



**POLICY REPORT
DEVELOPMENT AND BUILDING**

Report Date: November 13, 2016
Contact: Susan Haid
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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: 2720 East 48th Avenue (6465 Vivian Street)

RECOMMENDATION

- A. THAT the application by Colliers International on behalf of The Fair Haven United Church Homes, the registered owners, to rezone 2720 East 48th Avenue [PID: 009-361-332; Lot 3, Block 11, North East ¼ of District Lot 336, Plan 10606], from CD-1 (Comprehensive Development) District (7A) By-law No. 3869 to a new CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.03 to 1.55 FSR and the building height from 10.0 m (33 ft.) to 14.5 m (48 ft.) to permit a social housing development including 137 dwelling units, be referred to a public hearing, together with:
- (i) plans prepared by NSDA Architects and received May 19, 2016;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A;
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve, subject to conditions contained in Appendix B; and

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 Public Hearing.

- B. THAT, subject to enactment of the CD-1 By-law in Recommendation A, the Parking By-law be amended to include this and to provide parking regulations generally as set out in Appendix C; and

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

- C. THAT, subject to referral of the rezoning application to Public Hearing, a consequential plan and text amendments to CD-1(7A) By-law No. 3869 to remove the rezoning site referred to in Recommendation A and to update the By-law provisions to support the existing development, generally as set out in Appendix C, also be referred to the same Public Hearing; and
- FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix C for consideration at Public Hearing.
- D. THAT, if after Public Hearing Council approves in principle the rezoning in Recommendation A and the Housing Agreement condition described in section (c) of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law in Recommendation A contemplated by this report, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Community Services.
- E. THAT Recommendations A to 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 expenditures of funds or incurring of costs is at the sole risk of the person making the expenditures 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 sole 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 amend CD-1 (7A) (Comprehensive Development) District for 2720 East 48th Avenue to permit a residential social housing building for seniors with 137 dwelling units. This application proposes a maximum floor space ratio of 1.55 FSR and a maximum building height of 14.5 m (48 ft.). The site is located in the Victoria-Fraserview/Killarney Community Vision area.

Staff has assessed the application and conclude that it meets the intent of the Victoria-Fraserview/Killarney Community Vision and address the goals of the City's Housing and Homelessness Strategy. If approved, the development would contribute to the City's non-market rental housing goals as identified in the Housing and Homelessness Strategy and the Mayor's Task Force on Housing Affordability. Staff recommends that the application be referred to Public Hearing, with recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to Public Hearing, along with conditions in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- CD-1 (7A) By-law No. 3867 (1960)
- Affordable Housing Policies (1991)
- Victoria-Fraserview/Killarney Community Vision (2002)
- Rental Housing Stock Official Development Plan (2007)
- Housing and Homelessness Strategy (2011)
- Final Report from the Mayor’s Task Force on Housing Affordability (2012)
- Green Buildings Policy for Rezoning (2010, last amended, 2014)
- Tenant Relocation and Protection Policy Guidelines (2015)

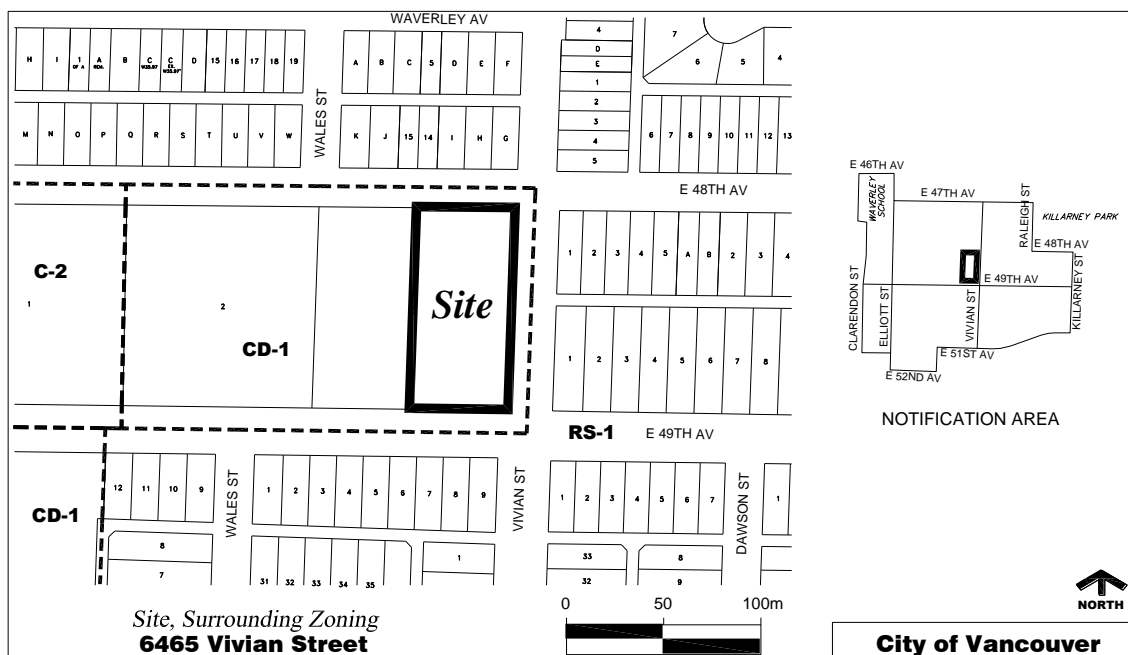
REPORT

Background/Context

1. Site and Context

This 3,929 m² (42,290 sq. ft.) site is located on the southwest corner of 48th Avenue and Vivian Street (see Figure 1) in the Victoria-Fraserview/Killarney area of South Vancouver. The existing building contains 50 units for independent seniors living operated by Fair Haven United Church Homes. Immediately to the west of the site is a two and three-storey multi-level care facility. Built in 2001 this facility is also operated by Fair Haven United Church Homes and offers a respite care centre and adult day care. Operations of these facilities will not be affected by this rezoning proposal. Further to the west is a two-storey apartment building and the Killarney Shopping Centre with one and two-storey commercial buildings offering services such as a grocery store, retail and office uses. To the north, east and south of the site, across the street, are one-family dwellings zoned RS-1. The site is well served by transit being located on the 49th Avenue frequent bus service line.

Figure 1 – Site and Surrounding Zoning (including notification area)



2. Policy Context

Victoria-Fraserview/Killarney Community Vision (2002)

In January 2002, Council endorsed the Victoria-Fraserview/Killarney Community Vision (the Vision). The Vision anticipates consideration for site-specific rezonings of existing CD-1 zoned sites through a fulsome rezoning and public consultation process. The Vision also supports the consideration of low-rise (below six storeys) seniors housing apartments in close proximity to parks, shopping and transit to allow seniors to stay in the community as their housing needs change.

Rental Housing Stock Official Development Plan (2007)

In May 2007, Council updated the Rental Housing Stock Official Development Plan (ODP). The ODP requires one-for-one replacement of existing rental housing units on redevelopments of six or more units in certain RM, FM and CD-1 zoning districts. The rental replacement requirements under the ODP apply to this site. As such, the applicant is replacing the existing 50 units and expanding for a total of 137 units.

Housing and Homelessness Strategy 2012-2021 (2011)

In July 2011, Council endorsed the *Housing and Homelessness Strategy 2012-2021* which includes strategic directions to increase the supply of affordable housing and to encourage a housing mix across all neighbourhoods that enhances quality of life. Priority actions were identified to achieve some of the strategy's goals, including refining and developing new zoning approaches, development tools and rental incentives to continue the achievement of securing purpose-built rental housing and using financial and regulatory tools to encourage a variety of housing types and tenures that meet the needs of diverse households.

Affordable Housing Policies

The City's affordable housing policies supports maintaining and expanding affordable housing opportunities in Vancouver. It encourages the distribution of affordable housing options across Vancouver's neighbourhoods and includes the objective to facilitate a wide range of housing forms and shelter costs to meet the housing needs of existing and future Vancouver residents of all backgrounds and lifestyles.

Mayor's Task Force on Housing Affordability (2012)

The Priority Action Plan as developed by the Task Force put forward a number of recommendations including:

- To increase the supply and diversity of housing.
- To enhance the City's and community's capacity to deliver affordable rental and social housing.

The City was 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 Housing and Homelessness Strategy, in the most cost-effective way, including new mixed-income social housing developed, owned and operated by non-profit entities.

Tenant Relocation and Protection Policy and Guidelines (2015)

In December 2015, Council adopted the Tenant Relocation and Protection Policy and Guidelines. A Tenant Relocation Plan is required when tenants in existing residential rental units are displaced as a result of development activity. This policy applies to all zoning districts, except single-family, industrial, and agricultural areas. As such, the applicant has provided a Tenant Relocation Plan, which meets the intent of the policy.

Strategic Analysis

1. Proposal

The application proposes a four-storey seniors social housing rental building with 137 independent living units. The proposal will renew and expand a current use on site by replacing the existing two-storey, social housing building which was constructed in 1966 and has reached the end of its functional life span. Parking is provided by one level of underground parking accessed off 48th Avenue through the existing ramp shared by the care facility. Loading and servicing will be provided at grade from 48th Avenue while resident pick up and drop off will be provided off Vivian Street at the main entrance.

Figure 2 – Site Plan



2. Land Use, Density and Form of Development (see Appendix E)

A modest increase in height and density is proposed to deliver a substantial increase in social housing for seniors in the area on a site that is well served by transit and within walking distance of local shops and services. The scale and density of the proposal is compatible with the adjacent existing building to the west and provides an appropriate transition to the surrounding residential neighbourhood to the north, east and south.

As part of this proposal a new CD-1 will be created and the site will be subdivided as a separate parcel. As detailed in Appendix C, the boundaries of the existing CD-1 (7a) will be amended to only include the remaining complex care building and apartment buildings to the west of the proposed site.

The proposed four-storey height provides a good fit with the neighbourhood through the provision of generous yard setbacks consistent with adjacent development and the surrounding single-family context. The building is articulated with a series of bays and subtle steps in the roof line to provide visual interest and to reduce scale. In consideration of the long frontage, the form is further broken up with a 'notch' for the main entry located at the middle of the building. Communal indoor and outdoor amenity space is located in

conjunction with the main entry at the ground floor, as well as space for urban agriculture at the south west corner of the site, and a ‘wellness walk’ along the south side of the site connecting to the sidewalk at Vivian Street. Additional amenity space will be required through conditions of the rezoning.

The proposal was reviewed by the Urban Design Panel (the Panel) on September 21, 2016 and received an evaluation of Non-Support (2-3) (see Appendix D). The Panel supported the proposed height and density, but had concerns with aspects of the building form and siting. Staff have reviewed the advice of the Panel, as well as the project’s programmatic requirements and site specific conditions, and have included conditions of rezoning to address the key aspects needing improvement, as summarized in the urban design analysis contained in Appendix D.

3. Housing

This application seeks to replace the existing 50 unit social housing building with a 137 unit social housing building for seniors, owned and operated by Fair Haven Church Homes. The project will add 87 net new units to the City’s social housing supply and as such contributes toward the near-term and long-term targets of the *Housing and Homelessness Strategy* (see Figure 3).

To meet the needs of Fair Haven’s residents and achieve affordability objectives, the building mainly consists of 110 studio units along with 19 one-bedroom units, and eight one-bedroom units that are fully accessible for wheelchairs. All units would continue to be available for rent to seniors, addressing the need for affordable rental options for seniors to “age in place” within the community, close to amenities and in a high-quality well-maintained environment.

This application, if approved, would support and advance a number of City housing policy objectives and strategic directions including those articulated in the *Affordable Housing Policies* and the *Housing and Homelessness Strategy*. Staff have worked with the applicant to optimize the affordability of the housing proposed. As a social housing project, the proposal is exempt from Development Cost Levies (DCLs) under the Vancouver Charter and is also exempt from Community Amenity Contributions (CACs) as per the City-wide CAC policies.

Figure 3 – 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 |

(1) Targets are established in the *Housing and Homeless Strategy*.

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

The City's requirement is for social housing buildings to include a minimum of 30% of units as affordable to households with incomes which fall under the BC Housing Income Limits (HILs) levels. As this proposal will involve replacement of 50 existing social housing units, the applicant will be required to enter into a Housing Agreement which secures a minimum of 50 units (36% of the building) as affordable to households with incomes below HILs. While the rental rates of the remaining units are not secured by the Housing Agreement, the applicant intends to exceed the City's affordability requirements and is seeking to maximise the number of units rented at levels which qualify for rent supplements such as the Shelter Aid for Elderly Residents (SAFER) rent subsidy. Such measures provide greater opportunities for seniors with fixed and/or limited incomes to remain in the community. The Housing Agreement will secure the property as social housing for 60 years or the life of the building, whichever is greater.

The applicant will also be required to ensure that all eligible returning tenants will be offered units in the new building at a rent affordable to them as described in the draft Tenant Relocation Plan in Appendix D

A Housing Infrastructure Grant application is expected to be made to the City and will be the subject of a forthcoming report to Council. Staff will review the eligibility of the project for the grant and explore opportunities for the project to achieve broader and deeper affordability in rents. Should there be any revised terms to the Housing Agreement as a result of the evaluation of the Infrastructure Grant Application, they will be reported separately to Council in the forthcoming report.

Existing Accommodation and Tenant Relocation

On the site there is currently an existing social housing building, built in 1966 with a total of 50 units, consisting of 43 studio and 7, 1-bedroom units. At the time of the rezoning application, 39 of the 50 units were tenanted. The average rent in the building is approximately \$500. Average length of tenancy is 6 years; there are 10 tenants who have been in the building for more than 10 years.

Figure 4 – Summary of Existing Tenant Rents

| Unit type | Number | Average rent |
|-----------|--------|--------------|
| Studio | 34 | \$470 |
| 1 bed | 5 | \$550 |

The Tenant Relocation and Protection Policy and Guidelines apply to this site. As such, the applicant has provided a draft Tenant Relocation Plan which meets the requirements under the policy and is summarized in Appendix D. A final Tenant Relocation Report will be required prior to issuance of the Occupancy Permit.

4. Transportation & Parking

The site is well served by transit with bus service on 49th Avenue as part of TransLink's Frequent Transit network. The application proposes one level of underground parking accessed from 48th Avenue. A total of 23 parking spaces are proposed. This provision would meet the reduced Parking By-law standards for a social housing development. Also proposed are 65 Class A bicycle parking spaces, meeting the Parking By-law requirements. Engineering Services has reviewed the rezoning application and have 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 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. The applicant submitted a preliminary LEED® for Homes Mid-Rise scorecard, which generally conforms to the Green Buildings Policy for Rezoning, indicating that the project could attain the required LEED® points and, therefore, would be eligible for LEED® Gold rating.

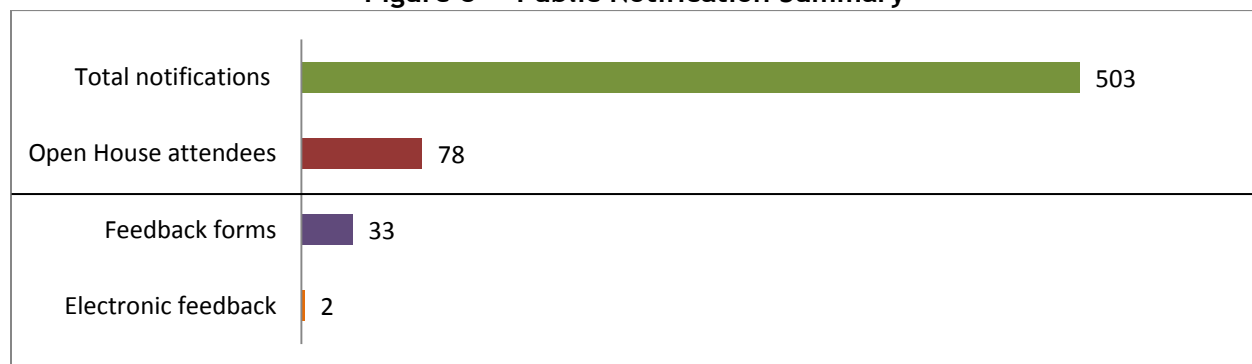
PUBLIC INPUT

Prior to submitting the rezoning application, and throughout the process, the applicant team led a series of meetings to discuss the proposal with the existing tenants and their families. These consisted of a variety of focussed meetings, workshops and a public open house on March 23, 2016.

Public Notification - The City of Vancouver Rezoning Centre webpage included notification and application information as well as an online comment form. A rezoning information sign was also posted on the site. A community open house was held for this application from 5:00-8:00 pm on September 13, 2016, at the Fair HavenComplex Care Facility located immediately adjacent to the rezoning site. Staff, the applicant team, and a total of approximately 78 people attended the open house. In addition to the public open house and tenant meetings the applicant team also presented the proposal to the Seniors Advisory Committee on September 23, 2016.

Public Response and Comments - The City received a total of 35 responses to the open house notice by email and comment form. Commentary received was generally supportive of the increase in seniors housing to the area and the proposed design. Some comments were received regarding the design of individual units and layouts, staff note that this level of detail would be determined at the next stage for a development permit.

Figure 5 – Public Notification Summary



PUBLIC BENEFITS

In response to City policies that address changes in land use and density, this rezoning application offers the following public benefits.

Public Benefits – Required by By-law or Policy

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

Under the DCL By-law and Section 523D(10)(d) of the Vancouver Charter, social housing is exempt from DCLs where a minimum of 30% of the dwelling units are occupied by households with incomes below BC Housing Income Limits, as set out in the current “Housing Income Limits” table published by the British Columbia Housing Management Commission, or equivalent publication, for which a Section 219 covenant, housing agreement or other security that restricts the use of such units is registered against title and where the housing is owned by the City or a non-profit organisation. The social housing component of the project meets these criteria and is exempt from paying DCLs. The value of this exemption is estimated to be approximately \$911,800, based on a floor area of 6,090 m² (65,550 sq. ft.).

Public Art Program – The Public Art Program requires all rezoned developments having a floor area of 9,290 m² (100,000 sq. ft.) or greater to commission public art or provide cash in lieu. As the proposed new floor area is less than the 100,000 sq. ft. threshold, no public art contribution will be required.

Public Benefits - Offered by the Applicant

Community Amenity Contribution (CAC) – Within the context of the City’s Financing Growth Policy, an offer of a Community Amenity Contribution 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.

The applicant has proposed that all of the residential units be delivered as social housing. As per the Citywide CAC policies the proposal is exempt from paying CACs. The public benefit accruing from these units is their contribution to the City’s social housing supply and affordable housing objectives. If this rezoning application is approved, the social housing would be secured through a housing agreement with the City for the longer of the life of the building or 60 years whichever is longer.

FINANCIAL IMPLICATIONS

As noted in the section on Public Benefits above, there are no cash CACs or Public Art Contributions associated with this rezoning.

The site is subject to the City-wide DCL by-law. Should Council approve the rezoning application, the social housing component is exempt from DCLs under Section 523D (10d) of the Vancouver Charter. The value of this exemption is estimated to be approximately \$911,800

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.

The social housing project, secured by a Housing Agreement for the longer of the life of the building or 60 years, will be owned and operated by The Fair Haven United Church Homes. A minimum of 50 units (36%) would be rented to households with incomes below the BC Housing Income Limits (“HILs”). For the remainder of the project, the applicant intends to maximise the number of units rented at levels which qualify for rent supplements such as the Shelter Aid for Elderly Residents (SAFER) rent subsidy.

The applicant intends to pursue the City for consideration of a capital grant. Should Council approve the rezoning application, the grant request will be assessed and prioritized subject to funding availability, and will be presented to Council for consideration in a separate report.

CONCLUSION

Staff support the application to amend CD-1 (7A) at 2720 East 48th Avenue to enable the development of 137 units of seniors social housing. 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. Further it is recommended 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.

* * * * *

2720 East 48th 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 the By-law, and incorporates Schedule A into Schedule D, to By-law No, 3575.

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) Multiple Dwelling; and
 - (b) Accessory Uses customarily ancillary to uses listed in this Section 2.2.

Floor area and density

- 3.1 Computation of floor space ratio must assume that the site consists of 3,929 m², being the site size at the time of application for the rezoning evidenced by this By-law prior to any dedications.
- 3.2 The floor space ratio for all uses must not exceed 1.55.
- 3.3 Computation of floor area must include all floors, 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.
- 3.4 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 being provided; 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, located at or below base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; and
 - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 3.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 3.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any use other than that which justified the exclusion.

Building height

- 4 Building height, measured from base surface, must not exceed 14.5 m.

Horizontal angle of daylight

- 5.1 Each habitable room must have at least one window on an exterior wall of a building.
- 5.2 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.
- 5.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.
- 5.4 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.
- 5.5 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 ().

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

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

Acoustics

6. 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 |

2720 East 48th Avenue
PROPOSED CONDITIONS OF APPROVALS

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 Public Hearing.

PRELIMINARY FORM of DEVELOPMENT

- a) That the proposed preliminary form of development be approved by Council in principle, generally as prepared by NSDA Architects and stamped “Received May 19, 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 provide improved common indoor and outdoor amenity space, and opportunities for social interaction, within the building.

Note to Applicant: Noting that private balconies are not feasible, additional common outdoor amenity space should be provided within the building for the use of all residents. This may be achieved via the provision of a common lounge and balcony area at each upper level, located in conjunction with the main circulation core.

- 2. Design development to provide natural daylight to common spaces within the building.

Note to Applicant: This may be achieved by providing substantial additional glazing at the middle of the building to bring light into the main circulation core and common lounge amenity, as per condition #1. Additional daylighting of corridors may also be provided with windows at either end of the corridors, and at the exit stairs.

- 3. Design development to relocate the pedestrian parkade exit on Vivian Street to be within the building interior.

Note to Applicant: The pedestrian parkade exit should be contained within the building to improve the overall appearance of the main entry area, as well as to address potential CPTED (Crime Prevention Through Environmental Design) issues with regards to the exterior exit stairwell.

- 4. Submission of a bird friendly strategy for the design of the building and landscape is encouraged in the application for a development permit.

Note to Applicant: Strategy should identify any particular risks with regard to the Bird Friendly Design Guidelines and propose design features or to reduce these risks. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

5. Design development to explore provision of a larger setback to the retained Beech Tree in the front (east) yard.

Note to Applicant: A larger setback would provide more space for the existing tree canopy, as well as future growth. Consider provision of a larger setback by stepping the north portion of the building to the west such that the north corridor aligns with the south corridor, and does not jog as shown (See Landscape Condition 6).

Landscape

6. Design development to explore options to increase the setback from the building to the outer canopy of tree #942 (refer to design condition 5).

Note to Applicant: Tree #942 is a specimen purple beech tree located on the edge of the site. Ideally, the setback allowances would anticipate future growth of the tree and to allocate space for workers during construction. At time of development permit, staff will coordinate with the applicant team to review the tree protection strategy. Modifications to the proposed streetscape may be needed, in coordination with General Manager of Engineering Services.

7. Design development to grades, retaining walls, walkways and structural design, such as underground parking, to maximize soil volumes (exceed BCLNA Landscape Standard) to accommodate new and existing trees and landscaping.

Note to Applicant: Wherever possible, take advantage of natural soils and the water table by locating new trees at grade beyond the edge of the underground slab. To avoid raised planters above grade, angle the corner of the underground slab downward (1 m across and 1.2 m downward) to maximize contiguous soil volumes. Planted landscapes on slab should be designed to maximize soil depths by lowering the slab, wherever possible, or providing tree wells, if necessary.

8. Design development to location of utilities.

Note to Applicant: Avoid the awkward placement of utilities (pad mounted transformers, "Vista" junctions, underground venting) visible to the public realm. Where utilities must be located near a street or sidewalk, a secondary circulation route is the preferred location. Every effort should be made to integrate utility access into structures and behind lockable, decorative gates or screened with landscaping.

9. At time of development permit.

- (i) Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8": 1 ft. minimum scale. The plant list should include the 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. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

- (ii) Provision of a "Tree Management Plan".

Note to Applicant: Provide a large scale tree plan that is separate from the landscape plan. The plan should clearly illustrate all trees to be removed and retained, including dimensioned tree protection barriers and important construction management directives drawn out of the arborist report(s) such as clearly illustrating the limit of excavation and footing design strategy (i.e. vertical shoring, shotcrete).

- (iii) Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through tree protection zones, all proposed common open spaces and semi-private patio areas.

Note to Applicant: In tree protection areas, the sections should illustrate and dimension the limit of excavation, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

- (iv) Application of universal design principles in the outdoor spaces, such as wheelchair accessible walkways and site furniture.

- (v) Provision of the necessary infrastructure to support urban agriculture, such as tool storage, hose bibs and potting benches at all common amenity locations.

- (vi) Provision of a partial irrigation plan.

Note to Applicant: Provide high efficiency irrigation for all planted areas, including hose bibs for urban agriculture areas. Consider providing individual hose bibs for all private patios of 100 square feet (9.29 sq. m). On the plan, illustrate hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed.

- (vii) Provision of an outdoor Lighting Plan.

Note to Applicant: Consider “CPTED” principles and avoid any lighting that can cause glare to residential uses.

- (viii) Provision of an updated, detailed arborist report.

Note to Applicant: The expanded report should inform design and discuss all development limitations. Include any construction limitations such as the location of construction storage materials, temporary structures, utility conflicts, site access, development phasing and temporary irrigation requirements.

- (ix) Provision of a letter of assurance for arborist supervision.

Note to Applicant: Arborist supervision is typically necessary when any work is required within a minimum root protection zone of a retained tree. The arborist should discuss the details of any supervision requirements within the arborist report, particularly if the plans depict any work that encroaches into a minimum root protection zone. Typically, an assurance letter will outline up to four key construction points where the arborist shall be contacted to attend the site. The letter must be signed by the owner, the contractor and the arborist.

Housing Policy & Projects

10. Provision of the completed Tenant Relocation Application Form which includes a list outlining the name of each tenant, the number of the tenant’s unit, the size of unit, the type of unit, and their rent, as per Section 6.1(a) of the Tenant Relocation and Protection Guidelines.

Note to Applicant: An updated list of tenants must be submitted at the time of development permit application.

11. Provision of a Tenant Relocation Plan as per Section 2.1 of the Tenant Relocation and Protection Policy.
12. Provision of a letter stating the property address and legal description of the site, and providing the names and mailing addresses of all tenants.
13. Provision of a notarized declaration to be submitted prior to issuance of a development permit which demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; includes information on posting of notice regarding the intent to redevelop as per Section 6.1(c); and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.

14. Provision of a final Tenant Relocation Report to be submitted prior to issuance of the occupancy permit which outlines the names of tenants; indicates the outcome of their search for alternate accommodation; summarizes the total monetary value given to each tenant (moving costs, rent, any other compensation); and includes a summary of all communication provided to the tenants.

Sustainability

15. Confirmation of the building's sustainability performance as required by the Green Buildings Policy for Rezoning, including achieving Gold certification under LEED® For Homes - Multi-family Mid-rise with a minimum of 14 Energy and Atmosphere (EA) points, 1 water efficiency point and 1 storm water point or surface water management point.

Note to Applicant: Submit a LEED® checklist and a sustainable design strategy outlining how the proposed points will be achieved, along with a receipt including registration number from the CaGBC, as a part of the Development Permit application. The checklist and strategy should be incorporated into the drawing set. A letter from an accredited professional confirming that the building has been designed to meet the policy and application for certification of the project will also be required under the policy.

Engineering

16. Provision of 0.3 m sod lawn between proposed planting and any sidewalk or connector walk.
17. Deletion of *vaccinium ovatum* and *mahonia aquifolium* from the plant list and provision of plant material on street right-of-way adjacent to the sidewalk that will not grow taller than 3'-0", will not spread more than 2'-0" and will not encroach into the sidewalk.
18. Show the existing transit stop on 49th Avenue on the submitted drawings.
19. Remove reference to the proposed drop off zone located on Vivian Street from the submitted drawings. All passenger drop off and pick up to be provided on site.
20. Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown. If a garbage and recycling storage area for pick-up is required at grade, show the storage area and the waste hauler manoeuvring on the drawings.

Note to Applicant: Pick up operations should not rely on bins being stored on the street or lane for pick-up; bins are to be returned to storage areas immediately after emptying.

21. Confirmation from BC Hydro that the wood pole proposed to be moved to accommodate the mid-block disability access on Vivian Street can indeed be relocated as desired.
22. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The following items are required to meet provisions of the parking by-law and the parking and loading design supplement:

- (i) Provision of comprehensive parking plans for the existing care facility and the proposed rental housing, clearly showing the existing and proposed parking, loading and bicycle parking spaces and what use it is provided for.
- (ii) Provision of design elevations on both sides of the parking ramp at all breakpoints, at all entrances, throughout the loading bay, the passenger spaces, the parkade and surface parking levels.

Note to Applicant: Slopes and lengths of slopes to be dimensioned on submitted drawings.

- (iii) Provision of section drawings through the existing main parkade ramp and the new parking ramp showing elevations, vertical clearances and the security gates.

Note to Applicant: This is to demonstrate that 2.3 m vertical clearance is provided for access and maneuvering to the disability parking stalls.

- (iv) Dimension the vertical clearances in the parkade level on all section drawings on sheet A-402.
- (v) Show the ramps for access to and from the surface Class A and B passenger spaces, the Class B loading and the Disability Stalls on the submitted drawings.
- (vi) Provision of delineation between the Class A and B passenger spaces and the concrete walkways.
- (vii) Modify the Class A and Class B Passenger spaces to comply with the requirements of the Parking By-Law and Design Supplement.
- (viii) Provisions of a minimum 4.0 m stall width for the Class A passenger space if it is not flush with the adjacent walkway.
- (ix) Dimension the 4.0 m x 3.0 m landing area at the end of the stall for the Class B passenger space.

- (x) Provision of the minimum required throat width for the Class B passenger space to be shown on the drawings
- (xi) Modify the Class B loading space shown on drawing A-102 to reduce conflicts between the Class B maneuvering and the parking ramp access.

Note to Applicant: Engineering recommends providing a parallel Class B loading space instead measuring 40 ft. in length off of the existing drive aisle.

- (xii) Provision of the minimum required load throat for the Class B loading to be shown on the drawings.
- (xiii) Provision of an improved plan showing the operation route from the Class B loading space to the Rental Housing elevators.

Note to Applicant: The route should be direct, and the doors and corridors used for the loading operation should be designed for ease of use.

- (xiv) Show the existing Class A bicycle spaces for the Care Facility on the submitted drawings.
- (xv) Provision of an improved plan showing the access route from the Class A bicycle spaces to reach the outside.

Note to Applicant: The route must be 'stairs free' and confirm the use of the elevator or parking ramp, if required. Engineering recommends allowing the use of the elevators for the bicycles and scooters to reach grade for those unable to navigate up the existing ramp with a 15% slope.

- (xvi) Dimension all doors providing access to the bicycle/scooter storage rooms and confirm that they are wide enough to accommodate the scooters.
- (xvii) Provide automatic door openers on the doors providing access to the bicycle room(s).

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, the General Manager of Community Services and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Subdivision of Lot 3, Block 11, North East ¼ of District Lot 336, Plan 10606 to create the proposed parcel. Note; a subdivision application is required.
2. Provision of: a) a shared access agreement between the owners of the parcels to secure access to the easterly parcel's underground parking via the existing parking ramp on the westerly parcel. b) a separate agreement to address the other cross-boundary items such as the surface-level vehicle turn-around area and pedestrian access between the two parcels.
3. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
 - (i) 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, sprinkler demand, hydrant load, and domestic water demands to determine if water main 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.

Note to Applicant: The sewers must connect to both the existing 200 mm storm water and 200 mm sanitary sewer south of the property along 49th Avenue or to the 375 mm storm water and 200 mm sanitary sewer in the easement bisecting 2691 East 49th Avenue and 2720 East 49th Avenue. A main extension for the 2nd option is required with all costs for the extension at the owner's expense.

- (ii) Provision of street re-construction adjacent to the site to generally include the following:
 - a) a single corner bulge on Vivian Street at 49th Avenue.

- b) a double corner bulge at Vivian Street and 48th Avenue.
- c) upgraded street and pedestrian lighting adjacent all frontages of the site;
- d) new concrete 1.8 m wide saw-cut sidewalks adjacent the site on both 48th Avenue and 49th Avenue;
- e) provision of street trees adjacent the site where space permits;
- f) provision of countdown timers for the traffic signal/crosswalks at the intersection of Vivian Street and 49th Avenue;

Note to Applicant: All street work is to be fully at the owner's expense and include adjustment of existing street furniture, utility, or drainage systems necessary to accommodate the proposed street improvements.

- 4. 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 Policy & Projects

- 5. 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, for the longer of 60 years and the life of the building, subject to the following additional conditions:
 - (i) a no separate-sales covenant;
 - (ii) a no stratification covenant;
 - (iii) that none of such units will be rented for less than one month at a time;
 - (iv) that a minimum of 50 units (36%) are occupied by households with incomes below the housing income limits as set out in the current "Housing Income Limits (HILS)" table published by the British Columbia Housing Management Commission or equivalent publication, at a rent which is no more than 30% of household income, and meets all other

applicable preconditions in order to comply with the development cost levy exemption provisions for social housing under the *Vancouver Charter*;

- (v) that priority for the units will be given to seniors, meaning at least one member of the household is aged 55 or older;
- (vi) compliance with the City approved Tenant Relocation Plan, including provision of a final Tenant Relocation Report prior to issuance of the occupancy permit; and
- (i) such other terms and conditions as the General Manager of Community Services and the Director of Legal Services may in their sole discretion require.

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

6. 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.

* * * * *

2720 East 48th Avenue
DRAFT CONSEQUENTIAL CD-1 By-law AMENDMENTS TO CD-1 (7A) By-law 3869 FOR
2691 EAST 49TH AVENUE AND 2720 EAST 48TH AVENUE

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

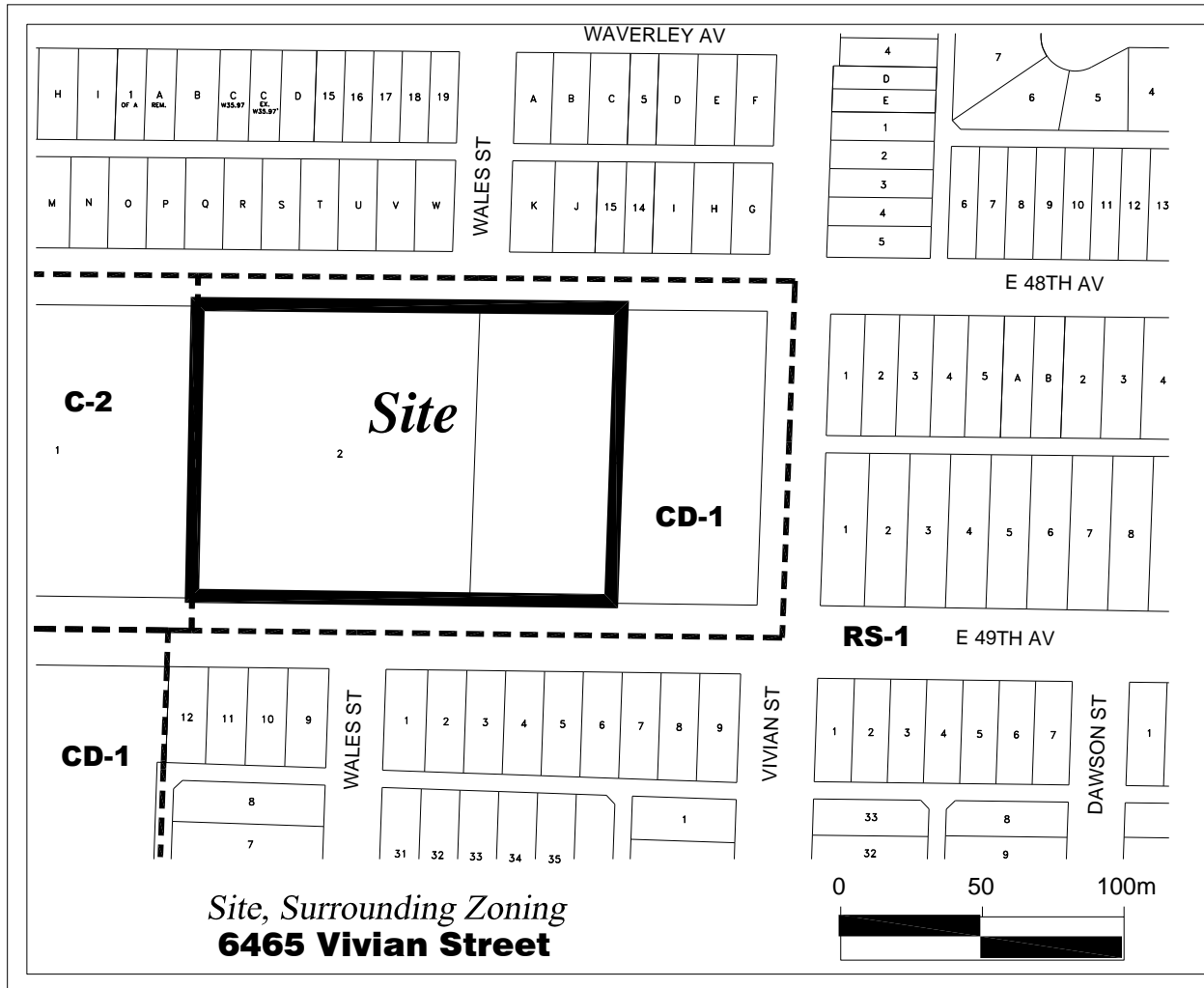
1. This By-law amends the indicated provisions of By-law 3869.
2. Council strikes out **Section 1 Application** and substitutes:

“1. Zoning District Plan Amendment

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 the By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.”

3. Council strikes out the map marked as Schedule A forming part of By-law No. 3869 and substitutes the map attached as Schedule A to this By-law and 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.
4. Council strikes out Section 2(a) and substitutes “multiple dwelling”.
5. In section 3.1, Council strikes out “1.03” and substitutes:
“the floor space ratio of the buildings existing on the site as of [date of enactment].”
6. In section 4, Council strikes out “10.06 m(33 ft.)” and substitutes:
“the height of the buildings existing on the site as of [date of enactment].”
7. Council strikes out section 5.1 and substitutes:
“5.1 Parking, loading and bicycle spaces existing on the site as of [date of enactment] must be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law.”

SCHEDULE A



* * * * *

**2720 East 48th Avenue
ADDITIONAL INFORMATION**

Urban Design Panel (September 21, 2016)

EVALUATION: NON SUPPORT (2-3)

Introduction: The Rezoning Planner, Graham Winterbottom, introduced the project as a rezoning proposal to amend the existing CD-1 (7A) zoning and to expand an existing use on site for senior's social housing. The site is located in the Victoria-Fraserview/Killarney area at 49th Avenue and fronting onto Vivian Street. Currently the site is occupied by a two-storey senior's rental building which was built in 1968 and is reaching the end of its life span. The site is owned by Fair Haven United Homes, a non-profit, faith-based organization which operates a number of senior's rental facilities in the Metro Region. To the west, immediately adjacent to the site, is a three-storey complex care building also operated by Fair Haven. The area is well served by transit and local shopping, noting the location on the frequent bus network along 49th Avenue and proximity to the Killarney Shopping Centre.

The proposal is for 137 units of senior's independent rental social housing, with units rented below market rates. The proposed number of low income units exceeds the city's requirements for social housing projects. The building units are primarily studios, with the unit breakdown being 110 studios, 19 one bedroom units, and eight wheelchair accessible units. The proposed height is 47 feet, slightly above the current height permitted in the existing CD-1 zoning, and the proposed density is 1.55 FSR, increased from the current permitted density of 1.03 FSR. Staff is considering the proposal under the Victoria-Fraserview/Killarney (VFK) Community Vision approved by Council in 2002. The VFK supports the rezoning for seniors' social housing projects in a mid-rise form of up to four-storeys, which are located close to transit and shopping.

The Development Planner, Marie Linehan, continued the introduction, noting that the new four-storey building is to be located at the eastern edge of the block fronting on Vivian Street, and replaces the existing two-storey building in this location. The site frontage is 340 feet and there is no lane at this block.

Setbacks are provided to align with existing buildings on the site and the overall context, with a 24 setback at the south end, and a larger setback of 40 feet at the north end, which aligns with the front yard setbacks for single family homes along 48th Avenue. The building setback along Vivian Street is approximately 20 feet, which is also intended to be compatible with the single family context.

The new parkade will be accessed from the existing parkade entry located off 48th Avenue. The new parkade follows the profile of the building above which allows for retention of existing mature trees at both the south and north yards, and along the Vivian Street.

The grade change across the building frontage at Vivian Street is not significant at about five feet for the lot depth. There is more significant grade change about 10 feet from the high point at the northeast corner to the low point at the southwest corner at the lower level of

the existing Care Facility. There is no grade change around the buildings including the existing berm condition at the southwest edge.

In terms of the immediate context, the main entry to the existing Care Facility is at the north elevation. There is a covered walkway at the building perimeter with office uses at the ground floor and individual care rooms at the upper floor. The space between the existing facility and the proposed building is about 33 feet at the ground floor and 40 feet at the upper floors.

The building frontage width is about 275 feet. The mass of the building is broken up with an inset for the main entry at midblock. The north wing is shifted slightly ahead of the south wing in light of the angled property line, and the frontage and roofline are articulated with a series of bays intended to provide visual interest and to reduce scale in light of the predominately single family context.

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

The overall height, density and form of development, relative to the existing buildings on the site and the overall context, with particular regard to:

1. Articulation of the form along the Vivian Street in light of the long frontage;
2. Amount and quality of outdoor amenity space;
3. Preliminary advice on proposed architectural expression and materials for the development permit application.

Applicant's Introductory Comments: The applicant introduced the project as providing housing for low income seniors since the 1940s and there is currently a 50 unit residence at the site providing housing for several long term residents. The homes are intended to be independent living for seniors at a convenient location. Along with BC Housing, the mandate is to provide low cost housing for low income seniors, so affordability and maximizing the number of units was important for the project. A simple, compact four-storey wood frame building is proposed. There is ample volume in the units, with a floor to floor height of 10 feet. There is essentially no shadowing beyond the Fair Haven site itself. The rezoning aim is support for the density and height increase. The materials are brick at the base to match other buildings on the site, cement board on the window bays, and composite panels.

The housing for frail seniors needs to be safe. There are no balconies proposed on the project for two reasons: there is a concern about ensuring security and safety, and the other reason is the balcony space tends to become 'an extension of storage space' which then becomes a maintenance issue. The alternative to balconies is seating and outdoor mingling spaces in order to encourage more social interaction for seniors.

The mature trees on the site will be retained, including a significant beech tree. The architectural banding on the building is emulated in the landscape design, with flowering azaleas along the frontage of Vivian Street. Nodes and benches are built into the greater concept of the outdoor space surrounding the building, including a wellness walk. The back space on the west side, between the two buildings, has a generous amenity space with a

water feature and covered seating. There is an urban agriculture area at the south side. On the north side there is a terrace with an arbor and a gate with stairs to the sidewalk on 48th Avenue. For the birds, there is a water feature, as well as plant selection suitable for food.

Panel's Consensus on Key Aspects Needing Improvement:

- Improve the amenity space by shifting the building further north, and relocating indoor and outdoor amenity space to the south side;
- Bring natural light into the building common spaces and corridors; and
- Consider balconies or Juliet balconies for units.

Related Commentary: The Panel supported the height and density, as well as the longer frontage, noting Vivian is a wider street. However, most members noted that the building placement and symmetrical planning did not relate as well to the site as it could. It was noted that the building could be shifted to provide a larger setback at the south side versus the north side, with indoor and outdoor amenity space relocated south for better solar access. Some thought the main entry and circulation node should be less internal to the site/building, and relocated further south with the amenity space. It was suggested that the building form could be less compact and shifted apart to bring in more day light and outlook. It was suggested to open up the north and south ends of the long corridor to daylight, and to provide glazed exit stairs at either end.

The absence of private balconies, even Juliet, was noted as a concern. It was suggested that common outdoor space be interspersed within the building at the upper levels. One member noted a different approach to the building planning would generate a better form. One member noted the building could be fine as a quiet background building along Vivian, others noted the form was too boxy. It was suggested to explore opportunities for colour to enhance the quality. Overall, the panel advised the applicant to find ways to bring light into the project.

Applicant's Response: The applicant thanked the panel and mentioned the location of the elevator and amenity space is critical to the success of the building. The locations are meant encourage interaction and to cut down travel time for residents. BC Housing has set a maximum travel distance from the elevator to unit entries.

* * * * *

**2720 East 48th Avenue
URBAN DESIGN ANALYSIS**

The following summarizes the key concerns raised by the Urban Design Panel. Staff have met with the applicant team to discuss the concerns and to ensure that the rezoning conditions in Appendix A can be met within the proposed height and density.

1. Improve the amenity space by shifting the building further north, and relocating indoor and outdoor amenity space to the south side.

While the intent to locate amenity spaces to allow for maximum sun exposure is understood, Staff are supportive of maintaining the proposed central location for the amenity space, noting its proximity to the elevators in the central circulation core. This location provides a natural space for social interaction in order to promote a sense of community. Placing the amenity space to the southern end of the building would make the room more difficult to access through travel distance; staff also note that the circulation core is required to be in a central location in response to BC Housing guidelines for travel distance from elevator to unit entry. It is also noted that the south yard is adjacent to East 49th Avenue which is a busy street and may have noise impacts. Shifting the building further north may also impact trees in the north yard.

To address the general intent to improve amenity spaces, staff have included a condition to increase the amount of indoor and outdoor amenity space within the building through the provision of additional communal lounges and balconies on each level in conjunction with the central circulation core.

2. Bring natural light into the building common spaces and corridors.

Staff have included a condition to provide daylighting to the central core and associated communal amenity spaces, to open up the north and south ends of corridors with windows on all floors, as well as at the exit stairs.

3. Consider balconies or Juliet balconies for units.

Staff support the request of the operator, Fair Haven, that there be no private balconies per unit, noting concerns regarding resident safety and building maintenance. Given the addition of communal balconies as per Item 1, as well as the proposed generous landscaping and outdoor seating, staff assess that there is adequate outdoor amenity space for residents.

* * * * *

2720 East 48th Avenue
Summary of Proposed Tenant Relocation Plan Terms

| Tenant Relocation and Protection Policy Requirements | Tenant Relocation Plan Offer |
|--|---|
| Financial compensation based on length of tenancy | <p>Fair Haven will provide financial compensation to each eligible tenant based on the length of tenancy, as described within the Tenant Relocation and Protection Policy:</p> <ul style="list-style-type: none"> • Equivalent to 2 months' rent for those with tenancies up to 5 years • 3 months' free rent for those with tenancies between 5 to 9 years • 4 month's free rent for those with tenancies over 10 years • 6 months' free rent for those with tenancies over 20 years <p>Compensation may take the form of free rent, lump sum, or combination of both.</p> |
| Notice to End Tenancies | <ul style="list-style-type: none"> • A minimum of 2 months' notice to end tenancies after all permits are issued • Fair Haven will provide regular project updates to tenants throughout the development process. |
| Moving Expenses | <ul style="list-style-type: none"> • A flat rate of \$750 for bachelor and one bedrooms will be provided. |
| Assistance in Finding Alternate Accommodation | <ul style="list-style-type: none"> • Applicant has committed to providing tenants requesting assistance with 3 options in Vancouver, 1 of which must be in the same general area as their current home; • Applicant will place primary emphasis on providing a relocation option within 10% of the tenant's current rent. All tenants will be assessed for SAFER eligibility. The Applicant will work with BC Housing and other non-profit groups to identify suitable relocation accommodation. |
| Additional Support for Special Circumstances | <ul style="list-style-type: none"> • All tenants will be provided access to a designated Tenant Relocation Specialist. |
| First Right of Refusal | <ul style="list-style-type: none"> • Tenants who are eligible under this relocation plan will be offered the first right of refusal to return to the new units once completed if they meet the eligibility |

| | |
|--|---|
| | <p>criteria of the new social housing building. The eligibility criteria for the new building will be agreed through a process with BC Housing.</p> <ul style="list-style-type: none">• Returning tenants who receive government income assistance (e.g. Disability Assistance) will be offered First Right of Refusal at rents which are no more than they are currently paying as tenants. All other returning tenants will pay no more than 30% of their income on rents (rental supplements such as SAFER can also be applied). Any subsequent rent increases for returning tenants will be in line with the Residential Tenancy Act.• Fair Haven’s objective is to minimize the financial and social impact on returning tenants as much as possible. |
|--|---|

* * * * *

2720 East 48th Avenue
FORM OF DEVELOPMENT

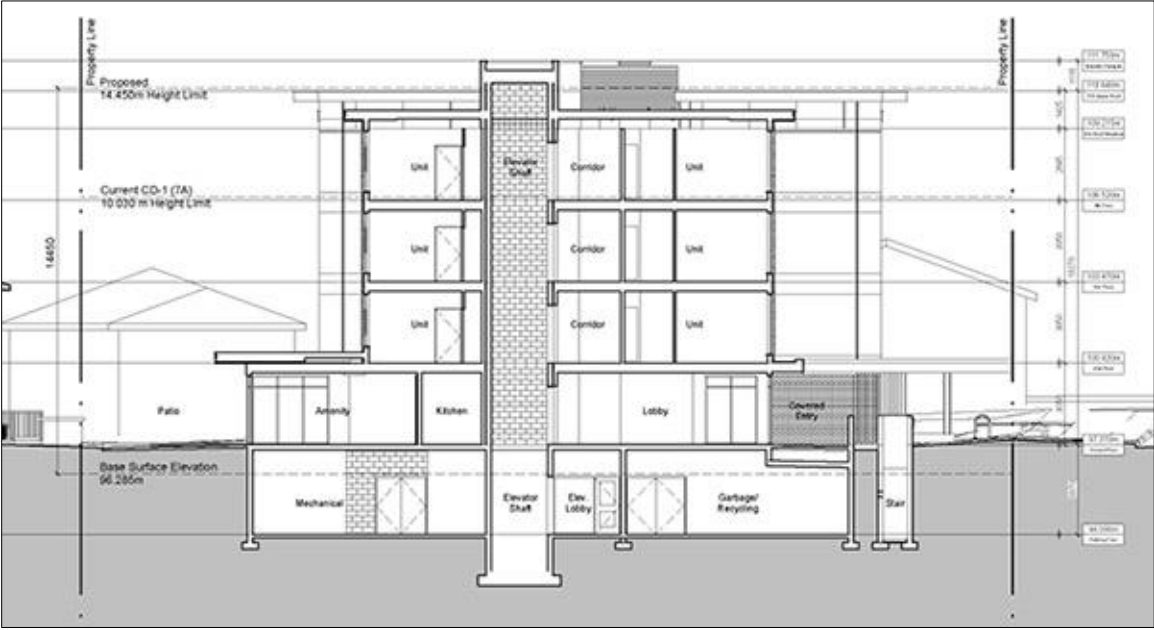
Site Plan/Landscape Plan



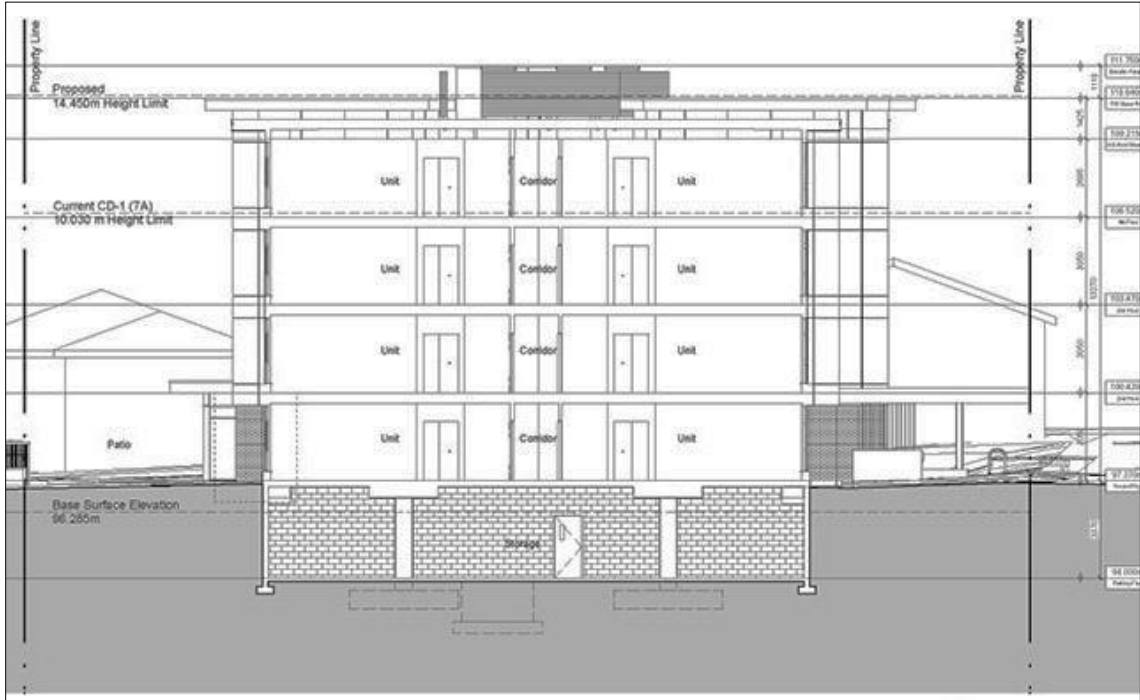
View from Southeast



Building Sections
North (E48th Avenue)



South (E49th Avenue)



**2720 East 48th Avenue
PUBLIC BENEFITS SUMMARY**

Project Summary:

The proposed rezoning would permit the construction of a four-storey social housing residential building containing a total of 137 affordable rental units for seniors.

Public Benefit Summary:

137 units of social housing secured for 60 years or the life of the building

| | Current Zoning | Proposed Zoning |
|---|-------------------|-------------------|
| Zoning District | CD-1 | CD-1 |
| FSR (site area = 3,929 m ² (42,290 sq. ft.)) | 1.03 | 1.55 |
| Floor Area (sq. ft.) | 43,557 sq. ft. | 65,550 sq. ft. |
| Land Use | Multiple Dwelling | Multiple Dwelling |

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

Other Benefits (non-quantified components):

137 units of social housing secured for 60 years or the life of the building

* 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 (7%); Replacement Housing (30%); and Parks (63%).

2720 East 48th Avenue
APPLICANT AND PROPERTY INFORMATION

Applicant and Property Information

| | |
|--------------------|---|
| Address | 2720 East 48th Avenue |
| Legal Descriptions | PID: 009-361-332; Lot 3, Block 11, North East ¼ of District Lot 336, Plan 10606 |
| Developer | The Fair Haven United Church Homes |
| Architect | NSDA Architects |
| Property Owner | The Fair Haven United Church Homes |

Development Statistics

| | Development Permitted Under Existing Zoning | Proposed Development |
|-------------------------------------|---|--|
| ZONING | CD-1 (7A) | CD-1 (7A) amended |
| SITE AREA | 3,929 m ² (42,290 sq. ft.) | 3,929 m ² (42,290 sq. ft.) |
| USES | Multiple Dwelling | Multiple Dwelling |
| FLOOR AREA | 4,047 m ² (43,557 sq. ft.) | 6,090 m ² (65,550 sq. ft.) |
| Floor Space Ratio (FSR) | 1.03 FSR | 1.55 FSR |
| HEIGHT | 10.6 m (33 ft.) | 14.5 m (48 ft.) |
| PARKING, LOADING AND BICYCLE SPACES | as per Parking By-law | as per Parking By-law |

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