submit TDM Plan A, B, C or D. 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.

1.36 Update the architectural plans to provide:

(a) Dimension of columns and column encroachments into parking spaces;

(b) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions; and

(c) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

1.37 Provision of the Developer's Engineer is to submit a sewer abandonment plan that details:

- (a) The abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

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

- 1.38 Provision of the Developer's Engineer to submit sewer design brief, calculations and/or model, and design drawings to the City Engineer prior to building permit issuance.

Note to Applicant: All submittals, including Issued for Construction (IFC) drawings, are required to be reviewed and accepted by the City.

- 1.39 Provision of all third-party utility services (e.g., BC Hydro, Telus, and Shaw) to be underground, BC Hydro service to the site to be primary, and all required electrical plants to 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.

- 1.40 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions, and third-party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

- (a) The Key Plan shall meet the specifications in the *City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan* <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and
- (b) All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the building permit application.

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.

<https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>

- 1.41 Show all City supplied building grades (BGs) and entranceway design elevations (DEs) on the architectural and landscape plans, while ensuring any topographic survey used

for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.

Note to Applicant: When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City supplied building grade plan.

Building Grade design is in the preliminary state. Finalized building grades are required prior to DP application.

For more information, please contact Engineering, Streets Design Branch at building.grades@vancouver.ca or call 604-871-6373.

<https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx>.

- 1.42 Provision of a \$30,000 cash security deposit prior to building permit issuance, for protection, relocation and/or delivery of bus stop amenities adjacent to the site.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Urban Design

- 2.1 Arrangements are to be made to the satisfaction of the Director of Planning and the Director of Legal Services for a Statutory Right-of-Way (SRW) for public life use over the proposed Privately-Owned Public Space (POPS).

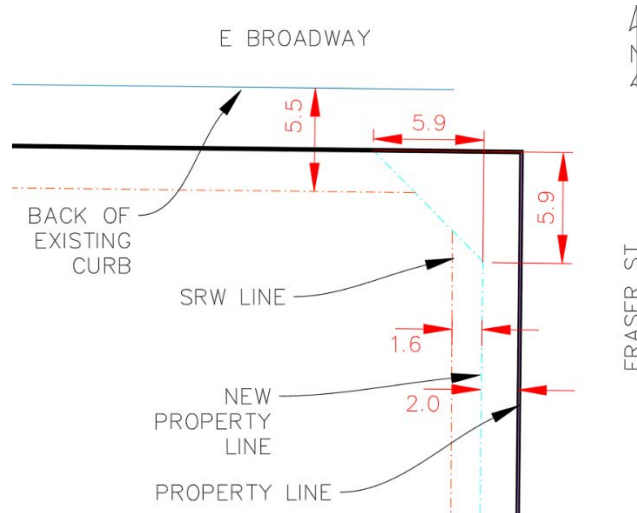
Note to Applicant: The final dimensions are to be determined through the development permit process but should be consistent with the conditions outlined in this report.

Refer also to Urban Design Condition 1.1 b and Engineering Conditions.

Engineering

- 2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services and the Approving Officer for the dedication of the east 2.0 m and an additional 5.9 m x 5.9 m corner cut in the northeast corner of the site for road purposes.

Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required. For general information, see: <http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>



- 2.3 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of an Easement & Indemnity Agreement N38205 (encroachment) 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.

- 2.4 Provision of a statutory Right-of-Way (SRW) for public pedestrian use over a portion of the site, adjacent to Fraser Street, to achieve a 1.6 m offset distance from the new property line; and adjacent to East Broadway, to achieve a 5.5 m offset distance from the back of the existing curb to the building face. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

Note to Applicant: The preparation of this legal agreement includes the requirement for collection of a fee by Development Building and Licences for service as approved in the following Council Report: <https://council.vancouver.ca/20241127/documents/pspc4.pdf> and will be due prior to issuance of the development permit.

- 2.5 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and Rights-of-Way for the Services are provided. No development permit for the site will be issued until the security for the services are provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

- (a) Provision of adequate water service to meet the domestic and fire flow demands of the project;

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by InterCAD Services Ltd. dated May 3, 2024, no water main upgrades are required to service the development.

The main servicing the proposed development is 300 mm. The maximum water service connection size is 300 mm.

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: Implementation of development(s) at 648 East Broadway does not require any sewer upgrades.

Development to be serviced to the existing 200 mm SAN and 250 mm STM sewers in Fraser Street.

- (c) Provision of street improvements with appropriate transitions, along East Broadway adjacent to the site, including:

- (i) Minimum 2.0 m wide front boulevard;
- (ii) Minimum 4.0 m wide broom-finish saw-cut concrete sidewalk;
- (iii) Geometric changes, including curb and gutter, including relocation of the existing catch basin, trolley poles, and traffic signal kiosk, road reconstruction as required to accommodate the new curb and gutter;

Note to Applicant: Road reconstruction on East Broadway to meet City Bus Routes standards.

- (iv) 50 mm depth mill and inlay of the two east-bound travel nearest lane to the site, approximately 300 sq. m;
- (v) Corner curb ramp; and
- (vi) At cost replacement of existing street furniture including litter bin and two bike racks.

Note to Applicant: All street furniture related work must be coordinated through the City Street Furniture Coordinator.

All proposed streetscape materials on East Broadway should meet the Mt. Pleasant *Streetscape Design Guidelines*. The *Streetscape Design Guidelines* (<https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx>) are to be used alongside the City's design guidelines and construction standards

- (d) Provision of street improvements with appropriate transitions, along Fraser St. adjacent to the site, including:
- (i) Minimum 3 m wide broom-finish saw-cut concrete sidewalk;
 - (ii) Minimum 3.0 m wide front broom-finish saw-cut concrete front boulevard;

Note to Applicant: Front boulevard width is for transit passenger loading, unloading, and waiting.
 - (iii) Minimum 1.5 m wide raised asphalt protected bike lane;
 - (iv) Type E curb between the sidewalk and bike lane and between the front boulevard and bike lane;
 - (v) 50 mm depth mill and inlay, near the intersection of East Broadway where the existing pavement has deteriorated, approximately 80 sq. m; and
 - (vi) 50 mm depth mill and inlay, near the lane crossing where the existing pavement has deteriorated, approximately 40 sq. m.

Note to Applicant: The City will provide a geometric design for all of these street improvements. Final design of these street improvements should also follow the recently approved *Broadway Plan Public Realm Plan*.

- (e) Provision of street improvements with appropriate transitions, along the lane adjacent to the site, including:
- (i) Full-depth pavement reconstruction; and

Note to Applicant: Lane reconstruction to meet City *Higher-Zoned Lane* standards.
 - (ii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Fraser Street.

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

- (f) Provision of speed humps in in the lane south of East Broadway between Fraser and Carolina Streets;

- (g) Provision Green Infrastructure improvements adjacent to the site to the satisfaction of the General Manager of Engineering Services, including:
- (i) Installation of a subsurface infiltration trench on Fraser Street under the proposed bike lane to treat and retain 90% of average annual rainfall from the sidewalk, bike lane and roadway to the greatest extent practical.

Note to Applicant: These improvements generally include a subsurface storage area filled with drain rock and underdrain connected to the catch basin.

Note to Applicant: Green Infrastructure (GI) should be used to manage rainwater from the street Right-of-Way as required in the [Rain City Strategy](#). The retention standard for the Right-of-Way is to treat and retain 90% of average annual rainfall where possible. These design standards are applied to the prescribed GI measures listed above.

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

<https://vancouver.ca/home-property-development/green-rainwater-infrastructure-design-resources.aspx>

- (h) Provision of upgraded street lighting (roadway, sidewalk and existing lane lighting) to current City standards and IESNA recommendations;
- (i) Provision of new or replacement duct banks that meets current City standard;

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

A Development and Major Projects construction coordinator will contact the applicant and coordinate the submission of the detailed electrical design. The detailed electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

- (j) Provision of street trees where space permits; and

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 in. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

- (k) Provision of installation of parking regulatory signage on streets adjacent to the site, to the satisfaction of the General Manager of Engineering Services.

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

The preparation of this legal agreement includes the requirement for collection of a fee by Development Building and Licences for service as approved in the following Council Report: <https://council.vancouver.ca/20241127/documents/pspc4.pdf> and will be due prior to issuance of the development permit.

Housing

- 2.6 Make arrangements to the satisfaction of the Director of Legal Services in consultation with the General Manager of Planning, Urban Design and Sustainability, and the Director of Facilities Planning and Development, to secure the applicant's obligation to design, build and deliver to the City an air space parcel containing the social housing units and associated parking and bike storage for such social housing. The agreement or agreements will include, but not be limited, to the following:
- (a) A minimum of 20% of the total residential floor area, or 2,262.1 sq. m (24,349 sq. ft.), whichever is greater, must be used for social housing, secured to the City's satisfaction, provided always that the number of social housing units must not be less than 17, the number of rental units existing on the site prior to March 25, 2024;
 - (b) All associated storage lockers, vehicle and bicycle parking to be provided are not included in the above net floor area;
 - (c) Breakdown of unit types (i.e., studios, one-bedroom units, two-bedroom units, accessible units, etc.), sizes, parking, numbers and finish specifications must be as per the *Housing Design and Technical Guidelines and High-Density Housing for Families with Children Guidelines*;
 - (d) Unit design and associated storage and amenity space must be as per the *Housing Design and Technical Guidelines and High-Density Housing for Families with Children Guidelines*;
 - (e) The air space parcel for the social housing must be designed to be as autonomous as possible, with design considerations maximizing the efficiency and minimizing the cost of operations over the life of the project and within the larger development;
 - (f) Transfer to the City at a nominal cost an air space parcel containing the social housing units together with the appropriate rights and obligations applicable to the ownership and operation of the legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations;
 - (g) Grant the City an option to purchase, for a nominal purchase price, the social housing air space parcel, exercisable upon completion of construction of the social housing;
 - (h) Provide that, as a condition of issuance for the building permit, a Letter of Credit will be required in an amount equal to the estimated cost to complete and deliver the social housing parcel to the City. This includes the costs to finish and equip, provide all furnishings and equipment; complete all landscaping, if any; and cover all soft costs such as consultant design fees and permit fees for the social housing parcel; and

- (i) Such other terms and conditions as the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability and the Director of Facilities Planning and Development may in their sole discretion require.

Note to Applicant: All social housing units must be designed and delivered in compliance with the City's *Housing Design and Technical Guidelines*.

2.7 Make arrangements to the satisfaction of the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the Director of Facilities Planning and Development, to enter into a Housing Agreement to secure the social housing air space parcel for 60 years or the life of the building, whichever is greater, which will contain the following terms and conditions:

- (a) A no separate sales covenant;
- (b) A no stratification covenant;
- (c) A provision that none of such units will be rented for less than one month at a time;
- (d) A requirement that all units comply with the definition of "social housing" in the applicable DCL By-law; and
- (e) Such other terms and conditions as the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability and the Director of Facilities Planning and Development may in their sole discretion require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to Section 565.2 of the Vancouver Charter.

2.8 The Social Housing will:

- (a) Be secured by Letters of Credit ("Amenity LCs") provided to the City prior to issuance of the building permit, the amount of which will be settled as part of the rezoning enactment documents; all LC's will be in compliance with and in the form set out in the City's Letter of Credit Policy AF-002-02; and
- (b) To the extent possible, be built with separate dedicated building systems so that its operating costs are accounted for and managed separately from the balance of the respective development.

Note to Applicant: The value of the Letter of Credit will be determined at the time of application for a building permit for the project.

2.9 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:

- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the *Broadway Plan* and the

Tenant Relocation and Protection Policy that is effective at the time of submission of the development permit application;

- (b) Provide a notarized declaration prior to issuance of the development permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant;
- (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must include, but may not be limited to, the names of tenants; whether each tenant has indicated interest in the Right of First Refusal to return to the new building, subject to tenant income-testing for the social housing units at the time of occupancy; each tenant's choice of either the financial compensation or temporary rent top-up option; the names of any tenants who have ended their tenancy; the reason for its end (e.g., tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant), and their temporary rent top up amount for the first year of tenancy in the alternative unit (if applicable) and total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan. A copy of the Temporary Rent Top-Up Calculation Form for each tenant that chooses the Temporary Rent Top up option must also be provided with the Interim Tenant Relocation Report; and

Note to Applicant: If a long period of time elapses between Public Hearing and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.

- (d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit. The Report must include, but may not be limited to, the names of tenants; whether each tenant has indicated interest in the Right of First Refusal to return to the new building, subject to tenant income-testing for the social housing units at the time of occupancy, their starting rent, and for those not returning to the new building, the outcome of their search for alternate accommodations and the total monetary value given to each tenant (moving costs, financial compensation, total rent-top up amount, any other compensation).

Environmental Contamination

2.10 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: 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 registrable charges pursuant to the Land Title Act.

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

* * * * *

648-680 East Broadway and 2505 Fraser Street
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

Note: By-laws will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 11879

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

“648-680 East Broadway and 2505 Fraser Street [CD-1 #] [By-law #] C-2C”

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

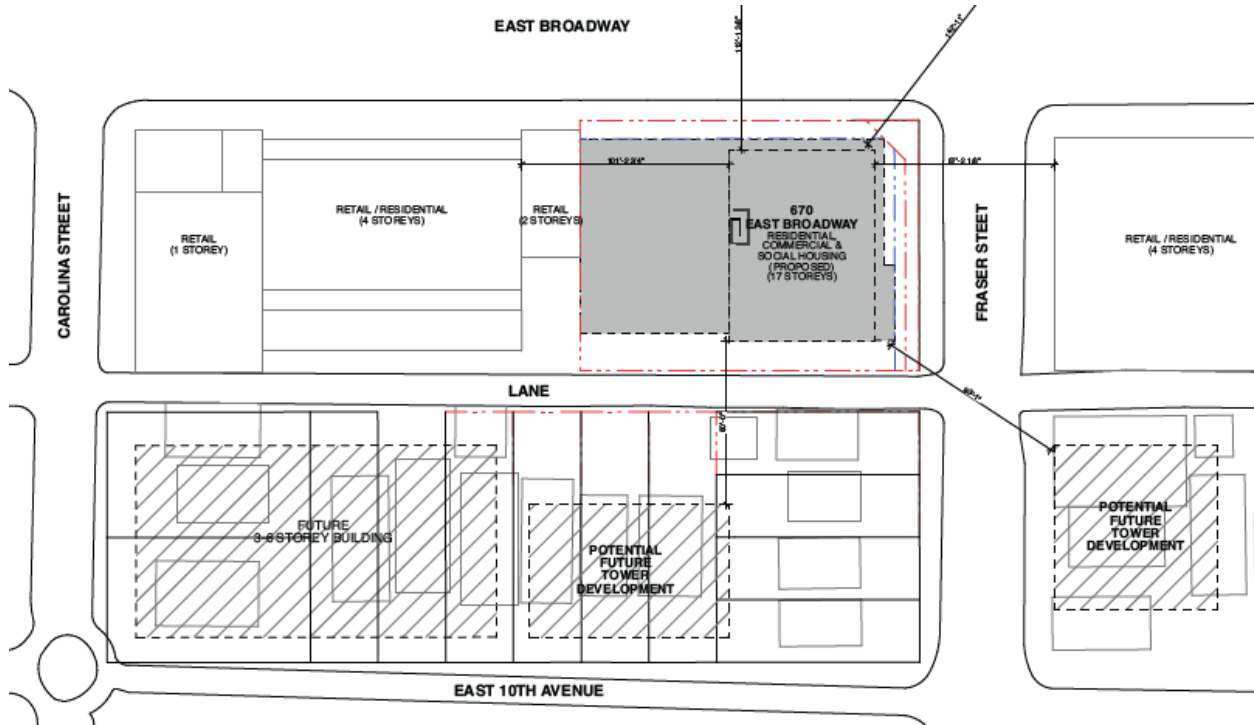
Amend Schedule B (Intermediate Zone) by adding the following:

“[CD-1 #] [By-law #] 648-680 East Broadway and 2505 Fraser Street”

* * * * *

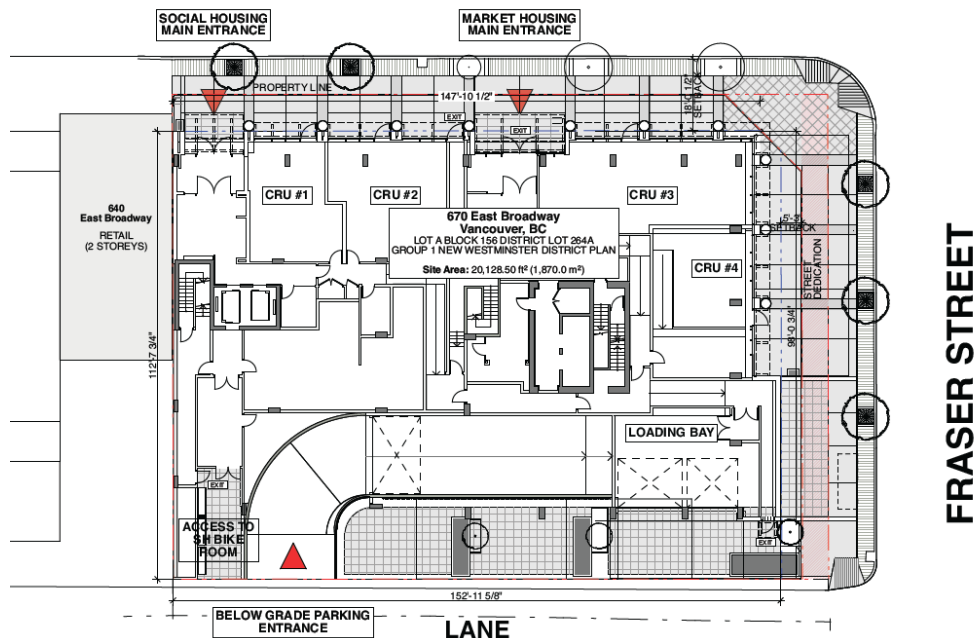
648-680 East Broadway and 2505 Fraser Street FORM OF DEVELOPMENT DRAWINGS

Context Plan

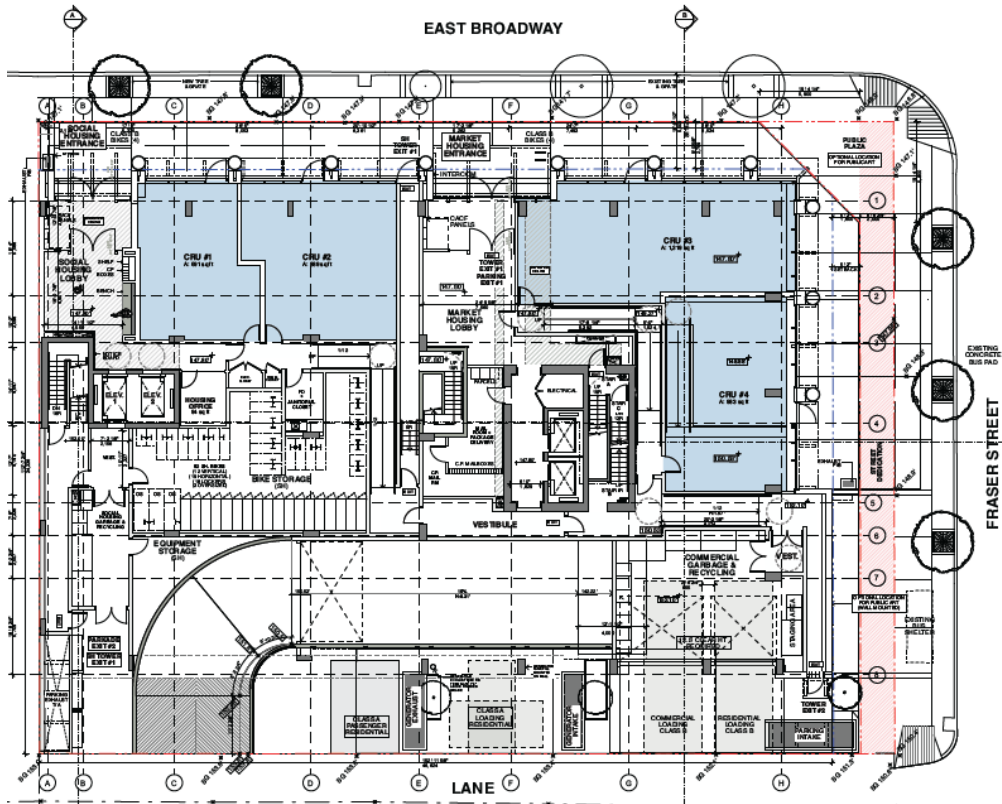


Site Plan

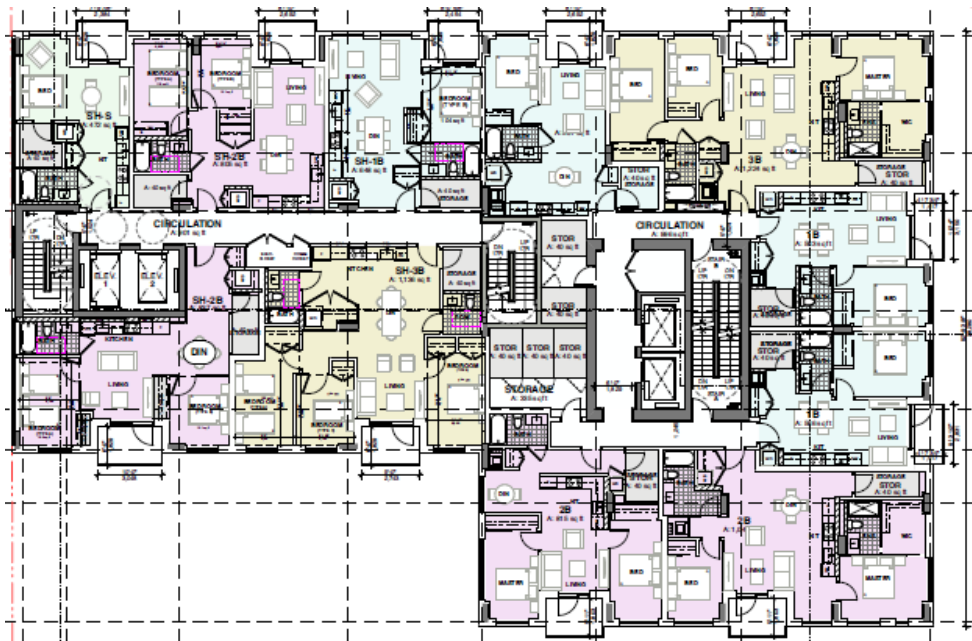
EAST BROADWAY



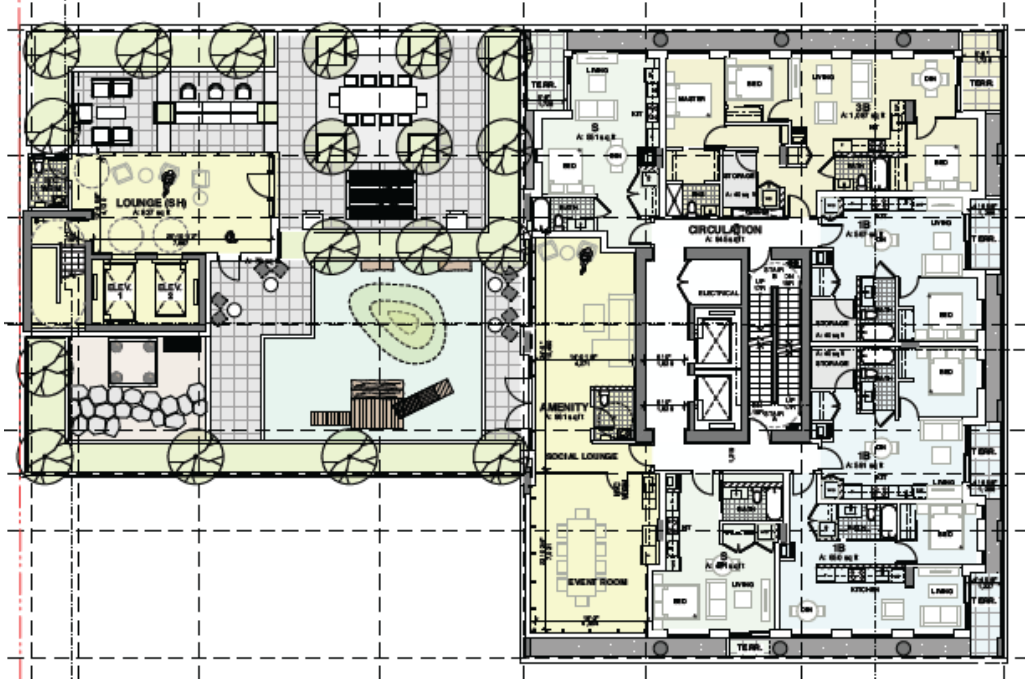
Level 1 Floor Plan



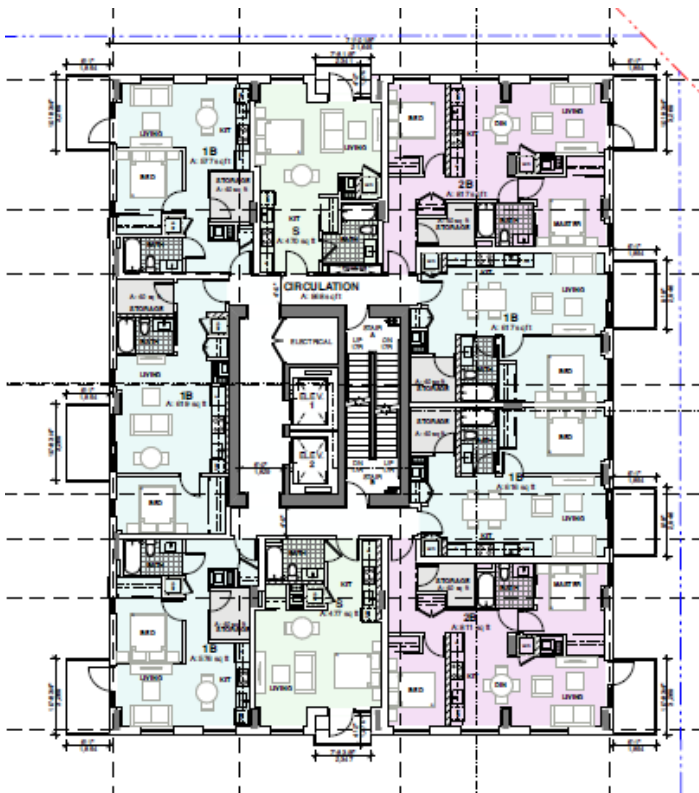
Level 3-6 (Podium) Floor Plan



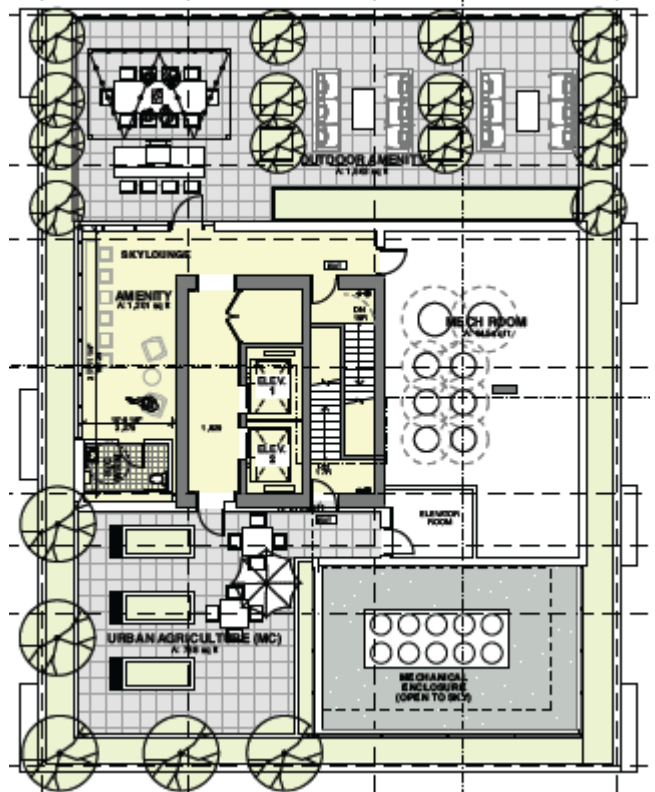
Level 7



Level 8-15 (Tower) Floor Plan



Rooftop Amenity Floor Plan



Shadow Studies

Spring



10 AM
MARCH 19



12 PM
MARCH 19

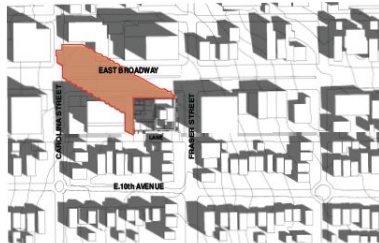


2 PM
MARCH 19



4 PM
MARCH 19

Fall



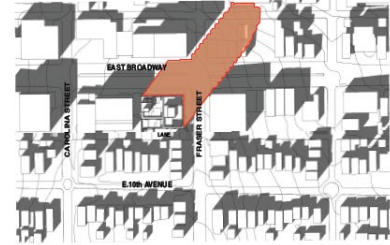
10 AM
SEPTEMBER 20



12 PM
SEPTEMBER 20



2 PM
SEPTEMBER 20



4 PM
SEPTEMBER 20

Summer



10 AM
JUNE 21



12 PM
JUNE 21



2 PM
JUNE 21



4 PM
JUNE 21

Renderings

From Northeast perspective

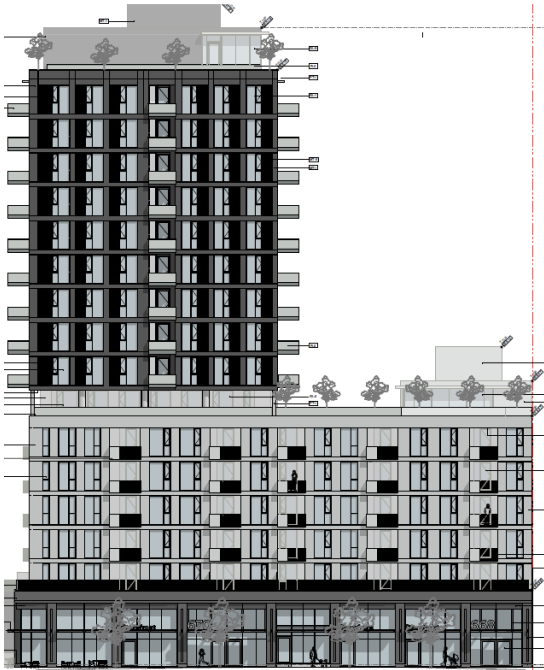


Aerial view

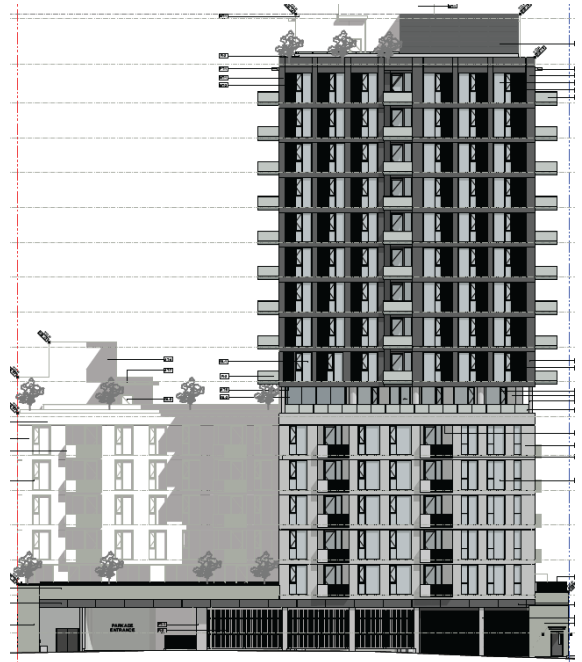


Elevations

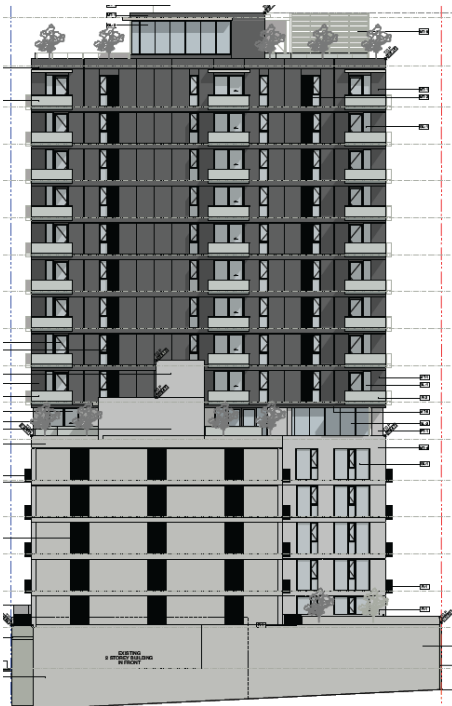
North Elevation



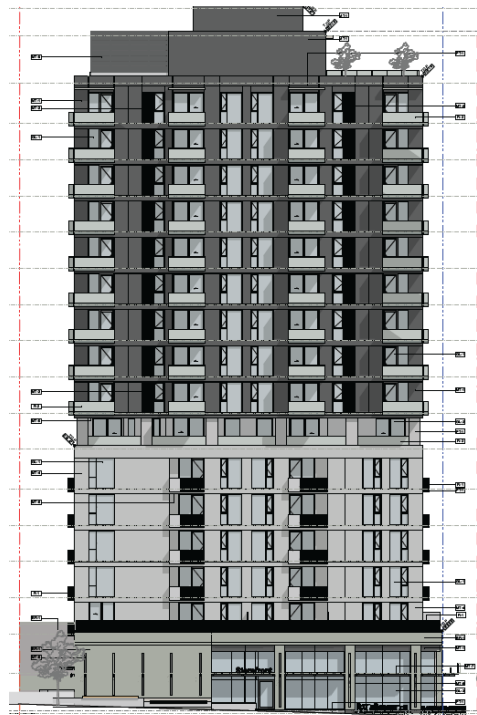
South Elevation



West Elevation



East Elevation



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648-680 East Broadway and 2505 Fraser Street
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

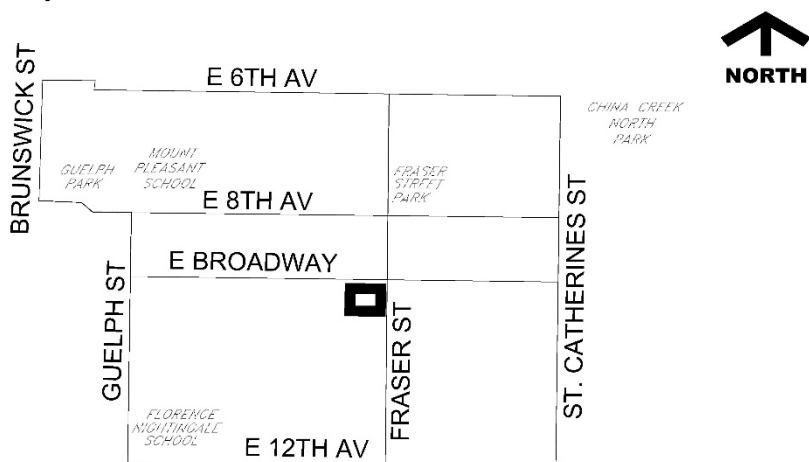
	Date	Results
Event		
Question and Answer Period (City-led)	July 17, 2024 – July 30, 2024	1,248 participants (aware)* <ul style="list-style-type: none"> • 405 informed • 113 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	July 16, 2024	3,022 notices mailed
Public Responses		
Online questions	July 17, 2024 – July 30, 2024	10 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	June 2024 – October 2024	105 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	June 2024 – October 2024	105 submittals <ul style="list-style-type: none"> • 36 responses • 55 responses • 14 responses
Other input	June 2024 – October 2024	4 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	June 2024 – October 2024	449 participants (aware)* <ul style="list-style-type: none"> • 155 informed • 77 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



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:

- **Housing:** Adds much-needed housing, including subsidized and affordable housing units.
- **Location:** The development is supported due to its proximity to major transit routes, including future Skytrain stations and location on corner of two arterial streets.
- **Density:** The increased density is supported, as it aligns with the City's goals for urban development along transit corridors, enhancing the vibrancy and economic activity of the area.

Generally, comments of concern fell within the following areas:

- **Displacement of businesses:** Concerns about the displacement of existing local businesses, such as Noor, Catoro, and Hail Mary's, which are viewed as being integral to the community. Hope is expressed that businesses may be able to return to the building or be able to stay in the neighbourhood.
- **Neighbourhood fit:** The development will negatively affect the neighbourhood's character and community feel, and lead to a loss of the cultural and social hubs that define the neighbourhood.
- **Traffic and Parking:** Concerns are expressed that the development will exacerbate traffic congestion and create unsafe conditions. In addition, there are concerns the current transit options will either be reduced when the new subway opens or road infrastructure will not be able to handle the increased traffic and require upgrades, particularly as project is relatively far away from SkyTrain Stations.

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:

- Development is supported in this location.
- The building form, height, massing and use is supported.
- Design is attractive, and the rooftop amenity and proposed plaza are supported.

General comments of concern:

- The development does not fit the scale of the neighbourhood.
- There are concerns regarding displacement of the existing residential tenants.
- Concerns about segregation between social housing and strata tenants.
- Concern that majority of building will be strata, not rental housing.
- The project does not fit or maintain the character of the neighbourhood.
- Project is not close enough to transit hub and will put pressure on existing transit.
- Concern that current transit options will be cut down.
- Concern that the project will shadow the surrounding area.

Neutral comments/suggestions/recommendations:

- A building of a shorter height would be supported, with specific support for a building four to six storeys tall.
- The tenure of the building should be revised to include a higher percentage of social housing.
- Measures to protect commercial tenants should be provided, including offering them opportunities to return at affordable rents.

* * * * *

648-680 East Broadway and 2505 Fraser Street
SUMMARY OF TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<p>The choice of either:</p> <ul style="list-style-type: none"> • Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: <ul style="list-style-type: none"> ○ 4 months' rent for tenancies up to 5 years; ○ 5 months' rent for tenancies over 5 years and up to 10 years; ○ 6 months' rent for tenancies over 10 years and up to 20 years; ○ 12 months' rent for tenancies over 20 years and up to 30 years; ○ 18 months' rent for tenancies over 30 years and up to 40 years; and ○ 24 months' rent for tenancies over 40 years. <p>Or:</p> <ul style="list-style-type: none"> • For tenants that wish to exercise their Right of First Refusal to return to the new building, a temporary rent top-up to mitigate rent increases while waiting to return to the new building.
Notice to End Tenancies	<ul style="list-style-type: none"> • Landlord to provide regular project updates to tenants throughout the development approvals process. • A minimum of four months' notice to end tenancy after all permits are issued is required (e.g., all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insured moving company)	<ul style="list-style-type: none"> • A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	<ul style="list-style-type: none"> • Staff will distribute tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. • Applicant will commit to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.

Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<ul style="list-style-type: none">• For low-income tenants and tenants facing other barriers to housing, as defined in the <i>TRP Policy</i>, the applicant will commit to assisting in securing a permanent, suitable affordable housing option.
First Right of Refusal	<ul style="list-style-type: none">• Subject to eligibility, tenants will be offered the first right of refusal to a non-market, subsidized housing unit in the new building once construction is completed. Returning tenants will be required to income test in order to qualify for a new unit. To qualify, households will have incomes at or below BC Housing's annual Housing Income Limits (HILs) and up to Low- and Moderate-Income Limits.

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648-680 East Broadway and 2505 Fraser Street
PUBLIC BENEFITS SUMMARY

Project Summary:

A 16-storey building with additional height for the part with rooftop amenity containing 137 strata-titled residential units, of which not less than the greater of 20% of the total residential floor area or 2,262.1 sq. m (24,349 sq. ft.) used for social housing, delivered turnkey to the City, with commercial space on the ground floor.

Public Benefit Summary:

A DCL payment and not less than the greater of 20% of the total residential floor area or 2,262.1 sq. m (24,349 sq. ft.) used for social housing, delivered turnkey to the City.

	Current Zoning	Proposed Zoning
Zoning District	C-2C	CD-1
FSR (site area = 1,870 sq. m [20,129 sq. ft.])	3.0	6.0
Buildable Floor Area - Total	5,610sq. m (60,386 sq. ft.)	11,231.9 sq. m (120,899 sq. ft.)
Market Strata		8,524 sq. m (91,752 sq. ft.)
Social Housing		2,262.1 sq. m (24,349 sq. ft.)
Retail		445.8 sq. m (4,798 sq. ft.)
Land Use	Per C-2C	Residential, Commercial

Summary of development contributions expected under proposed zoning

City-wide DCL ^{1,2}	\$2,280,213
Utilities DCL ^{1,2}	\$1,393,296
TOTAL	\$3,673,509

Other benefits: 137 strata-titled residential units, of which of which not less than the greater of 20% of the total residential floor area or 2,262.1 sq. m (24,349 sq. ft.) must be used for social housing, delivered turnkey to the City (valued at \$19,000,000).

¹ Based on by-laws in effect as of September 30, 2024. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DCL By-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's [DCL Bulletin](#) for more details.

² In accordance with the Vancouver Charter and DCL By-laws, social housing is exempt from DCLs. Based on floor area of 2,262.1 sq. m (24,349 sq. ft.), the value of the expected exemption is estimated at \$935,378.

Public Art Program: The application is not subject to the Public Art Policy and Procedures for Rezoned Developments as the proposed floor area does not meet the minimum 9,290 sq. m (100,000 sq. ft.) given that social housing that meets the applicable definitions is exempt from Public Art Contributions.

* * * * *

**648-680 East Broadway and 2505 Fraser Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

Property Information

Address	Property Identifier (PID)	Legal Description
648 East Broadway	032-148-267	Lot A Block 156 District Lot 264A Group 1 New Westminster District Plan EPP134657

Applicant Information

Architect	Bingham Hill Architects
Applicant	Wall Financial Corporation
Registered Owner	W.F.C. Properties (Broadway) INC

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	C-2C	CD-1
Site Area	1,870 sq. m (20,129 sq. ft.)	
Land Use	Choice of use per C-2C	Residential, Commercial
Maximum FSR	3.0	6.0
Maximum Height	10.7 m (35 ft.)	59 m (194 ft.) to top of parapet 65.5 (215 ft.) to top of elevator overrun
Floor Area	5,610sq. m (60,386 sq. ft.)	Total 11,231.9 sq. m (120,899 sq. ft.)
		Market Strata 8,524 sq. m (91,752 sq. ft.)
		Social Housing 2,262.1 sq. m (24,349 sq. ft.)
		Retail 445.8 sq. m (4,798 sq. ft.)
Unit Mix	N/A	Social Housing units: 4 3+-bedroom units 10 2-bedroom units 5 1-bedroom units 5 studio units Family Units: 58% Market strata units: 11 3+-bedroom units 24 2-bedroom units 60 1-bedroom units 18 studio units Family Units: 31% Total: 137 units 15 3+-bedroom units 34 2-bedroom units 65 1-bedroom units 23 studio units Family Units: 36%
Parking and Bicycle Spaces	As per Parking By-law	123 vehicle spaces, 4 loading space 288 bicycle spaces To be confirmed at development permit stage
Natural Assets	Four on-site by-law trees; Three City trees	Four on-site trees for removal; Three City trees to be retained; Seven new trees proposed. To be confirmed at development permit stage

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