CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	April 1, 2025
Contact:	Simon Jay
Contact No.:	604.829.2004
RTS No.:	17853
VanRIMS No.:	08-2000-20
Meeting Date:	April 15, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 1780 East Broadway

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by Westbank Projects Corp/ Crombie REIT, on behalf of Snowcat Property Holdings Ltd., the registered owner of the lands located at 1780 East Broadway [*PID 006-634-851; Lot I Block 162 District Lot 264A Plan 20377 Except Part in Plan EPP35255*], to rezone the lands from C-3A (Commercial) District to CD-1 (Comprehensive Development) District to permit a mixed-use development with three towers of varying heights above a retail base and a public plaza, a maximum building height of 146 m (479 ft.), and a floor space ratio (FSR) of 8.30, 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 Perkins&Will, received May 6, 2024;

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

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

C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the 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 1780 East Broadway from C-3A (Commercial) District to CD-1 (Comprehensive Development) District. The application proposes a mixed-use development with three residential rental towers of varying heights on top of a retail podium containing a grocery store, a City-owned 37-space childcare facility and commercial units. Also proposed are a ground level plaza and an upper-level courtyard, both of which are publicly accessible. A maximum building height of 146 m (479 ft.), and a density of 8.30 FSR are proposed.

This application is being considered under the *Grandview-Woodland Community Plan* (Plan). Although the application exceeds the anticipated height and density expected in the Plan, the

application otherwise generally meets the intent of the Plan to enable a mixed-use development with a mix of housing opportunities and large format grocery store. The application also meets the intent of the *Vancouver Plan* and the emerging context created by the *Transit-Oriented Areas (TOA) Designation By-law* and *Transit-Oriented Areas* (TOA) *Rezoning Policy*, which now allows significant height and density surrounding transit stations. This site is located adjacent to one of the region's busiest transit station hubs and delivers 1,044 rental housing units without displacing residential tenants. It also delivers a City-owned childcare facility, a replacement grocery store, additional commercial units, a public plaza, and a publically accessible upper courtyard.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- Vancouver Plan (2022)
- Grandview-Woodland Community Plan (2016)
- Rezoning Policy for Sustainable Large Developments (2018, last amended 2024)
- Interim Housing Needs Report (2025)
- Housing Vancouver Strategy (2017)
- Transit-Oriented Areas (TOA) Designation By-law (2024)
- Transit-Oriented Areas (TOA) Rezoning Policy (2024)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Green Buildings Policy for Rezonings (2010, last amended 2024)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2024)
- Public Art Policy and Procedures for Rezoned Developments (2014)
- Public Views Guidelines (2024)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Urban Forest Strategy (2014, last amended 2018)
- Latecomer Policy (2021)
- Culture|Shift: Blanketing the City in Arts and Culture, Vancouver Culture Plan (2019)
- Biodiversity Strategy (2016)

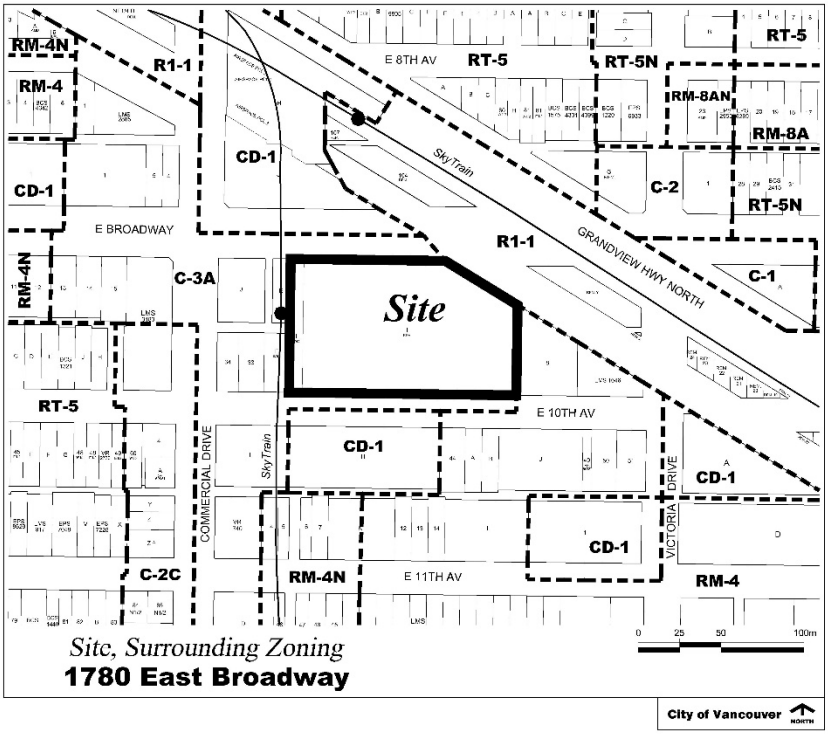
REPORT

Background/Context

1. Site and Context

The subject site is located within the Grandview-Woodland neighbourhood on the south side of Broadway near the intersection of Commercial Drive and East Broadway (see Figure 1). The site is comprised of a single lot double-fronting Broadway and East 10th Avenue, currently developed with a single-storey Safeway grocery store and surface parking lot. The total site area is 9,819.1 sq. m (105,692 sq. ft.). The site is adjacent to the Commercial-Broadway SkyTrain station, one of the region's busiest transit hubs. The 'Grandview Cut', a critical regional transportation corridor in a ravine with a naturalised slope, borders a portion of the northern property line. South of the site is a mix of multi-family low-rise buildings and detached homes. To the west is Commercial Drive, a busy commercial arterial lined with retail.

Figure 1: Surrounding Context and Zoning



Local School Capacity – The site is located within the catchment area of Laura Secord Elementary School, 550 m to the east, and Vancouver Technical Secondary School, 1.2 km to the east. According to the Vancouver School Board (VSB)'s *2020 Long Range Facilities Plan* Laura Secord Elementary will be operating under capacity with a capacity utilization of 94% by 2031 and Vancouver Technical Secondary will be operating under capacity, with a capacity utilization of 78% by 2031. The City coordinates with the VSB to inform decision making and reduce enrolment pressure, recognizing that some schools are full, but there is overall surplus capacity within their system. The VSB continues to monitor development and work with City staff to help plan for future growth.

Neighbourhood Amenities – The following neighbourhood amenities are located in the area:

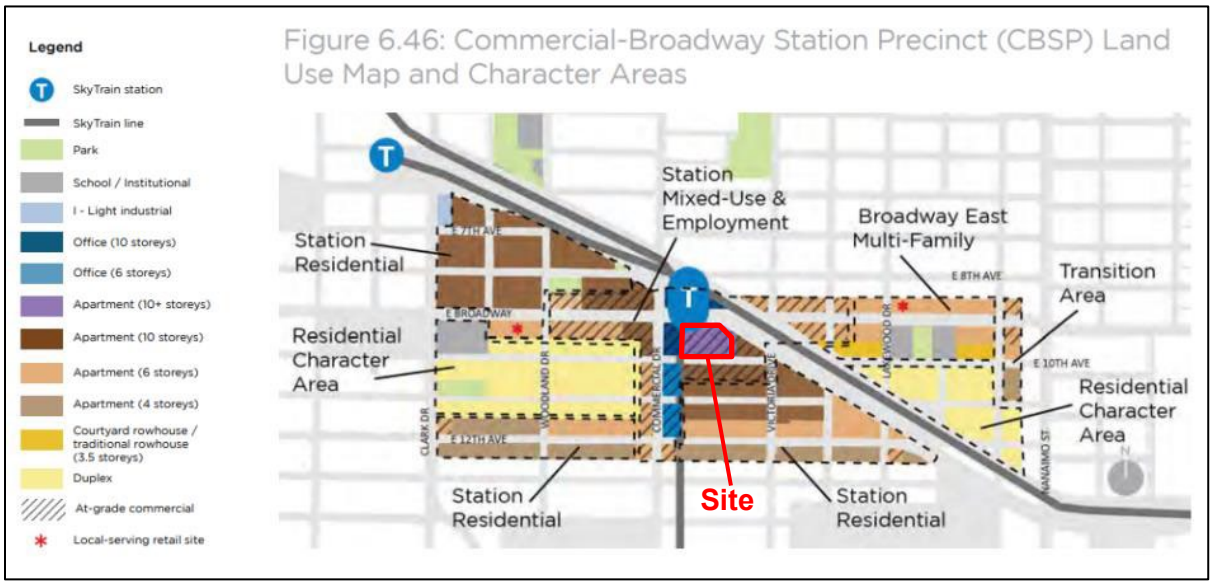
- *Parks*: W.C. Shelly Park (400 m), John Hendry Park (Trout Lake Park) (600 m), McSpadden Park (600 m), and Clark Park (700 m).
- *Community Centres*: Trout Lake Community Centre and Trout Lake Rink (800 m).
- *Childcare Facilities*: Boat Daycare (500 m), Nanook YMCA Child Care (700 m), Grandview Terrace Childcare Centre (700m), and McGregor Child Care Centre (1 km).

2. Policy Context

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

Grandview-Woodland Community Plan (the "Plan") – Redevelopment potential for the site is guided by the Plan. The site lies within the Commercial-Broadway Station Precinct sub-area, which is envisioned to be a mixed-use community for people to live, work, shop, and gather (see Figure 2). The Plan recognizes the regional importance of the Commercial-Broadway Station area as a transit hub and sets direction to create new office, commercial and retail job space close to rapid transit and to increase housing opportunities with a focus on rental housing.

Figure 2: Map of Approved Commercial-Broadway Station Precinct Sub-Area - Land Use and Character Areas, prior to TOA



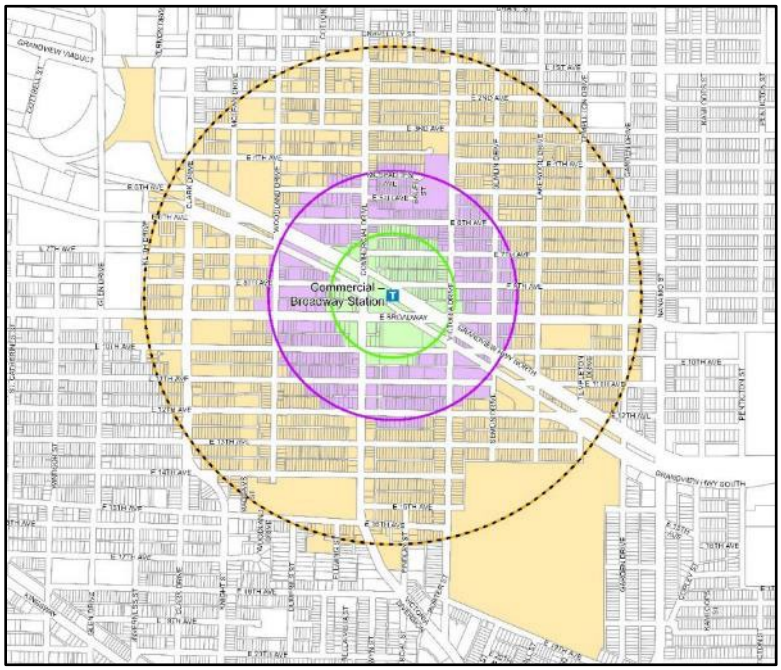
The Plan anticipates development for this site to be mixed-use at a variety of scales, including mid-rise and high-rise components. Proposed developments should include office space, a mix of retail (including small-scale retail and large format grocery) and a mix of housing opportunities. It is also anticipated that the site should feature a new civic plaza that will become the primary gathering and social place at the southern end of Grandview-Woodland.

Since the approval of the Plan, TOA by-laws and policies as directed by Provincial legislation, have changed the surrounding context.

Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy – To align with provincial legislation, Council adopted a by-law and rezoning policy that establishes heights and densities for developments within Transit-Oriented Areas (TOAs). This site is within Tier One of the TOA legislation. As the Plan allows more height and density for this site, the application is being assessed under the Plan policies. However, the TOA policies change the surrounding context beyond what was envisioned in the *Grandview-Woodland Community Plan*, allowing up to 20-storeys within 400 m, and up to 8-storeys within

800 m of Commercial-Broadway station. This additional enabling growth and built form implications for the surrounding area has factored into the analysis of this application.

Figure 3: TOA Map. Sites within 200 m of the Skytrain station are shown in green, within 400 m in purple, and within 800 m in yellow



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

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

Rezoning Policy for Sustainable Large Developments – In 2018, Council approved an updated *Rezoning Policy for Sustainable Large Developments*. The policy sets out criteria that must be addressed for sites proposing more than 45,000 sq. m (484,375 sq. ft.) of new floor area, as part of a rezoning application. The policy requires defined plans or studies in eight different subject areas to demonstrate how the proposal will achieve the City's sustainability goals. This rezoning proposes a floor area of 81,157.8 sq. m (873,583 sq. ft.) and is subject to this policy. Information on how the application has addressed the criteria is contained in Section 8 of this report titled 'Environmental Sustainability and Natural Assets'. The policy notes that large developments that have submitted a formal rezoning enquiry prior to June 20, 2018, such as this site, are to proceed under the affordable housing requirements contained in the previous *Rezoning Policy for Sustainable Large Developments* amended December 16, 2014. The affordable housing requirements under this policy requires large sites to provide 20%

residential floor area turn-key social housing, assuming the remaining of the project is strata. Alternative approaches are also allowed under the policy when there is a clear rationale in the context of the project and when clear progress towards *Housing Vancouver Strategy* objectives and targets can be demonstrated.

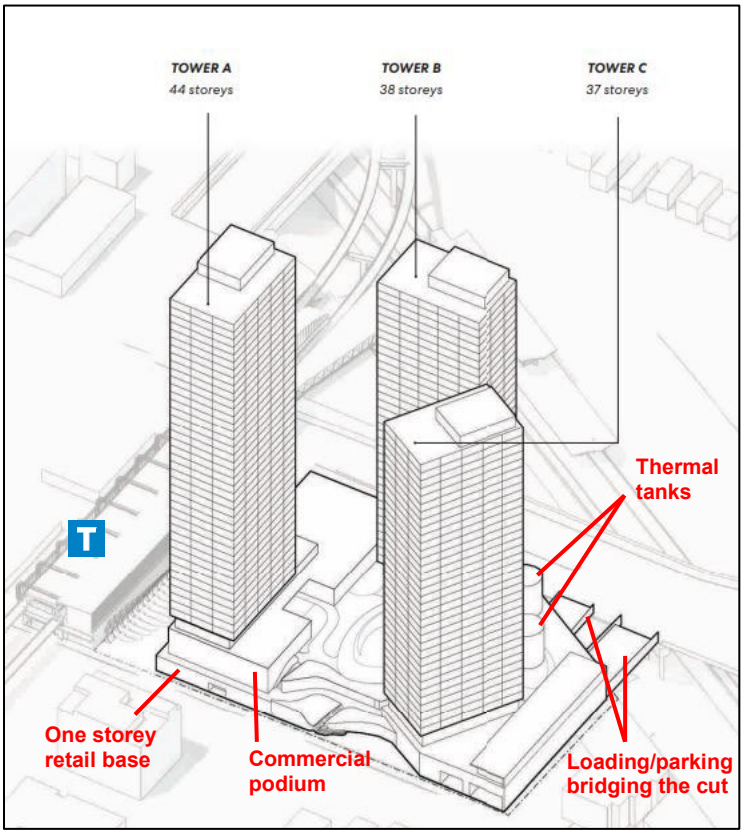
Strategic Analysis

1. Proposal

There have been numerous rezoning applications for this site dating back to 2019. See Appendix D for a summary of the previous application history. A previous application for the site was referred to Public Hearing in 2022 but was withdrawn, and the site zoning remains C-3A.

An application was submitted on November 24, 2023, proposing a mixed-used development with three towers of varying heights above a retail base and a public plaza. The proposal included a mix of residential units, office space, a large format grocery store, retail and service uses. On May 6, 2024, the applicant submitted a revised three-tower proposal that included more secured rental housing with increased building heights and density and a 37-space childcare facility to be dedicated turnkey to the City. The tower placement, commercial uses and plaza design remain generally consistent with previous applications. The May 2024 submission is the application discussed in this report.

Figure 4: Annotated image showing all three towers



*Note that tower heights described are above the retail base.

The application proposes a mixed-use development with three towers of varying heights above a one-storey retail base that covers most of the site, except the ground level plaza and loading areas on the eastern portion of the site (see Figure 4). Two new bridge decks are proposed connecting Broadway to the site, which provides access to underground parking and loading. The one storey retail base includes a large format grocery store and smaller commercial retail units (CRUs). On top of the retail base are three towers containing 1,044 rental housing units, a turnkey childcare facility, and commercial retail space.

The tower heights above the one-storey retail base are 44-storeys, 38-storeys, and 37-storeys. Overall tower heights measured from grade inclusive of rooftop access, and mechanical/ architectural appurtenances are as follows:

- Tower A = 146 m (479 ft.);
- Tower B = 127 m (417 ft.); and
- Tower C = 123 m (404 ft.).

The proposed floor space ratio (FSR) is 8.30 and consists of:

- 1,044 units of rental housing, including
  - 940 units of market rental housing
  - 104 units (representing 10% of units) secured at city-wide average market rents
- 6,907 sq. m (74,346 sq. ft.) of commercial space, including a large format grocery store
- 37-space childcare.

The application includes a ground level public plaza running north-south on the site's western edge, and an upper-level courtyard on the roof of the retail base, both of which are publicly accessible. Staff have included conditions of approval in Appendix B to secure improved public access to the upper-level courtyard.

2. Land Use

The rezoning application proposes residential, commercial and institutional uses consistent with the *Grandview-Woodland Community Plan*.

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

In assessing urban design performance, staff took into consideration the expectations of the *Grandview-Woodland Community Plan* and the emerging policy context. The *Plan* includes "Conceptual Site Diagrams" for the Safeway Site for illustrative purposes only, to provide high level urban design direction.

Form of Development – The three towers are arranged around the periphery of the site, framing a central landscaped courtyard at level two that is accessible to the public and future residents. The retail base covers the majority of the site, except for the public plaza located on the west side of the site, oriented parallel to the SkyTrain station and connecting Broadway with East 10th Avenue. Along East 10th Avenue, three small commercial units are proposed, along with a restaurant commercial use at the south end of the new plaza. A fitness facility and indoor amenity areas are in the podium (levels 2) of Tower B and Tower C, adjacent to the courtyard. Additionally, a turnkey City-owned childcare facility is proposed on level 3 of Tower A, complete

with an outdoor play area. The development includes a public bike share facility along East 10th Avenue. Three levels of underground parking are accessed from Broadway and from 10th Avenue.

Figure 5: Views of Proposal from Broadway Looking West

The three-tower proposal, as opposed to a four (or more) tower configuration outlined in the "Conceptual Site Diagrams" in the Plan, aims to optimize tower spacing to enhance livability.

Each of the three towers is proposed to have a floorplate of approximately 644 sq. m (6,932 sq. ft.). Opportunities to better connect visually to the Grandview Cut, further sculpt the building form, reduce massing, and enhance the overall skyline of the proposal will be explored in subsequent stages of the permitting process. Staff have included conditions for design development in Appendix B for an improved public realm, amenity provision, architectural expression, and mitigation of negative impacts, such as shadowing and noise.

Density – The existing C-3A (Commercial) zoning allows for a density of 3.0 FSR. The Plan anticipates an FSR of 5.7 for this site, consisting of up to 4.5 FSR for market-strata residential uses and a minimum of 1.2 FSR for commercial uses (including a minimum of 0.5 FSR for office).

This rezoning application proposes an overall floor area of 81,498.5 sq. m (877,243 sq. ft.), which equates to approximate FSR of 8.30 FSR for this site, comprising 7.5 FSR of residential uses and 0.8 FSR for commercial uses. Staff acknowledge the revised density mix and the increase in overall density are beyond the Plan. Staff supports the revised density mix and increase in overall density as they support the revised residential tenure, which varies from market-strata tenure outlined in the Plan, as well as the inclusion of a childcare facility at this location. Staff also acknowledge the changing context of the surrounding area, enabled through the new TOA by-law and policies.

Height – The existing C-3A (Commercial) zoning permits a maximum height of six storeys, equivalent to the podium height indicated in the Plan for this site. The Plan allows for greater heights in a mixed-use development with mid-rise and high-rise components (12 to 24 storeys) atop a retail base. This application proposes the following building heights:

- Tower 'A': 44 storeys
- Tower 'B': 38 storeys
- Tower 'C': 37 storeys

Figure 6: Views of Proposal from East 10th Avenue Looking North

The retail base ranges in height from 7 m (23 ft.) to 8.5 m (28 ft.) due to the downward slope of the site from east to west. It accommodates the large format grocery store and other retail uses. Proposed tower heights vary from the expected building heights in the Plan. Staff supports this variation from the Plan, as the increased height enables a reduction in the number of towers from four to three, thereby improving daylight access and views through the site.

Shadowing – Shadow impacts were assessed at 10 am, 12 pm (noon), 2 pm, and 4 pm during the spring and fall equinoxes, as well as the summer solstice. The proposal's shadow diagrams indicate minor impacts on WC Shelly Park to the northwest. Staff have reviewed the shadow impacts and included condition of approval 1.3 (in Appendix B) seeking further refinement of the built form to mitigate shadowing.

Tower Separation – Citywide urban design standards require tower portions of proposals above 18 m (60 ft.) in height to be spaced a minimum 24 m (80 ft.) from any other residential building exceeding 18 m (60 ft.) in height. This separation ensures solar penetration between the tower forms, improves solar access at the public realm level, enhances dwelling unit livability, and preserves future development potential in the surrounding context. The applicant has provided a minimum tower separation of 24.4 m (80 ft.), with minor incursion at the corners

of Tower B and Tower C. Condition of approval 1.2 in Appendix B seeks further exploration to increase the tower separation to maximize the solar access and enhance the public realm.

Figure 7: View Looking Northeast on East 10th Avenue

Public Plaza/Public Realm – The Plan anticipates a generous, centrally located public plaza at grade along the western perimeter of the site, adjacent to the SkyTrain station. The design of this space is guided by several considerations outlined in the Plan**,** including:

- Optimizing building arrangement to enhance the use of public open space;
- Ensuring the site design supports vibrancy in the plaza with a mix of grocery store, small-scale retail spaces, office, and residential entrances fronting and/or overlooking the open space;
- Addressing shading, solar access, and noise mitigation from the SkyTrain and vehicle noise from Broadway;
- Providing a range of programming and uses;
- Ensuring accessibility, clear sight lines, and design considerations to address public safety.

Three principal edges of the site - Broadway, East 10th Avenue, and the proposed public plaza - shape the public realm and contribute to the neighbourhood's urban fabric.

- The Plaza: The plaza itself will serve as a strong circulation hub, activated by passive supervision, planned activities, and vibrant design. Its design and connectivity to the Broadway and East 10th Avenue edges are critical to ensuring a dynamic and successful public realm at grade. Staff require further design development as outlined in Appendix B.
- The Broadway façade: The Broadway façade primarily features the grocery store, with its entrance located at the corner of Broadway and the plaza. This arrangement concentrates activity at this intersection, recognizing the importance of the transit interchange.

- Plaza and East 10th Avenue Intersection: At the corner of the plaza and East 10th Avenue, a smaller-scale restaurant commercial unit reinforces pedestrian activity and visual animation, linking the plaza to East 10th Avenue. The applicant has also proposed a public bike share (PBS) facility integrated into the East 10th Avenue façade, along with small commercial spaces. Staff propose relocating the small commercial units to Broadway to further animate this major corridor, while providing a larger PBS facility along East 10th Avenue to support the city's active transportation corridor.

Figure 8: Roof / Landscape Plan

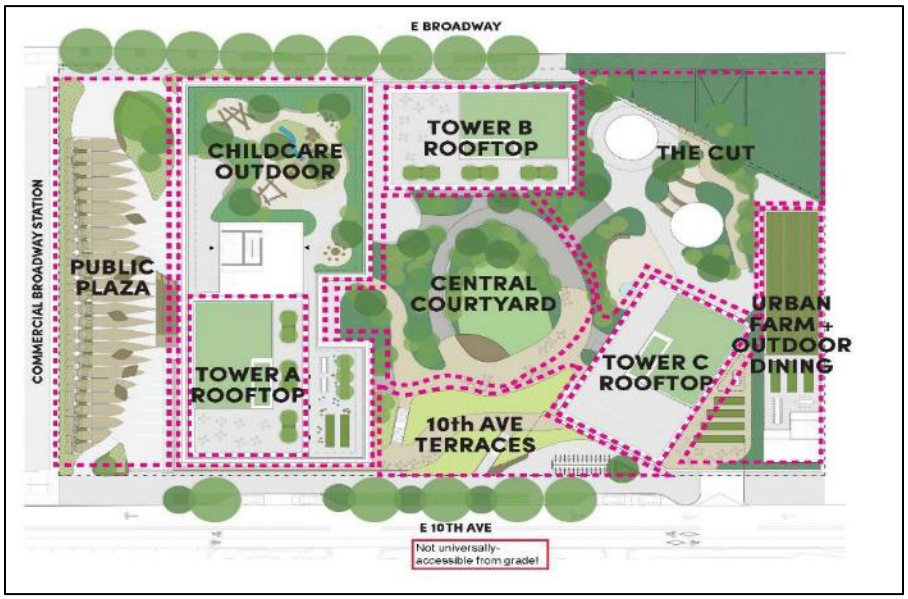


Figure 9: Plaza View Looking Southeast

Above the retail base at level 2, the applicant has created a landscaped courtyard, referred to as the "Garden Courtyard". Expanded stairs, described as a "plaza theatre" in the submission package, connects the public plaza to the courtyard, though public access to the courtyard is limited to the top of plaza theatre and pathways. The plaza theatre is also accessible by elevator from the plaza level, and residents can access the courtyard from the parkade levels via dedicated elevators in each tower. Staff examined the quality of the proposed public open space based on the Plan's intent, considering factors such as size, sense of openness, activity, accessibility, connections to surrounding communities, comfort, and safety. While the general location and configuration of the plaza and courtyard are supported, staff have outlined conditions to improve the quality of these spaces, including expanded public access of the courtyard and increased commercial uses to support and secure public access (see Appendix B).

Urban Design Panel – The Urban Design Panel reviewed the project on July 10, 2024 and supported this application with recommendations to improve differentiation in the height between the towers, to increase the clarity of apertures, to improve ease of public access to the upper-level plaza, to improve / reconsider the location of the thermal towers/tanks, to increase animation at street level, and to improve the interface with the public realm/ larger site context. Minutes have been included in Appendix F.

Conclusion – Staff reviewed the recommendations of the Urban Design Panel, the *Grandview-Woodland Community Plan,* other applicable policies and the site-specific conditions. The proposed design varies from the overall building height, density mix, and overall density outlined in the Plan. Staff support the proposed increase in height and density, and varied density mix from the Plan, considering the anticipated future context and revised housing tenure, as well as recommend approval of the proposed form of development, subject to conditions in Appendix B.

4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 1,044 units to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 10).

Figure 10: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Secured Market Rental Housing as of Dec 31, 2024.

Housing Type	Category	10-Year Targets[1]	Units Approved Towards Targets[2]
Purpose-Built Market Rental Units[3]	Market Rental	30,000	5,633 (19%)
	Developer-Owned Below Market Rental	5,500	768 (14%)
	Total	35,500	6,401 (18%)

1. New 10-year targets were adopted in 2024, with tracking starting from January 1st, 2024.
2. Previous targets established in 2017 included 20,000 purpose-built rental, market and below-market combined, with tracking starting in 2017. As of December 31st, 2023, 87% of the previous targets had been reached.
3. Unit numbers exclude the units in this proposal, pending council's approval of this application.

The application proposes to secure 10% of the residential floor area as units with rents set at rates not exceeding the city-wide average market rents by unit type in Vancouver, as reported by the Canada Mortgage and Housing Corporation (CMHC). Those units would be counted towards the market rental target because they do not meet existing Council policy thresholds for below-market rental that require a minimum 10% discount from the CMHC averages.

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2024, the purpose-built apartment vacancy rate was 1.6% in Vancouver. The vacancy rate (CMHC Rental Market Survey) for the Mount Pleasant/Renfrew Heights, which this site is located, is 1.8%. 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* policy requires a minimum of 35% family-size units with two or more bedrooms. This application proposes 36.8% family-size units overall, in a mix of 38.7% amongst the market rental units and 19.2% amongst the units secured at the city-wide average rents, thereby not meeting the policy in the city-wide average market rental portion. A condition of approval and a provision in the CD-1 By-law has been included to ensure the project meets the minimum unit mix requirements separately in both the market rental and city-wide average market rental portions. The family-size units must be designed in accordance with the *High-Density Housing for Families with Children Guidelines*.

Average Rents and Income Thresholds – Figure 11 below shows the proposed rents for the city-wide average market rental units comprising 10% of residential floor area. Average market rents and incomes served for newer rental buildings on Vancouver Eastside are shown in the middle two columns, and costs for home ownership are shown in the far-right columns for Vancouver Eastside. Figure 11 demonstrates that the city-wide average market rental housing and market rental housing provide options that are more affordable than home ownership.

Figure 11: City-Wide Average Market Rents, Market Rents in Newer Buildings, Cost of Ownership and Household Incomes Served

		Starting Rents Proposed		Newer Rental Buildings Eastside		Monthly Costs of Ownership for Median-Priced Apartment – Eastside (with 20% down payment)		
	Proposed Average Net Unit Size	City-wide average rent (2024)[1]	Average Household Income Served	City-wide average rent for buildings built since 2014 (CMHC, 2023)[2]	Average Household Income Served	Monthly Cost of Ownership (BC Assessment 2021)[3]	Average Household Income Served	Down-payment at 20%
Studio	361 sq. ft.	$1,618	$64,720	$1,776	$71,040	$2,200	$88,000	$79,550
1-bed	425 sq. ft.	$1,837	$73,480	$2,116	$84,640	$2,885	$115,400	$108,000
2-bed	630 sq. ft.	$2,565	$102,600	$2,839	$113,560	$3,809	$152,360	$141,300
3-bed	1061 sq. ft.	$3,524	$140,960	$3,245	$129,800	$5,565	$222,600	$213,000

1. *Starting rents shown* city-wide average rent for all private apartments *as published by CMHC in the October 2024 Rental Market Survey. Rents at initial occupancy will set at the city-wide average market rent for all private apartments current at the time of occupancy permit issuance.*
2. *Data from October 2023 CMHC Rental Market Survey for buildings completed in 2014 or later across the city of Vancouver.*
3. *Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Eastside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, $250-$350 monthly strata fees and monthly property taxes at $2.92 per $1,000 of assessed value (2021 assessments and property tax rate).*

If approved, starting rents for rental units comprising 10% of residential floor area will be set at the city-wide average market rents for all private apartments by unit type as published by the CMHC in most recent Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued. On unit turnover, rents for these units may be adjusted to reflect the current city-wide average market rent for all private apartments by unit type, as published by CMHC at the time of unit turnover.

To be eligible for a city-wide average market rental unit, a household's gross annual income must not exceed maximum income requirements for the unit type and there must be at least one household member per bedroom. Eligibility requirements for those units will be the same as those that apply to below market rental units as described in the Rental Incentive Programs Bulletin. All residents will have access to common indoor and outdoor amenities.

Security of Tenure – Purpose-built rental housing offers permanent rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All 1,044 units in the proposal would be secured through a Housing Agreement and Section 219 Covenant for the longer of 60 years or the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

The Housing Agreement will secure not less than 10% of the residential floor area that is counted in the calculation of the floor space ratio for rental units with starting monthly rents not exceeding the city-wide average market for all private rental apartment units by unit type as published by the CMHC in the most recent Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued. Upon a change in tenancy, the rent may be re-indexed to the most recent CMHC average rent by unit type. Rent increases during each tenancy are capped at the Residential Tenancy Act annual allowable rental increase. Conditions related to securing the units are contained in Appendix B.

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

5. Childcare Facility

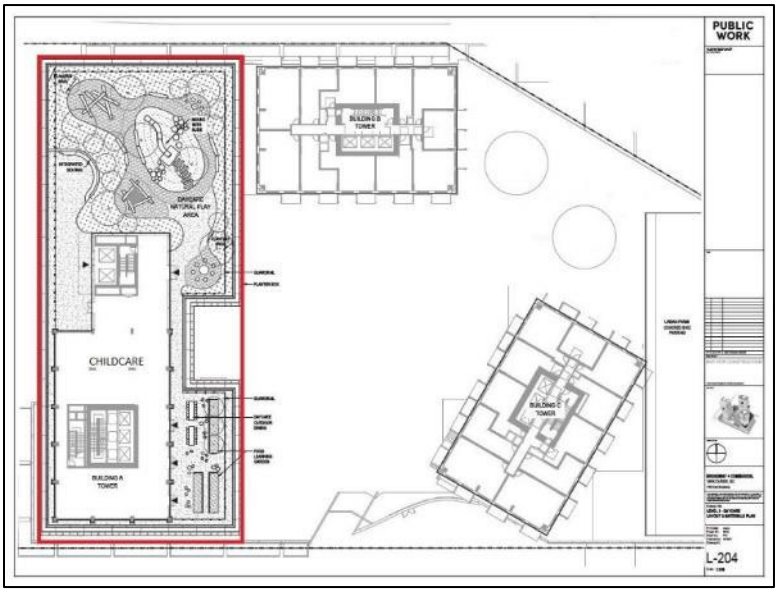
The applicant has offered a childcare facility to be delivered turnkey to the City as a community amenity contribution (CAC). The 37-space childcare facility, with infant/toddler and 30-month to school age programming, offers co-located dedicated indoor and outdoor play areas situated on top of the commercial podium at the base of tower A (see Figure 12).

City Ownership – If the rezoning is approved, the applicant is required to construct the childcare facility to the City's satisfaction. The facility is subject to further design development during the subsequent phases of the approval process. Upon completion, the facility will be delivered turnkey as a separate air space parcel to the City, prior to 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.

Non-Profit Operators – If approved, and as the project proceeds to construction, staff will seek Council approval to appoint a non-profit operator for the childcare in a subsequent report. Criteria for operator selection would typically prioritize a fit between the non-profit's organizational mandate that meets Council's objectives and the needs of the community. A

common operating model would involve leasing the facility to the selected non-profit operator, with the operator responsible for the administration, programming, operation, and associated facility costs, including regular maintenance and minor repairs. The City would typically be responsible for the major repairs and lifecycle replacement of major systems and structural components.

Figure 12: Childcare Site Plan



6. Plaza and Upper-Level Courtyard

Public access to the plaza, staircase and upper-level courtyard will be secured through statutory rights-of-way, and the plaza will provide active programming. In order to fully assess the potential range of arts and culture programming, a plaza acoustic report will be required, as well as a programming needs consultation with the local community, to determine the design and infrastructure requirements.

7. Transportation and Parking

The site is adjacent to Commercial-Broadway SkyTrain station, which is one of the region's busiest transit hubs, with the interchange of two Skytrain lines, the 99 B-Line, and other frequent bus routes. The completion of the Broadway extension will further increase the importance of this regional transit hub. The site is also adjacent to the 10th Avenue bikeway and Central Valley Greenway, which are two of the region's busiest bike routes.

Vehicle and bicycle parking are proposed over three levels of underground parking. Residential parking access is located off East 10th Avenue, and commercial parking and loading access is off Broadway via access ramps that bridge a portion of the Grandview Cut. A total of 348 vehicle parking spaces, 2,011 bicycle spaces and 16 loading spaces are proposed. The project will be required to meet the Parking By-law, and a Public Bike Share station is required on site.

This application included a Transportation Assessment and Management Study (TAMS), which outlines estimated parking and loading impacts for the site and the surrounding neighbourhood, to assist with staff assessment of the proposal. Parking reductions may be considered at the

development permit stage with acceptable Transportation Demand Management (TDM) or other demand management strategies, in addition to an updated TAMS.

The application proposes site access from East Broadway across a portion of the Grandview Cut by way of multiple bridge decks. The Grandview Cut is a key regional transportation corridor; this transportation use is expected to expand in the future, in addition to ongoing maintenance (such as structural) needs. Any proposed access must respond to technical requirements as set out in the conditions. All engineering conditions are set out in Appendix B.

8. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning* requires that rezoning applications satisfy the green and resilient building conditions stated within the Policy. The applicant has submitted preliminary modelling analysis detailing design and construction strategies to meet anticipated energy & 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.

Large Developments – The *Rezoning Policy for Sustainable Large Developments* requires rezoning applications to commit to strategies and outcomes in the following areas. Subject to conditions outlined in Appendix B, staff support the application's response in each of these areas:

- Sustainable site design: Refer to the Height, Form of Development and Public Realm section above.
- Sustainable food systems: Project proposes edible landscaping, urban agriculture space, and a greenhouse.
- Green mobility: Prioritization of walking, cycling, and public transit over automobile use including car-share spaces and vehicles, car-share memberships for residents, electric vehicle charging for residential and commercial spaces, a public bike share station, and a public plaza that connects the neighborhood to the adjacent SkyTrain station.
- Potable Water Management: To reduce water use, the project intends to use a combination of high efficiency irrigation design and Water Sense plumbing fixtures.
- Rainwater and Groundwater Management: Project intends to increase the amount of vegetation on site while exploring reusing rainwater for non-potable water uses.
- Zero waste planning: Project intends to provide sufficient space for adequate sorting and diverting of materials from landfill and introduce a transparent and innovative means of collecting and managing waste in a mixed-use development.
- Affordable Housing: The application proposes 1,044 secured rental residential units, including 104 rental units secured at CMHC city-wide average market rents, as an alternative delivery towards meeting its affordable housing requirements.
- Resilience: The project intends to meet the demand for improved resilience in building design and providing strategies that mitigate risk and reduce the impact.

Natural Assets – The *Urban Forest Strategy* seeks to protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires permission to remove

trees that meet certain conditions to protect as many healthy, viable trees while still meeting the challenges of development and housing priorities.

There are 23 existing by-law sized trees on site that are proposed to be removed, and 10 street trees along Broadway and 10th Avenue, some of which will be protected and retained. In order to accommodate access to commercial parking and loading via bridging structures off Broadway, trees under the new vehicle bridge in the Grandview Cut will be impacted. The final landscape plan will be determined through the development permit process and staff have prepared conditions related to landscaping, tree protection and environmental impacts in Appendix B.

9. Public Input

Prior to the May 2024 application discussed in the report, public input was received for previous applications. More details on previous engagement can be found in Appendix D.

The following public input is for the May 2024 submission.

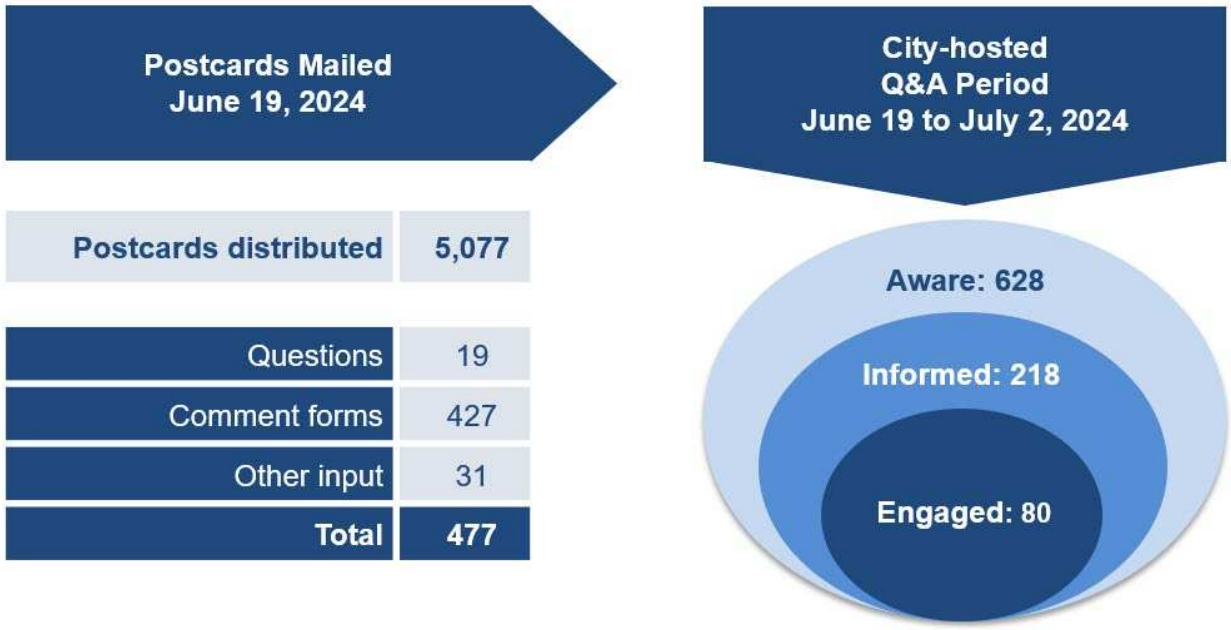
Public Notification – A rezoning information sign was installed on the site on June 3, 2024. Approximately 5,077 notification postcards were distributed within the neighbouring area on or about June 19, 2024. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca) platform.

Question and Answer Period – A question and answer period was held from June 19, 2024, to July 2, 2024. Questions were submitted by the public and posted with a response over a two-week period. A flythrough video was made available for online viewing.

In-Person Information Session – An in-person information session was held on June 25, 2024 at the Italian Cultural Centre (3075 Slocan Street). Approximately 127 people attended this event, and 28 written comments were received.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 477 submissions were received. Below is a summary of feedback, with more details found in Appendix D.

Figure 13: 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:

- **Density and location:** The density is appropriate since it is located next to one of Canada's busiest transit hubs. The site is also underdeveloped as a surface parking lot, and the proposal would make better use of existing space.

- **Rental and affordable housing:** This proposal adds much needed housing to the city, which will help alleviate the housing crisis.

- **General Support:** The project development is generally supported. The proposal is an improvement on previous submissions.

- **Neighbourhood:** This project will positively impact the neighbourhood, as well as support community needs.

- **Building:** The building design is attractive, and the form, height, and massing are appropriate.

Generally, comments of concern fell within the following areas:

- **Housing:** 10 percent below-market rentals is too low and should be at least 20 percent. As well, the rental housing provided is expected to be unaffordable and will not help address the housing affordability concerns in the neighbourhood.

- **Height, density, and design:** The building is too tall and dense, and the design is unattractive. Towers are generally not supported within the neighbourhood, and they do

not align with the existing neighbourhood character.

- **Neighbourhood impact:** If approved, this project will negatively impact livability in the neighbourhood, as well as gentrify and increase unaffordability in the area. The project benefits developers rather than the community.

- **Policy and process:** This project ignores the *Grandview-Woodland Community Plan*'s policies and directions and ignores the community input gathered for the Plan. Concern also exists that this rezoning process is too lengthy.

- **Public space**: The proposed plaza is inappropriate, as it feels like a walkway. It is not centralized, lacks sunshine, is noisy, and above-ground. It ignores the directions in the *Grandview-Woodland Community Plan.* Generally, there is a lack of public space.

- **Parking and traffic**: There will be not enough parking spaces to meet the need, and with more density, traffic congestion and accidents will increase.

- **Parks and green space**: There is not enough green space to accommodate the amount of density.

Response to Public Comments – The site's current C-3A zoning permits a density of up to 3.0 FSR for mixed-use buildings, which results in a relatively high land value before rezoning. Combined with the lower yield of the rental housing than the strata envisioned under the *Grandview-Woodland Community Plan* for the site, and the cost of securing the turnkey childcare facility, Real Estate Services staff have determined no additional housing affordability is expected.

The proposed height and density exceed the Plan, but staff are supportive due to the emerging context given TOA policies. The Plan's vision is to embrace the Commercial-Broadway Station area's potential as a transit-oriented precinct, with new opportunities for higher density housing, employment, retail services, and gathering space. The proposal meets the intent of the Plan by providing 1,044 units of rental housing with no displacement, a replacement large grocery store, additional commercial retail, a public plaza, and publicly accessible green space.

The site is located next to one of the region's busiest transit hubs, with excellent transit and cycling connectivity, providing alternatives to driving and reducing the need for parking. Parking will be also required to meet the parking by-law.

There are a number of parks within walking distance of the project, and new green space is provided as part of the level two courtyard.

10. Public Benefits

In response to City policies, which address changes in land use and density, this rezoning application offers the following public benefits:

Community Amenity Contributions (CAC) – The application is subject to a negotiated CAC approach. The applicant is proposing that 1,044 residential units be secured as market rental housing, including 104 residential units secured at rates not exceeding city-wide average market rents as published by the CMHC. The applicant has also offered an in-kind CAC consisting of

the construction of a purpose-built 37-space childcare facility (valued at $8,000,000), to be delivered turnkey to the City within a fee-simple airspace parcel to be transferred to the City on completion of construction.

Real Estate Services staff reviewed the application, the rental housing units and city-wide average market rental units, the cost of the turnkey childcare facility, and have determined no additional CAC or additional affordability is expected. This is due to the relatively high density currently allowed under the existing C-3A zoning and resultant underlying land value, the cost of on- and off-site requirements, and the rental and retail uses proposed.

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

This application is 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, 2024 and the proposed 73,875.5 sq. m (795,190 sq. ft.) of residential and 6,907 sq. m (74,346 sq. ft.) of commercial floor area, the DCLs are estimated to be $32,853,490. The childcare facility is also subject to $20 in nominal DCLs under the DCL By-law.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's DCL Bulletin for details on DCL rate protection.

Community Benefit Agreement – The proposed development is over 45,000 sq. m (484,376 sq. ft.) of new development floor area, making this project subject to the Community Benefit Agreement (CBA) Policy. The applicant is to enter into a CBA to commit that the development and on-going operations of the project contains local, inclusive hiring practices, along with social and local procurement targets. These requirements are geared towards generating local economic benefits through conditions and processes outlined in the rezoning conditions.

Public Art Program – The application is subject to the *Public Art Policy and Procedures for Rezoned Developments* as the proposed floor area meets the minimum 9,290 sq. m (100,000 sq. ft.). Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget), which must be discussed with Public Art staff before by-law enactment.

The public art budget will be calculated on the floor area proposed at the development permit stage. Based on the current rate, the public art budget is estimated to be $1,736,955. As a condition of by-law enactment, a legal agreement is required to be registered on title to specify and define all obligations with respect to the elected option.

See Appendix H for a summary of all the public benefits for this application.

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, this project is expected to provide market rental units, a turnkey childcare, DCLs and a public art contribution.

CONCLUSION

Staff review of the application has concluded that it generally meets the intended mixed uses of the *Grandview-Woodland Community Plan*. Although the application exceeds the anticipated height and density, staff support the proposal as the context has changed since the Plan approval.

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

* * * * *

1780 East Broadway
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*.]

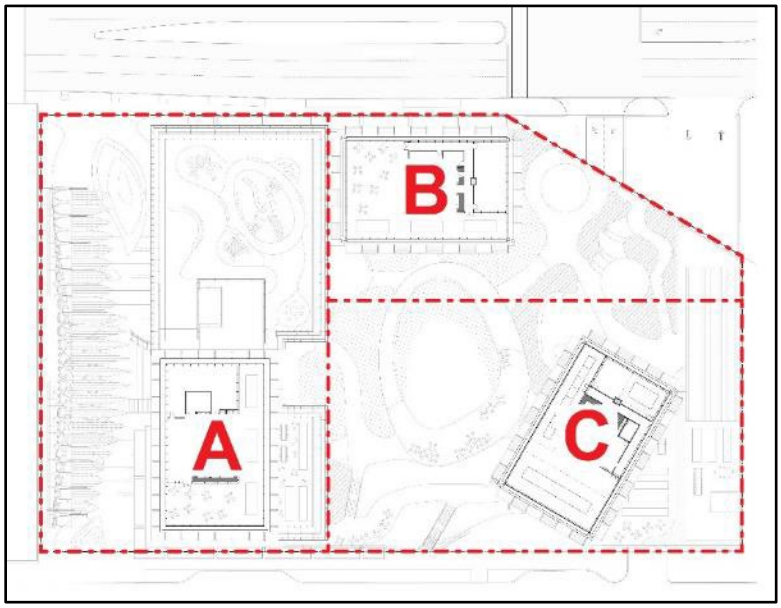
Designation of CD-1 District

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 three sub-areas generally illustrated in Figure 1, solely for the purposes of establishing the maximum permitted building height for each sub-area.

Figure 1: Sub-areas



Definitions

4. Words in this by-law have the meaning given to them in the Zoning and Development By-law except that:

   (a) for the purpose of calculating the total dwelling unit area for section 6.1 of this by-law, “Dwelling Unit Area” is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 7.6 of this by-law; and

   (b) “City-wide Average Market Housing Units” means dwelling units where the rents are set by unit type, at the commencement of each new tenancy, at rates that do not exceed the city-wide average market rent for all private rental apartment units of the same unit type as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver, all as secured by a housing agreement registered on title to the property.

Uses

5. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

   (a) Cultural and Recreational Uses;

   (b) Dwelling Uses, limited to Mixed-Use Residential Building;

   (c) Institutional Uses;

   (d) Manufacturing Uses;

   (e) Office Uses;

   (f) Retail Uses;

   (g) Service Uses;

   (h) Utility and Communication Uses; and

   (i) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

6.1 A minimum of 10% of the total dwelling unit area must be city-wide average market housing units.

6.2 The design and layout of at least 35% of the secured market rental units, and at least 35% of the secured city-wide average market housing units must:

   (a) be suitable for family housing; and

(b) have 2 or more bedrooms.

6.3 No portion of the first storey may be used for residential purposes except for entrances to the residential portion.

6.4 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:

(a) display of flowers, plants, fruits and vegetables in conjunction with a permitted use;

(b) farmers' market;

(c) neighbourhood public house;

(d) public bike share; and

(e) restaurant,

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

Floor Area and Density

7.1 Computation of floor area must assume that the site area is 9,819.1 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

7.2 The maximum floor space ratio for all uses combined is 8.30.

7.3 The total floor area for commercial uses must be a minimum 6,907 m^2.

7.4 The total floor area for child day care facility must be a minimum 429 m^2.

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

7.6 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, except that:

(i) the total area of these exclusions must not exceed 15% of the floor area being provided; 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 for a 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.

7.7 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 floor area being provided;

(b) additional floor area as required to meet licensing requirements for the child day care facility; and

(c) unenclosed outdoor areas underneath the building overhangs, except that such areas must remain unenclosed for the life of the building.

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

7.8 Where floor area associated with residential storage area is excluded, a minimum of 10% of excluded floor area above base surface must be located within the city-wide average market housing units as storage area.

Building Height

8.1 Building heights in each sub-area must not exceed the permitted height for that sub-area, as set out in Figure 2.

8.2 Despite section 8.1 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 that sub-area, as set out in Figure 2.

Figure 2: Permitted Building Height

Sub-area	Building height	Building height for portions of building with permitted common rooftop amenity spaces or mechanical appurtenances
A	136 m	146 m
B	117 m	127 m
C	113 m	123 m

Access to Natural Light

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

9.2 For the purposes of section 9.1 above, habitable room means any room except a bathroom or a kitchen.

Acoustics

10. A development permit application for dwelling uses must include an acoustical report prepared by a licensed professional acoustical engineer demonstrating that the noise levels in those portions of dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

* * * * *

1780 East Broadway
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 Perkins&Will, received on May 6, 2024.

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

Urban Design

1.1 Design development to provide universally accessible site design including on-site travel paths to common spaces, and all entrances for people with disabilities.

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 July 10, 2024, and its recommendation of further consideration of sidewalk use and the number of stepped slopes at grade

1.2 Design development to ensure adequate tower separation.

Note to Applicant: Tower separation ensures solar penetration between the tower forms, improves solar access at the public realm level, enhances dwelling unit livability, and preserves future development potential in the surrounding context. The typical minimum tower separation for towers with floor plates of approximately 6,500 sq. ft. is 24.4 m (80 ft.). Tower separation is measured from exterior envelop of the building to exterior envelop of the building.

Please refer to the below to assist in achieving compliance with this condition:

(a) Maintain minimum setback of 40 ft. from the eastern property line.

(b) Maintain minimum setback of 40 ft. from the centre of street right-of-way (ROW) of West 10th Avenue to tower form.

(c) Explore options to increase the tower separation between the proposed towers, commensurate to the increased floor plate size to maximize the solar penetration and solar access for public realm.

1.3 Design development to avoid any new shadow impact on the public parks between the spring and fall equinoxes from 10:00am and 4:00pm PDT, as per *Solar Access Guidelines for Areas Outside of Downtown*.

Note to Applicant: Explore options to avoid creating new shadow impacts on W.C. Shelly Park. Options may include relocating the tallest of the three towers further away from Commercial Drive. Also see Parks Board Condition 1.22.

1.4 Design Development to strengthen a pedestrian-oriented commercial frontage and public realm interface.

Note to Applicant: The intent of this condition is to enhance the active public realm with supporting commercial uses along all major public realms, including but not limited to; Broadway frontage, At-grade Plaza, and Upper-Level Garden Courtyard, thus improving the integration with the existing cultural context and fine grain of Commercial Drive. Please see to the Urban Design Panel Minutes of July 10, 2024 for reference. This may be achieved by the following:

(a) Improve the Broadway at-grade façade and Upper-level Garden Courtyard with pedestrian-oriented supporting commercial uses to increase activation and enhance its interface with public realm in that area. Also refer to Condition 1.13.

(b) Improve ease of access to the upper-level public open space particularly off the level one plaza and off West 10th Avenue. Also see Condition 1.15.

(c) Provide a wind analysis at the development permit stage of public spaces demonstrating mitigation of negative impact.

(d) Improve the public realm design, including number and type of entries, entry locations, canopy depths and canopy soffit design, the amount of glazing at all public realm levels.

(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.

1.5 Design Development to provide for functional and flexible commercial retail spaces with provision of direct access to loading, garbage and recycling from all commercial spaces;

Note to Applicant: Refer to Condition 1.14. The intent of this condition is to provide for a wide range of commercial uses in conjunction with residential uses for direct access to parking, loading and garbage.

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

Note to Applicant: Please refer to the Urban Design Panel Minutes of July 10, 2024 and the below comments to assist in achieving compliance with this condition:

(a) 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;

(b) 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,

(c) Ensure the expression of the residential entrances maintain and enhance appropriate articulation, hierarchy, and wayfinding distinct from commercial entrances.

1.7 Design development of the building massing to reduce the appearance of bulk, mitigate impacts on views, maximise access to daylight, and provide a more consistent and responsive relationship.

Note to Applicant: Please refer to the Urban Design Panel Minutes of July 10, 2024, and the below to assist in achieving compliance with this condition:

(a) Explore greater differentiation in the height between the three towers;

(b) Reconsider the location of the thermal towers and improve the architectural treatment to be more appropriate to its use as a central feature;

(c) Ensure the roof remains uncluttered, with all equipment being housed in the appurtenances with enclosures that should contribute to the overall architecture of the building.

1.8 Design development to articulate more varied and visually interesting building façades.

Note to Applicant: Explore options to provide façade articulation and minimize the perceived visual bulk of the towers. This may be achieved by:

(a) Create interest and character by varying the façade treatment at key points of transition;

(b) Explore additional mechanisms such as use of colour, visual variety, reflectivity, façade, and fenestration options to improve the architectural expression; and,

(c) Provide high-quality and durable exterior building finishes.

1.9 Design development to mitigate impacts on privacy and overlook on dwelling units.

Note to Applicant: Explore options to mitigate any privacy and overlook issues on dwelling units with adjacent uses, including:

(a) Provide visual and physical screening of balconies, private open spaces, mechanical equipment, trash enclosures, exposed concrete foundation, vehicular access, and loading; and

(b) Outdoor amenity space design and layout should seek to mitigate impacts on privacy and overlooks on both adjacent residential units and the neighbours.

1.10 Design development to minimize the impacts of noise on dwelling units adjacent to the Skytrain Station and along Broadway;

Note to Applicant: Intent of the condition is to ensure a high level of livability for the residential units located close proximity to a major vehicle arterial and Skytrain station. This may be achieved by the following:

(a) Provide an acoustic analysis at the development permit stage; and,

(b) Provide an overall strategy to mitigate the negative acoustic impacts generated from the Skytrain and a major vehicle arterial;

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

Note to Applicant: Weather protection should be integrated with the building design, demountable and effectively provide pedestrian comfort with appropriate height to depth ratios (6:9 recommended) all along the commercial street frontage and building entrances.

CPTED - Crime Prevention through Environmental Design

1.12 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 key destinations;

(c) Avoid hidden alcoves and other spaces that could be used for concealment;

(d) Provision of a conceptual lighting strategy for public spaces that supports year-round activity, ensures appropriate lighting levels to meet CPTED performance standards, and minimizes glare or light spillover impacting nearby residents.

Economic Development

1.13 Design development to promote job space.

(a) Activate at-grade façade on Broadway with commercial, between the plaza and the residential lobby for tower B.

(b) Activate the Upper-level Public Open Space with commercial uses.

Note to Applicant: Prioritize northwest and southwest corners that also overlook the at-grade plaza.

Note to Applicant: Explore commercial opportunities in the residential tower base, especially tower B.

Landscape

1.14 Design development to the Plaza to achieve more activation, expanded programming and enhanced spatial interest, as follows:

(a) Increase activation and animation by the provision of diverse and dynamic uses which promote social interaction;

(b) Explore opportunities for connection to Broadway, providing a friendly and inviting access into the Plaza;

(c) Create several connected “rooms” or defined areas which encourage uses other than linear passageway; and

(d) Enhance character definition by exploring design opportunities for public art integration, and a variety of furnishings and colours.

Note to Applicant: Refer to Urban Design condition 1.4.

1.15 Design development to improve relationship between the ground floor and the upper-level Courtyard;

(a) Provide a more interesting and dynamic change in grade rather than the one flight of theatre stairs, allowing more visual connectivity between the Plaza and the Courtyard, with places for seating opportunities or public art; and

(b) Provide more inviting access between East 10th Avenue and the upper-level Courtyard;

Note to Applicant: This may be achieved by widening the access between the upper-level Courtyard and East 10th Avenue. Refer to Urban Design Condition 1.1.

1.16 Design development to the upper-level Courtyard to provide a substantially expanded and accessible public space that compliments adjacent commercial uses and invites opportunities for a reprieve from the surrounding urban context.

Note to Applicant: This may be achieved by creating a variety of outdoor rooms that are connected via common accessible circulation pathways. Refer to Urban Design Condition 1.4.

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 in.: 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 in. scale) through common open spaces, semi-private patio areas and planters;

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

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

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604-871-6131) to confirm tree planting locations and Park Board at pbdevelopment.trees@vancouver.ca for tree species selection and planting requirements. Provide a notation on the plan as follows,

"*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

1.20 Provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note:

“Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board Urban Forestry”.

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

1.21 Provision of a Letter of Consent from the property owner of 1865 East 10th Avenue for the removal of tree # 99.

Note to Applicant: This tree is on the neighbouring property, and is proposed for removal in the submitted documents. In the event that tree removal consent cannot be obtained, building design development will be required to retain this tree.

Parks Board

1.22 Design development to ensure development does not create new shadow impacts on WC Shelley Park between the spring and fall equinoxes from 10am to 4pm PDT.

Note to Applicant: Refer to Solar Access Guidelines for Areas Outside of Downtown (2024).

Urban Forestry

1.23 Provision of updated rationale for the removal of boulevard trees fronting West 10th Avenue.

Note to Applicant: Based on the rationale provided to date, the removal of trees S002, S003, S004, S005, S006, S007 and S008 is not supported. Please contact PBDevelopment.Trees@vancouver.ca and provide an updated rational for the removal of these trees.

Food Assets

1.24 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the Rezoning Policy for Sustainable Large Developments. Based on the rezoning application material, the applicant has proposed the development to provide edible landscaping, urban agriculture space, and a greenhouse.

Note to Applicant: Staff encourage the Applicant to reach out to further discuss and revise the food assets prior to the development permit submission. Please contact: foodpolicy@vancouver.ca.

1.25 Design development to include sufficient allocation of edible landscaping throughout the site consistent with the City's *Sustainable Large Developments Administrative Bulletin* and *Urban Agriculture Guidelines for the Private Realm*.

Note to Applicant: Applicant has noted edible landscaping, denoted as orchard planting, will be about 15% (~ 590 sqm) of the vegetative cover. A large portion of the edible landscaping appears to be in an area designated for private use. Staff encourage efforts be made to ensure a greater amount of edible landscaping is accessible to both residents and the public. Further detail is needed to evaluate the scale and impact of the edible landscaping at the development permit stage (e.g., plant list, access, etc.).

1.26 Design development to include urban agriculture plots and support facilities consistent with the City's *Sustainable Large Developments Administrative Bulletin* and *Urban Agriculture Guidelines for the Private Realm*, or any other applicable policy at the time of development permit, including criteria related to siting and access, and the number, size and design of the plots.

Note to Applicant: The Applicant initially noted that the minimum amount of agriculture space was 244 sq. m based on the size criteria (which was previously met with the 253 sq. m of growing space); however, this amount may have changed with the

increased density in the updated project proposal. At the development permit review stage, the Applicant will need to confirm in the minimum amount of agriculture space (if changed) and the location of support facilities. Note the greenhouse is considered a separate asset and does not count towards the growing space.

1.27 Provide a greenhouse to sufficiently support the extension of the growing season, consistent with the design considerations outlined in the City's *Urban Agriculture Guidelines for the Private Realm*, the Vancouver Building By-law, and any other applicable policy at the time of development permit, including incorporating accessible design for users who have mobility restrictions, providing support facilities (e.g., work benches, lighting, access to water and power, etc.), and ensuring climate control needs are met.

Note to Applicant: As the greenhouse will be constructed with the building, alignment with the Vancouver Building By-law will be reviewed at the building permit stage. Elements to consider include, but are not limited to, drainage, foundation type, glazing material, sprinkler systems, and allowable unprotected openings. The Applicant is encouraged to supplement the greenhouse with a seed propagation chamber and to integrate sustainable design/building principles (e.g., incorporate materials to optimize heat retention and light transmission).

Childcare

1.28 Design, fit, finish, and equip the 37-space childcare centre to ensure it is licensable by Vancouver Coastal Health's Community Care Facilities Licensing (CCFL) and meets the intent of the City's *Childcare Design Guidelines*, *Childcare Technical Guidelines*, and *Facilities Standard Manual*, to the satisfaction of the General Manager of Arts, Culture and Community Services, and the General Manager of Real Estate, Environment and Facilities Management.

1.29 Design development to ensure the 37-space childcare centre has a minimum indoor area of 429 sq. m (4,618 sq. ft.) and no less than 520 sq. m (5,597 sq. ft.) of outdoor space.

Note to Applicant: Provide area table calculations broken down by childcare programs and area calculations in plan drawings at pre-development permit. Refer to *Childcare Design Guidelines* Table 2 and Table 4 as examples of calculations.

Note to Applicant: The City-owned childcare 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, after the issuance of the final occupancy permit. Separate and dedicated mechanical and electrical systems, elevator, garbage and recycling rooms, vehicle and bicycle parking will be secured for use by the operator of the childcare facility.

1.30 Each licensed program within the childcare centre must have its own, separate and dedicated outdoor play space including covered space, with direct and contiguous access between indoor and outdoor program space.

1.31 The design development must ensure that sufficient indoor and outdoor space is provided to accommodate a direct pathway from the childcare elevator lobby to the

entrance of each licensed program's indoor space, without passing through any programmable space. If the pathway is outdoors, it must be covered to protect against the elements.

1.32 Design development to minimize interior circulation space and maximize programmable areas that provide a direct connection to outdoor space.

Note to Applicant: Detailed indoor and outdoor design will be required prior to issuance of a development permit. Pre-development permit, the provision of detailed design of the indoor and outdoor childcare areas is strongly encouraged.

1.33 Design development to ensure that the location of parking and drop-off stalls are safe and in proximity to the childcare centre elevator. Parking should avoid the need for parents and children to cross a drive aisle.

1.34 Design development to ensure mitigation of fallen objects from any balconies that are in close proximity to any childcare outdoor spaces.

1.35 Design development of the childcare facility with effective signage at the parking level and ground level entrances to ensure clear wayfinding to the childcare facility.

1.36 Childcare facility application documents to include programmable area breakdowns and side-by-side comparison with the provisions of the City of V*ancouver 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.

Engineering

1.37 Provision of a Construction Management Plan directly to TransLink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum eight 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.

1.38 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

1.39 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 and construction (i.e., consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

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

1.40 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.

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

1.42 Provision of updated architectural and landscape plans to reflect the Public Bike Share (PBS) space in compliance with the Design Standards for Public Bike Share to the satisfaction of the General Manager of Engineering Services, including:

(a) Minimum 40.0 m by 4.0 m (131 ft. by 13 ft.) linear station or 20.0 m by 8.0 m (66 ft. by 26 ft.) back-to-back station fully on private property near the intersection of East 10th Avenue and Commercial Drive;

Note to Applicant: The proposed PBS space as shown on A10-04 sized at 10 m x 4 m does not meet PBS size requirements. Applicant to provide space for at minimum a 40m x 4m station in a linear configuration or a 20 m x 8 m station in a back-to-back configuration.

(b) Locate the PBS station fully on private property within or adjacent to the main public plaza at the west side adjacent to the Skytrain station at the south end near East 10th Avenue;

Note to Applicant: The proposed PBS station location as shown on A10-04 near the east end of the site in front of the micro-CRU is not acceptable. The full PBS space is to be provided within or adjacent to the main public plaza area adjacent to the Skytrain.

(c) Relocate all utilities (i.e. vents, drains, access points etc.) outside of the station footprint and provide an uninterrupted broom finished saw-cut concrete surface;

(d) Maximum 3% cross-slope and 5% grade along the length of the station;

(e) Minimum 5.0 m (16.4 ft) vertical clearance; and

(f) Show and label the location of the on-site electrical connection to the station.

1.43 Provision of an updated signed, sealed and finalized Transportation Assessment and Management Study (TAMS), to the satisfaction of the General Manager of Engineering Services, including:

(a) Commentary on changes to the development plan as part of the development permit application, as well as any required analysis; and

(b) Updated Loading study to include turning swaths that show the current architectural layout.

1.44 Provision of a Transportation Demand Management (TDM) Plan.

Note to Applicant: Submit TDM Plan A, B, C or D. Council approved amendments to the Parking Bylaw and the Transportation Demand Management (TDM) Administrative Bulletin. These requirements will apply to site development permits following this rezoning.

1.45 Provision of parking access, per Parking By-law Section 4 and the Design Supplement for safe, functional grades on the ramp and in parking areas, including maximum 10% ramp grades serving Class B and/or Class C loading spaces after the first 6.1 m (20 ft).

1.46 Provision of Loading spaces, per the Parking By-law Section 5 and the Design Supplement, including:

(a) Minimum 3.4 m (11.2 ft) width, 10.2 m (33.5 ft) length for Class B spaces;

(b) Minimum 1.3 m (4.3 ft) side clearance for Class B spaces;

(c) Removal or relocation of columns/encroachments/conflicts from maneuvering aisles; and

(d) Minimum 3.6 m (11.8 ft) width and 23.1 m (75.8 ft) length for Class C spaces.

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

1.47 Provision of the following general revisions to architectural plans, including:

(a) All types of parking, loading, bicycle, end-of-trip facilities, and passenger loading spaces individually numbered, and labelled on the drawings;

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

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

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

1.48 Provision of a landscape and site plan that reflects the improvements to be provided as part of the Services Agreement.

Note to Applicant: Drawings must indicate that the off-site designs submitted as part of the development permit application are preliminary.

1.49 Provision of an updated landscape plan reflecting all the public realm changes, including demonstration of:

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

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

(b) Delete proposed special surface treatments from the boulevard along East Broadway;

Note to Applicant: Surface treatment in the lane is to be standard asphalt only. Surface treatments in hardscape areas of the boulevard and plaza are to be in standard concrete only.

(c) Revise the design of the proposed driveway crossing on East 10th Avenue to follow City standard “Commercial Driveway Crossing” detail;

(d) Remove proposed lay-bys on East 10th Avenue and show front boulevard with street trees;

(e) Provide street trees where space permits;

(f) Provide engineered soil under new sidewalks for better growing conditions of the street trees;

(g) 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) "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, installed with approved root barriers and appropriate soil. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid material, 8 feet long and 12 inches in depth. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca inspection after tree planting completion".

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

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

(iv) “The required Green Infrastructure improvements on 1780 East Broadway will be as per City-issued design.”

Note to Applicant: Callouts must be included along with the note.

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

(h) Display existing locations of:

(i) Street furniture; and

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

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

(ii) Poles and guy wires.

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

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all off-site improvements sought for this rezoning. 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 design guidelines and construction standards.

1.50 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).

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

1.51 Provision of a sewer abandonment plan by the Developer's Engineer that details the following:

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

(b) The abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the site.

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

1.52 Provision of a Bridge/Structure Monitoring Plan for the Broadway bridge to the satisfaction of the General Manager of Engineering Services prior to the issuance of any Building Permit.

The purpose of the monitoring plan is to protect public safety, and to protect the long-term health of the structure adjacent to excavation works ("works").

The Monitoring Plan is to:

(a) Be owned and executed by the proponent and accepted by the City.

(b) Be developed and managed by a professional engineer registered in good standing in the province of BC.

(c) Develop ground movement/displacement predictions resulting from the shoring and excavation operations and related works. Predictions are to be developed by the geotechnical engineer.

(d) Establish acceptable bridge movement (displacements and rotations) thresholds and stop work movement thresholds as determined through analysis by a bridge engineer. The engineer is to assess the movement induced stresses, resulting force levels and impacts to the bridge health and/or bridge stability. An engineering memo/report to be submitted summarizing the analysis and the recommended movement thresholds.

(e) Provide baseline measurements prior to the commencement of excavation to comfortably rule out any background noise or false positives. It is required that a minimum of two weeks of data be collected prior to the commencement of site preparation activities.

(f) Record any movement the bridge/structure experiences during excavation and backfilling operations.

(g) Include a plan showing the locations of the monitoring stations. Each monitoring station shall be individually labelled. Survey control points shall also be labeled. The survey control points and methodology will need to be reviewed and accepted by the City Surveyor.

(h) Include action plans or mitigation measures for each movement threshold limit with clearly defined roles and responsibilities for the designated parties. A minimum of three threshold limits are required, for example Green – “all is fine”, Amber – “increased monitoring and/or mitigation required” and Red – “stop work”. It is expected that a stop work procedure, a bridge closure plan, a communications plan, and a start work procedure are included as part of the plan.

(i) Provide the City with timely and ongoing reporting throughout the duration of the excavation and backfilling operations. The reporting shall be completed by the professional of record for the monitoring strategy/plan. The reporting frequency shall be as determined by the plan. Reports shall include an executive summary front page that summarizes recorded movements (current and in aggregate), assesses the movements and their impacts to the structure, describes any remedial actions performed, makes recommendations for remedial actions. The body of the report shall include survey data, survey data interpretation, basis and rationale for any mitigation remedial actions and/or recommendations.

(j) Provide excavation and shoring plan(s) along with design details, and background geotechnical reports.

(k) Include written consent from the owner that designates and empowers the professional of record to execute the plan.

(l) Review and provide for appropriate levels of insurance.

(m) Be compiled in one document prior to commencing work and amended and resubmitted upon completion of the works to include all monitoring reports, record drawings, and records of remedial actions taken.

Note to Applicant: Submitted engineering documents are to be signed and sealed. Should mitigation measures be required that result in any repairs or alterations to City infrastructure, a servicing agreement or legal instrument will be required to the satisfaction of the Director of Legal Services in consultation with the General Manager of Engineering Services. Deposits or other forms of security may be required. A refundable deposit of $10,000 is required to facilitate a Peer review of the plan.

1.53 Provision of a peer review of shoring/excavation works prior to issuance of any Building Permit as any ground movements due to excavation pose a high-risk to the existing bridge structure and potential erosion and stability of the Grandview Cut slope.

Note to Applicant: The City will provide a scope of work for the peer review. The applicant is responsible for the cost of the peer review and may be required to provide a refundable deposit. The outcome of the peer review may necessitate a deformation monitoring plan requirement for the Grandview Cut slope.

1.54 Provision of updated structural drawings and documents related to the proposed access ramp structures to align with the most recent architectural submission and revised memos/drawings from the applicant's consultant for further review.

Note to Applicant: Any new structure over the Grandview Cut should be built in such a way as to allow for transportation uses to remain completely viable. If columns are required, column locations should ideally mimic the layout of the existing Broadway overpass columns to minimize any potential conflicts. While bridging the Grandview Cut appears structurally feasible, the future transportation options must be maintained within the right-of-way.

1.55 Provision of a complete Hydrogeological Study, as required by the Zoning and Development By-law (Section 4.3.4), which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

(a) Construction-related and permanent groundwater management, including quantitative estimates (in litres per minute) of anticipated construction and permanent (post-construction) groundwater discharge rates for City approval; and

(b) An Impact Assessment to confirm that there are no significant risks from groundwater extraction/diversion.

1.56 Provision of an updated detailed geotechnical design report that addresses the updated design, 2019 Vancouver Building By-law and EGBC requirements will be required as design advances.

Note to Applicant: The geotechnical design report must also address impacts to short-term and long-term stability of the Grandview Cut slope. Consider the public art installation and how the overall development might impact this.

1.57 Provision of an updated Environmental Impact Assessment (EIA) to the satisfaction of the General Manager of Engineering Services, the General Manager of Parks and Recreation and the Director of Planning as follows:

(a) Provide further clarification and coordination of environmental impact mitigation recommendations to minimize impact to habitat and biodiversity resulting from construction activity within and adjacent to the Grandview Cut.

Note to Applicant: Mitigation recommendations to be coordinated between consultants, and include recommendations for construction access to the Grandview Cut. Also refer to Public Art Condition 2.24.

(b) Provide an erosion and sediment control report for the Grandview Cut slope prepared by a professional to address the short and long-term impacts of loss of vegetation, lack of water and light penetration, and tree removal resulting from

the proposed bridge crossings. The report must address these impacts on erosion, and the short-term and long-term stability of the Grandview Cut slope as well as recommend mitigation measures, if required.

Note to Applicant: Long-term erosion and vegetation monitoring may be required by the City to confirm the development's impacts on the Grandview Cut slope.

Slope stability shall be addressed for the overall development taking into consideration of site grading, landscaping, drainage, on-site features, or other future changes for the site. Future changes to on-site features proposed by the property that may potentially affect the Grandview Cut slope and its stability are to be submitted to the City for review and approval.

(c) Propose alternative ramp deck surfaces to concrete for consideration, that considers short and long-term environmental impacts as well as long-lasting durability, structural integrity and expediency in construction methodology and timing.

Note to Applicant: Ramp deck surface should consider water and light penetration to area below in order to mitigate environmental impact to the Grandview Cut.

(d) Consider the impact of development lighting on bird nesting and provide detailed recommendations for mitigation.

(e) Confirm that a qualified environmental professional (QEP) will regularly attend site and review construction activities to ensure conformance with the EIA and subsequent required reports, including clarification of who the QEP will provide specified reports to during construction, and what authority the QEP will have to change or cease works; and

(f) Must meet all environmental regulations.

Note to Applicant: Refer to section 9.6 (Habitat and Biodiversity) of the *Grandview-Woodland Community Plan* and the *Vancouver Biodiversity Strategy*. The Grandview Cut is identified as a "priority habitat" in the *Vancouver Biodiversity Strategy*. Application documents should be coordinated between consultants to confirm recommendations contained within the Environmental Impact Assessment are coordinated to address mitigation measures outlined in the report. Further conditions may follow the submission of new documents.

1.58 Provision of a Construction Environmental Management Plan (CEMP) to the satisfaction of the General Manager of Engineering Services and the General Manager of Parks and Recreation.

Note to Applicant: The CEMP is to be coordinated with the approved Environmental Impact Assessment, addressing mitigation measures outlined in the account. This includes the provision of a project schedule coordinated to confirm that, where possible, work within the Grandview Cut will be limited to September through January (inclusive) in order to limit habitat disturbance during songbird nesting season.

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

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

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

1.60 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions. It is highly recommended that the applicant submit a Key Plan to the City for review as part of the Building Permit application. 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/City/engineering-design-manual.PDF; and

(b) All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: 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.

1.61 Submission to Engineering of an updated architectural plan showing City issued Building Grades for the site.

Note to Applicant: When providing additional property line elevations for proposed entrances, plazas, parking stalls, etc., interpolate a continuous grade between the elevations provided on the City supplied Building Grade plan.

Ensure that any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.

Building Grades have not been designed for this site. Applicant to submit a building grade application to the City. Building grades need to be finalized prior to development permit application.

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

1.62 Provision of waste room designs that are in compliance with the City of Vancouver's Guidelines in the *Garbage and Recycling Storage Amenity Design Supplement*, particularly the following:

(a) Waste rooms to be located no lower than one level below grade. If this requirement cannot be met, justification should be made and confirmation from hauler is required to ensure all containers are serviceable;

(b) If container staging is required during collection days, a staging area should be provided on site, not on City property, and should be identified on the design drawings;

(c) The total area of each waste room should equate to at least 2 to 2.5 times the physical footprint of the containers to allow for maneuverability; and

(d) Number of containers for each stream to meet the capacity of each use type.

Note to Applicant: Per staff calculation, depending on collection frequency the weekly waste generation volume in the residential units may exceed the capacity of the residential waste room. Pending information on the planned collection frequency of each waste stream, staff may recommend that the developer consider either:

(i) An increase to the size of the residential waste room and the number or capacity of containers; or

(ii) An increase in collection frequency.

1.63 Provision of a waste management plan at the development permit application stage. The plan should include the following:

(a) Types of waste streams to be provided;

(b) Number and size of containers to be provided for each stream;

(c) Collection frequency for each stream; and

(d) Clear indication of waste staging location on the architectural drawings. If staging area is to be located on P2 at the location of the waste rooms, please provide the following:

(i) Letter from waste hauler confirming the serviceability of waste containers at waste room location on P2 without staging on ground level.

1.64 Provision of outdoor waste or recycling bins in public open spaces on site.

1.65 Provision of a canopy application may be required should the encroaching structure(s) meet the specifications set out in Section 1.8.8 of the Vancouver Building By-Law.

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

1.66 Due to the proximity of railway lines or crossings please refer to the FCM Guidelines for New Development in Proximity to Railway Operations.

1.67 Provision of a Final Noise and Vibration study to be submitted for staff and CN Rail review.

Note to Applicant: This requires confirmation in writing that CN Rail has reviewed and approved the proposed mitigations that address safety issues, setbacks, noise and vibrations.

1.68 TransLink's Adjacent and Integrated Development (AID) program applies to development adjacent to and/or integrated with TransLink's infrastructure, with the purpose being to manage and protect TransLink's property rights during development and to preserve the safe, secure and uninterrupted operation of the transit system during construction. Given the proposed project's adjacency to the Commercial-Broadway SkyTrain station, please engage the AID team at AIDreview@translink.ca for any reviews that may be necessary.

Housing

1.69 The proposed unit mix, including 256 studio units (24.5%), 404 one-bedroom units (38.7%), and 282 two-bedroom units (27%), 102 three-bedroom units (9.8%) is to be revised in the Development Permit drawings to achieve at least 35% family units separately in both the market rental and city-wide average market rental portions.

Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the city-wide average market rental units, designed to be suitable for families with children.

1.70 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).

1.71 The city-wide average market rental dwelling units should be designed to the same standards of livability as the market rental units.

Note to Applicant: Clearly label the proposed city-wide average market rental dwelling units and market rental units on the architectural drawings.

Sustainability

1.72 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezonings* (amended November 27, 2024) located here https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf

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

Planning

1.73 Provision of a Public Space Stewardship Plan that identifies how the Applicant will implement, or partner to implement, the following of each new public space for the life of the space, to the satisfaction of the General Manager of Planning, Urban Design and Sustainability, the General Manager of Arts, Culture and Community Services and the General Manager of Engineering Services:

(a) Ongoing management;

(b) Maintenance;

(c) Operations, including active and passive programming;

(d) Safety/enforcement; and

(e) Access/loading.

Note to Applicant: Infrastructure should be provided to facilitate event programming, including electricity, water, storage, including arrangements to secure public access. See conditions 1.76 to 1.79.

1.74 Installation of signage indicating that the plaza, steps (“Plaza Theatre”) and upper-level landscaped courtyard (“Garden Courtyard”) are public spaces. Signage to be clearly visible from rights-of-way (ROWs) and placed at all entranceways to the aforementioned spaces.

Arts, Culture, and Tourism

1.75 Design and finish the following to the satisfaction of the General Manager of Planning, Urban Design and Sustainability, the Managing Director of Arts and Culture, and the Director of Public Space and Street Use for:

(a) A publicly accessible and programmable plaza to be approximately 20,000 sq. ft. in net area.

1.76 Design development of the plaza to support public access and arts and culture programming in accordance with plaza acoustic report, plaza functional program and needs identified through Musqueam, Squamish and Tsleil-Waututh Nations engagement, including:

(a) details on functional use, design and adjacencies for plaza;

(b) special design consideration and infrastructure required for event and/or presentation use, that include but are not limited to, loading access, structural load capacity to accommodate loaded forklifts; electrical supply and infrastructure for lighting, power and sound; running water and grey water disposal, acoustic controls including SkyTrain noise abatement, weather/elements protection, storage for associated equipment and/or seating, wheelchair accessibility for audiences, performers and back of house users, integrated seating, etc.; and

(c) other design considerations outlined through Musqueam, Squamish and Tsleil-Waututh Nations engagement results process.

1.77 Provide a plaza acoustic report and design strategy prepared by professionals in acoustic engineering that examines requirements needed to support occasional arts and culture daytime and evening plaza programming. Acoustic report to:

(a) evaluate impact of SkyTrain noise emissions and vehicular traffic on plaza acoustics and provide noise mitigation solutions that reduce impact in support of arts and culture plaza programming;

(b) provide comprehensive list of viable arts and culture plaza programming at audible noise/sound levels that includes, but is not exclusive to, live theatre, music, dance, lectures, video/film screening presentations, and/or other cultural events with acoustic or amplified audio components, and

(c) be completed prior to, and inform, community engagement for plaza functional program (as outlined in section 1.78).

1.78 Provide a plaza functional program for arts and culture programming that reflects and integrates results from community engagement process and separate Musqueam, Squamish and Tsleil-Waututh Nations engagement process. Engagement process to be informed by acoustic report results for viable programming uses. Plaza functional program to include:

(a) detailed summary from community engagement process with potential local Vancouver and neighbourhood plaza user groups, such as cultural programmers, producers and non-profit arts, culture, and social serving organizations that outlines range of plaza programming needs and refined list of viable plaza programming;

(b) special design and infrastructure requirements to support community and Musqueam, Squamish and Tsleil-Waututh Nations cultural programming needs; and

(c) detailed range of desired community and Musqueam, Squamish and Tsleil-Waututh Nations programming scheduling opportunities (including times of day/dates/seasons etc.).

Submit a proposed engagement plan prior to development permit application submission, including community engagement process, invitation list, and list of pre-determined viable plaza programming uses to the satisfaction of the Managing Director of Arts and Culture. Plaza functional program to be submitted for review and approved prior to community use agreement registration and development permit approval.

1.79 Engage the Musqueam, Squamish and Tsleil-Waututh Nations in the development of the plaza, to the satisfaction of the General Manager of Planning, Urban Design and Sustainability, in consultation with the Senior Director of Indigenous Relations and the Managing Director of Arts and Culture. Provide detailed summary from Musqueam, Squamish and Tsleil-Waututh Nations engagement process in a report with details on design of public realm, including plaza with:

(a) Specific consideration of Musqueam, Squamish and Tsleil-Waututh Nations and Urban Indigenous communities expressed priorities and values;

(b) Consideration of Musqueam, Squamish and Tsleil-Waututh Nations and Urban Indigenous communities public programming needs and opportunities;

(c) Consideration for opportunities to integrate hən̓q̓əmin̓əm̓ and Sḵwx̱wú7mesh in wayfinding and place/asset naming; and

(d) Consideration for opportunities to integrate Musqueam, Squamish and Tsleil-Waututh designs as a permanent part of the public realm infrastructure.

Prior to engagement, applicant to consult with General Manager of Planning, Urban Design and Sustainability to review Musqueam, Squamish and Tsleil-Waututh Nations engagement process. Submit a proposed engagement plan, prior to development permit application submission, to the satisfaction of the General Manager of Planning, Urban Design and Sustainability, in consultation with the Senior Director, Indigenous Relations. Final detailed engagement summary to be submitted for review and approved prior to development permit application approval.

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 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

2.1 Provision of arrangements, subject to Canada Transportation Agency, Burlington Northern Railway and Council approval, to close, stop-up and lease a volumetric portion of the Grandview Cut established as road by GD13147 (Lot 2 of Lot B, Block 162,

District Lot 264A, Plan VAP23085; PID: 016-974-352) to contain the proposed bridges between the development site and the current Broadway bridge.

Note to Applicant: An application to the City Surveyor is required to initiate the road closure and volumetric lease. City Council approval will be required, with the report to close the portion of road only being advanced to Council following approval of the rezoning at Public Hearing.

2.2 Provision of the removal of any structure proposed within the 20 ft. wide easement adjacent to the northeast property line which inhibits ready vehicle and material access to the abutting embankment and railway lands, or make arrangements to the satisfaction of the City and Burlington Northern Railway for the release of Easement 132747M (see 247550L).

2.3 Provision of arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of Easement and Indemnity Agreements 298993M (for electrical conduit under a portion of now closed lane consolidated into the current site, 458422M (crossing agreements), and H37715 (landscaping on East 10th Avenue).

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

Prior to building occupancy the applicant is to supply a written request to the City, a fresh title search and a copy of the documents along with executable discharge documents to affect the releases.

The applicant should also arrange for the release of Statutory Right of Way 321681M (an assignment of SRW 149744M), a small BC Hydro/Telus SRW dating from 1952 currently located in the middle of the parking lot.

2.4 Provision of a statutory right-of-way (SRW) for public use of the proposed plaza on the western portion of the site connecting East 10th Avenue to East Broadway.

2.5 Provision of a SRW for public use over a portion of the site, adjacent to East Broadway, to achieve a 5.5 m offset distance from the back of the existing curb to the building face. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

Note to Applicant: A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final SRW width required.

2.6 Provision of a SRW to provide for a 40.0 m by 4.0 m (131 ft. by 13 ft.) linear or a 20.0 m by 8.0 m (66 ft. by 26 ft.) back-to-back Public Bike Share Station on private property within or adjacent to the main public plaza area near the intersection of East 10th Avenue and Commercial Drive.

2.7 Provision of a SRW for the purposes of access, maintenance, repair, rehabilitation, retrofit, and reconstruction of the existing bridge.

Note to Applicant: The SRW shall be a minimum of 3 m wide (extending south of the bridge) and shall be measured from the drip line of the south edge of the bridge. Designs of proposed improvements or regrading of the SRW space shall be to the satisfaction of the General Manager of Engineering Services (bridge and or structure maintenance access requirements must be considered).

If a surface SRW is provided on top of a portion of a building (i.e. underground parkade), the building shall be designed to accommodate full traffic live loading surcharge per CAN/CSA S6 CL-625 Loading.

Access to the eastern abutment of the Broadway bridge must be maintained. Modifications to fencing or bridge railing must be allowed for to provide lockable access to the underside of the bridge. If there is no direct access from the new lockable access point to the bridge abutment a permanent access platform needs be designed and installed to the satisfaction of the General Manager of Engineering Services.

2.8 Provision of a bridge proximity agreement over the whole of the rezoning site. The bridge proximity agreement shall acknowledge that the development is in close proximity to the bridge and is aware of bridge related environmental conditions/nuisances such as noise, debris, wildlife, maintenance requirements, traffic, etc.

2.9 Provision of support agreements as required for any walls, bulkheads, structures that are located on private property that provide continuous support (vertical, lateral, etc.) to civic infrastructure.

Note to Applicant: Support structures are to be maintained by the private land owner and are to be kept in a satisfactory condition such that support is maintained.

2.10 Provision of any encroachment agreements as required for modification of, or attachments to City bridges or structures, or specialty treatments, or facilities that the City deems to be private infrastructure located on public property.

2.11 Provision of a bridge attachment agreement where and if utilities are to be attached to a bridge or other civic structure.

2.12 Provision of arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for a slope stability covenant to acknowledge the development is in proximity to a steep embankment and is aware of the associated risks.

2.13 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the “Services”) such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided

for in Conditions 2.14 and 2.15, 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 domestic and fire flow demands of the project.

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by R.F. Binnie & Associates Ltd. dated November 24, 2023, no water main upgrades are required to service the development.

The main servicing the proposed development is 150 mm on East 10th Avenue. Servicing to the mains on East Broadway is not permitted. Should the development require water service connections larger than 150 mm, the developer shall upsize the existing main on East 10th Avenue to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 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 for the installation of a new fire hydrant on the north side of the development. The hydrant will be located along East Broadway and will be adjacent the new development.

Note to Applicant: Connection of a private fire hydrant within the development to the existing main on East 10th Avenue is not permitted unless the applicant provides upgrades to the water system.

As per the City of Vancouver Building Bylaw, the principal entrance must be within 90 m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, additional new hydrants are required to be installed in accordance to the aforementioned bylaw. The developer is responsible for 100% of the cost of this upgrade.

(c) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project and to maintain acceptable sewer flow conditions, implementation of development(s) at 1780 East Broadway require:

(i) Local Servicing Upgrade:

(1) Separate approximately 122 m of 250/300 mm COMB to 450 mm STM and 300 mm SAN on East 10th Avenue from MH fronting 1780 East Broadway (MH __FJCVS0) to Commercial Drive (MH__FJD5PP).

The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.

Note to Applicant: Development to be serviced to the proposed 300 mm SAN and 450 mm STM in East 10th Avenue.

The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 10-year pre-development flow rate. 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. This shall be demonstrated by preparation of a Rainwater Management Plan with all necessary supporting calculations and drawings prior to the issuance of the development permit.

(ii) Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance.

(d) Provision of street improvements with appropriate transitions, along East 10th Avenue adjacent to the site, including:

(i) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;

(ii) Curb and gutter, including road reconstruction as required to accommodate the new curb and gutter; and

(iii) Removal of existing driveway crossings and replacement with full-height curb, front boulevard with new trees, and sidewalk.

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

(i) Minimum 1.2 m wide hardscape front boulevard with provision of street trees where space permits;

(ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;

(iii) Removal of existing driveway crossings and replacement with full-height curb, front boulevard with new trees, and sidewalk; and

(iv) Provision of 50 mm mill and pave eastbound lanes to the centreline of East Broadway along the frontage of the development site.

(f) Provision to resurface and waterproof the existing Broadway bridge deck and perform associated concrete deck repairs.

Note to Applicant: Where the existing median is removed or the bridge deck is modified, localized bridge deck waterproofing and repair shall be designed and implemented by the applicant. As the proposed development requires a

significant amount of deck modification, the applicant shall resurface the deck of the bridge structure and its waterproofing.

(g) Provision of fencing along the south side of the Broadway bridge and the new vehicle access ramps.

Note to Applicant: The fencing should function similar to the existing fencing on Commercial Drive bridge between East 8th Avenue and North Grandview Highway or Clark Drive bridge at East 6th Avenue for a consistent public realm treatment. Fencing design should consider potential structural upgrades to the Broadway bridge to facilitate the fence installation. Fence design should be designed to withstand loading and other minimum requirements specified in CSA S6 Canadian Highway Bridge Design Code. Fence design should also consider climb-ability, ease of maintenance, durability, as well as installation of perforated metal mesh (or similar) to minimize debris accumulation directly below.

(h) Provision of improvements at the intersection of New Access and East Broadway including:

(i) Design and installation of a new traffic signal, including any associated enabling geometric and intersection design works and adjustments to all existing infrastructure to accommodate the proposed improvements.

(i) Provision of improvements at the intersection of Commercial Drive and East Broadway including:

(i) Design and installation of upgrades to the existing traffic signal including pedestrian countdown timers, new electrical service cabinets/kiosks and accessible pedestrian signals (APS), including any associated enabling works and adjustments to all existing infrastructure to accommodate the proposed improvements.

(j) Provision of improvements at the north half of the intersection of Victoria Drive and East 10th Avenue including:

(i) Design and installation of a pedestrian crossing at the north leg of the intersection along Victoria Drive;

(ii) Entire intersection lighting upgrades to current City standards and IESNA recommendations;

(iii) Curb bulges;

(iv) Curb ramps;

(v) Sidewalk and median modifications;

(vi) Upgrades to the existing traffic signal equipment including new poles, pedestrian signals heads, new electrical service cabinets/kiosks and accessible pedestrian signals (APS); and

(vii) Any associated structural design and consultant work for the proposed improvements on the bridge structure.

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

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

(k) Provision of improvements at the intersection of Commercial Drive and East 12th Avenue including:

(i) Design and installation of an eastbound left turn arrow and associated enabling works and adjustments to all existing infrastructure to accommodate the proposed improvements.

(l) Provision for the construction of green infrastructure rainwater management of runoff from adjacent right-of-way, East 10th Avenue, including the following:

(i) On East 10th Avenue, install a rainwater tree trench (RTT) to treat and retain 90% of average annual rainfall from the right-of-way (ROW) to the greatest extent practical.

Note to Applicant: These improvements generally include placement of street trees, structural soil or soil cell and perforated pipe sub drain connected to the sewer system under proposed boulevard and sidewalk to provide the minimum soil volume storage for street trees as per the Engineering Design Manual. Selected tree species to be coordinated with Urban Forestry, Streets and Transportation.

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

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

(m) Provision of upgraded street lighting adjacent to the site (roadway and sidewalk) to current City standards and IESNA recommendations.

(n) Provision of Commercial Drive and East 10th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations.

(o) Provision of new or replacement duct banks adjacent to the site that meets current City standards.

Note to Applicant: Duct banks are to consist of electrical communication ducts and cables and connect to existing electrical and communication infrastructure. The detailed Electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

(p) 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 ft. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

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

(r) Provision of a minimum of one new street tree pit per each approved tree removal within the Grandview Cut to the satisfaction of the General Manager of Engineering Services and the General Manager of Parks and Recreation.

Note to Applicant: The provision applies to trees over 20 cm diameter at breast height (DBH), 21 of which are proposed for removal at the time of review. Tree pits to contain 30 m^3 of growing medium (or approved equivalent combination of growing medium, structural soils, and soil cells) to the satisfaction of the City Arborist. New tree pits to be located in an approved location in an urban forest canopy-deficient neighbourhood, in addition to new street trees located on the rezoning site per Condition 1.20, to the satisfaction of the Director of Legal Services in consultation with the General Manager of Engineering Services and the General Manager of Park Board. See Conditions 1.58 and 1.59.

2.14 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) Separate approximately 122 m of 250/300 mm COMB per condition 2.13 (c) (i)

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

(b) Improvements at the intersection of Commercial Drive and Broadway per condition 2.13 (i).

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

Note to Applicant: An administrative 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

2.15 Provision of a legal agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services whereby the applicant is entitled to receive latecomer charges for a period of 24 hours following completion of the works contemplated by the following condition(s), which require(s) the applicant to provide excess or extended services.

(a) Improvements at the intersection of New Access and East Broadway per condition 2.13 (h).

(b) Improvements at the intersection of Victoria Drive and East 10th Avenue per condition 2.13 (j).

(c) Improvements at the intersection of Commercial Drive and East 12th Avenue per condition 2.13 (k).

2.16 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for an agreement for the design and construction of the proposed bridge crossings as detailed below. No development permit for the rezoning site, or any portion thereof, or for any building or improvements therein will be issued until the letter of credit, as security for the agreement, is provided.

(a) Provision of a new signalized intersection that shall accommodate the following improvements to the Broadway bridge:

(i) All proposed modifications to existing City infrastructure and related works are required to be designed and installed to the satisfaction of the General Manager of Engineering Services.

(ii) The applicant shall assess new vehicular and structural loading conditions on the Broadway bridge.

(iii) The applicant shall provide a load rating report identifying existing, new loading conditions, methodology and demand over capacity ratios.

(iv) Location of curb ramps shall be identified and located to minimize the length of bridge expansion joint contained within the crosswalk area.

(v) The bridge expansion joint affected by this work (compression seals, armoring, and concrete substrate) shall be replaced in its entirety with a new expansion joint system that can accommodate both heavy vehicular traffic and pedestrian traffic.

- Seismic performance of the new expansion joints to meet or exceed current seismic performance (Major Route Bridge).

(vi) Where the existing median is removed, localized bridge deck waterproofing/repair shall be designed and implemented.

(b) Provision of the interface between the Broadway bridge and vehicle access ramps to accommodate the following requirements:

(i) Continuity in the vehicle containment barrier shall be assessed and a strategy proposed on how the continuity is to be maintained. If the strategy is accepted by the General Manager of Engineering Services and continuity relies on the new vehicle access ramps, the strategy shall be documented in a form of a legal instrument clearly identifying the requirement for the applicant to inspect, maintain, upgrade and provide the required level of service for as long as the vehicle access ramps and the bridge exist.

(ii) Structural modifications to the vehicle containment barrier, sidewalk structure, bridge structure are required. A load rating report is required to document the impacts of the new vehicular loading condition on the sidewalk and other related bridge superstructure elements.

(iii) Access ramps shall not drain onto the existing Broadway bridge structure.

(iv) The expansion joint interface can abut to but not rely on the existing City bridge for structural support. The expansion joint shall be designed to accommodate all loading conditions as per the bridge code and must explicitly demonstrate the movement capability to accommodate seismic, thermal movements, and combinations thereof for both the bridge and new vehicle access ramps.

(v) The expansion joint interface and or vehicle containment continuity shall be documented in the legal arrangements.

- The expansion joint is to be considered as part of the new vehicle access ramps. Modifications to the City bridge that are to remain in place and that form part of the expansion joint system (such as armoring, connections, anchors and the concrete substrate that is relied upon to provide support for the expansion joint) shall be maintained, repaired, replaced by the owner of the vehicle access ramps.

(vi) To be designed to prevailing codes and standards (Bridge Code CSA S6).

(c) Provision for the new vehicle access ramps to accommodate the following:

(i) The new vehicle access ramps shall be designed to the satisfaction of the General Manager of Engineering Services and the Chief Building Officer depending on the design as an independent structure or as an extension of the building site.

(ii) The private ownership, maintenance, replacement, reconstruction, repair requirements, and terms and conditions around the use of City land shall be documented in the legal arrangements.

Note to Applicant: Provision of a maintenance plan and an alternate vehicular access and loading plan for the development site should the vehicular access ramps be closed due to maintenance, repair or reconstruction of the vehicular access ramps is required. This is to be appended to the legal arrangements.

(iii) If the access ramps supporting structure is an independent structure from the building, then it should be designed to the Bridge Code CSA S6 accounting for the following:

- Bridge Classification "Major Route"; and
- Performance based seismic design shall be used.

(d) Provision of a standalone signed and sealed Maintenance Manual for the two access ramps that abut the existing Broadway bridge structure.

Note to Applicant: The following information is to be organized, collated and submitted to the City in the form of a Maintenance Manual. The submission is to be in both electronic (PDF) and hard copy formats, and is to be signed and sealed by a Professional Engineer in good standing in the Province of B.C. All submissions are to be to the satisfaction of the General Manager of Engineering Services:

Maintenance Manual to include:

Table of Contents

- Section 1 – Design Brief (Including code, performance criteria, loading data, design team information...)
- Section 2 – Asset Value (broken down by component)
- Section 3 – Construction Material Information (material grades, specs, catalog data, mill certificates, shop drawings…)
- Section 4 – Recommended Maintenance and Inspection Items, frequency.
- Section 5 – IFC Drawings (11x17 format) and Construction Specifications
- Section 6 – Construction Photographs
- Section 7 – Construction Logs
- Section 8 – Construction Field Review Reports / Site Instructions
- Section 9 – Quality Reports (testing and QC and QA logs)
- Section 10 – Permits
- Section 11 – Background Reports – Geotechnical, Environmental, Archeological, Other
- Section 12 – Record Drawings (11x17 format)
- Section 13 – Legal Agreements
- Section 14 – Inspection Report – (Post Construction)
- Section 15 – As Built Survey (Post Construction – signed by a B.C.L.S.)

- Section 16 – Final Letter Recommending Acceptance w/ signed Certificates (substantial and total performance) attached
- Section 17 – Structure Specific Seismic Performance General Arrangement Drawing (added Nov 2, 2018)
- Section 18 – Structure Specific Reference Information for Post-Earthquake Level 1 Inspection Form (added Nov 2, 2018)
- Section 19 – Structure Specific Reference Information Sheet for Routine Inspection Form & Routine inspection Form (added Nov 2, 2018)

In addition, the following documents are to be submitted separately:

- Record Drawings – Full size record drawings are to be submitted in both hard copy (1 full set) and soft copy formats (.pdf and .dwf).
- Inspection Report – (Post Construction)
- As-Built Survey (Post Construction – signed by a B.C.L.S.)
- Full size record drawings are to be submitted in both hard copy (1 full set) and soft copy formats (.pdf and .dwg). Survey is to be to the City of Vancouver's Standard Datum NAD 83 (CSRS) 4.0.0BC.1.GVRD.

Housing

2.17 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as rental housing, excluding Seniors Supportive or Assisted Housing, and including at least 10% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as city-wide average market rental dwelling units with starting rents not exceeding the city-wide average market rent for all private rental apartments for the city of Vancouver as published in the latest CMHC Rental Market Report at the time of occupancy, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units, and in accordance with the requirements set out in the *Grandview-Woodland Community Plan*, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:

(a) A no separate sales covenant;

(b) A no stratification covenant;

(c) A provision that none of the units will be rented for less than one month at a time;

(d) That the initial starting monthly rents by unit type for the city-wide average market rental housing dwelling unit in the project will not exceed the average market rent for all private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;

(e) That a rent roll indicating the agreed maximum average initial monthly rents for the city-wide average market rental housing dwelling units will be required prior issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;

(f) Following initial occupancy, on a change in tenancy for a city-wide average market rental housing dwelling unit, the starting rent for such new tenancy will not exceed the average market rent for all private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;

(g) That the applicant will verify eligibility of new tenants for the city-wide average market rental housing dwelling units, based on the following:

(i) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and

(ii) There should be at least one occupant per bedroom in the unit.

(h) That the applicant will verify the ongoing eligibility of existing tenants in city-wide average market rental housing dwelling units every (5) five years after initial occupancy:

(i) For such tenants, annual household income cannot exceed (5) five times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and

(ii) There should be at least one occupant per bedroom in the unit.

(i) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the city-wide average market rental housing dwelling units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the city-wide average market rental housing dwelling units, and a summary of the results of eligibility testing for these units; and

(j) Such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

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

2.18 The Housing Agreement and Section 219 Covenant will also ensure the use and access of the amenity spaces, currently designated on the plans submitted for rezoning as “amenity”, and any other amenity spaces as may be shown on the development plans approved in connection with the development permit, shall be shared and made

available to all residential occupants and/or tenants of the building as a common space in perpetuity.

Community Benefits Agreement

2.19 As per the City of Vancouver's Community Benefits Agreement Policy, applicant must enter into a Community Benefits Agreement, which will commit the Applicant and its development partners to:

(a) Strive for an overall target of 10% of all labour (including that for contractors, subcontractors and other possible vendors) are local and from equity seeking groups; including women and gender-diverse individuals, Indigenous peoples, racialized communities, and others facing barriers to opportunity due to discrimination, exclusion and stigmatization. They must provide best efforts to achieve this target by prioritizing new and entry-level hires through a First Source Hiring Program, in consultation with community stakeholders.

(b) Demonstrate Best Efforts to procure a minimum of 10% of material goods and services from third party certified social impact and/or equity seeking businesses and social enterprises, across the entire lifecycle of the development site, prioritizing Vancouver-based ventures but extending through supply chains regionally and outside the Province and the Country where and when required. This Includes, where applicable, post-occupancy and ongoing service needs;

(c) Demonstrate Best Efforts to procure a minimum of 10% of materials, goods and services from Vancouver companies or companies located in Metro Vancouver or British Columbia. These may or may not also be equity seeking 3rd party certified businesses as defined in the policy;

2.20 In order to monitor and evaluate these compliance targets, the following must be complete as part of the prior-to conditions before development permit issuance.

(a) Connect with the Social Planner responsible for the CBA conditions to review the CBA policy and process.

(b) Send a high-level construction schedule, including estimates on number of workers on site, and amount of procurement activity.

(c) Coordinate onsite meetings with general contractors and subtrades with City of Vancouver CBA Planners. Meetings should be scheduled as soon as a general contractor is selected and before the general contractor selects its sub-trades. COV Planners will provide the education and tools to enable compliance to the CBA targets. As new sub-trades come onto the project, meetings will be established in order for CBA Planners to provide information on the CBA Policy and the contractors' obligations to contribute to reports.

(d) Provide the City of Vancouver with quarterly and annual reports to demonstrate the progress towards reaching these goals during and upon completion of the project and its various development phases. This may include, where applicable and where possible, post-occupancy and ongoing service needs; and;

(e) Participate in a quarterly Project Specific Implementation and Monitoring Working Group with City staff, industry and training and skill development bodies, employment services organizations, and community representatives with knowledge of social procurement, social hiring, and community economic development.

Note to Applicant: Agreeing to these conditions as per the City of Vancouver CBA Policy does not preclude the applicant from entering into any additional agreements with communities including ones geographically located nearby the development site, or sites, or with First Nations. Please ask to be connected with the Planner on the CBA Policy implementation for more information, questions, and support, as this condition may impact any early procurement processes for this development.

Please connect with the CBA planner for more information about the CBA policy (ced@vancouver.ca) and visit our CBA website for more information. https://vancouver.ca/people-programs/community-benefit-agreements.aspx.

Childcare

2.21 Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture and Community Services, for the provision, at no cost to the city, of a 37-space childcare facility, all within a fee-simple air space parcel which meets the City's specifications and programming requirements. 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 requirements, all to be satisfied at no cost to the City:

(a) Design, construction and delivery of a turnkey and fully fit, furnished, equipped (FF&E) 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 of its successor in function) and meets the City's Childcare Design Guidelines and Childcare Technical Guidelines, all to be contained within a separate air space parcel.

Note to Applicant: All work pertaining to the design, construction, fit, furnish, equip and supply for the childcare centre shall be to the satisfaction of the City's Managing Director of Social Policy and Projects, the City's Director of Facilities Planning and Development, and to the Regional Manager of Community Care Facilities Licensing.

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 indoor area of not less than 429 sq. m (4,618 sq. ft.) on one level at a height of not less than 12 ft. floor-to-floor, a dedicated adjacent outdoor space of no less than 520 sq. m (5,597 sq. ft.), dedicated parking stalls, amenity and storage spaces.

Note to Applicant: The indoor area noted above is exclusive of mechanical and electrical rooms, stairwells, elevator shafts, service/utility rooms, garbage and recycling room,

vehicle parking, bicycle parking, lobbies, etc. Consider an extra 15% of floor area for these items.

2.22 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;

2.23 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

2.24 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.

2.25 A final 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.

2.26 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 access to and use of the dedicated elevator, garbage and recycling area(s), mechanical, electrical, data, security and similar utility rooms, 4 dedicated parking spaces, end of trip facilities, dedicated bicycle parking, and required loading spaces as per Parking By-law on this site;

2.27 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; and

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

Note to Applicant: Holds on the Development Permit and above-grade Building Permit in connection with certain milestones will also be applied to the project.

Food Assets

2.29 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the *Rezoning Policy for Sustainable Large Developments* by delivering a minimum of three food assets. To secure this condition, the applicant may be required to enter into one or more agreements with the City, all to be satisfied at no cost to the City and to the City's satisfaction, which agreement(s) may include, but not limited to, the following provisions and requirements:

(a) Certain permit holds subject to completion of the design, construction, and satisfactory acceptance of the food assets.

(b) Covenants regarding the installation and maintenance of the food assets and statutory rights of way to secure public access thereto.

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

Arts, Culture and Tourism

2.30 Make arrangements to the satisfaction of the Managing Director of Arts, Culture and Tourism and the Director of Legal Services to enter into a "No Development Permit" Section 219 Covenant to secure the registration of a Community Use Agreement for the plaza, which will include provisions to secure affordable at-cost access for community programming including arts and culture programming by local non-profit organizations, Musqueam, Squamish and Tsleil-Waututh Nations and Urban Indigenous communities, as well as the general public, while ensuring everyday active and passive use typical to plazas and courtyards.

Planning

2.31 Execution of a statutory right-of-way (SRW) for the public plaza which will include provisions to secure community access (consistent with an approved plaza stewardship strategy) and priority use of the plaza for the general public. This condition may be combined with the SRW required under condition 2.4, above.

Note to Applicant: The Applicant and/or property owner(s) of the commercial spaces and any Remainder Parcel(s) including all the retail and/or office spaces (for certainty expressly excluding the residential component of the development) will be responsible for covering the ongoing costs (maintenance, repair and capital) for the plaza.

2.32 Execution of a statutory right-of-way (SRW) for the upper-level landscaped courtyard ("Garden Courtyard") and public steps connecting the plaza to the courtyard (referred to as the "Plaza Theatre"), which will include provisions to secure community access and public use of these spaces.

Note to Applicant: The Applicant and/or property owner(s) of the commercial spaces and any Remainder Parcel(s) including the retail (for certainty expressly excluding the residential component of the development) will be responsible for covering all of the ongoing costs (maintenance, repair and capital).

Public Art

2.33 Execute an agreement satisfactory to the Director of Legal Services and the Managing Director of Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Head of Public Art Program.

2.34 Provide a Public Art Checklist confirming the selection of Option A, Art on Site, or Option B, 80% cash-in-lieu of art.

Note to Applicant: Proponent should consider and mitigate impacts of development on neighbouring artwork "Healing the Cut - Bridging the Gap" by Oliver Kallhammer (https://covapp.vancouver.ca/PublicArtRegistry/ArtworkDetail.aspx?ArtworkId=224).

Note to Applicant: The Public Art Plan should take into consideration the *Grandview-Woodland Community Plan* and the following heritage policies:

(a) Support investments in local First Nations and urban Aboriginal cultural activities that cultivate a strong sense of reconciliation and promote artistic, spiritual and intergenerational learning and outcomes; and

(b) Support Grandview-Woodland's local First Nations and urban Aboriginal communities by investing in culturally appropriate public art, the Indigenization of place names and areas, the enhancement of green spaces, and through cultivating a strong sense of the urban Indigenous communities APPENDIX B PAGE 45 OF 45 Please contact the Public Art Program to discuss your application: tamara.tosoff@vancouver.ca.

Environmental Contamination

2.35 If applicable:

(a) Submit a site disclosure statement to Environmental Services;

(b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and

(c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Agreements

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-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 a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

* * * * *

1780 East Broadway
PROPOSED CONSEQUENTIAL AMENDMENTS

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

SIGN BY-LAW No. 11879

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

"1780 East Broadway [CD-1 #] [By-law #] C-3A"

NOISE CONTROL BY-LAW No. 6555

Amend Schedule B [Intermediate Zone] by adding the following:

"[CD-1#] [By-law #] 1780 East Broadway"

* * * * *

1780 East Broadway
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

	Date	Results
Events		
In-person information session (City-led)	June 25, 2024	127 attendees
Question and Answer Period (City-led)	June 19, 2024 – July 2, 2024	628 participants (aware)* • 218 informed • 80 engaged
Public Notification		
Postcard distribution – Notice of rezoning application, information session, and Question and Answer Period	June 19, 2024	5,077 notices mailed
Public Responses		
Online questions	June 19, 2024 – July 2, 2024	19 submittals
Online comment forms • Shape Your City platform	March 2024 – November 2024	427 submittals
Overall position (online) • support • opposed • mixed	March 2024 – November 2024	427 submittals • 206 responses • 192 responses • 27 responses
In-person comment forms	June 25, 2024	28 submittals
Overall position (in-person) • support • opposed • mixed	June 25, 2024	28 submittals • 4 responses • 17 responses • 1 response
Other input	March 2024 – November 2024	31 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	June 2024 – November 2024	5,843 participants (aware)* • 1,341 informed • 422 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area

3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Density and location:** The density is appropriate since it is located next to one of Canada's busiest transit hubs. The site is also underdeveloped as a surface parking lot, and the proposal would make better use of existing space.

- **Rental and affordable housing:** This proposal adds much needed housing to the city, which will help alleviate the housing crisis.

- **General Support:** The project development is generally supported. The proposal is an improvement on previous submissions.

- **Neighbourhood:** This project will positively impact the neighbourhood, as well as support community needs.

- **Building:** The building design is attractive, and the form, height, and massing are appropriate.

Generally, comments of concern fell within the following areas:

- **Housing:** 10 percent below-market rentals is too low and should be at least 20 percent. As well, the rental housing provided is expected to be unaffordable and will not help address the housing affordability concerns in the neighbourhood.

- **Height, density, and design:** The building is too tall and dense, and the design is unattractive. Towers are generally not supported within the neighbourhood, and they do not align with the existing neighbourhood character.

- **Neighbourhood impact:** If approved, this project will negatively impact livability in the neighbourhood, as well as gentrify and increase unaffordability in the area. The project benefits developers rather than the community.

- **Policy and process:** This project ignores the Grandview-Woodland Community Plan's policies and directions and ignores the community input gathered for the plan. Concern also exists that this rezoning process is too lengthy.

- **Public space**: The proposed plaza is inappropriate, as it feels like a walkway. It's not centralized, lacks sunshine, is noisy, and above-ground. It ignores the directions in the Grandview-Woodland Community Plan. Generally, there is a lack of public space.

- **Parking and traffic**: There will be not enough parking spaces to meet the need, and with more density, traffic congestion and accidents will increase.

- **Parks and green space**: There isn't enough green space to accommodate the amount of density.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

General comments of support:

- The proposal adds much needed childcare spaces.
- This project provides sustainable transit options by providing bike parking and encouraging residents to go car-free.
- The inclusion of a grocery store is supported.
- The upper-level courtyard as green space is a welcomed feature.

General comments of concern:

- Insufficient space is provided for childcare.
- Cyclist safety is a concern.
- Development is expected to strain public transit.

- The proposal should be elsewhere, such as along Broadway, in Downtown, or in Shaughnessy.
- Increased crime is expected if this project is approved.
- The amount of social housing provided is insufficient.

Neutral comments/suggestions/recommendations:

- Building heights should be 6 storeys, 10 storeys, 12 storeys, or 24 storeys maximum.
- Duplexes or townhouses should be considered at the site instead.
- The focus should be on developing other neighbourhoods before this location.
- Additional height or density would be supported if architectural expression were improved or if more amenity spaces were included.

4. Rezoning Application History

The table below shows key changes to floor area, housing tenure, unit count and mix, and building height through the rezoning application process.

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

For public input for previous rezoning applications, see a summary in the 2022 Council Report at https://council.vancouver.ca/20220607/documents/rr8.pdf#page=80.

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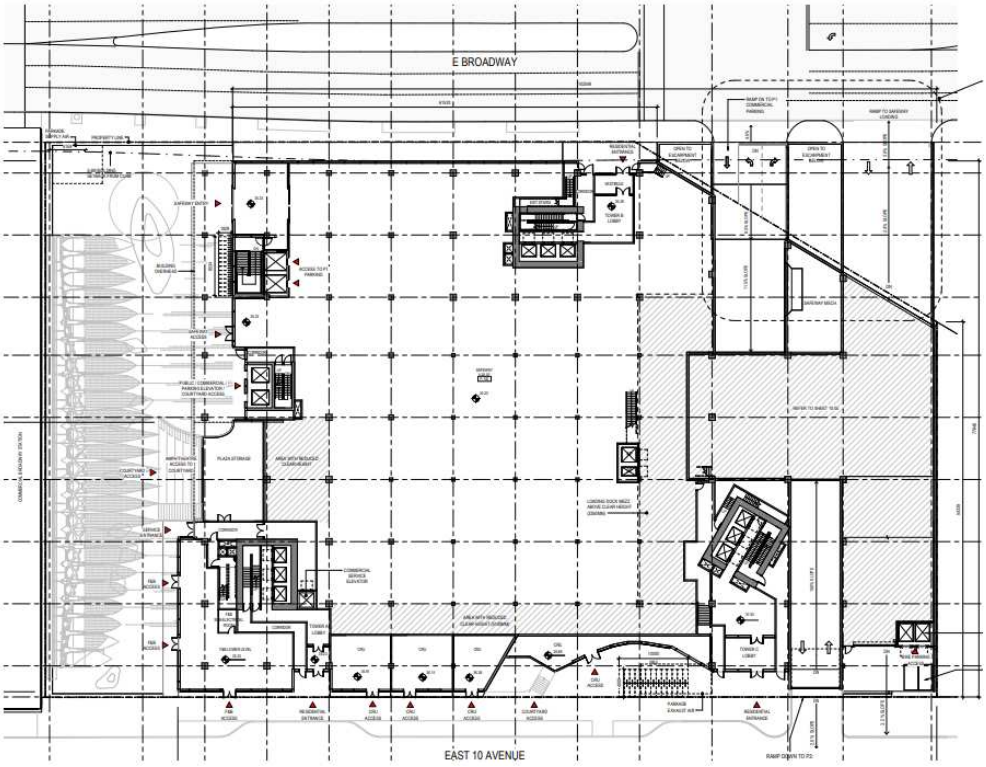
1780 East Broadway
FORM OF DEVELOPMENT

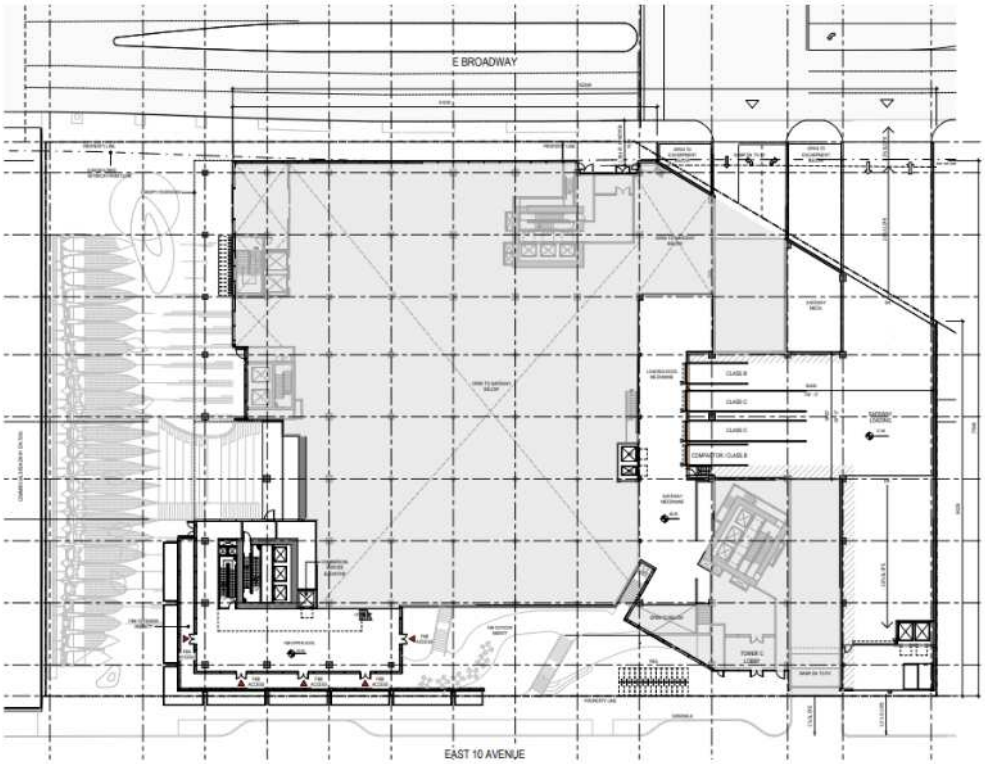
Rendering from Commercial Drive at Broadway

Rendering of Thermal Towers/Tanks

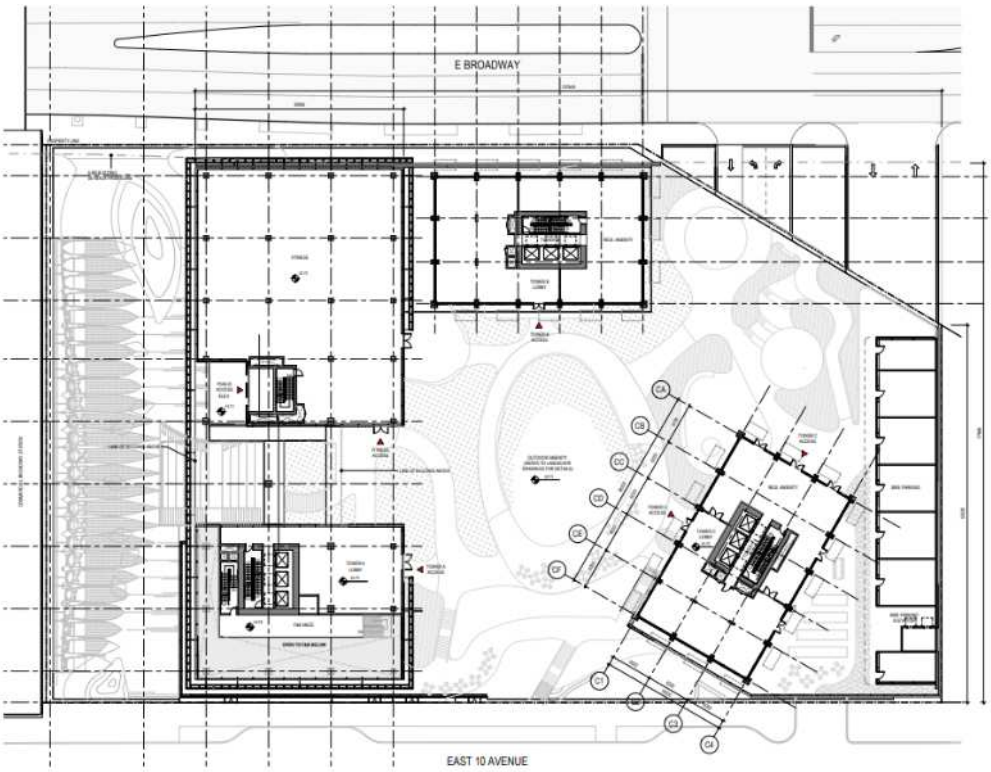
Level 01



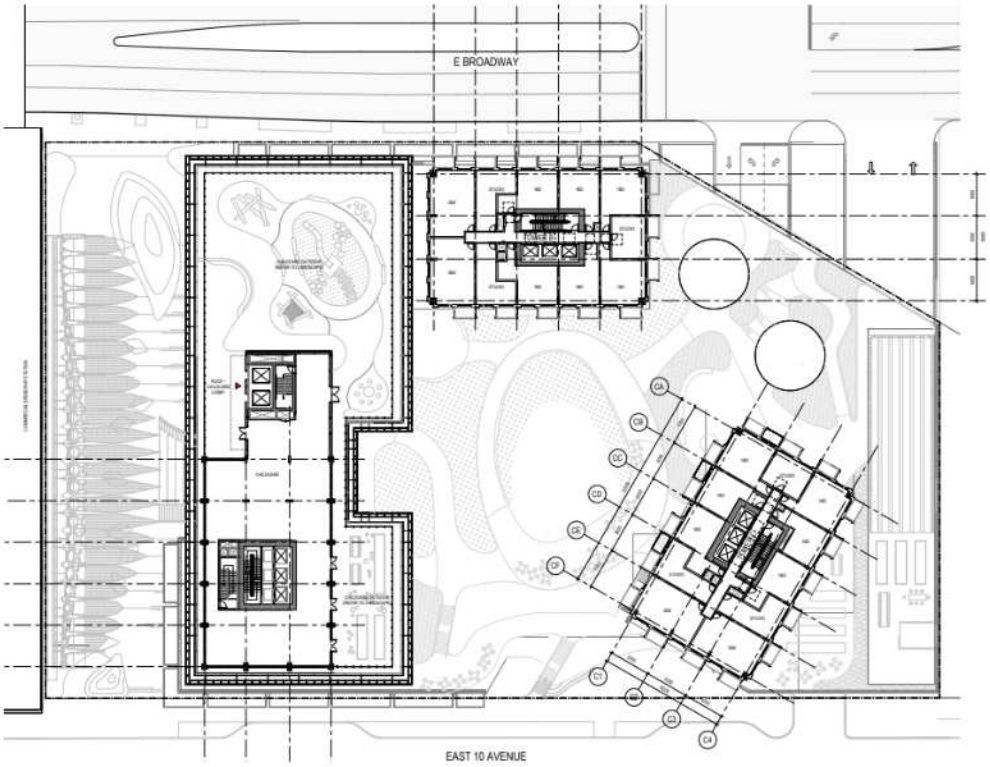
Level 01 Mezzanine, with commercial loading and parking access bridging the cut



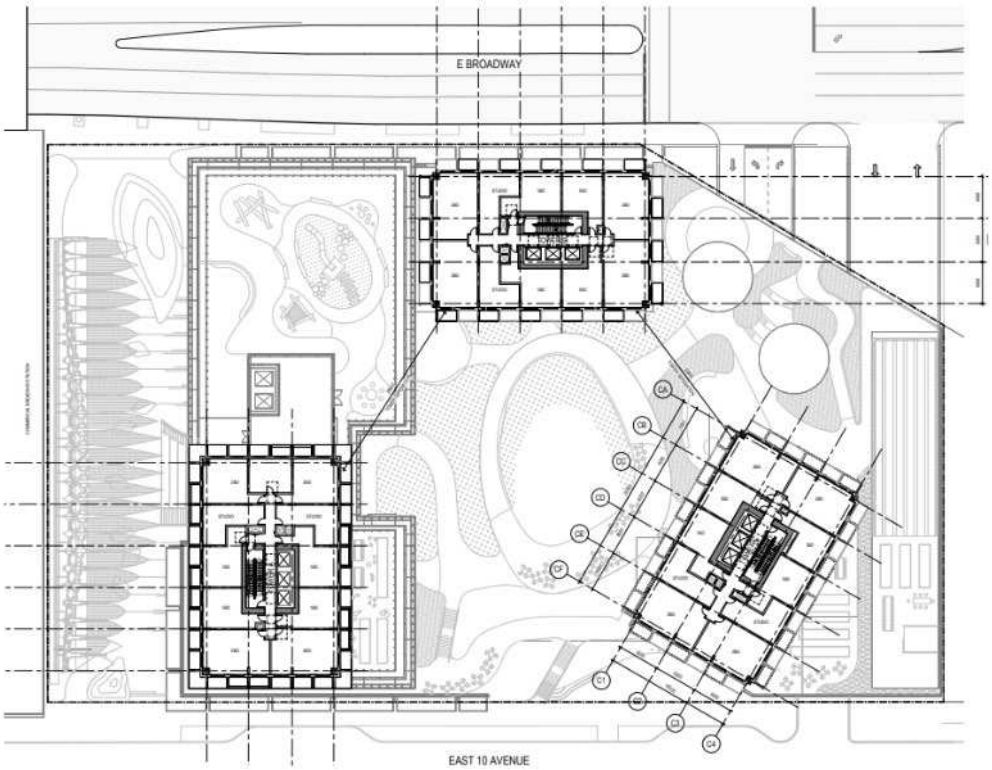
Level 02



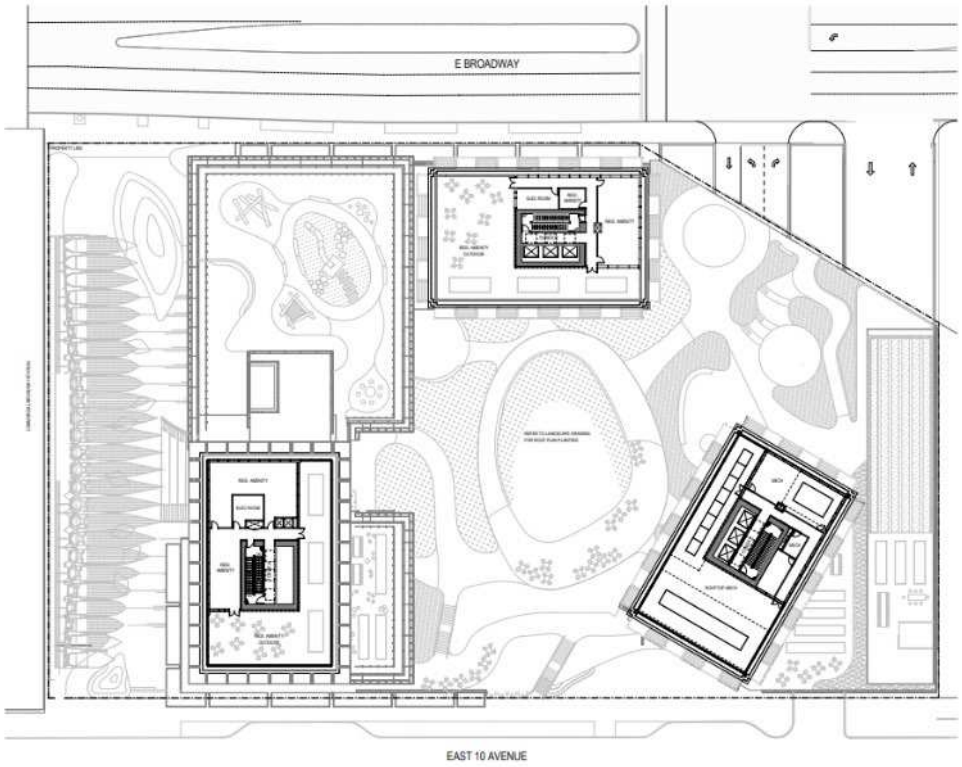
Level 03



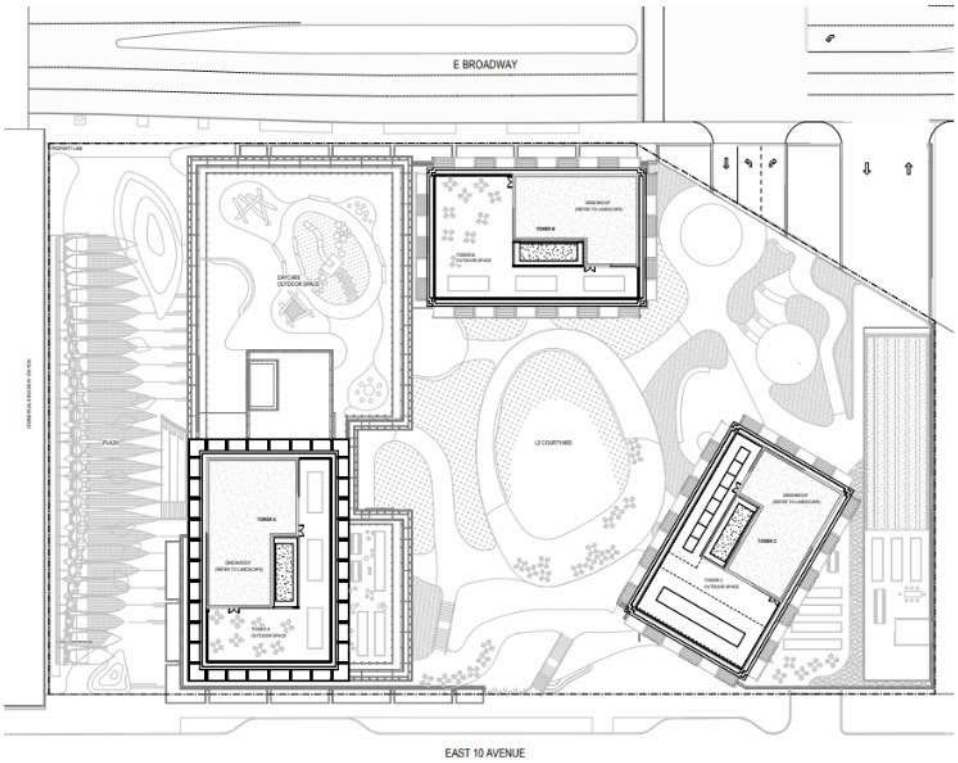
Typical Tower



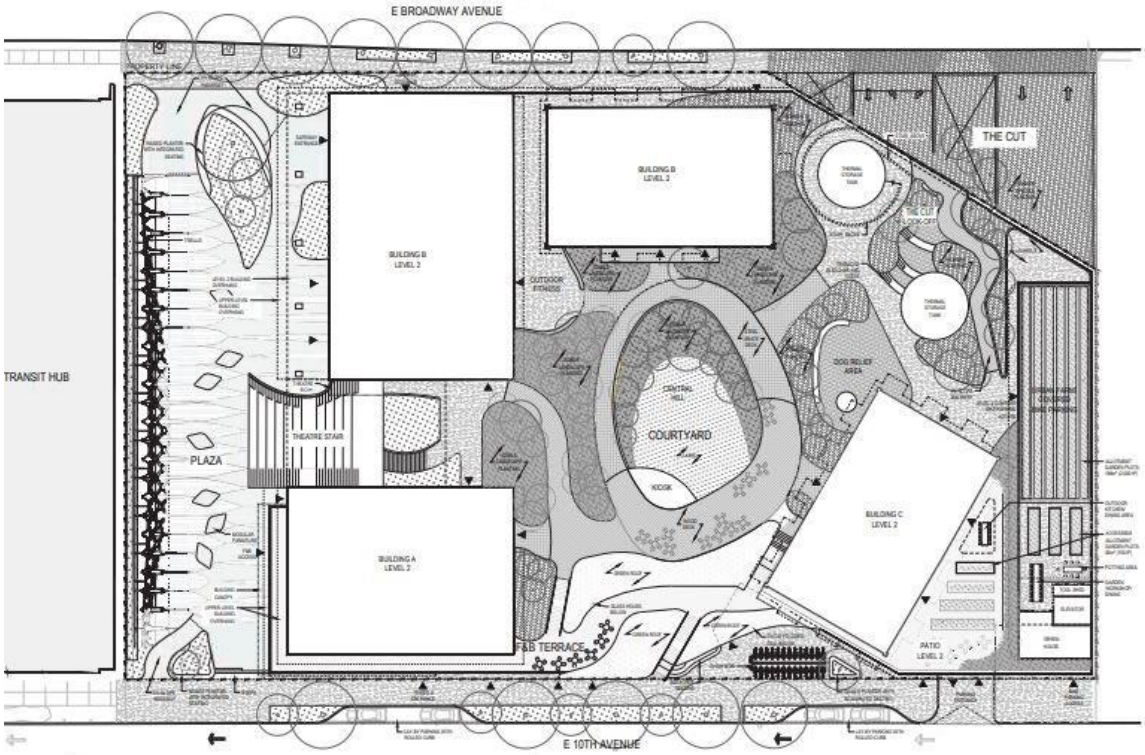
Roof



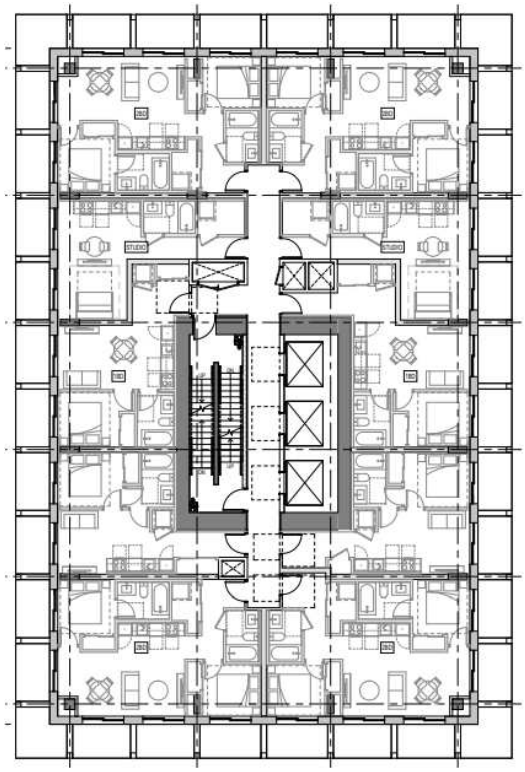
Overall Roof



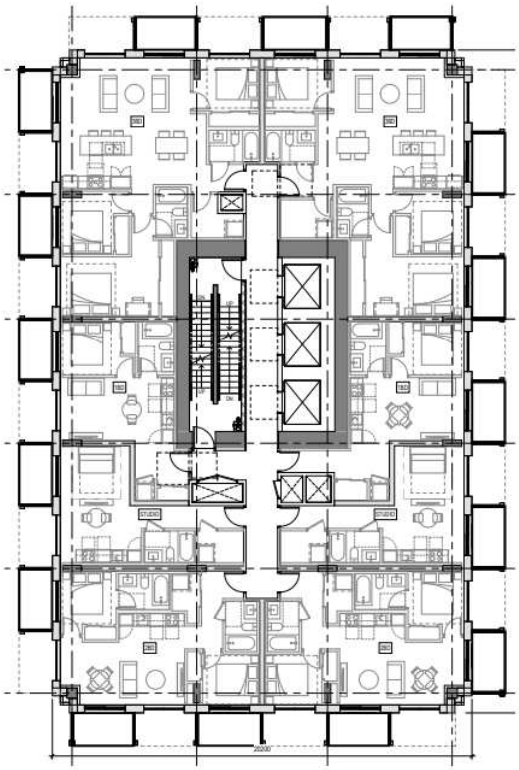
Landscape



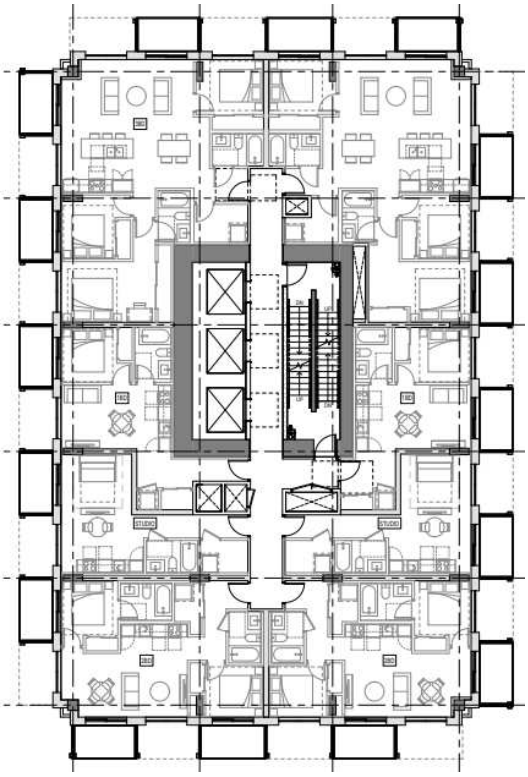
Tower A – Typical Units



Tower B – Typical Units

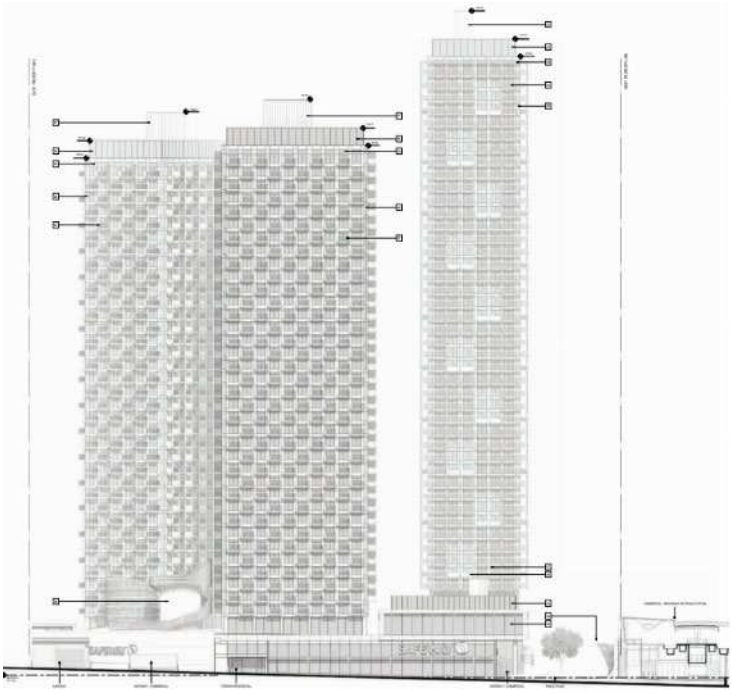


Tower C – Typical Units

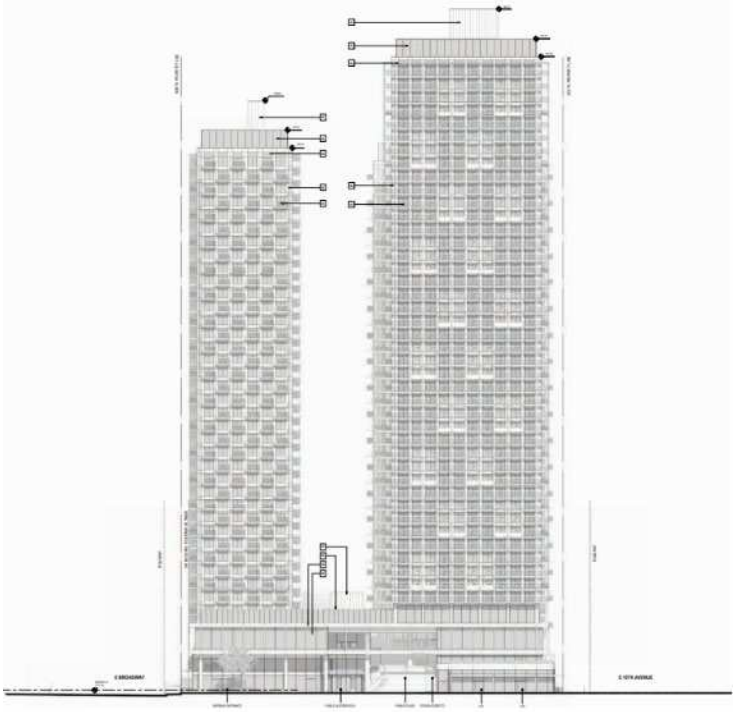


North Elevation with Grandview Cut

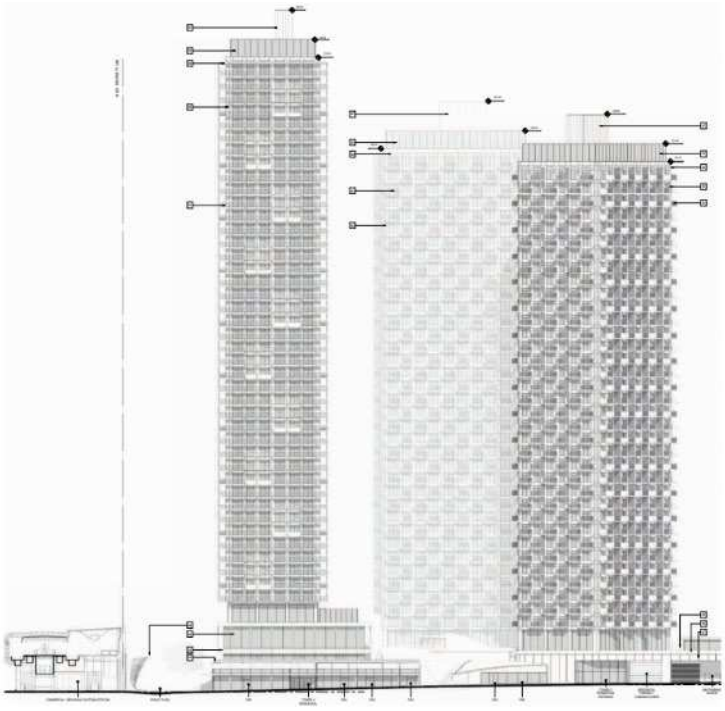
North Elevation



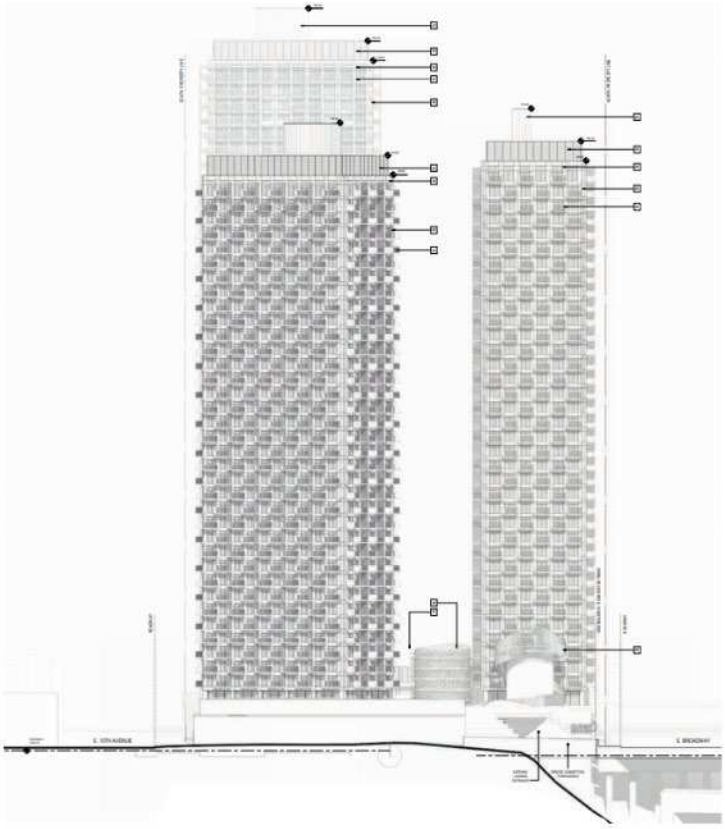
West Elevation



South Elevation

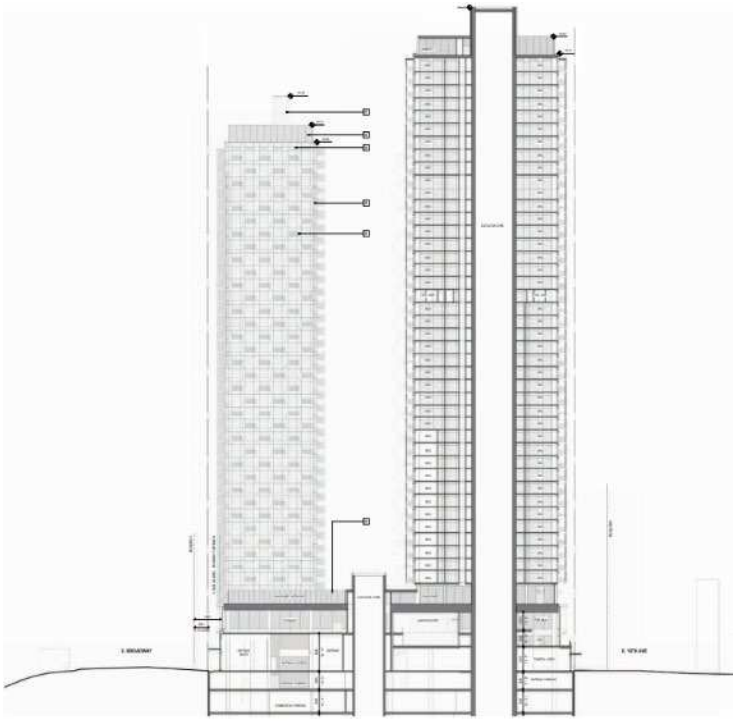


East Elevation

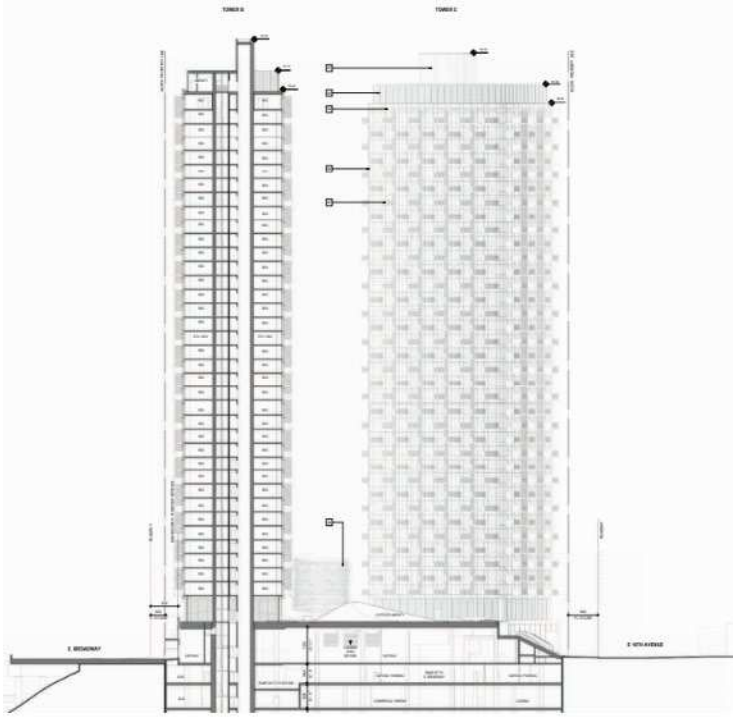


East-West Section

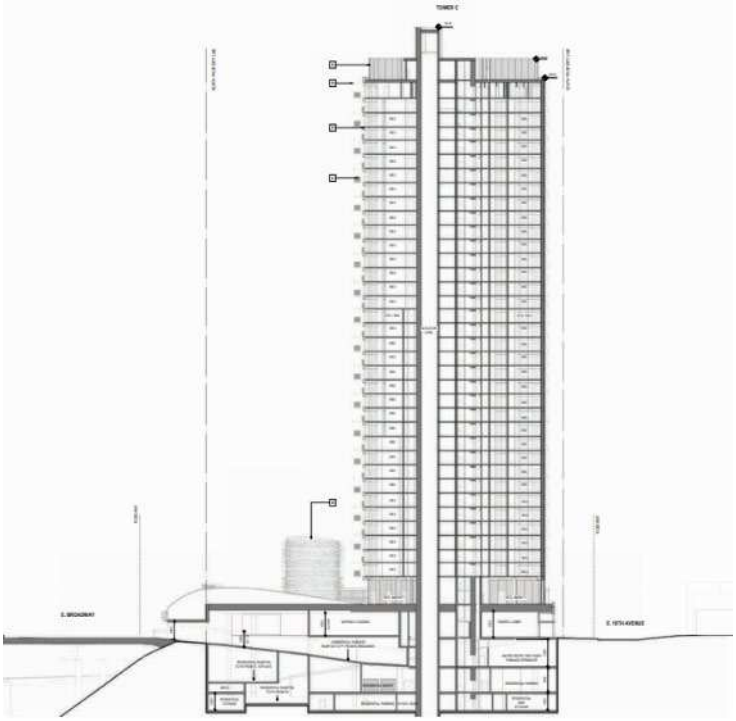
North-South (Tower A) Section



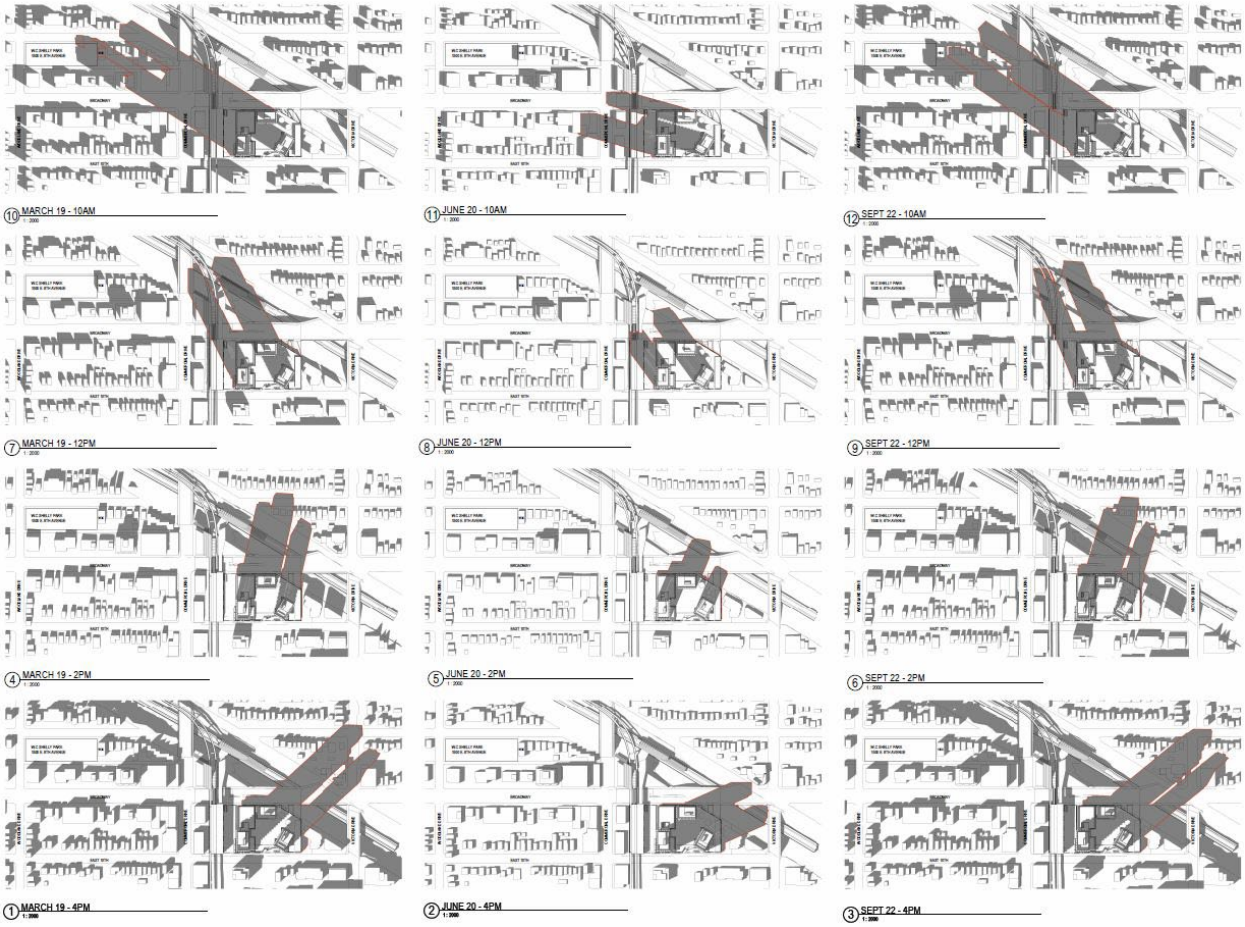
North-South (Tower B) Section



North-South (Tower C) Section



Shadow Studies



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1780 East Broadway
URBAN DESIGN PANEL MINUTES

The Urban Design Panel (UDP) reviewed this rezoning application on July 10, 2024. The full minutes can be found at https://vancouver.ca/files/cov/udp-minutes-07-10-2024.pdf.
A previous rezoning application was reviewed by UDP on October 28, 2020. The minutes can be reviewed at https://council.vancouver.ca/20220607/documents/rr8.pdf#page=75.

July 10, 2024
EVALUATION: Support with Recommendations (6/1)

Planner's Introduction: Kent McDougall, Rezoning Planner, introduced the project with a brief description of the existing site context, followed by an overview of the existing policy framework as well as the anticipated urban context being considered under the Grandview-Woodland Community Plan. Kent concluded 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:

1) Does the proposal satisfy the overall principles of the Plan regarding appropriate density, height and a high-quality built form for the site? Include consideration of the below:

- The contextual fit, & siting of the towers;
- The articulation, shaping & expression of massing in the design; and,
- The impact from larger floor plates, additional height and additional density.

2) Does the proposal meet the intent of the plan to create high-quality civic character, pedestrian engagement, provision of amenity and responsiveness of the public realm considering the:

- The impact of shadowing on public spaces;
- The quality of and relationship between the lower & upper grade public spaces; and,
- The extent of amenity in the scheme.

Applicant's Introductory Comments: The applicant Mahbod Biazi, and the Architect Alex Buss of Perkins & Will, noted the objectives of the project and gave a general overview of the scope. Ben Matthews, Landscape Architect than gave a presentation on the landscape strategy.

Staff and the applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement: Having reviewed the project, it was moved by JON STOVELL and seconded by HELEN BESHARAT and was the decision of the Urban Design Panel:

THAT the Panel recommends **Support with recommendations** with the following recommendations:

THAT the applicant team carefully review the summary of panel consensus comments, as reflected in the meeting minutes.

Summary of Panel Consensus Comments: Recommend a greater differentiation in the height between the three towers and to potentially increase the clarity of the apertures, the visibility, and the ease of access to the upper-level public plazas, particularly off West 10th Avenue.

Recommend applicant improve and reconsider the location of the thermal towers.

Recommend further development of the Broadway Street at grade façade to increase animation and improve the interface with the public realm in that area.

General support for the emerging contextual fit but with further development to be considered in relationship to the existing cultural context and grain of Commercial Drive.

General support for the proposed additional height, density, shadow impact mitigation, and increase in the floor plate size.

General support for the overall quality of the public realm and amenity spaces at ground plane and podium level.

Panel Commentary: General commentary in support of the thermal tank idea in the L2 garden courtyard area but could be celebrated more as a central feature.

Panel members noted there's a lot of focus on public vs private spaces. Somewhat unclear on where things land. More attention should be paid to draw people from the ground level plaza up into the garden courtyard (Level 2). Current Level 2 space feels twisty and long, appears more as circulation particularly from West 10th Avenue into Level 2.

A Panelist suggested combining the thermal energy towers as it is impacting the privacy of some of the immediate units and over crowds the northeast area of the site.

A Panelist noted concern with the base and podium space, in many areas there are high amount of glazing with no shading devices.

A Panelist noted the public realm and upper landscape area is crowded and would encourage more shaded area, and further animate the public realm by potentially adding more fabric canopies, a good tool for people to interact.

A panelist noted the curvilinear lattice piece in the plaza. Noted it being too linear potentially, could be interrupted and/improved. Perhaps interrupt with activity and the plaza is proposed as a long space, potential room for more than just one universal feature.

Panel members noted the grand stairs and amphitheater in ground-level plaza works including the aperture into the second level space; however, encouraged that internal L2 courtyard is mostly public. Limit resident only space. The space as designed wants to be public.

A panelist questioned if enough commercial density is included? Perhaps more commercial floor area could benefit the project at courtyard level? Strengthen the L2 garden courtyard space.

A Panelist is not convinced that the childcare location and its outdoor space is successful adjacent to the SkyTrain and to consider re-locating it to the east side. Another Panelist noted the daycare at the northwest corner is noisy and gets the most shadow, consider relocating to southeast corner.

A Panelist encouraged a thorough acoustic and wind analysis.

A Panelist encouraged proper designation and celebration of the bike area, to be further accentuated with lighting and protection.

A Panelist acknowledged it is an incredible project with 1000 rental units in the region with daycare and grocery store is remarkable.

Panelists noted that the proposal struggles to connect to the surrounding area. Lacks connection to the feel of Commercial Drive. Commercial Drive is the life of the area.

A Panelist encouraged this project “fit” Commercial Drive with more of the “quirkiness” in the public realm, it feels quite “well behaved” right now. Another Panelist concurred with keeping public realm’s quirkiness as it feels too corporate.

Panel members highlighted support for inclusion of finer grain retail elements along E 10th Avenue.

A panelist noted that the Broadway frontage should not only be Safeway advertising. Noted potential to bring small scale retail to the area. Possible to connect elements of the towers to the ground level. As proposed Broadway frontage reads more as blank façade.

Panel members commented on the articulation, shaping and expression of the towers with a noted lack of articulation; however, the ‘grid’ expression works (Tower A). The simplicity of the tower expressions was highlighted as a positive as well.

Panel members raised the potential for a direct SkyTrain connection to be considered if technically possible.

A panelist highlighted the adjacency to the eastern neighbor (existing building) needing work. Abrupt interface currently proposed.

Panel members noted this is a large, complex project with lots of ambition related to sustainability.

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

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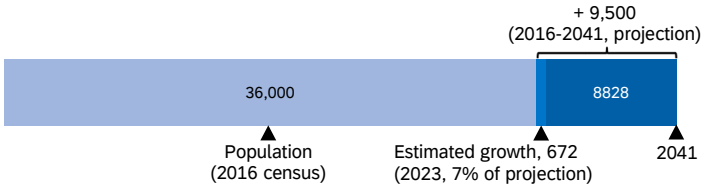
PUBLIC BENEFITS IMPLEMENTATION DASHBOARD
GRANDVIEW-WOODLAND COMMUNITY PLAN (2016)

Updated 2023 year-end

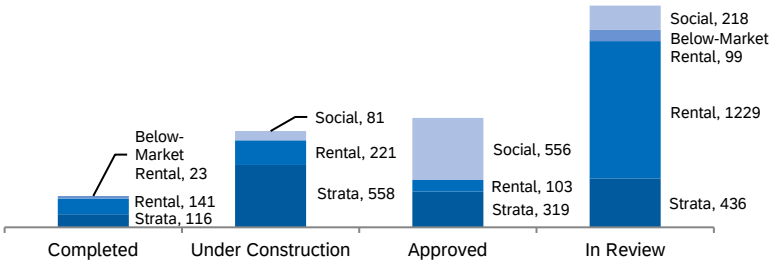
POPULATION GROWTH[a]

Grandview-Woodland has grown by approximately 670 people since the 2016 census. The plan projects an additional growth of approximately 8,830 people by 2041.



DEVELOPMENT ACTIVITY (UNITS)[b]

Recent rezoning approvals:
[1710-1730 East Pender Street](#)
[1961-1995 East Broadway and 2645 Semlin Drive](#)
[103-111 Templeton Drive and 2185 Oxford Street](#)
[2062-2092 East Broadway](#)
[2037-2061 East Broadway](#)



PUBLIC BENEFITS ACHIEVED AND IN PROGRESS SINCE 2016[c]

✓ On track to achieving targets → Some progress toward targets, more work required ○ Targets require attention

TARGETS See Chapter 16 of the Grandview-Woodland Plan for more details	5. COMPLETED	UNDER CONSTRUCTION	PLANNING / DESIGN	PROGRESS
HOUSING[d] • ~ 1,400 additional secured market rental units • ~ 1,400 additional social housing units **Gross numbers of units reported*	• 141 secured market rental units • 23 below-market rental units • New RT-5, RM-8A/AN, RM-11, and RM-12 districts to support increase in housing diversity	• 221 secured market rental units • 81 social housing units		28% of secured rental (with below-market rental) target achieved 6% of social housing target achieved →
CHILDCARE • ~ 159 additional spaces for children 0-4 yrs • ~ 90 additional spaces for children 5-12 yrs • ~ 65 renewed spaces for children 0-4 yrs • ~ 190 renewed spaces for children 5-12 yrs	• 49 spaces for children 0-4 yrs (Lord Nelson Elementary) • 40 spaces for children 5-12 yrs (Lord Nelson Elementary, Kiwassa Neighbourhood House) • 28 renewed spaces for children 5-12 yrs (Lord Nelson Elementary)	• 20 spaces for children 5-12 yrs (Vancouver Native Housing)	• 8 spaces for children 5-12 yrs (Nora Davis – Kiwassa Neighbourhood House)	31% of childcare spaces (0-4 yrs) target achieved 67% of childcare spaces (5-12 yrs) target achieved 0% of renewed childcare spaces (0-4 yrs) target achieved 15% of renewed childcare spaces (5-12 yrs) target achieved →

TRANSPORTATION / PUBLIC REALM • Safety improvements for all modes with a focus on vulnerable road users and complete street designs • Upgrades and additions to cycling network • Upgrades to walking environment and sidewalk network • Street network and signal upgrades • New and enhanced plazas as part of redevelopment of key sites • Redesign Commercial Drive as a complete street	• 10th Avenue corridor improvements (Woodland Drive to Victoria Drive) • Nanaimo Street upgrades (improved pedestrian crossings, painted bike lane, and traffic signals) • Permanent street closure (Blue Green Infrastructure) at Woodland Street and 2nd Avenue • Interim plaza at Kamloops Street and Hastings Street • Slow Streets installation (Portside Greenway at Pandora Street) • Slow Streets installation at Charles Street		• Portside Greenway	✓
CULTURE • Creation of 23,000 sq. ft. of artist work space integrated with mixed-use sites containing low-income housing for artists and cultural workers • Seek up to 18,000 sq. ft. of non-profit creation/production studios • Seek cultural spaces as part of Britannia Community Centre renewal				○
CIVIC / COMMUNITY • Britannia Community Centre renewal and expansion • Fire Hall #9 renewal • Community Policing Centre lease renewal			• Fire Hall #9 renewal	○
HERITAGE • 5% allocation from cash community amenity contributions in Grandview-Woodland	• 10% allocation from cash community amenity contributions • New RT-5 zone supports retention of existing heritage and character structures			✓
SOCIAL FACILITIES • Aboriginal Mother Centre Society renewal and expansion • Kiwassa Neighbourhood House renewal and expansion • Vancouver Aboriginal Friendship Centre Society renewal and expansion • Urban Native Youth Association redevelopment • Kettle Friendship Society redevelopment			• Indigenous social enterprise space and major integrated addictions withdrawal management facility (1636 Clark Drive)	○
PARKS AND OPEN SPACES • Renewal and improvement of 8 neighbourhood parks • Install new synthetic turf to replace existing field • Upgrade one track facility • Create new and enhanced plaza areas as part of redevelopment of key sites • Introduce new shared space areas • Increase tree planting in neighbourhood • Work with school boards to allow community use of neighbourhood schools and greenspaces during non-school times	• Pandora Park renewal • Templeton Park Playground renewal • Cedar Cottage Park renewal • Templeton Park track renewal	• Grandview Park playground improvements	• John Hendry Master Plan • WC Shelly Park expansion	✓

EXPLANATORY NOTES

The Public Benefits Implementation Dashboard assists in monitoring progress toward the delivery of public benefits anticipated from the community plans. Data in this tracker reflects activity within the plan boundaries (and significant public benefits adjacent to the plan area) since Plan approval.

[a] Population Growth: Growth is calculated by taking the difference between the latest census year and the base population and adding an estimate based on floor area completed between the latest census and the end of the most recent reporting period.

[b] Development Activity: Development Activity reports on gross new units. The Development Activity Chart includes Building Permits, Development Permits, and rezoning applications:

- Completed: occupancy permit issuance
- Under Construction: Building Permit issuance
- Approved: Approved rezoning applications and Development Permits submitted without a rezoning
- In review: In review rezoning applications and Development Permits submitted without a rezoning

[c] Public Benefits Achieved: Public benefits in planning/design typically include large City- or partner-led projects or master plans that have begun a public process or have made significant progress in planning or design stages but have not yet moved to construction. Public benefits secured through developer-initiated applications are not included in the planning/design column and not counted towards public benefits achieved prior to construction as numbers and status may change throughout the permitting process.

[d] Housing – Planning / Design: Housing units in developer-initiated applications are not included in the planning/design column and not counted towards public benefits achieved prior to construction as numbers and status may change throughout the permitting process.

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1780 East Broadway
PUBLIC BENEFITS SUMMARY

Project Summary:

A mixed-use development with three towers of varying heights above a retail base. Development contains turnkey childcare, 1,044 units of market rental housing, commercial, a public plaza and a publically accessible upper courtyard.

Public Benefit Summary:

1,044 units of market rental housing, of which 10% will not exceed the CMHC city-wide average market rents by unit type in Vancouver, secured with a Housing Agreement and Section 219 Covenant for the greater of 60 years and the life of the building, plus a turnkey 37-space childcare, a public plaza, a DCL payment, and a public art contribution.

	Current Zoning	**Proposed Zoning**
Zoning District	C-3A	CD-1
FSR (site area = 9,819.1 sq. m (105,692 sq. ft.)	3.0	8.30
Floor Area	29,457.3 sq. m (317,076 sq. ft.)	81,498.5 sq. m (877,243 sq. ft.)
Land Use	Mixed-use	Mixed-use

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL[1]	$20,535,729
Utilities DCL[1]	$12,317,781
Community Amenity Contribution (in-kind) – Turnkey Childcare Facility	$8,000,000
Public Art[2]	$1,736,955
TOTAL VALUE OF PUBLIC BENEFITS	**$42,590,465**

[1] Based on by-laws in effect as of September 30, 2024; by-laws are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's DCL Bulletin for 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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1780 East Broadway
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Address	Property Identifiers (PIDs)	Legal Description
1780 East Broadway	006-634-851	Lot 1 Block 162 District Lot 264A Plan 20377 Except Part in Plan EPP35255

Applicant Information

Applicant	Westbank Projects Corp/ Crombie REIT
Developer	Westbank Projects Corp
Architect	Perkins&Will
Property Owner	Snowcat Property Holdings Limited

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	C-3A	CD-1
Site Area	9,819.1 sq. m (105,692 sq. ft.)	9,819.1 sq. m (105,692 sq. ft.)
Land Use	Mixed-Use	Mixed-Use
Floor Area	29,457.3 sq. m (317,076 sq. ft.)	81,498.5 sq. m (877,243 sq. ft.)
Maximum Height		**Tower A:** Top parapet: 136 m (446 ft.) Top appurtenances/amenity: 146 m (479 ft.) **Tower B:** Top parapet: 117 m (384 ft.) Top appurtenances/amenity: 127 (417 ft.) **Tower C:** Top parapet: 113 m (371 ft.) Top appurtenances/amenity: 123 m (404 ft)
Parking, Loading and Bicycle Spaces	Per Parking By-law	348 parking spaces 23 car share spaces 1947 Class A bicycle spaces 64 Class B bicycle spaces 6 Class A Loading Spaces 9 Class B Loading Spaces 1 Class C Loading Space *To be refined at Development Permit stage
Natural Assets	23 on-site by-law trees 10 city trees 32 trees on neighbouring property	Removal of 23 onsite trees, 8 city trees and 24 trees on neighbouring properties. To be confirmed at development permit stage

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