



Existing Site and Context



Local Amenities and Services



Enabling Policies – Grandview-Woodland Community Plan

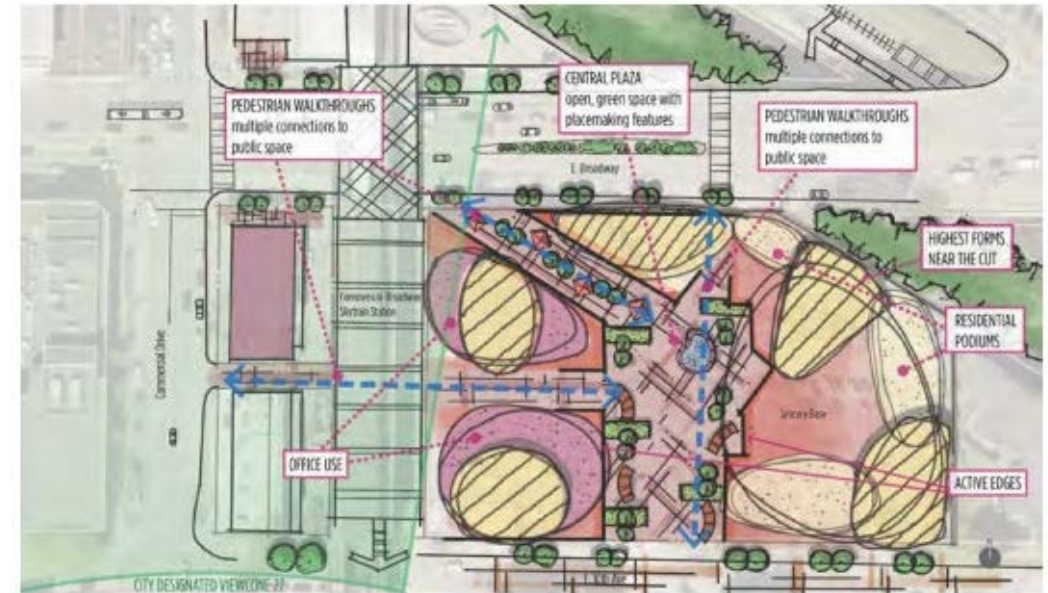
Commercial-Broadway Station Precinct Sub-Area



Enabling Policies – Grandview-Woodland Community Plan

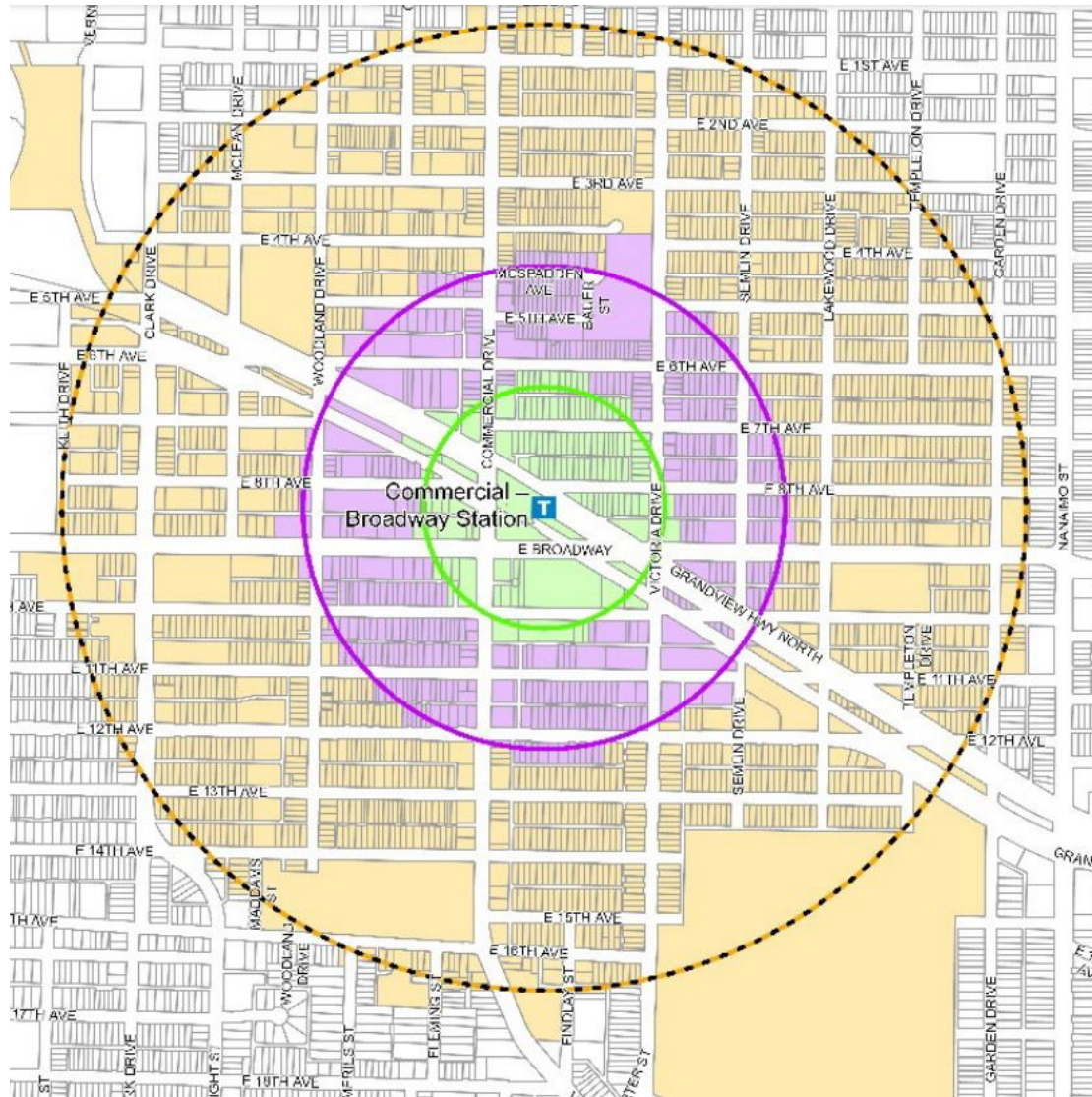
Safeway Site – Conceptual Site Diagrams

- Grocery retail of approximately 50,000 sq. ft. in a 1- or 2-storey configuration
- Heights:
 - Perimeter 6-storeys above a retail base
 - 12- to 24-storeys above a retail base
- Density: up to 5.7 FSR
 - Residential up to 4.5 FSR
 - Commercial uses at least 1.2 FSR
- Generous, centrally-located public plaza at grade
- Building arrangement to optimize the use of public open space



Note: These conceptual plans are for illustrative purposes only. They are not intended to be prescriptive but to clearly illustrate concepts that could fulfill the intent of this plan. A rezoning is likely to be necessary and detailed project design determined at that stage.

Transit Oriented Areas



200 m: Up to 20 storeys / 5.50 FSR

400 m: Up to 12 storeys / 4.00 FSR

800 m: Up to 8 storeys / 3.00 FSR



Rezoning Policy for Sustainable Large Developments



City of Vancouver *Land Use and Development Policies and Guidelines*

Planning, Urban Design and Sustainability Department

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REZONING POLICY FOR SUSTAINABLE LARGE DEVELOPMENTS

Adopted by City Council on July 25, 2018

*Effective Date September 1, 2018**

Amended on September 15, 2020, January 19, 2021, July 20, 2021, July 25, 2023, October 4, 2023, and April 23, 2024

Note: This policy replaces Revised Action A-2 of the EcoDensity/EcoCity Revised Charter and Initial Actions

** Note: The affordable housing requirements in this policy apply to all large developments city-wide, except those areas that have recently adopted community plans (e.g. Cambie Corridor Unique Sites, large inclusionary housing projects in the West End) and large developments that have submitted a formal rezoning enquiry (application for rezoning advice) as of June 20, 2018. Those projects with an accepted letter of enquiry will proceed under the previous affordable housing requirements contained in the Rezoning Policy for Sustainable Large Developments amended December 16, 2014.*

This policy is effective September 1, 2018 and is mandatory for all large development rezoning applications accepted as complete on or after September 1, 2018.

Large developments are those that:

- (a) Involve a land parcel or parcels having a total site size of 8,000 sq. m (1.98 acres) or more, or
- (b) Contain 45,000 sq. m (484,375 sq. ft.) or more of new development floor area

Projects that are limited in scope may be excluded from the requirements of this policy, including:

- (a) Text amendments to the existing zoning for minor changes to large developments
- (b) Projects that contain less than 4,700 sq. m (50,590 sq. ft.) of new development.

In such cases, a request for partial or total exemption from the policy requirements should be discussed with the rezoning planner prior to rezoning application submission. Alternatives can be considered and, if warranted, some of the requirements may be waived by the Director of Planning in cases of hardship or conflict between requirements.

OVERALL POLICY INTENT

Large developments are expected to demonstrate leadership in sustainable design. While the policy is divided into sections for ease of readability and implementation, it is expected that large developments will use an integrated design approach and employ district-scale solutions where appropriate.

Note that City staff may involve external agencies such as TransLink, Vancouver School Board, and Vancouver Coastal Health to inform the rezoning review.

April 2024

- Policy applies
- Turnkey social housing for strata projects
- Alternative approach for rental projects
- Community Benefits Agreement Policy

Proposal

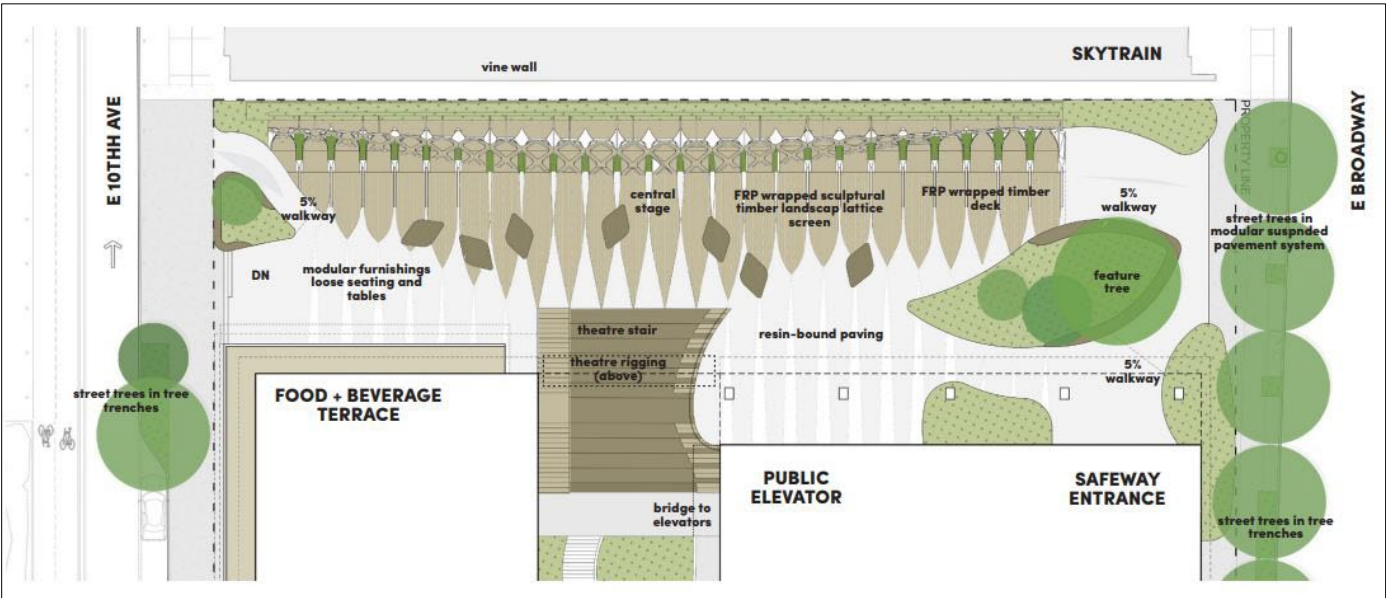
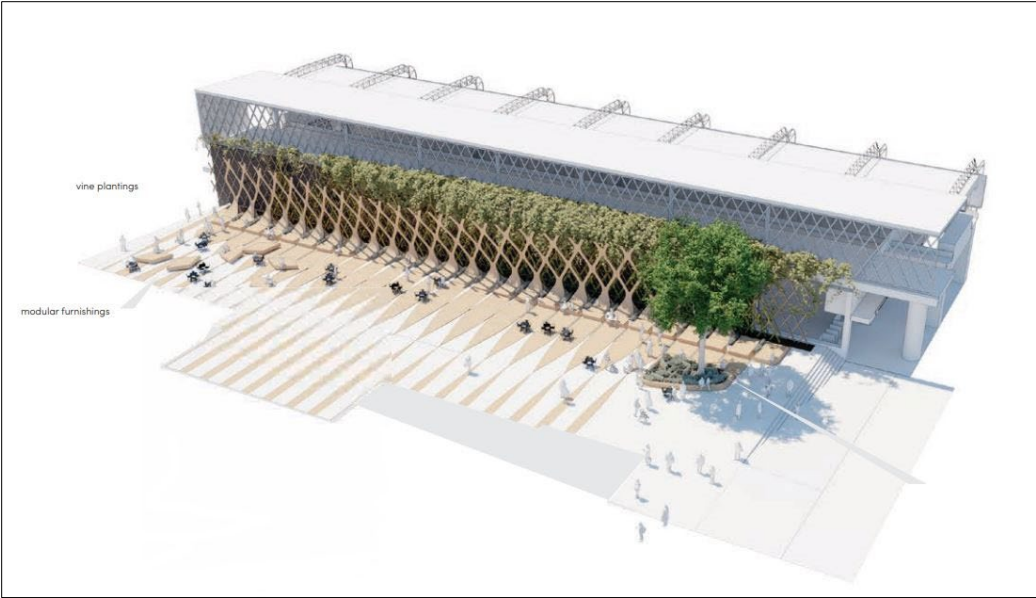
- Application submitted May 6, 2024
- Three towers above a retail base

Tower	Storeys	Height (top amenity/ appurtenances)
A	44	146 m
B	38	127 m
C	37	123 m

- 8.30 FSR
- 1,044 rental units, including 104 units (10% of units) secured at city-wide average market rent
- Large-format grocery store & additional commercial retail
- Turnkey 37-space childcare
- 3 levels of underground parking
- Public plaza & upper-level courtyard



At-Grade Public Plaza



Average Market Rents

	Starting Rents Proposed for City-wide Average Market Rental Units		Market Rent in Newer Buildings Eastside		Ownership Median-Priced Apartment on Eastside (with 20% down payment)		
	City-wide Average Rent (2024) ¹	Average Household Income Served	Average Rents ₂ (2024)	Average Household Income Served	Monthly Costs of Ownership (2021)	Average Household Income Served	Down-payment at 20%
Studio	\$1,618	\$64,720	\$1,879	\$75,160	\$2,200	\$88,000	\$79,550
1-bed	\$1,837	\$73,480	\$2,194	\$87,760	\$2,885	\$115,400	\$108,000
2-bed	\$2,565	\$102,600	\$2,880	\$115,200	\$3,809	\$152,360	\$141,300
3-bed	\$3,524	\$140,960	\$3,815	\$152,600	\$5,565	\$222,600	\$213,000

1. Starting rents shown city-wide average rent for all private apartments as published by CMHC in the October 2024 Rental Market Survey. Rents at initial occupancy will set at the city-wide average market rent for all private apartments current at the time of occupancy permit issuance.

2. Data from October 2024 CMHC Rental Market Survey for buildings completed in 2015 or later across the city of Vancouver.

3. Based on the assumptions: 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).

Public Consultation

Postcards Mailed
June 19, 2024

City-hosted
Q&A Period
June 19 to July 2, 2024

City-hosted
In-person information session
June 25, 2024

Postcards distributed	5,077
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Questions	19
Comment forms	427
Other input	31
Total	477



Attendees	127
Comment forms	28

Public Consultation

Support

- Density and location
- Rental and affordable housing
- General support
- Neighbourhood impact
- Building design

Concerns

- Affordable housing
- Height, density and design
- Neighbourhood impact
- Policy and process
- Public space
- Parking and traffic
- Parks and green space

Response to Feedback

- Current C-3A zoning allows 3.0 FSR, limits land lift
- Rental housing proposed instead of strata housing envisioned in *Plan*
- Height and density exceed *Plan*
- Site is adjacent to transit hub and generally meets intent of the *Plan*
- Parks within walking distance
- At-grade plaza and upper-level courtyard proposed

Public Benefits

Rental Housing

- 1,044 rental units, with no displacement

Community Amenity Contribution (CAC)

- 10% of residential floor area secured at city-wide average market rent
- Turnkey 37-space childcare

Development Cost Levies (DCLs)

- \$32,853,490

Other

- Public Art contribution of \$1,736,955

Conclusion

- Meets intended uses in *Grandview-Woodland Community Plan*
- Exceeds anticipated height and density in the *Plan*
- Staff support proposal, as context has changed since *Plan* approval
- Staff recommend approval subject to conditions in Appendix B of the report.



END OF PRESENTATION

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Rezoning Application History

Date	Summary	Tower Heights	Floor Area (sq. ft.)	FSR	Residential Unit Count
Jun 2019	Original submission	30, 27 & 24 storeys above retail plinth	642,689	6.08	680 <i>520 strata 160 rental</i>
Sept 2020	Resubmission (Virtual open house & UDP)	30, 29 & 25 storeys above retail plinth	663,762	6.28	688 <i>236 strata 452 rental</i>
Nov 2021	Resubmission (Virtual open house and referral to Public Hearing)	29, 28 & 24 storeys above retail plinth	602,662	5.70	653 <i>215 strata 438 rental</i>
Nov 2023	New rezoning application	39, 36 & 35 storeys above retail plinth	834,967	7.90	981 All rental
May 2024	Current version/ resubmission (In person open house, online Q&A & UDP)	43, 37 & 36 storeys above retail plinth	873,583	8.30	1,044 All rental

Average Below Market Rents vs Market Rents

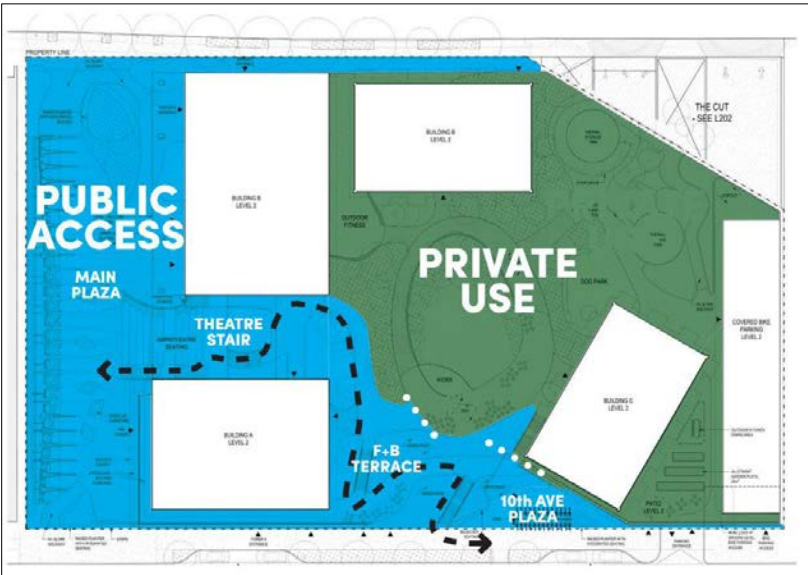
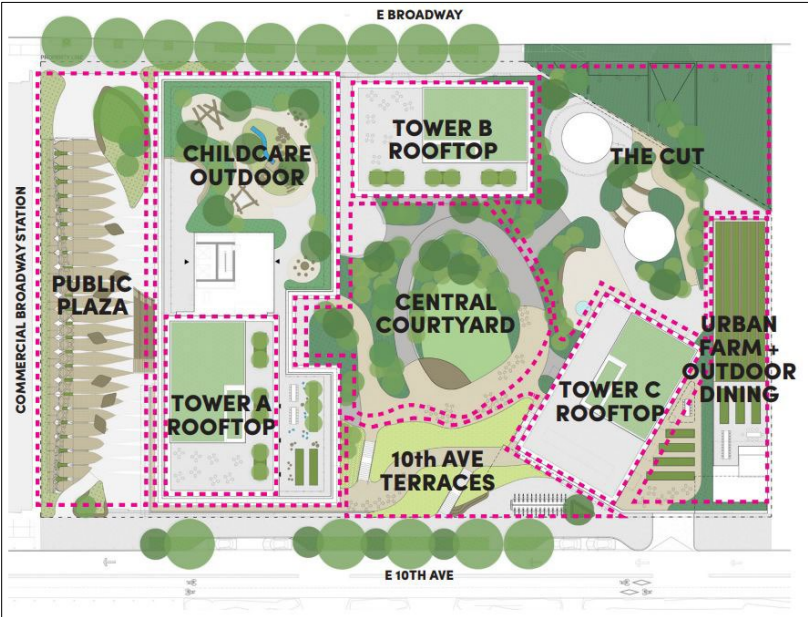
	Below-Market Rental Units		Starting Rents Proposed for City-wide Average Market Rental Units		Market Rent in Newer Buildings Eastside	
	Starting Rents (2024) ¹	Average Household Income Served	City-wide Average Rent (2024) ²	Average Household Income Served	Average Rents ₃ (2024)	Average Household Income Served
Studio	\$1,294	\$51,776	\$1,618	\$64,720	\$1,879	\$75,160
1-bed	\$1,470	\$58,784	\$1,837	\$73,480	\$2,194	\$87,760
2-bed	\$2,052	\$82,080	\$2,565	\$102,600	\$2,880	\$115,200
3-bed	\$2,819	\$112,768	\$3,524	\$140,960	\$3,815	\$152,600

1. Starting rents shown are calculated based on a 20 per cent discount to city-wide average market rents as published by CMHC in the fall 2024 Rental Market Report and set in the Rental Incentive Programs Bulletin for the year 2025.

2. Starting rents shown city-wide average rent for all private apartments as published by CMHC in the October 2024 Rental Market Survey. Rents at initial occupancy will set at the city-wide average market rent for all private apartments current at the time of occupancy permit issuance.

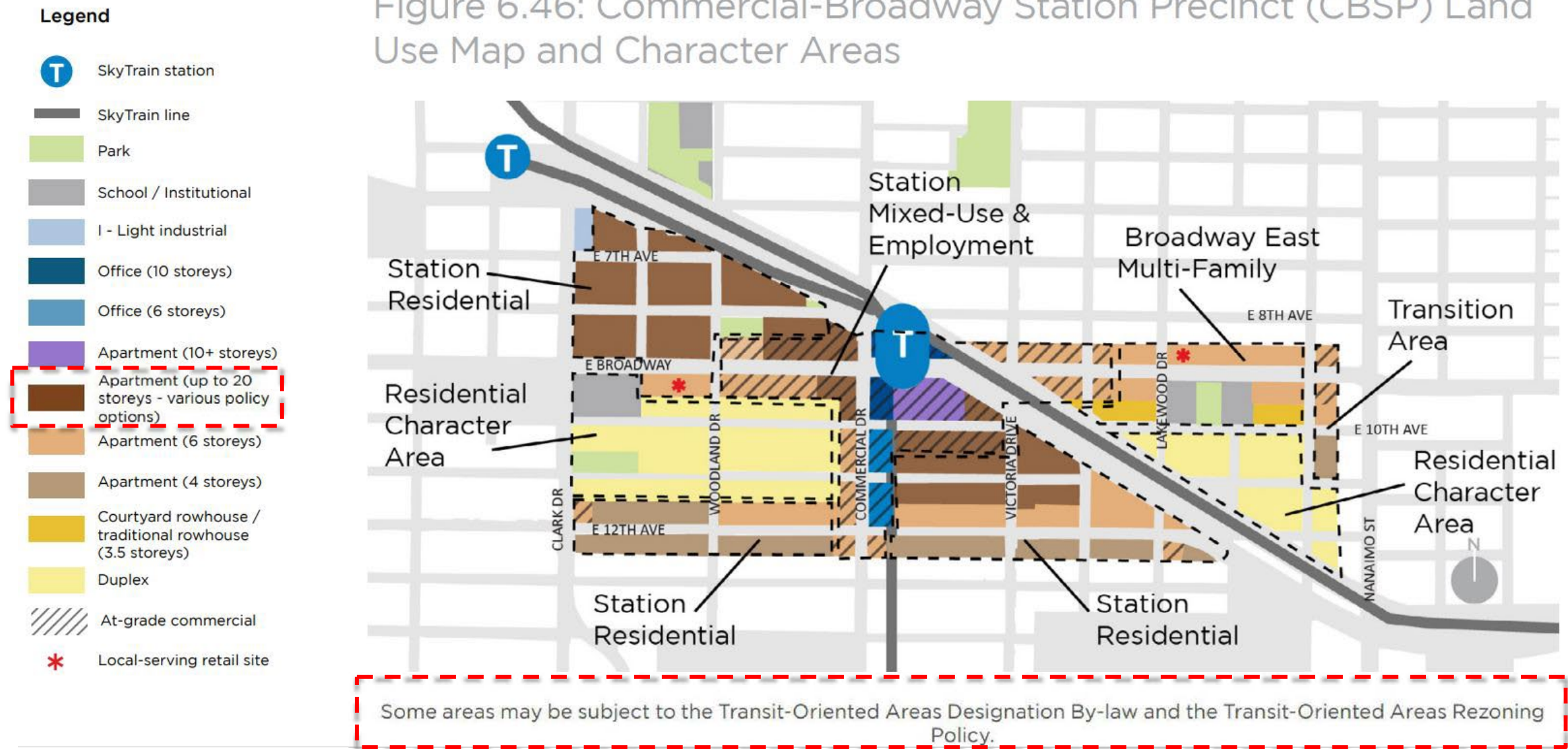
3. Data from October 2024 CMHC Rental Market Survey for buildings completed in 2015 or later across the city of Vancouver.

Upper-Level Courtyard

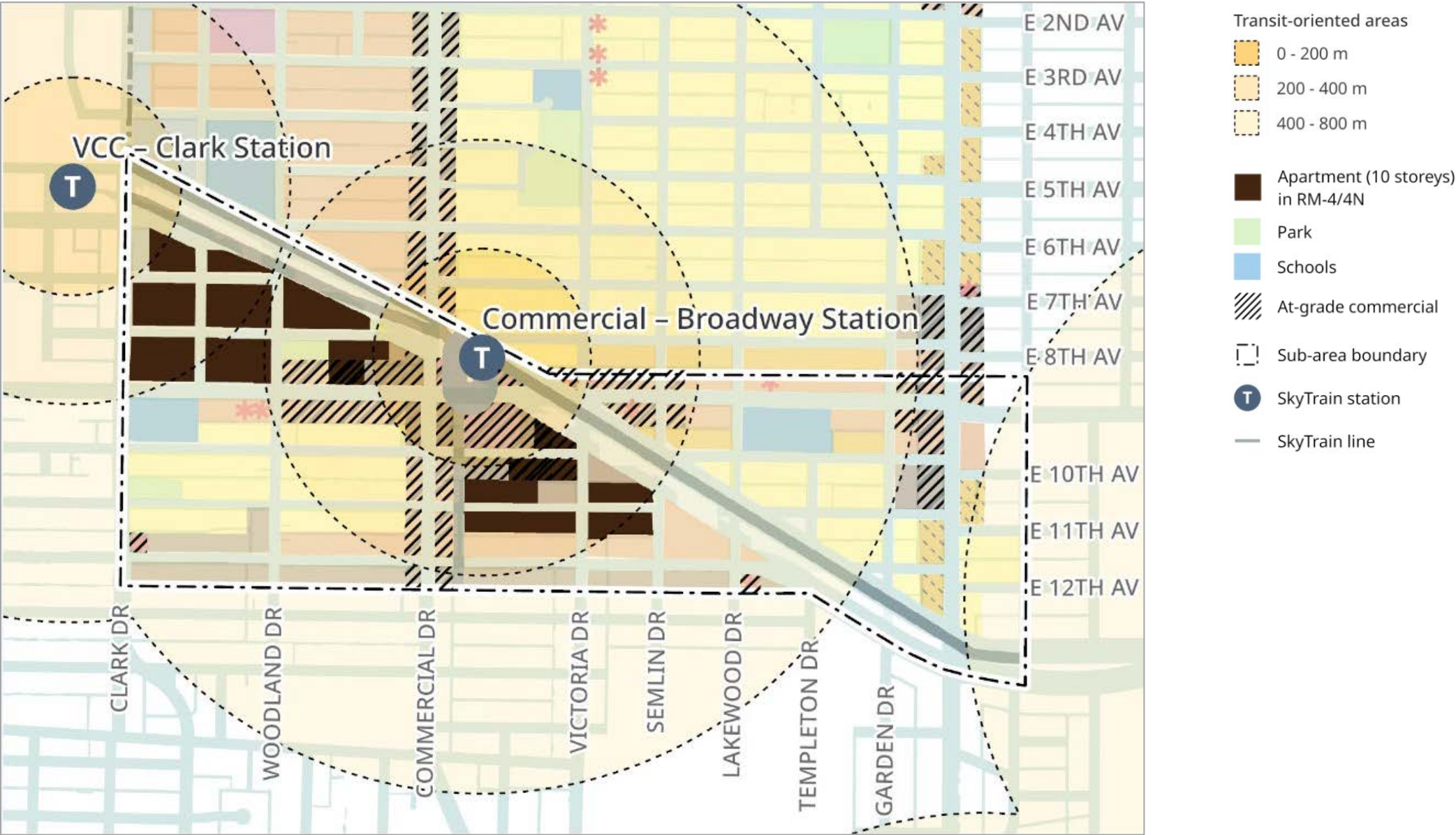


2024 Updated Grandview-Woodland Subarea Map

Figure 6.46: Commercial-Broadway Station Precinct (CBSP) Land Use Map and Character Areas



TOA Around Commercial-Broadway Station



The Grandview Cut

- Designated for transportation and remains a key regional transportation corridor for passenger transport and freight movement.
- Canadian National Rail remains active in the Cut and has expressed intention to double the track into the flats.
- The Grandview Cut is also a wildlife corridor. Therefore, transportation planning activities in the Cut will rely on a robust understanding of ecological impacts and mitigations.
- Rezoning conditions to ensure the Cut remains stable and viable for transportation uses, as well provide environmental impact assessment, and replacement trees.

