



## PUBLIC HEARING MINUTES

JANUARY 24, 2017

A Public Hearing of the City of Vancouver was held on Tuesday, January 24, 2017, at 6:10 pm, in the Council Chamber, Third Floor, City Hall.

**PRESENT:** Mayor Gregor Robertson  
Councillor George Affleck  
Councillor Elizabeth Ball  
Councillor Adriane Carr  
Councillor Melissa De Genova\*  
Councillor Heather Deal  
Councillor Kerry Jang  
Councillor Andrea Reimer  
Councillor Tim Stevenson

**ABSENT:** Councillor Raymond Louie (Sick Leave)  
Councillor Geoff Meggs (Sick Leave)

**CITY CLERK'S OFFICE:** Lori Isfeld, Meeting Coordinator

\* Denotes absence for a portion of the meeting.

### WELCOME

The Mayor acknowledged that we are on the unceded traditional territory of the Musqueam, Squamish and Tsleil-Waututh First Nations.

### COMMITTEE OF THE WHOLE

*The Mayor reminded Council that, based on advice from the City Clerk, it is not necessary for Council to sit as Committee of the Whole during a Public Hearing; however, in order to comply with the Procedure By-law, a motion to go into Committee of the Whole should be put to a vote and failed by Council.*

MOVED by Councillor Stevenson  
SECONDED by Councillor Jang

THAT this Council resolve itself into Committee of the Whole, Mayor Robertson in the Chair, to consider proposed amendments to zoning by-laws.

### LOST

(Councillors Affleck, Ball, Carr, De Genova, Deal, Jang, Reimer, Stevenson and Mayor Robertson opposed)

## 1. MISCELLANEOUS TEXT AMENDMENTS

An application by the General Manager of Planning, Urban Design and Sustainability was considered as follows:

**Summary:** To make amendments to three CD-1 Districts – CD-1 (642) for 2133 Nanton Street (formerly known as 4255 Arbutus Street), CD-1 (582) for 1768 Cook Street (201 West 2nd Avenue) and CD-1 (612) for 1551 Quebec Street, 1600 Ontario Street and 95 East 1st Avenue (Southeast False Creek Areas 3A and 3B) – and to the RM-5, RM-5A, RM-5B, RM-5C and RM-5D Districts Schedule. The amendments would achieve the intent of the initial rezoning approvals, and correct inadvertent errors.

The General Manager of Planning, Urban Design and Sustainability recommended approval, subject to the conditions set out in the Summary and Recommendation of the Public Hearing agenda.

Council also had before it a Memorandum dated January 16, 2017, entitled “RTS No. 11680 - Policy Report: Miscellaneous Text Amendments”, from the Assistant Director of Planning, Vancouver - South, which advised that the site address referenced in Recommendation (i) in the Policy Report dated November 1, 2016, entitled “Miscellaneous Text Amendments (RTS No. 11680), was incorrect. The Policy Report referred to 4375 Arbutus Street (formerly known as 4255 Arbutus Street). The correct address is 2133 Nanton Street (formerly known as 4255 Arbutus Street). The Memorandum further noted that no action was required by Council, as the Summary and Recommendation in the Public Hearing agenda package had been updated and contained the changes set out in the Memorandum.

### Staff Opening Comments

Planning, Urban Design and Sustainability staff provided opening comments.

### Applicant Comments

Art Phillips, Larco Investments, provided opening comments.

### Summary of Correspondence

The following correspondence was received since the application was referred to public hearing and prior to the close of the speakers list and receipt of public comments:

- 1 piece of correspondence regarding other aspects related to the application.

## Speakers

The Mayor called for speakers for and against the application.

Roy Wares expressed concerns regarding the proposed development at 4255 Arbutus Street.

The speakers list and receipt of public comments closed at 6:20 pm.

## Staff Closing Comments

Planning, Urban Design and Sustainability staff responded to questions.

## Council Decision

MOVED by Councillor Reimer  
SECONDED by Councillor Jang

THAT the application for the following miscellaneous text amendments be approved:

- (i) amend CD-1 (642) By-law No. 11658 for 2133 Nanton Street (formerly known as 4255 Arbutus Street) for miscellaneous text amendments, generally as presented in Appendix A to the Policy Report dated November 1, 2016, entitled "Miscellaneous Text Amendments";
- (ii) amend CD-1 (582) By-Law No. 11069 for 1768 Cook Street (201 West 2nd Avenue) for a miscellaneous text amendment, generally as presented in Appendix B to the Policy Report dated November 1, 2016, entitled "Miscellaneous Text Amendments";
- (iii) amend CD-1 (612) By-law No. 11279 for 1551 Quebec Street, 1600 Ontario Street and 95 East 1st Avenue (Southeast False Creek Areas 3A and 3B) for a miscellaneous text amendment, generally as presented in Appendix C to the Policy Report dated November 1, 2016, entitled "Miscellaneous Text Amendments"; and
- (iv) amend the RM-5, RM-5A, RM-5B, RM-5C and RM-5D District Schedule, generally as presented in Appendix D to the Policy Report dated November 1, 2016, entitled "Miscellaneous Text Amendments".

CARRIED UNANIMOUSLY (Vote No. 01711)  
(Councillor De Genova absent for the vote)

**2. MISCELLANEOUS TEXT AMENDMENTS TO THE ZONING AND DEVELOPMENT BY-LAW, THE DOWNTOWN OFFICIAL DEVELOPMENT PLAN BY-LAW AND THE ARTIST STUDIO GUIDELINES**

An application by the General Manager of Planning, Urban Design and Sustainability was considered as follows:

Summary: To make amendments to the Zoning and Development By-law, the Downtown Official Development Plan By-law and the Artist Studio Guidelines.

The General Manager of Planning, Urban Design and Sustainability recommended approval, subject to the conditions set out in the Summary and Recommendation of the Public Hearing agenda.

**Summary of Correspondence**

No correspondence was received on this application since it was referred to public hearing and prior to the close of the speakers list and receipt of public comments.

**Speakers**

The Mayor called for speakers for and against the application and none were present.

The speakers list and receipt of public comments closed at 6:26 pm.

**Council Decision**

MOVED by Councillor Deal  
SECONDED by Councillor Stevenson

- A. THAT the application to undertake the following amendments to the Zoning and Development By-law, all generally as presented in Appendix A to the Policy Report dated November 14, 2016, entitled "Miscellaneous Text Amendments to the Zoning and Development By-law, the Downtown Official Development Plan By-law and the Artist Studio Guidelines", be approved:
  - (i) Section 11.19.1 to relax the maximum two person occupancy restriction for a residential unit associated with an artist studio to all Class A artist studios, and Class B artist studios that comply with the regulations in the Building By-law for a Class B artist studio with integrated residential quarters which came into force on October 31, 1999, in an IC-3, HA, RT-3 and C district;

- (ii) Section 11.28.2(e) to clarify that a medical marijuana-related use is prohibited on any site other than a site located on a block where all or part of the street in that block has a painted center line;
  - (iii) the RM-8 and RM-8N and RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN District Schedules to remove the fees for density bonusing and re-insert the fees into a newly-created Schedule to the By-law;
  - (iv) the RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN District Schedule to include an exclusion for amenity areas to a maximum of 10 percent of the total permitted floor area;
  - (v) the RM-7, RM-7N and RM-7AN, RM-8 and RM-8N and RM-9, RM-9A, RM-9N, RM-9AN and RM-9BN District Schedules to exclude underground heating and mechanical equipment from the computation of floor area;
  - (vi) the FM-1 District Schedule to include Urban Farm - Class A as a conditional use; and
  - (vii) Section 3.2.DW of the HA and HA-1A , HA-2, FC-1, RT-3 and RM-3A District Schedules to correct a section reference.
- B. THAT the application to amend Section 4 (a) of the Downtown Official Development Plan By-law to clarify a misrepresentation, generally as presented in Appendix B to the Policy Report dated November 14, 2016, entitled "Miscellaneous Text Amendments to the Zoning and Development By-law, the Downtown Official Development Plan By-law and the Artist Studio Guidelines", be approved.
- C. THAT the Artist Studio Guidelines be amended to reflect the relaxation of the maximum two person occupancy restriction for a residential unit associated with an artist studio, generally in accordance with Appendix C to the Policy Report dated November 14, 2016, entitled "Miscellaneous Text Amendments to the Zoning and Development By-law, the Downtown Official Development Plan By-law and the Artist Studio Guidelines";

FURTHER THAT the General Manager of Planning, Urban Design and Sustainability be instructed to bring forward for adoption by Council the revised Artist Studio Guidelines, at the time of enactment of the by-law to amend the Zoning and Development By-law.

CARRIED UNANIMOUSLY (Vote No. 01713)

### **3. REZONING: 2720 EAST 48TH AVENUE (6465 VIVIAN STREET)**

An application by Colliers International was considered as follows:

Summary: To rezone 2720 East 48th Avenue (6465 Vivian Street) from CD-1 (Comprehensive Development) District (7A) to a new CD-1 (Comprehensive Development) District, to increase the floor area from 1.03 to 1.55 FSR and to increase the height from 10.0 m (33 ft.) to 14.5 m (48 ft.) to permit a social housing development. A consequential amendment to CD-1 (Comprehensive Development) District (7A) to remove the rezoning site 2720 East 48th Avenue is also proposed.

The General Manager of Planning, Urban Design and Sustainability recommended approval, subject to the conditions set out in the Summary and Recommendation of the Public Hearing agenda.

#### **Staff Opening Comments**

Planning, Urban Design and Sustainability staff reviewed the application.

#### **Applicant Comments**

Carol Mothersgill, CEO Fairhaven United Church Homes, provided opening comments.

#### **Summary of Correspondence**

The following correspondence was received since the application was referred to public hearing and prior to the close of the speakers list and receipt of public comments:

- 7 pieces of correspondence in support of the application.

#### **Speakers**

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

Louise Smith  
Iris Platt  
Fred Campbell  
Adrian Ching  
Sharon Ginter  
Marie Lomas

The speakers list and receipt of public comments closed at 6:48 pm.

## Staff Closing Comments

Planning, Urban Design and Sustainability provided closing comments. Housing Policy and Projects staff responded to questions.

## Council Decision

MOVED by Councillor Stevenson

SECONDED by Councillor Jang

- 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, generally as presented in Appendix A of the Policy Report dated November 13, 2016, entitled "CD-1 Rezoning: 2720 East 48th Avenue", be approved subject to the following conditions:

### CONDITIONS OF APPROVAL OF THE 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 sq. ft. (9.29 m<sup>2</sup>). 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 and 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 Rezonings, 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  $\frac{1}{4}$  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 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; and

- (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.

- (ii) 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 49th Avenue and 2720 49th Avenue. A main extension for the second option is required with all costs for the extension at the owner's expense.

- 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 and 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; and
- (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 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.

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 registerable charges pursuant to 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 is 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 and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

- B. THAT, subject to enactment of the CD-1 By-law, the Parking By-law be amended to include this CD-1 and to provide parking regulations generally as set out in Appendix C, of the Policy Report dated November 13, 2016, entitled "CD-1 Rezoning: 2720 East 48th Avenue";

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 approval of the CD-1 By-law for 2720 East 48th Avenue (6465 Vivian Street), consequential amendments to CD-1(7A) By-law No. 3869 to remove the rezoning site and to update the by-law provisions to support the existing development elsewhere in the CD-1, generally as presented in Appendix C of the Policy Report dated November 13, 2016, entitled "CD-1 Rezoning: 2720 East 48th Avenue", be approved.

- D. THAT, if after Public Hearing Council approves in principle the CD-1 rezoning 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, 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 A to D above 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.

CARRIED UNANIMOUSLY (Vote No. 01714)

\* \* \* \* \*

*Note: Items 4 and 5 were dealt with concurrently as set out below.*

\* \* \* \* \*

- 4. REZONING: 575 DRAKE STREET (COVENANT HOUSE); AND
- 5. REZONING: 530 DRAKE STREET (COVENANT HOUSE)

#### Item 4

An application by NSDA Architects was considered as follows:

Summary: To rezone 575 Drake Street from DD (Downtown) District to CD-1 (Comprehensive Development) District, to increase the floor area from 1.00 FSR to 5.15 FSR and to increase the height from 21.33 m (70 ft.) to 36 m (118 ft.) to allow for a 10-storey social service (institutional) building providing shelter rooms, program and amenity spaces for at-risk street youth as well as office spaces for Covenant House Vancouver.

The General Manager of Planning, Urban Design and Sustainability recommended approval, subject to the conditions set out in the Summary and Recommendation of the Public Hearing agenda.

## Item 5

An application by NSDA Architects was considered as follows:

**Summary:** To rezone 530 Drake Street from DD (Downtown) District to CD-1 (Comprehensive Development) District, to increase the floor area from 1.00 FSR to 3.05 FSR to allow for a five-storey social service (institutional) building providing shelter rooms and program spaces for street youth as well as office spaces for Covenant House Vancouver.

The General Manager of Planning, Urban Design and Sustainability recommended approval, subject to the conditions set out in the Summary and Recommendation of the Public Hearing agenda.

## Staff Opening Comments

Planning, Urban Design and Sustainability staff reviewed both applications and, along with Parking Management staff, responded to questions.

## Applicant Comments

Krista Thompson, Executive Director, Covenant House Vancouver, provided opening comments.

## Summary of Correspondence

The following correspondence was received since the application was referred to public hearing and prior to the close of the speakers list and receipt of public comments:

- 5 pieces of correspondence in support of the application;
- 1 piece of correspondence in opposition to the application; and
- 1 piece of correspondence regarding other aspects related to the application.

## Speakers

The Mayor called for speakers for and against the application.

The following spoke in support of the applications:

Nicholas Gandossi, General Manager, Opus Vancouver  
Barbara-Jean Johnson  
Fiona Fan  
Sean Muggah  
Adam Albert

The following spoke in opposition to the applications or expressed concerns about the potential negative impacts on the neighbourhood:

Gerald Gestoni  
Sonya Kovasovick  
Donna Bernelli

The speakers list and receipt of public comments closed at 7:41 pm.

### Applicant Closing Comments

Krista Thompson, Executive Director, Covenant House Vancouver responded to questions and provided clarification regarding concerns raised by some of the foregoing speakers.

### Staff Closing Comments

Planning, Urban Design and Sustainability and Housing Policy and Projects staff responded to questions.

### Item 4

#### Council Decision

MOVED by Councillor Jang  
SECONDED by Councillor Stevenson

- A. THAT the application by NSDA Architects on behalf of the Provincial Rental Housing Corporation Inc. (the registered property owner) and Covenant House Vancouver (as owner of an option to purchase the lands), to rezone 575 Drake Street (*Lots 17, 18 and 19, Block 104, District Lot 541, Plan 210, PIDs: 011-584-882, 011-584-891 and 011-584-904 respectively*) from DD (Downtown) District to CD-1 (Comprehensive Development) District, to increase the floor area from 1.00 FSR to 5.15 FSR and to increase the height from 21.33 m (70 ft.) to 36 m (118 ft.) to allow for a 10-storey social service (institutional) building providing shelter rooms, program and amenity spaces for at-risk street youth as well as office spaces for Covenant House Vancouver, generally as presented in Appendix A of the Policy Report dated November 29, 2016, entitled "CD-1 Rezoning - 575 Drake Street (Covenant House)", be approved subject to the following conditions:

#### 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 NSDA Architects, and stamped "Received Planning & Development Services (Rezoning Centre), June 15, 2016", 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. Provision of high quality architectural material treatments that will contribute to the character and quality of the building and the local area in the application for a development permit.

Note to Applicant: The proposed high quality material treatment and detailing should be maintained at the development permit application stage.

2. Design development to ensure sufficient screening of outdoor spaces at roof decks is provided to mitigate potential privacy, noise and outlook impacts.
3. Submission of a bird friendly strategy for the design of the building 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>.

Note to Applicant: The spaces located in the basement of the building, including storage and the laundry rooms, are excluded from the FSR computation given that, in the opinion of the Director of Planning, these spaces are similar to the excluded uses listed in section 3.4 (c) of the proposed CD-1 provisions.

#### Sustainability

4. 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 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.

#### **Crime Prevention Through Environmental Design (CPTED)**

5. Design development to respond to CPTED principles, having particular regards for:
  - (i) theft in the underground parking;
  - (ii) break and enter;
  - (iii) mail theft; and
  - (iv) mischief in alcove and vandalism, such as graffiti.

#### **Landscape**

6. Provision of a detailed Landscape Plan illustrating soft and hard landscape treatment.

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

7. Provision of a Tree Management Plan, including the illustrated dimensions of the "limit of excavation" and a large scale section through the tree protection zone.
8. Provision of large-scale sections (typical) through landscaped areas, including the public realm, the ground oriented interface, the slab-patio-planter relationship and the double row of street trees.

Note to Applicant: The sections should include surface materials, Downtown South treatment, planter materials, tree canopy, tree stem, outline of the root ball, voiding, built-up membrane and inside dimensions of all planters.

9. Provision of spot elevations to all outdoor areas (including top/ bottom walls).

10. Provision of an efficient irrigation system for all planted areas.

Note to Applicant: Specification notes and irrigation symbols to should be added to the landscape plans.

11. At time of development permit application, the following items should be provided:

- (i) A detailed Landscape Plan illustrating soft and hard landscape treatment.

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

- (ii) A Tree Management Plan, including the illustrated dimensions of the "limit of excavation" and a large-scale section through the tree protection zone.

- (iii) Large-scale sections (typical) through landscaped areas, including the public realm, the ground-oriented interface, the slab-patio-planter relationship and the double row of street trees.

Note to Applicant: The sections should include surface materials, Downtown South treatment, planter materials, tree canopy, tree stem, outline of the root ball, voiding, built up membrane and inside dimensions of all planters.

- (iv) Spot elevations to all outdoor areas (including top/ bottom walls).

- (v) Plans for an efficient irrigation system for all planted areas.

Note to Applicant: Specification notes and irrigation symbols to should be added to the landscape plans.



- (vi) Plans for new street trees adjacent to the development site, to be confirmed prior to the issuance of the building permit.

Note to Applicant: Final street tree species will need to be coordinated with adjacent sites (built and unbuilt). Contact Eileen Curran, Streets Engineering, ph: 604.871.6131 to confirm tree planting locations and Park Board, ph: 604.257.8587 for tree species selection and planting requirements. Provide a notation on the development permit plans, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

### Engineering

- 12. Contact Engineering to acquire the project's permissible street use and prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- 13. The Downtown South Public Realm Plan includes specific details as noted below that are to be reflected on the site and landscape plans. Please update the plans and submit a copy directly to Engineering Services for review.
  - (i) Provision of a 0.61 m (2'-0") extension of the city sidewalk. Street trees in tree grates at grade are to be shown in the next 1.22 m (4'-0") on private property on both Drake and Seymour Streets.
  - (ii) Provision of CIP light broom finish concrete sidewalks with saw cut joints and typical leaf stamp pattern on street right of way and private property.
  - (iii) Provision of 1.2 m sod lawn front boulevards on Drake and Seymour Streets and deletion of proposed planting and exposed aggregate.
  - (iv) Provision of Downtown South tree grates and surrounds.

14. Provision of a minimum 1.83 m (6' - 0") sidewalk adjacent to the grouping of cedar trees that are proposed to be retained.

Note to Applicant: Work around these trees will require hand digging. Please consult with the City Arborist and update the landscape and site plans with the arborist's direction.

15. Provision of Class B bicycle racks located a minimum of 36" apart and 36" between the rack and any wall or building.
16. Provision of a secure room for bicycles lockers on the main floor of the building.
17. Removal of the generic footings shown on Longitudinal Sections A, B & C (pages A-304 - 306) that appear to encroach onto City property.
18. Removal of the door swing that encroaches over the property line in the lane.
19. Compliance with the Parking and Loading Design Supplement as listed below to the satisfaction of the General Manager of Engineering Services.

- (i) Provide automatic door openers on the doors providing access to the bicycle room(s).
- (ii) Provision of independent access for a standard TAC 'P' vehicle to each parking space.
- (iii) Provision of stair-free access between the Class B loading space into the building.

Note to Applicant: This may be achieved by an at-grade connection, ramps, or lift.

- (iv) Provision of 1.2 m of unloading space at the rear of the Class B Loading space.
- (v) Provision of minimum vertical clearance for the main ramp, security gates, and loading bays.

Note to Applicant: A section drawing is required showing elevations, and vertical clearances. The minimum vertical clearance should be noted on plans.

- (vi) Provision of mirrors to aid visibility within the parking area

Note to Applicant: Sewer must connect into the existing 250 mm sanitary sewer and existing 450 mm storm water sewer in the lane west Richards St."

- 20. Provision of two Class A loading spaces.

Note to Applicant: Designation of two of the proposed program vehicle parking spaces as Class A loading spaces will satisfy the Class A loading requirement.

### Community Services

- 21. Provision of an operations management plan, to the satisfaction of the General Manager of Community Services, prior to issuance of an Occupancy Permit, that includes:
  - (i) the identification of a community liaison who will work with the community to resolve day-to-day issues if they arise; and
  - (ii) a 24-hour emergency contact number.

### 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 Management and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

#### Engineering

- 1. Consolidation of Lots 17, 18 and 19, Block 104, DL 541, Plan 210 to create a single parcel.
- 2. 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 Downtown South sidewalk treatments and street furniture in the setback area and on the boulevards adjacent the site.
- (ii) Provision of standard concrete lane entry at the lane east of Seymour on the north side of Drake Street.
- (iii) Provision of improved curb ramps at the Seymour/Richards Streets corner of the site.
- (iv) Provision of street trees adjacent to the site where space permits.
- (v) Upgrading of the existing street lighting to current standards and provision of pedestrian scale lighting adjacent the site.
- (vi) Connection of the building into the existing 250 mm sanitary sewer and existing 450 mm storm water sewer in the lane west of Richards Street.
- (vii) Provision of adequate water service to meet the fire flow demand of the project. The current application lacks the level of details necessary to determine if water main upgrading is required. Please supply project details, including projected fire flow, sprinkler, hydrant load and domestic water demand to determine if water main upgrading is required. Should upgrading be necessary, 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.

### **Environmental Contamination**

3. 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: 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 registered charges pursuant to 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 sites as is 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-laws.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

- B. THAT the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B to the Sign By-law [assigned Schedule "B" (DD)], generally as set out in Appendix C of the Policy Report dated November 29, 2016, entitled "CD-1 Rezoning - 575 Drake Street (Covenant House)", be approved.
- C. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law, generally as set out in Appendix C, of the Policy Report dated November 29, 2016, entitled "CD-1 Rezoning - 575 Drake Street (Covenant House)".
- D. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Parking By-law, generally as set out in Appendix C, of the Policy Report dated November 29, 2016, entitled "CD-1 Rezoning - 575 Drake Street (Covenant House)".

- E. THAT A to D above 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 bylaw 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.

CARRIED UNANIMOUSLY (Vote No. 01715)

## Item 5

### Council Decision

MOVED by Councillor Jang  
SECONDED by Councillor Stevenson

- A. THAT the application by NSDA Architects on behalf on behalf of the Provincial Rental Housing Corporation Inc. (the registered property owner) and Covenant House Vancouver (as owner of an option to purchase the lands), to rezone 530 Drake Street (*Lots 1 and 2, Block 114, District Lot 541, Plan 210, PIDs: 002-571-749 and 002-572-851 respectively*) from DD (Downtown) District to CD-1 (Comprehensive Development) District, to increase the floor area from 1.00 FSR to 3.05 FSR to allow for a five-storey social service (institutional) building providing shelter rooms and program spaces for street youth as well as office spaces for Covenant House Vancouver, generally as presented in Appendix A of the Policy Report dated November 29, 2016, entitled "CD-1 Rezoning - 530 Drake Street (Covenant House)", be approved subject to the following conditions:

#### 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 NSDA Architects, and stamped "Received Planning & Development Services (Rezoning Centre), June 15, 2016", 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. Provision of high quality architectural material treatments that will contribute to the character and quality of the building and the local area in the application for a development permit.

Note to Applicant: The proposed high quality material treatment and detailing should be maintained at the development permit application stage.

2. Submission of a bird friendly strategy for the design of the building 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>.

Note to Applicant: The spaces located in the basement of the building, including storage rooms, are excluded from the FSR computation given that, in the opinion of the Director of Planning, these spaces are similar to the excluded uses listed in section 3.4 (c) of the proposed CD-1 provisions.

#### Sustainability

3. Confirmation that the application is on track to meeting the *Green Buildings Policy for Rezonings* 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 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.

#### Crime Prevention Through Environmental Design (CPTED)

4. Design development to respond to CPTED principles, having particular regards for:
  - (i) break and enter;
  - (ii) mail theft; and
  - (iii) mischief in alcove and vandalism, such as graffiti.

#### Landscape

5. Design development to provide a high quality public realm that includes the Downtown South/ New Yaletown design standards and a double row of street trees at grade (space permitting).

Note to Applicant: Refer to the *Downtown South Design Guidelines*. Details of the public realm materials and planting should be provided at the development permit stage. Where applicable, the underground slab at or near the property lines to angle down to provide contiguous soil volumes for the inside row of trees or landscaping on private property.

6. Design development to the perimeter landscape treatment to be compatible with adjacent built projects (i.e. 1372 Seymour Street).
7. Provision of adequate soil volume and depth for planting on slabs and in planters.

Note to Applicant: To ensure the long term viability of planting in non-continuous growing medium, soil depths must meet or exceed BCLNA planting standards. At the edges, new slabs should angle down to provide deeper soils.

8. Site utilities and vents located onto private property and integrated discreetly into the building, avoiding landscaped and common areas.
9. At time of development permit application, the following items should be provided:
  - (i) A detailed Landscape Plan illustrating soft and hard landscape treatment.



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

- (ii) Large-scale sections (typical) through landscaped areas, including the public realm, the ground-oriented interface, the slab-patio-planter relationship and the double row of street trees.

Note to Applicant: The sections should include surface materials, Downtown South treatment, planter materials, tree canopy, tree stem, outline of the root ball, voiding, built up membrane and inside dimensions of all planters.

- (iii) Spot elevations to all outdoor areas (including top/bottom walls).
- (iv) Plans for an efficient irrigation system for all planted areas.

Note to Applicant: Specification notes and irrigation symbols to should be added to the landscape plans.

- (v) Plans for new street trees adjacent to the development site, to be confirmed prior to the issuance of the building permit.

Note to Applicant: Final street tree species will need to be coordinated with adjacent sites (built and unbuilt). Contact Eileen Curran, Streets Engineering, ph: 604.871.6131 to confirm tree planting locations and Park Board, ph: 604.257.8587 for tree species selection and planting requirements. Provide a notation on the development permit plans, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

## Engineering

10. Contact Engineering to acquire the project's permissible street use and prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from). A minimum 60-day lead time applies for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

The *Downtown South Public Realm Plan* includes specific details as noted below that are to be reflected on the site and landscape plans. Please update the plans and submit a copy directly to engineering services for review.

- (i) Provision of a 0.61 m (2'-0") extension of the city sidewalk. Street trees in tree grates at grade are to be shown in the next 1.22 m (4'-0") on private property on both Drake and Seymour Street.
- (ii) Provision of CIP light broom finish concrete sidewalks with saw cut joints and typical leaf stamp pattern on street right of way and private property.
- (iii) Provision of 1.2 m sod lawn front boulevards on Drake and Seymour Streets and deletion of proposed planting and exposed aggregate.
- (iv) Provision of Downtown South tree grates and surrounds.
- (v) Provision of a secure bike room or compound for Class A bicycle parking that meets the standards of the Bicycle Parking design Supplement.
- (vi) Provision of Class B bicycle racks located a minimum of 36" apart and 36" between the rack and any wall or building.

## Community Services

11. Provision of an operations management plan, to the satisfaction of the General Manager of Community Services, prior to issuance of an Occupancy Permit, that includes:
  - (i) the identification of a community liaison who will work with the community to resolve day-to-day issues if they arise; and
  - (ii) 24-hour emergency contact number.

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

### Engineering

1. Consolidation of Lots 1 and 2, Block 114, DL 541, Plan 210 to create a single parcel and subdivision of that site to result in the dedication of five feet on the western side for road purposes.
2. 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 Downtown South sidewalk treatments adjacent the site.
  - (ii) Provision of standard concrete lane entry at the lane east of Seymour Street on the south side of Drake Street.
  - (iii) Provision of improved curb ramps at the Seymour/Drake Street corner of the site.
  - (iv) Upgrading of the existing street lighting to current standards and provision of pedestrian scale lighting adjacent to the site.
  - (v) Provision of street trees adjacent to the site where space permits.
  - (vi) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the level of details necessary to determine if water main upgrading is required. Please supply project details including projected fire flow, sprinkler, hydrant load and domestic water demand to determine if water main upgrading is required. Should upgrading be necessary, arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for any upgrading.

The developer is responsible for 100% of any water system upgrading that may be required.

3. 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 plants, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non BC Hydro Kiosks), and should 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.

#### 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: 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 registered charges pursuant to 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 sites as is 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-laws.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

- B. THAT the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B to the Sign By-law [assigned Schedule "B" (DD)], generally as set out in Appendix C of the Policy Report dated November 29, 2016, entitled "CD-1 Rezoning - 530 Drake Street (Covenant House)", be approved.
- C. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law, generally as set out in Appendix C of the Policy Report dated November 29, 2016, entitled "CD-1 Rezoning - 530 Drake Street (Covenant House)".
- D. THAT, subject to enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Parking By-law, generally as set out in Appendix C, of the Policy Report dated November 29, 2016, entitled "CD-1 Rezoning - 530 Drake Street (Covenant House)".
- E. THAT 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 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 bylaw 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.

CARRIED UNANIMOUSLY (Vote No. 01716)

## **6. REZONING: 1495 WEST 8TH AVENUE**

An application by SHAPE Architecture was considered as follows:

**Summary:** To rezone 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 mixed-income social housing building with 149 units fronting 8th Avenue. A height of 54.0 m (177 ft.) and a floor space ratio (FSR) of 6.02 are proposed.

The General Manager of Planning, Urban Design and Sustainability recommended approval, subject to the conditions set out in the Summary and Recommendation of the Public Hearing agenda.

### **Staff Opening Comments**

Planning, Urban Design and Sustainability staff reviewed the application and responded to questions.

### **Applicant Comments**

Justen Harcourt, Colliers International, and Nick Sully, SHAPE Architecture Inc., provided opening comments.

### **Summary of Correspondence**

The following correspondence was received since the application was referred to public hearing and prior to the close of the speakers list and receipt of public comments:

- 26 pieces of correspondence in support of the application; and
- 12 pieces of correspondence in opposition to the application.

### **Speakers**

The Mayor called for speakers for and against the application.

The following spoke in support of the application:

Lesli Boldt, Boldt Communications Inc.  
Jeanette Langmann, Uno Langmann Limited  
Allyson Muir, Executive Director, Sanford Housing Society  
John Teleske, Scottish Rite Charitable Foundation Learning Centres for BC  
Rabbi Shmulik  
Richard Tattersol, Cancer Car Program

The following spoke in opposition to the application and expressed concerns regarding noise emanating from the proposed banquet facility and restaurant and bar:

Diane Malone  
Vicky Christianson

The speakers list and receipt of public comments closed at 9:07 pm.

### Applicant Closing Comments

Nick Sully, SHAPE Architecture Inc., provided a presentation and responded to concerns raised by some of the foregoing the speakers.

### Staff Closing Comments

Planning, Urban Design and Sustainability staff responded to questions.

### Council Decision

Note: The following motion contains an additional condition which is indicated in bold and italics.

MOVED by Councillor Deal  
SECONDED by Councillor De Genova

- 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, generally as presented in Appendix A of the Policy Report dated November 1, 2016 entitled "CD-1 Rezoning: 1495 West 8th Avenue", be approved subject to the following conditions:

#### 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 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 an 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 fronting 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 exiting 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 7th Avenue and 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 City's 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.

#### *Community Services*

38. *Provision of an operations management plan, to the satisfaction of the General Manager of Planning, Urban Design and Sustainability.*

#### 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-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 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 7th Avenue adjacent the site and improved street lighting on 7th Avenue between the site and Granville Street.
- (v) Provision of improved LED street lighting on 8th Avenue adjacent the site and improved street lighting on 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 registered charges pursuant to 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.

- B. THAT, subject to approval in principle of the rezoning and the Housing Agreement described in Appendix B of the Policy Report dated November 1, 2016, entitled "CD-1 Rezoning: 1495 West 8th Avenue", 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.
- C. THAT 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 of the Policy Report dated November 1, 2016, entitled "CD-1 Rezoning: 1495 West 8<sup>th</sup> Avenue", be approved.
- D. THAT, subject to the enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law, generally as set out in Appendix C of the Policy Report dated November 1, 2016 entitled "CD-1 Rezoning: 1495 West 8th Avenue".
- E. THAT A through D above 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.

CARRIED UNANIMOUSLY (Vote No. 01717)

**ADJOURNMENT**

MOVED by Councillor Deal  
SECONDED by Councillor Jang

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 9:35 pm.

\* \* \* \* \*