



P3

POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: May 7, 2010
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Meeting Date: May 18, 2010

TO: Vancouver City Council

FROM: Director of Planning, in consultation with the Managing Director of Social Development

SUBJECT: CD-1 Rezoning of 675 - 691 East Broadway (at Fraser Street)

RECOMMENDATION

- A. THAT the application by Neale Staniszki Doll Adams on behalf of the Vancouver Native Housing Society (VNHS) to rezone 675 - 691 East Broadway (PIDs 015-380-891 [Lot 9]; 015-380-904 [Lot 10]; 015-380-912 [Lot 11]; & 015-380-921 [Lot 12], Lots 9 to 12, Block 119, DL 264A, Plans 327 and 1771) from C-2C (Commercial) to CD-1 (Comprehensive Development District), to permit the development of 103 units of supportive housing and 24 market rental housing units, in conjunction with new program space for the Broadway Youth Resource Centre (BYRC), with a height of 11 storeys and a total FSR of 3.66 (floor space ratio), be referred to a Public Hearing, together with:
- (i) plans received November 9, 2009;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the Director of Planning to approve the application, subject to conditions contained in Appendix B including a maximum height of 8 storeys and a total FSR of 2.86.

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at the Public Hearing.

- B. THAT, an application to amend the Sign By-law to establish regulations for this CD-1 in accordance with Schedule E of the Sign By-law [assigning Schedule "B" (C-2C)], be referred to the same Public Hearing.

- C. THAT, subject to approval of the rezoning at the Public Hearing, the Noise Control By-law be amended to include this Comprehensive Development District in Schedule B 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.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services recommends approval of the foregoing.

COUNCIL POLICY (Do not remove)

Relevant Council policies for this rezoning consideration include:

- Council's housing objectives are to maintain and expand housing opportunities for low and modest-income households with priority for families with children; seniors on fixed incomes or in need of support; Single Room Occupancy (SRO) residents; the mentally ill; physically disabled, and others at-risk of homelessness, These priorities were adopted by Council in 1989 and again in 2001;
- Homeless Action Plan adopted by Council on June 14, 2005;
- Supportive Housing Strategy adopted by Council on June 6, 2007;
- City/Province Social and Supportive Housing Partnership - Memorandum of Understanding approved by Council on December 19, 2007;
- 2007 Terms of Reference for the Mount Pleasant Community Planning Program Planning Process should seek common ground, and balance the 'rights' and 'uniqueness' of the community with its responsibility as part of the City and Region. The new plan should strive to be consistent with city-wide plans, policies, and initiatives (including City Plan and the Homeless Action Plan). Plans for the shopping areas may include possible amendments to District Schedules, and recommendations regarding area-specific character guidelines.

PURPOSE AND SUMMARY

This report assesses an application to rezone the site at 675 - 691 East Broadway from C-2C (Commercial) to CD-1 (Comprehensive Development District).

The application proposes a mixed-use development, which is primarily residential, with new space for the existing Broadway Youth Services program on the main and second floors of the building. The proposed development consists of:

- Retail space along Broadway;
- 103 units of supportive housing;
- 24 units of market rental housing;

- An FSR of 3.66 comprised of 8 042 m² (86,564 sq. ft.) of residential floor area and 969 m² (10,368 sq. ft.) of commercial/retail space on the main floor;
- 1 465 m² (15,770 sq. ft.) of social service space and 234 m² (2,519 sq. ft.) of amenity space excluded from the calculation of FSR; and
- A building height of 11 storeys and 40.4 m (132.5 ft.); and
- One level of underground parking (46 spaces).

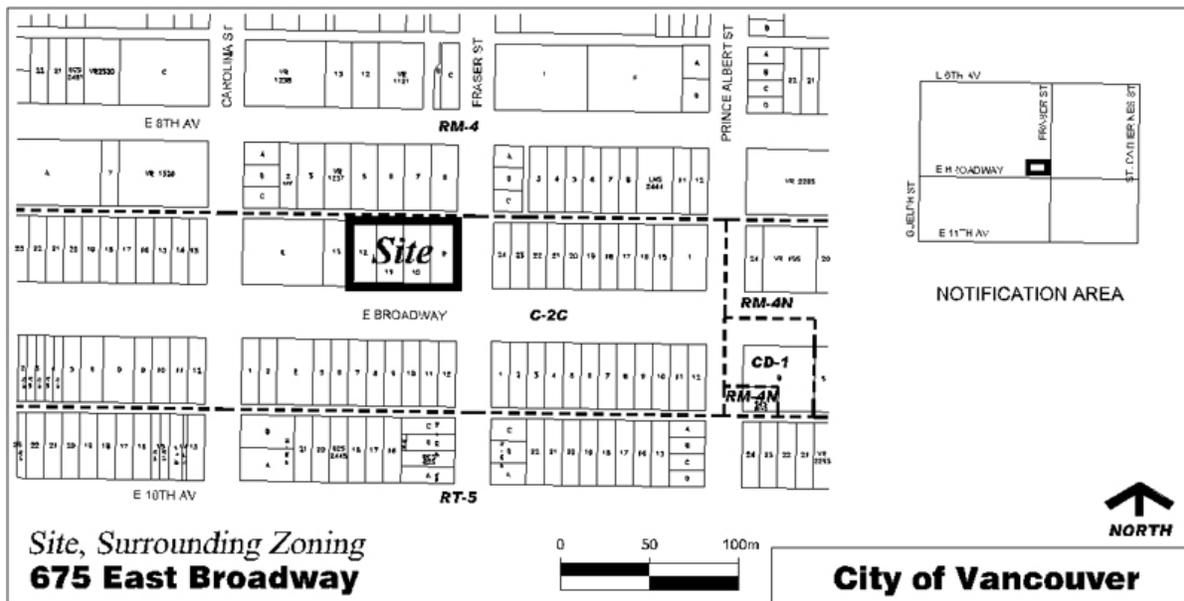
This application meets several Council housing objectives. In order to balance housing priorities and emerging land use and urban design policy directions, staff are recommending the height be reduced to 8 storeys to better respond to the emerging direction from the Mount Pleasant Community Planning Process currently underway. While the 103 supportive housing units will be maintained, the market rental housing units will be eliminated as a result of this adjustment.

Staff recommend that the CD-1 application be referred to a Public Hearing and that it be approved, subject to the conditions outlined in Appendix B.

BACKGROUND

Site and Context: The site is located on the northwest corner of East Broadway and Fraser Street, in the Mount Pleasant community. The site has a frontage of approximately 60.35 m (198 ft.), a depth of 37.2 m (122 ft.), with a total area of 2 240.0 m² (24,112 sq. ft.). Present zoning is C-2C (Commercial). Existing development is a one-storey building occupied by the BYRC. The sponsoring society is the Pacific Community Resources Society (PCRS).

Figure 1: Site and Surrounding Zoning
675 - 691 East Broadway



DISCUSSION

Land Use: The proposal includes 103 supportive housing units, the potential for 24 rental market or low-end of market rental units, commercial/retail space on the main floor, and program space for the existing Broadway Youth Resource program, which is a social service centre. The uses proposed for the building, residential and institutional uses, are permitted in the existing zoning (dwelling units, social service centre and retail uses), and draft directions for the Mount Pleasant Community Plan support mixed-use developments along East Broadway.

The Broadway Youth Services program has been at this location since 1999. The existing social services centre provides services to youth at risk in the Broadway corridor area.

The project responds to a number of key City policies regarding social housing and homelessness, specifically:

- the Homeless Action Plan;
- the Supportive Housing Strategy which seeks to integrate new supportive housing in apartment districts across the city; and
- the City/Province Social and Supportive Housing Partnership to develop 1-2 City-owned sites with social and supportive housing, which was approved by Council in December 2007.

Project Sponsors: The housing sponsor for this site is the Vancouver Native Housing Society, a registered charity formed in 1984. VNHS provides social and supportive housing for a wide range of people with a special interest "to provide safe, secure, affordable housing for Aboriginal individuals and families living in the urban setting". VNHS currently owns and operates 15 housing complexes two of which are in the Mount Pleasant area and the remainder in other east side areas of Vancouver for both aboriginal and non-aboriginal residents. There are 10 family, 4 single and 1 Elders/Seniors buildings with a total of 570 housing units.

Broadway Youth Resource Centre (BYRC) is an award winning multi-partner, multi-agency, one-stop resource centre administered by the Pacific Community Resources Society (PCRS). BYRC has been providing youth programs and services from its current location at 691 East Broadway since 1999. BYRC serves homeless and at-risk youth primarily between 16-24 years of age with a variety of integrated services to meet their needs including: assistance to re-connect with their families, cultures and home communities, assistance to obtain safe, affordable housing, access to education programs and/or stable employment, access to medical, counseling, cultural and other support services. BYRC will continue to provide its services in the new building. PCRS has 25 years of expertise in managing and operating residential programs for youth.

Housing: The housing program will be divided into two components. Thirty units will be allocated for youth, and managed by VNHS, with support from the BYRC. The remaining 73 units will be managed by VNHS.

The VNHS and BYRC are committed to achieving the following goals for 675 East Broadway:

- To provide supportive housing to individuals, including youth who live in the local neighbourhood and are homeless or at risk of becoming homeless.
- To create a setting that assists tenants to live independently with the life-skills and supports they need to become active and integrated members of their community.
- To work collaboratively with local residents, businesses and other parties to ensure the programs provide safe and effective services, and that any issues or concerns that arise related to the site, residents or neighbourhood are dealt with in a timely and effective manner.
- To continue to operate a day/evening youth resource centre that provides a safe place where at-risk youth can receive counseling and support, health services, education, life skills training, employment opportunities, and other crucial services.

BC Housing has committed to a minimum staff component of two on duty 24 hours a day, 7 days a week. This will represent the minimum staffing component over-night and off hours. In addition to the on-site staffing component of BYRC, there will be building maintenance and janitorial staff, as well as programming staff affiliated with VNHS.

The 24 rental units are proposed as part of the project, but proceeding with these units will depend on funding from an as-of-yet unidentified source. This means that if no funding is identified prior to the construction of the rest of the project, these units will not be included as part of the development.

As part of the extended discussion regarding the height of the project, staff recommend a reduction of three floors, to 8 storeys and consequentially a reduction in total units. While the MOU target of 100 supportive units is achievable at the reduced height, little capacity is left for additional market rental units. Rental housing provides a modest level of income mix within the building is seen by all as a positive attribute. Many of the opponents of the project will likely come forward and support the height reduction, and ask that the supportive housing component be reduced from 100 to 76 units to accommodate retention of the 24 market rental units.

Density: The gross floor area proposed is 9 481.1 m² (102,053 sq. ft.) on this 2 245.0 m² (24,112 sq. ft.) site.

Under the current zoning provisions for the site, C-2C, the maximum permitted FSR is 3.0 for mixed use development. This rezoning application proposes a density of 3.66 FSR, for a total floor area of 8 042 m² (86,564 sq. ft.) of residential floor area, 969 m² (10, 368 sq. ft.) of retail commercial space, and 234 m² (2,519 sq. ft.) of amenity space. In addition 1 465 m² (15,770 sq. ft.) of social service space (which is excluded from the calculation of FSR) is proposed for the replacement of the existing social service centre located on this site.

The staff recommendation to reduce the overall building height from 11 to 8 storeys reduces the FSR from 3.66 to 2.86.

Form of Development: (Note Plans: Appendix F) – The proposed form of development consists of a 11 storey (132 ft. or 40.5 m) component along the East Broadway frontage transitioning down to 4 storeys and a 2 storey component along the lane. Grade level uses consist of commercial retail service uses on East Broadway and residential entry and the Broadway Youth Resource Centre along the Fraser Street frontage. The proposal consists of

103 supportive housing units located on floors 2 through 8 and 24 market rental units on levels, 9, 10 and 11.

The existing C-2C zoning allows a height up to 13.8 m (45 ft.), subject to special design considerations. Zoning parameters throughout most of Mount Pleasant are presently under review as part of the Community Planning program for the area. In accordance with Council's 12-site initiative, as contained in the MOU for the 12 social and supportive housing sites, staff are assessing this rezoning application in advance of the conclusions of the area-wide planning study. Accordingly, the Broadway and Fraser Social Housing proposal has been peripheral to the deliberations at 4 shopping area community workshops and 6 open houses conducted during the Mount Pleasant Community Planning process. However, preliminary directions are forthcoming for the community plan which will set the future physical context for the social housing, and staff have had the opportunity to review the proposal within the context of those draft directions.

For the area now defined as Broadway East (Broadway between Prince Edward and Prince Albert Streets), policies are indicating a general height of up to 6 stories on the north side of Broadway, with some allowance for greater height between Fraser and Prince Albert, in recognition of the importance of this intersection within the community (and its importance within the City as a whole), and in recognition of the downward slope running east of Fraser Street (lessening the view impacts of the greater height). Staff therefore are recommending a preference for a building height of 8 storeys maximum for this rezoning. This means elimination of 3 storeys which is equal to the rental housing component now indicated on floors 9, 10 and 11. This approach is more consistent with the emerging direction from the current community planning initiative, and will result in a building height and massing which will be in keeping with its future context.

The Urban Design Panel also expressed concerns related to the proposed height within an uncertain and evolving context but did support the reference to other notable landmark buildings, such as the Lee Building 7 storeys (+/-95 ft. or 29 m) and building heights of 100 ft. found within the Mount Pleasant (Main Street) zoning context of C-3A.

With respect to the architectural expression, staff recommend further design development to enhance its overall architectural character. The success of this strategy will depend upon the quality of the exterior materials, and detailing. Further design development is recommended at the development application (DE) stage to clarify the design intent for materials and detailing to ensure that this quality is achieved.

As with many rezonings, further design development at the DE stage will be required to ensure that planning, urban design and architectural objectives are in fact achieved. Design development conditions and related requirements are set out in Appendix B.

The application was reviewed by the Urban Design Panel on January 13, 2010 where it received support (see minutes in Appendix D).

Parking, Loading, and Circulation: On November 6, 2007, as part of approving recommendations contained within the Administrative Report "City/Provincial Social and Supportive Housing Partnership", Council endorsed a reduced parking standard for supportive housing at one space for every 10 dwelling units. Commercial parking requirements have been reduced as the site is well served by transit with major bus routes on Broadway and

Fraser. Consistent with these parking standards, the applicant is proposing 46 vehicle parking spaces, 13 residential, 12 commercial and 21 spaces for the BYRC program space. Access to parking would be from the rear lane, with one level of parking proposed in a split level. Two class B loading spaces are provided, with direct access on the lane. A total of 100 bicycle parking spaces would be provided in the underground parking area.

Additional Engineering requirements are contained in Appendix B.

Environmental Sustainability: For all rezonings that meet the minimum requirements to participate in the LEED® program, Eco-density Action item A-1 requires that development establish a design that would achieve a level of LEED® Silver at a minimum with specific targets, or an equivalent achievement in green design.

The proposed development has committed to a design targeting a LEED® Gold rating. In addition to this BC Housing's High Performance Greenhouse Gas Neutral Strategy targets a carbon neutral system design (defined as less than 10% of end use energy from fossil fuels). The preliminary LEED® checklist provided indicates achieving LEED® Gold and the required targets of 3 optimize energy points, 1 water efficiency point and 1 storm water point.

Public Input: As previously mentioned, the site at Broadway and Fraser Street is part of the MOU agreed to between the City and BC Housing in late 2007. Since that time, the proponents and their architect have been endeavouring to work in conjunction with the local area planning program for Mount Pleasant, utilizing their respective committees and commercial area workshops as a sounding board for the preparation of massing options.

The rezoning application was submitted on November 9, 2009.

An open house was held on January 20, 2010. Approximately 190 people attended. 112 response forms were received, with the following results:

- 44 responses support the project;
- 63 responses opposed the project, or had serious concerns with the use and/or the height; and
- 5 responses focussed on particular issues with no indication of position on the overall application.

In reviewing the detailed responses, the following summaries are presented:

Response in support of the project:

- stressed the critical need in the community and the city to house the homeless;
- the area has been neglected physically for many years, and the proposal will provide an impetus for redevelopment of the commercial street; and
- the Broadway Youth Centre provided invaluable services and it is timely to replace this much needed service with a new facility.

Response in opposition to the project:

- Indicated support for the proposed uses, but most respondents asked that the unit count be reduced, noting that 50 units was the number most often suggested;
- The size of the project represents a ghettoization of the poor;

- Felt that the mix of adults with mental illness and addictions and youth would not represent a safe environment for the youth, who would have inappropriate role models;
- Indicated that staffing levels would be inadequate to serve the support needs of the proposed population; and
- For the most part opposed the building form, density and height. The most often mentioned height preference was in the range of 4 to 8 storeys.

Residents have also been active in putting forward their positions to City Hall:

- 85 emails have been received, 35 in support, 50 in opposition;
- An on-line petition contains 309 names in opposition, sponsored by the Mount Pleasant Neighbourhood Group (discussed below); and
- A Facebook page entitled "Vancouver is for Everyone: Support the Broadway Youth Resource Centre" has 495 members signed up - it's unclear whether the site support is limited to the BYRC or extends to the whole project.

A group identified as the Mount Pleasant Neighbourhood Group has created a Web site, which purports to provide information and updates to residents in the area. The Web site address is <http://mountpleasantneighbours.org/>.

The following comments have been prepared by City staff in response to community concerns:

The project is fully consistent with the City/Province Social and Supportive Housing Partnership - Memorandum of Understanding, adopted by Council in 2007. The MOU contained the following description of the project for this site:

It is proposed that a design for this site at a higher density and greater height than currently permitted by the C-2C zoning be developed for review by the City as regulator, BC Housing, and the community, and recognizing that a rezoning would be required. The form may be a tower and podium that may yield a height and floor space greater than that allowed under a C-3A zoning schedule. The Project would include 100 +/- studio units and market housing, a potential youth services hub, and ground floor commercial and retail uses.

A third to a half of the 100 units would be occupied by youth, if a youth services hub is included in the Project, by persons with a mental illness and/or substance abuse problem referred by providers of services to persons with mental health or addiction issues. All units will be tenanted by core-need singles with a priority for those living in the shelters and SROs in Mt. Pleasant and along the Broadway corridor.

Questions about the adequacy of staffing levels have been raised on several of the 12 City-owned supportive housing projects. Precise details will be determined between the managing housing societies and BC Housing prior to occupancy. A centralized supportive housing tenant list has been created by BC Housing. The overall objective for tenancies will be the achievement of a balance between residents who need support, those that can live independently and the level of staff that will ultimately be determined. If the staffing levels is determined at the minimum level of 2 staff for 7 days a week, 24 hours a day, it can be anticipated that most residents will be able to live independently, and those residents will be linked to support services in the community.

Concerned citizens have also expressed concern about the mix of youth and adults involving mental illnesses and addictions. Both VNH and BYRC are experienced providers of services to adults and youth. For BYRC, the juxtaposition of youth and adults is a common occurrence. The management strategy involves working with building management, senior agency staff

and others, which put structures, procedures and policies in place to properly manage and mitigate risk.

In response to concerns from area residents, staff have included a requirement that Vancouver Native Housing Society prepare an Operations Management Plan, and commit to establishing a Community Advisory Committee, if required after occupancy. See Appendix B, condition xxv.

FINANCIAL IMPLICATIONS

On December 19, 2007, Council approved the City/Province Social and Supportive Housing Partnership - Memorandum of Understanding, which makes 12 sites available to the Province at no cost and exempts them from property taxes for the development of social and supportive housing that would accommodate the homeless and those at risk of homelessness. Exempting the supportive housing developed on City-owned sites from property taxes is estimated to be worth \$1,000,000/year (2006 dollars) for all 12 sites when they are fully developed. 675 East Broadway is one of the 12 sites identified in the memorandum. Property tax exemption applies to the residential and social service component of this development, and only for so long as BC Housing continues to provide operating subsidies for the provision of social and supportive housing for the homeless. The term of the tax exemption is expected to be 60 years, which is the expected term of the lease of this site to the BC Housing (or the Provincial Rental Housing Corporation) or the non-profit Sponsor.

Social housing is exempt from payment of Development Cost Levies (DCLs) under section 523D(10)(d) of the Vancouver Charter and from the payment of Community Amenity Contributions (CACs) under the Financing Growth Policies. The applicant will be responsible for payment of DCLs for commercial floor space in this development.

Staff also propose to exempt the Broadway Youth Resource Centre from floor space ratio calculations. This space will then be exempt from the payment of DCLs (Development Cost Levies). The MOU for the 12 sites addressed the issue of exemption of both the residential and resource centre from property taxes, but did not address the issue of DCL exemptions. Staff believe, given the overall intent of the MOU between the Province and the City to reduce costs for these projects, that the extent to which this adversely affects the City's overall collection of DCLs, is acceptable. Financial implications specific to this exemption, as well as those related to the lease arrangements for the residential and retail components of the building, will be addressed in detail in a forthcoming report to Council concerning the lease arrangements.

SOCIAL IMPLICATIONS

Progress on the 12 City-owned sites which were the focus of the MOU has been aggressive. From the original objective of 1,120 units, 1,365 units are presently approved or in process. An additional 245 units have been added since the MOU was approved. Another 175 units are included on sites at 1005 Station and 377 West Pender Street.

CONCLUSION

Director of Planning and The Managing Director of Social Development recommend that the application for 675 - 691 East Broadway be referred to Public Hearing, and that the application be approved subject to a reduction in height, and a consequential adjustment of density.

* * * * *

Draft CD-1 By-law for 675 - 691 East Broadway

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

1. Definitions

Words in this By-law shall have the meaning assigned to them in the Zoning and Development By-law, except as provided below:

“Base Surface” means base surface calculated from the official established building grades.

2. Uses

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (**).

2.2.1 Subject to approval by Council 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 CD-1 (***) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Dwelling Uses, limited to Dwelling Units and Seniors Supportive or Assisted Housing, in conjunction with any of the uses listed in this by-law;
- (b) Cultural and Recreational Uses;
- (c) Institutional Uses, limited to Social Service Centre and Community Care Facility - Class B and Group Residence;
- (d) Office Uses;
- (e) Retail Uses;
- (f) Service Uses;
- (g) Parking Uses; and
- (h) Accessory Uses customarily ancillary to the above uses.

3. Conditions of Use

3.1 Dwelling units are in an "intermediate zone" as defined in the Noise Control By-law, and, as a result, are subject to the noise levels permitted in industrial and downtown districts.

4. Floor Area and Density

4.1 The floor area for all permitted uses must not exceed 2.86 FSR. For the purpose of computing floor space ratio, the site is deemed to be 2 245 m², being the site size at time of application for rezoning, prior to any dedications.

4.2 Computation of floor space ratio must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building.

4.3 Computation of floor area must exclude:

- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed 8 percent of the residential floor area being provided;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) the floors or portions of floors used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, that, for each area, is at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) undeveloped floor area located above the highest storey or half-storey with a ceiling height of less than 1.2 m and to which there is no permanent means of access other than a hatch;
- (e) residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
- (f) amenity areas, including day care facilities, recreation facilities, and meeting rooms, provided that the total area excluded does not exceed 1 000 m²;
- (g) floor space for a social service centre, public, social or recreational facility, preserved in the public domain by way of a registered agreement and operated by the Province of BC, an agency of the Province, a non-profit society or the City of Vancouver;
- (h) where a Building Envelope Professional as defined in the Building By-law has recommended exterior walls greater than 152 mm in thickness, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness; and
- (i) with respect to exterior:
 - i. wood frame construction walls greater than 152 mm thick that accommodate RSI 3.85 (R-22) insulation, or
 - ii. walls other than wood frame construction greater than 152 mm thick that meet the standard RSI 2.67 (R-15)

the area of such walls that exceeds 152 mm to a maximum exclusion of 51 mm of thickness for wood frame construction walls and 127 mm of thickness for other walls, except that this clause is not to apply to walls in existence before January 20, 2009. A registered professional must verify that any exterior wall referred to in subsection (ii) of this section meets the standards set out therein.

4.4 Computation of area may exclude, at the discretion of the Director of Planning or Development Permit Board:

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed 8 percent of the residential floor area being provided; and
 - (ii) no more than 50 percent of the excluded balcony floor area may be enclosed;
- (b) windows recessed into the building face to a maximum depth of 160 mm, except that the Director of Planning may allow a greater depth in cases where it improves building character;
- (c) unenclosed outdoor areas at grade level underneath building overhangs, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any overhangs, and provided that the total area of all overhang exclusions does not exceed 1 percent of the residential floor area being provided;
- (d) open to below spaces or double height volumes can be excluded on the second storey units where the first floor is located within 2 m of grade to a maximum of 15 percent of the floor area of the first floor of that unit for residential; and
- (e) features generally on the westerly facades of buildings, to reduce solar gain which may be in the form of french balconies and horizontal extensions; and
- (f) trellises and other garden structures which support the use of intensive green roofs and or urban agriculture.

4.5 The use of floor space excluded under section 4.4 or 4.5 must not include any purpose other than that which justified the exclusion.

5. Height

5.1 The maximum building height, measured above base surface, and to the top of the roof slab above the uppermost habitable floor excluding parapet wall must not exceed 32 m.

6. Parking, Loading and Bicycle Parking

6.1 Parking, loading, and bicycle parking spaces shall be provided and maintained according to the requirements and provisions of the Parking By-law, including those concerning exemption and relaxation, unless any amendment to the Parking By-law results in any lesser requirement, in which case the lesser requirement is to apply, except for the following:

- (a) The minimum residential parking requirement is 0.1 spaces per bedroom for non-market social housing;
- (b) Parking for market rental will be provided as per section 4.5.B1 (STIR) of the Parking by-law;
- (c) Non-residential uses shall provide:
 - (i) At least one parking space for each 145 m² of gross floor area for the first 290 m² of gross floor area and one additional space for each additional 115 m² of gross floor area; and
 - (ii) Not more than one space for each 70 m² of gross floor area.

7. Acoustics

7.1 All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is 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

* * * * *

PROPOSED CONDITIONS OF APPROVAL

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

PROPOSED CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by NSDA Architects and stamped "Received City Planning Department, November 9, 2009", subject to the following conditions, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

Design Development

- i) design development to address the proposed building scale, relationship and integration of the building massing with the neighbouring context;

Note to applicant: This is to be achieved by reducing the building's overall height to eight storeys.

- ii) design development to improve the overall residential architectural character of the building through improved material variety and high quality material treatments;

Note to applicant: Design development should consider more variety and lighter architectural treatments while reducing the heavy and institutional expression.

- iii) design development to maximum the use of roof spaces as outdoor amenity space, and where possible, including green roof treatments and/or urban agriculture;
- iv) consideration to improve access to outdoors for the dwelling units through the provision of balconies or French balconies;

Crime Prevention Through Environmental Design (CPTED)

- v) design development to take into consideration the principles of CPTED (Crime Prevention Through Environmental Design) having particular regard for reducing opportunities for theft in the underground parking, mischief in alcoves, etc;
- vi) design development to reduce opportunities for graffiti particularly on the lane;

Note to Applicant: Opportunities for graffiti can be mitigated by reducing areas of exposed wall, by covering these walls with vines in pockets on lane property, hedges, rough finish material such as brick or by using a protective coating material.

Landscape

- vii) provision of a high quality private/ public realm interface treatment, including street trees, paving, outdoor furniture and planting, to the satisfaction of General Manager of Engineering Services and Director of Planning;

Note to Applicant: Special attention should be paid to the pedestrian experience at main entrance and lobby areas.

- viii) maximize planting in the lane setback;

Note to Applicant: Provide landscape planting to improve the lane environment, wherever possible.

- ix) design development to provide sufficient soil depth and volume to ensure long term plant health;

Note to Applicant: Soil depths should meet or exceed BCLNA Landscape Standards (latest edition).

- x) provision of an efficient irrigation system for all common outdoor planters and individual hose bibs to be provided for all patios of 100 sq. ft. or greater. Specification notes and irrigation symbols to this affect should be added to the drawing;

- xi) at time of development permit application, provision of a detailed Landscape Plan illustrating soft and hard landscape treatment;

Note to Applicant: The Landscape plan should include a planting plan listing common and botanical name, size and quantity of all existing/proposed plant material. Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. Illustrate and clarify all outdoor surface/paving materials, site furniture, lighting, trash receptacles, hose bibs, signs, retaining wall treatment, anti-skateboard guards (where applicable), parking vents, at-grade utilities, and public realm (building edge to the curb, street trees, lamp posts, fire hydrants, sidewalk treatment).

- xii) new street trees to be provided adjacent to the development site, to be shown on the development permit plans and confirmed prior to the issuance of the building permit.

Note to Applicant: Contact Eileen Curran, Streets Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan, "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 calliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

- xiii) at time of development permit application, satisfaction of the requirements of a Tree Plan, including dimensioned tree protection barriers;

Note to Applicant: Refer to Protection of Trees By-law (sec. 4.0, 4.3).

- xiv) at time of development permit application, provision of large scale sections [typical] through the landscaped areas, including the townhouse interface, the slab-patio-planter relationship, the lane interface and common areas;
- xv) at time of development permit application, illustration of spot elevations to all outdoor areas (including top/bottom walls), including offsite context spot elevations in proximity (such as the lane, for example);
- xvi) provision of a concept plan illustrating integration of proposed building with an expanded public realm along the Fraser Street frontage;

Note to applicant: An expanded public realm should consider removal of the parking lane.

Engineering

- xvii) Column placement to comply with Engineering Parking and Loading Design Supplement;

Note to Applicant: The columns scale as 1.3 m back from the entrance to the parking space, rather than the required 1.2 m.

- xviii) Correct notation of parking ramp slope on drawing page A-101 and note design elevations on both sides of the ramp at all break points;

Note to Applicant: The section drawing indicates a 5% slope at the bottom of the main parking ramp and not 10% as shown.

- xix) Provision of a 3.8 m width for the second loading bay as per the Engineering Parking and Loading Design Supplement, and clarify the elevation at the rear of the loading spaces;
- xx) Confirmation that a waste hauler can access and pick up from the below grade garbage compactor location. The pick vehicle will have to manoeuvre onto a 12.5% grade which may make this location less than desirable;
- xxi) Bike racks or other encroachments should not be positioned in the Broadway setback;

Sustainability

- xxii) compliance with and identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Gold equivalency, including at least 3 optimize energy performance points, 1 water efficiency point and 1 storm water point;

Note to applicant: Provide a LEED® checklist confirming LEED® Gold equivalency and a detailed written description of how the above noted points have been achieved. Both checklist and description should be incorporated into the drawing set.

- xxiii) confirmation of proposed passive design building features;

Waste Management

- xxiv) Provision of 3 streams of waste removal for the development (regular garbage, recyclable materials and organics) the development site is to provide adequate space to accommodate 3 streams of waste removal including fully outfitted areas that can be made active upon implementation of an organics collection system.

Social Development

- xxv) submission of an Operations Management Plan to the satisfaction of the Managing Director of Social Development, providing:
- identification of a community liaison who will work with the community to resolve day-to-day issues if they arise, along with a prescribed protocol for responding to issues;
 - 24 hour emergency contact;
 - A liaison with local police;
 - dispute resolution mechanisms, and
 - a commitment to the establishment of a Community Advisory Committee if needed.

AGREEMENTS

- (c) That prior to enactment of the CD-1 By-law, arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services be made for the following:

Engineering

- i) Provision of a 2.4 m pedestrian right of way along the Broadway frontage of the site. The building cantilever over the proposed right of way should remain at approximately the same elevation;

- ii) Consolidation of lots 9-12 into a single parcel;
- iii) Release of Easement & Indemnity Agreement F21261 prior to building occupancy. (Landscaping encroachments onto street);
- iv) Undergrounding of all new utility services from the closest existing suitable service point. All services and in particular electrical transformers to accommodate a primary service must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground/overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch. Early contact with the Utilities Management Branch is encouraged;
- v) Installation of improved curb ramps at the North West corner of Fraser Street and Broadway;
- vi) Installation of a standard concrete lane entry at the lane north of Broadway on the west side of Fraser Street;
- vii) Provision of street trees adjacent the site where space permits;

Soils

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

Community Facility

- ix) That prior to enactment of the CD-1 By-law, agreements or arrangements to the satisfaction of the Director of Legal Services be made to secure the use of the space to be used for the Broadway Youth Resource program as a "community facility" exempt from the requirements otherwise applicable in respect of the payment of Community Amenity Contributions."

* * * * *

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510

Amend Schedule E (Comprehensive Development Areas) by adding the following:

"675 - 691 East Broadway [CD-1 #] [By-law #] B (C-2C)"

DRAFT AMENDMENTS TO THE NOISE BY-LAW NO. 6555

Amend Schedule B (Intermediate Zone) by adding the following:

"[CD-1 #] [By-law #] 675 - 691 East Broadway".

* * * * *

ADDITIONAL INFORMATION

1. **Comments - General Manager of Engineering Services:** The General Manager of Engineering Services has no objection to the proposed rezoning, provided that the arrangements and conditions as shown in Appendix B are satisfactorily concluded.
2. **Public Notification and Input:** See main body of report and Appendix E.
3. **Urban Design Panel Comments:**

The Urban Design Panel reviewed this proposal on January 27, 2010 and supported the proposed use, height, density and form of development and offered the following comments:

EVALUATION: SUPPORT (6-1)

Introduction: Grant Miller, Rezoning Planner, introduced the application to rezone a C2-C site with an 11-storey building with commercial space at grade on East Broadway. The Broadway Youth Resource Centre will be on the first and second floors with 103 social housing units above and 24 market rental dwelling units. A Memorandum of Understanding between the City and BC Housing was approved by Council on December 19, 2007 supporting the development of this site for social and supportive housing for the homeless and those at risk of homelessness such as the mentally ill, people with addictions, and residents of the City's Single Room Occupancy hotels.

The site is located in Mount Pleasant which is currently engaged in a community planning process. East Broadway and Fraser Street have been identified as one of the important centres in the community but no policy has yet been adopted. Several workshops have been held to consider the future of the area. While there is support for change on the north side of East Broadway, and the diversity of use and improvements to the public realm is appreciated, there is some concern with the height of the proposal.

Anita Molaro, Development Planner, further described the proposal for a social housing development which is one of the twelve sites identified by Council. The zoning to the north of the site is RM-4 (apartment) with a height of 35 feet and to the south of East Broadway the zoning is RT-5 (duplex) and as well has a height limit of 35 feet. To the north of the site is a park area that terminates Fraser Street and contains a large community garden. Ms. Molaro stated that the area is undergoing a planning review and one of the elements that is under consideration is the change in the zoning from C2-C (with a height limit of 40 feet) to something else. Through this planning review process the site has been identified that it could take more height within the future context to facilitate it taking on a local landmark role. Ms. Molaro noted that the applicant had provided a comparison showing both the C2-C and C-3A massing which would allow for a height of 100 feet with a 30 foot street wall and a maximum bulk massing of 50% along the frontage of the site.

Ms. Molaro noted that there are four main components to the project. There will be 103 units of supportive housing (30 of which will be available for youth), the Broadway Youth Resource Centre (on the first and second floor of the podium with access from Fraser Street) along the back of the site and commercial ground floor retail space facing East Broadway. The fourth

component will be 24 units of one and 2 bedrooms of affordable rental housing on the top three floors. The additional three floors will increase the height of the building to approximately 132 feet (11 storeys measured from the East Broadway elevation). The unit size will meet the 320 square foot minimum. The resident's out door space will be provided off the third and fifth floor amenity areas. Ms. Molaro noted that the proposed materials include brick, metal siding, painted concrete and aluminum framed glazing. The proposal is to achieve a LEED® Gold standard.

Advice from the Panel on this application is sought on the following:

- Does the Panel support the urban design response developed for this site;
- Form of development: tower form, massing height (11 storeys) and density;
- Building orientation and articulation of facades;
- Open space design and landscape treatments; and
- Preliminary comments on the use of and quality of the proposed materials.

Mr. Miller and Ms. Molaro took questions from the Panel.

Applicant's Introductory Comments: Larry Adams, Architect, further described the proposal noting the process for the visioning of the site has been going on in terms of the community for several years. There is support for more density on the site however there are some issues with the size of the project. The project will have a rental component, the housing for Provincial Homelessness Initiative which is from the 2nd floor to the 11th floor. The City will lease out the retail space on the ground floor. The Broadway Youth Resource Centre is across the back lane with the entrance on Fraser Street. Access to the parking is also off the lane. Mr. Adams noted that it is to be an economical building and so they are using a double loaded corridor system and a slab expression. Mr. Adams described the planning that went into the design and how they arrived at the current expression and as well described the architecture. The top three floors will be rental housing and will be run by the Vancouver Native Housing Society and is contingent on receiving funding. The neighbourhood has asked that some of the units be family oriented. Mr. Adams noted that the project will be registered as LEED® Gold and he further described the sustainable measures proposed for the project.

Bob Barnes, Landscape Architect, noted the landscape plans. They hope to have trees along East Broadway in front of the retail. They are planning on adding some plantings at grade on the Fraser Street side of the building and possibility a rain garden. Screening is planned for the lane. The third floor amenity will have some small trees and large shrubs. On the fifth floor, there is a bit of a breeze way with some seating and some patterning with urban agriculture and some small trees.

Mr. Adams and Mr. Barnes took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Consider a brighter more vibrant colour palette;
- Consider adding roof access for the residents on the 3rd and 5th floor;
- Improve the impact of the public art component on the building.

Related Commentary: The Panel supported proposal.

The Panel thought it was an interesting project but had some mixed feelings. They thought there was a conflict between the urban design point of view and the social responsibility. They supported the programming and community benefits and thought the project was in an appropriate location, but thought that from an urban design point of view, it was not the best location. Several Panel members said they would be more comfortable in terms of the massing if the neighbourhood was evolving into more than a C3-A zoning. They noted that the programming was driving the building but wasn't sure that the building deserved a landmark gesture. They also noted that the building design was conservative which they thought would make it more manageable financially but wondered if it could have more playfulness in the massing as the building will be visible from a distance along East Broadway. Several Panel members thought the quality of the architecture was important to the neighbourhood and thought it should be less institutional looking.

Several Panel members were concerned with the height of the building but did like the reference to the Lee Building at the corner of East Broadway and Main Street and the contemporary approach to heritage. A couple of Panel members thought the building should adhere more to the C-3A massing. The Panel also liked the native art on the spines but wanted them to be more prominent on the façade.

A couple of Panel members noted that the orientation was appropriate and that the relationship to the street was successful but felt there was a lack of open space and landscaping. The Panel thought the proposed materials were appropriate but more lightness and whimsy could be added to the architecture. A couple of Panel members also noted that more colour could be added to the building. Several Panel members noted that the roof space could be used as an outdoor amenity in the space between the youth centre and the tower and as well on the 5th floor roof.

Regarding sustainability, one Panel member noted that although electricity is considered green energy, he recommended that the applicant involve BC Hydro in the discussion and to use a system that would be compatible with a district energy source.

Applicant's Response: Mr. Adams noted that the proposed colour was a reference to the Lee Building. He stated that there is a strong interest by the client to introduce public art on the building by way of the native art on the windows. Mr. Adams agreed that roof access was an interesting suggestion noting that there are some concerns with overlook. He said they are trying to daylight the corridors in that area so there would be limited access to the roof. They are still having conversations with the neighbourhood regarding the streetscape and massing and have already responded to a lot of ideas from them. He said he didn't think the neighbours would support a taller building but noted that the detailing and use of good materials would produce good architecture and would meet market expectations.

Comments of the Applicant: The applicant has been provided with a copy of this report and understands the recommendations and conditions. The Applicant's comment:

"We urge Council to approve the project as submitted and retain the flexibility of adding the badly needed rental units. Although there is currently no funding for the rental units, if Council adopts Staff recommendations to delete the upper three floors, the City will lose the potential rental units forever."

* * * * *

PUBLIC NOTIFICATION AND INPUT

Public Open House

As part of the public consultation process since early 2008, the project proponents and the City's Housing Centre staff have sought public input on various occasions and provided relevant information during the design development period.

PURPOSE AND OBJECTIVES OF PUBLIC CONSULTATION

The purpose of consultation was to:

- Provide opportunities for input from area residents, businesses and other interested parties at various points during the design development of the project;
- To tie into, participate with, and seek advice from, the Mount Pleasant Community Planning Program;
- Inform the public about the development proposed for 675-691 East Broadway including information on the site plan, building design, neighbourhood context, and programs/services proposed for tenants;
- Provide information about the rezoning process;
- Allow for the Vancouver Native Housing Society and Broadway Youth Resource Centre representatives to meet with local neighbourhood residents and business owners; and
- Build awareness of the other social and supportive housing initiatives in Vancouver that are part of the partnership between BC Housing and the City of Vancouver and the need to increase supportive housing units in Vancouver.

COUNCIL-HELD PUBLIC MEETINGS, DECEMBER 2007

Several evenings of public meetings were held with Council during December 2007. Council heard delegations from throughout Vancouver in response to the use of 12 City-owned Sites, in partnership with the Province, to develop housing for those who are homeless, at risk of homelessness, and who may be dealing with addiction and mental health challenges. The development direction and use for 675 E. Broadway was included as part of the discussion. At the end of the meetings, Council endorsed a Memorandum of Understanding (MOU) between the City and the Province. The development direction to staff and the project proponents for 675 E. Broadway was to include:

"100+/- studio units and market housing, a potential youth services hub, and ground floor commercial and retail uses. A third to a half of the 100 units would be occupied by youth, if a youth services hub is included in the Project, by persons with a mental illness and/or substance abuse problem referred by providers of services to persons with mental health or addiction issues. All units will be tenanted by core-need singles with a priority for those living in the shelters and SROs in Mt. Pleasant and along the Broadway corridor."

CONSULTATION DURING 2009

The project proponents and the City's Housing Centre staff attended several community-wide consultation meetings of the Mount Pleasant Community Planning Program that related to

neighbourhood topics relevant to this project including social housing and retail/shopping areas: June 14, 2009, Shopping Area Workshop; September 20, 2009, Shopping Area Workshop; November 25, 2009, Residential Area Workshop.

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2 In addition to these organized community planning meetings, the project proponents arranged to attend four specific meetings to discuss 675 E. Broadway with sub-committee planning groups to present and gain input on massing and design options for the site. February 10, 2009 with the Social Coordinating Group at the Community of Hope Church 535 E. Broadway; February 12, 2009 with the Community Liaison Group at the Native Education College; two with the Social Housing Group on May 21 at the Mount Pleasant Neighbourhood House and June 25, 2009 at the Native Education Centre.

INFORMATION LETTER TO MOUNT PLEASANT COMMUNITY PLANNING PROGRAM E-MAIL LIST - AUGUST 2009

At the end of August 2009, the City of Vancouver Rezoning Department sent an information letter to all Mount Pleasant Community Planning Program participants on the e-mail list about the expected rezoning application for 675 East Broadway. The purpose of the letter was to respond to many uncertainties and mis-information in the community about the proposed project.

The letter discussed the selected operators; the proposed tenant profile; the support programs, services and staffing; community liaison once the building is occupied; and the key issues/design principles identified at previous meetings held between the proponents and participants in the Mount Pleasant Planning Program.

PUBLIC OPEN HOUSE - JANUARY 20, 2010

The public open house for the 675 East Broadway site was held from 4:00-8:00 pm on Wednesday January 20, 2010 at the Mount Pleasant Neighbourhood House, 800 E. Broadway.

PUBLIC NOTIFICATION

The open house was advertised by the City of Vancouver as part of their standard notification process for rezoning applications. Notification letters on the project and open house date/location were sent out to the property owners within the City's prescribed area on January 8, 2010.

In addition the notification letter was e-mailed to the e-mail list of area residents who have been participating in the Mount Pleasant Planning process.

ATTENDANCE

One hundred and ninety-one (191) people signed-in for the open house. One hundred and twelve (112) written feedback forms were completed and handed-in at the open house. Each person attending the open house was greeted, asked to sign-in, given a feedback form to complete, given a quick orientation to the display material and asked to 'pin' where they lived or worked onto an area plan.

Of the 124 people attending the open house who 'pinned' where they worked or lived, approximately 85% were in a 4-5 block area of the site bounded by Brunswick Street, East 5th Avenue, Glen Drive and East 14th Avenue. Most of the remaining attendees were from other.

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3 parts of Mount Pleasant or East Vancouver.

Representatives from the Vancouver Native Housing Society, Broadway Youth Resource Centre, the City of Vancouver, BC Housing, NSDA Architects, Terra Housing Consultants and CitySpaces Consulting were available to answer questions from attendees.

FORMAT

Approximately thirty display boards were presented at the open house including boards describing:

- Supportive housing and where it is located in Vancouver (City of Vancouver);
- The sponsor group and services/programs for this site, the City approval process;
- the BC Housing/City of Vancouver 12 Sites Initiative (CitySpaces Consulting);
- The site and building design (NSDA Architects); and
- In addition to the display boards, an architectural model of the building and neighbouring buildings was on display.

Information material was available including: a Question and Answer handout on details of the project and operations, the City of Vancouver Supportive Housing Strategy and a summary report, pamphlets about the Broadway Youth Resource Centre.

FEEDBACK

The overall tone and atmosphere of the open house was open and questioning. Attendees spent a lot of time talking with various representatives of the project to understand the operation and support services, the building design and height, the tenant profile and the potential impact on their residential areas. Most people attending had little opposition to the provision of social and supportive housing on the site, however many expressed strong concern that the 103 studio units proposed for singles was too many, that the mix of adults and youth in the same complex was inappropriate and the height of the building was too tall. Many also wanted to see more family and market rental units provided in the mix.

A large number of people came with the impression that there were no support services to be provided to residents living in the building. Representatives from Vancouver Native Housing Society, Broadway Youth Resource Centre and BC Housing responded to these questions and clarified the support services that would be provided to residents of the building.

Each person attending the open house was given a written comment form to complete. One hundred and twelve (112) were completed and handed-in at the open house. Below is a sample of the comments received.

Appendix A contains the verbatim responses received at the open house. [NOT ATTACHED]

These comments included those in favour, those not in favour and those who support supportive social housing but for one or more reasons not this project. Approximately 40% responded in favour of the project as presented, 56% were not in favour of the project as presented and 4% made comments or asked questions that indicated neither in favour nor not in favour. The concerns of those not in favour were very similar to those heard verbally at the open house including: too many supportive housing units in one building, not a good mix of

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4 youth and adults, the need for more market rental units in Mount Pleasant, the proposed height of the building being too high for the neighbourhood and fear of increased crime and drug use in the area. Below are some sample responses.

Sample responses from those in favour, included:

- I welcome this project in my 'hood. With support/teaching services in it, I'm glad to have the city provide much needed housing for the homeless. A homeowner in the area for 13 years, I support this help for those who need it.
- I am a neighbour in support of the proposal. Overall pleasing clean & modern architectural design. Height is no problem @ this urban node. The design of the south façade of the upper floors requires further attention. It is too stark & the proportions are not pleasing.
- Density increase along Broadway is welcome. The building needs more visible green features to soften the appearance: green walls? Trees on podium roofs.
- I approve of the proposed expansion of the BYRC facilities located at 691 E. Broadway. This and other similar facilities are badly needed & my neighbourhood Mt. Pleasant, can easily accommodate it. It will, I feel, be a positive for our community. Caring for others is the responsibility of us all.
- First of all, I support this project. Yes - in my neighbourhood! I'm proud to have this project four blocks from my house. There is a severe lack of social/supportive [housing] in Vancouver, especially outside of the DTES. There are people in this community who need help. I think the expansion of BYRC is superb and the facilities seem really great.

Sample responses from those not in favour

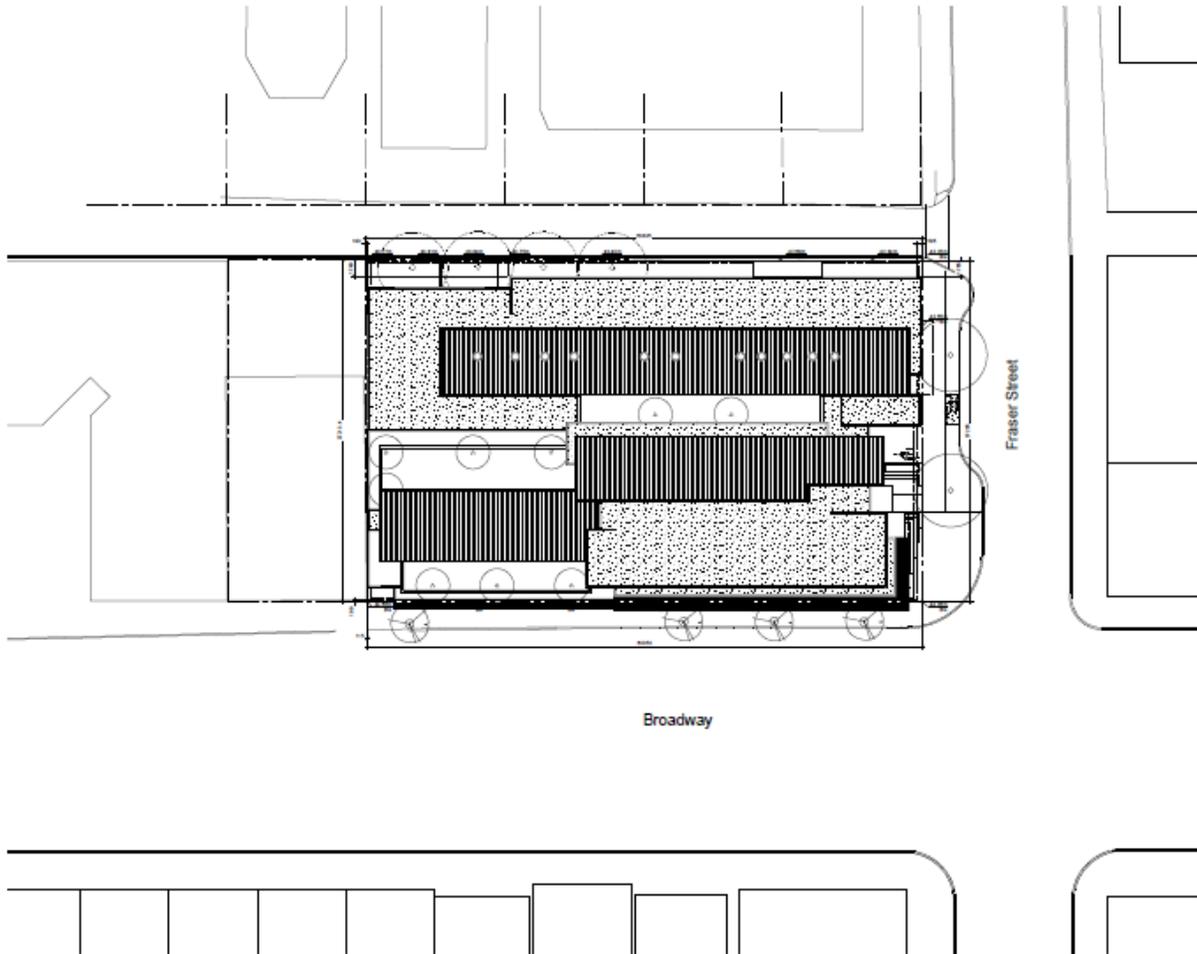
- I think it is a good idea overall. My only concern is housing young people at risk with older adults with addictions or social problems. If this is addressed well, I would give this project my full support. (I own a condo at 5th & Brunswick);

- My main concern is for the health and safety of my 3yr old who uses Sahali park daily. There are already drug issues in the park - and now he will have to share it with the residents of this building. Please reduce the size of the building to 50 units, for the neighbourhood to safely integrate the "at risk of homeless" population. We are not opposed to this project but the scale is too large and will turn into a ghetto. Please provide addiction services on site and as well create an advisory group to deal with neighbourhood concerns/issues;
- Looks like a great project! Just some real concerns about the height of the building. Seems a little high for the area & could change the look of Mt. Pleasant;
- I would like this project not quite so tall. I am fine to have this in the area, and that intersection needs a lot of help - upgrading - I worry about the funding - will it continue at the level needed to make the program viable - this is crucial;
- I have always supported social housing and I support housing for this site. I do not support this building as proposed. It is too tall... 6 stories max please. Also the # of at risk individuals is too much for 1 neighbourhood and one building. Please cut down the units to a maximum of 50. I am also concerned with the density of 3 of these buildings being built in Mount Pleasant [referring here to 188 East 1st Avenue, and 215 West 2nd Avenue buildings]. Why are there no buildings south of 16th and East of Fraser? This project needs to be re-drawn Its not well thought out;
- Do not move the Downtown Eastside SRO problem to Mount Pleasant. Supportive family housing is a priority in this area not re-introduction of drug dealers. The neighbourhood has worked tirelessly to clean up the area, now the city wants to undo all of the progress that has been made.

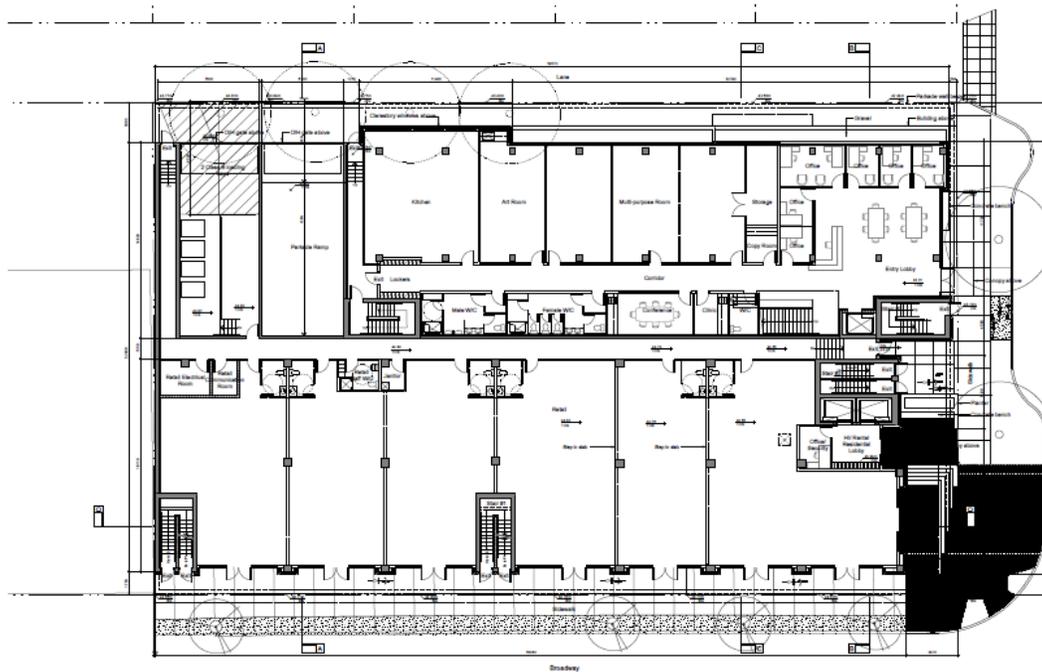
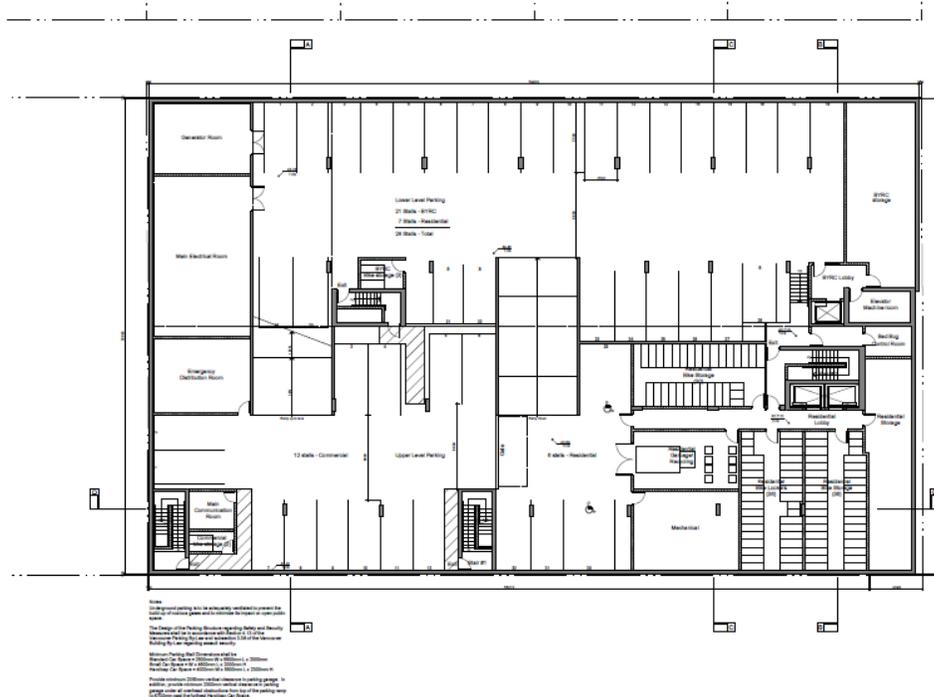
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Drawings for Development Proposal: 671-685 East Broadway

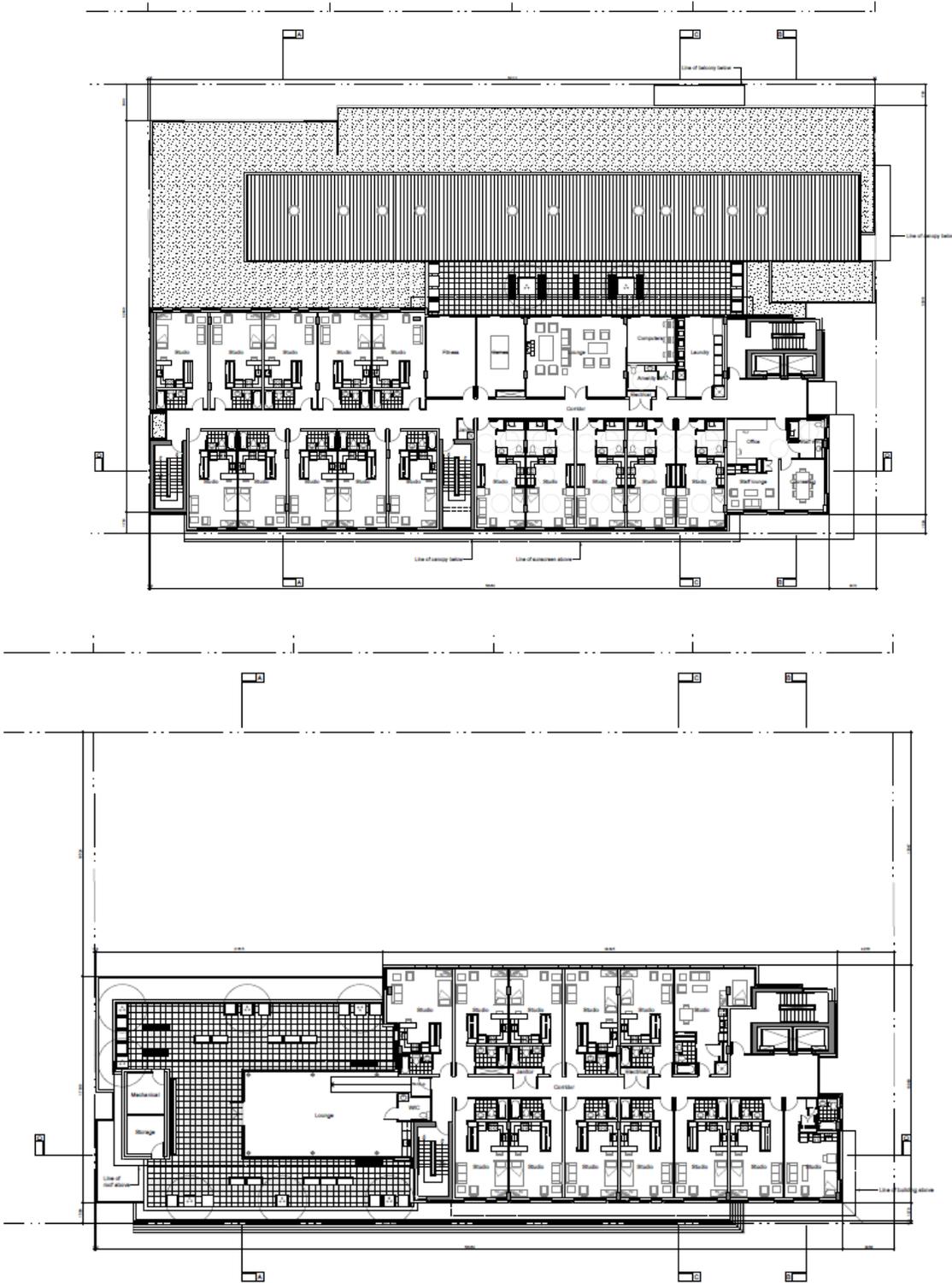
Site Plan:



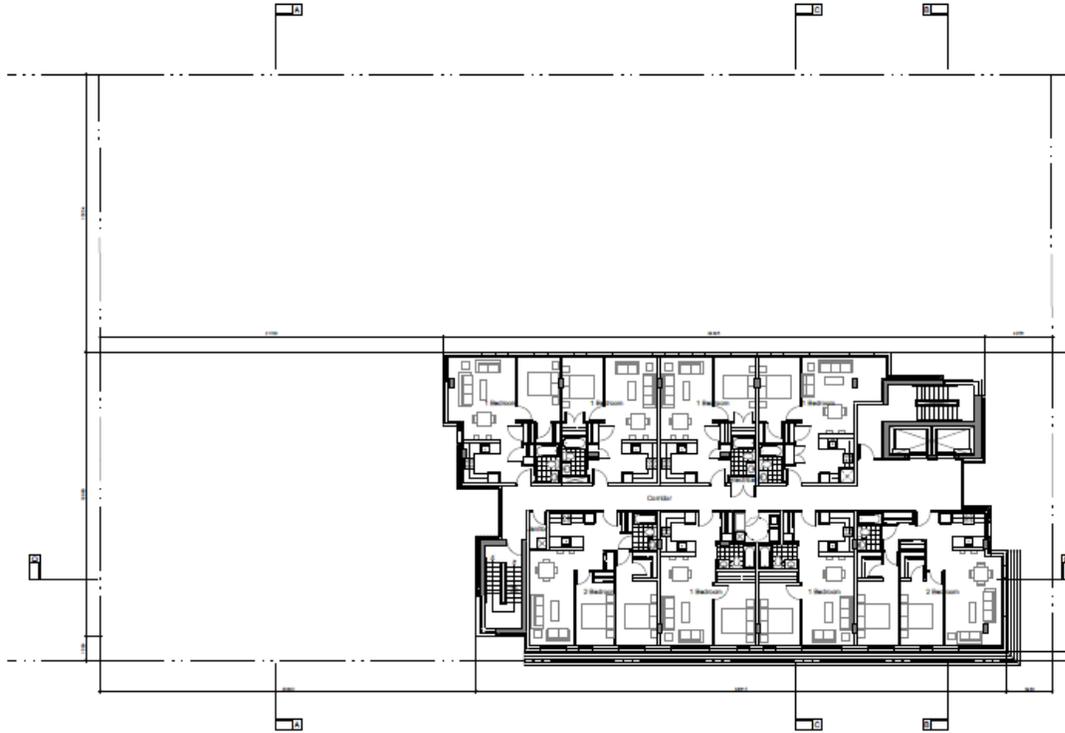
Parking Level and Broadway Street Level Plan:

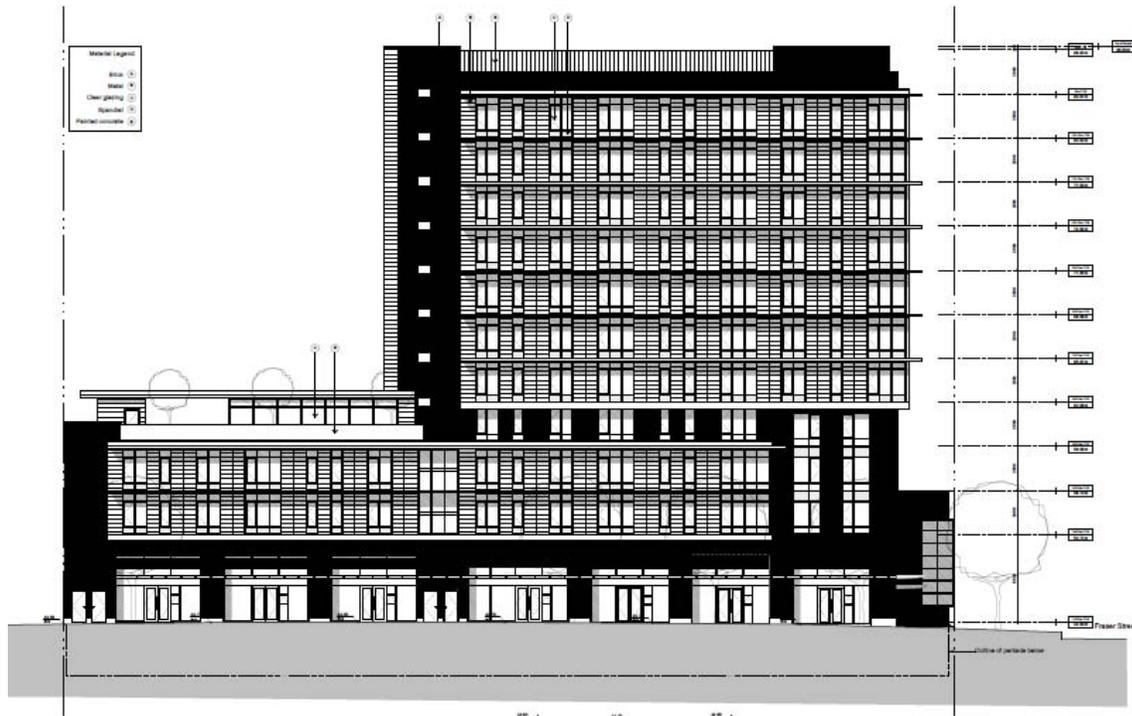


3rd and 4th Level Residential:

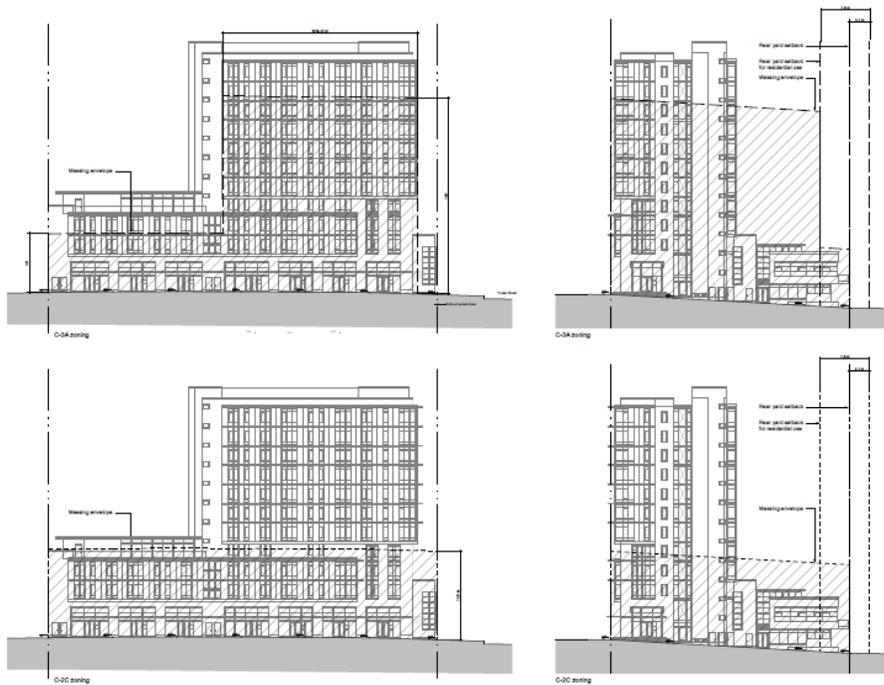
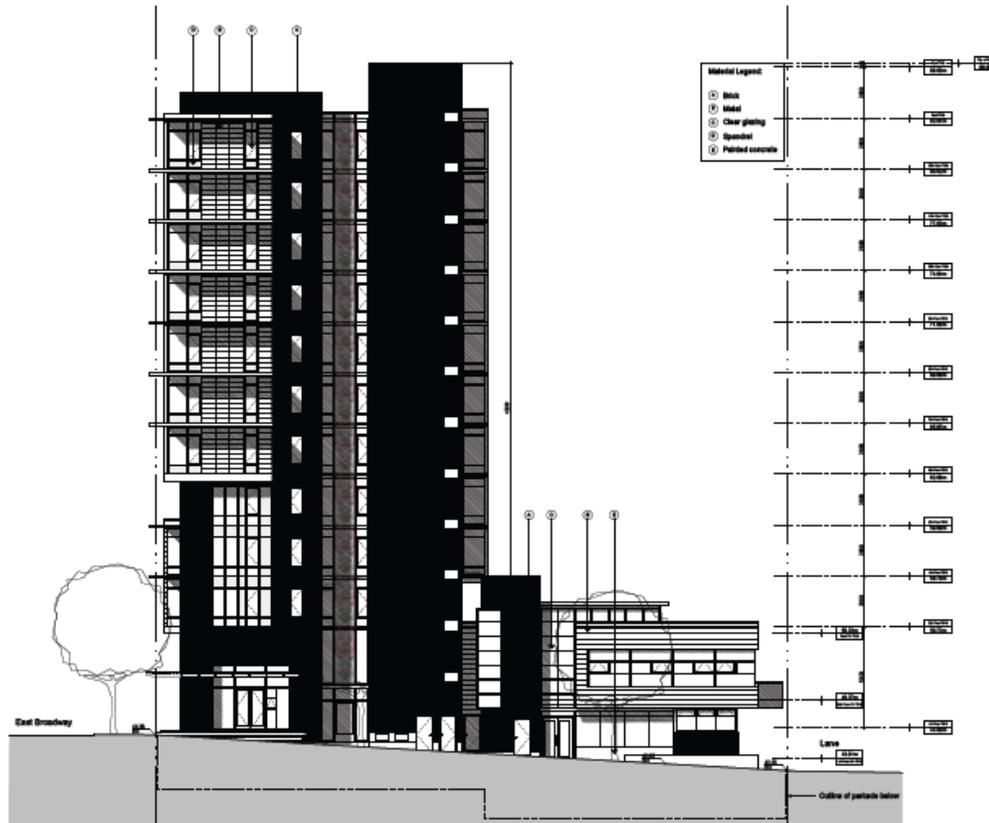


Upper Level Residential and Broadway Elevation:





Fraser Street Elevation and General Elevations for Building:



APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	675 - 691 East Broadway
Legal Description	Lots 9-12, Block 119, DL 264A, Plans 327 & 1771
Applicant	Larry Adams
Architect	Neale Staniszki Doll Adams
Property Owner	City of Vancouver
Developer	Provincial Rental Housing Corporation (PRHC)

SITE STATISTICS

	GROSS	DEDICATIONS	NET
SITE AREA	2 245 m ²	n/a	2 245 m ²

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEVELOPMENT (if different than proposed)
ZONING	C-2C	CD-1	
USES	Residential, institutional, recreational, commercial, retail, social service centre	Dwelling Uses, in conjunction with; Limited Cultural and Recreational Uses; Institutional Uses, and Accessory Uses customarily ancillary to the above uses	
DWELLING UNITS	n/a	127	103
MAX. FLOOR SPACE RATIO	3.0	3.66	2.86
MAXIMUM HEIGHT	13.8 m (45 feet)	40.4 m (132.5 feet)	32 m
MAX. NO. OF STOREYS	4 storeys	11 storeys	8 storeys
PARKING SPACES	n/a	46	