



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: November 1, 2016
Contact: Kent Munro
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RTS No.: 11750
VanRIMS No.: 08-2000-20
Meeting Date: December 13, 2016

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 1495 West 8th Avenue

RECOMMENDATION

A. THAT the application by SHAPE Architecture, on behalf of Vancouver Masonic Centre Association to rezone 1495 West 8th Avenue [*Lot E, Block 311, District Lot 526 Plan 14443; PID 007-823-011*] from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 4.0 to 6.02 and the building height from 30.5 m (100 ft.) to 54.0 m (177.2 ft.) to permit the development of a new four-storey building for the Vancouver Masonic Centre on 7th Avenue, connected to a 18-storey secured mixed-income social housing rental building fronting 8th Avenue, be referred to a public hearing, together with:

- (i) plans prepared by SHAPE Architecture, received February 16, 2016;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to conditions contained in Appendix B;

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, if after public hearing Council approves in principle this rezoning and the Housing Agreement described in Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, after the Housing Agreement has been agreed to and signed by the applicant and its mortgagee(s) and prior to enactment of the CD-1 By-law contemplated by this report.

- C. THAT, if the application is referred to a public hearing, the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B of the Sign-By-law [assigning Schedule B (C-3A)], generally as set out in Appendix C, be referred to the same public hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix C, for consideration at the public hearing.

- D. THAT, subject to the enactment of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C;

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

- E. THAT Recommendations A through D be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone a site located at 1495 West 8th Avenue from C-3A (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a new four-storey building for the Vancouver Masonic Centre on 7th Avenue, connected to an 18-storey secured rental residential building on 8th Avenue with 149 mixed-income social housing units. If approved, the residential component will be managed by a property management company reporting to the Vancouver Masonic Centre Association.

The application supports the goals of the City's Housing and Homelessness Strategy. The applicant seeks increased height and density in return for all proposed housing units being secured as social housing for the life of the building or 60 years, whichever is longer, and to include registrable covenants in respect of all such units prohibiting stratification, separate sales and rental for a term of less than one month at a time. A minimum of 30 per cent of units would rent below rates that are affordable to households with an income of no more than the BC Housing Income Limits, thereby complying with the Development Cost Levy exemption provisions for social housing in the *Vancouver Charter*.

If approved, this rental building would contribute 149 units towards the stated near- and long-term targets for social housing as set out in the Housing and Homelessness Strategy and it would provide accommodation for households with low and moderate incomes in a central location within the city. In addition, the architecture of the existing Vancouver Masonic Centre building, which currently includes an at-grade parkade and several floors without windows, would significantly improve and enhance the pedestrian experience on West 7th Avenue. Staff recommend that the application be referred to public hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the public hearing, along with the conditions of approval outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

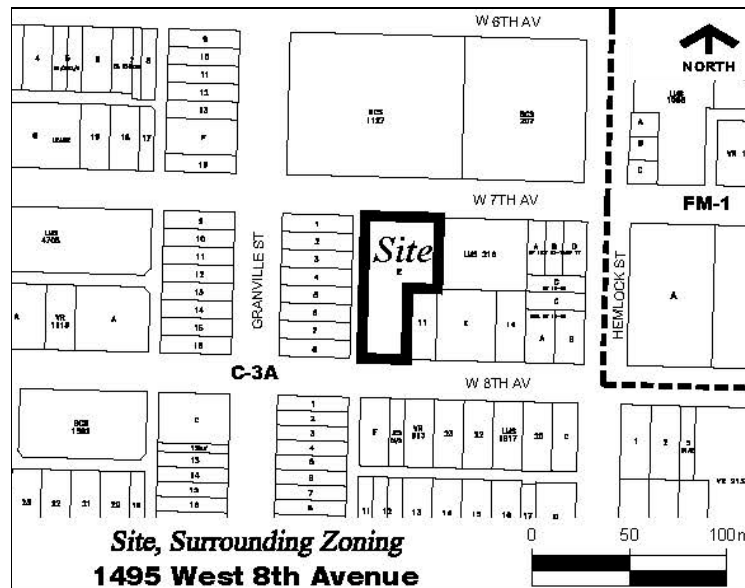
- Affordable Housing Policies (1991);
- Burrard Slopes C-3A Guidelines (1993, amended in 1996 and 1998);
- Metropolitan Core Jobs & Economy Land Use Plan (2007);
- Housing and Homelessness Strategy 2012-2021 (2011);
- Final Report from the Mayor's Task Force on Housing Affordability - Priority Action Plan (2012);
- C-3A District Schedule and Guidelines (2013);
- Green Buildings Policy for Rezoning (2010, amended 2014); and
- High-Density Housing for Families with Children Guidelines (1992).

REPORT

1. Site and Context

The site has an area of 2,228 m² (23,983 sq. ft.) and is located between 7th and 8th Avenue, half a block east of Granville Street (see Figure 1), in the Fairview community. The "L" shaped site has a frontage of 38 m (125 ft.) on 7th Avenue and a frontage of 22 m (75 ft.) on 8th Avenue. There is no east-west lane on this portion of the block, so this site and all other sites east of it are double-fronting lots. The site currently contains a four-storey building occupied by the Vancouver Masonic Centre, an at-grade parkade, and an open space. There is a heritage building, classified "C" on the Vancouver Heritage Register, east of the subject site, on West 8th Avenue. Granville Street, zoned C-3A, includes one- and two-story commercial buildings (which could increase to 15.3 m (50 ft.) under the Burrard Slopes C-3A Guidelines). East of Granville Street, the Burrard Slopes C-3A Guidelines allow for heights up to 30.5 m (100 ft.). There is a mix of uses and building heights between two and four storeys, except for a 19-storey residential tower across from the subject site on 7th Avenue and an 11-storey mixed-use tower immediately east of the subject site on 7th Avenue. Broadway is one block from the site and West 7th Avenue is a bike route.

Figure 1 – Site and Surrounding Zoning (Including Notification Area)



2. Policy Context

Fairview (Burrard Slopes) – Located within the Burrard Slopes area of the Fairview community, this site is within a mixed-use area containing smaller-scaled commercial buildings and residential towers. The intent of the Burrard Slopes C-3A Guidelines is to encourage a primarily residential neighbourhood while integrating non-residential uses and ensuring a high standard of livability. The site is also located within the Broadway Corridor “choice-of-use” area as defined in the Metro Core Jobs & Economy Land Use Plan, where opportunities for housing, retail and services to support the surrounding community are envisioned.

Housing and Homelessness Strategy – On July 29, 2011 Council endorsed the Housing and Homelessness Strategy 2012-2021 which includes strategic directions to increase the supply of housing that is affordable for low- and moderate-income households. The Strategy strives to increase the variety of housing options across the entire housing continuum, to improve choice and affordability for all residents within the city, and includes specific targets for new affordable housing delivery across the housing continuum.

Mayor’s Task Force on Housing Affordability (2012) - Priority Action Plan – The Task Force’s Plan put forward a number of recommendations including:

- to increase the supply and diversity of housing;
- to enhance the City’s capacity to deliver affordable rental and social housing;
- to protect the existing social and affordable rental stock
- to explore opportunities to renew and expand that stock;
- to streamline and create more certainty and clarity in the regulation process; and
- to improve public engagement.

Through this initiative, the City is encouraged to use tools, such as Community Amenity Contributions (CACs), Development Cost Levies (DCLs) and partnership funding from senior government and non-profit organizations. Accordingly, the City will consider a range of options to deliver the affordable housing targets set out in the 2011 Housing and Homelessness Strategy, in the most cost-effective way, including new mixed-income social housing owned and operated by a non-profit organization.

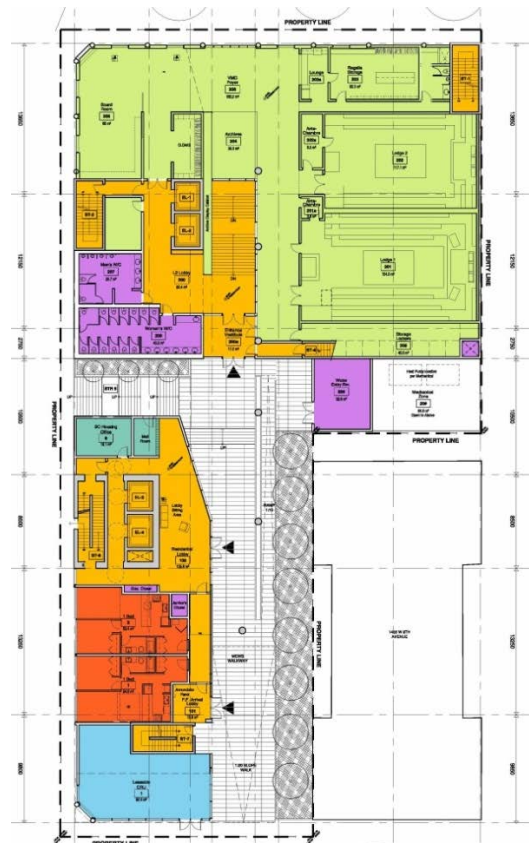
Strategic Analysis

1. Proposal

This application proposes to rezone a four-storey building for the Vancouver Masonic Centre on 7th Avenue with an at-grade neighbourhood restaurant. This would replace the existing Masonic Centre which was built in 1973. Along the West 8th Avenue frontage, an 18-storey residential building with 149 units of secured mixed-income social housing, at an overall density of 6.02 FSR (Figure 2), sensitively placed between the lane and the neighbouring heritage building, is proposed.

The application proposes 3,399 m² (36,582 sq. ft.) of floor area for the Vancouver Masonic Centre and 10,017 m² (107,820 sq. ft.) of floor area for the residential tower (total 13,415 m² or 144,402 sq. ft.) over two and a half levels of underground parking accessed from the lane.

Figure 2 – Site Plan



2. Housing

The subject property is owned by the Vancouver Masonic Centre Association which is registered as a BC non-profit society. The Vancouver Masonic Centre Association bylaws include an affordable housing purpose, as well as a provision for disposition of assets upon dissolution to an entity with a charitable purpose.

The application proposes 10,017 m² (107,820 sq. ft.) of residential floor area (149 units) as mixed-income social housing. Upon project completion the Vancouver Masonic Centre Association plans to transfer the asset to a non-profit foundation or trust to hold the asset. The residential component of the building will be managed by a property management company reporting to the Vancouver Masonic Centre Association, and the Vancouver Masonic Centre will be managed by the Vancouver Masonic Centre Association.

The application proposes a mix of unit sizes (Figure 3). The proposed unit mix is 70 studio units (47%), 40 one-bedroom units (27%) and 36 two-bedroom units (24%) and three 3-bedroom units (2%).

Figure 3 – Proposed Unit Mix

	Studio	1-bed	2-bed	3-bed
Number of units	70 (47%)	40 (27%)	36 (24%)	3 (2%)

The project is being developed in partnership with BC Housing. Through the rezoning application review process, City staff have worked closely with the applicant to develop the proposal, in an iterative manner, such that it meets funding requirements while addressing City planning and housing objectives. BC Housing has approved the Vancouver Masonic Centre Association's pre-development financing application, and is providing funding as part of their Community Partnerships Initiative. The Vancouver Masonic Centre Association intends to also apply for construction financing from BC Housing.

The project meets both the affordability criteria set out in the BC housing Community Partnerships Initiative program and the City of Vancouver's definition of social housing. Rents for the below market housing units would be offered and secured in a Housing Agreement as follows:

- a. 30 per cent (45 units) shall be rented at rates that are affordable to households with an income of no more than the BC Housing Income Limits.
- b. 20 per cent (30 units) shall be rented at rates that are affordable to households with an income of no more than the median income for families without children using data provided by Statistics Canada.

The remaining 50 per cent (74 units) will rent at market rates. Not only does this help to establish this building as a socially and economically diverse community, but the broad range of units will ensure financial viability of the project without the need for ongoing government subsidy.

Vancouver has one of the lowest rental vacancy rates in Canada. In October 2015, the vacancy rate in the city was 0.6 per cent, according to the CMHC Rental Market Report (October 2015). That means only six out of every 1,000 market rental units were empty and available for rent. A vacancy rate of three to five per cent is considered to be a balanced rental market. The vacancy rate in the South Granville/Oak area where 1495 West 8th Avenue is located was also very low at 0.6 per cent.

This application, if approved, would add 149 units of social housing towards the stated near- and long-term targets in the Housing and Homelessness Strategy (see Figure 4).

Figure 4 – Progress towards Social & Supportive Unit Targets as set in the Housing and Homelessness Strategy 2012-2021 (September 30, 2016)

	TARGETS		CURRENT PROJECTS	GAP
	Long Term (2012-2021)	Short Term (2012 - 2018)	Committed, Under Construction and Completed*	(2018 Target)
Supportive Housing Units	2,900	2,700	1,755	945
All Other Non-Market Housing Units	5,000	3,500	1,626	1,874
Total Non-Market Housing Units	7,900	6,200	3,381	2,819

*Unit numbers exclude the units in this proposal, pending Council's approval of this application.

3. Density, Height and Form of Development (see application drawings in Appendix F)

Height and Density:

The Burrard Slopes C-3A Guidelines apply to this site. These Guidelines describe a desired stepping of building heights up from False Creek to Broadway following the natural topography of the hill. In summary, the guidelines also suggest:

- maximum floor plate sizes of 510 m² (5,500 sq. ft.);
- residential tower separations of 25 m (82 ft.);
- site frontage minimum of 38 m (125 ft.);
- a strong presence at ground level; and
- a maximum height of 30.5 m (100 ft.).

The Burrard Slopes C-3A guidelines are discretionary, so further relaxations may be considered when appropriate. This proposal is being considered for additional height incentives due to its substantial social housing component.

The proposed 18-storey tower, at an overall height of 54.0 m (177.2 ft.), includes a five-storey podium. Staff have concluded that the proposed tower establishes an acceptable contextual relationship as the proposed height aligns with the parapet of the existing 19-

storey residential tower across West 7th Avenue to the north. The proposed tower also observes the recommended 80 ft. separation between adjacent residential towers to the north (19-storeys) and east (11-storeys). The tower is setback over 26 ft. from the south property line and over 85 ft. from the north property line. The typical tower floorplate in this application is 6,387.5 sq. ft. Though larger than the maximum size suggested by the Guidelines the proposed floorplate appears consistent, compatible, and in scale with other buildings within the context.

The view impact and shadow studies have been reviewed and they indicate that the effect of the additional height and density beyond what is permitted under the current C-3A zoning does not provide unreasonable hardship to neighboring sites. Morning shadows are largely confined to the lane and the intersection of Granville and West 7th Avenue. Mid-day shadows fall directly on the site and West 7th Avenue. Late afternoon shadows fall largely on site, over the roof of the new Vancouver Masonic Centre and the neighbouring 11-storey building to the northeast. Long views west from this neighbouring building are preserved, as are views south from the 19-storey tower to the north.

In summary, staff feel that the proposed 18-storey tower is the appropriate height given the context of the Burrard Slopes Neighbourhood and the pedestrian and retail-oriented nature of this and adjacent blocks.

This rezoning application proposes an overall floor area of 13,415 m² (144,402 sq. ft.), equivalent to 6.02 FSR. This increase in density is consistent with the intent of the Burrard Slopes C-3A Guidelines and incentives considered for social housing. Given challenges and economics of social housing, the proposal creatively inserts the necessary floor space into a vacant portion of the site. In addition, staff's urban design assessment concludes that the proposed floor area can be appropriately accommodated, subject to the design development conditions in Appendix B.

Form of Development:

The proposed building massing is made up of three main elements: a four-storey podium replacement facility for the Vancouver Masonic Centre, a five-storey podium fronting West 8th Avenue with a thirteen-storey residential tower above.

The four-storey podium is located approximately within the footprint of the existing Vancouver Masonic Centre building on West 7th Avenue. The podium has a shoulder height of approximately 16.2 m (53.1 ft.) and is made up of a lobby, restaurant and lounge on the ground floor that will help activate the street. The second level will be primarily used by the Vancouver Masonic Centre for ceremonial purposes while the third level contains a library, leasable office space and storage areas. The fourth level features a large, functionally separate leasable event space that can connect to a leasable outdoor event space located on the podium roof. These spaces are expressed with higher floor-to-floor heights. Curtain wall glazing, top-lit atria and a large feature stair that connects the West 7th Avenue ground floor to the mews lend an open and transparent character to this portion of the development.

The five-storey residential podium is oriented north-south, along the west property line and the west flanking lane. The south face of the podium nearly aligns with the south façade of the existing heritage building at 1455 West 8th Avenue to the east. At the ground floor a commercial space fronts onto West 8th Avenue. The eastern face of the podium is setback

considerably from the east property line. The resultant east side yard setback defines a mews that is framed by both the five-storey podium and the existing heritage building. The mews provides access to the main residential entry, the secondary entry to the Vancouver Masonic Centre and an exterior stair that leads to the west flanking lane. In addition, the mews affords both vertical and horizontal angles of daylight for those window openings located along the west side of the existing heritage building.

The residential tower is comprised of a single chamfered mass that is oriented north-south. The tower overbuild is situated mid-site and straddles the five-storey podium and the new Vancouver Masonic Centre. A residential amenity space is provided at this juncture on the roof of the Vancouver Masonic Centre; a common access outdoor space is located next to a children's play area for residents. The tower's vertical circulation core is expressed on the west elevation fronting the flanking lane and lends the tower a strong presence at ground level. At Level 5, and aligned with the parapet of the heritage building, the proposed tower cantilevers east over the mews. This results in a significant soffit condition over dwelling units in the podium with the distance between the proposed tower and heritage building being approximately 20 ft. To further advance the livability of the lower level units, staff recommend that further design development be undertaken to improve the interface between the proposed development and the existing heritage building at the development permit stage (see Appendix B).

A Sequoia tree is located on the southeast corner of the site, with an overall height of 27 m (88.6 ft.) and a canopy width of 9.6 m (31.5 ft.) at its widest point. The City's Arborist visited the site and reviewed the applicant's arborist report and concluded that if the tree were retained, it would have a significant impact on the proposed tower and the ability of the site to deliver an economically viable social housing project.

Urban Design Panel:

This rezoning application and the proposed form of development were reviewed by the Urban Design Panel (UDP) on May 4th, 2016 (see Appendix D). While the proposed development was supported by the UDP, concerns were raised about the livability of the lower level residential units and potentially negative impacts on the existing heritage building at 1455 West 8th Avenue. Staff concur with the Panel's comments and have drafted design development conditions to address these concerns (see Appendix B). The applicant and their architect have committed to a comprehensive response to the conditions, during the development permit stage, and staff are confident that refinements will appropriately address the outstanding form of development matters.

Figure 5 – Proposed Development viewed from West 7th Avenue, looking southeast



4. Transportation and Parking

The application proposes two and a half levels of underground parking accessed from the lane on the site's west side. A total of 105 parking spaces and three loading spaces are provided, along with bicycle parking on the first parking level below-grade. The parking provisions for vehicle parking and bicycle parking meet the Parking By-law standards, however, the application is deficient in the number of loading spaces. Engineering Services has reviewed the rezoning application and has no objections to the proposal provided the applicant satisfies the rezoning conditions included in Appendix B.

5. Environmental Sustainability

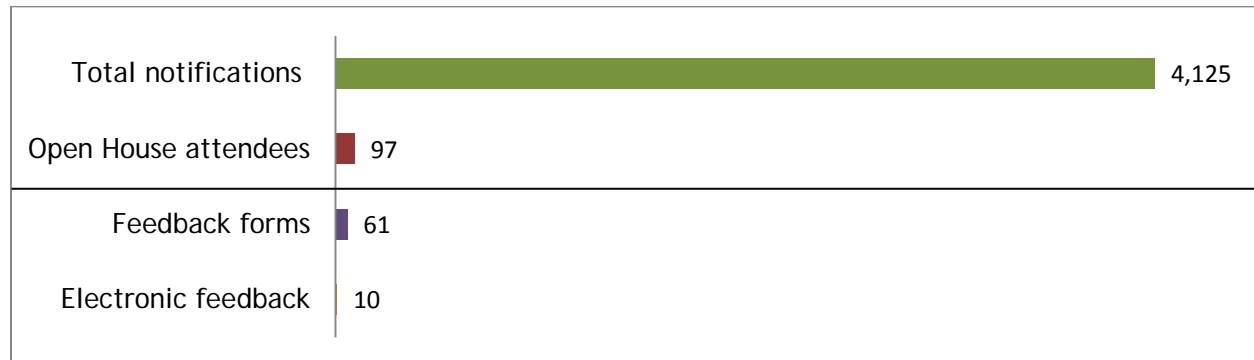
The *Green Buildings Policy for Rezoning* (amended by Council on June 25, 2014) requires that rezoning applications achieve a minimum of LEED® Gold rating, with targeted points for water efficiency, stormwater management and a 22 per cent reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project. The applicant submitted a preliminary LEED® scorecard, which generally conforms to the Rezoning Policy, indicating that the project could attain the required LEED® points and energy efficiency, and therefore would be eligible for a LEED® Gold rating.

PUBLIC INPUT

Public Notification – A rezoning information sign was installed on the site on February 29, 2016. A total of 4,125 notifications were distributed within the neighbouring area on or about April 8, 2016. In addition, notification and application information and an online comment form were provided on the City's Rezoning Applications webpage (vancouver.ca/rezapps). An

open house was held on April 26, 2016. Staff, the applicant team and a total of approximately 97 people attended the open house.

Figure 6 - Public Notification and Responses



Public Response and Comments – Staff received 71 written responses including open house comment sheets and email correspondence.

Support of the application included:

- Delivery of non-market housing; and
- Building's architecture.

Concerns expressed about the application included:

- Noise from exhausts fans, demolition and construction, and current events held at the Vancouver Masonic Centre;
- Increased height and density;
- Increased traffic in the lane and on West 7th and West 8th Avenues;
- Lack of on-street parking permit spaces and parking for guests who attend the Vancouver Masonic Centre events; and
- Lack of street-level green space.

Some concerns were raised that the proposed development would generate noise both in terms of construction and ongoing use, particularly of the outdoor areas. Staff note that any demolition and construction activities on this site must comply with the City of Vancouver's Noise Control By-law. The Noise Control By-law limits the days of the week and times that construction activities can occur on private property. Use of the outdoor rooftop amenity space would also be subject to the City of Vancouver's Noise Control By-law. The outdoor rooftop amenity spaces will also be screened from adjacent properties by substantial landscape buffers. Finally, an acoustic report will be required as part of any development permit application.

As outlined in the Density, Height and Form of Development section of this report, the proposed height and density is supported. The shadow studies provided as part of the rezoning application have been reviewed and it is concluded that the shadow performance of

the proposed building is favourable and does not unduly affect outdoor areas on adjacent sites. The proposed landscape mews will provide street-level green space on the West 7th Avenue frontage. Additional landscaped areas are proposed on the roof of the podium and the tower. Staff believe that the result would be a net improvement to the amount of green space in the area.

The Parking By-law outlines specific parking requirements for non-residential uses in the Central Broadway area. The application is not seeking any parking or loading relaxations for the Vancouver Masonic Centre portion of the development and is within the prescribed minimum and maximum parking requirements in Central Broadway. Additionally, Engineering staff have reviewed all transportation aspects including traffic impacts. Staff support the proposed development subject to conditions contained in Appendix B.

PUBLIC BENEFITS

In response to City policies concerning changes in land use and density, this application addresses public benefits as follows.

Public Benefits - Required by By-law or Policy

Development Cost Levies (DCLs) – Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and engineering infrastructure.

The proposed Vancouver Masonic Centre building is subject to the City-wide DCL rate, which is currently \$149.73 per m² (\$13.91 per sq. ft.) for commercial/institutional floor space and most other uses (includes non-profit facilities). On this basis, a DCL of approximately \$508,856 is anticipated, which is attributed to the Vancouver Masonic Centre's floor area (3,399 m² or 36,582 sq. ft.).

Under Section 523D(10)(d) of the *Vancouver Charter*, social housing is exempt from DCLs. Social housing is defined in the City's DCL By-laws. The social housing component of the project meets that definition and is therefore exempt from paying DCLs. The value of this exemption is estimated to be approximately \$1,499,772, based on a residential floor area of 10,017 m² (107,820 sq. ft.).

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment on September 30 of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as an in-stream application and therefore may be exempt from DCL rate increases for a period of 12 months from the date of DCL By-law rate amendment, provided that it has been submitted prior to the adoption of such DCL By-law rate adjustment. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL rate will apply. See the City's [DCL Bulletin](#) for details on DCL rate protection.

Public Art Program –The Public Art Policy for Rezoned Developments requires rezonings having a floor area of 9,290.0 m² (100,000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu as a condition of rezoning. FSR floor areas dedicated to social housing

(as defined in the DCL By-laws) and floor areas of existing buildings retained in substantially "as is" condition are exempt from the contributions for public art.

Public Benefits - Offered by the Applicant

Social Housing — The applicant has proposed that all of the 149 residential units be secured as mixed-income social housing. The public benefit accruing from these units is their contribution to the City's stock of affordable non-market housing for the life of the building or 60 years, whichever is longer.

As described in the Housing section above, a Housing Agreement will be registered on title requiring that a minimum of 30 per cent of the rental units shall be rented to households with an income of no more than the BC Housing Income Limits at a rent that is no more than 30% of their income. An additional 20 per cent shall be rented at rates that are affordable to households with an income of no more than the median income for families without children using data provided by Statistics Canada. The Housing Agreement will also include covenants that will prohibit the stratification and/or separate sale of individual units, and rental for a term of less than one month at a time.

Community Amenity Contributions (CACs) — Within the context of the City's Financing Growth Policy, an offer of a Community Amenity Contribution (CAC) to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include either the provision of on-site amenities or a cash contribution towards other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

As the public benefit achieved for this application is secured, mixed-income social housing, no additional cash CAC is offered in this instance. Real Estate Services have reviewed the applicant's development pro forma and have concluded that, after factoring in the costs associated with the provision of social housing units for the longer of the life of the building or 60 years, no further contribution towards public benefits is necessary in this instance.

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

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, there are no CACs or public art contributions associated with this rezoning.

Should Council approve the rezoning application:

- A DCL of approximately \$508,856 is anticipated for the Vancouver Masonic Centre component of the proposal; and
- The social housing component is exempt from DCLs under Section 523D (10)(d) of the Vancouver Charter and the value of this exemption is estimated to be approximately \$1,499,772.

Consistent with Council policies, the social housing project is expected to be self-sustaining and does not require further operating subsidies or property tax exemptions from the City.

Upon completion, the 149-unit mixed-income social housing project will be owned by the Vancouver Masonic Centre Association through a foundation or trust, and operated by a property management company.

A Housing Agreement will be registered on title to secure all social housing units for the life of the building or 60 years, whichever is longer, which prohibits stratification, separate sales and rental for a term of less than one month at a time.

A minimum of 30% of units would be rented at rates that are affordable to households with an income of no more than the BC Housing Income Limits ("HILs"). Another 20% would be rented at rates that are affordable to households with an income of no more than the median income for families without children using data provided by Statistics Canada. The remaining 50 % would be rented at market rates.

CONCLUSION

Staff have reviewed the application to rezone the site at 1495 West 8th Avenue from C-3A to CD-1 to increase the allowable density and height, facilitating development of a building containing a new Vancouver Masonic Centre and secured mixed-income social housing. Staff have concluded that the application qualifies for incentives provided for social housing, including additional height and density, and a partial DCL exemption. If approved, this application will add a notable amount of new, mixed-income rental housing (including rental units below market) to this community. The proposed form of development represents an appropriate urban design response to the site and context and is supportable. The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a public hearing, together with a draft CD-1 By-law generally as set out in Appendix A, and that, subject to the public hearing, the application including the form of development as shown in the plans in Appendix F, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

1495 West 8th Avenue
DRAFT CD-1 BY-LAW PROVISIONS

Note: A By-law 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 marginally numbered Z-() attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to 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.]

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ().
- 2.2 Subject to Council 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 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, limited to Arts and Culture Indoor Event, Billiard Hall, Bingo Hall, Club, Fitness Centre - Class 1, Hall, Library, and Museum or Archives;
 - (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
 - (c) Institutional Uses, limited to Child Day Care Facility, Social Service Centre, Community Care Facility - Class B;
 - (d) Office Uses, limited to General Office;
 - (e) Retail Uses, limited to Furniture or Appliance Store, Grocery or Drug Store, Liquor Store, Retail Store, Small-scale Pharmacy;
 - (f) Service Uses, limited to Auction Hall, Animal Clinic, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Laboratory, Print Shop, Production or Rehearsal Studio, Repair Shop, Restaurant, School - Arts or Self-Improvement, School -

Business, School - Vocational or Trade, Sign Printing Shop, and Wedding Chapel subject to section 11.20 of the Zoning and Development By-law; and

- (g) Accessory Uses customarily ancillary to the uses listed in this Section 3.2.

Conditions of Use

- 3.1 All commercial uses permitted in this By-law shall be carried on wholly within a completely enclosed building except for:
- (a) Restaurant at ground level; and
 - (b) Display of flowers, plants, fruits and vegetables.
- 3.2 The design and layout of at least 25% of the dwelling units must:
- (a) be suitable for family housing;
 - (b) include two or more bedrooms; and
 - (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

Floor Area and Density

- 4.1 Computation of floor space ratio must assume that the site consists of 2,228 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 4.2 The floor space ratio for all combined uses must not exceed 6.02, except that dwelling uses must not exceed 4.50.
- 4.3 Computation of floor area must include all floors of all buildings, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the residential floor area; and
 - (ii) the balconies must not be enclosed for the life of the building.
 - (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;

- (c) where floors are 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, those floors or portions thereof so used that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
 - (d) amenity areas, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10% of the total permitted floor area;
 - (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
 - (f) unenclosed outdoor areas underneath tower building overhangs, provided they are at grade level, except that they must remain unenclosed for the life of the building.
- 4.5 The use of floor area excluded under section 4.4 must not include any use other than that which justified the exclusion.

Building height

5. Building height, measured from base surface, must not exceed 54.0 m.

Horizontal Angle of Daylight

- 6.1 Each habitable room must have at least one window on an exterior wall of a building.
- 6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement if:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 6.5 An obstruction referred to in section 6.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 ().

6.6 A habitable room referred to in section 6.1 does not include:

- (a) a bathroom;
- (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (iii) 9.3 m².

Acoustics

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

Portion of Dwelling Unit	Noise Level (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

* * * * *

1495 West 8th Avenue
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.

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by SHAPE Architecture and stamped "Received City Planning Department, February 16, 2016", 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:

Urban Design

- 1. Design development to the residential tower:
 - (i) Raise the underside of the tower's east soffit from Level 5 to Level 7.
 - (ii) Shift the western edge of the tower (Level 7 and above) to the west property line and substantially chamfer the north eastern corner of the tower floor plate to reduce the building's apparent massing and improve solar access to the mews and the existing building at 1455 West 8th Avenue.
 - (iii) Consider shifting the position of the tower to the north, with an overlap with the southwest corner of the new Vancouver Masonic Centre, to improve solar access to the mews and the existing building at 1455 West 8th Avenue.
 - (iv) Design development to the tower's upper level outdoor amenity space and related vegetated roof to comply with the 'Roof-mounted Energy Technologies and Green Roofs - Discretionary Height Increases' Zoning By-law Administrative Bulletin.
- 2. Design development to the podium:
 - (i) Provide a minimum 9.1 m (29.86') east side yard setback over the full height of the proposed podium. Refer also to Condition 1(i).

- (ii) Align the south building face of the podium along West 8th Avenue with the main façade of the existing building at 1455 West 8th Avenue to reinforce and complement the existing streetwall and massing.
- (iii) Provide a substantial setback above the podium's fourth storey to reinforce and complement the existing streetwall and massing.
- (iv) Provide a 1.2 m (4'-0") setback from the west property line.

Note to Applicant: Provide fenestration, high quality materials and terraced landscape planters to improve the interface with the west flanking lane.

- (v) Remove exterior stair access from the mews to the west flanking lane.

Note to Applicant: The resultant floor area should be used for an indoor amenity space that is co-related with a east facing outdoor amenity space to enhance the interface with the mews.

- (vi) Remove dwelling units from Residential Level 1 and extend commercial space to the north.
- (vii) Design development to improve the viability and usability of the proposed CRU unit fronting West 8th Avenue.

Note to Applicant: A 4.6 m floor to floor height with a minimum depth of 7.4 m from the south wall of the CRU is recommended. This may require the removal of one or more dwelling unit on Residential Level 2 above.

- (viii) Design development to enlarge area of residential common outdoor terrace on Level 5 to achieve a more usable space and provide southern exposure and substantial access to sun and ventilation. Provide confirmation that existing conditions comply with VBBL requirements.

Note to Applicant: This outdoor amenity space is intended to enhance livability and should take advantage of location and views, as well as provide opportunities for urban agriculture. To enhance the social life of the building, incorporate seating areas and other elements that encourage gathering. Provide facilities to support urban agriculture as outlined in Landscape Condition 14.

- 3. Design development to the mews to improve the interface between the proposed development and the existing building at 1455 West 8th Avenue.

- (i) Provide horizontal and vertical angle of daylight drawings that shows the layout of the existing building's dwelling units adjacent the mews. The proposed development should not unduly impact the existing building's access to private views and natural light.

- (ii) Simplify grading in the mews to allow for a flush and accessible relationship between the mews hardscape and the sidewalk along West 8th Avenue. Where possible stairs and ramps should be replaced with gently sloping accessible walkways.
- (iii) Consider adding an entry to the commercial space that is oriented towards the mews.
- (iv) Reduce the visual scale of the opaque wall facing south towards the north edge of the existing building at 1455 West 8th Avenue.

Note to Applicant: The proposed approximately 17 m (56') height of the solid wall along the interior property line should be articulated to visually reduce the scale. Access to the interstitial space between the proposed development and the existing building at 1455 West 8th Avenue should be controlled. Similarly, landscaping should be used to screen the view of the wall.

- 4. Provision of continuous weather protection along the W 7th Avenue and W 8th Avenue frontages.

Note to Applicant: Intent is to ensure fulsome coverage for pedestrians in Vancouver's winter climate and make this street 'rain friendly' as noted in the Transportation 2040 Plan. Canopy should extend horizontally from ground floor wall for a distance that is at least 70% of the canopy's height above the sidewalk. For example, a canopy that is 10 ft. above grade should provide 7 ft. of cover from the elements.

- 5. Design development to provide 35% of all dwelling units with private outdoor space in the form of balconies, decks or patios.

Note to Applicant: Dwelling units should have direct access from their primary living space to their respective private outdoor space. Balconies should be provided for all 3-bedroom units and 66% of 2-bedroom units.

- 6. Design development to comply with the '*Bulk storage and In-Suite Storage - Multiple Family Residential Developments*' Zoning By-law Administrative Bulletin.
- 7. Design development to comply with the '*Roof-mounted Energy Technologies and Green Roofs - Discretionary Height Increases*' Zoning By-law Administrative Bulletin.
- 8. Architectural expression will employ a palette of high quality durable materials and a refined detail finish.

Note to Applicant: Provide additional details at enlarged scale for all significant exterior features including cladding material transitions, balconies, typical openings and overhangs.

9. Design consideration to identify on the architectural and landscape drawings of any built features intended to create a bird friendly design.

Note to Applicant: Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

Crime Prevention through Environmental Design (CPTED)

10. Design development to consider the principles of CPTED, having particular regard for:
 - (i) theft in the underground parking;
 - (ii) residential break and enter;
 - (iii) mail theft; and
 - (iv) mischief in alcoves and vandalism, such as graffiti.

Sustainability

11. Confirmation that the application is on track to meeting the Green Buildings Policy for Rezoning including a minimum of LEED® Gold rating, with 1 point for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

Note to Applicant: A Sustainable Design Strategy must be submitted as part of the Development Permit that articulates which credits the applicant will be pursuing and how their building application, as submitted, incorporates strategies, features or technologies that will help achieve these credits. The design strategy, along with the LEED checklist must be incorporated into the drawing submission. A letter from a LEED Accredited Professional or Administrator must confirm that the proposed strategy aligns with the applicable goals of the rezoning policy. Proof of registration from the CaGBC must be provided with the application and the project registration number incorporated into the drawings. Application for Certification will be required at a subsequent stage.

Landscape Design

12. Design development to provide a substantial specimen tree of minimum 10 cm calliper, having a prominent location, integrated into the site plan and landscape plan.

13. Design development to enable a strong visual connection between the main floor indoor amenity room and the entry plaza.

Note to Applicant: This can be achieved by ensuring the landscaped space between the two areas contains low enough plant material to allow for visual access, while still providing a friendly, welcoming orientation to the plaza.

14. Design development to enlarge area of residential common outdoor terrace on Level 5 to achieve a more usable space.

Note to Applicant: This can be achieved by reducing the size of the Vancouver Masonic Centre terrace and by shifting the mechanical enclosure to the south (see also Urban Design Condition 2 (viii)).

15. Design development to expand programming to include urban agriculture plots;

Note to Applicant: This can be provided on the residential rooftop terrace. The area should include hose bibs and all other infrastructure required under the City's Urban Agriculture guidelines.

16. Design development to improve presentation to the lane by providing a planter with vines to soften the wall above the parkade entry.

17. Provision of maximized tree growing medium and planting depths for tree and shrub planters to ensure long term viability of the landscape.

Note to Applicant: Underground parking slabs and retaining walls may need to be altered to provide adequate depth and continuous soil volumes. Growing mediums and planting depths should be to BCSLA standards or better.

18. Provision requirements at the time of Development Permit application:

- (i) A full Landscape Plan for proposed landscape to be submitted. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, railings, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale.
- (ii) Section details at a minimum scale of 1/4"=1'-0" scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section details must confirm depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future.
- (iii) Sections (1/4"=1' or 1:50) illustrating the buildings to public realm interface facing the street, confirming a delineated private to public transition of spaces.

Note to Applicant: The section should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The location of the underground parking slab should be included in the section.

- (iv) Design development to locate, integrate and fully screen lane edge gas meters and parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.
- (v) New proposed street trees should be noted "Final species, quantity and spacing to the approval of City Engineer and Park Board". Contact Eileen Curran (604-871-6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Cabot Lyford (604-257-8587) of Park Board regarding tree species.
- (vi) A high-efficiency automatic irrigation system to be provided for all planters on slab and minimum of hose bibs to be provided for landscape on grade.
- (vii) A Landscape Lighting Plan to be provided for security purposes. Note to applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown.

Engineering

- 19. Parking, loading and bicycle spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law except that:
 - (i) A minimum one parking space is provided for every six dwelling units of non-market affordable rental units that have fewer than 2 bedrooms.
 - (ii) A minimum one parking space is provided for every two dwelling units of non-market affordable rental units that have 2 or more bedrooms.
 - (iii) A Class C loading space is not required.
- 20. Provision of design elevations at all entries to the building at the property lines that meet City building grades.
- 21. Provision of separated garbage for the Masonic Centre/CRU and the residential uses.
- 22. Confirmation that the garbage storage space provided is adequate for each use. Please consult the COV garbage storage guidelines.

23. Updating of the landscape and site plans to reflect the off-site improvements sought by this rezoning. Please submit a copy of the updated plan directly to Engineering for review.
24. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.
- (i) Provision of design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay, through the parking layout and at all entrances.
- Note to Applicant: This is to calculate slope and crossfall. The slope and length of the ramp sections must be shown on the submitted drawings.
- (ii) Label and dimension all types of parking on the plans.
- (iii) Provision of a 6.1 m minimum manoeuvre aisle width on all parking layouts.
- Note to Applicant: additional stall width is required for any standard parking spaces that are accessed by the 6.1 m aisle.
- (iv) Provision of additional stall width for disability parking spaces C19, C55 and C102, and for parking stalls C4, C12 and C68 adjacent to a wall.
- Note to Applicant: 4.0 m stall width is required for disability parking and minimum 2.6 m width for a small car and 2.7 m width for a standard car stall is required adjacent to one wall.
25. Modify the parking ramp design.
- (i) The slope must not exceed 12.5% after the first 20 ft. from the property line. 15% slopes may be acceptable if a 7.5% to 10% transition ramp is provided at the bottom for at least 4 m in length.
- (ii) Improve visibility for two-way vehicle movements on the ramps from P1 to P2 and from P2 to P3. Parabolic mirrors are recommended at Gridlines C8 on drawings A2.01 and A2.02.
- (iii) Provision of improved parking layout plans showing turn swathes of the largest vehicle through the curved sections of the parking ramp and the parking layouts on P1, P2 and P3.
- Note to Applicant: 9 ft. x 9 ft. corner cuts for the ramp along Gridline 7 and at elevator room 1/2 along Gridline 2 are required on all parking levels to provide unobstructed vehicle flow.
- (iv) Clearly show all security gates and the method of operation (e.g. FOB, Card reader etc.)

- (v) Provision of minimum vertical clearance for the main ramp, security gates, and loading bays.

Note to Applicant: The overhead door to the main parking ramp and the vertical clearance of the P1 parking level at the stairs from the Entrance Vestibule to the Archives as shown on drawing A4.04 and drawing A3.02 measure 3.2 m., 3.5 m vertical clearance is required for one Class B loading space and 3.8 m vertical clearance is required for subsequent Class B loading spaces.

- 26. Provision of 2.3 m of vertical clearance for access and maneuvering to all Class A loading spaces and disability parking is required.
- 27. Provision of Class B loading to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: consider providing the Class B loading at grade. The proposed Class B loading shown on P1 does not have the required minimum vertical clearance and the required aisle width to allow for on-site maneuvering.

- 28. Provision of loading bay throats for all Class B loading.
- 29. Modify column placement to comply with the requirements of the Engineering Parking and Loading Design Supplement.
 - (i) Show all columns in the parking layouts.
 - (ii) Provide additional parking stall width for stalls with columns set back more than 4 ft. from the end of the stall.
 - (iii) Column encroachments into parking stalls are restricted to a maximum of 0.15 m (6 inches) width, 0.3 m (1 ft.) centred on the stall dividing line.
 - (iv) Dimension all columns encroaching into parking stalls.

- 30. Provision of a maximum 25% small car spaces.
- 31. All Class A bicycle spaces must be located on the P1 parking level or at grade.
- 32. Provision of improved plans A2.03 and L-1.0 showing the Class A Bike Storage Room, the required corner cut and the access door to the bicycle storage room to reach the outside.

Note to Applicant: These items are not consistent on drawings A2.03 and L-1.0.

33. Provision of improved plans showing the access routes from the Class A bicycle spaces to reach the outside.

Note to Applicant: The routes must be 'stairs free' and confirm the use of the parking ramp, if required.

34. Provide automatic door openers on the doors providing access to the bicycle room(s).

Housing Policy and Projects

35. The proposed unit mix including 36 two-bedroom units and 3 three-bedroom units are to be included in the Development Permit drawings, which may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 25 per cent of the dwelling units designed to be suitable for families with children.
36. Design development to ensure that a minimum of 25 per cent of the proposed rental units are designed to be suitable for families with children.
37. The building is to comply with the High Density Housing for Families with Children Guidelines, and include a common amenity room with kitchenette and accessible washroom.

Note to Applicant: Indoor and outdoor common amenity areas should be adjacent to one another and have direct visual and physical connection between them.

CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

1. Provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called "the services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until security for the services is provided.
- (i) Provision of the following intersection improvements to the satisfaction of the General Manager of Engineering Services:

- a. \$100,000 in funding towards installation of a new pedestrian signal at Granville Street at 8th Avenue.
 - b. Provision of pedestrian countdown timers for the existing semi actuated signal at Granville and 7th Avenue.
 - c. Upgraded street lighting fixtures using LED technology at the intersections of Granville at 7th and 8th Avenues.
- (ii) Provision of a 2.4 m saw cut broom finish concrete sidewalk, sodded lawn front boulevard with street trees on 7th Avenue.
 - (iii) Provision of a minimum 1.8 m saw cut broom finish concrete sidewalk, 1.2 m sodded lawn front boulevard with street trees on 8th Avenue.
 - (iv) Provision of improved LED pedestrian and street lighting on W 7th Avenue adjacent the site and improved street lighting on W 7th Avenue between the site and Granville Street.
 - (v) Provision of improved LED street lighting on W 8th Avenue adjacent the site and improved street lighting on W 8th Avenue between the site and Granville Street.
 - (vi) Provision of standard concrete lane crossings at the lane east of Granville at the 7th and 8th Avenue lane entries to the site including replacement of curb returns and curb ramps on either side of the lane entries should they not meet current standards.
 - (vii) Provision of street trees adjacent the site where space permits.
 - (viii) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. The current application lacks the details to determine if sewer main upgrading is required. Please supply project details including floor area, projected fixture counts and other details as required by the General Manager of Engineering Services to determine if sewer system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any sewer system upgrading that may be required.
 - (ix) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicant's mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the

Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.

2. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non BC Hydro Kiosks) are to be located on private property with no reliance on public property for placement of these features. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.

Housing

3. Make arrangements to the satisfaction of the General Manager of Community Services and the Director of Legal Services to enter into a Housing Agreement securing all residential units as social housing, subject to the following additional conditions:
 - (i) For the longer of 60 years and the life of the building:
 - a. A no separate-sales covenant.
 - b. A no stratification covenant.
 - c. That none of such units will be rented for less than one month at a time.
 - d. That a minimum of 45 units (30%) rent to households with an income no more than the BC Housing Income Limits (HILs) at a rent which is no more than 30% of their income, and meets all other applicable preconditions in order to comply with the exemption provisions for social housing under the *Vancouver Charter*.
 - e. Such other terms and conditions as the General Manager of Community Services and the Director of Legal Services may in their sole discretion require.
 - (ii) For a minimum of 40 years:
 - a. That a minimum of 30 units (20%) rent to households whose gross household income does not exceed the median income for families without children for the *Province of BC* as calculated by the City of Vancouver from time-to-time based on data provided

by Statistics Canada at a rent which is no more than 30% of their income. These residential units will have less than two (2) bedrooms.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the *Vancouver Charter*.

Environmental Contamination

4. If applicable:
- (i) Submit a site profile to Environmental Services (Environmental Protection);
 - (ii) 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
 - (iii) 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 on the site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been provided to the City.

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as covenants pursuant to Section 219 of 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 are considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, and letters of credit, and provide for the withholding of permits, as deemed appropriate by, and in the form and content satisfactory to, the Director of Legal Services.

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1495 West 8th Avenue

SIGN BY-LAW NO. 6510

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

"1495 West 8th Avenue [CD-1 (#)] [By-law #] B (C-3A)"

NOISE CONTROL BY-LAW NO. 6555

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

"[CD-1#] [By-law #] 1495 West 8th Avenue"

* * * * *

1495 West 8th Avenue
URBAN DESIGN ANALYSIS

URBAN DESIGN PANEL

The Urban Design Plan reviewed the application on May 4, 2016 and supported it.

EVALUATION: SUPPORT (5-4)

- 1. Introduction:** The Rezoning Planner Rachel Harrison introduced the Rezoning Policy for 1495 W 8th Avenue. The site is located mid-block between 7th and 8th Ave. east of Granville St. Zoned C3-A the site and surrounding context are subject to the Burrard Slopes C-3A Guidelines. The site is an irregular shape (pan-handle) with the existing 4-storey Masonic Temple having frontage to the north along 7th Ave and the narrower, vacant building site extending south to 8th Ave. To the east, along 7th Ave. is a 3-storey heritage residential building with a 'C' classification on the Vancouver Heritage Register. South, across 8th Ave. the streetwall is comprised of 2- and 3-storey mixed use buildings. A lane runs north south along the west property line separating the site from the 1- and 2-storey commercial buildings on Granville St. The entire block to the north along 7th Ave. is residential with building heights ranging from 4- to 19-storeys. In addition, adjacent to the northeast corner of the site on 7th Ave. is an 11-storey residential tower.

The rezoning proposal is to build a 4-storey building for the Vancouver Masonic Centre on the existing footprint on the front of the site at 7th Avenue, joined to an 18-storey residential tower with secured rental. There is a small CRU off of the front. The proposal includes 159 secured residential units in the tower with a mix of non-market and market housing. There is a neighbourhood restaurant at the tower that fronts onto 7th Avenue. The area is within the Burrard Slope C-3A Guidelines, the intent of the policy is primarily residential with additional non-residential uses. The policy also entails stepping the heights up from False Creek up to Broadway, following the natural topography of the hill. The Plan also entails narrow floorplates to protect views to the north, with a maximum of 5,500 square feet for the floorplates. The policy also states residential towers should be within 82 feet or 25 meters from each other. The policy guideline for height is 30.5 meters or a hundred feet. The zoning guidelines are discretionary, so relaxations may be considered. The proposal is being considered for rezoning due to its social housing component. The tower is going to have a mixture of market rents and below market rents, with 51 percent of the units below market and 30 percent of the units are below BC Housing's Housing Income Limit (HILs), which is the City of Vancouver approval requirement for this project to fall under social housing approval for rezoning.

Development Planner Allan Moorey introduced the site as having a significant cross-fall, sloping down 3.6m (12'-0") from a highpoint in the southwest to a lowpoint in the northeast corner of the site. The irregular shaped site measures 22.8m (75'-0") along 8th Ave., 73.1m (240'-0") along the west property line at the lane and 38.1m (125'-0) along 7th Avenue. The site area is 2,692 sm. (23,980 sf.) The proposed FSR is 5.96 or 13,375 sm. (143,990 sf.). This is approximately double the maximum C3-A base zoning of 3.0 FSR or 6,680 sm. (71,940 sf.) There are three primary components in the proposed massing; a new 4-storey Masonic Temple, approximately within the footprint

of the existing building on 7th Ave., a 5-storey residential podium oriented north south, along the west property line and a 13-storey overbuild which presents an 18-storey tower with a height of 53.3m (175'-0"). This exceeds the maximum base zoning height of 30.5m (100'-0"). The proposed height aligns itself with the parapet of the 19-storey residential tower to the north, across 7th Ave. The typical tower floorplate is 585 sm. (6200 sf.)

The proposed tower observes the recommended 80 foot separation between towers to the north (19-storeys) and east (11-storeys). The proposed slab tower is oriented north/south and is situated mid-site. It is setback 9.1m (30'-0") from the south property line and 27.5m (90'-0") from the north. The tower overbuild straddles the podium and new Masonic Temple. A residential amenity space is provided at this location on the roof deck of the Masonic Temple. Collocated is common access outdoor space with children's play area for residents. Similarly, a rooftop amenity room and outdoor space is provided for the Masonic Temple. This span between the podium and temple creates an over-height portal entry to landscaped mews beyond. The mews is framed by the podium and existing heritage building to the east. This mid-block connection encourages pedestrian movement across the site. In addition, the mews affords both vertical and horizontal angles of daylighting for those window openings along the west side of the heritage building. Over 4-storeys the podium maintains a distance of 12m (40'-0") from the face of the heritage building. At Level 5 and aligned with the parapet of the heritage building, the proposed tower cantilevers east over the mews 6.7m (22'-0"). This results in a significant soffit condition over units in the podium and reduces the distance between the proposed tower and heritage building to approximately 6m (20'-0"). The residential entry is off the mews. Primary entry to the Masonic Temple is provided off 7th Ave. with secondary entry from the mews. The primary entry to the mews is off 8th Ave. Along this street the podium presents 4-storeys with a roofline and scale of massing that aligns with the heritage building to the east. CRU space is proposed at grade reinforcing the continuity of use along 8th Ave.

The shadow performance of the tower is acceptable. Morning shadows are largely confined to the lane and the intersection of Granville and 7th Ave. Mid-day shadows falls directly on the site and 7th Ave. Late afternoon shadows fall largely on site, over the roof of the new Masonic Temple and the neighbouring 11-storey building to the northeast. Long views west from this neighbouring building are preserved, as are views south those from the 19-storey tower to the north.

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

- 1) The mews, provided between the podium of the proposed development and the existing Heritage building in the east, is fundamental in addressing potential issues of livability for both buildings. This space must satisfy a sufficient measure of 'free-air' ventilation and both horizontal and vertical angles of daylighting. In addition, there is the perceived volume of this passage space for both residents and visitors to the Masonic Temple to consider. Could the Panel comment on the interface between the proposed and existing buildings?
- 2) Does the Panel support the proposed height, density, and form of development?

2. **Applicant's Introductory Comments:** The applicant introduced the project as aligning with the City of Vancouver Social Housing Policy. The owners of 1495 West 8th have partnered with BC Housing through the Community Partners Initiatives (CPI) and one of the requirements of the CPI is that there is an eighty to twenty non-residential split for programming on site.

The applicant addressed the conceptual aspects of the project. Refer to the Planner comments for a specific description. The applicant discussed at length the symbolism inherent in the design of the Masonic Temple. The applicant wanted to focus on landscaping, natural light and ventilation for the tower. The pedestrian and traffic activity was placed in front of the tower. There is a mid-block 'cut' half way through the site. The intent was to allow the flow of traffic from the laneway to weave up through the mews and activate the ground floor on 3 or 4 sides of the base of the podium tower. The mews is an important connector to Granville Island.

The balconies have been added to the proposed iteration. The lane uses are residential and commercial retail along the south edge. The proposed tower is heated with electrical baseboard.

3. **Panel's Consensus on Key Aspects Needing Improvement:**

- The mews is too tight, and could be improved by raising the step out to floor 6 or in other words adding floor 5 to the recessed area under the overhang;
- There are balcony overlook issues on one side of the building;
- There was concern about the north south access and how public the portion in the Masonic Centre would be, and whether it is a 'welcoming space';
- The tree retention should be pursued on the east side of the building and it could resolve privacy issues;
- The wall to the north of the heritage building should be improved.

Related Commentary: The Panel Chair Mr. Roger Hughes made the recommendation to go forward with the design review despite the lack of information on the metrics of both horizontal and vertical angles of daylighting provided. The Chair urged more information during the next presentation. Overall, the Panel supported the height and density of the proposal. A Panelist noted more height is especially supportable if there are changes done to the southeast corner angle wall to bring in more light. The package lacked information on street elevations and views of neighbours, but the density is welcomed due to the proposed social housing.

Opinions on the mid-point connection to the lane were differing. Some panel members thought it should be larger to let more light in from the west, and other panel members thought there should be a stronger decision on whether it was a courtyard or something else.

The tower could be moved to the north, with an overlap on the temple form allowing more light in from the south, according to some panel members. One Panel member thought the relationship between the buildings is abrupt. The overlooking balconies should be moved higher, and removed on the lower levels. The tower could be moved

to the north 5 meters, which would improve the massing and proportion. The shadow studies should be fleshed out going forward in the design. One Panel member recommended a double loaded corridor scheme. The key route to Granville Island is not clear or accessible in the north direction.

One Panel member mentioned that the slab edges should be insulated. The addition of usable space is supported. Generous outdoor roofdecks were supported. The Masonic Temple design was supported by a few Panel members. More connection to the street on the east side is recommended as well as more accessibility to walkways. There is some view overlook issues of the exposed mechanical units, and the acoustics of the air conditioner were concerns for one Panel member. The Panel felt the partite on the north south and east west access was strong, but it should be better illustrated going forward.

The use of an electrical heating system on the tower might not be the right direction sustainability wise. The proposed fenestration/cladding ratio was supported. Overall, the development is a great contribution to the neighbourhood.

1. **Applicant's Response:** The applicant apologized for not having a landscape architect give a presentation. They were encouraged and thankful for the commentary, and more information will be added going forward.

1495 West 8th Avenue
PUBLIC CONSULTATION SUMMARY

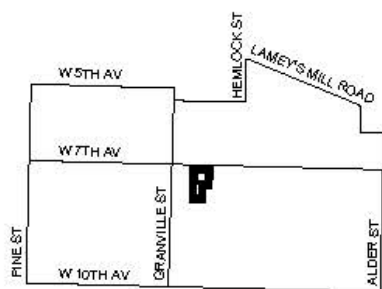
Public Notification

A rezoning information sign was installed on the site on February 29, 2016. A community open house was held on Tuesday, April 26, 2016. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

April 26, 2016 Community Open House

A community open house was held from 5 - 8 pm on April 26, 2016, at Vancouver Masonic Centre. A total of 4125 notifications were distributed within the neighbouring area on or about April 8, 2016. Staff, the applicant team, and a total of approximately 97 people attended the Open House.

Notification Area:



Public Response

Staff received 61 feedback forms at the April 26, 2016 open house and 10 letters and comment forms by email.

Comments about the application (both online and from the open house) related to the proposal are summarized below and ordered by frequency of topic:

Affordable Housing

There was support for non-market rental housing, however some suggested a need for more three-bedroom units.

Design

Many noted that the development would be an improvement from the current use on site. Many respondents supported the design of the building, stating it would rejuvenate the area and contribute to the culture of the South Granville neighbourhood. Some people wanted to see larger sized units and suggested improving the impractical unit design layout of the units to accommodate long-term tenants and families.

Noise

Residents are concerned about being impacted by noisy parties at the Vancouver Masonic Centre, noise from the restaurant proposed, HVAC/ exhaust fans from the parking garage and restaurant, and noise from demolition and construction.

Height and Density

Several respondents felt the proposed building was too tall for the neighbourhood. Many would support 12 storeys instead of the proposed 18 storeys. Some suggested the tower be re-oriented on West 7th Avenue, and the low rise component on West 8th Avenue to reduce the impact of height.

Greenspace

There were several comments citing more street level green space is needed on all sides of the building, planting more trees and evergreens on West 7th Avenue and the laneway. It was also suggested to include rain gardens and storm water management concepts to landscaping plans.

Commercial Uses

Opinions regarding the restaurant were mixed. Some residents supported a new restaurant in the neighbourhood, while others were concerned about the hours of operation, type of restaurant, and noise.

Parking and Traffic

People were concerned about the lack of parking space for both residential parking permit areas and for guests who attend the Vancouver Masonic Centre events. There was concern that increased traffic with this development will cause congestion in the lane, and along West 7th and West 8th Avenues. Others also noted traffic concerns for the safety of cyclists who use the 7th Avenue bikeway. There was a suggestion to improve pedestrian access and safety on West 7th Avenue midblock by adding a zebra crossing, and adding a crosswalk at West 8th Avenue and Granville Street.

1495 West 8th Avenue
FORM OF DEVELOPMENT

Floor Plan - Ground Floor



Floor Plan - First and Second Floor



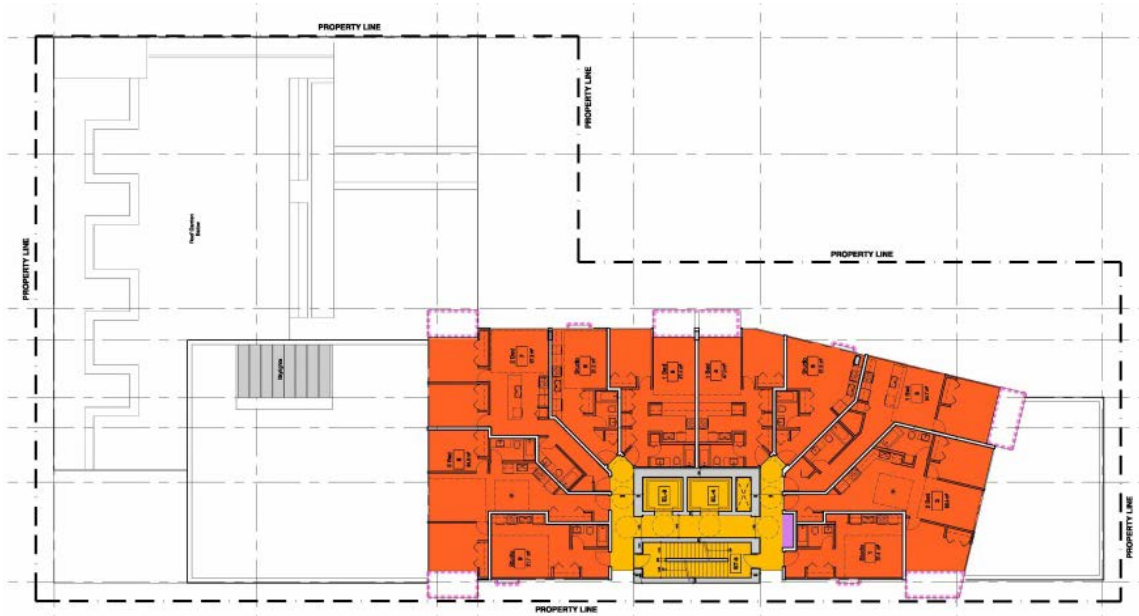
Floor Plan - Third Floor



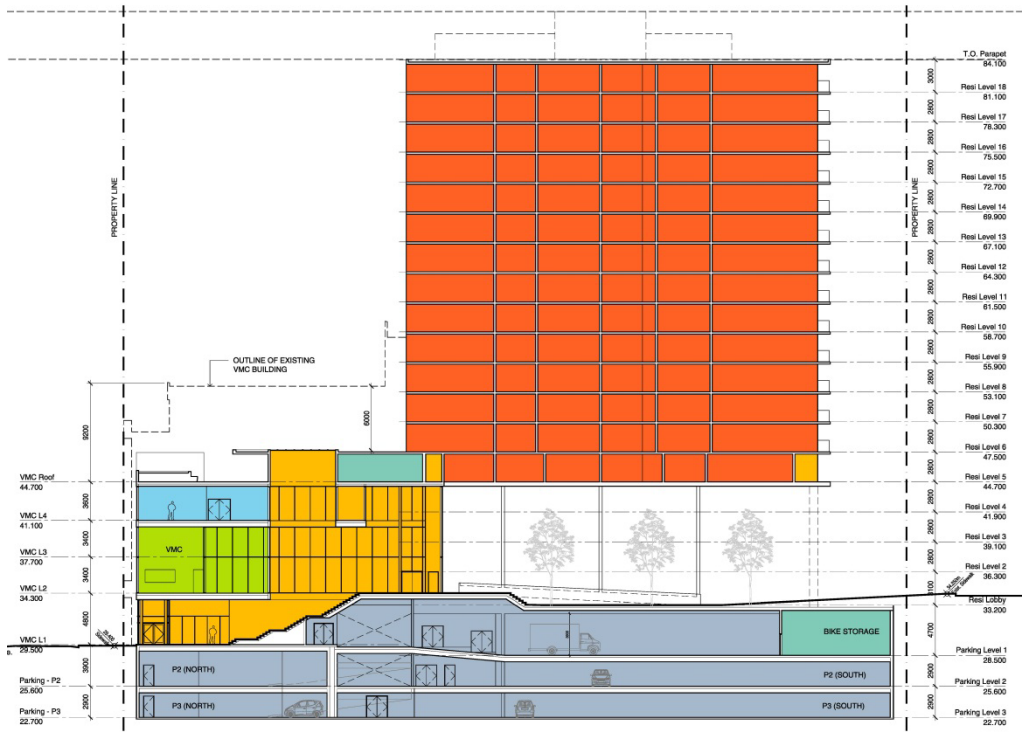
Floor Plan - Fifth Floor



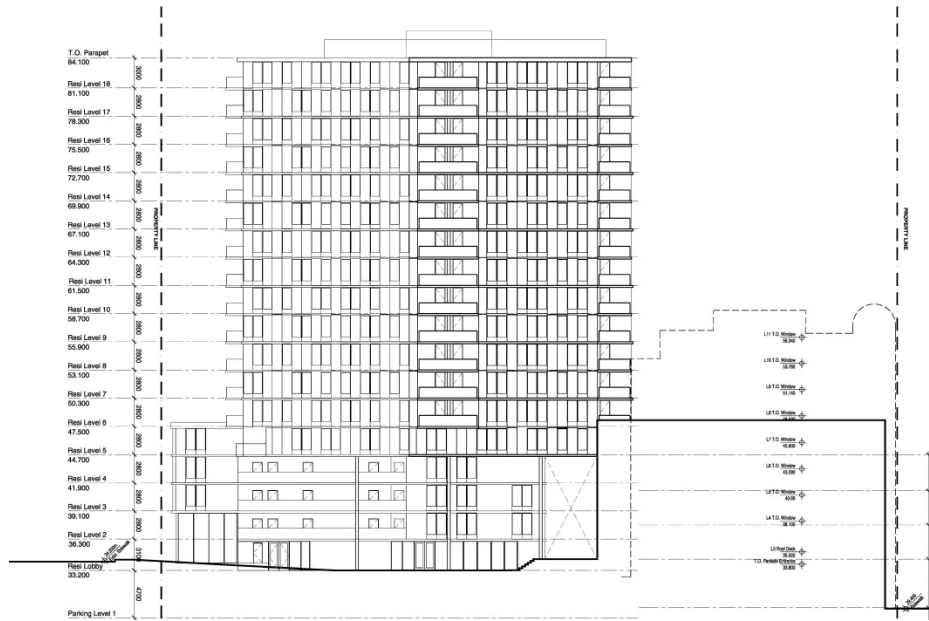
Floor Plan - Floors Six to Eighteen



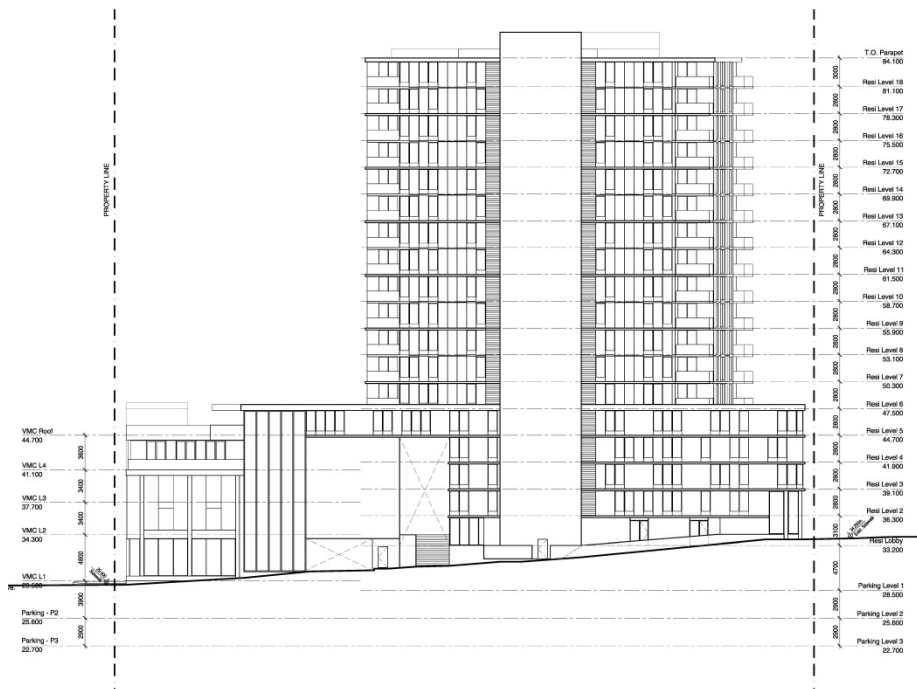
Cross Section - Looking East



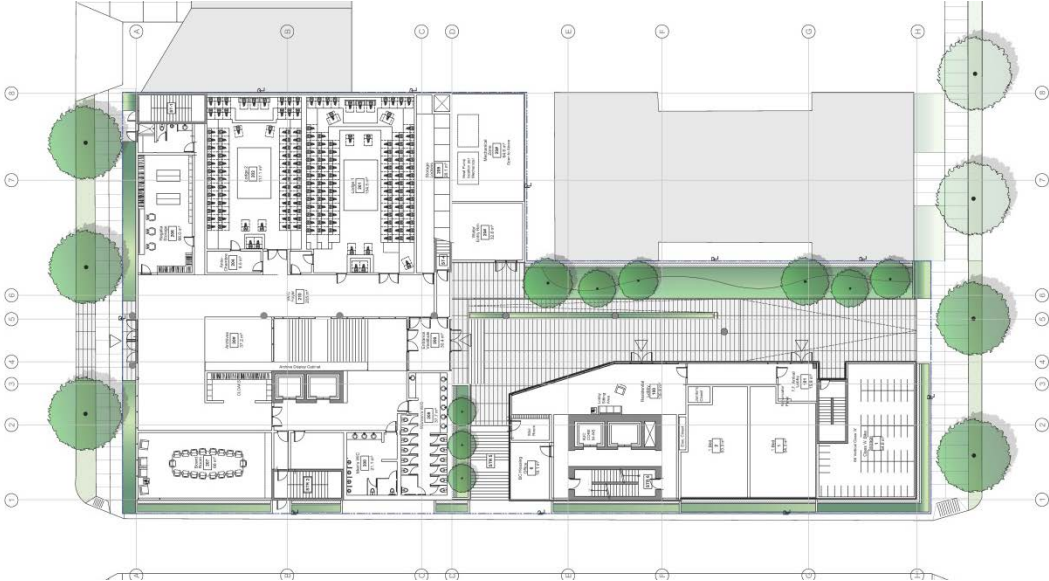
Elevations - Looking East



Elevations - Looking West



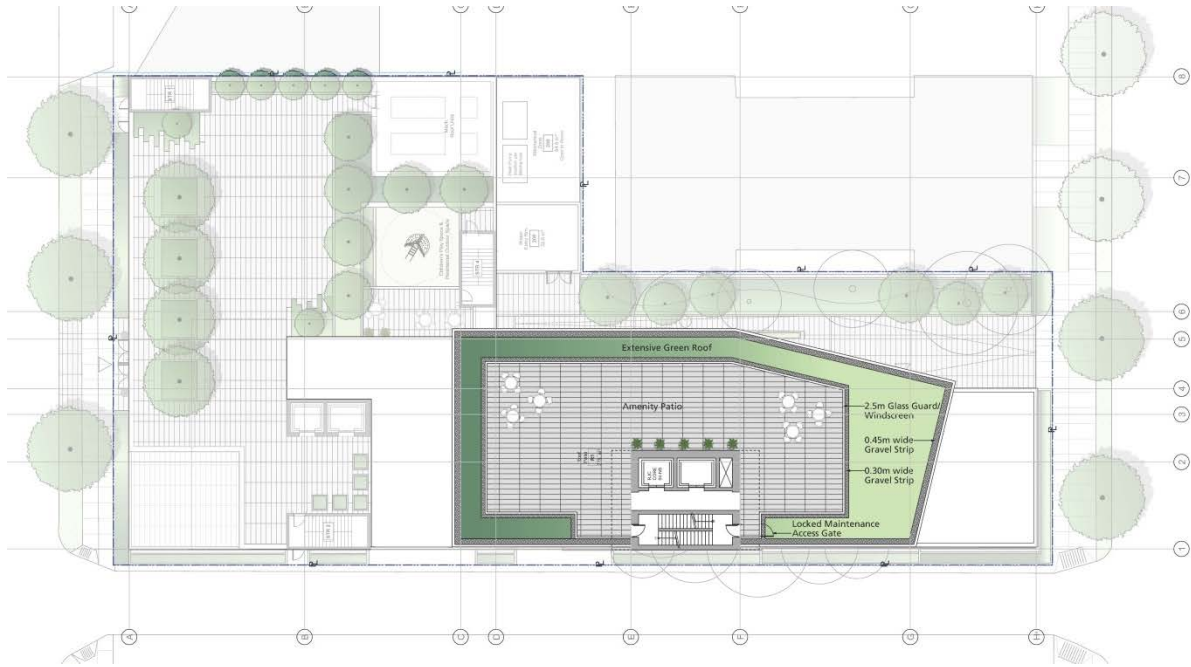
Landscape - Levels 1 and 2



Landscape - Level 5



Landscape - Rooftop



1495 West 8th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

Four-storey building for the Vancouver Masonic Centre on 7th Avenue with a neighbourhood restaurant, connected to a 18-storey secured rental residential building on 8th Avenue with 149 secured mixed-income social housing units.

Public Benefit Summary:

The proposal would provide 149 dwelling units of social housing for the life of the building or 60 years, whichever is longer. This application, if approved, would add 149 units to the City's inventory of social housing, which would contribute towards the stated near- and long-term targets in the Housing and Homelessness Strategy.

	Current Zoning	Proposed Zoning
Zoning District	C-3A	CD-1
FSR (site area = 2,228 m ² / 23,983 sq. ft.)	4.00	6.02
Floor Area (sq. ft.)	95,932	144,402
Land Use	Commercial/Residential	Commercial/Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	\$1,334,414	\$508,856
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Affordable Housing		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$1,334,414	\$508,856

Other Benefits (non-quantified components):

149 units of social housing secured for the longer of the life of the building or 60 years. Social Housing.

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the City-wide DCL, revenues are allocated into the following public benefit categories: Engineering (22%); Replacement Housing (32%); and Parks (41%); and Childcare (5%).

1495 West 8th Avenue
APPLICANT AND PROPERTY INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
1495 West 8th Avenue	007-823-011	Lot E, Block 311, District Lot 526 Plan 14443

Applicant Information

Applicant/Architect	SHAPE Architecture
Developer/Property Owner	Vancouver Masonic Centre Association

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	C-3A	CD-1
Site Area	2,228 m ² (23,983 sq. ft.)	2,228 m ² (23,983 sq. ft.)
Land Use	Commercial & Residential	Institutional, Commercial & Residential
Maximum FSR	4.00	6.02
Maximum Height	13.8 m (45.3 ft.)	54.0 m (177.2 ft.)
Floor Area	8,912 m ² (95,932 sq. ft.)	Total: 13,415 m ² (144,402 sq. ft.) Residential: 10,017 m ² (107,820 sq. ft.) Commercial/Institutional/Other: 3,399 m ² (36,582 sq. ft.)
Parking, Loading and Bicycle Spaces	As per Parking By-law	As per Parking By-law