

SUMMARY AND RECOMMENDATION

4. REZONING: 870 East 8th Avenue (Red Door Housing Society)

Summary: To rezone 870 East 8th Avenue from RM-4 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of a seven-storey building containing a total of 51 social housing units. A height of 21.3 m (69.9 ft.) and a floor space ratio (FSR) of 2.80 are proposed.

Applicant: Red Door Housing Society

Referral: This item was referred to Public Hearing at the Regular Council Meeting of June 13, 2017.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- 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, generally as presented in Appendix A of the Policy Report dated May 30, 2017 entitled "CD-1 Rezoning: 870 East 8th Avenue (Red Door Housing Society)", 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 dys architecture and stamped "Received Planning, Urban Design and Sustainability, March 22, 2017", 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. 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 1 m 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 in. 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 Street 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.

- B. THAT, if Council approves in principle this rezoning and the Housing Agreement described in section (c) of Appendix B of the Policy Report dated May 30, 2017 entitled "CD-1 Rezoning: 870 East 8th Avenue (Red Door Housing Society)", 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 Director of Legal Services be instructed to bring forward for Council approval the amendment to the Parking By-law, generally as set out in Appendix C of the Policy Report dated May 30, 2017 entitled "CD-1 Rezoning: 870 East 8th Avenue (Red Door Housing Society)".
- D. THAT A through C be adopted on the following conditions:
 - (a) 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;
 - (b) 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;
 - (c) 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.

[RZ - 870 East 8th Avenue (Red Door Housing Society)]