

REZONING VIRTUAL OPEN HOUSE



1780 East Broadway

An overview of the rezoning application
and supporting Council-approved policies

October 5 - October 25, 2020



What is Rezoning?

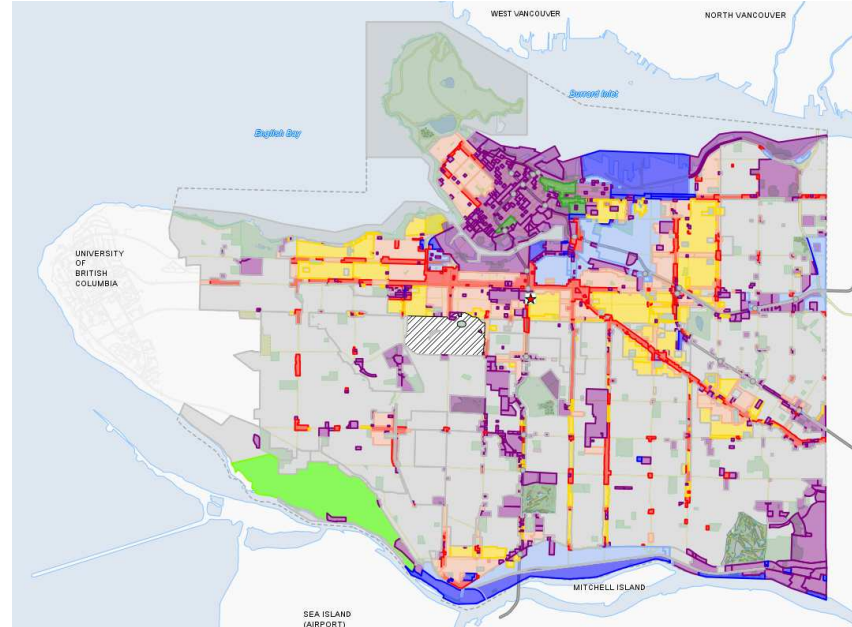
The City of Vancouver is divided into zoning districts. The Zoning and Development By-law sets out the rules for development in each zoning district, including the use (e.g. multiple dwelling, general office, retail store) and physical form (e.g. height, density).

Rezoning changes how a property can be used or developed through a regulation change. It is required when a proposal does not conform with existing zoning. The purpose of rezoning is to:

- change land use regulations to enable development in line with City objectives; and
- secure public benefit contributions to help address increased demand on City facilities resulting from the rezoning.

Site-specific comprehensive development districts (CD-1s)

When a site is rezoned, the site is assigned a site-specific CD district. Each CD district is given a unique number to identify the district (e.g. CD-1 (647)). CD-1 district by-laws have regulations that are specific to the site.



What Guides a Rezoning?

Council-approved plans and policies outline where rezoning applications can be considered and what may be allowed on a site.

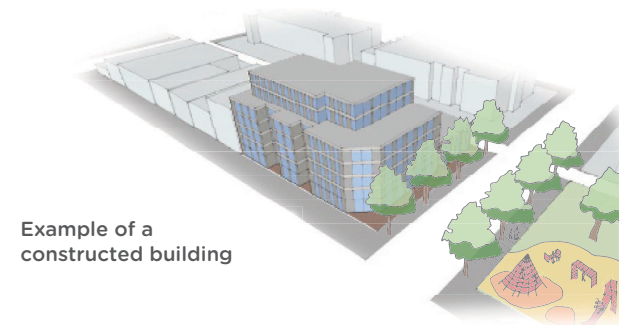
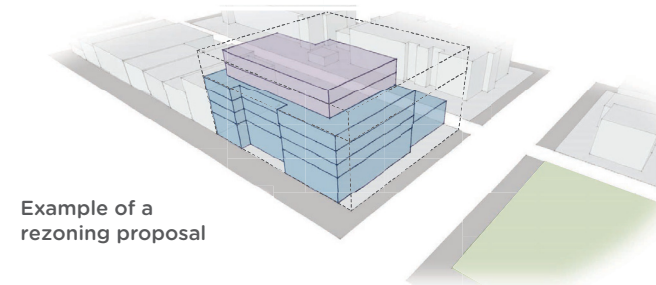
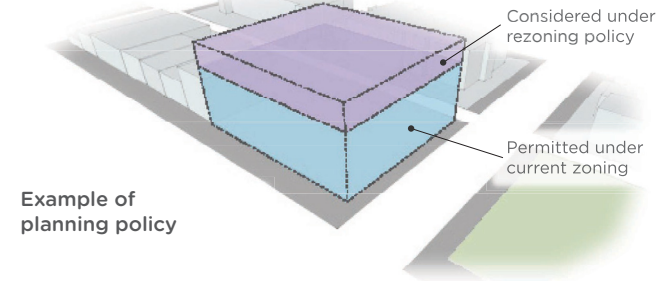
Community and area plans

The City of Vancouver has community and area plans that set out the long-term vision for a community area. These plans provide a framework to guide change and development over a period of approximately 20 to 30 years. They may also work within broader objectives established for the entire city and at regional and provincial levels.

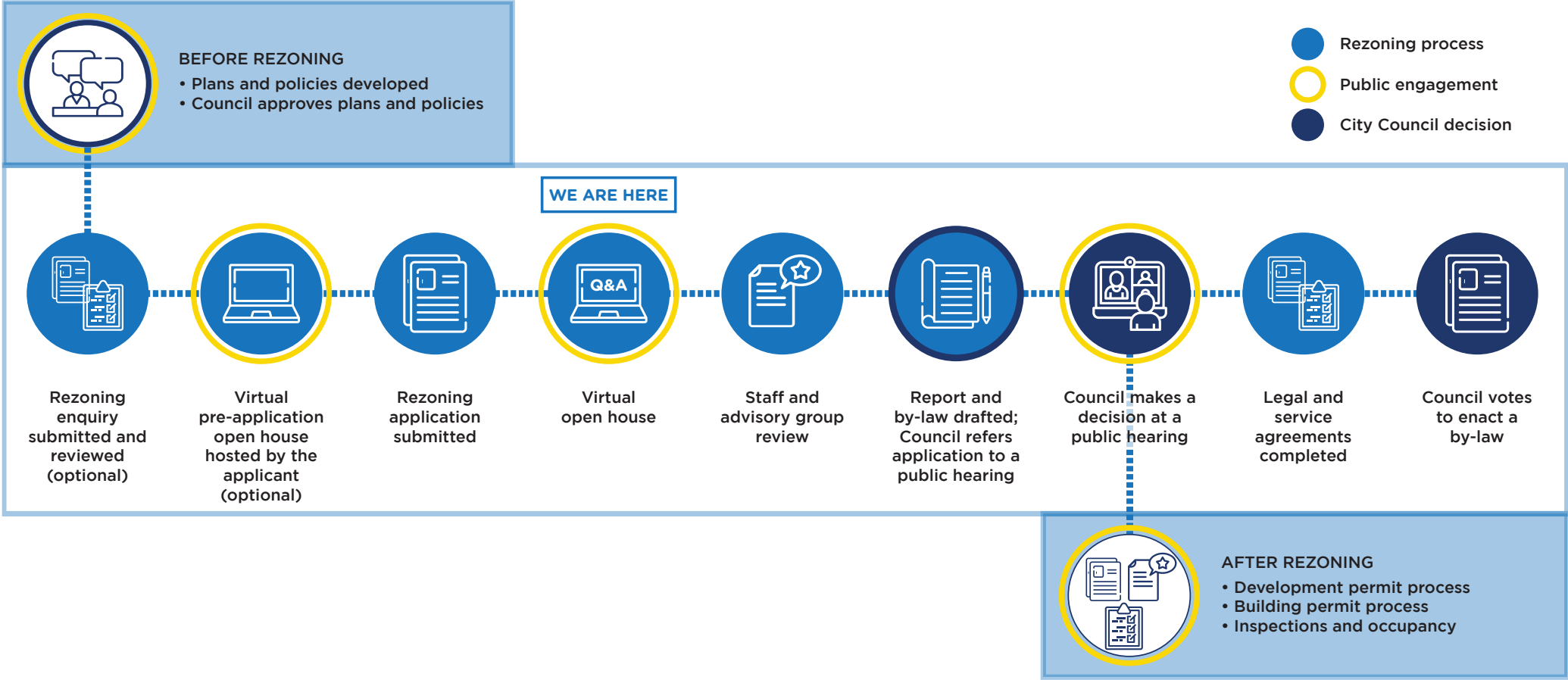
Community and area plans provide guidance and direction on a variety of topics, from land use and urban design, to housing, transportation, and community facilities.

Rezoning policies

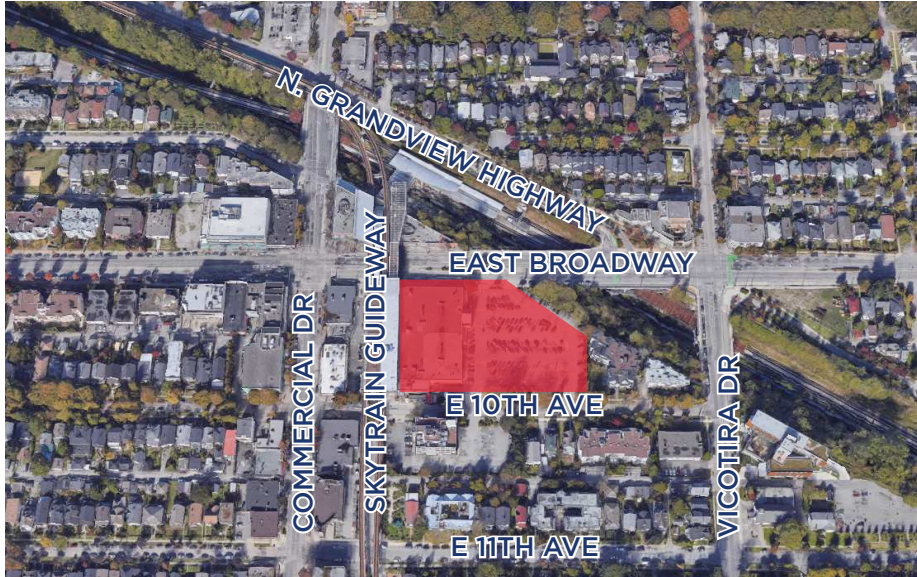
Rezoning policies provide guidance for developing or using a property in ways that may not be possible under existing rules or zoning. They provide a framework to achieve City objectives by enabling and incentivizing development across the city.



Rezoning Process: Key Steps



Proposed Rezoning



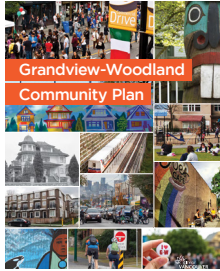
We would like your feedback on a rezoning application

The proposal is to allow for the development of three residential towers, ranging in height from 25 to 30 storeys above the retail plinth. The zoning would change from C-3A (commercial) to CD-1 (comprehensive development) District. The proposal includes:

- 452 secured market rental units and 236 strata residential units
- A floor area of 59,298 sq. m (638,278 sq. ft.)
- Commercial retail space at-grade including a large format grocery store
- Office and commercial spaces, as well as a childcare facility within the podium levels
- Public plaza running parallel to the Skytrain station
- 486 vehicle parking spaces and 1136 bicycle parking spaces

The application is being considered under the *Grandview-Woodland Community Plan*.

Grandview-Woodland: Plan Overview



The Grandview-Woodland Plan sets out a framework for future change. The community can be expected to continue to evolve as a mixed-income,

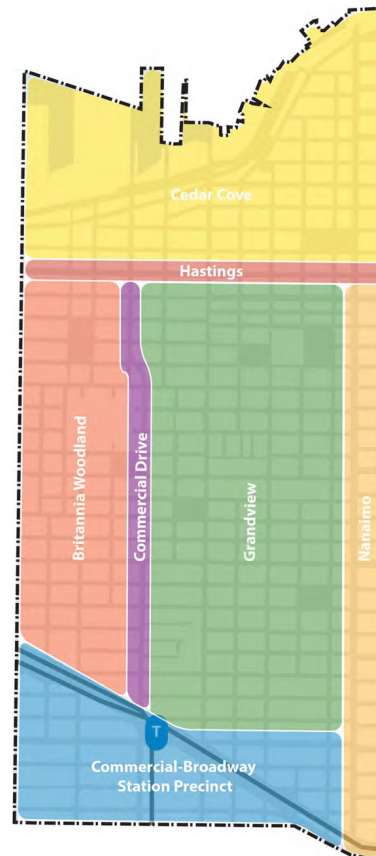
socially sensitive, heritage and culture rich, transit-oriented place.

The plan will guide the gradual renewal of its rental housing stock and introduce new opportunities for additional housing in strategic locations. The emphasis will be on more affordable forms of housing and the area will see expanded opportunities for people of various incomes and means to live within a five-minute walk of this portal to the city and the region.

New and enhanced amenities, including improved public spaces such as a new urban plaza—a “living room” for the community—will support growth and change in this key focal point.

Sub-areas

Grandview-Woodland is one community, yet made up of many unique places. The plan builds on the existing character and context in each sub-area, strengthening and enhancing their identities, while advancing directions for the overall community.



Plan Highlights

New amenities will address current needs in the community and will accommodate the 10,000 new people that can be expected over the 30 year life of the plan.

Housing

- Development of 1,400 units of non-market housing and 1,400 units of secured market rental housing.
- Support for current renters through protection of existing rental housing.
- New family housing with duplex, rowhousing, and infill housing options.

Local Retail and Jobs

- Ensured vitality of retail, community and local shopping areas.
- Industrial land protections to keep jobs in the community.

Culture and Community Well-being

- Improved parks and open spaces to better serve the community, and new civic plazas as community gathering places.
- Support for renewal and expansion of Britannia Community Centre and key social-purpose facilities, and facilities for artists and the cultural community.
- About 430 new child care spaces.

Transportation

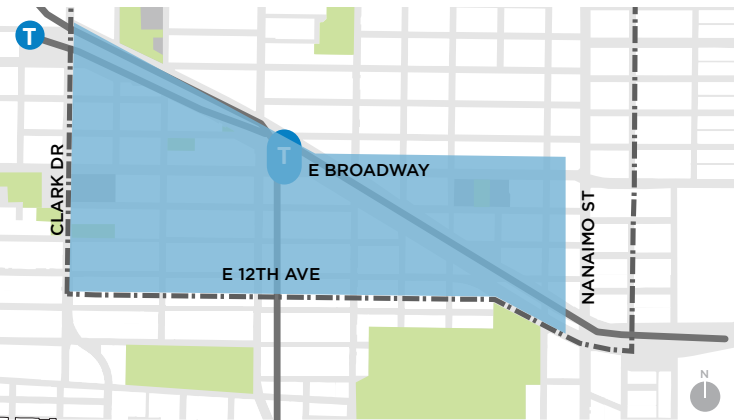
- Enhanced pedestrian experience and safety with wider sidewalks and intersection improvements.
- “Green links” to connect arterial streets to neighbourhood gathering places.
- Cycling network improvements to ensure safety for all at collision “hot spots”.

Grandview-Woodland: Sub-area

Commercial-Broadway Station Precinct

The Station Precinct is comprised of varying places from leafy, character-rich heritage streetscapes that are notably quiet despite their proximity to the station, to apartment areas that provide affordable rental, co-op, social, and market housing, to the diverse retail and commercial activity that is found along key streets like Commercial Drive and Broadway.

The plan will respect the essential qualities of these neighbourhoods but it will also embrace this sub-area’s potential to become a model of a transit-oriented precinct. Policies will guide the integration of important heritage resources within areas with potential to transform in a way that replaces rental housing but also increases opportunities to rent, own or live in other forms of housing.

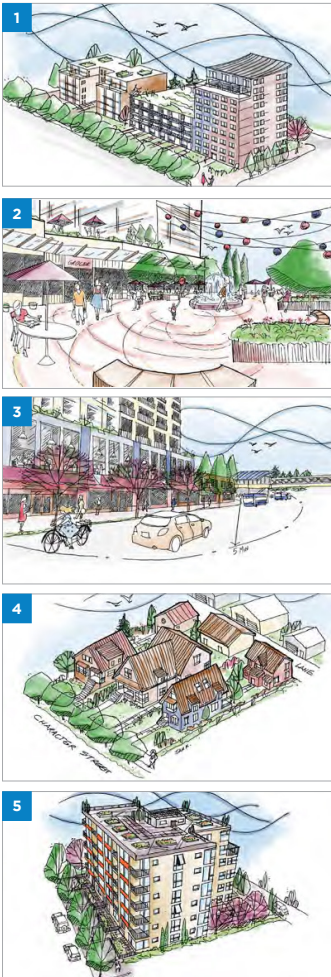


Policies for Built Form and Land Use

Urban Design Principles:

1. Provide mixed tenure higher-density building forms appropriate for a transit-oriented neighbourhood.
2. Create a central gathering place for the entire community.
3. Encourage a mix of retail, job space and housing primarily focused around the transit hub and along the arterial streets that lead to it.
4. Within remaining duplex areas, maintain the historical residential character while allowing “gentle” forms of infill housing.
5. Enhance streetscapes through public realm improvements and innovative building typologies to improve walkability.

Directions vary depending on the part of the subarea—there are five character areas: Station Mixed-Use and Employment, Station Residential, Broadway East Multi-Family, Transition Area, and Residential Character Area.

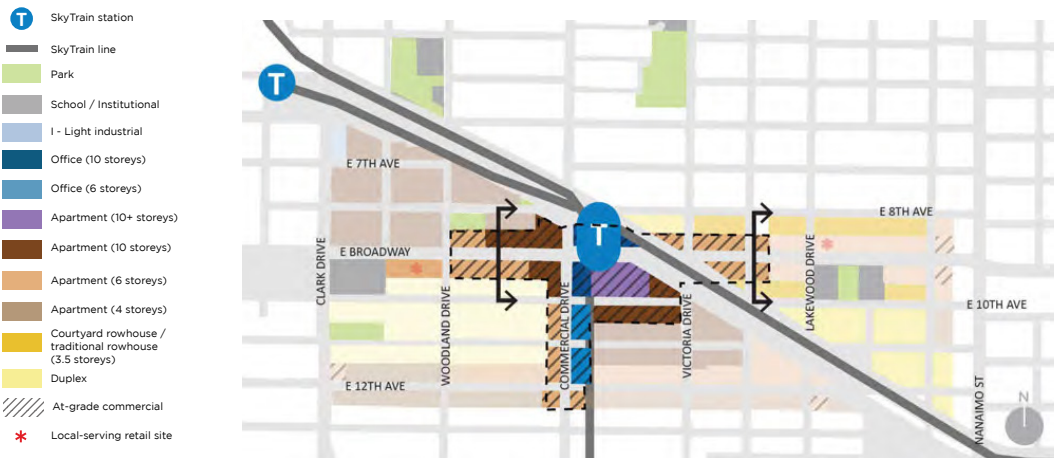


Grandview-Woodland: Land Use Policy



Station Mixed-Use and Employment

Over time, this area will evolve into a vibrant mixed-use, transit-oriented neighbourhood that introduces renewed opportunities for various types of housing, employment, retail activity, gathering, as well as social and cultural enjoyment. A new civic plaza is envisioned as part of the future redevelopment of the Safeway site. Existing apartment rental housing will be renewed incrementally over time with replacement of units with affordable housing options and with addition of new housing to allow new residents the opportunity to live, work, shop and play in close proximity to the transit interchange.



Safeway Site

This site will have new mixed-use development at a variety of scales, including mid-rise and high-rise components. The development will include office space, a mix of retail (including small-scale retail and large format grocery) and ownership housing opportunities. The site will feature a central public plaza, with pedestrian paths connecting the plaza to adjacent streets, retail and transit facilities and other public spaces

Policies for the Safeway Site

- Consider mixed-use development with mid-rise and high-rise components. A mix of commercial uses (ex. large format grocery and small-scale retail, service and community-serving uses) is required on the first floor. Residential and/or commercial uses are permitted on upper floors.
- Accommodate grocery retail of approximately 4,650 m² (50,000 ft²), arranged in a one- or two-storey configuration.
- Heights:
 - Perimeter heights will be generally 6 storeys above the retail plinth.
 - At key anchor points within the site, heights range from 12 to 24 storeys above the retail plinth.
 - Highest forms will be situated adjacent to the Grandview Cut to minimize shadowing of the plaza.
- Density: considered up to 5.7 FSR, as follows:
 - Residential uses: up to 4.5 FSR.
- Commercial uses: minimum 1.2 FSR (minimum 0.5 FSR for office). As part of future redevelopment of the site, seek a generous, centrally-located public plaza at grade, ideally located near the middle of the site. Ensure the following considerations are taken into account:
 - The optimization of: public open space, shading/solar access and Skytrain noise mitigation
 - Range of programming and uses.
 - Accessibility, sight lines and design considerations to address public safety concerns.
- Explore the potential for additional noise mitigation requirement as part of conditions associated with new development.



Ways to Provide Feedback



There are several ways to provide comments to staff

Staff can receive comments throughout the rezoning process up until City Council votes to refer an application to a public hearing. Feedback directed to staff is summarized in the referral report prepared for City Council.



1. Go online at *Shape Your City Vancouver*

<https://shapeyourcity.ca/1780-e-broadway>

- [Submit your comments](#)
- [Ask your questions](#) during the Virtual Open House

Note that the content is available in eight languages



2. Send an email to the rezoning planner

kent.macdougall@vancouver.ca

3. Call the rezoning planner

604-829-9579

What Happens Next



Referral report

Staff review all comments received and summarize the feedback into a referral report for City Council. This report contains a recommendation to refer the application to a public hearing, along with a recommendation to approve or refuse the application. Conditions to address public concerns may also be included, where feasible.



Referral and public hearing

If an application is referred to a public hearing, surrounding properties and those who have selected to be contacted about the application will receive a public hearing notification. At that point, all comments regarding the application are to be directed to City Council through the City Clerk's Office for consideration at the public hearing.



Public hearings are held to consider and decide on rezoning applications. At public hearings, City Council's role is to listen to all concerns in order to inform their decision on a rezoning application.

Find out more:

- [What happens at public hearings](#)
- [Contact City Council about public hearing agenda items](#)

