CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	September 2, 2025
Contact:	Robert White
Contact No.:	604.873.7484
RTS No.:	18154
VanRIMS No.:	08-2000-20
Meeting Date:	September 16, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 1111 Broughton Street

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by Arcadis Architects (Canada) Inc., on behalf of The Bloom Group Nicholson Housing Society (Bloom Group), the registered owner of the lands located at 1111 Broughton Street [*PID 015-758-966; The North 1/2 of Lot 20 Block 48 District Lot 185 Plan 92*], to rezone the lands from RM-5 (Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.00 to 18.8 and the building height from 18.3 m (60 ft.) to 81.0 m (266 ft.) to permit a 25-storey residential building with rooftop amenity, containing 136 social housing units, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Arcadis, received January 7, 2025;

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

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

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

C. THAT Recommendations A and B be adopted on the following conditions:

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

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

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

REPORT SUMMARY

This application proposes to rezone the site at 1111 Broughton Street from RM-5 (Residential) District to CD-1 (Comprehensive Development) District. The proposal is to permit a 25-storey residential building with rooftop amenity, containing 136 social housing units, under the *West End Rezoning Policy* (the “Policy”).

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- West End Rezoning Policy (2013, last amended 2024)
- West End Community Plan (2013, last amended 2024)
- Interim Housing Needs Report (2025)

- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Housing Design and Technical Guidelines (2021)
- Tenant Relocation Plan Policy (2019, last amended 2022)
- Rental Incentives Bulletin (2019, last amended 2024)
- Rental Housing Stock Official Development Plan (2021)
- Urban Forest Strategy (2016, last amended 2018)
- Public Art Policy for Rezoned Developments (2014)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2024)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Green Buildings Policy for Rezonings (2010, last amended 2024)

REPORT

Background/Context

1. Site and Context

The subject site is comprised of one legal parcel at the southwest corner of Broughton Street and Jepson-Young Lane (see Figure 1). This 401.4 sq. m (4,321 sq. ft.) site, zoned RM-5 (Residential), has a frontage of 20.0 m (65.5 ft.) along Broughton Street and 20.1 m (66 ft.) frontage along Jepson-Young Lane. The surrounding neighbourhood is generally zoned RM-5 and is developed with multi-family residential buildings and towers ranging from wood-frame three- to four-storey apartments and concrete towers up to 22 storeys. A couple of CD-1 districts are located a block to the east and west, developed with market rental, and seniors supportive housing towers respectively. The site is currently vacant and has been undeveloped since the previous building was destroyed by fire in 2018.

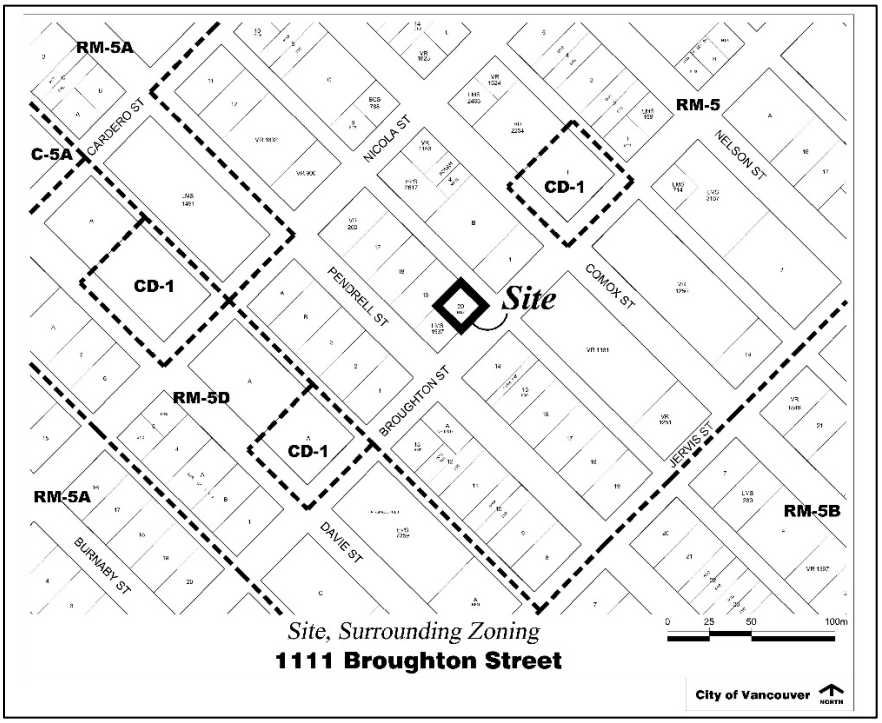
Neighbourhood Amenities – The following amenities are within close proximity:

- *Parks* – West End mini parks (four between 120 m to 320 m), Barclay Heritage Square (290 m), Nelson Park (325 m), Alexandra Park (480 m), and English Bay Beach Park (490 m).

- *Community and Cultural Spaces* – Gordon Neighbourhood House (120 m), Barclay Heritage Square (290 m), and West End Community Centre and Vancouver Public Library Joe Fortes Branch (520 m).

- *Childcare* – Gordon Neighbourhood House Out Of School Care (120 m), Lord Roberts YMCA Kids Club (350 m), Mole Hill YMCA Child Care (365 m), and Westend Kids' Care (550 m).

Figure 1: Surrounding Zoning and Context



Local School Capacity – The site is located within the catchment area of Coal Harbour Elementary and Lord Roberts Elementary Schools, and King George Secondary School. According to the Vancouver School Board (VSB)'s 2020 *Long Range Facilities Plan*, Lord Roberts Elementary is currently operating at 111% capacity and by 2031 is forecasted to be operating at 107% capacity. King George Secondary is operating at 159% with an expected capacity of 198% by 2031. The new Coal Harbour Elementary with capacity of 340 students is anticipated to complete construction by the end of 2025.

The VSB report notes that overall enrolment trends for the wider area are changing. The VSB continues to explore options to reduce pressure on schools in this area, monitor development, and work with City staff to help plan for future growth.

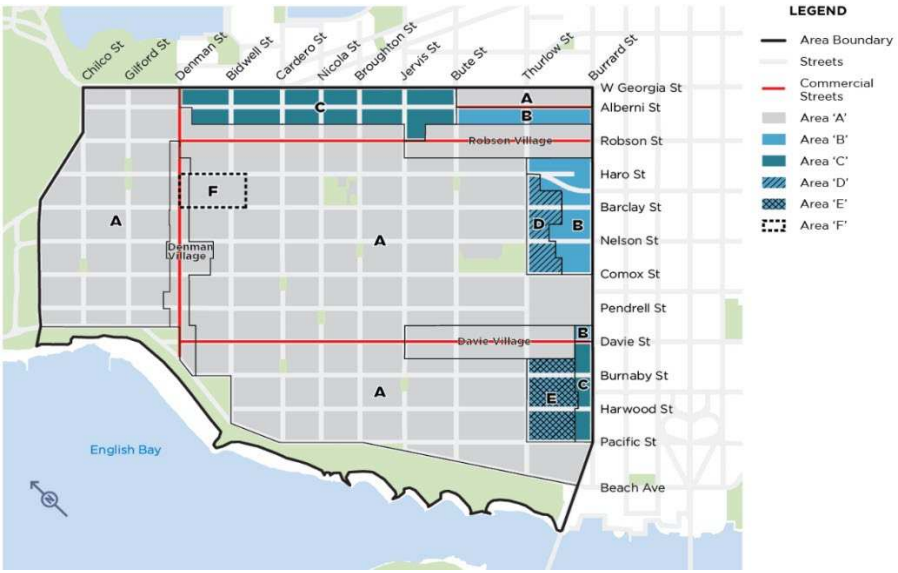
2. Policy Context

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

West End Community Plan (2013) – In November 2013, Council approved the West End Community Plan (the "Plan"). This policy document provides a framework to guide change, development, and public benefits in the West End over a 30-year period. The plan considers long-range and shorter-term goals and provides policy directions in areas such as land use and built form, housing, transportation and public spaces, heritage, arts and culture, local economy, community facilities and amenities, and environmental sustainability.

West End Rezoning Policy (2013) – The *West End Rezoning Policy* (the "Policy") was adopted at the same time as the *West End Community Plan*. It allows consideration for rezoning on sites within 'Area A' away from the villages and corridors to increase density in cases where 100% of the residential is social housing.

Figure 2: West End Rezoning Policy Areas



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

Strategic Analysis

1. Proposal

The proposal is for a 25-storey residential building with indoor/outdoor rooftop amenity space containing 136 social housing units, and ground-level amenity space accessible for community gatherings. The proposed height is 81.0 m (266 ft.) with additional height for rooftop amenity, and the floor space ratio (FSR) is 18.8. Vehicle loading and passenger spaces are provided at grade with access from Jepson-Young Lane, and two levels of underground bicycle parking are provided with access from Broughton Street.

2. Land Use

The proposed residential building with social housing units and amenity space on the ground floor is consistent with the Policy's direction for this location.

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

Figure 3: Project Perspective

In assessing urban design performance, staff are guided by the Plan, the Policy, and the West End Tower Form, Siting and Setbacks Bulletin (the "Bulletin"). The Bulletin establishes urban design criteria with guidance on tower typologies, setting, massing solar access, tower width and separation, and building articulation. The application is consistent with the Plan's built-form expectations. The proposed form of development generally complies with the urban design and development criteria of the Plan, with variances detailed below.

Form of Development – The application proposes a 100% social housing development providing 136 units. The proposed 25-storey building is a slender tower form with a tower floor plate of approx. 325 sq. m. (3,500 sq. ft.) (See Figure 3). While the Policy anticipates increase in density for 100% social housing projects in Area A, staff conclude that the proposal is compatible with the surrounding urban context.

Height – Neither the Plan nor Policy provide a maximum height limit for 100% social housing rezoning applications in this area. However, the site is within the Granville Street view cone 20 and the proposed tower does not encroach into this view cone. The Bulletin also requires building articulation to preserve sunlight onto public spaces. Although the proposal shadows the Broughton Street West End mini park during late afternoon, staff support the proposed height subject to conditions in Appendix B.

Density – Similar to height, neither the Plan nor Policy set out a maximum density limit in this area for social housing developments, therefore height and form of development criteria guide the achievable density for new developments. After considering the form of development criteria and urban design performance, staff support the proposed density of 18.8 FSR.

Public Realm and Interface – The design includes a very small gathering space of approx. 11 sq. m (120 sq. ft.) at the corner between the Broughton Street and Jepson-Young Lane at ground level. Staff have added conditions to further enhance the space by adding pedestrian amenities and landscape elements to enrich the public realm experience.

Common Amenity Spaces – The development offers on-site common indoor and outdoor amenities for the residents at the rooftop level and ground floor. Conditions are included in Appendix B to enhance the size of amenity areas to meet the needs of all age groups of building residents.

Urban Design Panel (UDP) – Staff determined a review by the Urban Design Panel was not required as the built form, height and density is appropriate for the context.

Staff support the application subject to the Urban Design conditions detailed 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 136 social housing units to the City's inventory of non-market housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 4).

Figure 4: Progress Towards 10 Year Housing Vancouver Targets (2024-2033) for Social, Supportive and Co-op Housing as of June 30, 2025

Housing Type	Category	10-Year Targets	Units Approved Towards Targets
Social, Supportive and Co-op Housing	Supportive Housing	1,500	76 (5%)
	Social and Co-op Housing	8,500	799 (9%)
	Total	10,000	875 (9%)

1. New 10-year targets were adopted in 2024, with tracking starting from January 1st, 2024.
2. Previous targets established in 2017 included 12,000 non-market housing units with tracking starting in 2017. As of December 31st, 2023, 78% of the previous targets had been reached.
3. Unit numbers exclude the units in this proposal, pending council's approval of this application.

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2024, the purpose-built apartment vacancy rate was 1.6% in Vancouver. The vacancy rate (based on Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Downtown area, which this site is located, is 2.6%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix – The *Plan* requires a minimum of 50% family units. This application proposes 5.9% (8) family units as two-bedroom units thereby not meeting this policy. Considering the Bloom Group's programming needs, which focuses heavily on singles and seniors, the applicant has committed to providing 20% family units and staff recommend this mix. A condition of approval and a provision in the CD-1 By-law has been included to ensure the project meets this minimum unit mix of 20% family units. These units must be designed in accordance with the *High-Density Housing for Families with Children Guidelines.*

Social Housing Affordability – The City's affordability requirement for social housing buildings is for at least 30% of units to be occupied by households with incomes below the BC Housing Income Limits (**"**HILs") levels, as published by the British Columbia Housing Management Commission (CMHC), or equivalent. This proposal will meet this affordability requirement for social housing. The rental rates for such units will also be no higher than 30% of the household income. This proposal will meet the City's affordability requirement for social housing.

Security of Tenure – Should the rezoning application be approved, a Housing Agreement will secure the residential units proposed with this application as Social Housing for the longer of 60 years and the life of the building.

Existing Tenants – The 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).

5. Transportation and Parking

Transportation improvements required as conditions of approval include a new 2.1 m (6.9 ft.) wide concrete sidewalk adjacent the site along Broughton Street, pavement reconstruction along Jepson-Young Lane adjacent to the site, speed humps in Jepson-Young Lane, a standard concrete lane crossing with new curb returns and curb ramps, and upgraded street and lane lighting.

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

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezonings* 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 embodied carbon targets in the Vancouver Building By-law, a summary of the resilient building measures considered for the application, and a commitment to fulfill energy system sub-metering and enhanced commissioning requirements throughout the project.

Natural Assets – The *Urban Forest Strategy* seeks to protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees that meet certain conditions to protect as many healthy, viable trees while still meeting the challenges of development and housing priorities.

There are two existing trees on the site in poor and dying condition. There are three horse chestnut street trees in total on City lands adjoining the site, and protection of these street trees during construction is required. One private off-site tree and one private off-site hedge are proposed for removal to accommodate the proposed site plan. See Appendix B for landscape and tree conditions.

Public Input

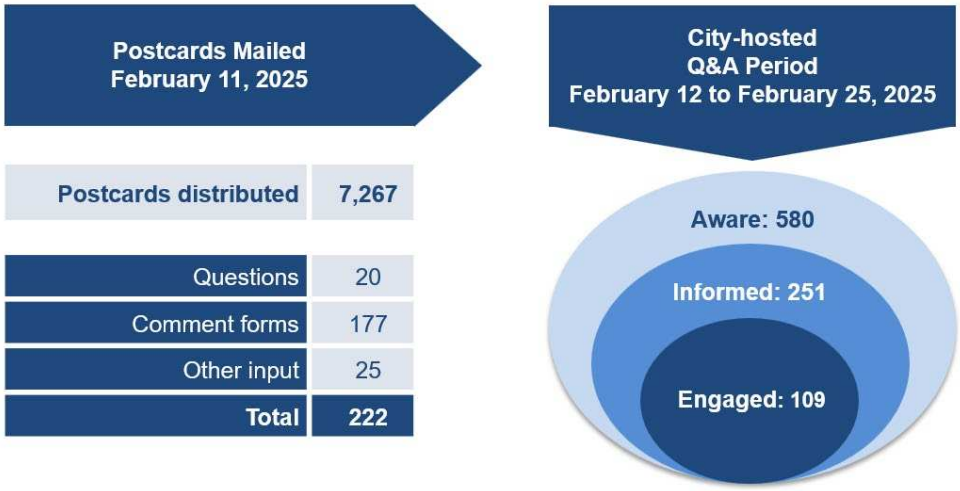
Public Notification – A rezoning information sign was installed on the site on January 27, 2025. Approximately 7,267 notification postcards were distributed within the neighbouring area on or

about February 11, 2025. 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 February 12 to 25, 2025. Questions were submitted by the public and posted with a response over a two-week period. A digital model was made available for online viewing.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 222 submissions were received.

Figure 5: Overview of Notification and Engagement



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

Generally, comments of support fell within the following areas:

- **Housing:** The proposed development supports the addition of social housing units.
- **Height, density, and massing:** Due to the location of the development, the height and density is appropriate.
- **Location:** Development is supported in this location.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** The height of the proposal would be too tall in an area that has many low to mid rise developments. The size of the building is too large for the lot. Extra density in West End is not supported.
- **Traffic and parking:** The proposed development would raise concerns including insufficient vehicle parking and the likelihood that parking in the surrounding area will deteriorate further.
- **Neighbourhood character:** The development takes away the neighbourhood character and natural environment by incorporating glass high rises. The project would also not provide any value to the community.

Response to Public Comments

Height, density, and massing: The immediate neighbourhood includes a number of towers up to 22 storeys. The height and style of the building is reminiscent of the residential redevelopment of the West End in the 1960s and 70s, in a very slender tower form while at a greater density to provide more residential units.

Traffic and Parking: In 2023 Council approved the removal of parking minimum requirements for new developments in the West End and Broadway Plan areas. At the same time, staff are continuing to implement the *West End Parking Strategy* to improve parking options in the West End for residents and visitors. Staff support the proposed parking scheme in this application, noting one accessible vehicle space will be required.

Neighbourhood character: This application proposes to develop a vacant property with 136 new social housing units in a slender tower form, respecting and responding to the neighbourhood character.

7. Public Benefits

Community Amenity Contributions (CAC) – The *Community Amenity Contributions Policy for Rezonings* provides an exemption for social housing projects.

Development Cost Levies (DCLs) – Under the provisions of the Vancouver Charter and the City-wide DCL and City-wide Utilities DCL By-laws, social housing that meets the applicable definitions is exempt from DCLs. Based on by-laws and rates in effect as of September 30, 2024, if the maximum residential floor area of 7,547 sq. m (81,235 sq. ft.) is achieved, the project would qualify for an exemption valued at $3,130,814.

Public Art – As the application proposes social housing, no public art contribution is applicable to the project.

Social Housing – The applicant has proposed that the 136 units be delivered and secured as social housing. The public benefit accruing from these units is their contribution to the City's social housing stock secured for the greater of 60 years or the life of the building. A summary of the public benefits associated with this application is included in Appendix E.

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, this project is expected to provide social housing. See Appendix E for additional details.

CONCLUSION

Staff conclude that the proposed land use, form of development, and public benefits are consistent with the intent of the *West End Rezoning Policy*.

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

* * * * *

1111 Broughton Street
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Uses

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

   (a) Cultural and Recreational Uses;

   (b) Dwelling Uses, limited to Multiple Dwelling;

   (c) Institutional Uses; and

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

Conditions of Use

4.1 All residential floor area must be used for social housing.

4.2 The design and layout of at least 20% of the total dwelling units must:

   (a) be suitable for family housing; and

   (b) have 2 or more bedrooms.

Floor Area and Density

5.1 Computation of floor area must assume that the site area is 401.4 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

5.2 The maximum floor space ratio for all uses combined is 18.8.

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

5.4 Computation of floor area must exclude:

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

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

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

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

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

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

(ii) bicycle storage, and

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

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

(e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and

(f) all storage area below base surface for non-dwelling uses.

5.5 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

6.1 Building height must not exceed 81.0 m.

6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with permitted common rooftop amenity space or mechanical appurtenances must not exceed 88.0 m.

Access to Natural Light

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

7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.

* * * * *

1111 Broughton Street
CONDITIONS OF APPROVAL

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Arcadis Architects (Canada) Inc., received January 7, 2025.

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 enhance the pedestrian experience along sidewalk of Broughton Street.

Note to Applicant: This can be achieved by:

(a) Providing pedestrian amenities such as bench and landscape planters in the proposed gathering space at the corner of Broughton Street and lane; and

(b) Relocating the bike racks from the sidewalk to a better location that does not obstruct the pedestrian movement.

1.2 Design development to mitigate the impacts on privacy and overlook between residential units and with neighbouring properties;

Note to Applicant: The intent is to improve privacy between the units within the building. This can be achieved by:

(a) Providing privacy screens between unit balconies; and

(b) Providing taller guardrails with translucent glazing in the balcony railing design for upper-level residential balconies facing the west side of the property.

1.3 Design development to provide private outdoor open space for every dwelling unit;

Note to Applicant: Refer to *High-Density Housing for Families with Children Guidelines*. A number of units do not have balconies. See Housing condition 1.10 (d). Each unit should have:

(a) a minimum size of 1.8 m depth and 2.7 m width;

(b) should be designed to maximize sunlight access, safety, and adaptability for a variety of family activities; and

(c) be considered for ease of access in particular from primary living spaces such as living rooms.

The intent is to provide a private open space for each family unit as following;

(d) Provide balconies for the 2-bedroom units in levels 2 to 5 facing Jepson-Young Lane; and

(e) Provide Juliet balconies for the studios and 1-bedroom units along Jepson-Young Lane and Broughton Street.

1.4 Design development to provide a more functional and appropriately sized residential outdoor amenity space;

Note to Applicant: Refer to the *High-Density Housing for Families with Children Guidelines*, section 3.2.3. The Guideline objective for common open space includes provision of appropriate open space to meet the needs of on-site children and adults. See Housing condition 1.10 (a). This can be achieved by:

(a) Enhancing the size of the roof-top outdoor amenity area where possible to achieve closer to 2 sq. m (20 sq. ft.) per unit to better serve the residents needs.

1.5 Design development to provide a more appropriately sized residential indoor amenity space;

Note to Applicant: Refer to *High-Density Housing for Families with Children Guidelines* Section 3.7. The guideline criteria for indoor amenity includes wheelchair accessible washroom and kitchenette as well as spaces for the intended population such as children's play with the ability to visually monitor and supervise. And provisions of the indoor amenity area of at least 1.5 sq. m. (15 sq. ft.) per unit is highly recommended.

Landscape

1.6 Design development to improve the overall landscape and public – private realm interface;

Note to Applicant:

- Delete the proposed bike rack and raised planter that are shown encroaching over City property, and the surface treatment in hardscape areas in City property should meet the Engineering requirements, refer to Engineering condition 1.18;

- Ensure the proposed planting on City property does not exceed a height of 1 m, or is kept low through trimming, refer to *Boulevard Gardening Guidelines*;

- Create a more functional outdoor space in the southwest corner of the side yard to eliminate unused or dead space.

1.7 Provision of a neighbor consent letter authorizing removal of neighbor's tree# OS1;

Note to Applicant: According to the Arborist Report, this tree conflicts with the proposed site plan, and removal is recommended. A neighbor letter of consent must be provided for staff to approve the removal.

1.8 Provision of updated and coordinated documentation to confirm the status and locations of all existing on-site and off-site trees;

Note to Applicant: The tree information in the Survey and Arborist Tree Management Plan is inconsistent. The Survey shows three on-site trees, but does not include the neighbor's tree# 0S1, resulting in discrepancies between the two documents.

Housing

1.9 Ensure no less than 20% of the social housing units are suitable for families with children as per the City's Guidelines for *High Density Housing for Families with Children*.

Note to Applicant: Applicant to work with City staff to agree the final unit mix as part of development permit application and to determine if the inclusion of family childcare units within the development is feasible.

1.10 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including, but not limited to:

(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). See Urban Design condition 1.4;

Note to Applicant: Ensure that the Children's play area is incorporated in the outdoor amenity area.

(b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);

Note to Applicant: Ensure that the bulk storage meets the minimum dimension and floor area requirements.

(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

Note to Applicant: Provision of an accessible washroom.

(d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2). See Urban Design condition 1.3.

Note to Applicant: All units are required to have a balcony that meets minimum dimensions (Juliette balconies could be considered for studio and 1-bedroom units).

Sustainability

1.11 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*.

Engineering

1.12 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

1.13 The owner or representative is to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after Building Permit issuance.

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

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

1.14 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.

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

1.16 Gates/doors are not to swing more than 0.3 m (1 ft.) over the property lines or into the SRW area.

1.17 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Draw and label container outlines and if the site is mixed use, demonstrate separated solid waste amenities for use types, and label each amenity.

Amenities designed below grade require written confirmation from a waste hauler that access and pick up from the location can be made without reliance of Jepson-Young Lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent Jepson-Young Lane. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

1.18 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:

(a) display of the following note(s):

(i) "This plan is "**NOT FOR CONSTRUCTION**" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details.”

(ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".

(b) Existing locations of:

(i) Street furniture; and

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

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

(ii) Poles and guy wires.

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

(c) Deletion of:

(i) Proposed bike rack, and portions of proposed raised planter that are shown encroaching over City property.

(ii) Stone and concrete pavers from the City boulevard along Broughton Street and Jepson-Young Lane.

Note to Applicant: surface treatment in Jepson-Young Lane is to be standard asphalt only. Surface treatments in hardscape areas of the boulevard and plaza are to be in standard concrete only.

(d) 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 DP application. Encroachment agreements may be required for non-standard streetscape materials on City property.

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.

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

Note to applicant: Submit TDM Plan A, B, or C. These requirements will apply to site development permits following this rezoning.

1.20 Parking, loading, bicycle, and passenger loading space quantities must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.

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

(a) Clear unloading area or raised rear dock, minimum 1.8 m (5.9 ft) wide, with suitable access to facilitate goods loading /unloading.

1.22 Provision of bicycle spaces, per Parking By-law Section 6, including:

(a) An elevator for all spaces located below the first level of underground parking, accommodating two people with two bicycles. A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly;

Note to applicant: Elevator to be designed to accommodate the loading and unloading of at least two bicycles, offering direct, convenient access to the outside.

Note to Applicant: Provision of 1 of the 2 proposed elevators to be designed to accommodate minimum 1 person with 1 oversized bicycle, and the elevator to include a separate bicycle call button to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly. Applicant must provide a dimensioned drawing that shows and demonstrates that 1 of the 2 elevators accommodates minimum 1 person with 1 oversized bicycle.

(b) Class B spaces fully on private property;

1.23 Update the architectural plans to provide:

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

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

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

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

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

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

1.25 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.

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

(a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan https://vancouver.ca/files/cov/engineering-design-manual.PDF; and

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

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

Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case- by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

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

1.27 Show all City supplied building grades (BGs) and entranceway design elevations (DEs) on the architectural and landscape plans, while ensuring any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.

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

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

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

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

Note to Applicant: 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.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

2.1 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, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion, as security for the services is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. 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 Crues Engineering dated December 10, 2024, no water main upgrades are required to service the development.

The main servicing the proposed development is 150 mm. Should the development require water service connections larger than servicing main, the developer shall upsize the existing main 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 of adequate sewer (storm and sanitary) service to meet the demands of the project.

Note to Applicant: Implementation of development(s) at 1111 Broughton Street does not require any sewer upgrades.

Development to be serviced to the existing 250 mm SAN and 375 mm STM sewers in Jepson-Young Lane.

Note to Applicant: Pending City of Vancouver Council Approval, the Vancouver Building Bylaw will be modified on January 1st, 2026. The onsite rainwater release rate requirement is anticipated to be changed to the following: The post-development 10-year flow rate discharged from the site shall be no greater than 25 L/s/Ha of site area, and the first 15mm of rainfall over areas not covered in

landscaping shall be controlled to 5 L/s/ha. The post-development estimate shall utilize the 2100 IDF curves to account for climate change. Acceptable calculation methods will also be specified. This site will be required to comply with these requirements, pending Council approval. More information is available at vancouver.ca/rainwater.

(c) Provision of street improvements with appropriate transitions, along Broughton Street adjacent to the site, including:

(i) Minimum 2.1 m wide broom finish saw-cut concrete sidewalk;

(d) Provision of street improvements with appropriate transitions, along Jepson-Young Lane, adjacent to the site, including:

(i) Full depth pavement reconstruction;

Note to Applicant: Lane reconstruction to meet City “Higher-Zoned Lane” standards.

(ii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at Jepson-Young Lane entrance on Broughton Street.

Note to Applicant: Refer to the City design guidelines and construction standards.

https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx

(e) Provision of speed humps in Jepson-Young Lane between Nicola Street and Broughton Street.

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

(g) Provision of new or replacement duct banks that meets current City standard.

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

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

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

(i) Provision of new electrical service cabinet/kiosk on Broughton St. if the existing City street lighting panel 1411EF attached to BC Hydro pole is planned to be removed or relocated.

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

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

(j) Provision of street trees where space permits.

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

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

Housing

2.2 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or successor in function), and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant securing all dwelling units as social housing for a term equal to the longer of 60 years and the life of the building, which will contain the following terms and conditions:

(a) A no separate-sales covenant;

(b) A no stratification covenant;

(c) That the social housing units will be legally and beneficially owned by a non-profit corporation, or by or on behalf of the city, the Province of British Columbia, or Canada as a single legal entity and used only to provide rental housing for terms of not less than 90 consecutive days at a time and prohibiting the separate sale or transfer of legal or beneficial ownership of any such units;

(d) Requirement that not less than 30% of the social housing units will be occupied only by households with incomes below the current applicable Housing Income Limits, as set out in the current “Housing Income Limits” table published by the British Columbia Housing Management Commission, or equivalent publication, and each rented at a rate no higher than 30% of the aggregate household income of the members of the household occupying such social housing unit;

(e) Requiring such units to be used for "social housing", as that term is defined in the Vancouver Development Cost Levy By-law No. 9755; and

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

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

Environmental Contamination

2.3 The following conditions must be met prior to enactment of the rezoning:

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

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

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

Agreements

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

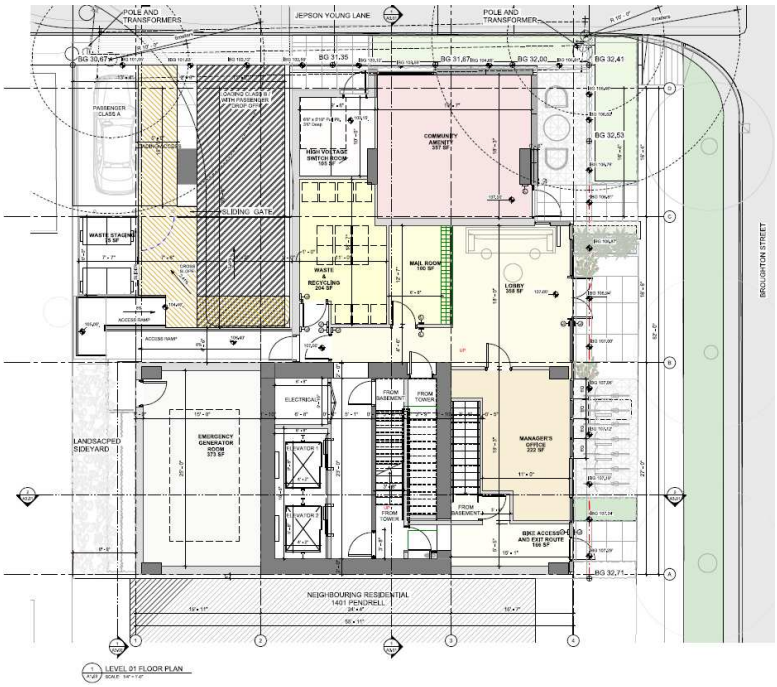
The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services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

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

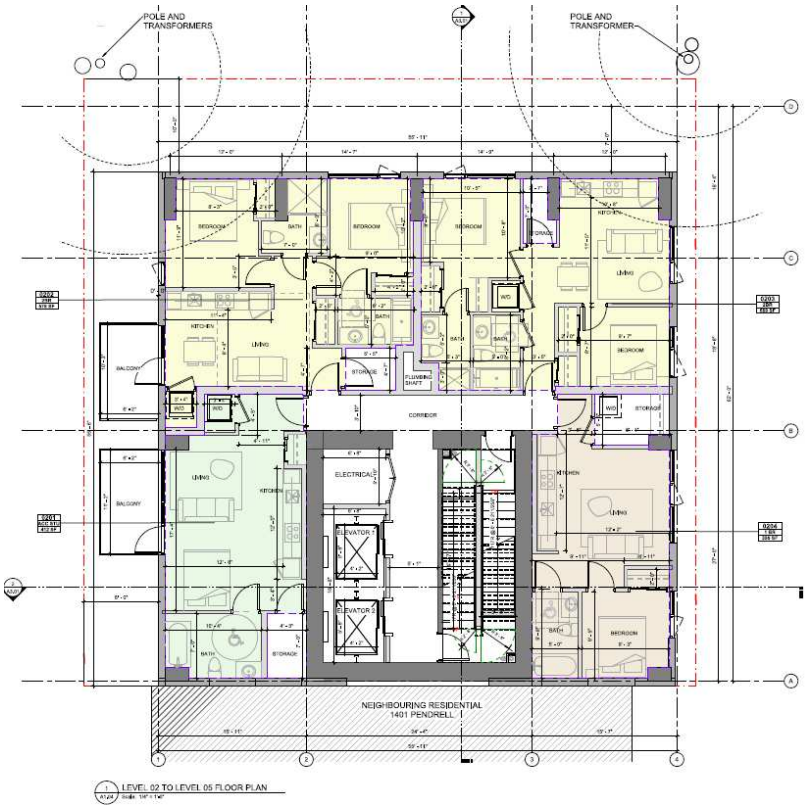
* * * * *

1111 Broughton Street
FORM OF DEVELOPMENT DRAWINGS

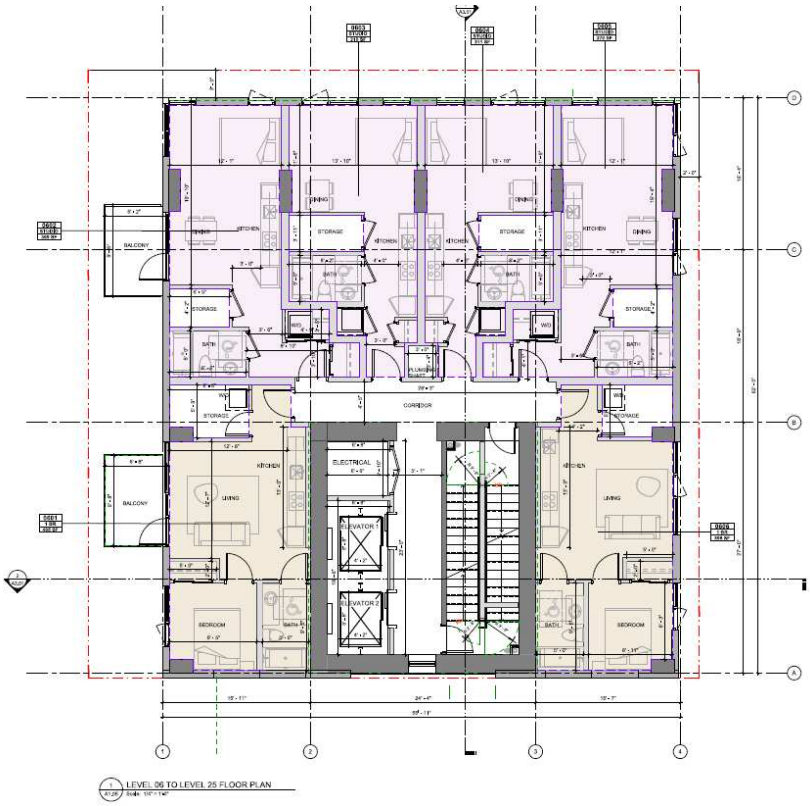
Level 1 Floor Plan



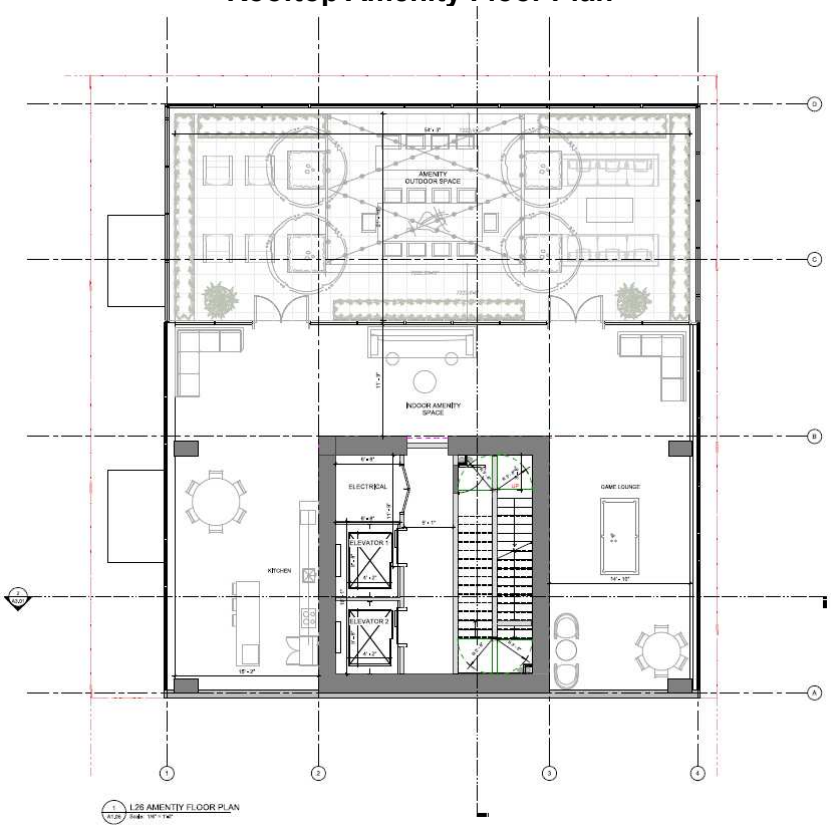
Levels 2 to 5 Floor Plan



Levels 6 to 25 Floor Plan



Rooftop Amenity Floor Plan



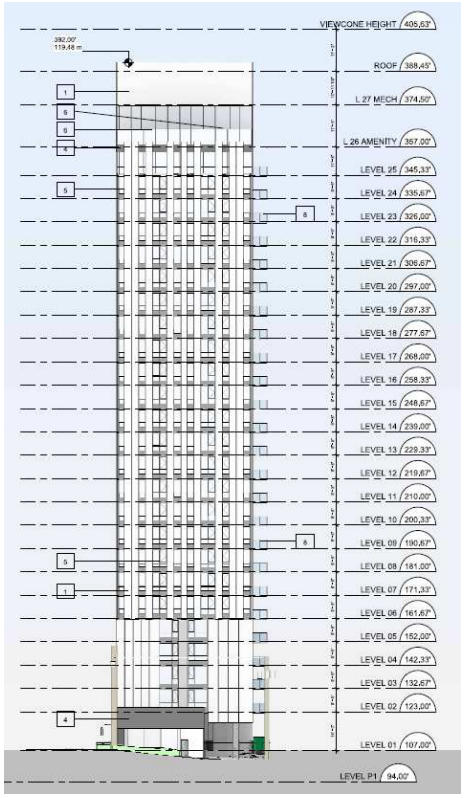
Perspective from Northwest

Perspective from Southwest

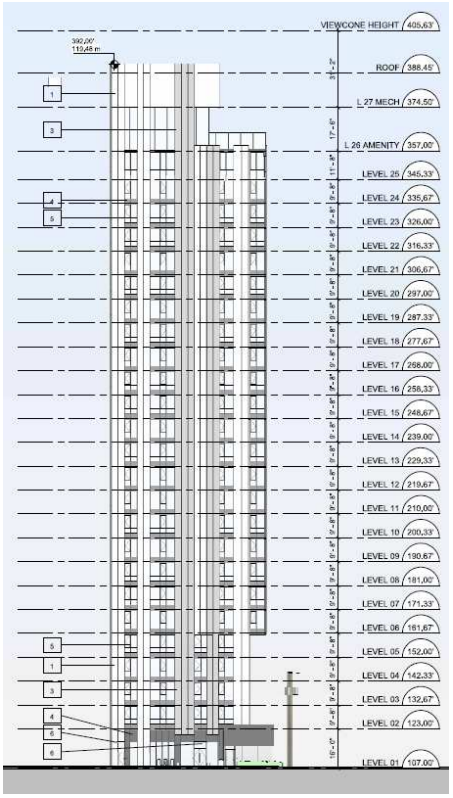
Perspective from North

Street-level Perspective from North (Broughton Street at Jepson-Young Lane)

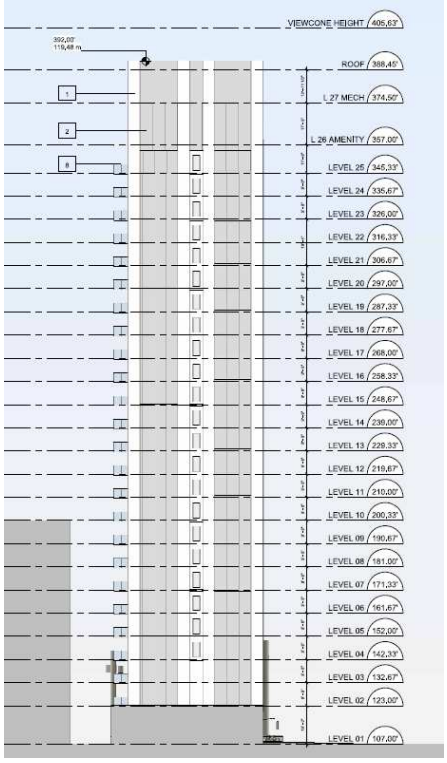
North Elevation



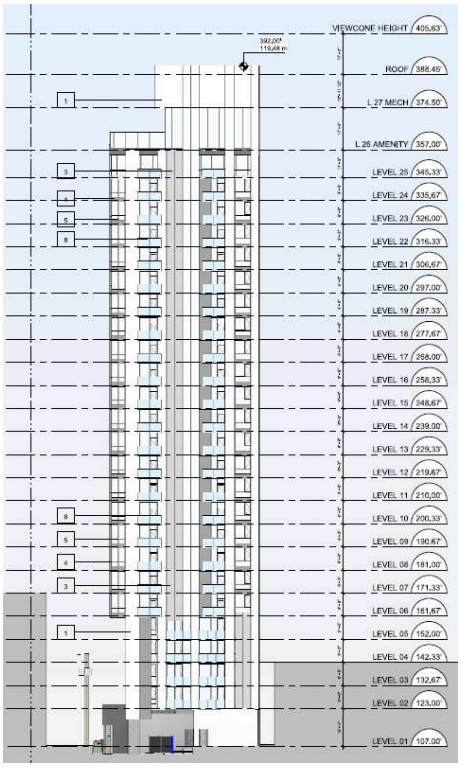
East Elevation



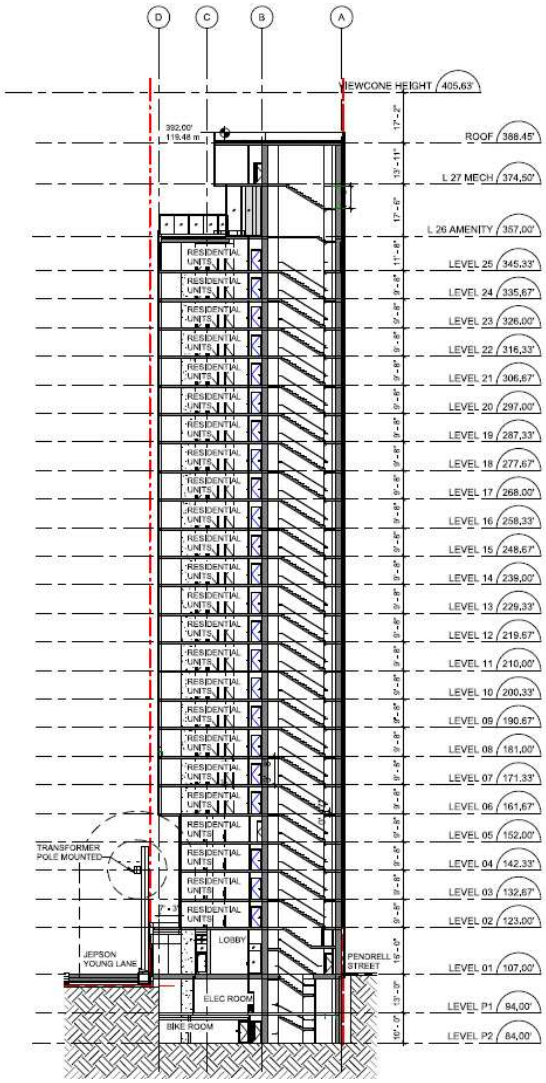
South Elevation



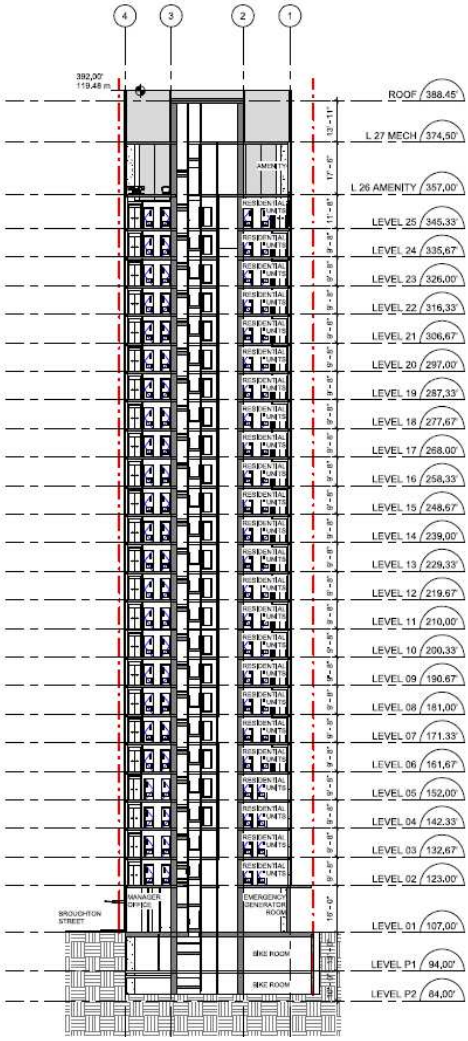
West Elevation



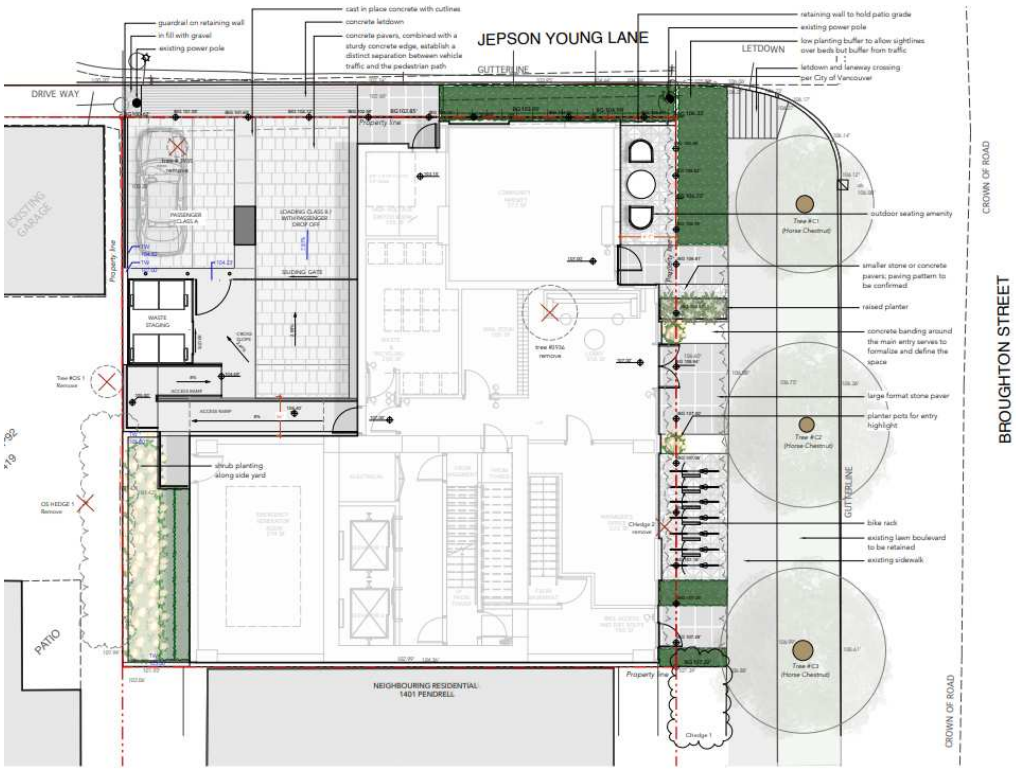
East-West Section



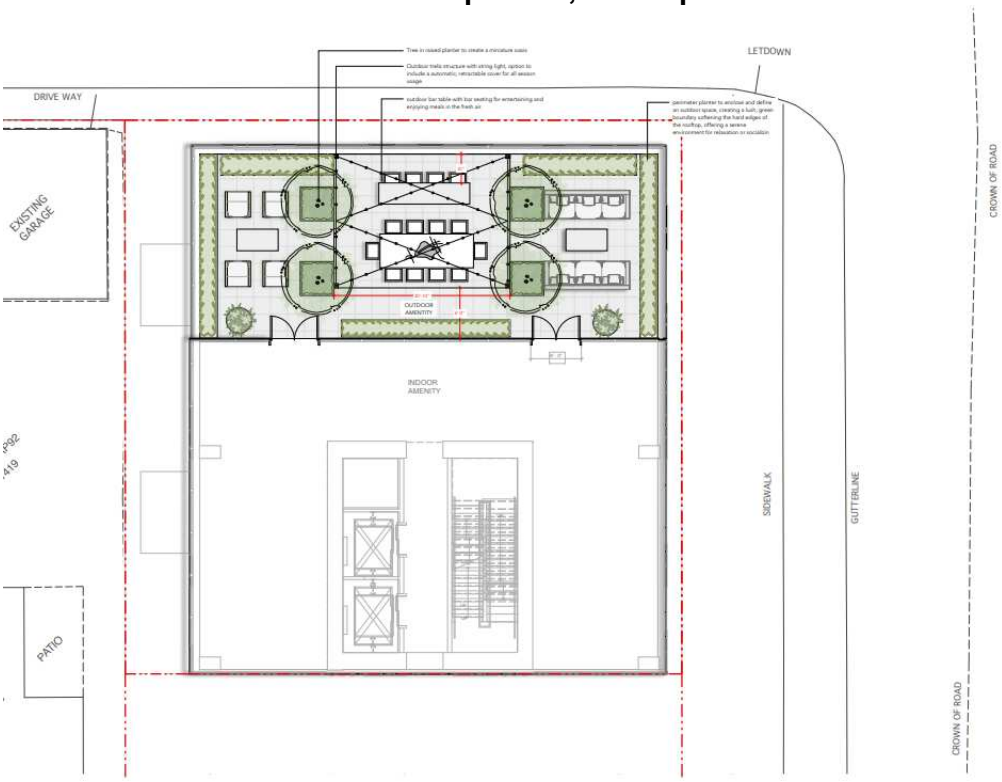
North-South Section



Landscape Plan, Main Floor

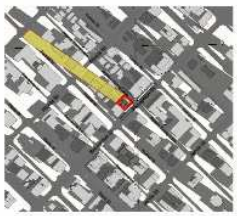


Landscape Plan, Rooftop

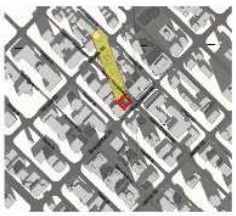


Shadow Studies

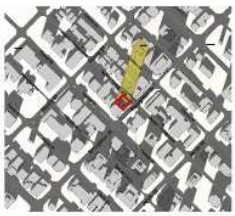
FALL EQUINOX -SEPTEMBER 21st



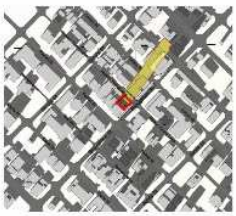
Sep 21 10:00 am



Sep 21 12:00 pm

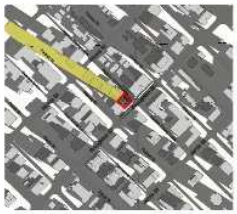


Sep 21 2:00 pm

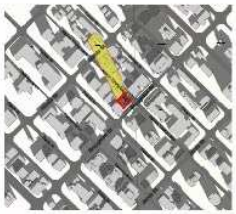


Sep 21 3:00 pm

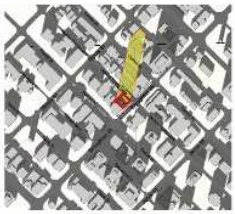
SPRING EQUINOX - MARCH 21st



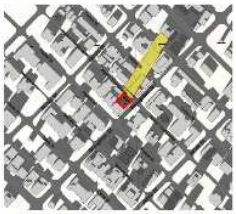
March 21 10:00 am



March 21 12:00 pm

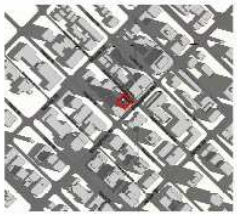


March 21 2:00 pm



March 21 3:00 pm

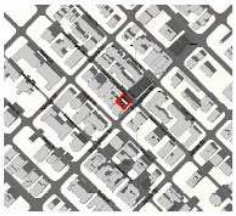
SUMMER EQUINOX - JUNE 21st



JUNE 21 10:00 am

JUNE 21 12:00 pm

JUNE 21 2:00 pm



JUNE 21 3:00 pm

* * * * *

1111 Broughton Street
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

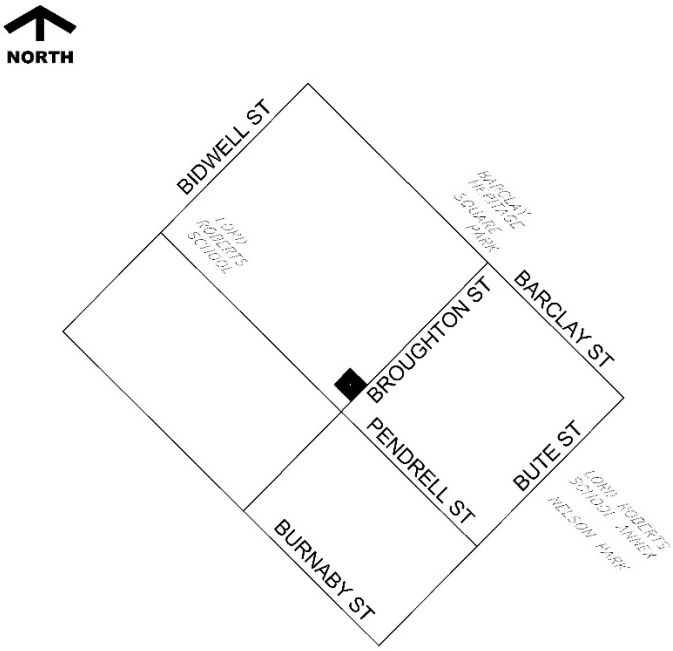
	Date	Results
Event		
Question and Answer Period (City-led)	February 12, 2025 – February 25, 2025	580 participants (aware)* • 251 informed • 109 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Question and Answer Period	February 11, 2025	7,267 notices mailed
Public Responses		
Online questions	February 12, 2025 – February 25, 2025	20 submittals
Online comment forms • Shape Your City platform	January 2025 – March 2025	177 submittals
Overall position • support • opposed • mixed	January 2025 – March 2025	177 submittals • 23 responses • 141 responses • 13 responses
Other input	January 2025 – March 2025	25 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	January 2025 – March 2025	1,836 participants (aware)* • 679 informed • 185 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Housing:** The proposed development supports the addition of social housing units.
- **Height, density, and massing:** Due to the location of the development, the height and density is appropriate.
- **Location:** Development is supported in this location.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** The height of the proposal would be too tall in an area that has many low to mid rise developments. The size of the building is too large for the lot. Extra density in West End is not supported.
- **Traffic and parking:** The proposed development would raise concerns including insufficient vehicle parking and the likelihood that parking in the surrounding area will deteriorate further.
- **Neighbourhood character:** The development takes away the neighbourhood character and natural environment by incorporating glass high rises. The project would also not provide any value to the community.

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:

- Building design is attractive.
- The proposed heigh, form and massing are appropriate.
- The project provides community space and will positively impact the neighbourhood.
- Development aligns with policy.

General comments of concern:

- The proposal is not appropriate for this location and is better suited elsewhere. Priority should be given to developing other areas first.
- Development will have negative impacts on traffic, including an increase in traffic volume, safety concerns, a need for infrastructure upgrades, heightened street congestion, and elevated noise levels.
- The project would case shadows and reduce access to sunlight.
- The area currently lacks existing amenities and infrastructure to support this development.

Neutral comments/suggestions/recommendations:

- A lower or mid-rise building would be preferred. A maximum of up to 10 storeys is welcomed.
- The community space on ground floor is not enough. There should be more family inclusive infrastructures.
- Towers should be more spread out.

* * * * *

1111 Broughton Street
PUBLIC BENEFITS SUMMARY

Project Summary:

A 25-storey residential building with rooftop amenity containing 136 social housing units and ground-level amenity space accessible for community gatherings.

Public Benefit Summary:

The proposal would provide 136 social housing units secured through a Housing Agreement for the greater of 60 years and the life of the building.

	Current Zoning	Proposed Zoning
Zoning District	RM-5	CD-1
FSR (site area = 401.4 sq. m [4,321 sq. ft.])	1.00	18.8
Buildable Floor Area	401.4 sq. m (4,321 sq. ft.)	7,547 sq. m (81,235 sq. ft.)
Land Use	Residential	Residential

Summary of development contributions expected under proposed zoning

City-wide DCL[1]	$0
Utilities DCL[1]	$0
TOTAL	**$0**

Other benefits (not quantified): 136 social housing units secured for the greater of 60 years and the life of the building.

[1] In accordance with the Vancouver Charter and DCL By-laws, social housing is exempt from DCLs. Based on floor area of 7,547 sq. m (81,235 sq. ft.), the value of the expected exemption is estimated at $3,121,057.

* * * * *

1111 Broughton Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
1111 Broughton Street	015-758-966	The North 1/2 Of Lot 20 Block 48 District Lot 185 Plan 92

Applicant Information

Applicant and Architect	Arcadis Architects (Canada) Inc.
Owner and Developer	The Bloom Group Nicholson Housing Society, Inc. No. S0065163

Development Statistics

	Permitted Under Existing Zoning	Proposed			Recommended (if different from proposed)
Zoning	RM-5	CD-1			
Site Area	401.4 sq. m (4,320.6 sq. ft.)				
Land Use	Residential				
Maximum FSR	1.00	18.8			
Maximum Height	18.3 m (60 ft.)	81.0 m (266 ft.) to top of residential roof parapet 88.0 m (289 ft.) to top of rooftop mechanical appurtenances			
Floor Area	401.4 sq. m (4,321 sq. ft.)	7,547 sq. m (81,235sq. ft.)			
Unit Mix	N/A	**Studio**	84	61.76%	
		One-bedroom	44	32.35%	
		Two-bedroom	8	5.88%	
		Three-bedroom	0	0.00%	
		Total	136	100.00%	
		Family Units	8	5.88%	20%
Parking and Bicycle Spaces	As per Parking By-law	1 passenger loading 1 loading, and 207 bicycle To be confirmed at development permit stage			1 accessible parking space in addition to proposed.
Natural Assets	2 on-site trees and 3 off-site City trees	To be confirmed at development permit stage			

* * * * *