

480 Broughton St (DP-2020-00849 / RZ-2020-00063) development and zoning amendment application



Henriquez Partners Architects has applied to the City of Vancouver for permission to develop the following on this site:

- A 11-storey, mixed-use building, containing 60 social housing units, a 340-student elementary school and a 65-space childcare centre
- A proposed height of 38.86 m (127.49 ft.)
- A floor space ratio of 0.89 (10,645 m² / 114,582 ft.)
- Parking to be located in the existing Coal Harbour Community Centre, supplemented by a proposed underground level for building services and bicycle storage
- Designed for certification under the Passive House and LEED Gold standards

Under the site's existing CD-1 zoning, the proposed use is "conditional" so it may be permitted. However, it requires the decision of the Development Permit Board. A separate amendment to the zoning by-law, RZ-2020-00063, is proposed to increase the height by 8.86 m, the residential floor area by 1,303 m², and the number of permitted social housing units.

In response to COVID-19 (Coronavirus), we held an extended online question and answer (Q&A) period in place of an in-person open house for this project.

Online Public Hearing: Tuesday, June 15, 2021 at 6:00 pm

This Public Hearing is to be convened by electronic means as authorized by Ministerial Order No. M192, "Local Government Meetings and Bylaw Process (COVID-19) Order No. 3".

- View the meeting agenda
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Due to COVID-19, a Public Health Order currently prohibits members of the public from attending the City's Public Hearings in person. Members of the public can listen and watch the proceedings via the City's website or follow Twitter @VanCityClerk. Speakers can participate by telephone or by providing written submissions.

Send your comments online

Request to speak by phone

Or give feedback via mail to:
City of Vancouver, City Clerk's Office
453 West 12th Avenue, Third Floor
Vancouver, BC, V5Y 1V4

Requests to speak open at 8:30 am on Friday, June 4, 2021. Your comments and name will be published in the meeting record.

Copies of the draft by-laws will be available for viewing at all times on the meeting agenda online, starting Friday, June 4, 2021, at 1:00 pm. Meeting minutes will also be available at this location approximately two business days after the hearing.

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