REFERRAL REPORT

Report Date: April 9, 2024
Contact: Nick Danford
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RTS No.: 16296
VanRIMS No.: 08-2000-20
Meeting Date: April 23, 2024

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 130-150 West Broadway and 2520 Columbia Street

RECOMMENDATION TO REFER

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by Arcadis, on behalf 130 West Broadway Investments Inc., the registered owner of the lands at 130-150 West Broadway and 2520 Columbia Street [*PID: 019-044-372, Lot F Block 25 District Lot 302 Plan LMP19739*], to rezone from C-3A (Commercial) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 3.0 to 8.5 and the maximum building height from 9.2 m (30 ft.) to 89.9 m (295 ft.) with additional height for the portion with rooftop amenity, to permit a mixed-use development with 28-storey (west tower) and 21-storey (east tower) buildings connected with a single-storey podium, with 514 secured rental units, commercial uses and a 37-space turn-key childcare facility for City ownership, 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 Arcadis, received November 30, 2022 and resubmission plans received October 11, 2023 and November 22, 2023, provided

that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

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

C. THAT subject to the approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C, be approved.

D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C;

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

E. THAT Recommendations A to D be adopted on the following conditions:

(i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

(ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and

(iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone the property at 130-150 West Broadway and 2520 Columbia Street to a CD-1 (Comprehensive Development) District to permit a mixed-use development with 28-storey (west tower) and 21-storey (east tower) buildings connected with a single-storey podium. A total of 514 secured rental units are proposed. Commercial uses are provided on the ground and second levels and a 37-space, turn-key childcare facility to the City is secured through an air-space parcel. The proposal includes a large privately-owned public open space (POPs) on the roof level of the single-storey podium.

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)
- Housing Vancouver Strategy (2017)
- Housing Needs Report (2022)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2023)
- Making Strides: Vancouver's Childcare Strategy (2022)
- Childcare Design Guidelines (1993, last amended 2021)
- Green Buildings Policy for Rezonings (2010, last amended 2023)
- Tenant Relocation and Protection Policy (2015, last amended 2019)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Public Art Policy and Procedures for Rezoned Developments (2014)
- Urban Forest Strategy (2014, last amended 2018)
- Latecomer Policy (2021)
- Provincial Bill 47 – Housing Statutes (Transit-Oriented Areas) Amendment Act, adopted November 30, 2023

REPORT

Background/Context

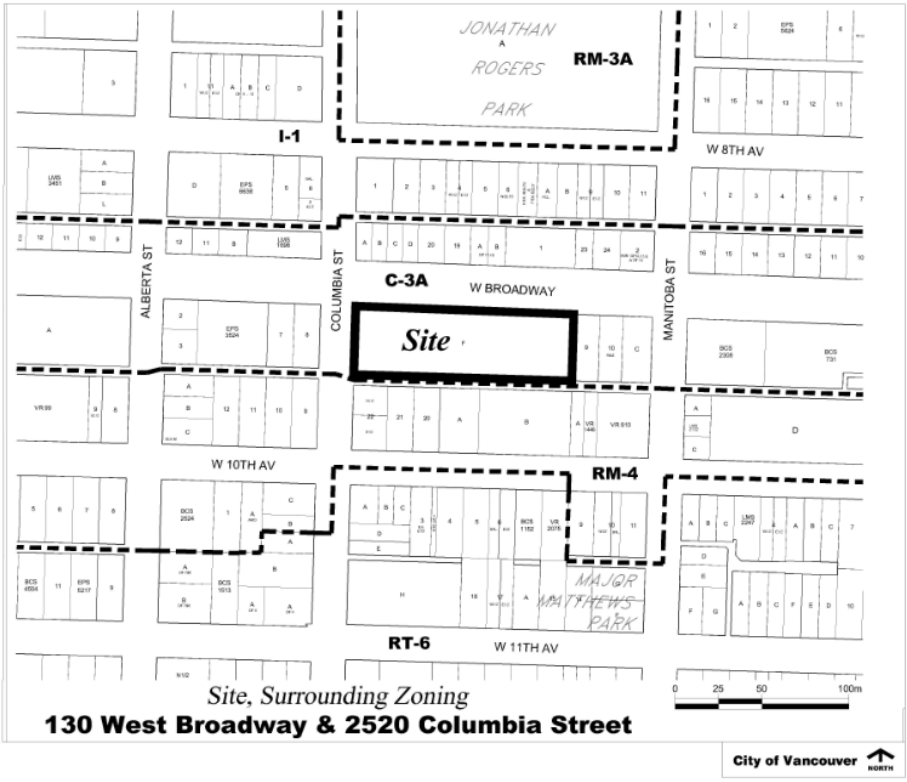
1. Site and Context

The site is comprised of one parcel located on the southeast corner of the intersection of Broadway and Columbia Street in the Mount Pleasant neighbourhood (see Figure 1). The site size is 4,878.1 sq. m (52,507 sq. ft.), with a frontage of 125.5 m (412 ft.) along Broadway and a depth of 39.5 m (130 ft.). There is a lane to the south of the site.

The site is currently zoned C-3A (Commercial) District and developed with a single-storey, large format retail building (former Mountain Equipment Co-op store (MEC)). The existing zone allows for a maximum density of 3.0 FSR.

The properties to the north, west and east of the site, along or across Broadway, are zoned C-3A (Commercial) District, which generally allows commercial buildings up to 9.2 m (30 ft.) in height and a FSR of 3.0 and are occupied by single- or two-storey commercial buildings. To the south of the site, across the lane, are RM-4 zoned residential properties, developed with three-storey multi-residential buildings.

Figure 1: Location Map – Site and Context



Neighbourhood Amenities – The following public and non-profit amenities are within close proximity:

- *Parks* – Jonathan Rogers Park (260 m) and City Hall Grounds (500 m).
- *Cultural/Community Spaces* – Mount Pleasant Community Centre and Library (700 m).
- *Childcare* – Tenth Avenue Alliance Wee Care Day Care Centre (300m), City Hall Child Care (600m), Echelon Day Care (700m) and 3 Corners Child Care Centre (700m).

Local School Capacity – The site is located within the catchment of Simon Fraser Elementary School and Eric Hamber Secondary School. According to the Vancouver School Board (VSB)'s *2020 Long Range Facilities Plan*, Simon Fraser Elementary School will be over enrollment capacity, operating at 176% by 2031, while Eric Hamber Secondary School will be under capacity, operating at 79% 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 on July 22, 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The *Vancouver Plan* serves as a framework, with further implementation planning work to follow over the next few years.

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

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

The *Plan* allows for consideration of rezonings at this location for rental housing up to a maximum density of 8.5 FSR. The maximum height is 30-storeys or up to the underside of the Queen Elizabeth Park View sections 3.2.3 – 3.2.4. The *Plan* identifies the subject site as a potential key site for larger privately-owned public open space (POPs).

Housing Vancouver Strategy (2017) – Housing Vancouver focuses on the right supply of new homes, including rental, to meet the continuum of housing types. Overall, 72,000 new homes are targeted for the 10-year period from 2018 to 2027, including 20,000 purpose built rental units. This rezoning will contribute towards targets for purpose-built market rental housing units.

Housing Needs Report (2022) – On April 27, 2022, Council resolved at a public meeting to receive a Housing Needs Report (HNR) prepared by staff. Further to the BC Provincial government's requirement, Council must consider the most recent HNR when preparing a development plan, or when amending a development plan in relation to Council's housing policies respecting affordable housing, rental housing and special needs housing. This rezoning would facilitate the delivery of secured rental housing and address the data and findings within the HNR.

Provincial Legislation – Housing Statutes (Transit-Oriented Areas) Amendment Act – Bill 47-2023 – In November 2023, the Province passed legislation which establishes minimum heights and densities for developments within Transit-Oriented Areas (TOAs). Staff are reviewing the legislation and will report back to Council within the Provincial deadline of June 2024, along with an implementation strategy. The legislation prohibits Council from refusing an application on the basis of the prescribed heights and densities set out in the regulations. Council may continue to consider applications and make decisions as it relates to the application before them at a Public Hearing.

This rezoning application is in line with the Broadway-City Hall Station TOA, which envisions a density up to 5.0 FSR and up to 20-storeys in height.

Strategic Analysis

1. Proposal

The rezoning application proposes a mixed-use development with 28-storey (west tower) and 21-storey (east tower) buildings connected with a single-storey podium. A total of 514 rental units are proposed. Commercial uses are provided on the ground floor and second level and a 37-space, turn-key childcare facility to the City, on level three, secured through an air-space parcel. The proposal includes a 1,301 sq. m (14,000 sq. ft.) privately-owned public open space (POPs) on the roof level of the single-storey podium (Figure 2).

The proposal included a floor area of 41,265 sq. m (444,174 sq. ft.), a building height of 99.1 m (324 ft.) for the west tower and 100.7 m (330 ft.) for the east tower, and a FSR of 8.46. Resident drop-off and underground vehicle access are proposed from the rear lane.

The proposed application exceeds the maximum height policy within the *Broadway Plan*, which limits height to the underside of the Queen Elizabeth Park View sections 3.2.3 – 3.2.4.

Through the review process, staff and the applicant worked together on a revised design that met the height policy of the *Plan*, resulting in a resubmission of the application. The resubmission reduced the maximum building height to 28-storeys for the west tower, (87.9 m (288 ft.)), and 21-storeys for the east tower (66.1 m (216 ft.)) (Figure 3). The total floor area, land uses and POPs area proposed in the original application remain the same.

Figure 2: View of Proposed Building (Looking North)

Figure 3: View of Revised Building Proposal (Areal View Looking South)

2. Land Use

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

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

In assessing urban design performance, staff considered the built form expectations of the *Broadway Plan* (Broadway Shoulder Area East - Area B) and View Protection Guidelines.

Form of Development – This application is broadly consistent with the *Broadway Plan's* expectations for the Broadway Shoulder Area East -Area B for the number of towers, use, minimum frontage, tower separation, and density. The application as originally submitted deviated from the *Broadway Plan* on view cone compliance and maximum tower floor plate size. However, a resubmission was submitted which revised the height of the proposal to comply with the view cones crossing the site.

The applicant has also provided tower separation of 43.6 m (143 ft.) between the two towers which is well above the minimum requirement of 24.4 m (80 ft.). This will ensure daylight and privacy within residential units and mitigate the impact from a larger tower floorplate. The applicant has also demonstrated that there is sufficient tower separation for future possible residential towers on the south side of the lane. Staff assessment therefore has found the general massing and density to be in alignment with the *Broadway Plan* subject to the conditions contained in Appendix B.

Height – In the Broadway Shoulder Area East – Area B, the *Broadway Plan* anticipates 30 storeys for secured rental housing or up to the underside of Queen Elizabeth Park View sections 3.2.3-3.2.4 if more restrictive. The application resubmission design meets the height policy within the *Plan* and is reflected in the CD-1 By-law and condition.

Density – The *Broadway Plan* has a density of up to 8.5 FSR for the Broadway Shoulder Area East –Area B for secured rental housing. The application complies with the objectives of the *Broadway Plan* and proposes a density of 8.46 FSR (0.92 FSR commercial; 7.54 FSR residential; with 0.15 FSR daycare excluded). This density is supported.

Shadowing – The *Broadway Plan* requires new development to not create new shadow impact on parks and public school yards from the spring to fall equinoxes between 10 am and 4 pm. The application as originally submitted slightly shadowed the southern perimeter of Jonathan Rogers Park on the March and September equinoxes. Staff have prepared conditions to refine the articulation of the upper storeys to mitigate shadow impact.

Public Realm and Interface –The *Broadway Plan* identifies this block as a potential location for a large privately owned public space (POPs) intended to be accessible to public, which will be secured through a Statutory Right-of-Way. The applicant proposed this space be located at podium level between the two towers, extending from Broadway through to the rear lane. This podium-level plaza features planting, patio space and seating and has been designed to offer a space for recreation. A public stair from street-level on Broadway, as well as stairs and accessible ramps from the lane side guide residents and visitors to the podium-level POPs.

In addition to the grand stair entrance, the project includes elevator connections between Broadway and the second level POPs. Landscaping has flowing mounds with amphitheater-like seating on custom designed benches. A portion of the outdoor open space is under a glass covered canopy. This canopy is intended as a potential public art opportunity for the site. Staff have prepared a condition in Appendix B to further enhance the POPs with refinements to the public realm interface.

Private Amenity Space – The development offers on-site common indoor and outdoor amenities for the residents at the uppermost storeys with co-located indoor and outdoor rooftop areas on the eastern tower at level 22 and on the western tower at level 29. Staff have prepared a condition to ensure appropriate configuration and quality of the common amenities.

Urban Design Panel – The Urban Design Panel reviewed the project on April 26, 2023 and supported this application with recommendations to improve the architectural expression and materiality of the towers, to improve the accessibility to the POPs area from both the lane/Broadway with emphasis on relocating the elevator adjacent to the grand stair, to place further emphasis on the articulation of a ‘big idea’ related to programming in the POPs, and to improve visual accessibility to the POPs area at the grand stair with an emphasis on increasing the width of the stair.

Staff have included conditions in Appendix B to improving architectural expression, the articulation of the tower, the POPs design, and enhancing the public realm interface.

4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would support submission of a development permit for a building with approximately 514 secured rental units 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 Secured Market Rental Housing as of December 31, 2023

Housing Type	10-Year Targets	Units Approved Towards Targets
Purpose Built Market Rental Units	16,000	15,843 (99%)

1. Tracking progress towards 10-year Housing Vancouver targets began in 2017
2. Unit numbers exclude the units in this proposal, pending Council's approval of this application.

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2022, the purpose-built apartment vacancy rate was 0.9% in Vancouver. The vacancy rate (based on Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Mount Pleasant/Renfrew Heights area, which this site is located, is 0.5%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix – The *Family Room: Housing Mix Policy for Rezoning Projects* requires a minimum of 35% family units. Further, the *Broadway Plan* requires a minimum of 35% family units, including a minimum of 10% three-bedroom units and a minimum of 25% two-bedroom units. This application proposes 36% family units in a mix of two-bedroom and three-bedroom units. These units must be designed in accordance with the *High Density Housing for Families with Children Guidelines*. The application as proposed is consistent with the policy and a provision is included in the CD-1 By-law to meet the minimum unit mix requirements.

Security of Tenure– Purpose-built rental housing offers secure rental tenure. All 514 units in the proposal would be secured through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

Tenants – The rezoning site does not contain any existing rental units, so the *Tenant Relocation and Protection Policy* does not apply.

5. Childcare Facility

A 37-space, turn-key childcare facility with a minimum gross indoor floor area of 429 sq. m (4,618 sq. ft.) and a minimum 520 sq. m (5,597 sq. ft.) of outdoor space is proposed to be located on the third level of the west tower. The proposed childcare will provide a 12-space program for 0-3 year olds and a 25-space program for 3-5 year olds. This project would advance the public benefits strategy of the *Broadway Plan* through the delivery of a city-owned childcare facility.

Childcare Targets – If approved, the proposal will contribute to the *Broadway Plan* public benefits strategy target to deliver approximately 37 city-owned childcare spaces for children five years old and under.

City Ownership – If the rezoning is approved, the applicant will construct the childcare facility to the City's satisfaction. The facility will be subject to further design development during the subsequent phases of the approval process. Upon completion, the facility will be delivered to the City, prior to the issuance of the final occupancy permit. Dedicated mechanical and electrical systems, garbage and recycling areas, vehicle parking, bicycle spaces and end-of-trip facilities, will be secured for use by the operator of the facility.

Non-Profit Childcare Operator – If approved, City staff will undertake a process prior to completion of the amenity to secure a non-profit childcare operator who will lease the space at a nominal rate. A typical model would entail an operator being responsible for the administration, programming and operation of the childcare facility and associate facility costs, including regular maintenance and repairs.

6. Parking and Transportation

The site is well serviced by transit, within 500 m of the Broadway-City Hall Canada Line Station and the future Main Street Millennium Line Station.

Vehicle and bicycle parking is provided on four levels of underground parking, accessed from the east lane. The application proposes 195 vehicle parking spaces and 1,165 bicycle spaces. Conditions included in Appendix B require the proposal meet the requirements of the Parking By-law.

7. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezonings* requires that rezoning applications satisfy the green and resilient building conditions stated within the Policy. The applicant has submitted preliminary modelling strategies to meet anticipated energy and emissions and embodied carbon targets in 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 preserve, protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law aims to maintain a healthy urban forest by requiring permission be sought to remove trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

There are no on-site trees and 13 City trees adjacent on Broadway and Columbia Street. 13 City trees are proposed to be retained. The landscape plan proposes approximately 35 new on-site trees. The final number of new trees will be determined through the development permit process. See Appendix B for form of development, landscape, and engineering conditions.

8. Public Input

Public Notification – A rezoning information sign was installed on the site on February 23, 2023. Approximately 2,152 notification postcards were distributed within the neighbouring area on or about March 8, 2023. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

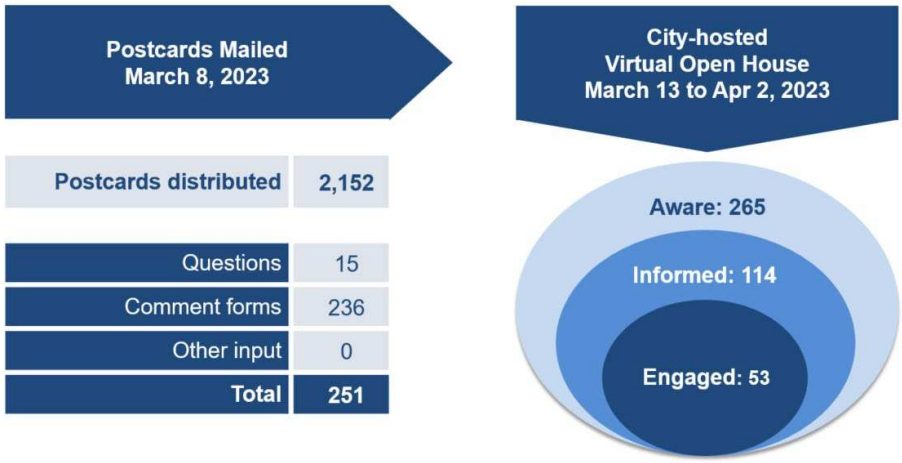
Question and Answer Period/Virtual Open House – A question and answer period/virtual open house was held from March 13, 2023 to April 2, 2023. Questions were submitted by the public and posted with a response over a three-week period. A digital model was made available for online viewing.

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

actively monitored and responded to publicly. The project webpage was viewed 265 times during the virtual open house.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 251 submissions were received.

Figure 5: Overview of Notification and Engagement



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

Generally, comments of support fell within the following areas:

- **Rental housing:** The proposed development would add much needed rental housing to the Broadway Corridor. More consideration for below-market rentals is encouraged.
- **Density and location:** This transit-oriented development is located along a SkyTrain route and a major arterial. Density is supported here.
- **Childcare and other local amenities:** The inclusion of an on-site childcare facility is highly supported. Privately owned public space (POPs) is a welcome addition that provides green, outdoor space for building residents and the public to gather.
- **Vibrancy and neighbourhood growth:** The site was underutilized after MEC was closed so the new commercial spaces will revitalize the community and streetscape. The development meets goals in the *Broadway Plan*.

Generally, comments of concern fell within the following areas:

- **Height and neighbourhood character:** The height of the proposal would be too tall and does not fit the character of a quiet, heritage neighbourhood. Liveability and community wellbeing would be negatively impacted.
- **Sunlight, views, and privacy:** The proposed development would shadow neighbouring properties and impact views and privacy.

- **Building design:** Previous building designs were more attractive than the current design.

- **Affordability:** Increasing housing supply alone will not improve rent affordability, so there should be more consideration for more below-market rentals.

- **Over densification:** The neighbourhood amenities, such as, schools, childcare, and community centres, will not be able to support increased levels of density. Road congestion will worsen.

Staff Response

Height and Density – Through the rezoning process staff worked with the applicant team to amend the proposed height in order to meet the height policies contained in the *Broadway Plan*. See the Form of Development section of the report.

Building Design – Additional refinement recommended at development permit stage in accordance with typical design development and in relation to improving architectural expression, the articulation of the tower, the POPS design, and enhancing the public realm interface.

Affordability – The proposal includes 100% of the residential floor area secured as rental tenure. In this instance the public benefit delivered is the childcare facility, no below-market rental units are required through the *Broadway Plan*.

9. Public Benefits

***Community Amenity Contributions* (CACs)** – The application is subject to the *Community Amenity Contributions Policy for Rezonings* with CACs based on a negotiated contribution. The proposal includes 100% of the residential floor area as rental housing to be secured for the longer of 60 years and the life of the building. As a condition of by-law enactment, a Housing Agreement and Section 219 Covenant are required to be registered on title to preclude, among other things, stratification of the building, separate sale of individual units, and rentals for less than one month at a time.

The applicant has also offered an in-kind CAC consisting of the construction and delivery of a purpose-built, 37-space childcare facility, turn-key to the City (valued at $6,492,000), within a fee-simple airspace parcel to be transferred to the City on completion of construction, which will help contribute to the *Broadway Plan* Public Benefits Strategy.

Real Estate Services staff have reviewed the applicant's development pro forma and conclude that the CAC offered by the applicant is appropriate and recommend that the offer be accepted.

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

This application was eligible for a waiver of (a portion of) the City-wide DCLs applicable to the residential portion of the building, however the applicant has elected not to seek the waiver. As per Section 3.1B of the Vancouver Development Cost Levy By-law, the decision to seek the waiver is made at the rezoning application stage. Should the applicant wish to request a DCL

waiver at a later stage, the application would be expected to return to Council for a subsequent public hearing to amend the rezoning conditions.

Based on rates in effect as of September 30, 2023 and the proposed 36,737 sq. m (395,436 sq. ft.) of residential floor area and 4,528 sq. m (48,738 sq. ft.) of commercial floor area, DCLs are estimated to be $15,417,530.

Public Art Program – The application is subject to a public art contribution estimated at $879,465. The final contribution will be calculated based on rate in effect and the floor area at the development permit stage. Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget).

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

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, this project is expected to provide secured rental housing, a 37-space childcare facility provided turn-key to the City, DCLs and a public art contribution. See Appendix G for additional details.

CONCLUSION

The proposed land use, form of development and public benefits are consistent with the intent of *Broadway Plan*. If approved, this application would contribute 514 rental residential units to the City's rental housing stock and the delivery of an in-kind, 37-space childcare facility.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to public hearing with the draft CD-1 By-law shown in Appendix A, subject to the public hearing, along with the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix D.

* * * * *

130-150 West Broadway and 2520 Columbia 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 (___).

Sub-areas

3. The site is to consist of two sub-areas generally as illustrated in Figure 1, solely for the purposes of establishing the maximum permitted building height for each sub-area.

Figure 1: Sub-areas

Uses

4. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for

which the Director of Planning or Development Permit Board will issue development permits are:

(a) Cultural and Recreational Uses;
(b) Dwelling Uses, limited to Mixed-Use Residential Building;
(c) Institutional Uses;
(d) Live-Work Uses;
(e) Office Uses;
(f) Retail Uses;
(g) Service Uses;
(h) Utility and Communication Uses; and
(i) Accessory Uses customarily ancillary to the above use.

Conditions of Use

5.1 The design and layout of at least 35% of the units must:

(a) be suitable for family housing; and

(b) have 2 or more bedrooms.

5.2 No portion of the first storey of a building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.

5.3 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 combination with a permitted use;

(b) farmers' market;

(c) neighbourhood public house;

(d) public bike share; and

(e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

Floor Area and Density

6.1 Computation of floor area must assume that the site area is 4,878.1 m^2, being the site area at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.

6.2 The maximum floor space ratio for all uses combined is 8.5.

6.3 The floor space ratio for non-dwelling uses must not be less than 0.93.

6.4 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.

6.5 Computation of floor area and dwelling unit area must exclude:

(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:

(i) the total area of these exclusions must not exceed 12% of the permitted floor area, and

(ii) the balconies must not be enclosed for the life of the building;

(b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;

(c) floors or portions thereof that are used for:

(i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,

(ii) bicycle storage, and

(iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;

(d) entries, porches and verandahs if the Director of Planning first approves the design;

(e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 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.

6.6 The Director of Planning or Development Permit Board may exclude from the computation of floor area:

(a) common amenity areas, to a maximum of 10% of the total permitted floor area; and

(b) additional floor area as required to meet licensing requirements for the Child Day Care Facility,

if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council Policies and guidelines.

Building Height

7.1 Building height in each sub-area must not exceed the permitted height for that sub-area, as set out in Table 1.

7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures in a sub-area the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed the permitted building height for the sub-area as set out in Table 1, except that no part of the development shall protrude into the approved view corridors, as set out in the City of Vancouver's View Protection Guidelines.

Table 1: Permitted Building Height

Sub-area	Building Height	Building height for portions of the building with permitted common rooftop amenity spaces or mechanical appurtenances
A	89.9 m	98.7 m
B	67.1 m	76.7 m

Horizontal Angle of Daylight

8.1 Each habitable room must have at least 1 window on an exterior wall of a building.

8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.

8.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

8.4 The plane or planes referred to in section 8.3 above must be measured horizontally from the centre of the bottom of each window.

8.5 An obstruction referred to in section 8.3 above means:

(a) any part of the same building excluding permitted projections; or

(b) the largest building permitted on any adjoining site.

8.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if:

(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.

* * * * *

130-150 West Broadway and 2520 Columbia 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 Arcadis, received November 30, 2022 and resubmission plans received October 11, 2023 and November 22, 2023, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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

Urban Design

1.1 Design and finish privately-owned public space (POPs) to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as follows:

(a) Provide a minimum area of 1,182 sq. m (12,725 sq. ft.) of contiguous publicly-accessible plaza space on level two;
(b) Design development of the plaza to comply with Broadway Plan “POPs” policies 15.2.14-15.2.18, in particular to ensure the plaza is inclusive and accessible, supports a diversity of activities and users, and has clear, welcoming and intuitive wayfinding and signage from the Broadway, Columbia Street, and lane frontages;
(c) Provision of a public elevator on the Broadway frontage to provide a direct accessible connection between the street level sidewalk and the plaza on level two;
(d) The plaza should include a mix of hard-scape and landscaped areas with extensive planting contributing to urban forest and biodiversity goals; and,
(e) The edges of the plaza should support commercial uses and activities (e.g. restaurant patio) that help animate the space.

1.2 Design development of the building massing to reduce the appearance of bulk and mitigate the impacts on views or access to daylight providing a varied profile to transition in form to adjacent developments;

Note to Applicant: Please refer to the Urban Design Panel Minutes of April 26, 2023, the *Broadway Plans* ‘Built Form and Site Design Section’, and the below to assist in achieving compliance with this condition:

(a) ensure the detailed design of setbacks and upper storeys create a sensitive transition to the surrounding neighborhood for better contextual fit;

(b) provide a responsive relationship to adjacent and nearby private views by shaping built form to optimize performance;
(c) ensure the intent of all form of development requirements, setbacks, step-backs, minimum podium heights, and other considerations of the policy plan framework governing the subject site are clearly reflected in the articulation of the proposal; and,
(d) ensure the roof remains uncluttered, with all equipment being housed in the appurtenances with enclosures should be of non-opaque materials and contribute to the overall architecture of the building.

1.3 Design development to ensure a minimum required tower separation of 24.4 m (80 ft.) or greater.

Note to Applicant: Please refer to the *Broadway Plan's* 'Built Form and Site Design Section', and the below to assist in achieving compliance with this condition:

(a) maintain minimum separation distances with existing towers and potential future towers.
(b) minor encroachments into the separation distance, such as for balconies or building articulation, can be considered provided the impacts on views, privacy, light and open space are minimal.
(c) maximum floor plate dimensions are measured from the face of exterior wall excluding balconies and architectural projections etc. The applicant's larger floor plate is contingent on the larger separation shown mitigating its negative impact.

1.4 Design development to mitigate the impact of new shadowing on the adjacent public realm between the hours of 10:00 am and 4:00 pm on the spring and fall equinoxes.

Note to Applicant: Refer to the *Broadway Plan's* direction on 'Built Form and Site Design', together with the below comments to assist in achieving compliance with this condition:

(a) ensure no shadowing on public spaces or parks;
(b) improve tower articulation and open space design to mitigate shadowing impact on the POPs;
(c) mitigate shadow impact on outdoor amenity spaces; and,
(d) provide new shadowing diagrams in the later stages of the permitting process on the 2 equinoxes and 2 solstices at 10 am, 12 pm, 2 pm & 4pm distinguishing in colour or tone the shadows generated by the proposal with a clear delineation from existing shadows and the refinements made to prevent impact.

1.5 Design development to ensure compliance with all height restrictions from View Cones crossing the site.

Note to Applicant: Refer to Council's Adopted View Protection Guidelines. In addition to the above, please refer to the below comments to assist in achieving compliance with this condition:

(a) demonstrate that all rooftop mechanical equipment, including elevator override service volumes, or other mechanical equipment is within the proposed mechanical enclosure below the view cones; and,
(b) ensure any external service items such as window washing infrastructure or antennae do not protrude into the public view cone beyond the allowable height.

1.6 Design development to articulate a more varied and visually interesting building façade treatment in the proposal.

Note to Applicant: In addition to the above, please refer to the Urban Design Panel Minutes of April 26, 2023, the *Broadway Plan's* direction on 'Built Form and Site Design', and the below comments to assist in achieving compliance with this condition:

(a) create interest and character by varying the facade treatment at key points of transition;
(b) provide additional mechanisms including use of colour, visual variety, reflectivity, facade, and fenestration options to improve the architectural expression; and,
(c) provide high-quality and durable exterior building finishes.

1.7 Design development to provide universally accessible site design including on-site travel paths to common spaces, the POPs (privately-owned public space), and all entrances for people using wheelchairs or with other mobility challenges.

Note to Applicant: The intent of this condition is for those who experience physical, mental health, cognitive, communication, intellectual, sensory, age-related, or other impairments to be provided with reasonably equitable access and circulation on to and within the site. In addition to the above, please refer to the Urban Design Panel Minutes of April 26, 2023 and the below comments to assist in achieving compliance with this condition:

(a) ensure daycare access is universally accessible from the sidewalk;

(b) improve the accessibility of the raised walkway along the Broadway property lines while ensuring no impact to street trees;

(c) ensure elevator access is in close proximity to the main entrance to the POPs; and

(d) explore other improvements to the network of public routes across the site to more effectively connect public spaces and places for accessible use.

1.8 Design development of the POPs area to improve its contribution to the public realm.

Note to Applicant: In addition to the above, please refer to the Urban Design Panel Minutes of April 26, 2023 and the below comments to assist in achieving compliance with this condition:

(a) improve the conceptual execution, and the programming of the POPs to ensure additional vibrancy (including various elements such as a secondary play space, picnic area etc.) with active public use in the space;
(b) encourage more pedestrian activity and transitional spaces between the public and private spaces adjacent to the lane;
(c) improve the integration of the POPs Broadway staircase with the podium to create a unique architectural feature element; and
(d) mitigate bisecting with obstructing elements any synergetic uses of complementary connections between tenants.

1.9 Design development of the at-grade uses to contribute to a lively, active and engaging public realm.

Note to Applicant: In addition to the above, please refer to the below comments to assist in achieving compliance with this condition:

(a) strengthen the connections between public and private space throughout;
(b) provide pedestrian amenities along the commercial frontage to foster street activities and increase pedestrian interest and comfort;
(c) maintain transparency at the street level to allow for visibility into retail spaces ensuring variety and pedestrian interest in the expression of tenant frontages;
(d) consider the number and type of entries at grade, entry locations, canopy depths & canopy soffit design, the amount of glazing at pedestrian level; and the public realm design;
(e) explore provisions for additional items such as street furniture, bollards, benches, pedestrian-scale lighting, bike racks, guard rails, decorative grilles, planters etc. and other mechanisms as appropriate;
(f) utilize colours, textures and patterns as identifiers for enhancing the user experience further;
(g) examine further the solidity, deepness, and lightness to the building facade as it transitions to the public realm; and
(h) explore means to enhance the overall outdoor surface treatment so as to be high quality, visually interesting and cohesive throughout.

1.10 Design development of site access and circulation to improve wayfinding, entrances and identity of open space.

Note to Applicant: In addition to the above, please refer to the Urban Design Panel Minutes of April 26, 2023 and the below comments to assist in achieving compliance with this condition:

(a) improve the approach and entries to the POPs both Broadway and the lane to ensure an equal priority of use;
(b) provide a stronger public entrance to the POPs from Columbia Street reconsidering the location of the side staircase for a more robust solution;
(c) improve entrance design in general by use of distinguishing elements such as low walls, special paving, planting features, materiality, colour, texture, entry recesses integrated canopies, architectural lighting or other wayfinding cues;

(d) delineate commercial entrances to better address the public realm with architectural features and fenestration patterns that emphasize a scale appropriate for a neighborhood serving retail; and
(e) ensure the expression of the residential entrances maintain and enhance wherever possible appropriate articulation, hierarchy and wayfinding distinct from commercial entrances.

1.11 Design development to maintain continuous weather protection along the street facade.

Note to Applicant: Weather protection should be integrated with the building design, demountable and effectively provide pedestrian comfort with appropriate height to depth ratios all along the commercial street frontage and building entrances.

1.12 Design development to comply with minimum standards for access to natural light and ventilation.

Note to Applicant: Provision of natural lighting & ventilation should work in conjunction with Horizontal Angle of Daylight regulations. Please demonstrate compliance for all dwelling units as referred to in the 'Access to Daylight, Views, and Ventilation in Dwelling Units Bulletin' with no inboard habitable rooms with diagrams and drawings as necessary.

1.13 Design development to mitigate the impacts on privacy and overlook on nearby residences.

Note to Applicant: This pertains to response to conditions in the later stages of the permitting process, and detailed design including final unit layouts. In addition to the above, please refer to the below comments to assist in achieving compliance with this condition:

(a) provide visual and physical screening of balconies, private open spaces, mechanical equipment] trash enclosures, exposed concrete foundation, vehicular access, and loading;
(b) outdoor amenity space design and layout should seek to mitigate impacts on privacy and overlooks on both adjacent residential units and the neighbours; and
(c) optimize location of balconies, public or semi-public spaces.

CPTED - Crime Prevention through Environmental Design

1.14 Design development to incorporate the principles of crime prevention through environmental design (CPTED).

Note to Applicant: Building features proposed in response to this condition should be noted on the plans and elevations. Consider use of a legend or key to features on the drawings. Please refer to the below comments to assist in achieving compliance with this condition:

(a) maximize opportunities for natural surveillance;
(b) provide unobstructed and transparent sightlines to exits and destinations;

(c) foster territoriality and a sense of ownership;
(d) no hiding places;
(e) lighting of public spaces;
(f) lobbies visible from the street and main entrances to buildings fronting the street;
(g) personal safety and security should be integral to the design of parking facilities and comply with the Parking By-law; and
(h) provision of a conceptual lighting strategy facilitating seasonal activity to ensure appropriate lighting levels and CPTED performance, while minimizing glare for nearby residents.

Landscape Design

1.15 Provision of a detailed written program rationale with regard to the POPs space to inform the spatial and functional design with special attention to the following:
(a) the capacity of hardscape surface areas to provide adequate passive and active activity;
(b) ratio or balance of hardscape to softscape landscape treatment;
(c) the function of the proposed stage and canopy;
(d) the provision of site furniture and pedestrian friendly materials;
(e) lighting;
(f) sun and shade conditions; and
(g) day and at nighttime activity.

Note to Applicant: refer to Urban Design condition 1.1.

1.16 Exploration of options to relocate or realign the top of the stairway access to the POPs;

Note to Applicant: refer to Urban Design condition 1.7. This applies to the proposed upper stairway at the top of Broadway frontage. This is intended to improve the pedestrian flow along Broadway by mitigating a pinch point at the top of stair and creating a top landing space with a capacity for peak pedestrian flow.

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

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

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

Note to applicant: the sections should illustrate the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

1.19 Provision of a vegetative cover calculation sheet, included with the landscape plans;

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

1.20 Provision of a soil depth overlay sheet, included with the landscape plans;

1.21 Provision of an outdoor lighting plan;

Note to applicant: refer to Dark Night Design Principles. https://vancouver.ca/files/cov/outdoor-lighting-design-tips.pdf. Provide dimmers and timers for lights where feasible.

1.22 Provision of a high-efficiency automatic irrigation system for all planted areas;

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

1.23 Provision of landscape features intended to create bird friendly design;

Note to applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of landscape features that may be applicable, and provide a design rationale for the features noted. Refer to:
http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf
http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf

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

Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. New street trees to be confirmed prior to issuance of the building permit. Call Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion.

Sustainability

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

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

Housing

1.26 The proposed unit mix, including 330 one-bedroom units (64%), 130 two-bedroom units (25%) and 54 three-bedroom units (11%) is to be included in the Development Permit drawings.

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

1.27 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:

(a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
(b) a minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
(c) a multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and
(d) a balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

Childcare Facility

1.28 Design, fit, finish, and equip the 37-space childcare facility with a minimum gross programmable indoor area of 429 sq. m (4,618 sq. ft.) and not less than 520 sq. m (5,597 sq. ft.) of programmable outdoor area that is contiguous with the indoor space, at a height of not less than 12 ft. floor-to-floor, with adequate space for each program, to the satisfaction of the General Manager of Arts, Culture, and Community Services and the General Manager of Real Estate, Environment, and Facilities Management, to ensure that the facility is functional and efficient, licensable by the Community Care Facilities Licensing and meets the intent of the City's *Childcare Design Guidelines*, *Childcare Technical Guidelines*, the Facilities Standard Manual, and/or other guidelines and standards as applicable at the time of the issuance of the Development Permit.

Note to Applicant: The total programmable indoor area excludes elevators shafts, lobbies, stairwells, service/utility rooms, garbage & recycling room, vehicle parking, bicycle parking, etc.

Staff support the draft plans submitted on November 22, 2023 which show the outdoor space on the south side of the tower, and the indoor space on the north side of the tower. Applicant to explore extending the proposed outdoor space towards the west side of the building to meet minimum outdoor space requirements.

1.29 Design the childcare facility to ensure the outdoor play area complies with the minimum daily sunlight exposure requirements.

Note to Applicant: Staff support the outdoor space with enlarged covered space as shown in the draft plans submitted on Nov 22.

1.30 Provide total 7 dedicated parking stalls for the exclusive use of the childcare facility (5 for pick up/drop off and 2 for staff). Include one (1) universally accessible stall and the rest of the stalls must be regular size (no small car stalls).

Note to Applicant: Ensure location of parking drop-off stalls is safe and in proximity to the childcare facility elevator, without the need for users to cross a drive aisle.

1.31 Provide a dedicated, secure bicycle storage with a minimum of two (2) Class A bike parking stalls and space for strollers, car seats, bike trailers, etc., in the underground parkade.

1.32 Provide six (6) dedicated Class B bike spaces at grade, with convenient and safe access to the childcare entrance.

1.33 Provide Written Design Concept for the proposed building systems and a Commissioning Plan by an Independent Commissioning Provider mutually agreed to by the owner/applicant and the City of Vancouver. The utilities for the Childcare Facility are required to be separately metered and the monitoring systems (DDC, security) are required to be separately monitored.

1.34 Provide separate building systems and secured exclusive use utility / service rooms to safely accommodate the mechanical, electrical, garbage/recycling and similar equipment servicing the childcare facility.

1.35 Childcare facility to be universally accessible for peoples with disabilities.

1.36 Design development to provide a dedicated elevator for the childcare facility, and a guaranteed unfettered access to an additional non-exclusive use elevator in the event of the childcare facility elevator's incapacity, such as servicing or breakdown.

Note to Applicant: A legal agreement securing such non-exclusive use arrangement for the additional elevator will be required as a condition for an Occupancy Permit. Refer to City of Vancouver *Childcare Technical Guidelines* for elevator requirements.

1.37 Childcare facility submittals to include programmable area breakdowns and side-by-side comparison with the provisions of the City of Vancouver *Childcare Design Guidelines*, and indicate in contrasting colour all exclusive-use and non-exclusive spaces within the City's Childcare Facility's air space parcel.

1.38 Provide visual identity to the childcare facility from Columbia Street, ground level entrance and prominent identification and signage.

1.39 Design development of the building above the childcare facility outdoor areas to minimize balconies and employ strategies to mitigate the potential risk of items falling off balconies and openable windows onto the play space below.

1.40 Provision of mechanical and electrical concepts and Basis of Design for review and acceptance prior to release of the Development Permit hold to the satisfaction of the General Manager of Real Estate, Environment, and Facilities Management.

Note to Applicant: Design development to provide sufficient areas required for the dedicated electrical system for the childcare. These systems are to be independent from the rest of the development as per the *Childcare Technical Guidelines*, with secured utility and service rooms to safely accommodate equipment serving the Childcare Facility. The utilities for the Childcare Facility are required to be separately metered and the monitoring system (DCC, security, irrigation, etc.) are required to be separately monitored.

Engineering

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

1.41 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 of Vancouver and TransLink have authority over construction works carried out on a City street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the MRN, as defined under the South Coast British Columbia Transportation Authority Act (https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement), 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://vancouver.ca/streets-transportation/traffic-management-for-construction-and-special-events.aspx

1.42 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

1.43 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 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

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

1.44 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 of Vancouver Rapid Transit Office (RapidTransitOffice@vancouver.ca) for more information on impacts to access and street use for your project.

1.45 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.

1.46 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.

1.47 Clarification of the garbage and recycling storage amenities.

Note to Applicant: Identify separated amenities by use, i.e. residential and commercial and refer to the Garbage and Recycling Facility Storage Amenity Design Supplement for more information.
https://vancouver.ca/files/cov/Garbage_and_Recycling_Storage_Facility_Supplement.pdf

1.48 Submission to Engineering of an updated landscape plan reflecting all of 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 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Root barriers shall be of rigid construction, 8 feet long

and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off street bike facility. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

(b) existing locations of:

(i) street furniture;

(ii) poles and guy wires; and

(iii) bus stops.

(c) deletion of:

(i) proposed performance stage that is shown encroaching onto West Broadway.

Note to Applicant: Portions of the proposed performance stage are shown encroaching onto City property on pages 59, 82, and 83 of the architectural plan and sheet L2.10 of the landscape plan.

Streetscape design to comply with the Mount Pleasant Streetscape Design Guidelines.

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

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

Note to applicant: Amendments to the Parking Bylaw and the Transportation Demand Management (TDM) Administrative Bulletin were approved by Council on November 15th, 2023. New requirements came into effect Jan 1st, 2024 and apply to all development permits received after this date.

1.50 Design development to improve access and design of loading spaces and demonstrate compliance with the Parking and Loading Design Supplement:

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

1.51 Provision of the following information as part of the architectural drawing submission at the development permit stage to facilitate a complete Transportation review:

(a) an additional partial north-south section plan(s) through both the east and west load courts to demonstrate minimum vertical clearance to the underside of raised security gates for access to Class B loading.

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

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

1.53 Developer's Engineer is to submit a sewer abandonment plan to the City that details the following:

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

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

1.54 Provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground. BC Hydro service to the site shall be primary. All required electrical plants will be provided within private property.

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

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

1.55 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 is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

Note to Applicant: It is highly recommended that the applicant submit 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.

1.56 Show all City supplied building grades on the architectural and landscape plans, and when providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City supplied building grade plan.

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

2.1 Release of Easement & Indemnity Agreements 202690M (support agreement) and potential discharge of A81699 (landscape & floodlight encroachments) 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.

2.2 Provision of a statutory right-of-way (SRW) for public use over the proposed privately owned public space (POPs);

2.3 Provision of a building setback and surface statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to West 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, walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

2.4 Provision of a Natural Watercourse Covenant.

Note to Applicant: Records indicate the presence of natural watercourse (an old stream). A legal agreement is required to ensure that should the watercourse be discovered or impact the site during development and beyond, that its flow will not be obstructed.

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 Rezoning Site (collectively called the “Services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided all to the satisfaction of the General Manager of Engineering Services. No development

permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.7(a) and 2.7(b), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

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

(a) Provision of adequate water service to meet the fire flow demands of the project.

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted R.F.Binnie & Associates Ltd. dated October 3, 2022, no water main upgrades are required to service the development.

The main servicing the proposed development is 300 mm along West Broadway. The developer is responsible for 100% of the cost of any upgrading. 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 and in order to maintain acceptable sewer flow conditions, implementation of development(s) at 130 West Broadway require the:

(i) development to be serviced to the existing 250 mm SAN and 450 mm STM sewers in West Broadway; and

(ii) post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 5-year pre-development flow rate and the pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.

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

(c) Provision of street improvements along Columbia Street adjacent to the site and appropriate transitions, to allow for a full or partial closure to motor vehicles including:

(i) minimum 2.14 m (7 ft.) wide broom finish saw-cut concrete sidewalk;

(ii) asphalt protected bike lane;

(iii) concrete medians;

(iv) curb ramps;

(v) removal of the existing pavement and base as required for these improvements; and

(vi) public seating.

Note to Applicant: Engineering will provide a geometric design for this street closure pending further design work and consultation.

(d) Provision of street improvements along West Broadway adjacent to the site and appropriate transitions, to provide “Great Street” treatment and expanded public realm including the following:

(i) geometric changes, including new curb and gutter, relocation or replacement of the existing catch basins, and road reconstruction to centerline as required to accommodate the new curb and gutter;

(ii) broom finish saw-cut concrete sidewalk;

(iii) curb ramps; and

(iv) public seating.

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

(e) Provision of new standard concrete lane crossing, new curb returns and curb ramps at the existing lane crossing on Columbia Street adjacent to the site.

(f) Provision of improvements at the intersection of Columbia Street and West Broadway, including:

(i) design and installation of a new full traffic signal;

(ii) entire intersection street lighting upgrade to current City standards and IESNA recommendations.

Note to Applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

(g) Provision of improvements at the intersection of Manitoba Street and West Broadway, including:

(i) upgrades to the existing traffic signal including accessible pedestrian signals (APS);

Note to Applicant: These works constitute excess and/or extended services and will be subject to a latecomer agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

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

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

(i) Provision of a $30,000 cash security deposit retained prior to demolition for protection, relocation and/or delivery of bus stop amenities.

(j) Provision of street trees where space permits.

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' long and 18" deep, centre on each street tree adjacent to the sidewalk and any off street bike facility (Street Design).

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

(l) Provision of full depth lane reconstruction with centre valley drainage on the Lane South of West Broadway to City "Higher Zoned Streets/Lanes" specifications, complete with catch basin adjustments/relocations as necessary.

(m) Removal and replacement of speed humps along the laneway.

(n) Provision of a new concrete bus slab at the existing bus stop on West Broadway.

(o) Provision of new concrete curb and gutter along Columbia Street.

(p) Removal of existing driveway letdown on West Broadway and replacement with sidewalk, boulevard and full height curb.

(q) Removal of existing front boulevard pavers on Columbia Street and replacement with sod.

(r) New double curb ramp at the intersection of Columbia Street and Broadway adjacent to the development site.

(s) Provision of the following improvements to the satisfaction of the General Manager of Engineering Services:

(i) On Columbia Street, in the partial or full street closure area, install a bioswale feature or other equivalent blue green system to treat and retain 90% of

average annual rainfall from the right-of-way (RoW) to the greatest extent practical. These improvements generally include placement of plants, growing medium, catch basin and perforated pipe sub-drain connected to the sewer system.

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

(t) Provision of upgraded street lighting (roadway and sidewalk) and existing lane lighting to current City standards and IESNA recommendations.

(u) Provision of lane lighting on standalone poles with underground ducts if BC Hydro poles with attached City lane lights are planned to be removed.

Note to Applicant: The ducts must be connected to the existing City street lighting grid.

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

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

Note to Applicant: The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with current COV Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents.

(w) Provision of new electrical service cabinet/kiosk on Columbia Street.

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

2.6 Provision of funding of $150,000 for traffic calming measures to address neighbourhood traffic impacts bound by West Broadway, Main Street, West 12th Avenue, and Yukon Street.

2.7 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

(a) installation of a new full traffic signal per condition 2.5 (f)(i) and (ii); and

(b) installation of accessible pedestrian signals (APS) per condition 2.5 (g).

Note to Applicant: The benefiting area for these works is under review.

Note to Applicant: An administrative recovery charge will be required from the applicant in order to settle the latecomer agreement. The amount, which will be commensurate

with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement.

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

Housing

2.8 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all 514 residential units as secured market rental housing units, excluding Seniors Supportive or Assisted Housing for a term equal to the longer of 60 years and the life of the building, which agreement shall include to a no-separate sales covenant and a no-stratification covenant, a provision that none of such units will be rented for less than one month at a time, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

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

Childcare Facility

2.9 Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Arts, Culture and Community Services and the General Manager of Real Estate, Environment and Facilities Management, for the provision, at no cost to the City, of a turnkey 37-space childcare facility within a fee-simple air space parcel which meets the City's requirements for a licensable childcare facility. To secure this condition, the applicant will enter into one or more agreements with the City which include, but may not be limited to, the following provisions and requirements, all to be satisfied at no cost to the City:

(a) Design, construction and delivery of a turnkey and fully fit, finished, equipped and supplied 37-space childcare facility with a 12 space program for 0-3 year olds and a 25-space program for 3-5 year olds, which is licensable by CCFL (Community Care Facilities Licensing or its successor in function), contained within a separate air space parcel and meets the intent of the City of Vancouver's Childcare Design Guidelines, City of Vancouver's Childcare Technical Guidelines, the Facilities Standard Manual and City's other guidelines and standards that are applicable at the time of the issuance of Development Permit.

Note to Applicant: For information purposes, the FF&E is estimated at minimum $2,500 per childcare space to be provided to the childcare operator. Exact costs may vary based on the operator's needs at the time of facility occupancy.

(b) The childcare facility will have a minimum of 429 sq. m. (4,618 sq. ft.) total gross programmable indoor area, a dedicated adjacent outdoor space of minimum of 520 sq. m. (5,597 sq. ft.) total programmable outdoor area, floor-to-floor heights at minimum 12 feet, and all be on one universally-accessible floor level;

(c) The fee-simple air space parcel with the childcare facility will, in addition to the childcare's programmable indoor and outdoor areas, have the following accessory use spaces: a dedicated entrance with a street presence, dedicated elevator, dedicated garbage and recycling area(s), dedicated mechanical, electrical, data, communications and similar utility/service rooms, dedicated drop-off and vehicle parking spaces for users and staff, dedicated bike spaces, dedicated stroller storage, dedicated storage room(s), uninterrupted 24/7 access to and shared use of the secondary elevator and a shared Class B loading space, and all with convenient, universally-accessible and safe access to the childcare entrance;

(d) Transfer to the City at no cost an air space parcel in fee simple containing the childcare facility, together with the appropriate rights and obligations applicable to the ownership and operation of this legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations.

(e) The construction and delivery of the facility is to be secured by a Letter of Credit (LC), provided to the City prior to building permit issuance, the amount of which will be settled as part of the agreements required prior to rezoning enactment; all LCs must be in compliance with and in the form set out on the City's Letter of Credit Policy ADMIN 032: https://policy.vancouver.ca/ADMIN032.pdf.

(f) The applicant will grant the City an option to purchase, for a nominal purchase price, the childcare facility air space parcel, exercisable upon completion of the childcare facility and registration of the related air space plan.

(g) An occupancy hold on the buildings to be constructed on the site subject to the completion of the design and construction of the childcare facility and satisfactory acceptance of the childcare facility by the City.

(h) Agreement to grant a perpetual right in favour of the City and the users of the childcare facility in the form of an easement, for uninterrupted 24/7 access to and use of any and all portions of the fee-simple air space parcel with the childcare facility, including all dedicated (exclusive use) spaces, shared (non-exclusive use) spaces and any other rooms in the building on the site that may be required.

(i) Minimize the obligations of the childcare facility toward contributions to the common area costs of the overall development, to reflect those costs which are deemed to be directly attributable to the childcare facility or which are related to any part of the development for which the users or invitees of the childcare facility may (from time to time) have the use of and/or access to.

(j) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Arts, Culture and Community Services and the General Manager of Real Estate, Environment and Facilities Management may in their sole discretion require.

2.10 Provision of a Shared Use Loading Agreement to the satisfaction of the General Manager of Arts, Culture and Community Services and the Director of Legal Services for one Class B loading space to be used between the childcare facility and commercial

uses in the western-most load court and labeling of the space as 'Daycare and Commercial Loading'.

Public Art

2.11 Enter into an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City-s Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program manager.

Note to Applicant: Please contact Eric Fredricksen, Head of Public Art (604-871-6002); to discuss your application.

Environmental Contamination

2.12 If applicable:

(a) Submit a site disclosure statement to Environmental Services (Environmental Protection).

(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.

(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 siteon 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 untilseparate 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 areto be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priorityover such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in aform 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.

* * * * *

130-150 West Broadway and 2520 Columbia Street
CONSEQUENTIAL AMENDMENTS

SIGN BY-LAW No. 11879

In Schedule A (CD-1 Zoning Districts regulated by Part 9) of the Sign By-law by adding the following:

“130-150 West Broadway & 2520 Columbia Street [CD-1 #] [By-law #] C-3A”

NOISE CONTROL BY-LAW No. 6555

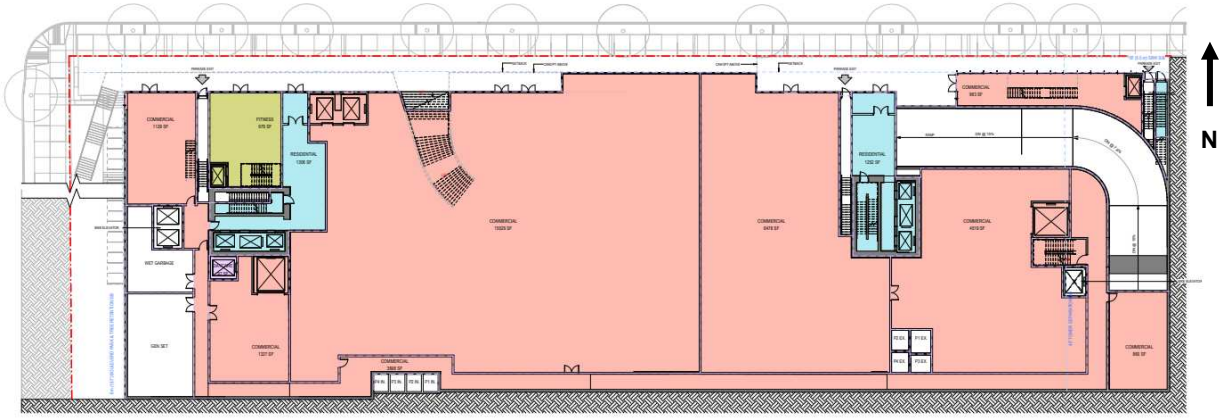
Amend Schedule A (Activity Zone) by adding the following:

“[CD-1 #] [By-law #] 130-150 West Broadway & 2520 Columbia Street”

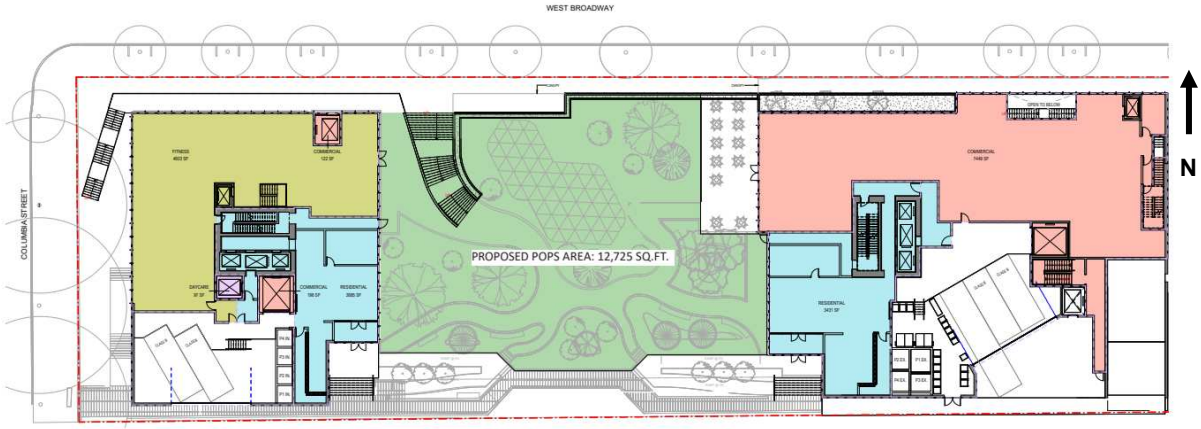
* * * * *

130-150 West Broadway and 2520 Columbia Street
FORM OF DEVELOPMENT DRAWINGS

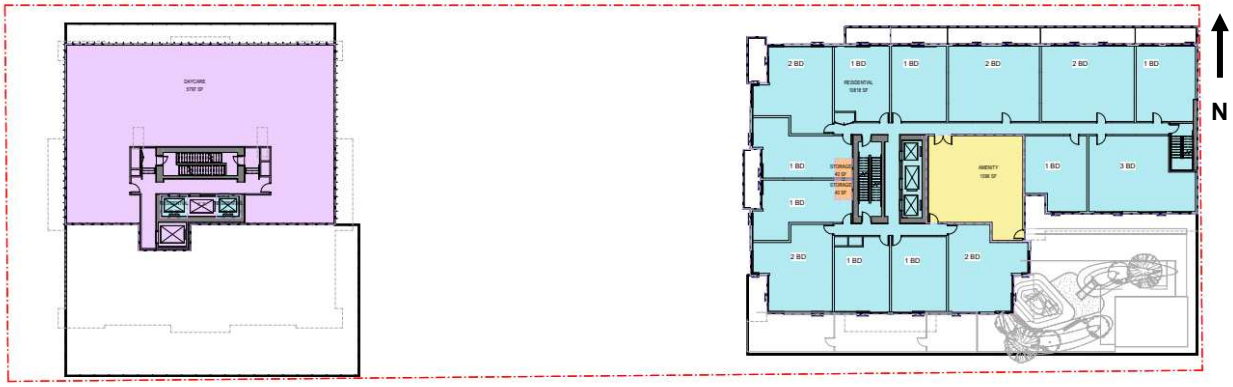
Ground Floor Plan



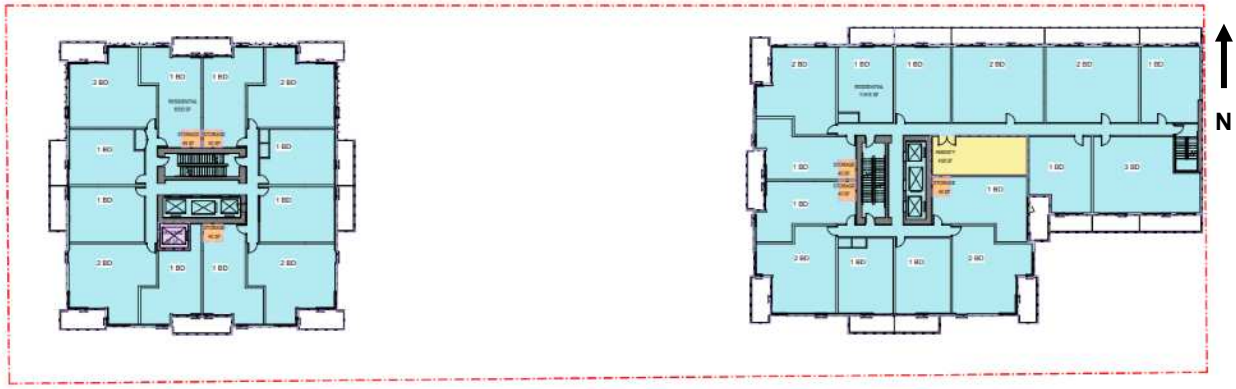
Level 2 Floor Plan



Level 3 Floor Plan (Childcare in west tower)

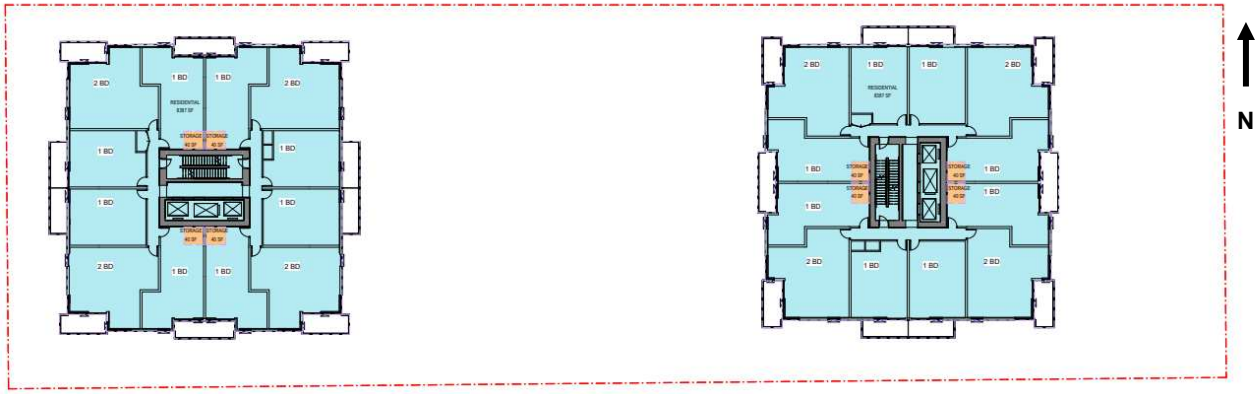


Typical Levels 4 to 6 Floor Plan

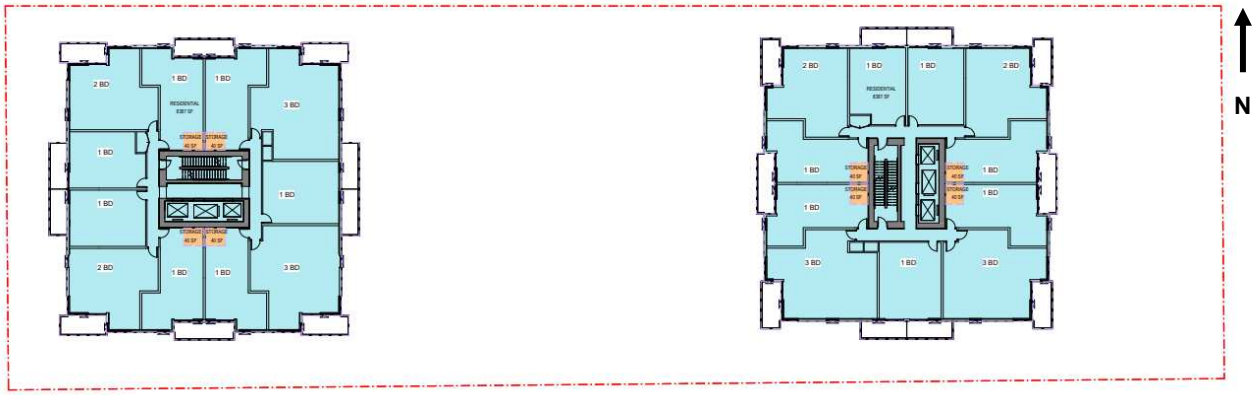


Level 7 Floor Plan (east tower amenity)

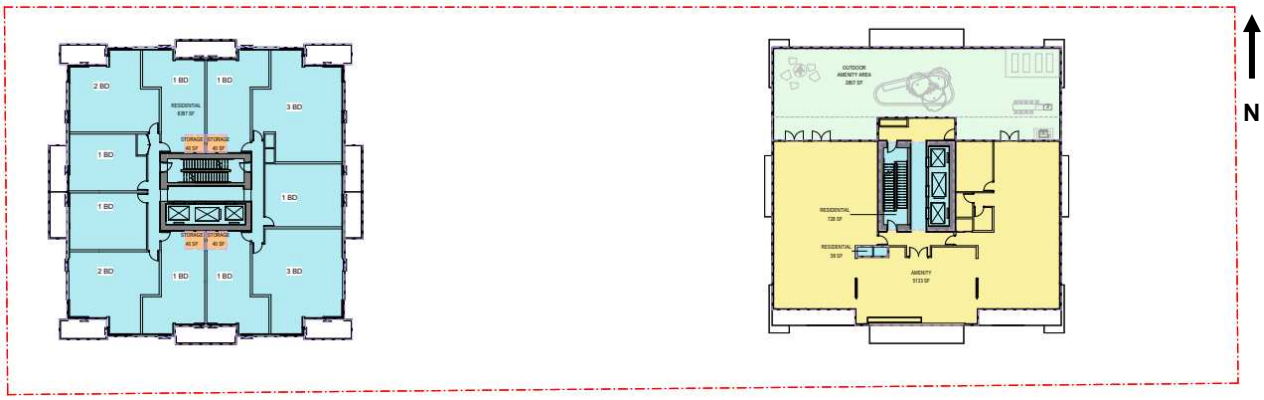
Typical Levels 8 to 12 Floor Plan



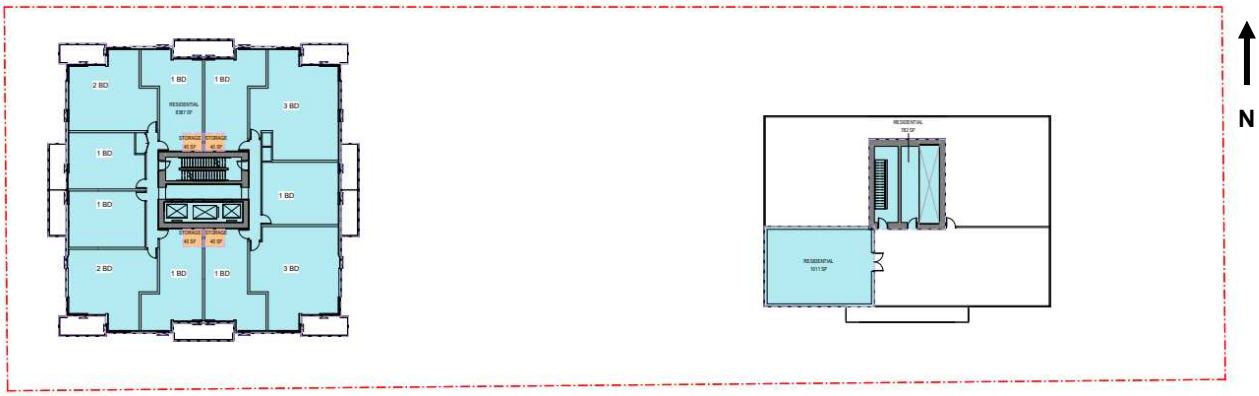
Typical Levels 13 to 21 Floor Plan



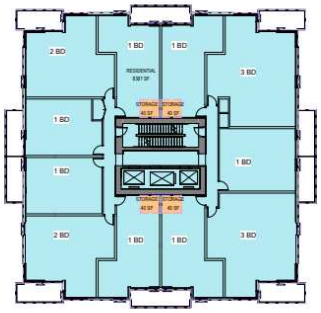
Levels 22 (East Tower Amenity)



Level 23 Floor Plan



Typical Levels 24 to 28



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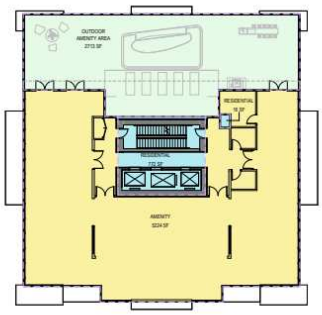
Level 29 Floor Plan (West Tower Amenity)



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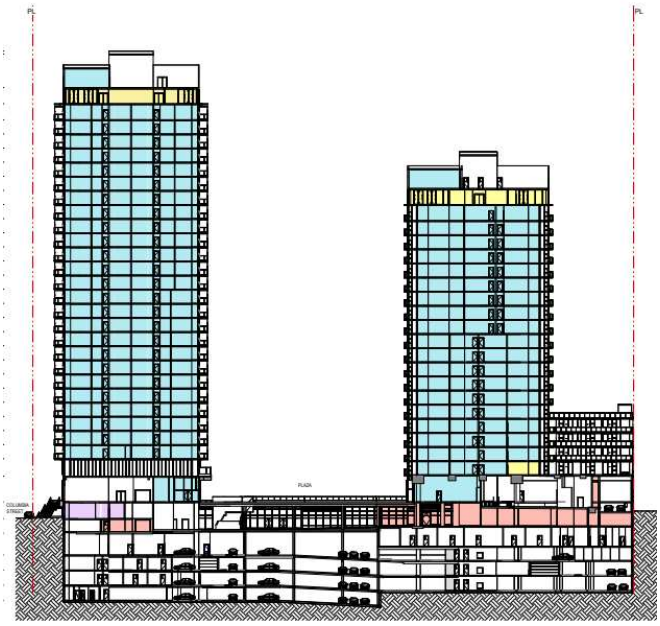
Tower Section



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130-150 West Broadway and 2520 Columbia Street
URBAN DESIGN PANEL

The Urban Design Panel (UDP) reviewed the original rezoning application package on April 26, 2023. This proposal was a 29 (west tower) and 28 (east tower) -storey mixed use building on top of a single-storey shared podium. A summary of the decision is provided below. The full meeting minutes can be found online:

EVALUATION: SUPPORT WITH RECOMMENDATIONS *(8/0)*

Planner's Introduction:

Nicholas Danford, Rezoning Planner, introduced the project with a brief description of the existing site context, followed by an overview of the anticipated context as per the Broadway Plan. Nicholas concluded the presentation with a description of the site and a summary of the rezoning proposal.

Carl Stanford, Development Planner then gave an overview of the neighbourhood context in relation to the proposal, followed by the expectations of the built-form guidelines for this project. Carl then gave a brief description of the proposed project before concluding with Staff questions for the Panel.

ADVICE FROM THE PANEL ON THIS APPLICATION IS SOUGHT ON THE FOLLOWING:

- Please comment on the proposed privately-owned public space (POPs) with particular attention given to the following:
    - Legibility of points of entry as being welcoming and accessible to the public.
    - The clarity and quality of the proposed programming of the POPs.
    - The performance of the POPs as a valuable public amenity in lieu of proposed variations to the public streetscape.

- Please comment on the contribution of the proposal, including allocation of uses, articulation of program and pedestrian realm interface to the following community objectives as identified in the *Broadway Plan*:
    - Making Broadway a Great Street, including a defined continuous streetwall.
    - Transforming the Centres and Centres - Shoulder Areas into a vibrant "second downtown".
    - Creating lively hubs of round-the-clock-vitality, including safe and attractive places for gathering.

APPLICANT'S INTRODUCTORY COMMENTS:

The applicant Clement Pun, and Neil Denari Architect noted the objectives and gave a general overview of the project. Bryce Gauthier, Landscape Architect than gave a presentation on the landscape strategy. Kevin Welsh, Sustainability Advisor concluded the presentation with an overview of the sustainability strategy.

The planning team then took questions from the panel.

PANEL'S CONSENSUS ON KEY ASPECTS NEEDING IMPROVEMENT:

Having reviewed the project, it was moved by **MR. AEPLI** and seconded by **MR. HOTSON** and was the decision of the Urban Design Panel:

THAT the Panel Recommend Support with recommendations with the following recommendations:

1) Design development to improve the architectural expression and materiality of the towers.
2) Design development to improve the accessibility to the P.O.P.S (publically accessible privately owned space) area from both the lane and Broadway with emphasis on relocating the elevator adjacent to the grand stair.
3) Further design development to the P.O.P.S (publically accessible privately owned space) area with emphasis on the articulation of a big idea related to programming.
4) Design development to improve visual accessibility to the P.O.P.S (publically accessible privately owned space) area at the grand stair with emphasis on increasing the width of the stair.

SUMMARY OF PANEL COMMENTARY:

- The Panel is in general supportive of the project.
- The Panel encouraged the grand stair be widened, funnel shaped and better integrated with the podium acting as a feature and not just circulation.
- The Panel suggested greater visual and complementary connection between different tenants and avoiding the grand staircase bisecting synergetic uses.
- The Panel encouraged improving both access and visibility of the grand stairs and adjusting the extrusion either side of stair to prevent reducing its visibility or creating furtive spaces.
- The Panel encouraged more programming and vibrancy (including various elements such as a secondary play space, picnic area etc.) provided to the P.O.P.S space with emphasis with articulating big idea in programming to create an attractor in the space.
- The Panel suggested improving wayfinding and accessibility to the P.O.P.S area while also relocating the elevator adjacent to the grand stairs.
- The Panel suggested further consideration of accessible units in the towers.
- The Panel encouraged further development of the towers architecture including material finishes, variation, and profile.

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

* * * * *

130-150 West Broadway and 2520 Columbia Street
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

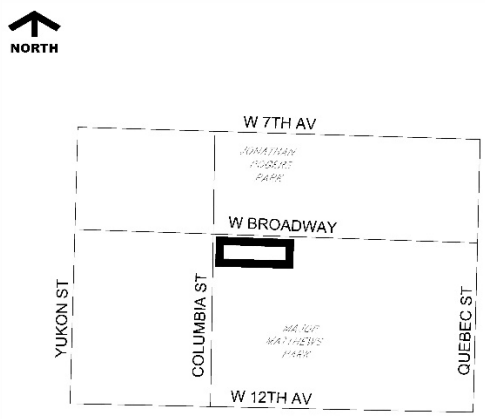
	Date	Results
Events		
Virtual open house (City-led)	March 13, 2023 – April 2, 2023	688 participants (aware)* • 325 informed • 177 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	March 8, 2023	2152 notices mailed
Public Responses		
Online questions	March 13, 2023 – April 2, 2023	15 submittals
Online comment forms • Shape Your City platform	February 2023 – December 2023	236 submittals
Overall position • support • opposed • mixed	February 2023 – December 2023	236 submittals • 99 responses • 116 responses • 21 responses
Other input	February 2023 – December 2023	0 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	February 2023 – December 2023	1726 participants (aware)* • 747 informed • 231 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



NOTIFICATION AREA

3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Rental housing:** The proposed development would add much needed rental housing to the Broadway Corridor. More consideration for below-market rentals is encouraged.
- **Density and location:** This transit-oriented development is located along SkyTrain and a major arterial. Density is supported here.
- **Childcare and other local amenities:** The inclusion of an on-site childcare facility is highly supported. Privately owned public space (POPs) is a welcome addition that provides green, outdoor space for building residents and the public to gather.
- **Vibrancy and neighbourhood growth:** The site was underutilized after MEC was closed so the new commercial spaces will revitalize the community and streetscape. The development meets goals in the *Broadway Plan*.

Generally, comments of concern fell within the following areas:

- **Height and neighbourhood character:** The height of the proposal would be too tall and does not fit the character of a quiet, heritage neighbourhood. Liveability and community wellbeing would be negatively impacted.
- **Sunlight, views, and privacy:** The proposed development would shadow neighbouring properties and impact views and privacy.

- **Building design:** The first proposed building design in 2018 was more attractive than the currently proposed design. The current design in uninspired and does not match the neighbourhood visually.

- **Affordability:** Increasing housing supply alone will not improve rent affordability, so there should be more consideration for more below-market rentals.

- **Over densification:** The neighbourhood amenities, such as, schools, childcare, and community centres, will not be able to support increased levels of density. Road congestion will worsen.

- **Construction:** Ongoing construction will be disruptive to the neighbourhood. Residents are concerned about displacement, dust pollution, and reduced accessibility to lanes.

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130-150 West Broadway and 2520 Columbia Street
PUBLIC BENEFITS SUMMARY

Project Summary

A mixed-use development with 28-storey (west tower) and 21-storey (east tower) buildings connected with a single-storey podium. A total of 514 secured rental units are proposed. Commercial uses are provided on the ground floor and a 37-space, turn-key childcare facility. The proposal includes a 1,182 sq. m (12,725 sq. ft.) privately-owned public open space on the roof level of the single-storey podium.

Public Benefit Summary:

The proposal will provide an in-kind, 37-space childcare facility, DCLs and Public Art.

	Current Zoning	Proposed Zoning
Zoning District	C-3A	CD-1
Floor Space Ratio (Site area = 4,878.1 sq. m (52,507 sq. ft.))	3.0	8.5
Floor Area	14,634 sq. m (157,521 sq. ft.)	41,464 sq. m (446,315 sq. ft.)
Land Use	Commercial	Residential, Commercial, Institutional

Summary of Development Contributions Expected under Proposed Zoning

City-wide DCL[1]	$9,682,993
Utilities DCL[1]	$5,734,537
Community Amenity Contribution (in-kind) – Turnkey Childcare Facility	$6,492,000
Public Art[2]	$879,465
TOTAL	**$22,788,995**

[1] Based on by-laws in effect as of September 30, 2023. 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] Based on rates in effect as of 2016. Rates are subject to adjustments, see Public Art Policy and Procedures for Rezoned Developments for details.

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130-150 West Broadway and 2520 Columbia Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

PROPERTY INFORMATION

Address	130-150 West Broadway and 2520 Columbia Street
Property Identifier (PID)	019-044-372
Legal Description	Lot F Block 25 District Lot 302 Plan LMP19739
Registered Owners	130 West Broadway Investments Inc.

APPLICANT INFORMATION

Architect/Applicant	Arcadis

SITE STATISTICS

Site Area	4,878.1 sq. m (52,507 sq. ft.)

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	**Proposed**
Zoning	C-3A	CD-1
Land Use	Commercial	Residential, Commercial
Density	3.0 FSR	8.5 FSR
Maximum Height	9.2 m (30 ft.)	87.9 m (288 ft.)
Floor Area	14,634 sq. m (157,521 sq. ft.)	41,464 sq. m (446,315 sq. ft.)
Parking and Bicycle Spaces	As per Parking By-law	Vehicle parking spaces: 195 Class A bicycle spaces: 1,102 Class B bicycle spaces: 63 Loading spaces: 5 Passenger loading spaces: 8
Natural assets	0 on-site trees 13 city trees	Retain 13 city trees Approx. 35 new on-site trees Confirmed at the development permit stage

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