



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: May 30, 2017
Contact: Kent Munro
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RTS No.: 12061
VanRIMS No.: 08-2000-20
Meeting Date: June 13, 2017

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 870 East 8th Avenue (Red Door Housing Society)

RECOMMENDATION

- A. THAT the application by the Red Door Housing Society to rezone 870 East 8th Avenue [*PID: 002-549-140; Lot G, Block 117, District Lot 264A, Plan 20632*] from RM-4 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District to increase the floor space ratio from 1.45 to 2.80 and the maximum building height from 10.7 m (35.1 ft.) to 21.3 m (69.9 ft.) to permit a seven-storey building with 51 social housing units, be referred to a public hearing together with:
- (i) plans prepared by dys architecture, received March 22, 2017;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to conditions contained in Appendix B;
- FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at the public hearing.
- B. THAT, if after public hearing, Council approves in principle this rezoning and the Housing Agreement described in section (c) of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, after the Housing Agreement has been agreed to and signed by the property owner and their mortgagee(s) and prior to enactment of the CD-1 By-law contemplated by this report.

- C. 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;

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.

- D. THAT Recommendations A through C 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;
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application by the Red Door Housing Society to rezone a site located at 870 East 8th Avenue, commonly referred to as "Mi Casa," from RM-4 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of a seven-storey building with 51 units of social housing. If approved, the rezoning would increase the number of dwelling units at the site from 22 to 51.

The existing development is owned and operated by a non-profit organization (Red Door Housing Society), and is considered to be social housing, with a minimum of 30 per cent of the units occupied by households with incomes below the BC Housing Income Limits (HILs). The proposed development, if approved by Council, would continue to be owned and operated by the Red Door Housing Society, and would be comprised of social housing units. The application has been made because the deteriorating physical condition of the existing 22-unit housing development necessitates replacement. The public benefits delivered on site are replacement of the existing subsidized units, and the addition of new mixed-income rental housing units, which would increase the supply of affordable housing, in particular for citizens with low and moderate incomes, and families.

Through this application, the Red Door Housing Society would be delivering much needed non-market housing on a site well-served by frequent transit service by re-investing significant equity and leveraging this with mortgage financing to pay for the redevelopment. This report includes details on the proposed replacement housing and tenant relocation plan.

The application is supported subject to the design development and other conditions outlined in Appendix B. It is recommended that the application be referred to a public hearing, with

the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the public hearing, along with the conditions of approval outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- Affordable Housing Policies (amended 1991)
- Housing Vancouver Emerging Directions (2017)
- High-Density Housing for Families with Children Guidelines (1992)
- Rental Housing Stock Official Development Plan (2007)
- Rate of Change Guidelines for Certain RM, FM, and CD-1 Zoning Districts (2007)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Green Buildings Policy for Rezoning (2010, last amended 2016)
- Housing and Homelessness Strategy 2012-2021 (2011)
- Mayor’s Task Force on Housing Affordability - Priority Action Plan (2012)
- Mount Pleasant Community Plan (2010) and Implementation Policy (2013).

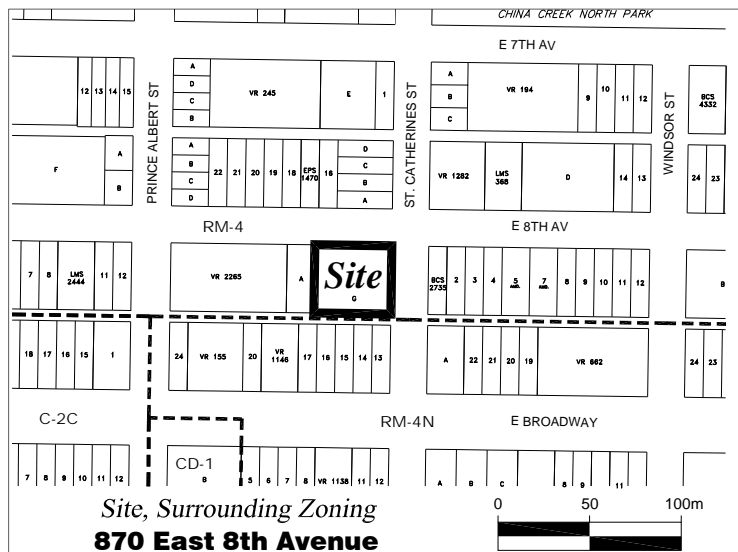
REPORT

Background/Context

1. Site and Context

This 1,564.9 m² (16,844 sq. ft.) site is located in the Mount Pleasant community at the southwest corner of East 8th Avenue and St. Catherines Street (see Figure 1). Currently, it is developed with a four-storey social housing development known as “Mi Casa”. The

Figure 1: Site and Surrounding Zoning



surrounding area is zoned RM-4 and consists of existing rental and some condominium buildings. Several character houses are located across East 8th Avenue and on St. Catherines Street, and a four-storey rental building is located across the lane on East Broadway. There is a downward slope on the site from the south to the north and from the west to the east (approximately six to 11 feet in each direction). The site is well served by frequent buses on Broadway and Fraser Street, and is located a 10-minute walk away from the VCC-Clark rapid transit station.

2. Policy Context

Affordable Housing Policies (1991)

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

Rental Housing Stock Official Development Plan (2007)

In May 2007, Council updated the Rental Housing Stock Official Development Plan (ODP). The ODP requires one-for-one replacement of existing rental housing units on redevelopments of six or more units in certain RM, FM, and CD-1 zoning districts. The rental replacement requirements under the ODP apply to this site. As such, the applicant is replacing the existing 22 units and adding 29 units for a total of 51 units.

Housing and Homelessness Strategy 2012-2021 (2011)

On July 29, 2011, Council endorsed the Housing and Homelessness Strategy 2012-2021, which includes strategic directions to increase the supply of affordable housing and to encourage a housing mix across all neighbourhoods that enhances quality of life. Priority actions were identified to achieve some of the strategy's goals, including refining and developing new zoning approaches, development tools and rental incentives to continue the achievement of securing purpose-built rental housing and using financial and regulatory tools to encourage a variety of housing types and tenures that meet the needs of diverse households.

Mayor's Task Force on Housing Affordability (2012) - Priority Action Plan

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

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

To facilitate development of social housing units, the City is encouraged to use tools including partnerships with non-profit organizations. Accordingly, the City will consider a range of options to deliver the affordable housing targets set out in the Housing and Homelessness Strategy, in the most cost-effective way, including new social housing developed, owned and operated by non-profit entities.

Mount Pleasant Community Plan (2010)

In November 2010, Council approved the Mount Pleasant Community Plan. The Plan includes policy to support the provision of more affordable rental housing – especially for low- to middle-income households – as well as to allow increased housing densities near transit hubs, commercial centres and parks.

3. Background

Mi Casa was built in 1985 as a non-profit affordable housing project for low- and moderate-income residents. The four-storey wood frame building contains 22 stacked townhouse units and underground parking. There are six two-bedroom and 16 three-bedroom units, plus general amenity areas. In April 2014, due to serious and ongoing building envelope issues and resulting water damage and mold, the Red Door Housing Society completed a feasibility review to explore options for building upgrades, redevelopment, and sale of the property with the proceeds being used for development on an alternate site. The Society's Board subsequently approved an option to redevelop the site at a higher density, subject to the redevelopment being an affordable mixed-income project providing a minimum of thirteen "rent geared to income" units for seniors and/or families, and that the existing tenants would be assisted in their relocation and given the option to return to the new building upon completion.

4. Revisions to Rezoning Application

The application has been revised since initially being submitted in 2015. The revisions were made in response to public comments received through community consultation, commentary and advice provided by the Urban Design Panel, and the applicant's own review of the project's financing.

- *December 17, 2015* - Original rezoning application received by the City for a seven-storey building with 51 social housing rental units. A height of 19.9 m (65.2 ft.) and a density of 2.86 FSR were proposed.
- *March 22, 2017* - In response to draft rezoning conditions sent to the applicant in July 2016, a revised application was received by the City for a seven-storey building with 51 social housing rental units. A height of 21.3 m (69.9 ft.) and a density of 2.80 FSR are proposed. Key changes introduced in this revision included setbacks from St. Catherines Street at levels five, six and seven, a reduction in floor area, and an increase in building height due to a shift from concrete construction to wood-frame.

The March 22, 2017 submission is now put forward for Council's consideration and is the subject of this report.

Strategic Analysis

1. Proposal

This application proposes a seven-storey building with 51 social housing units, and underground parking accessed off the lane, with a total residential floor area of 4,378 m² (47,122 sq. ft.). The proposed unit mix is one studio unit, 19 one-bedroom units, 7 two-bedroom units, and 24 three-bedroom units. Common amenity areas are located on levels

one, two and three, with the main common amenity area located on level one, including a meeting room, lounge and adjacent outdoor patio/play area.

2. Housing

This application, if approved, would support and advance a number of City housing policy objectives and strategic directions including those articulated in the emerging directions of Housing Vancouver. In consideration of the City's policies to exempt DCLs and CACs for social housing projects, staff have worked with the applicant to optimize the affordability of the housing proposed. Analysis has shown that the proposed height and density - and resultant number of units - are required in order for the project to be financially viable while achieving optimized levels of affordability. This application seeks to replace and create new social housing owned and operated by the Red Door Housing Society, which would include social housing units available on a month-to-month rental basis. Specifically, this application, if approved, would provide:

- approximately \$4 million of equity invested by the Red Door Housing Society that will leverage mortgage financing to pay for the redevelopment of this social housing complex;
- an expansion and preservation of long-term housing through the replacement of 22 existing social housing units by a 51-unit social housing complex with the commitment to reinvest any operating surpluses into enhancing affordability over time;
- a Tenant Relocation Plan that provides current tenants with the opportunity to relocate into the new development;
- important new affordable housing supply for families, with 61% of the units being family-sized (two- and three-bedroom units) to assist low- and moderate-income families to live in Vancouver;
- new mixed-income affordable rental housing in Mount Pleasant, located close to transit, parks, and social and recreational services.

Vancouver has one of the lowest rental vacancy rates in Canada. In October 2016, the vacancy rate in the City was 0.8 per cent¹. That means only eight out of every 1,000 market rental units were empty and available for rent. A vacancy rate of three per cent is considered to be a balanced rental market. The vacancy rate in the Mount Pleasant/Renfrew Heights area where 870 East 8th Avenue is located was also very low at 0.8 per cent².

This application, if approved, would add 29 units to the City's inventory of social housing, which would contribute towards the stated near- and long-term targets in the Housing and Homelessness Strategy (see Figure 2). The approval of these units would bring the total number of social housing units completed, under construction and approved since 2011 to 4,325 units.

¹ CMHC Rental Market Report, October 2016

² CMHC Rental Market Report, October 2016

Figure 2: Progress towards Social & Supportive Unit Targets as set in the City's Housing and Homelessness Strategy 2012-2021 (March 31, 2017)

	TARGETS	CURRENT PROJECTS	GAP
	Long Term (2012-2021)	Committed, Under Construction and Completed	(2021 Target)
Supportive Housing Units	2,900	1,702	1,198
All Other Non-Market Housing Units	5,000	2,119	2,881
Total Non-Market Housing Units	7,900	3,821*	4,079

Targets are established in the Housing and Homelessness Strategy.

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

The City's requirement is for social housing buildings to include a minimum of 30% of units as affordable to households with incomes which fall under the BC Housing Income Limits (HILs) levels. As this proposal will involve replacement of 22 existing social housing units, the applicant will be required to enter into a Housing Agreement which secures a minimum of 22 units (43% of the building) as affordable to households with incomes below HILs. While the rental rates of the remaining units are not secured by the Housing Agreement, the applicant intends to exceed the City's affordability requirements and is seeking to maximize the number of units rented at levels which qualify for rent supplements such as the Shelter Aid for Elderly Residents (SAFER) rent subsidy. Such measures provide greater opportunities for seniors with fixed and/or limited incomes to remain in the community. The Housing Agreement will secure the property as social housing for 60 years or the life of the building, whichever is greater.

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

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

Existing Rental Accommodation, Tenant Relocation, and Proposed Family Housing Mix

If Council approves this rezoning application, the 22 units now existing on the subject site would be replaced with 51 new units. Redevelopment of the site would require the relocation of existing tenants. The existing apartment building consists of six two-bedroom units and 16 three-bedroom units. When the rezoning application was received in December 2015, the rents ranged from \$627-\$1,050 per month for a two-bedroom unit and from \$620-\$1,273 for a three-bedroom unit. The average rent in the building was approximately \$1,015 per month. Average length of tenancy was 8.5 years, and there were six tenants who have been in the building for more than ten years.

Figure 3: Summary of Existing Tenant Rents

Unit Type	Number	Average Rent
2-bedroom	6	\$938
3-bedroom	16	\$1,041
TOTAL	22	\$1,015

The Rate of Change Guidelines (2007) apply to this site. As such, the applicant has provided a draft Tenant Relocation Plan which meets the requirements under the policy. The draft Tenant Relocation Plan is summarized in Appendix D. Returning and qualifying tenants (with incomes below the BC Housing Income Limits) will be offered units to rent, that cost them no more than 30% of their income. Returning market tenants will be offered low-end of market rents. A final Tenant Relocation Plan will be required at the time of Development Permit application, and a final Tenant Relocation Report will be required prior to issuance of the Occupancy Permit.

On July 13, 2016, Council adopted Family Room: Housing Mix Policy in Rezoning Projects. The policy includes new family housing requirements which increase the number of family units from 25 per cent to 35 per cent. This application exceeds the requirements, achieving 61 per cent of two- or three- bedroom units (see Figure 4), reflecting the demographic of existing residents as well as that of target future residents (i.e. families, seniors).

Figure 4: Proposed Unit Mix

Unit Type	Number	Proportion	
Non-family units (20)			
Studio	1	2%	39%
1-bedroom	19	37%	
Family units (31)			
2-bedroom	7	14%	61%
3-bedroom	24	47%	
TOTAL	51		100%

3. Form of Development (refer to drawings in Appendix G)

The application proposes a seven-storey residential building at an overall height of 21.3 m (69.9 ft.). Under the current RM-4 zoning, buildings are limited to 10.7 m (35.1 ft.) in height, which has established the general scale of the area. The zoning also allows the Director of Planning to relax the RM-4 regulations for a multiple dwelling to accomplish social and community goals. As an example, the ANAVETS Senior Citizen Housing Society building located at 951 East 8th Avenue, three lots east of the intersection at East 8th Avenue and St. Catherines Street, is six-storeys. This section therefore focuses on the potential effects of the additional height and density that are proposed.

Figure 5: Proposed Development looking southwest from St. Catherines Street and East 8th Avenue



The proposed building height of 69.9 feet enables the development to be constructed in wood frame rather than concrete, providing additional affordability of the overall development and ensuring viability of the social housing program. Other effects from the added density and building height include views and the visual scale of the building in relation to its neighbours. While the proposal does not affect any Council-protected public view corridors, its effect on the private views of nearby existing residents must be acknowledged. The vertical height proposed is a departure from the current scale of this intersection, especially along St. Catherines Street where recently-built or renovated residential buildings facing the site are only three storeys.

The proposed building is set back as required in the current zoning from the edges of the property to the main floors, including 20 feet set back from East 8th Avenue and St. Catherines Street. Upper levels (five and six) are held back from St. Catherines Street by an additional 9.3 feet, and the walls of the top storey are held back from the level below by an additional 7.6 feet, both of which help mitigate shadow impacts due to increase in building height. This approach, given the site's location on the southwest corner of the intersection, means that building shadows will avoid private property at standard times (see Figure 6).

Staff recommend provisions to meet the High-Density Housing for Families with Children Guidelines, further ensuring the minimum livability of each dwelling unit.

Figure 6: Shadow at 10 a.m., 12 p.m. and 2 p.m. at Equinox



The Urban Design Panel reviewed and supported this application on January 27, 2016 (see Appendix E). Staff support this application, subject to the conditions outlined in Appendix B.

4. Transportation and Parking

Vehicle and bicycle parking are provided within one level of underground parking accessed off the lane. The application proposes 26 vehicle parking spaces (including one disability space) and 70 bicycle parking spaces which, with some adjustments (i.e. providing one additional disability space), would be provided in accordance with the Parking By-law. Based on the analysis of similar social housing projects, staff propose that one parking space per six non-family units, and 0.5 space per family dwelling unit, be required.

Engineering Services has reviewed the rezoning application and has no objections to the proposed rezoning provided that the applicant satisfies the rezoning conditions included in Appendix B.

5. Environmental Sustainability

The Green Buildings Policy for Rezonings (amended by Council on November 29, 2016) requires that residential rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy. These new requirements will be mandatory for all rezoning applications received on or after May 1, 2017. Applications received prior to May 1, 2017 may choose to meet this updated version of the policy or the preceding version.

This application has opted to satisfy the preceding version of the Green Buildings Policy for Rezonings, which require rezoning applications achieve a minimum of LEED® Gold rating, with targeted points for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project. The applicant submitted a preliminary LEED® scorecard, which generally conforms to the Green Buildings Policy for Rezonings, indicating that the project

could attain the required LEED® points and, therefore, would be eligible for LEED® Gold rating.

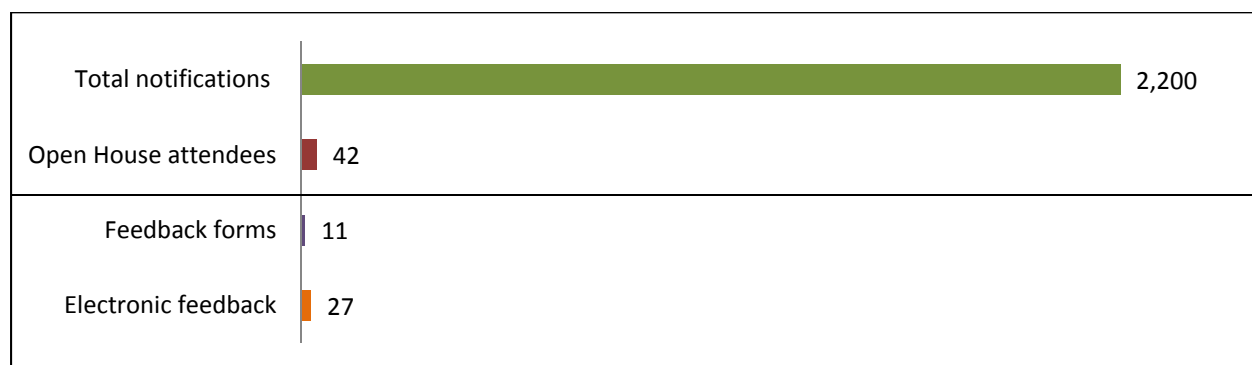
PUBLIC INPUT

Public Notification – A rezoning information sign was installed on the site on January 19, 2015. Approximately 2,200 notifications were distributed within the neighbouring area on or about February 17, 2016 (see Figure 7). Notification, application information, and an online comment form were provided on the City’s Rezoning Applications webpage (vancouver.ca/rezapps). A community open house was held on March 2, 2016. Staff, the applicant team, and a total of approximately 42 people attended the open house.

Notification of the revised rezoning application was provided on the City’s Rezoning Applications webpage and postcards distributed on or about April 13, 2017.

Public Response – A total of 11 comment sheets was submitted from individuals at the open house. In addition, over the course of the 16 months of review of this application, 27 online comments were submitted by email about the proposal. Two petitions were also submitted, one with 21 signatures opposing the proposal, and one with 13 signatures in support of the proposal.

Figure 7 – Notification and Public Response



Support for the proposal cited the following:

- Increasing the affordable, rental housing stock in the neighbourhood;
- Appropriate location for increased density given proximity to transit.

Concerns expressed about the proposal included:

- Height and size of the building;
- Parking and traffic concerns;
- Operations and maintenance associated with a larger social housing development;
- Impact on affordability levels.

A more detailed summary of public comments on this application is provided in Appendix F.

In response to feedback received during the application review process, the proposal includes setbacks on the St. Catherines Street frontage on upper levels, addressing concerns about neighbourhood compatibility and impacts on private views. Design development conditions (Appendix B) seek to further mitigate privacy and overlook towards existing residents, and improve livability of proposed dwelling units by enhancing usable private open space and providing bulk storage for all dwelling units. With regard to parking and traffic concerns, the development is meeting the minimum bylaw parking requirements. The site location has high mobility, which is expected to minimize increases to vehicle trips around this site.

PUBLIC BENEFITS

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

Public Benefits – Required by By-law or Policy

Development Cost Levies (DCLs) – Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. Under the DCL By-law and Section 523D(10)(d) of the Vancouver Charter, social housing is exempt from DCLs where a minimum of 30% of the dwelling units are occupied by households with incomes below BC Housing Income Limits, as set out in the current “Housing Income Limits” table published by the British Columbia Housing Management Commission, or equivalent publication, for which a Section 219 covenant, housing agreement or other security that restricts the use of such units is registered against title and where the housing is owned by the City or a non-profit organization. This project meets the social housing definition in the city-wide Vancouver DCL By-law and is exempt from paying DCLs. The value of this exemption is estimated to be approximately \$655,518, based on a floor area of 4,378 m² (47,122 sq. ft.).

Public Art Program – The Public Art Program requires all newly rezoned developments having a floor area of 9,290 m² (100,000 sq. ft.) or greater to commission public art or provide cash in lieu. The proposed development is exempt from the application of the Public Art Policies and Guidelines as it is a social housing development, and also because the proposed floor area is below the minimum threshold set out in the policy.

Public Benefits – Offered by the Applicant

Social Housing – The applicant has proposed that all of the 51 residential units be delivered as social housing. The public benefit accruing from these units is their contribution to the City’s social housing supply and affordable housing objectives. If this rezoning application is approved, the social housing would be secured through a Housing Agreement with the City for the life of the building or 60 years, whichever is longer.

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

The public benefit achieved for this application is the 51 proposed social housing units. Real Estate Services staff have reviewed the applicant's development pro forma and have concluded that, after factoring in the costs associated with the provision of the social housing units, no further contribution towards public benefits is anticipated in this instance.

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

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, there are no CACs and public art contributions associated with this rezoning. Social housing is exempt from DCLs under the provisions of the Vancouver Charter and the DCL By-law, and the value of the exemption is estimated to be \$655,518.

Consistent with Council policies, all affordable housing projects are expected to be self-sustaining over the long-term where rents are set at levels that will cover mortgage payments, operating costs and capital replacement; and do not require further operating subsidies and property tax exemptions from the City.

The social housing project, secured by a Housing Agreement for the longer of the life of the building or 60 years, will be designed, built, financed, owned, operated and maintained by the Red Door Housing Society. A minimum of 22 units (43%) would be rented to households with incomes below the BC Housing Income Limits (HILs). For the remainder of the project, the applicant intends to maximize the number of units rented at levels which qualify for rent supplements such as the Shelter Aid for Elderly Residents (SAFER) rent subsidy.

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

CONCLUSION

Assessment of this rezoning application has concluded that the proposed land uses, density and height are supportable. The proposed form of development represents an appropriate urban design response to the site and the policy context for this area; despite being challenged to fit the proposal within the surrounding context while maximizing affordability levels, the application uses shaping to better integrate the proposed building into the neighbourhood. The delivery of on-site public benefits, both in replacing the existing social housing and in the addition of social housing are made possible by the approach taken by the Red Door Housing Society to invest significant government equity and reinvest surpluses to enhance affordability over time. The resulting public benefits deliver significant progress towards the City's housing objectives.

* * * * *

870 East 8th Avenue
DRAFT CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

- 1.1 This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-() attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to public hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ().
- 2.2 Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in the By-law or in a development permit, the only uses permitted and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
- (a) Dwelling Uses, limited to Multiple Dwelling; and
 - (b) Accessory Use customarily ancillary to the uses permitted in this section.

Conditions of Use

- 3.1 The design and layout of at least 35% of the dwelling units must:
- (a) be suitable for family housing;
 - (b) include two or more bedrooms; and
 - (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

Floor Area and Density

- 4.1 Computation of floor space ratio must assume that the site consists of 1,564.9 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.

- 4.2 The floor space ratio for all uses must not exceed 2.80.
- 4.3 Computation of floor area must include all floors of all buildings, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the residential floor area; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
 - (d) amenity areas, including recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10% of the total permitted floor area; and
 - (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 4.5 The use of floor area excluded under section 4.4 must not include any use other than that which justified the exclusion.

Building Height

5. Building height, measured from base surface, must not exceed 21.3 m.

Horizontal Angle of Daylight

- 6.1 Each habitable room must have at least one window on an exterior wall of a building.

- 6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement if:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 6.5 An obstruction referred to in section 6.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 ().
- 6.6 A habitable room referred to in section 6.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

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870 East 8th Avenue
DRAFT CONDITIONS OF APPROVAL

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

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by dys architecture and stamped "Received Planning, Urban Design and Sustainability, March 22, 2017", provided that the General Manager of Planning, Urban Design and Sustainability 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 General Manager of Planning, Urban Design and Sustainability, who shall have particular regard to the following:

Urban Design

- 1. Maximum building height should not exceed 21.3 m.
- 2. Reduction in the building massing facing St. Catherines Street to better reflect the scale of the context should be maintained, with a setback of minimum 29.3 ft. from this street for the floors above the local height limit of 35.1 ft., and an additional 7.6 ft. setback of the top storey from the level below.
- 3. Design development to meet the relevant sections of the High-Density Housing for Families with Children Guidelines.

Note to Applicant: For more information, see the guidelines at <http://guidelines.vancouver.ca/H004.pdf>

- 4. Provision of usable private open space for each dwelling units.

Note to Applicant: Dimensions should be commensurate to unit size.

- 5. Provision of bulk storage units for each dwelling units.

Note to Applicant: Consider repurposing amenity space on Levels 2 and 3 into storage space for units without in-suite storage.

- 6. Design development to mitigate privacy and overlook towards existing residents.

Note to Applicant: This can be accomplished by further development of landscape drawings, enlarged sections, and other drawings to illustrate specific built features such as translucent guards on balconies that face other residential properties, taller plantings or similar features.

7. Design development to improve accessibility of site circulation.

Note to Applicant: Design development to eliminate the steps to urban agriculture and garbage area and provide Universal Access in site circulation.

8. Consideration to provide bird friendly strategy for the design of the building with development permit application.

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://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>

9. The proposed unit mix, including one studio unit (2%), 19 one-bedroom units (37%), 7 two-bedroom units (14%), and 24 three-bedroom units (47%), is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children.

Crime Prevention through Environmental Design (CPTED)

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

Sustainability

11. Confirmation that the application is on track to meeting the Green Buildings Policy for Rezoning, including at a minimum: a Gold rating if using LEED for Homes Midrise, 1 point each 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: 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 the 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.

Landscape Design

12. Design development to enhance presentation to the neighbourhood by providing a softer streetscape edge along East 8th Avenue and St. Catherines Street.

Note to Applicant: The landscape plan should be better developed to increase buffering and blend with the neighbouring landscape. The northeast corner planter walls should be deleted and grades should be dropped to meet site grades. Large, full-scale deciduous trees of minimum 8 cm calliper should be accommodated along both East 8th Avenue and St. Catherines Street, with a minimum of one meter wide planting allowance on grade. This will require revisions to the parkade with the possibility of losing parking spaces and relocation of water utility room and storage lockers. Wider planting beds should accommodate larger plants, providing a clear, public/private transition.

13. Design development to expand programming by providing a usable common roof deck amenity space.
14. 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) 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.

15. 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.

16. Design development to ensure locations of hydro kiosk in areas screened by soft landscape, or in internal mechanical room. Any other emergency generators,

transformers or gas meters to be located, integrated, and fully screened in a manner which minimizes their impact on the architectural expression and the building's open space and public realm.

17. Provision of further arboricultural information, as follows:
 - (i) A Letter of Assurance for arborist supervision during any excavation into the Critical Root Zones of retained trees, or any work in proximity to retained trees which may cause root damage to retained trees. The letter should be signed and dated by arborist, owner and contractor.
 - (ii) An updated arborist report, to discuss in detail methods of safe protection, for retained trees, in context of proposed footprint, grades and other site constraints. Report to include a scaled and dimensioned tree protection plan and Critical Root Zones. Confirmation of safe tree protection is required.
18. Consideration to explore design options that respect the City of Vancouver Bird Friendly Design Guidelines

Note to Applicant:
<http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>
<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>
19. Provision of a pedestrian-friendly experience at the lane edges by the use of down lighting and more substantial planting at grade.

Note to Applicant: The lane edge planting should be protected from vehicles by an 8" high curb.
20. 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.
21. Provision of improved sustainability by the provision of edible plants, in addition to urban agriculture plots.

Note to Applicant: Edible plants can be used as ornamentals as part of the landscape design. Shared gardening areas should reference and be designed to adhere to Council's Urban Agriculture Guidelines for the Private Realm and should provide maximum solar exposure, universal accessibility and provided with amenities such as, raised beds, water for irrigation, potting bench, tool storage and composting.
22. At 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) Provision of 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) Provision of 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 parkade 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.
- (viii) Trellis and vines to be provided over the underground garage access ramp.

Engineering

23. Confirmation that automatic door openers providing for access to the bicycle room(s) are on all doors along the route leading from the bicycle rooms to the outside.
24. 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 additional design elevations throughout the parking layout and at all entrances.
- (ii) Provision of modification of the parking ramp design to the satisfaction of the General Manager of Engineering Services as follows:

- (a) Show turn swathes on the drawing demonstrating two-way flow through the jug handle curve of the parkade entrance.

Note to Applicant: You may need to provide a corner cut at IBG 100.13' on the inside radius or a larger jug handle with additional width to accommodate two way vehicle flow.

- (b) Ensure that the overall change in slope of the ramp through the jug handle curve at elevation 99' 10" does not exceed 12.5%.

Note to Applicant: From elevation 97.41" to 99.83", the ramp slopes up at 6.7%. The change in slope at elevation 99' 10" is 17%. Consider providing a 5% crossfall at elevation 99' 10" from the south to the north to achieve an overall 12.5% change in slope.

- (c) Modify elevations on the main ramp from elevation 98' 11/2" to elevation 90'-03/4" to reduce crossfall of the ramp to 5% or less.

Note to Applicant: Provide a maximum slope of 15% on the inside edge for this section and adjust center and outside elevations accordingly.

- (d) Provision of parabolic mirrors at the top, bottom and the 90 degree corner of the main ramp for improved visibility.

- (e) Provision of a section drawing showing elevations, vertical clearances, and the security gate for the main ramp.

- (f) Label the minimum clearance for parking levels on the section drawings, including overhead gate and mechanical projections.

- (g) Remove the note and dashed line regarding Class A bicycle secondary access using the stairs and a wheel ramp to reach the outside.

Note to Applicant: Engineering does not support the use of stairs and a wheel ramp. The parking ramp is to be used as a secondary access.

- (iii) Bicycle elevator internal chamber dimensions to be minimum 2051 mm width by 1683 mm depth to accommodate two cyclists at a time.
- (iv) Provide automatic door openers on the doors providing access to the bicycle room(s) and on all doors for bicycles to reach outside. Label on drawings.

- 25. Delete portions of pavers and special sidewalk treatments shown between the City sidewalks and property lines and show standard concrete connector walks.

Note to Applicant: Street tree location may be preferred behind the sidewalks and thus be in conflict with the on-site tree locations. Please review and adjust as needed.

Housing Policy and Projects

- 26. 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.

- 27. Provision of a letter stating the property address and legal description of the site, and providing the names and mailing addresses of all tenants.
- 28. 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.
- 29. 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.

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 Managing Director of Cultural 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. Release of Easement & Indemnity Agreement P14987-8 (underground anchor rods within the lane) prior to building occupancy. Compliance with encroachment by-law #4243 is required.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition.

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 is provided.
 - (i) Provision of new concrete curb and gutter, new curb ramps and curb return at the 8th Avenue and St. Catherines corner of the site and asphalt pavement to centerline of St. Catherines Street adjacent the site including adjustment of all utilities and existing infrastructure to accommodate the road work.
 - (ii) Provision of a concrete lane crossing and new curb returns on both sides of the lane entry at the lane south of 8th Avenue on the west side of St. Catherines Street.
 - (iii) Provision of street trees adjacent the site where space permits.
 - (iv) 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, including sprinkler demand, hydrant load, and domestic water demand as determined by the applicant's mechanical consultant to assess 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.

Note to Applicant: Confirmation of the water meter location on P1 or at grade is required. Retain current location of storm and sanitary service connections. An interconnected water service will be required for this development.

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 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

4. 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 22 units (43%) 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) compliance with the City approved Tenant Relocation Plan, including provision of a final Tenant Relocation Report prior to issuance of the occupancy permit; and
 - (vi) 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.

Soils

5. If applicable:
- (i) Submit a site profile to the 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.

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870 East 8th Avenue
DRAFT CONSEQUENTIAL AMENDMENTS

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

PARKING BY-LAW NO. 6059

In Schedule C, add:

Address	By-law No.	CD-1 No.	Parking Requirements
870 East 8th Avenue			Parking, loading and bicycle spaces in accordance with by-law requirements, except that 0.17 parking spaces per single unit (1 space per 6 units) and 0.5 spaces per family unit are to be provided.

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870 East 8th Avenue
SUMMARY OF TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Policy Requirements	Tenant Relocation Plan Offer
Financial Compensation	<ul style="list-style-type: none"> • Provide each tenant with two months free rent.
Notice to End Tenancies	<ul style="list-style-type: none"> • A minimum of 2 months' notice to end tenancy after all permits is required. In this case, 6 months' notice will be given to all tenants remaining in the building.
Moving Expenses - flat rate or arrangement of pre-insured moving company	<ul style="list-style-type: none"> • Moving and reconnection fees provided as flat rate of \$750.
Assistance in Finding Alternate Accommodation (3 options)	<ul style="list-style-type: none"> • Applicant has committed to providing tenants requesting assistance with 3 options in Vancouver. • Tenants are given options to move to other non-market units operated by the applicant. If the tenant qualifies for subsidy, their rent decreases. If tenant is market, they pay lower end of market.
Additional Support for Special Circumstances (e.g. additional support, providing one alternate accommodation option at 10% of current rents)	<ul style="list-style-type: none"> • Additional supports will be provided to those who require it.
First Right of Refusal with 20% discount off starting rents	<ul style="list-style-type: none"> • Returning and qualifying tenants (with incomes below the BC Housing Income Limits) will be offered units to rent that cost them no more than 30% of their income. Returning market tenants will be offered low-end of market rents.

870 East 8th Avenue
URBAN DESIGN ANALYSIS

URBAN DESIGN PANEL

The Urban Design Panel reviewed the application on March 9, 2016 and supported it.

EVALUATION: SUPPORT (5-0)

Introduction: Joyce Uyesugi and Sailen Black introduced the rezoning application for 870 E 8th Avenue. The site is located on the southwest corner of E 8th Avenue and St. Catherine's Street, two blocks east of Fraser Street. Across the lane is a four-storey building on East Broadway. There are character houses located to the north on E 8th Avenue, and the ANAVETS building on the 900-block of 8th Avenue is six storeys. China Creek Park North is located beyond the site, along Great Northern Way. The existing building on the site was built in 1985 and is in need of capital repairs.

The site is 138 ft. in width and 122 ft. in depth. It is a sloped site, and the lane is about one level higher than 8th Avenue. The proposal is for a 7-storey building - approximately 65 ft. tall at the corner with 51 units and 2.86 FSR. There is underground parking access off the lane at rear.

The application is being considered under the Housing and Homelessness Strategy. This policy aims to increase the supply of affordable housing and to support partners to enhance housing stability. The site is also located within the Mount Pleasant Community Plan (approved in 2010) area. The Plan includes policy direction for affordable and social housing; however, there is no rezoning policy for the RM-4 district.

The site and the surrounding area are currently zoned RM-4. The surrounding area is a mix of 3-storey rental buildings as well as some lower scale market development such as on St. Catherine's Street. Zoning permits heights of up to 10.7 m (35.1 ft.) with secondary angle, and density up to 1.45 FSR. The front yard depth requirement is a minimum of 6.1 m (20 ft.) The side yard allows a minimum width of 2.1 m (6.9 ft.), plus a 135 degree angle containing angle under the policy guidelines.

The intent of the RM-4 district schedule is to permit medium-density residential development, including a variety of multiple dwelling types, to encourage the retention of existing buildings and good design, and to achieve a number of community and social objectives through permitted increases in floor area.

Guidelines for the Mount Pleasant RM-4 area include goals to achieve high quality development, residential livability, and enhance the character and identity of each neighbourhood. It may not always be possible to achieve all the objectives in this document. The Guidelines also note that on each site, tradeoffs will be considered to achieve the major design objectives. It is noted that the Northeast Mount Pleasant apartment area contains a mix of housing types of varying ages.

The predominant building type is the three to four storey wood frame apartment building. Some remaining houses are also located in this area. The development planner reviewed a

number of recommendations from the guidelines for the form of development in new buildings.

High-density Housing for Families with Children Guidelines applies to the site, as well as the Green Buildings Policy for Rezoning, so LEED Gold or equal standard must be met.

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

1. Does the panel support the proposed form of development, including the seven-storey height with the setbacks shown at a proposed density of 2.86 FSR?
2. Does the proposed form strike the right balance between the goals of the zoning and design guidelines; the neighbouring sites; and the potential of this corner site?
3. Does the panel have any preliminary advice on the exterior expression shown?

Applicant's Introductory Comments: The applicant noted the project is entirely funded by non-profit owners who own the land and are developing it. The demographics of tenants have changed over the years. As such, they are proposing replacement of the existing 22 units with one- and two-bedroom units. The affordable housing policy allows for densification, and there is a balance of densification for affordability and the desires of the community.

The applicant was concerned about setbacks. They intended to fit a volume that would achieve the revenue goals. They were concerned about the shadowing resulting from the form of the building, and they wanted to restrict the shadows of their building onto neighbouring properties. Parking is challenging because there is a steep slope for the ramp. There is an amenity space adjacent the parking ramp. There are corner balconies to soften the edges. The building is LEED Gold, and it is concrete for long term durability. There is interior insulation and the majority is light weight metal cladding, which was used to create a residential scale. The cladding also used to create durability for energy performance.

There is a raised podium around the edges with picket style fencing, and there is a setback to allow for large tree planters. There are generous patios. There is a kid's play area with amenity space that is accessible around the back sunny side of building. There are community garden plots in four areas. The planting at the site will be edible, which will be layered. They do not to have a guard rail at the site for a soft corner and privacy. The only way to get to the garbage is through the front door on site. The residential wraps on the ground floor, and the lower level is office and amenity space. The façade is metal panel and sheet metal material.

As far as urban design intent, the applicant was concerned for affordability in order to achieve requirements while pursuing density. The broader context is that the area is evolving for densification with generally up to six storeys on Broadway. They sought variety in building height for the site. There are 40% window openings. They are using building materials for sustainability. The winter solstice shadowing does extend out to the neighbouring properties on the opposite side of the street.

Panel's Consensus on Key Aspects Needing Improvement:

- The six storey corner of the massing could be softened;
- The design has direct access to garbage through the front exit, but the back exit might be more appropriate even with at the expense of losing habitable space;
- The panel recommends less metal cladding for the exterior expression;
- The northeast corner plinth should have a better connection to the rest of the site;
- The entry way could be improved and celebrated more, and perhaps the canopy in the play area could be handled differently;
- Maybe this should be designed as a family building;
- More outdoor amenity on the rooftop could be added.

Related Commentary: Overall the project adds variety to the neighbourhood. The density and height is supported. There is support for FSR to 2.86 and massing and height in general. The massing and background building are well done. There is a good social sustainability component to the project. The panel commended the project for the three different amenity rooms, which are doing three different things in three different spaces. The proposal adds quality and good design to the neighbourhood, and is not out of character.

The panel appreciates the existing residents focus on the economic challenges. There was not much to consider for urban form because it responds to the guidelines. It is handsome and reaches the goals of the project and is a cut above the norm. The panel found no problem with the materials. It is fake metal but it gives variation and boldness. At the entry there should be more improvement. A few panel members thought the exterior expression had too much metal cladding, which made it too busy. Perhaps more masonry could be put on base of the building. The entry sequence of the front door is convoluted. The panel felt that the urban design context is varied and is not cohesive enough to determine a single response.

The current plan for density is appropriate considering the Skytrain development and surrounding developments, such as the six-storey height on the Broadway corridor. The slope of the land gives an opportunity to go up to seven storeys, which would be more difficult if the slight was flat. The shadow performance is good and not a major issue for winter. There are condominiums close by, and the shadow is not a concern for the neighbours. The top floor is successfully setback. The response to the site might resemble "coffin buildings", as they used to be called.

There was a concern about access to garbage going through the front door or down through the ramp. There should be a direct route to the garbage. But there is a question to whether removal of space is worth the convenience of back exit access to the garbage. There is an issue with the street scape, which looks like a wall and unattractive. The parking structure is flat, and should be sloped slightly to work with the street grades. A panel member thought the building is not welcoming at grade. There could be more of a connection to the streets for a 'friendly street'. The panel approved the semi plinth for the parking.

The play area with the wood form could be celebrated more. The wood form could be made as a canopy piece and shield. It would be a lattice at the play area. The play area could be a special feature for the project, and design development to improve the expression was encouraged. The outdoor amenity space is too small. The families in the area might need

more space such as on the rooftop which is made from concrete and could accommodate play areas there.

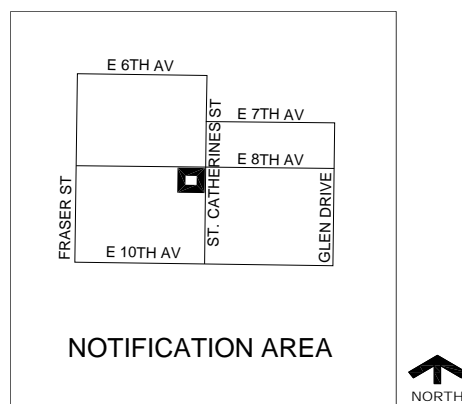
Applicant's Response: The applicant thanked the panel. All the comments are issues the applicant worked on as well. It was very helpful for the next stage.

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870 East 8th Avenue PUBLIC CONSULTATION SUMMARY

Public Notification

A rezoning information sign was installed on the site on January 19, 2016. A community open house was held on March 2, 2016. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Applications webpage (vancouver.ca/rezapps). Notification postcards for the revised rezoning application were distributed on or about April 13, 2017.



March 2, 2016 Community Open House

A community open house was held from 5-8 pm on March 2, 2016 at the Mount Pleasant Neighbourhood House (800 E Broadway). A total of 2,200 notifications was distributed within the neighbouring area on or about February 17, 2016. Staff, the applicant team, and a total of approximately 42 people attended the open house.

Public Response

Public responses to this proposal have been submitted to the City as follows:

- In response to the March 2, 2016 open house, a total of 11 comment sheets was submitted.
- A total of 27 online comments was submitted by email about the proposal.
- Two petitions were received by e-mail about the proposal, one with 21 signatures in opposition, and one with 13 signatures in support.
- Below is a summary of all feedback (both online and from the open house) related to the proposal.

Comments about the application are summarized below and ordered by frequency of topic:

Height, Density and Setbacks

Many respondents were concerned that the proposed building is too high, feeling it was out of character with the neighbourhood and that it would create shadows on surrounding buildings and block existing views. Others felt it was too bulky and dense.

Design

Some respondents felt that the proposed building was a generic, sterile design not in-keeping with the neighbourhood character. Others felt that the common spaces in the basement were too small and should be combined to make the space more useable. There was a suggestion to make the rooftop useable. There was also concern that the placement of the playground on the corner would create too much noise.

Traffic and Parking

Several respondents were concerned about increases in car and foot traffic, citing concern that the amount of parking proposed would not be sufficient and that it would impact already strained on-street parking. There was a suggestion to make the intersection at 8th and St. Catherines Street a four-way stop to help calm traffic.

Housing

Although there was general support for adding more rental housing to the area, some felt that the neighbourhood already has a high number of rental/affordable units (including the 9-storey supportive housing project nearby at Fraser and Broadway). There was also concern that the new units would not be affordable for current tenants, and that the existing affordable rental stock will be threatened both through increased rent and by a precedent for future development.

Several people expressed concern about the displacement of current tenants and wanted more information on interim housing.

Operations, Management and Project Financing

Some respondents were concerned about the ability of the non-profit association to manage a larger social housing development, given perceived failure to maintain the existing building and site. Others were concerned about the project's economic viability.

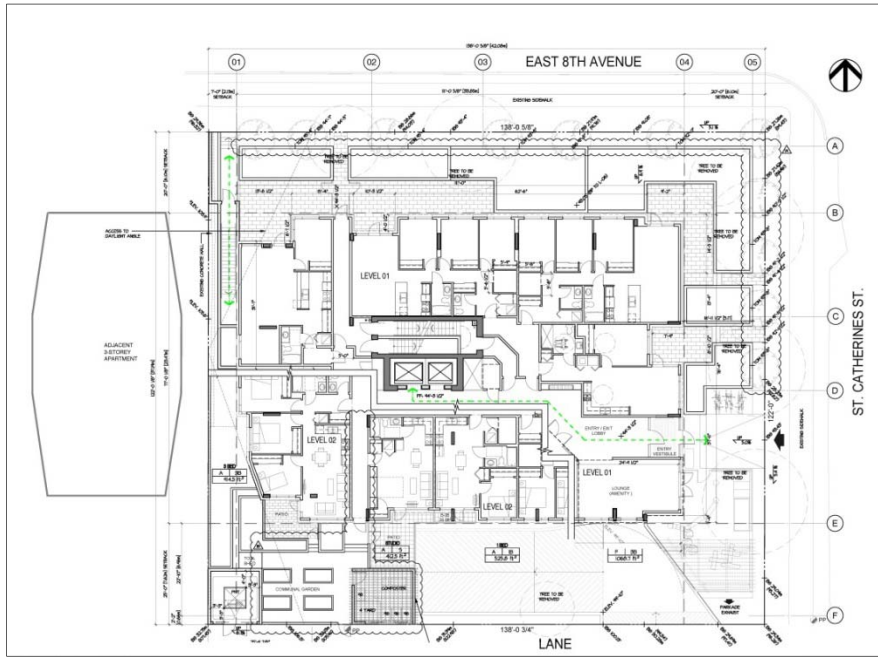
Miscellaneous Comments

Comments in support cited the need for more affordable housing in the community, and the appropriateness of the site for increased density given its proximity to frequent transit. There was concern that the increase in population would put further strain on community amenities. Some respondents felt that the proposal was not in line with the Mount Pleasant Community Plan. Some were concerned that the proposal would affect property values, either increasing them and affecting affordability, or decreasing them and negatively impacting the character of the neighbourhood.

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870 East 8th Avenue FORM OF DEVELOPMENT

Site Plan



Landscape Plan



North Elevation



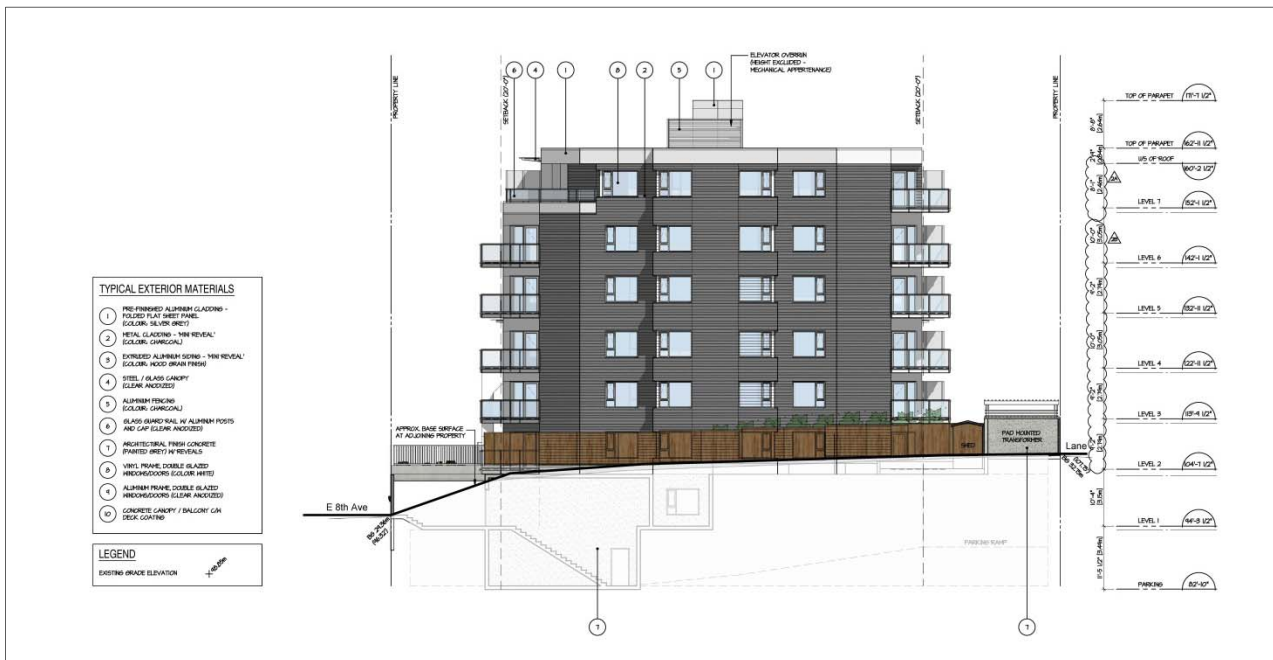
South Elevation



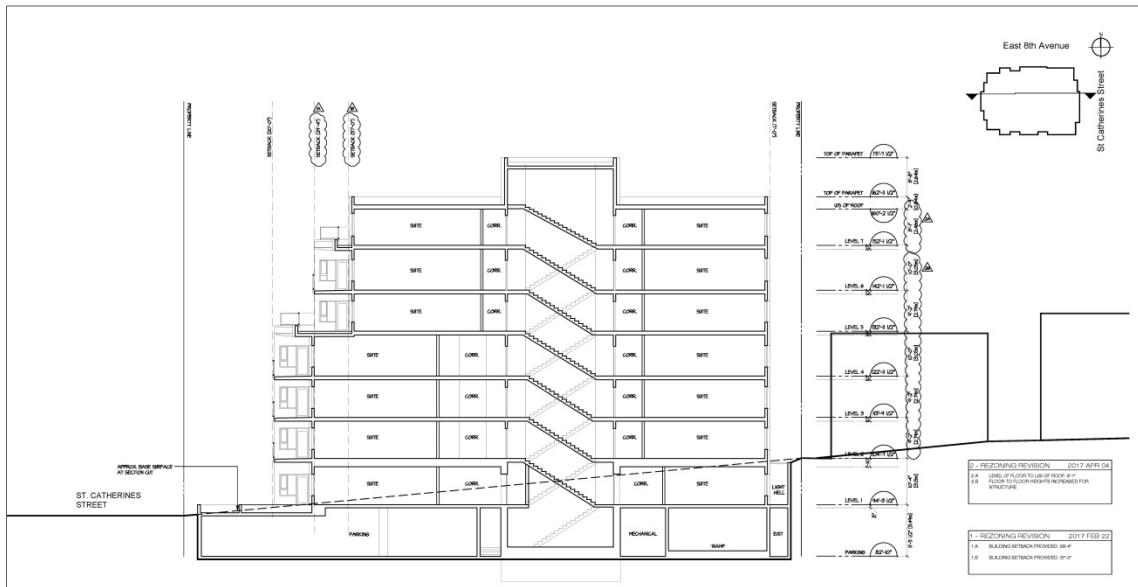
East Elevation



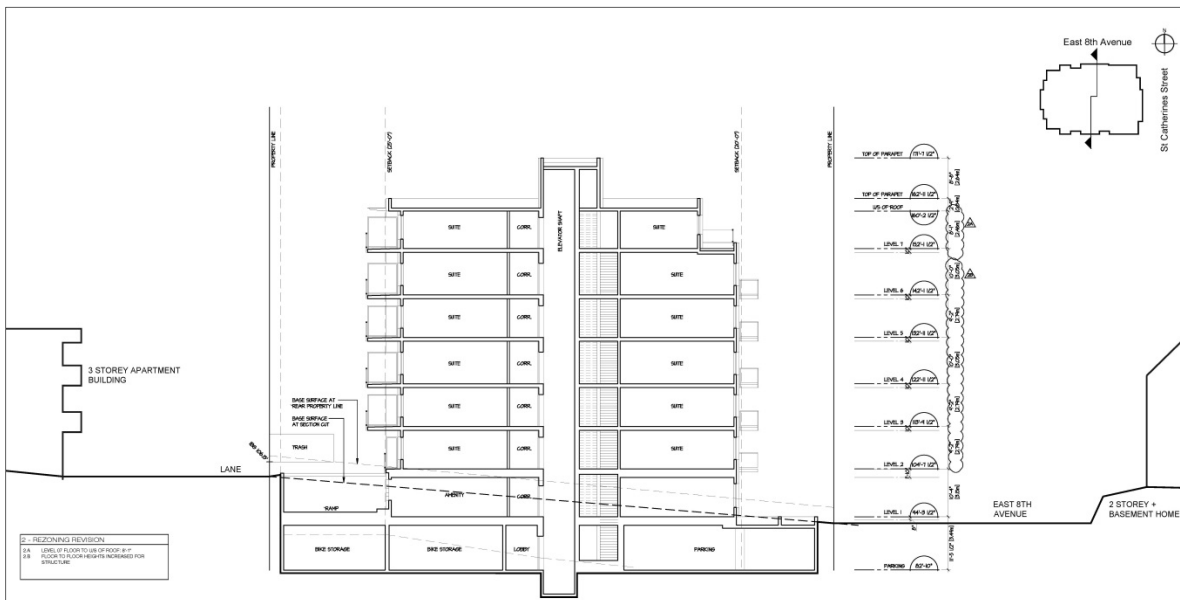
West Elevation



Section (East-West)



Section (North-South)



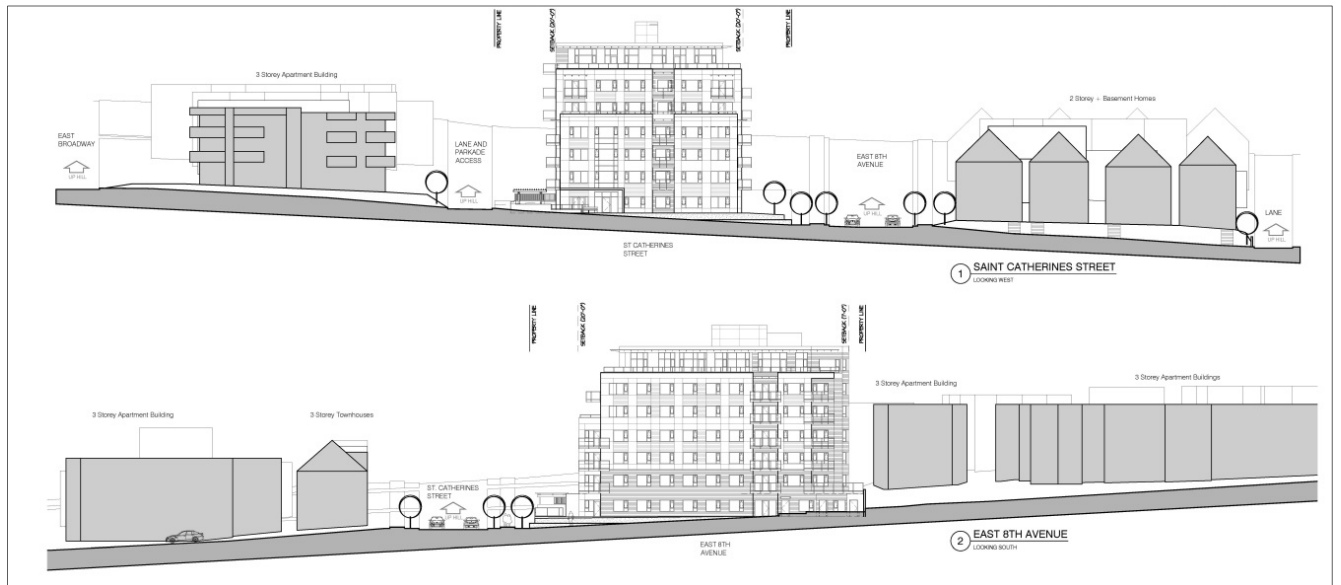
View from East 8th Avenue looking Southeast



View from St. Catherines Street looking Northwest



Site Sections



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870 East 8th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

A social housing development with 51 units.

Public Benefit Summary:

A total of 51 social housing units, representing 19 net new units.

	Current Zoning	Proposed Zoning
Zoning District	RM-4	CD-1
FSR (site area = 1,564 m ² / 16,844 sq. ft.)	up to 1.45	2.80
Floor Area (sq. ft.)	24,424	47,122
Land Use	Residential	Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required *	DCL (City-wide) (\$13.91/sq. ft.)	\$339,738 (Note 1)	None (Note 2)
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Cultural Facilities	N/A	
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Affordable Housing		
	Parks and Public Spaces		
	Childcare Facilities/Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$339,738	No quantified value (see "Other Benefits" below)

Other Benefits (non-market):

51 units of social housing secured for the longer of 60 years and the life of the building.

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

Notes:

1. The rental replacement requirements under the Rental Housing Stock Official Development Plan apply to this site.
2. Social housing is exempt from DCLs.

870 East 8th Avenue
APPLICANT AND PROPERTY INFORMATION

Property Information

Address	Parcel Identifier (PID)	Legal Description
870 East 8th Avenue	002-549-140	Lot G, Block 117, District Lot 264A, Plan 20632

Applicant Information

Applicant/Architect	dys architecture
Developer/Property Owner	Red Door Housing Society

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	RM-4	CD-1
Site Area	1,564.9 m ² (16,844 sq. ft.)	1,564.9 m ² (16,844 sq. ft.)
Land Use	Residential	Residential
Maximum FSR	1.45	2.80
Maximum Height	10.7 m (35.1 ft.)	21.3 m (69.9 ft.)
Floor Area	2,270 m ² (24,424 sq. ft.)	4,378 m ² (47,122 sq. ft.)
Parking, Loading and Bicycle Spaces	As per Parking By-law	Parking, loading and bicycle spaces in accordance with by-law requirements, except that 0.17 parking spaces per non-family unit (1 space per 6 units) and 0.5 spaces per family unit are to be provided.

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