

This development on East Broadway, just west of Commercial Drive, will be a valuable contribution to the Grandview-Woodland Community.

This Rezoning Application is made under the Grandview-Woodland Community Plan. Located on East Broadway in the Commercial-Broadway Station Precinct, this project will support transit use and further the City of Vancouver's goal of prioritizing walking and biking. The project harnesses the potential of the site's development.

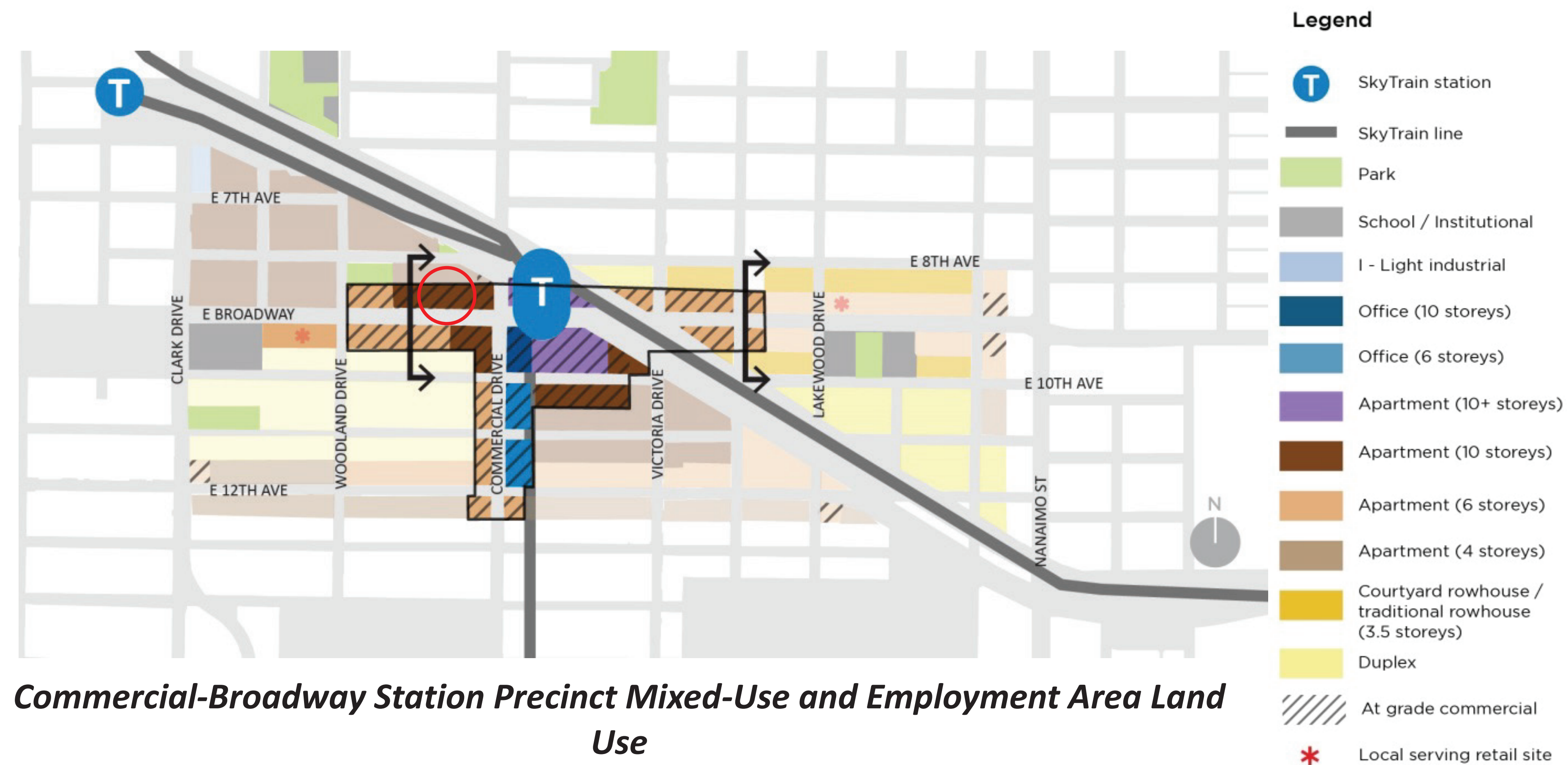
The site is currently zoned as RM-4N.

DESCRIPTION OF APPLICABLE PLANS, POLICIES AND GUIDELINES

- Grandview-Woodland Community Plan (July 2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Transportation 2040 Plan
- Housing and Homelessness Strategy, 2012-2021
- Zero Emissions Building Plan (July 2016)

The **Grandview-Woodland Community Plan** is essential to this proposal. It endorses the development of a 10-storey building if it is on the north side of Broadway with a minimum frontage of 120 ft. The site meets those requirements, and furthermore, its location on the Broadway transit arterial, and its proximity to the Commercial-Broadway Station Skytrain hub, and services and employment on Commercial Drive as well as Broadway, make it the ideal location for a multi-residential building.

LAND USE MAP FROM p. 95 of GRANDVIEW-WOODLAND COMMUNITY PLAN



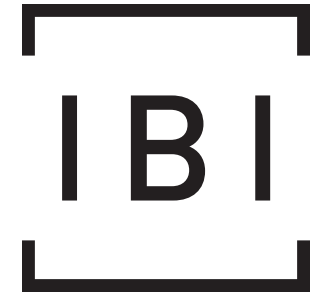
FAMILY-ORIENTED UNIT MIX

For market residential projects, the City requires 35% family-oriented units, with 25% two-bedroom and 10% three-bedroom units. For rental residential projects, the City requires 35% family-oriented units (two or more bedroom units). In this mixed-tenure proposal, both rental and strata portions of the building provide 35% family-oriented units, with a total of 33 two- and three-bedroom homes.

STRATA UNITS	STUDIO	1 BD	2 BD	3 BD	TOTAL	FAMILY UNITS
	14	16	13	3	46	34.8%
RENTAL UNITS						
	16	14	13	4	47	36.2%

SUSTAINABILITY

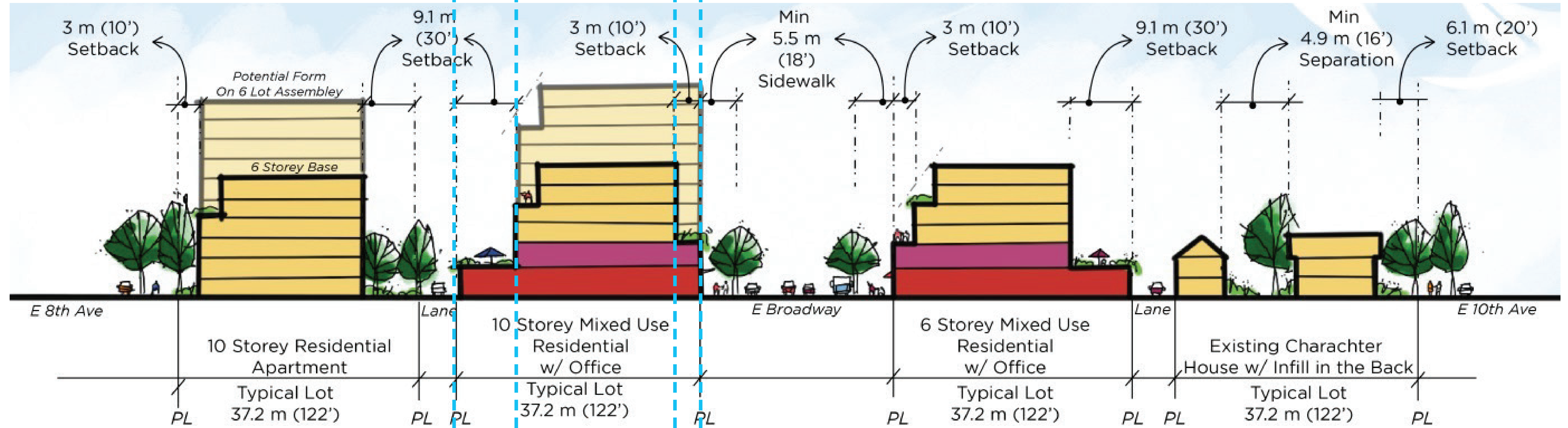
We will work with the City's sustainability group to explore the priorities set out in the Zero Emissions Building Plan (July 2016). Please see pg. 31 for our Summary of Proposed Sustainability Measures.



Massing Rationale from the Grandview-Woodland Community Plan

COMMERCIAL-BROADWAY STATION PRECINCT MIXED-USE AND EMPLOYMENT AREA LAND USE: TYPICAL SECTION (FROM WOODLAND DRIVE TO COMMERCIAL DRIVE FROM p. 96 of GRANDVIEW-WOODLAND COMMUNITY PLAN

Building massing is based on the massing outlined in the *Grandview-Woodland Community Plan*, with additional setback requirements determined through discussion with the City of Vancouver.



APPLICABLE POLICIES FROM GRANDVIEW-WOODLAND COMMUNITY PLAN

Consider applications for mixed-use development, except where otherwise noted. A mix of commercial uses, which may include small-scale retail, service and community-serving uses, is required on the first floor. Residential uses are permitted on upper floors, except where otherwise noted.

The portion of any building above 18.3 m (60 ft.) in height should not exceed a typical floor plate of 603.9 m² (6,500 ft.²), and should be spaced at least 24.3 m (60 ft.) from any other building above 18.3 m (60 ft.) in height.

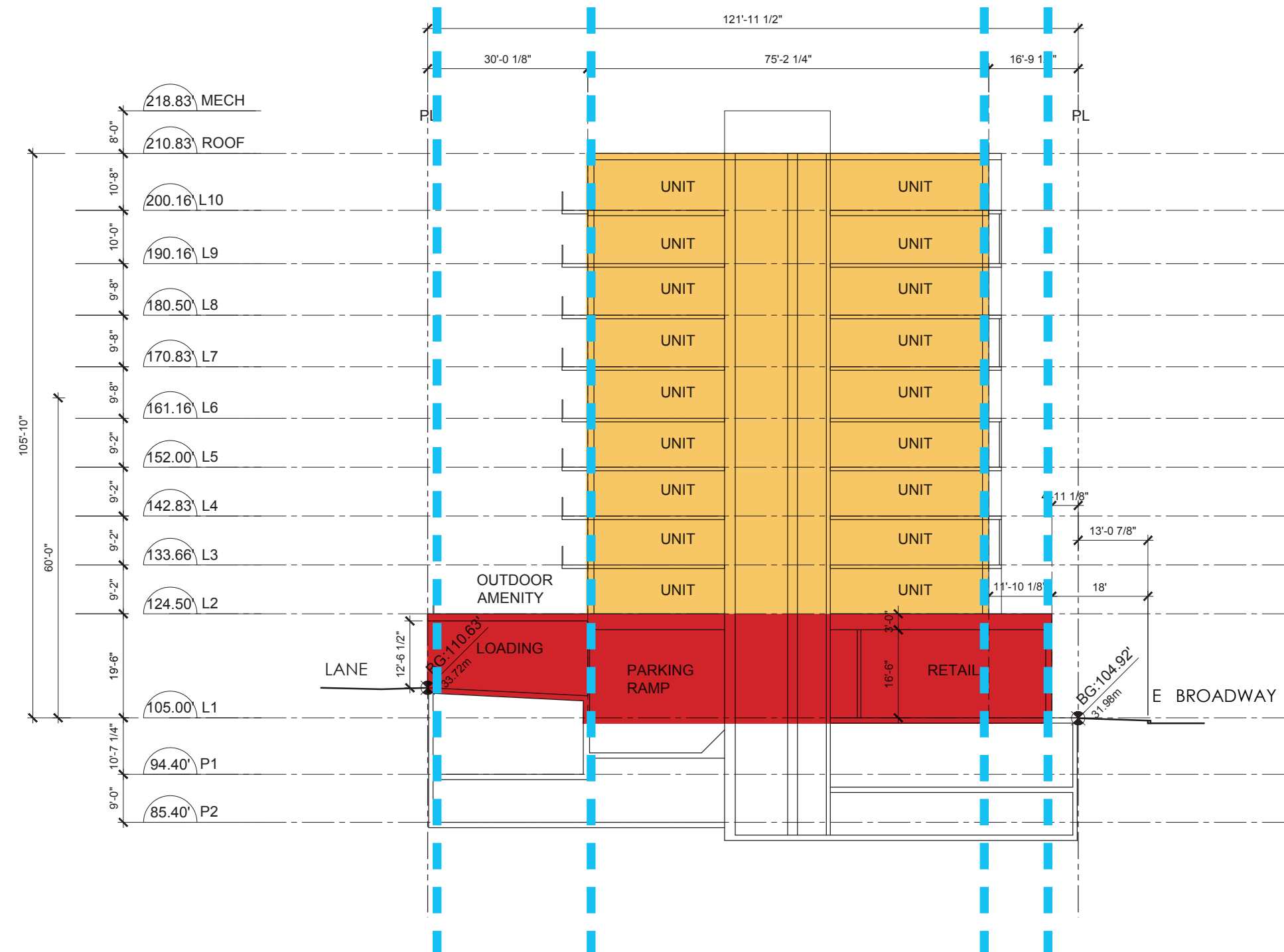
For sites zoned RM-4N with a minimum frontage of 120 ft. located on the north side of Broadway:

- For mixed-tenure (50% secured rental / 50% strata): up to 10-storey, up to 4.0 FSR.

Setbacks:

- Front: sufficient to achieve a minimum 5.5 m (18 ft.) sidewalk
- Rear: 9.1m (30 ft.)
- Front: 3.0m (10 ft.) from the front above the second floor.

PROPOSED SECTION

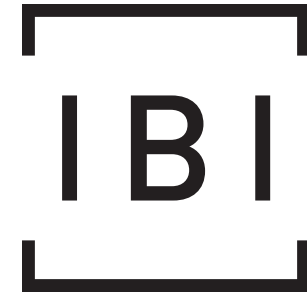


MASSING RATIONALE

This proposal is for a 10-storey building on the north side of East Broadway, part of the transit-oriented neighbourhood of the Commercial-Broadway Station Precinct outlined in the *Grandview-Woodland Community Plan*. In total, the project proposes 93 units with commercial area on the ground floor. The residential area is split so that half is secured rental, and half is strata.

The site presents 129' feet of frontage on East Broadway which will be activated by 5,245 sq.ft. of commercial area at the street. The retail base is set back for an 18' sidewalk on East Broadway, with the residential lobby entrance set back even further from the street. Above the commercial level, the building is set back in accordance with the guidelines in the *Grandview-Woodland Community Plan*. As the residential levels go up, the building setbacks increase at the east and west sides, creating roof decks that face away from the busiest street. The façades facing East Broadway will have enclosed balconies and solid walls which will help mitigate sound and contribute to the energy efficiency of the building.

The height and form of the residential entrance is aligned with and complementary to the existing entrance of the east neighbouring building which continues a consistent street language along East Broadway.



Statistics

FLOOR AREA								
Level	Retail	Area (Gross)	Area (Net)	Efficiency	Storage (Exclusions)	Enclosed Balcony (Exc.)	Amenity (Exclusions)	
Site Area		15738	1462.11 sq.m.					
STRATA								
10		6010	5078	84.5%	320	192		
9		6010	5046	84.0%	360	192		
8		6009	5045	84.0%	360	192		
7		6030	5050	83.7%	400	240		
6		5784	4808	83.1%	400			
Sub-Total		29843	25027		1840	816		
Gross FSR		1.90						
RENTAL								
5		7981	7013	87.9%	480	288		
4		7981	7015	87.9%	480	288		
3		7981	7013	87.9%	480	288		
2		7972	6464	81.1%	440	288	546	
Sub-Total		31915	27505		1880	1152		
Gross FSR		2.03						
COMMERCIAL								
1	5245	2190						
TOTAL		5245	63948	52532	82.1%	3720	1968	546
		Total Net Area FSR Achieved					62959	4.00

UNIT MIX					
Total Number of Units					
LEVEL	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Total
STRATA					
10	2	2	1	3	8
9	2	3	4		9
8	2	3	4		9
7	4	4	2		10
6	4	4	2		10
RENTAL					
5	4	4	3	1	12
4	4	4	3	1	12
3	4	4	3	1	12
2	4	2	4	1	11
Mezz					
1					
Total					
	30	30	26	7	93
% of Total					
	32.3%	32.3%	28.0%	7.5%	
Fam. Units 35.5%					

STRATA UNITS	STUDIO	1 BD	2 BD	3 BD	TOTAL	FAMILY UNITS
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RENTAL UNITS	16	14	13	4	47	36.2%

PARKING AND BICYCLE SPACES: CITY REQUIREMENTS				
Use	Bylaw	Definition	Required	Achieved
Residential (Market)				
Parking Stalls	Vancouver Parking Bylaw Section 4.2.1.13	Minimum of 0.5 stalls per unit for units less than 538 SF Minimum of 0.6 stalls per unit for units more than 538 SF Plus 1 stall per 2153 SF of gross residential floor area	Total Dwelling Units = 46 Dwelling Units under 538 SF = 26 26 x 0.5 = 13 Dwelling Units over 538 SF = 20 20 x 0.6 = 12 Gross Residential Area of units over 538 SF = 18943 SF 18943 / 2153 = 9 13 + 12 + 9 = 34	34
Visitor Stalls	Vancouver Parking Bylaw Section 4.2	7.5% of total number of dwelling units	46 dwelling units x 7.5% = 3	3
HC Stalls	Vancouver Parking Bylaw Section 4.8.4	1 for first 7 units + .034/unit Each HC stall is counts as two stalls towards required parking (Section 4.1.15)	46 dwelling units 1 for first 7 units = 1 46 - 7 = 39 39 x .034 = 1 1 + 1 = 2	2
Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.1.2	1.25 spaces for every dwelling unit	46 dwelling units x 1.25 = 57.5	57
Residential (Secured Rental)				
Parking Stalls	Vancouver Parking Bylaw Section 4.5.1B	1 stall per 1345.5 SF of gross floor area less 20%	Gross Residential Area = 31821 31821 / 1345.5 = 24 24 - 20% = 19	19
Visitor Stalls	Vancouver Parking Bylaw Section 4.5.1B	7.5% of total number of dwelling units	47 dwelling units x 7.5% = 4	4
HC Stalls	Vancouver Parking Bylaw Section 4.8.4	1 for first 7 units + .034/unit Each HC stall is counts as two stalls towards required parking (Section 4.1.15)	47 dwelling units 1 for first 7 units = 1 47 - 7 = 41 41 x .034 = 1 1 + 1 = 2	2
Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.1.2	1.25 spaces for every dwelling unit	47 dwelling units x 1.25 = 59	59
Retail				
Parking Stalls	Vancouver Parking Bylaw Section 4.5.1	1 stall per 1076 SF for first 3229 SF 1 stall per 753 SF for remaining area (Maximum 1 stall per 500 SF)	Total Retail Area = 5364 SF 5364 SF - 3229 SF = 2135 SF 3229 SF / 1076 SF = 3 2135 SF / 738 SF = 3 3 + 3 = 6	5
HC Stalls	Vancouver Parking Bylaw	1 stall for first 5382 SF	Total Retail Area = 5364 SF	1
Bicycle Spaces	Vancouver Parking Bylaw Section 6.2.4.1	1 space per 5382 SF	5364 SF / 5382 SF = 1	1
Loading				
Residential	Vancouver Parking Bylaw Section 5.2.1	No Class B requirement for less than 100 Dwelling Units		-
Retail	Vancouver Parking Bylaw	1 Class B stall for first 5005 SF	Total Retail Area = 5364 SF	2

PARKING STALLS ACHIEVED				
Level	Retail	Residential	Visitor	Total
1		6		6
P1		16	8	24
P2		45		45
Total	6	61	8	75

BIKE STORAGE ACHIEVED			
Level		Retail	Residential
P1		1	116
Sub Total		1	116
Total			117

*HC stalls are counted twice as per Section 4.1.15 of Parking Bylaw