



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: October 31, 2017
Contact: Kent Munro
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RTS No.: 12191
VanRIMS No.: 08-2000-20
Meeting Date: November 14, 2017

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 1715 Cook Street

RECOMMENDATION

- A. THAT the application by Chris Dikeakos Architects Inc., on behalf of Cressey Wilkinson Holdings Ltd., to rezone 1715 Cook Street [*Lot 7 and Lot 8, both of Block 4, District Lot 302, Plan 5832; PID: 011-069-627 and 011-069-643*] from M-2 (Industrial) District to CD-1 (Comprehensive Development) District, to allow for a 10-storey residential building, containing 104 secured market rental housing units, with a total height of 31.6 m (103.7 ft.) and density of 5.03 FSR, be referred to a public hearing, together with:
- (i) plans prepared by Chris Dikeakos Architects Inc., received October 7, 2016;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to conditions contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at the public hearing.

- B. THAT, if the application is referred to a public hearing, consequential amendments to Sections 4.2 in the Southeast False Creek Official Development Plan (By-law No. 9073) to increase the maximum permitted floor area for residential uses in area 1B from 85,106 m² to 90,797 m² as set-out as set out in Appendix C, also be referred to the same public hearing and be approved, subject to the public hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law generally in accordance with Appendix C for consideration at the public hearing.

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

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of the 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; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone the site located at 1715 Cook Street from M-2 (Industrial) District to CD-1 (Comprehensive Development) District to permit development of a 10-storey residential building with 104 secured market rental housing units. This proposal is in keeping with the Secured Market Rental Housing Policy ("Rental 100") in the context of the Southeast False Creek Official Development Plan (ODP) and the Southeast False Creek Design Guidelines for Additional Penthouse Storeys.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- Housing Vancouver Emerging Directions (2017)
- Secured Market Rental Housing Policy ("Rental 100") (2012);
- Southeast False Creek Official Development Plan (2007, last amended 2017);
- Southeast False Creek Design Guidelines for Additional Penthouse Storeys (2010);
- Southeast False Creek Public Realm Plan (2006);
- Southeast False Creek Green Building Strategy (2004, last amended 2008);
- High-Density Housing for Families with Children Guidelines (1992);
- Rental Incentive Guidelines (2012, amended 2017);
- Final Report from the Mayor's Task Force on Housing Affordability (2012);
- Housing and Homelessness Strategy (2011);

- Green Buildings Policy for Rezoning (2010, last amended 2014);
- Urban Agriculture Design Guidelines for the Private Realm (2009);
- Community Amenity Contributions - Through Rezonings (1999, last amended 2016);
- Energy Utility System By-law (2007);
- Neighbourhood Energy Connectivity Standards Design Guidelines (2014);
- Flood Plain Standards and Requirements (2015); and

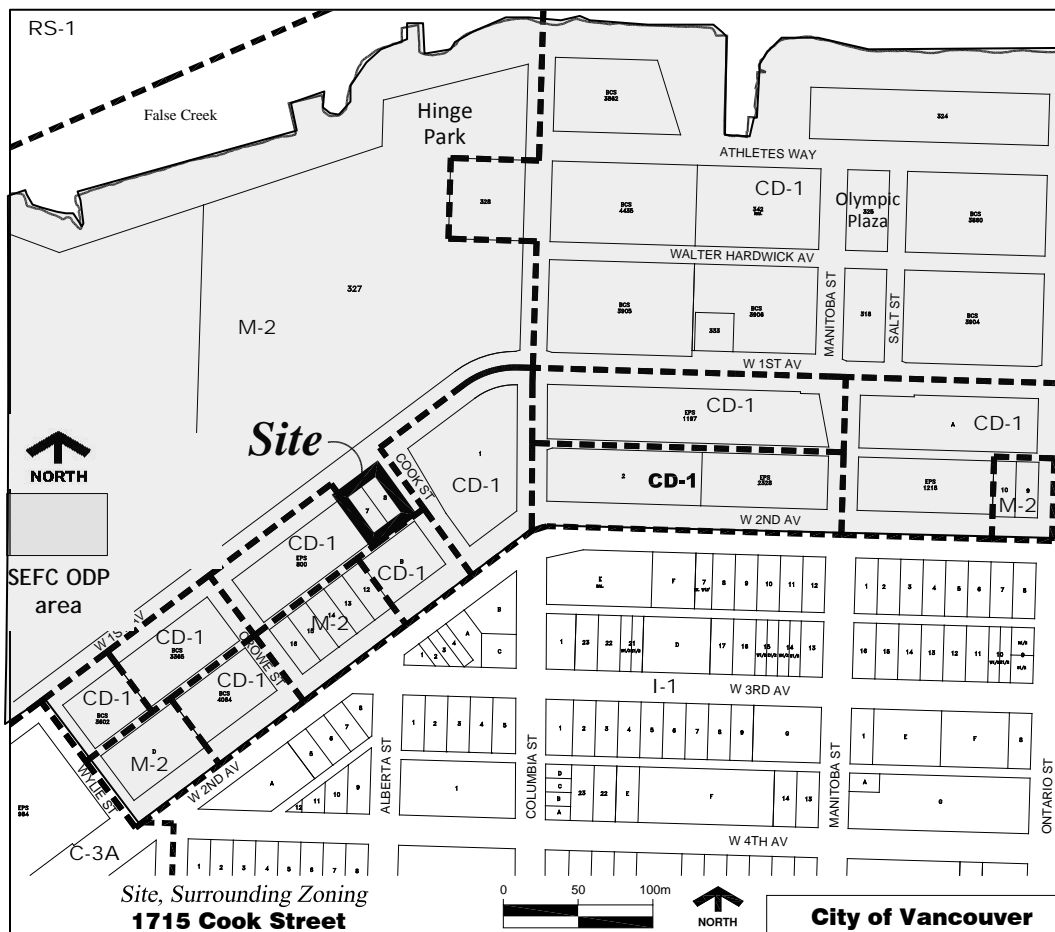
REPORT

Background/Context

1. Site and Context

The site has an area of 1,130 sq. m. (12,167 sq. ft.) and is located at the southwest corner of West 1st Avenue and Cook Street (see Figure 1) in the “Works Yard” neighbourhood (area 1B) of the Southeast False Creek Official Development Plan (SEFC ODP). The site has a frontage of approximately 30.5 m (100.0 ft.) on West 1st Avenue and 37.2 m (122.0 ft.) on Cook Street.

Figure 1 - Site, surrounding zoning, and SEFC ODP boundary



The site is one of the last remaining parcels in area 1B to rezone from M-2 to CD-1 under the provisions of the SEFC ODP and is currently occupied by a 2-storey commercial building. West of the site is a 13-storey residential building with a 4-storey podium of stacked townhouses (The James). South, across the lane, is an 11-storey supportive housing development (Marguerite Ford) and east, across Cook Street is a recently approved 17-storey residential development. Hinge Park, at Columbia Street and West 1st Avenue, contains a rainwater wetland, play park for children, and dog off-leash area. North, across West 1st Avenue is area 1A of SEFC containing the historic Wilkinson Steel building and the western “works yard area”, the largest remaining undeveloped area in Southeast False Creek.

In addition to several bike routes along West 1st Avenue, Ontario Street, Yukon Street, and the False Creek Seawall; the site is well served by transit. West 2nd Avenue and Cambie Street are bus routes and the Olympic Village SkyTrain Station is within a five-minute walk of the site.

2. Policy Context

Secured Market Rental Housing Policy (“Rental 100”) – On May 15, 2012 Council approved the Secured Market Rental Housing Policy, which provides incentives for new developments where all dwelling units are non-stratified rental housing. The Final Report from the Mayor’s Task Force on Housing Affordability, adopted by Council in October 2012, further endorsed the importance of incentivizing market rental housing through a focus on strategies to repair, renew and expand market rental stock across all neighbourhoods. Rezoning applications considered under this policy must meet a number of criteria regarding affordability, security of tenure, location and form of development.

Rental Incentive Guidelines (2012 (last amendment 2017)) – The Guidelines provides further direction on development criteria and rental incentives for secured rental projects proceeding through the Rental 100 policy. For sites within an Official Development Plan that allows residential uses, the Guideline supports consideration for additional density appropriate to the context; while adhering to the maximum height provisions for the area.

Housing Vancouver (2017)

A new 10-year strategy known as ‘Housing Vancouver’ is currently in preparation with the aim of improving housing affordability by creating the right supply of homes to meet the needs of the people who live and work in Vancouver. An ‘Emerging Directions’ report was presented to Council in spring 2017 outlining initial proposals and priority actions. A further update was provided to Council in July 2017 detailing proposed targets of 72,000 new homes in Vancouver over the next 10 years. Of the 72,000 new homes target, 20,000 units are targeted for purpose built rental. This application will make a significant contribution towards the City’s rental housing target. The completed Housing Vancouver strategy is expected to be considered by Council in December 2017.

Housing and Homelessness Strategy – On July 29, 2011 Council endorsed the Housing and Homelessness Strategy 2012-2021 which includes strategic directions to increase the supply of affordable housing and to encourage a housing mix across all neighbourhoods that enhances quality of life. Priority actions identified to achieve some of the strategy’s goals-relevant to this application include 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. This application proposes studio, 1-bedroom, 2-bedroom, and 3-bedroom market rental housing units that would be secured through a housing agreement.

Southeast False Creek Official Development Plan (SEFC ODP) – Rezoning in Southeast False Creek are guided by the area's Official Development Plan which was approved in 2007. For this site (located in area 1B), the Official Development Plan envisions the potential for residential uses, with retail, service, office and light industrial uses optional at grade-level. The base FSR in the ODP is 3.5 and the building height for this area is limited to 38.1 m (125 ft.).

Further conditions in the Official Development Plan require 25 per cent of the residential units in area 1B to be suitable for families. The Official Development Plan includes a north-south route east of the site to connect with walkways leading to the waterfront, parks, and commercial areas.

Southeast False Creek Design Guidelines for Additional Penthouse Storeys – The Southeast False Creek Design Guidelines for Additional Penthouse Storeys, adopted in 2010, permits consideration of additional height of up to 6.25 m (plus commensurate density) subject to meeting several performance-based design criteria. Height increases up to two additional storeys for the tower and a one storey height increase for the podium will be considered. For this site, the policy could result in a nine-storey building.

Southeast False Creek Public Realm Plan – This plan is a conceptual design framework that guides the detailed design of the public realm in Southeast False Creek. The plan designates the lane south of the proposed development as a Neighbourhood Mews/Lane/Alley, with a Park Street/Greenway on the western edge. The original and 1913 Shorelines, traverse the middle and northern portions of this site. The Plan would seek to create a public realm which is informed and enriched by the history of the area.

The lanes in Southeast False Creek are intended to accommodate both service vehicles and local resident traffic as well as pedestrian uses, while the lanes south of West 1st Avenue are to have a mixed-use character. The lanes are also potential locations for green courtyards which could provide for a variety of uses such as outdoor areas for restaurants, residential yards and landscaped areas for relaxation and play.

Strategic Analysis

1. Proposal

The application proposes to construct a 10-storey residential tower containing 104 secured market rental housing units and 50 parking spaces on two levels of underground parking. This application would be the second secured market rental housing building in Southeast False Creek. The first was approved in the context of the SEFC ODP, and forms part of the development at 1650 Quebec Street.

The proposal incorporates additional floors, as permitted under the Southeast False Creek Design Guidelines for Additional Penthouse Storeys and the Rental 100 policy, and results in a building height of 31.6 m (103.7 ft.). As noted, in accordance with the SEFC ODP, the maximum anticipated height for this area is 38.1 m (125 ft.).

The SEFC ODP allows a base density of 3.5 FSR and an increase in FSR commensurate under the guidelines for additional penthouse floors. Further, the Rental 100 policy allows areas within Official Development Plans to be considered for additional density appropriate to context, as long as the maximum height limits are upheld. This application proposes a density of 5.03 FSR (5691 sq. m.). The proposed height of 31.6 m (103.7 ft.) is below the maximum height threshold outlined in the ODP.

The SEFC ODP prescribed a maximum residential floor area for each sub-area at the time of its adoption. The Southeast False Creek Design Guidelines for Additional Penthouse Storeys, permit additional density beyond the 3.5 FSR base density for the area. Staff have provided Recommendation B, to amend Section 4.2 of the Southeast False Creek Official Development Plan (see Appendix C, Table 1), to reflect a greater amount of residential floor area, due to additional floors proposed at this location. It is anticipated that all remaining undeveloped sites within Southeast False Creek, which pursue additional development under the Southeast False Creek Design Guidelines for Additional Penthouse Storeys, would proceed through a similar process to amend the SEFC ODP if and as those sites are rezoned.

Figure 2 - Illustrative view of the proposal looking north



2. Housing

The Housing and Homelessness Strategy strives to enhance access to affordable housing and sets a number of short- and long-term rental housing targets. The Rental 100 program plays a critical role in the achievement of these targets by helping to realize secured rental housing. Rental housing provides a more affordable housing option for nearly half of Vancouver's

population and contributes to a number of City initiatives intended to create diverse and sustainable communities. Rental 100 units are targeted to moderate income households and the program extends throughout all parts of the city, thereby providing options that are more affordable than home ownership.

The Rental 100 program provides various incentives to be taken at the applicant's discretion to assist with a project's viability. These incentives, where the units qualify as secured market rental housing, include increased height and density, parking reductions and a Development Cost Levy (DCL) waiver. Housing staff have evaluated this application and have determined that it meets the objectives of the Rental 100 program.

This application meets the requirement of the Rental 100 program by proposing 100% of the residential floor area as market rental housing. The proposal would deliver 104 secured market rental housing units in the form of studio, one-bedroom, two-bedroom and three-bedroom units. The Southeast False Creek Official Development Plan requires that 25 per cent of the residential units in area 1B be suitable for families with small children, in accordance with the High-Density Housing for Families with Children Guidelines adopted by Council on March 24, 1992. On July 13, 2016, Council updated its family housing policy to require a minimum of 35 per cent of all units to be two bedrooms or more for residential strata housing projects, including a minimum 25 per cent two-bedroom and a minimum 10 per cent three-bedroom units in each project. However, the new family housing policy does not apply to Council-approved official development plans that have their own family unit targets such as the Southeast False Creek Official Development Plan.

This application would deliver approximately 32 family units (31 per cent) with two- or three-bedrooms (26 two-bedroom and six three-bedroom units). These units are to be designed in accordance with the High Density Housing for Families with Children Guidelines.

All 104 units would be secured through a Housing Agreement and/or a Section 219 Covenant for the longer of the life of the building or 60 years. The addition of 104 new secured market rental housing units to the City's inventory of market rental housing contributes toward the near-term and long-term targets of the Housing and Homelessness Strategy (see Figure 3). Conditions related to securing the units are contained in Appendix B.

Figure 3 - Progress Towards the Secured Market Rental Housing Targets as set in the City's Housing and Homelessness Strategy (September 30, 2017)

	TARGETS	CURRENT PROJECTS				GAP
	2021	Completed	Under Construction	Approved	Total	Above or Below 2021 Target
Secured Market Rental Housing Units	5,000	2,139	2,895	1,998	7,032	2,032 above target

**Unit numbers exclude the units proposed at 1715 Cook Street, pending Council approval of this rezoning application.*

Vancouver has one of the lowest vacancy rates in Canada. In Fall 2016, the vacancy rate in the City was 0.8%. That means only 8 out of every 1,000 market rental units were empty and

available for rent. A vacancy rate of 3% is considered to be a balanced rental market. The vacancy rate in Fairview neighbourhood was even lower at 0.7%.

This application includes studio, one-, two- and three-bedroom units (see Appendix I for a breakdown of unit types, sizes and proposed rents). Staff have compared the anticipated initial monthly rents in this proposal to the average monthly costs for newer rental units on the westside of Vancouver, as well as to the estimated monthly costs to own similar units in Vancouver's westside, using BC Assessment recent sales prices in Vancouver westside in 2016.

When compared to average rents in newer buildings in the westside of Vancouver, the proposed rents are equivalent. In terms of the comparison to home ownership costs, the proposed rents in this application will provide an affordable alternative to homeownership, particularly for the larger units.

Figure 4 compares initial rents proposed for units in this application to average and estimated costs for similar units.

Figure 4 - Comparable Average Market Rents and Monthly Ownership

	1715 Cook Street Proposed Rents	Average Market Rent in Newer Buildings - Westside (CMHC, 2016)¹	DCL By-Law Maximum Averages - Westside (CMHC, 2016)²	Monthly Costs of Ownership for Median-Priced Unit – Westside (BC Assessment 2016)³
studio	\$1,496	\$1,480	\$1,496	\$2,088
1-bed	\$1,922	\$1,828	\$1,922	\$2,762
2-bed	\$2,539	\$2,320	\$2,539	\$4,494
3-bed	\$3,333	"	\$3,333	\$8,092

1. Data from the October 2016 CMHC Rental Market Survey for buildings completed in the year 2007 or later on the westside of Vancouver

2. For studio, 1 and 2-bedroom units, the maximum DCL rents for the westside of Vancouver are the average rents for all residential units built since the year 2005 in the City of Vancouver as published by CMHC in the Fall 2016 Rental Market Report plus 10%. For 3-bedroom units, the maximum DCL rents are the average rents for all residential units built since the year 2000 in the City of Vancouver as published in CMHC's website "Housing Market Information Portal" or 2016 plus 10%.

3. Based on the following assumptions in 2016: median of all BC Assessment recent sales prices in Vancouver Westside in 2016 by unit type, 10% down payment, 5% mortgage rate, 25-year amortization, \$150 - 250 monthly strata fees and monthly property taxes at \$3.17 per \$1,000 of assessed value

" Data not available.

All dwelling units in this application would be secured as market rental through a Housing Agreement with the City for the life of the building or 60 years, whichever is greater. Covenants will be registered on title to preclude the stratification and/or separate sale of individual units. The proposed average starting rents, as set out in Figure 4, will be secured through the Housing Agreement. The DCL By-law allows for rents to be increased annually from the time of the public hearing to initial occupancy, as per the maximum allowable increases under the Province's Residential Tenancy Act. A final rent roll that sets out the initial monthly rents for all units will be required prior to issuance of the occupancy permit in order to ensure compliance with the maximum increases authorized by the DCL By-law. After occupancy, rent increases are regulated by the Residential Tenancy Act.

Through the Development Permit application process, the City will ensure that average unit sizes do not exceed the maximum thresholds set out by DCL By-law.

3. Form of Development, Land Use and Density

The Southeast False Creek Official Development Plan reinforces the idea of an overall 'basin' section to False Creek, with lower buildings near the waterfront stepping up to higher buildings between 1st and 2nd Avenues. The urban design pattern in Southeast False Creek is high density in mid-rise buildings, with towers located at the corners of the block and podiums spanning the mid-block. Supportable density on any particular site is determined through a site-specific urban design analysis and public realm performance review.

The subject site is located in a former industrial area and objectives for this site in the Official Development Plan for Southeast False Creek include the following:

- Transition buildings heights up from False Creek to a high point along 2nd Avenue, with a maximum height for this area of 38.1 m (125 ft.);
- Consideration of two additional storeys up to 6.25 m (21 ft.) in height as partial penthouse floors and 1 additional floor at the podium level, provided the additional storeys comply with the objectives of the "Southeast False Creek Design Guidelines for Additional Penthouse Storeys";
- Public Realm objectives include commemorating the historic shorelines, landscaping the lane edge conditions and creating a public walkway 'mews' on the western portion of the site in conjunction with the adjacent property. Conditions relating to the public realm are contained in Appendix B.

In addition, the Rental Incentive Guidelines for the Rental 100 policy (Rental 100) notes the following:

- Consider additional density appropriate to context; adhere to existing height limits

The application proposes a relatively simple 10-storey residential building with a total height of 31.6 m (103.7 ft.), 23 ft. below the maximum height limit for this area in the ODP. This height includes a 2-storey penthouse portion that is stepped back from the floors below, a six storey middle portion, and a two-storey base element that is stepped back from the street. Unlike larger sites, there is not a distinct podium element facing onto the street.

The density proposed departs from the expected 'base' density of 3.50 FSR plus the penthouse portion. For this site, the penthouse portion is approximately 0.84 FSR. As the total density proposed is 5.03 FSR, the additional density of 0.69 FSR has been considered under the Rental 100 policy.

Figure 5 - Illustrative View of the Proposal, from Cook Street, Looking North



Penthouse levels are set back from the middle portion by 10.3 ft. on the east side, and by 4.7 ft. on the west side. In addition, the west side is set back by 17.8 ft. from the west property line. In combination, these reductions in the overall width of the penthouse element help to mitigate view impacts (for residents to the south) and shadow impacts (for the public realm at grade to the north). For the middle portion of the building, massing has been arranged with its narrow end at the south side, in order to reduce view impacts for residents of the 11-storey building immediately across the lane.

The two-storey base has been set back from Cook Street by 7.8 ft., with an angled portion at the north end increasing in setback to 10.9 ft., in order to help open up views to the historic Wilkinson Building across the street to the north. Staff also note that for this height and location, significant portions of building shadow will fall onto the wider roadway of West 1st Avenue and Cook Street, rather than onto laneways, urban agriculture, or private landscaped areas (see shadow diagrams in Appendix G). In this instance, staff accept the proposed height and density as being appropriate to the context.

The Urban Design Panel reviewed and supported this application on January 25, 2017 (see Appendix E). Staff have concluded that, based on the proposed built form and massing, the overall proposal is generally consistent with the objectives of the Southeast False Creek Official Development Plan. Staff support the proposed form of development, subject to the conditions of approval noted in Appendix B.

4. Transportation and Parking

Vehicle and bicycle parking are proposed within two levels of underground parking, accessed from the rear lane via a shared driveway with the adjacent development (288 West 1st Avenue), secured through a condition of approval at time of public hearing. The application proposes 50 parking spaces and 128 bicycle storage spaces. All parking, bicycle parking and loading spaces are to be provided in compliance with the Parking By-law.

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

5. Environmental Sustainability

The rezoning application is subject to the Southeast False Creek Green Building Strategy and the Green Building Policy for Rezoning. The *Green Buildings Policy for Rezoning* (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 Rezoning*, 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 Rezoning*, indicating that the project could attain the required LEED® points and, therefore, would be eligible for LEED® Gold rating.

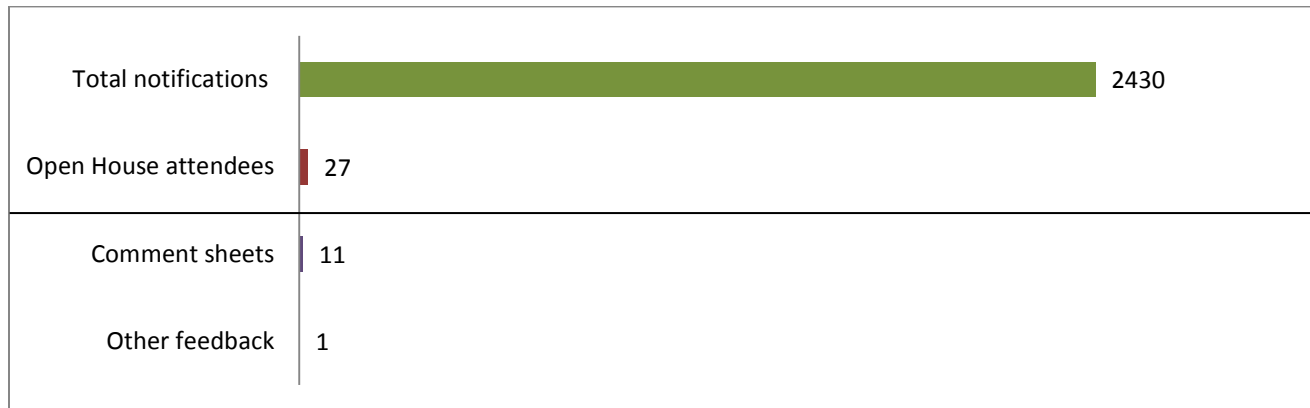
Neighbourhood Energy - In support of the environmental sustainability goals set out in the Southeast False Creek Official Development Plan, Council's Energy Utility System By-law (No. 9552) requires all new developments within the designated service area to connect to the Southeast False Creek Neighbourhood Energy Utility. A low carbon neighbourhood energy approach for space heat and domestic hot water enables significant greenhouse gas reductions for the neighbourhood. Conditions of rezoning have been incorporated in Appendix B that provide for Neighbourhood Energy System (NES) compatibility and connection to the Southeast False Creek Neighbourhood Energy Utility.

6. Public Input

Public Notification - A rezoning information sign was installed on the site on December 6, 2016. A community Open House was held on January 23, 2017. A total of about 2,430 notifications were distributed within the neighbouring area on or about January 9, 2017. Notification and application information, as well as an online comment form, was provided on the City of Vancouver webpage (vancouver.ca/rezapps).

January 23, 2017 Community Open House - A community Open House was held from 5-8 pm on January 23, 2017, at Creekside Community Centre. Staff, the applicant team, and a total of approximately 27 people attended the Open House.

Figure 6 - Public notification and responses



Public Response and Comments - As of October 2017, staff received a total of 12 written responses for this rezoning application.

Comments in support for the application included:

- Form of development is contextually-appropriate for the Southeast False Creek neighbourhood;
- The building materials and building aesthetic are suitable and will enhance the neighbourhood streetscape; and
- The project provides much needed rental stock for the neighbourhood.

Comments or concerns about the application, included:

- Height and density of the building.

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

Staff Response

Height and Density

Staff have considered the proposed design against policies for the area, and do not recommend changes to the height and density through this rezoning application given that the proposed built form is in keeping with city policies. A more detailed assessment of the architectural design will be undertaken at the development permit application stage.

PUBLIC BENEFITS

In response to City policies concerning changes in land use and density, this application, if approved, can be expected to realize the following public benefits.

Public Benefits - Required by By-law or Policy

Development Cost Levies (DCLs) – Development Cost Levies (DCLs) collected from developments help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing); and various engineering infrastructures. This site is subject to both the Citywide DCL and the layered Southeast False Creek DCL. The Citywide DCL is currently \$168.13 per m² (\$15.62 per sq. ft.). The Southeast False Creek DCL is currently \$206.21 per m² (\$19.16 per sq. ft.).

The applicant has requested a waiver of the DCLs attributed to the market rental housing, in accordance with Section 3.1A of the Vancouver Development Cost Levy By-law. The total value of the DCL waived would be \$956,840 for the Citywide DCL and \$1,173,691 for the Southeast False Creek DCL, for a total of \$2,130,531 based on a floor area of 5,691 m² (61,257 sq. ft.). A review of how the application meets the waiver criteria is provided in Appendix G.

Public Art – The *Public Art Policy for Rezoned Developments* requires that rezonings involving a floor area of 9,290 m² (100,000 sq. ft.) or greater allocate a portion of their construction budgets to public art as a condition of rezoning. As the proposed floor area is below the minimum threshold, no public art contribution will arise from this application.

Public Benefits - Offered by the Applicant

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

Rental Housing – The applicant has proposed that all 104 residential units be secured as market rental housing (non-stratified). The public benefit accruing from these units would be their contribution to the City's secured market rental housing stock for the longer of 60 years and the life of the building. Covenants would be registered on title to preclude the stratification and/or separate sale of individual units.

The application includes a variety of unit types and complies with the High Density Housing for Families with Children Guidelines. The proposed rents are equal to the maximum average rents under the DCL By-law. See Figure 4 in the Housing section of this report for more information on unit types, proposed initial rental rates and comparisons with existing rent levels in the area of the rezoning, and estimated costs for similar units.

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

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

FINANCIAL IMPLICATIONS

As noted under the section on Public Benefits, there are no CAC and public art contributions associated with this rezoning.

This site is subject to both the Citywide DCL and the layered Southeast False Creek DCL. The entire floor area, which is residential, qualifies for a DCL waiver under Section 3.1A of the Vancouver DCL By-law and the value of the waiver is estimated to be \$2,130,531.

The market rental housing, secured by a Housing Agreement for the longer of the life of the building or 60 years, will be privately owned and operated.

CONCLUSION

The staff assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site and its context. This application, along with the recommended conditions of approval, is consistent with the Rental 100 policy, Southeast False Creek Official Development Plan and the Southeast False Creek Design Guidelines for Additional Penthouse Storeys, with regard to land use, height, density and form.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a Public Hearing, together with the draft amending By-law generally as set out in Appendix A. Further, it is recommended that, subject to the Public Hearing, the application including the form of development, as shown in the plans in Appendix G, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

1715 Cook Street
DRAFT CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends 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.

Uses

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

Conditions of use

3. The design and layout of at least 25% of the dwelling units must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms; and
 - (c) comply with Council's "High Density Housing for Families with Children Guidelines".

Floor area and density

- 4.1 The total floor area for all uses combined must not exceed 5,691 m².
- 4.2 Floor space ratio must not exceed 5.03.
- 4.3 Computation of floor area must include:

- (a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground, measured to the extreme outer limits of the building;
- (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas, and included in the measurements for each floor at which they are located; and
- (c) in the case of dwelling uses, if the distance from a floor to the floor above, or in the absence of a floor above, to the top of the roof rafters or deck exceeds 4.3 m, an additional amount equal to the area of the floor area below the excess height, except for additional amounts that represent undeveloped floor areas beneath roof elements, which the Director of Planning considers to be for decorative purposes, and to which there is no means of access other than a hatch, residential lobbies, and mechanical penthouses.

4.4 Computation of floor area must exclude:

- (a) open residential balconies or sundecks, entry alcoves and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that the total area of all exclusions must not exceed 8% of the residential floor area being provided;
- (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, which are at or below base surface, except that the Director of Planning may also permit the exclusion of such floors or portions of floors that are located above base surface in a flood plain area; and the maximum exclusion for a parking space must not exceed 7.3 m in length;
- (d) undeveloped floor area located above the highest storey or half-storey with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch;
- (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 is to be no exclusion for any of the residential storage area above base surface for that unit; and
- (f) amenity areas, including day care facilities, recreation facilities, and meeting rooms, except that the exclusion must not exceed 1 000 m².

4.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:

- (a) enclosed residential balconies, if the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council, and approves the design of any balcony enclosure, except that:
 - (i) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8% of the total residential floor area provided, and
 - (ii) enclosure of the excluded balcony floor area must not exceed 50%;
- (b) windows recessed into the building face to a depth of no more than 160 mm, except that the Director of Planning or Development Permit Board may allow a greater depth in cases where it improves building character;
- (c) unenclosed outdoor areas at grade level underneath building overhangs, if:
 - (i) the Director of Planning or Development Permit Board first considers all applicable policies and guidelines adopted by Council and approves the design of any overhangs, and
 - (ii) the area of all overhang exclusions does not exceed 1% of the residential floor area being provided; and
- (d) tool sheds, trellises and other garden structures, which support the use of intensive green roofs and urban agriculture, and, despite section 4.4(b), those portions of stairways and elevator enclosures which are at the roof level providing access to the garden areas.

4.6 The use of floor area excluded under section 4.4 or 4.5 must not include any use other than that which justified the exclusion.

Building height

5. The building height, measured from base surface to the top of the parapet must not exceed 31.6 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 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;
- the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.
- 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.

Acoustics

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

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

* * * * *

1715 Cook Street
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 Chris Dikeakos Architects Inc., and stamped "Received Planning & Development Services (Rezoning Centre), October 7, 2016", 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. Provision of a more substantial setback than 3.7 ft. from the west neighbour.

Note to Applicant: Intent is to moderate the massing of the building base for residences in the "James" building to the west, and to open up visual connections toward the north.
2. Design development of the loading enclosure to improve its appearance toward the adjacent residential open space.

Note to Applicant: This can be accomplished by revising the west wall to present a softer and more appealing condition.
3. Design development to mitigate privacy and overlook toward nearby residential units.

Note to Applicant: This can be accomplished by further development of landscape drawings, enlarged sections, and other drawings that illustrate the specific built features proposed to balance the amenity of future and existing residents.
4. Design development to meet the High-Density Housing for Families with Children Guidelines.
5. Provision drawings to confirm high quality and durable exterior finishes, including enlarged building details for notable exterior elements.

Note to Applicant: Intent is to maintain the architectural quality proposed at rezoning. Further development of the historic elements of the exterior design is expected in detail.

6. Consideration of a strategy to create a bird friendly design.

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

7. The proposed unit mix, including 49 studio units (47%), 23 one-bedroom units (22%), 26 two-bedroom units (25%), and 6 three-bedroom units (6%), 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 25% of the dwelling units designed to be suitable for families with children.

Crime Prevention through Environmental Design (CPTED)

8. 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 alcoves and vandalism, such as graffiti.

Sustainability

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

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

Landscape Design

10. Final coordination of the public realm plan to be consistent with the SEFC Public Realm Plan.
11. Provision of maximum 40 per cent effective impervious area, to the greatest extent possible.

Note to Applicant: Effective impervious area is generally understood to mean the percentage of rain catchment area that directs rain into outlying water bodies. If the requirement is considered unviable, a rationale shall be submitted, subject to review by the Director of Planning.

12. Design development to provide extensive green roof cover on the roof of the building.

Note to Applicant: this condition assumes that the design of the building limits access to the roof for maintenance only. A fully accessible roof should accommodate intensive green roof design. Refer to the South East False Creek Design Guidelines for Additional Penthouse Stories (section 4.g) and South East False Creek O.D.P (section 3.13). The intent is for green roofs to promote storm water management, water harvesting and mitigate heat island effect. If an extensive green roof is considered unviable, a detailed rationale should be submitted, subject to review by the Director of Planning. Alternate methods of roof and penthouse level improvement may be considered.

13. Provision of best current practices for reducing potable water use and managing storm water conservation, including high efficiency irrigation, xeriscaping and the use of captured storm water for irrigation.

Note to Applicant: size and location of water storage cisterns should be noted on Plans. Where practical, water features are to use storm water or other non-potable alternatives. Detailed technical drawings of storm water recycling will be required at the time of development permit application.

14. Design development to the integration of the architecture, grades, retaining walls, walkways and structural elements, such as underground parking, to provide maximum plant growing depth (exceed BCLNA Landscape Standard).

Note to Applicant: variations in the slab may be required in combination with appropriate growing medium. In the horizontal plane, soils should be contiguous, wherever possible. To accommodate trees in planters near property lines and the lane, the underground parking to angle downward at the corner (1 m across and 1.2 m downward).

15. Design development to ensure the long term viability of the planting and trees at the lane.

Note to Applicant: this will require careful selection of the columnar tree species to avoid conflicts with the architectural overhang located above the trees. To maximize soil volumes, the tree planters should be sunken below grade, rather than relying on raised planters.

16. Provision of a rainwater management strategy.

Note to Applicant: a detailed rainwater management plan should be submitted at time of development permit submission.

17. The integration of native plant species for planted areas that are not utilized for urban agriculture.
18. Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 square feet;
19. Design development to locate site utilities and vents onto private property and integrated discreetly into the building, avoiding landscaped and common areas;
20. Consideration to incorporate the principles of the City of Vancouver, Bird-Friendly Design Guidelines for the protection, enhancement and creation of bird habitat and to reduce potential threats to birds in the City;

Note to Applicant:

<http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>
<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

21. At time of Development Permit application:

- (i) Provision at time of development permit application of a detailed rationale outlining intent for the specific programming of individual outdoor spaces and landscape structures, including overall use, pedestrian capacity, storage (for example, compost, gardening tools), access, security, sustainable design requirements (planting, water, waste, soil, habitat).
- (ii) Provision of a detailed Landscape Plan illustrating soft and hard landscape treatment.

Note to Applicant: plant material should be clearly illustrated on the Landscape Plan and keyed to a standard Plant List. The landscape plan should include all exterior hard and soft surface elements (site furniture, gates, fences, surfaces, screens, walls), the public realm treatment (to the curb) and all existing or proposed street trees, adjoining landscaping/ grades and public utilities such as lamp posts, hydro poles, fire hydrants.

- (iii) Illustration of rainwater management plan, including absorbent landscapes, soil volumes and detention technology.

Note to Applicant: a brief written rationale should be provided to describe the approach to rainwater management. Rainwater management calculations shall be submitted by a subject matter expert at the time of final development permit approval.

- (iv) Provision of large scale, dimensioned, landscape sections [typical] through planted areas.

Note to Applicant: the sections should include the planter materials, tree stem, canopy and root ball including the slab-patio-planter relationship, the lane interface, common areas and upper patios.

- (v) Provision of a separate partial irrigation plan (one sheet size only) that illustrates symbols for hose bib and stub out locations, including written notes on the same plan and/or landscape plan describing the intent and/or standards of irrigation.

Engineering

- 22. Parking, loading and bicycle spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.
- 23. Clarification is required for the projection above Level 8 shown encroaching over the Cook Street property line on the sections on pages A211 & A212. Note: this projection does not appear on the plan views and should be deleted.
- 24. Remove proposed wood bench that is located on SW corner on Cook St and W 1st Ave. The bench is illustrated on the Landscape plan L-1 - Ground Level drawing.
- 25. Provision of landscaping on street right of way to the satisfaction of the GMES. Confirm the following conditions are being met:
 - (i) All planting on street right-of-way are to be maintained by the adjacent property owner.
 - (ii) All plant material within the same continuous planting area which is located on street right-of-way within 10m, measured from the corner, of an intersection, pedestrian crossing, entrance to a driveway or other conflict areas where sightlines need to be maintained for safety reasons, shall not exceed a mature height of 0.6m, measured from the sidewalk.
 - (iii) All plant material within the street right-of-way which is located outside of the areas described in the bullet above shall not exceed 1m in height, measured from the sidewalk.
 - (iv) Plants shall be planted in such a way as to not encroach on the sidewalk, street, lane, and/or bike lane.

- (v) Provide tree and planting selections.
 - (vi) Provision of a continuous planted front boulevard and a 12" (0.3m) wide planted Back Boulevard between the sidewalk and wall on W 1st Avenue.
26. Delete reference to concrete curb at edge for retention of the granite setts and show the specification as detailed in the SEFC PREG. (Page 26 of the guide).
27. Please update the landscape plan and submit a copy directly to Engineering for review.
28. Provide automatic door openers on the doors providing access to the bicycle room(s) and note on plans.
29. Provision of 'stairs free' loading access from the Class B loading space to the elevator core.

Note to Applicant: Consider sloping the loading bay down at 5%, relocate the loading corridor to the north and sloping the loading corridor to achieve this.

30. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
- (i) Provision of design elevations on both sides of the maneuvering aisle, parking ramp at all breakpoints, both sides of the loading bay, additional elevations within the parking area and at all entrances.
 - (ii) Dimension all column encroachments to ensure they comply with the PLDS guidelines.
 - (iii) Provision minimum vertical clearance for the parking security gates, and loading bay.

Note to applicant: A section drawing is required showing elevations, and vertical clearances. The minimum vertical clearance should be noted on plans. 2.3m of vertical clearance is required for access and maneuvering to all disability spaces. 3.5m of vertical clearance is required for Class B loading spaces and maneuvering.

- (iv) Provision of an improved drawing A102 to show the parking ramp accessed on the adjacent site.

Note to Applicant: Confirm the location and dimension of the parking connection to the adjacent site is correct as the access does not align with the maneuvering aisle on the adjacent site.

- (v) Provision of an improved plan showing the access route from the Class A bicycle spaces to reach the outside.

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

Neighbourhood Energy Utility

31. The proposed plan for site heating and cooling, developed in consultation with the City, and shall be provided prior to the issuance of development permit, to the satisfaction of the General Manager of Engineering Services.
32. The building(s) heating and domestic hot water system shall be designed to be compatible with the SEFC NEU system to supply all heating and domestic hot water requirements. Design provisions related to Neighbourhood Energy compatibility must be to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The applicant shall refer to the Energy Utility System By-law (9552) and SEFC NEU Developer Document (2014) for specific design requirements, which include provisions related to the location of the mechanical room(s), centralization of mechanical equipment, pumping and control strategy, and other hydronic heating and domestic hot water system minimum requirements. The applicant is encouraged to work closely with Staff to ensure adequate provisions for NEU compatibility are provided for in the mechanical design. As a pre-condition to building permit, a declaration signed by the registered professional of record certifying that the Neighbourhood Energy connectivity requirements have been satisfied will be required.

33. The building mechanical system must utilize the energy transfer station for all of its space heating and domestic hot water requirements, and the building mechanical system must not incorporate any additional heat production equipment including, but not limited to, boilers, water source heat pumps, air source heat pumps, furnaces, hot water heaters, geo-exchange systems, electric baseboards, or heat producing fire places except that:
 - (i) a building may incorporate a solar system to generate heat energy;
 - (ii) a building may incorporate hybrid heat pumps for space cooling, provided the compressor cannot operate in heating mode;
 - (iii) a building may incorporate heat recovery ventilation (air to air heat exchangers) and waste heat recovery from refrigeration or active cooling systems for the purposes of supplementing the heat energy provided:
 - (a) the systems used for heat recovery from refrigeration or active cooling do not provide any supplemental heating when there is no active cooling service required;

- (b) the approach to heat recovery is consistent with this Schedule (i.e. hydronic systems with centralized mechanical equipment); and
- (c) waste heat recovery systems do not cross property lines.

Exceptions for on-site heat production may be approved by the City Engineer, provided the total heat production produced by all exceptions does not exceed 1% of the total annual thermal energy needs of the building.

- 34. Detailed design of the building HVAC and mechanical heating system at the building permit stage must be to the satisfaction of the General Manager of Engineering Services.
- 35. Provision of a dedicated NEU room (6m x 3m) in a location suitable for connecting to the SEFC NEU distribution piping to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: This site has been pre-serviced from Cook Street. The NEU room must line up with the pre-service. Please Coordinate with NEU staff.

CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

- 1. Consolidation of Lots 7 and 8, Block 4, DL 302, Plan 5832 to create a single parcel and subdivision of that site to result in the dedication of the northerly 1.7 metres (fronting West 1st Avenue) for road purposes. Also, arrangements (legal agreements) are to be made for the portion of the existing building which will be encroaching onto the dedicated northerly 1.7 metres until such time as it's demolished.
- 2. Provision of a statutory right of way over the southerly 1.5 metres of the site (adjacent to the lane) for lighting and landscape purposes. Portions of parking levels P1 and P2, and building projections above the 1st to 8th floor levels which are within the SRW area are to be accommodated within the SRW agreement.
- 3. Provision of a 1.5 m wide easement to the adjacent owner along the west boundary of the development site, to be combined with the existing easement

on the adjacent site, for the purpose of a private pedestrian walkway and open space to be shared by both developments.

4. Release of Easement & Indemnity Agreements 100696M (commercial crossing) and BJ107462 and modification Agreement BB673520 (existing building encroachment) prior to building occupancy.

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.

5. Clarification is required for the location of the knock-out panel on P1 for vehicle access from the adjoining site, as it does not match that shown on Plan EPP20687 (contained in Easement BB1258104). A modification to the easement area may be required.

6. Enter into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of 1 Shared Vehicle and the provision and maintenance of 1 Shared Vehicle Parking Space for use exclusively by such Shared Vehicle, with such parking spaces to be in addition to the minimum parking spaces required by the Parking Bylaw, on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:

- (i) provide 1 Shared Vehicle to the development for a minimum period of 3 years;
- (ii) enter into an agreement with a Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicle;
- (iii) provide and maintain the Shared Vehicle Parking Space for use exclusively by such shared vehicles;
- (iv) make arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Space(s);
- (v) provide security in the form of a Letter of Credit for \$50,000 per Shared Vehicle; and
- (vi) registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, securing these conditions.
- (vii) provision of a letter of commitment from a car share company indicating their willingness to supply car share vehicles on the site at building occupancy.

Note to Applicant: Shared vehicle spaces are required to be a minimum width of 2.9 m.

7. Provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called “the services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
 - (i) Provision of street re-construction on W 1st Avenue adjacent to the site to generally include the following; new curb and gutter including the median, pavement, a 2.5 m wide raised protected bike lane, a 1.83 m (6’-0”) wide broom finish concrete sidewalk with saw cut joints, a 5’-0” (1.53m) front boulevard, and adjustment to all existing infrastructure to accommodate the proposed street improvements. The City will provide an approved geometric design for construction. Should road reconstruction not be possible at the time of building occupancy then temporary “greening” of the existing 1st Av. median adjacent the site is to be provided until such time as the 1st Av. road improvements can be constructed.
 - (ii) Provision for street re-construction on Cook Street adjacent to the site to generally include the following; new curb and gutter, a 1.83 m (6’-0”) wide broom finish concrete sidewalk with saw cut joints, a 5’-0” (1.53 m) front boulevard, improved street and pedestrian lighting to current standards including a lighting analysis and design, and adjustment to all existing infrastructure to accommodate the proposed street improvements. The City will provide an approved geometric design for construction.
 - (iii) Provision of an 8’-0” wide planted area beneath the trees and flame finished granite setts between the trees in the front boulevard and a 12” (0.3 m) wide planted Back Boulevard between the sidewalk and wall on private property on Cook Street. All plant material on street right-of-way shall mature to a maximum height of 0.6m. Planting and granite setts shall adhere to the Southeast False Creek Private Lands Public Realm Enrichment Guide.
 - (iv) Provision of curb ramps and the SEFC corner treatment at the intersection of W 1st Avenue and Cook Street including granite blocks in the curb bulge.
 - (v) Provision of three (3) SEFC ‘Creative Pipe Inverted U’ bike racks on private property located a minimum of 36” from each other, any wall, pole, walkway or sidewalk for the Class B bicycle requirement. Each bike rack should be located to comfortably accommodate two bicycles.
 - (vi) Provision of lane repaving and lane improvements as per the SEFC Public Realm guide.

- (vii) Provision of the Industrial 1913 Shoreline represented by a corten steel band on W 1st Avenue.

Note to Applicant: This site is located within the boundaries of SEFC Private Lands and the public realm design is guided by the Southeast False Creek Private Lands Public Realm Enrichment Guide. Refer to the Southeast False Creek Private Lands Public Realm Enrichment Guide

- (viii) Provision of speed humps in the lane south of 200 block of W 1st Ave between Cook St. and Crowe St.
- (ix) Confirmation and provision of lane lighting adjacent the site. Please contact Engineering Services to confirm if lane lighting is applicable to this location and update plans to clearly indicate lighting where required.
- (x) Provision of street trees adjacent the site where space permits.
- (xi) Clearly show the provision of structural soil adjacent the site. (Please consult with Engineering Streets design branch to establish the extent and location for structural soils (contact Eileen Curran at 604-871-6131).

8. Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands, sprinkler demand, hydrant load, and domestic water demands to determine if water main upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
9. Provision of all existing utility services adjacent the site to be underground and all new utility services to be undergrounded 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 is required to show details of how the site will be provided with all services being underground including those services/poles/kiosks etc. that will be removed from the lane as part of this development.

Neighbourhood Energy Utility

10. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connecting to and securing adequate space for the SEFC NEU, which may include but are not limited to agreements which:
 - (i) Grant the operator of the SEFC NEU access to the building(s) mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling NES connection and operation, on such terms and conditions as may be reasonably required by the Applicant.

Environmental Contamination

11. If applicable:
 - (i) Submit a site profile to Environmental Services (Environmental Protection);
 - (ii) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
 - (iii) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been provided to the City.

Affordable Housing Projects

12. 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 for-profit affordable rental housing units pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law for the longer of 60 years and 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 rent roll be provided indicating the agreed initial monthly rents for each rental unit when the Housing Agreement is entered into, and again prior to development permit issuance.
- (v) That the average initial starting monthly rents for each unit type will be at or below the following proposed starting rents subject to adjustment as contemplated by the Vancouver Development Cost Levy-By-law:

	1715 Cook Street Proposed Rents
studio	\$1,496
1-bed	\$1,922
2-bed	\$2,539
3-bed	\$3,333

- (vi) That a final rent roll be provided, prior to issuance of an occupancy permit, to the satisfaction of General Manager of Community Services and the Director of Legal Services, that reflects the agreed initial monthly rents as of occupancy in order to address potential changes in unit mix and/or sizes between the rezoning and development permit issuance, and to allow for the rents to be increased annually from the time of the public hearing to initial occupancy, as per the maximum increases authorized by the Vancouver Development Cost Levy By-law.
- (viii) 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

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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1715 Cook Street
(Southeast False Creek Area 1B)

DRAFT AMENDMENTS TO SOUTHEAST FALSE CREEK OFFICIAL DEVELOPMENT PLAN
(BY-LAW NO. 9073)

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

1. This By-law amends the indicated provisions of the Southeast False Creek Official Development Plan By-law No. 9073.
2. In section 4.2, Council strikes out Table 1 and substitutes:

"Table 1
Maximum Permitted Floor Area

Area	Maximum permitted floor area for residential uses	Maximum permitted floor area for non- residential uses other than cultural, recreational and institutional	Maximum permitted floor area for all uses
Area 1A	84,595 m ²	350 m ²	84,945 m ²
Area 2A	114,655 m ²	10,212 m ²	124,867 m ²
Area 3A and 3B	58,020 m ²	0 m ²	58,020 m ²
Area 1B	90,797 m ²	0 m ²	90,797 m ²
Area 2B	143,912 m ²	6,922 m ²	150,834 m ²
Area 3C	145,618 m ²	17,822 m ²	163,440 m ²
Total maximum permitted floor area for all areas	637,597 m ²	35,306 m ²	672,903 m ²

"

1715 Cook Street
URBAN DESIGN ANALYSIS

URBAN DESIGN PANEL

The Urban Design Plan reviewed the application on January 25, 2017 and supported it.

EVALUATION: SUPPORT (8-0)

Introduction: Rachel Harrison, Rezoning Planner, introduced the site as existing on the northwest corner of 1st Avenue and Cook Street within the boundary of the Southeast False Creek (SEFC) Official Development Plan (ODP). The site is approximately 100 ft. by 122 ft. and is currently occupied by a two-storey commercial building.

To the west is the “James” development, which includes a 13-storey tower on the west end of the block and four-storey townhouses mid-block. To the north, directly across the street, is the Wilkinson Steel building. SEFC ODP has direction for this building, which notes it should be retained and street-end views should be protected. The site to the east has been approved for a 17-storey residential development. To the south across the lane is an 11-storey supportive housing development (“Marguerite Ford”).

This rezoning is coming in under three city policies: the SEFC ODP, the SEFC Design Guidelines for Additional Penthouse Storeys, and the Secured Market Rental Housing Policy. The ODP sets a maximum building height of 125 ft. for this area. The Penthouse policy allows for consideration of an additional 21 ft. subject to meeting a number of performance-based design criteria. The SEFC ODP also identifies this site as having optional retail, service, office or light industrial uses at grade. The applicant has chosen residential uses on the ground floor.

The overall urban design pattern in SEFC includes lower buildings near the waterfront which step up to higher buildings between 1st and 2nd Avenue. SEFC has high density living in mid-rise buildings, with towers located at the corners and podiums spanning mid-block. This means that an 80 ft. tower separation between buildings as seen in the downtown area is not expected. Where possible, parkade entrances are shared in order to make laneways safe and pedestrian friendly.

The Rental 100 policy requires 100% of the residential units to be rental. Under this policy sites within Official Development Plan areas can be considered for additional density appropriate to context. However, existing height limits must be adhered to.

The proposal is to rezone to allow for a 10-storey residential building with a height of 99 ft. and a density of 5.03 FSR. The building would contain 104 rental units, 25% of which will be two and three-bedroom units to meet the SEFC ODP family-unit requirement.

Sailen Black, Development Planner, continued by noting that the ODP establishes a regulatory maximum height of 125 ft., with a separate optimum height of six storeys. The Southeast False Creek Design Guidelines for Additional Penthouse Storeys allows for two additional storeys if the design of the penthouse levels meet a number of criteria, including:

- a. provision of very high quality architectural design;
- b. contributing to an interesting and engaging roofscape;
- c. reinforcing the originally-intended scale of the building in the ODP; and
- d. minimizing negative impacts on and off-site, including to neighbouring buildings, view obstructions, privacy and shadowing.

The proposal includes underground parking accessed from the "James" building via shared ramp. Proposed setbacks vary along the west side from 3.7 ft. at the southwest to 6.9 ft. at the northwest. There is a 7.1 ft. setback along Cook Street at Level 1 and Level 2, and 0 ft. to the enclosed balcony above. The penthouse levels are pulled back from the sides, and there is a landscaped amenity space at the southwest corner on a raised deck. The north and west facades have a significantly developed exterior expression.

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

1. Does the Panel support the proposed form of development including:
 - a. Height of 10 storeys overall;
 - b. Setbacks of approximately:
 - o 3.7 ft. to West
 - o 5.0 ft. to South (lane)
 - o 0.0 ft. to East (Cook St.)
 - o 10.1 ft. to North (including dedication)
 - c. Density of 5.03 FSR with total floor area of 56,149 sq. ft.
2. Can the Panel comment on the design of the:
 - a. different interfaces presented to the west neighbour;
 - b. indoor and amenity spaces; and,
 - c. the penthouse levels.
3. Preliminary comments on the proposed exterior treatment.

Applicant's Introductory Comments: The applicant team introduced the project by noting that three factors shaped the massing of the building: street use, the adjacent James building, and the view corridors in the area.

The first and second levels were angled and setback to line-up with the adjacent building, and a careful look was taken at how the windows would relate to the view cones. The upper floors are setback from all sides by 10 ft. and thus equate about 70% of the lower floorplates.

The architectural style references the language of the area, with materials emphasized at the top of the building. Steel exit stairs are used to engage the lower and upper parts of the building, and to conform to safety guidelines. Materials include concrete and steel elements.

A shared amenity deck is being provided at Level 2 and includes urban agriculture and outdoor eating spaces. The corner elements go down to a planter, and there is greenery and trees along the edge of the lane. Plantings are used on the larger decks to help better define them and to add privacy.

The applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

- A much better mix of units is needed;
- Move or soften the large wall on the laneway so make the 3.7 ft. setback seem less tight;
- Design development on the amenity space to add a children's play space, and to explore other locations;
- Design development on the steel to make it more robust and to visually enhance the area;
- Design development on the roofscape to show more care and thought to the visual design.

Related Commentary: The Panel generally had no issue with the height and form of development but noted that much could be done to improve the unit mix within the building. Currently there are too many studios, and more two or three-bedroom units are needed if this building plans to accommodate families. The commercial spaces at the ground also represent an opportunity to rent these spaces to someone interesting who caters to the bicycle and pedestrian traffic in the area.

To the east it would be nice if some of the space could be given back to the public as the current landscaping seems to square-off the space for private use. The 3.7 ft. setback to the west feels too tight, and more needs to be done to make it so that the public can get through this area. There is a lot of bulk on the ground floor with the bike storage, generators, etc. Consider moving this stuff elsewhere and opening the area to residents in a more meaningful way. One panel member thought that the building might be stronger if it were left as a private building with private space since there is no master public space plan for this area.

The northwest elevation feels uncomfortable with the big black wall down to the pathway. Do something to soften this with landscaping. Overall more robust planting is needed, and the applicants should consider trying to fit in more furniture with the landscaping features. If this building is intended for families then a children's play space also needs to be added.

Do something with the roof to add some colour and interest, perhaps with planting, or hardscape landscape. The penthouse seems like it will be very visible and

presents an opportunity to develop it a bit further, so consider simplifying and making something more of it. As well, since the amenity does not provide a lot of space consider adding more amenity space for the residents at the roof.

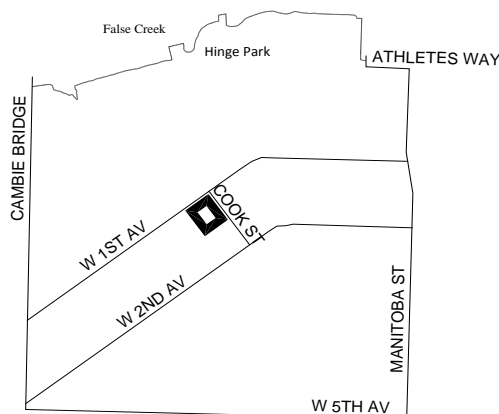
Take the industrial theme a bit further by doing something artistic with all the steel, maybe with laser cutting. Also consider breaking up the western wall somehow with planting or materials. At the north elevation it feels a bit off; do something to improve this feeling. Overall more is needed with the visual nature of the building to have it add more to the area.

Applicant's Response: The applicant team thanked the panel for their comments as they were very thoughtful. The lower levels have direct access to the street so live/work units are definitely an option for these areas. The requirements for the walkway were put in place for the adjacent building and were just confirmed to for this area, so if there is more flexibility available then the lane area can be given more thought. The amenity room is located on the southwest corner at the second level in order to get the best light and to add a level of security. Finally, the design of the building is capped by cost and additional detailing on the metal might make it too expensive for renters.

1715 Cook Street
PUBLIC CONSULTATION SUMMARY

Public Response and Comments – Staff received 12 written responses including open house comment sheets and email correspondence.

Open House Notification Distribution Area:



Below is a summary of all feedback received from the public by topic, and ordered by frequency:

Design and Neighbourhood Integration

Many residents commented on the building's design, noting the project would be an appropriate fit for the neighbourhood and the design will help to enhance the neighbourhood streetscape. Several residents also noted their affinity for the building's aesthetic, including support for the proposed building materials.

Housing

In addition, several residents expressed their support for the development of rental housing in the neighbourhood. A few respondents saw the inclusion of family units (2-3 bedrooms) as a particularly important aspect of the proposal.

Density

There was general support around massing, height, and density. Several respondents felt that the proposed building is an appropriate size and density, given the neighbourhood context. Respondents also noted their support for increased heights and densities, considering the size of neighbouring structures. A few respondents expressed density concerns and felt that the building should be lowered in height to no more than eight storeys.

Traffic and Parking

Several respondents shared support for the amount of vehicle parking spaces being provided and felt it appropriate to limit the amount of parking spaces included in the building so as to encourage alternative forms of transportation. Respondents also

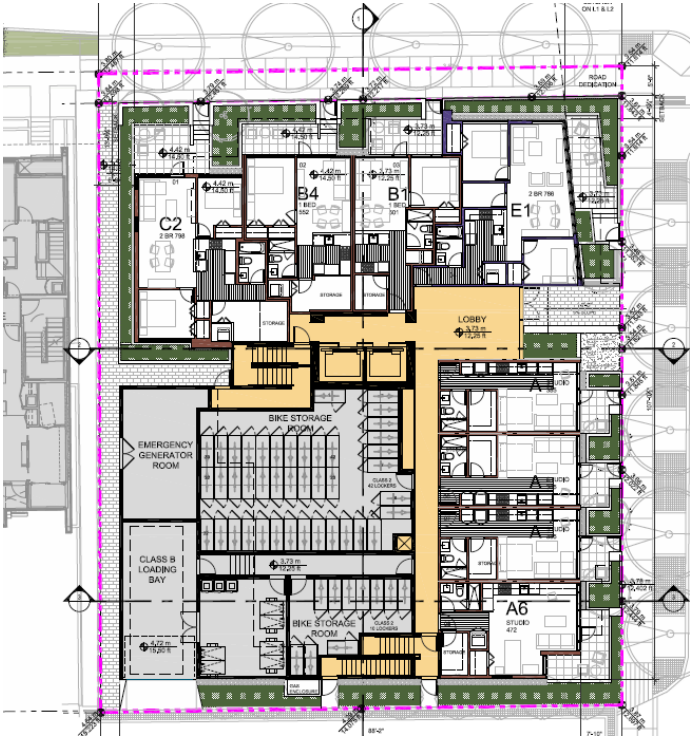
noted the importance of providing an adequate amount of bicycle parking. One respondent expressed concerns about parking, stating the amount being provided is insufficient.

Miscellaneous Comments

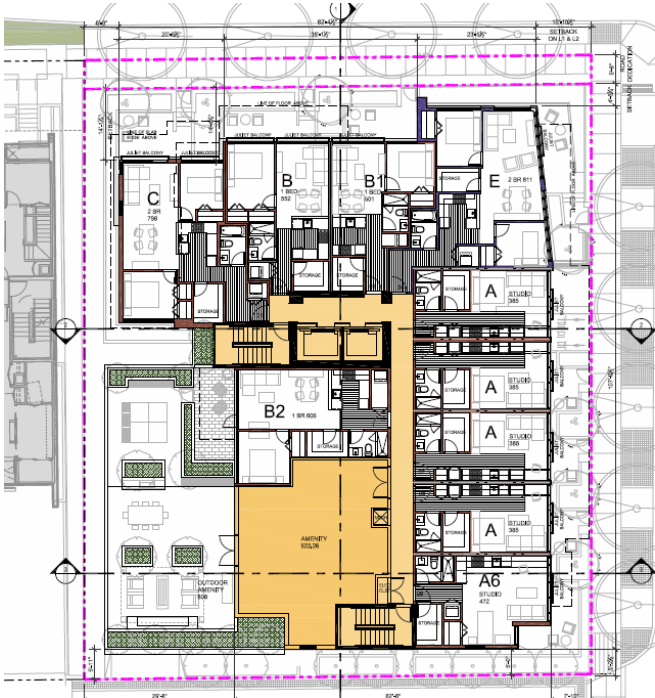
Some miscellaneous comments included a suggestion to connect to the Southeast False Creek Neighbourhood Energy Utility, approval of the unit layout, a concern about the sidewalk and the need for improvements and widening on West 1st, and support for the development in that the proposal accommodates the views of nearby existing buildings.

1715 Cook Street
Architectural Drawings

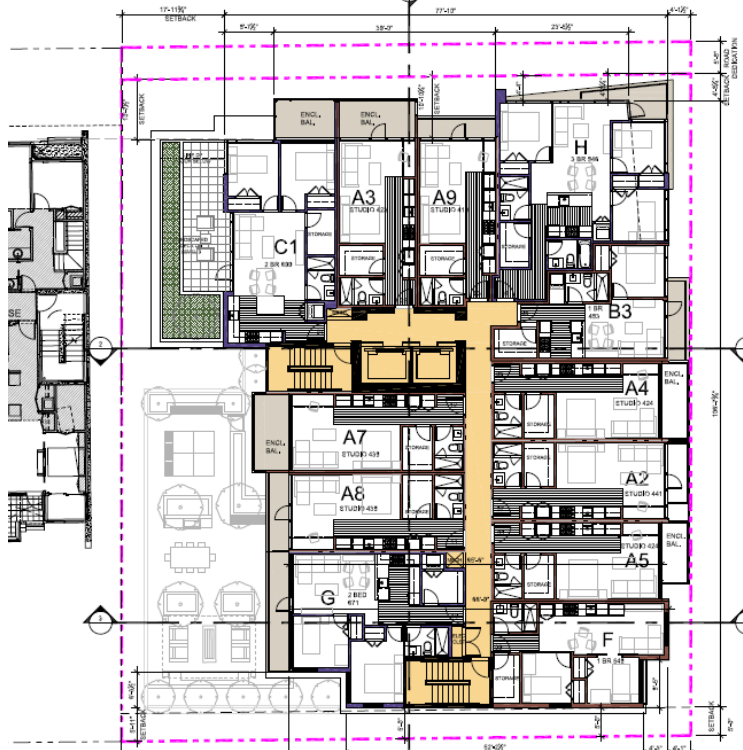
Level 1



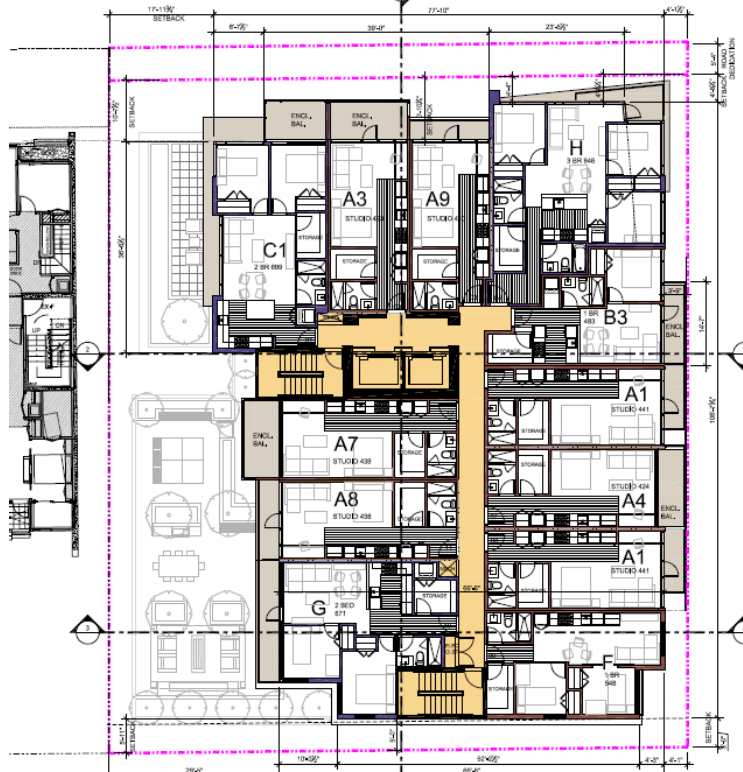
Level 2



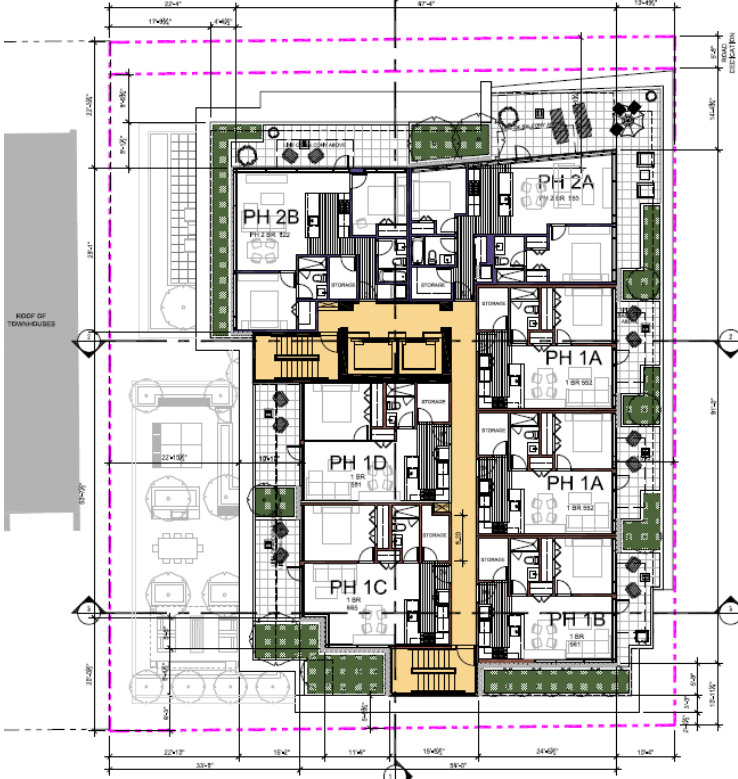
Level 3, 4, 7 and 8



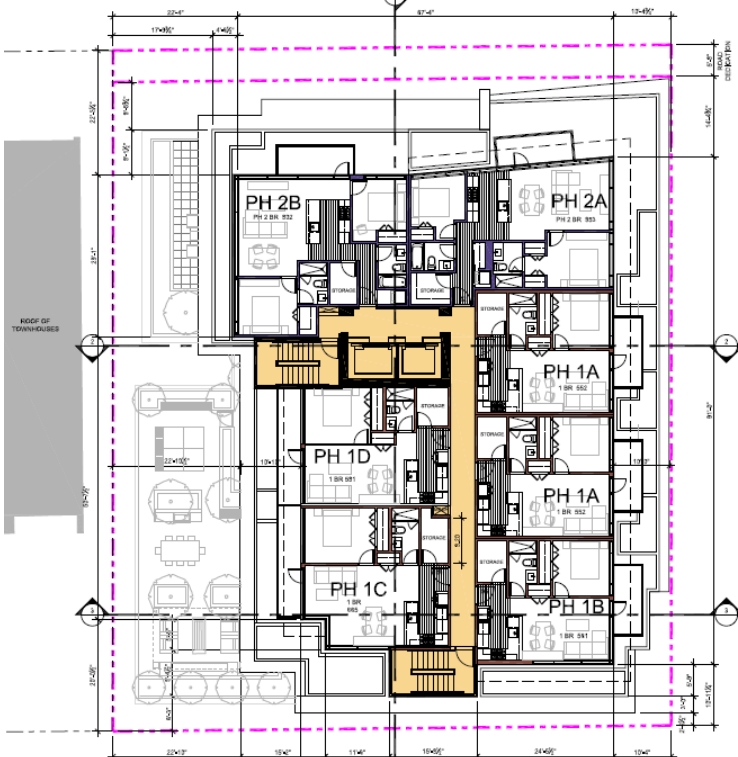
Levels 5 and 6



Level 9



Level 10



East Elevation



North Elevation



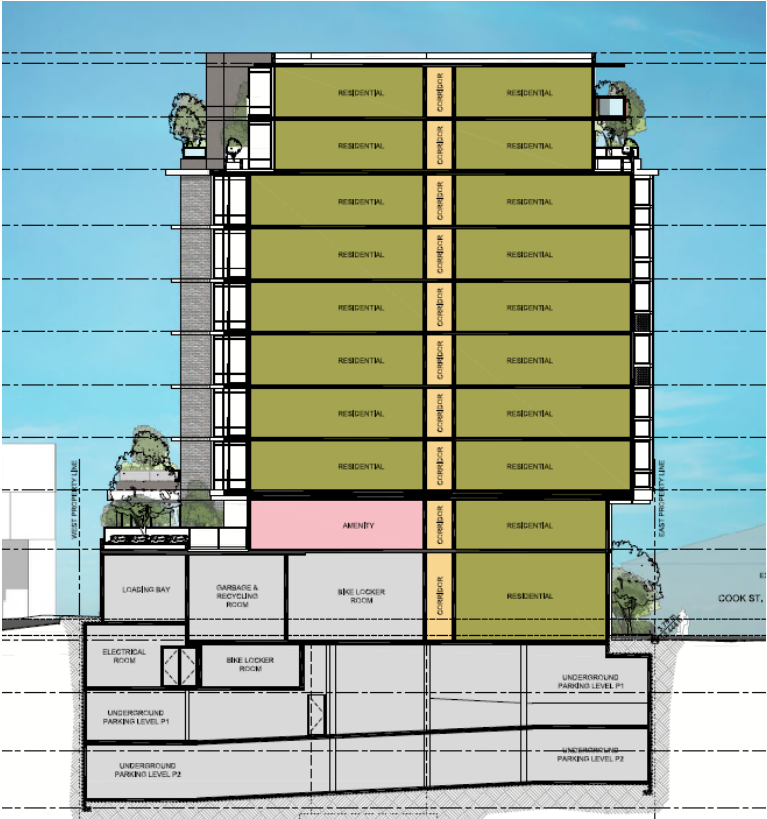
West Elevation



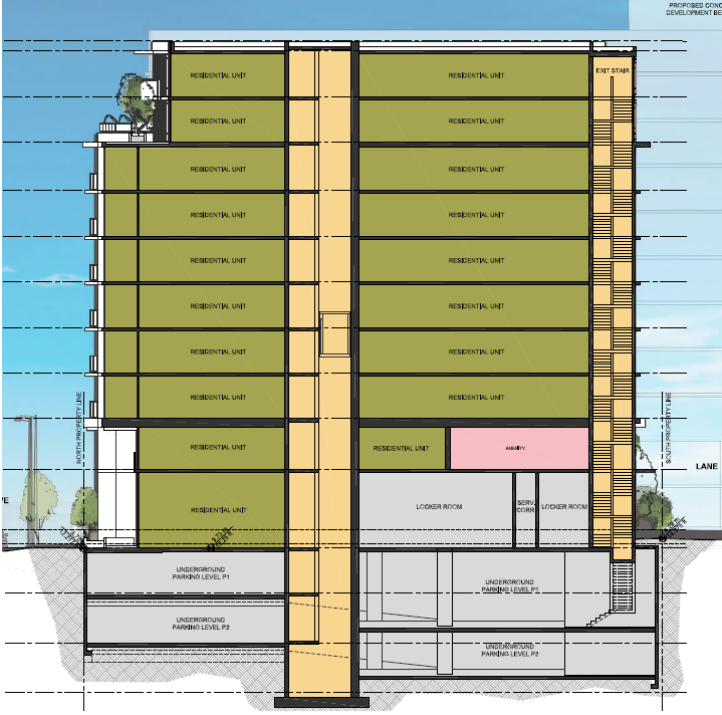
South Elevation



Transverse Section



Longitudinal Section



Perspective from Cook Street and the Lane



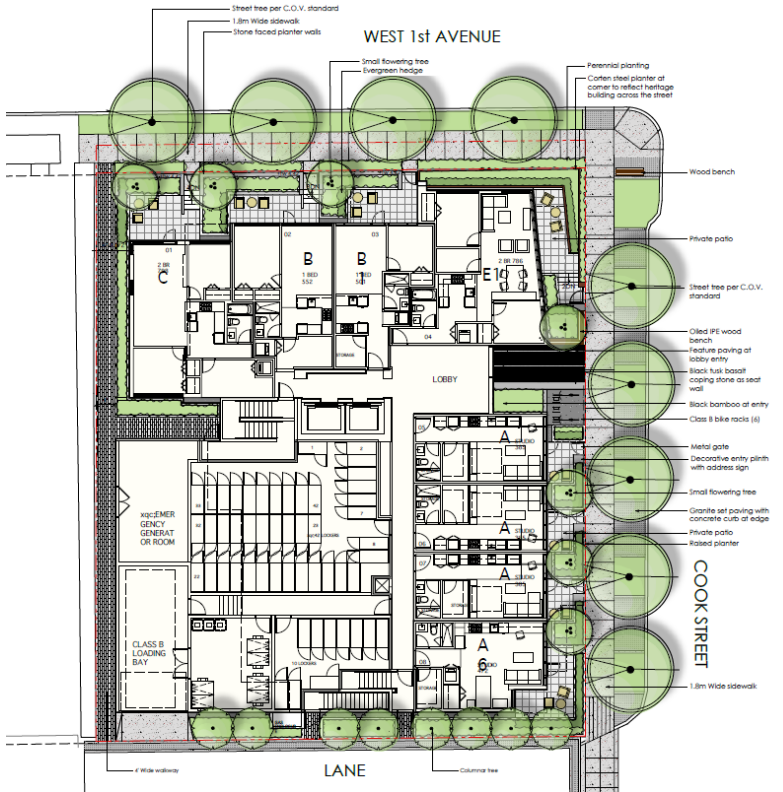
Perspective from West 1st Avenue and Cook Street



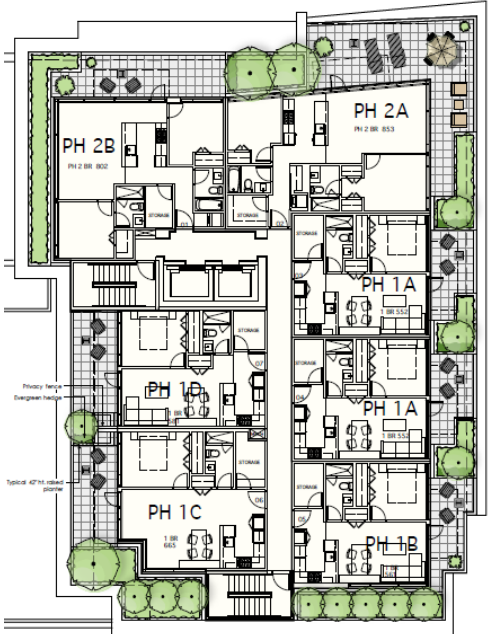
Perspective from the Lane



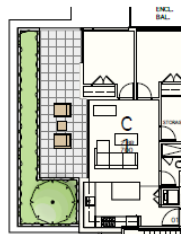
Landscape Plans - Ground Level



Landscape Plans - Level 2 and 9

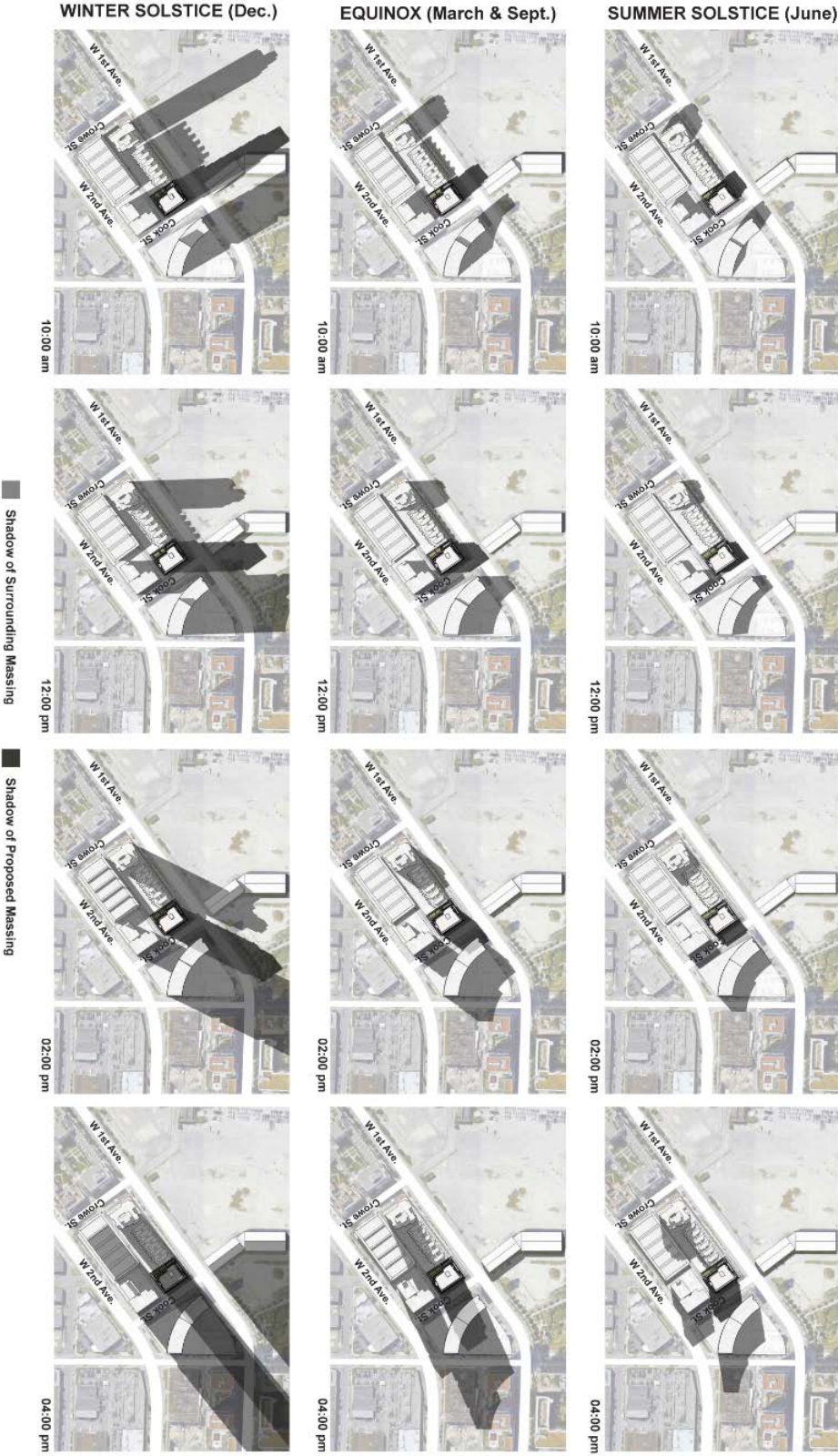


Level 9



Level 2

Shadow Diagrams



1715 Cook Street
DEVELOPMENT COST LEVY WAIVER ANALYSIS

To qualify for a waiver of the Development Cost Levy (DCL) for the residential floor space, the application must meet the criteria set out in the relevant DCL By-law under Section 3.1A. This application qualifies as outlined below.

- (a) All dwelling units proposed in the building will be secured as rental through the Housing Agreement called for under rezoning condition (c) 7 in Appendix B.
- (b) None of the proposed dwelling units will be strata units, as required through the Housing Agreement.
- (c) The average size of the proposed dwelling units will not be greater than specified in the DCL By-law.

Unit Type	Number of Units Proposed	DCL By-law Maximum Average Unit Size	Proposed Average Unit Size
Studio	51	42 m ² (450 sq. ft.)	39 m ² (423 sq. ft.)
One-Bedroom	27	56 m ² (600 sq. ft.)	50 m ² (538 sq. ft.)
Two-Bedroom	20	77 m ² (830 sq. ft.)	64 m ² (693 sq. ft.)
Three-Bedroom	6	97 m ² (1,044 sq. ft.)	79 m ² (846 sq. ft.)

- (d) The average initial rents for the proposed dwelling units do not exceed rents specified in the DCL By-law.

Unit Type	Number of Units Proposed	West Area DCL By-law Maximum Average Unit Rent*	Proposed Average Unit Rent
Studio	51	\$1,496	\$1,496
One-Bedroom	27	\$1,922	\$1,922
Two-Bedroom	20	\$2,539	\$2,539
Three-Bedroom	6	\$3,333	\$3,333

*Both the maximum and proposed rents are subject to annual adjustment as per the DCL By-law.

- (e) The proposed construction cost for the residential floor area does not exceed the maximum specified in the DCL By-law.

DCL By-law Maximum Construction Cost	Proposed Construction Cost
\$3,014 per m ² (\$280 per sq. ft.)	\$2,971 per m ² (\$276.00 per sq. ft.)

- (f) By way of the Housing Agreement, the tenure of the housing will be secured as rental for the longer of the life of the building and 60 years, and the initial rents at occupancy will be secured to meet the averages set out under (d) above.

1715 Cook Street
PUBLIC BENEFITS SUMMARY

Project Summary:

A 10-storey residential building with 104 secured market rental housing units.

Public Benefit Summary:

The proposal should provide 104 dwelling units secured as market rental housing for the life of the building or 60 years, whichever is longer.

		Current Zoning	Proposed Zoning
Zoning District		M-2	CD-1
FSR (site area = 1,130 m ²)		5.0	5.03
Floor Area (m ²)		5,650	5,691
Land Use		Industrial	Residential
Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide & SEFC Layered DCL)	\$514,319.50	\$0
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Affordable Housing	\$0	\$0
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$514,319.50	\$0

* 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 (36%); Transportation (25%); Parks (18%); Childcare (13%); and Utilities (8%).

Other Benefits (non-qualified)

104 units of market rental housing secured for the longer of the life of the building or 60 years.

1715 Cook Street
APPLICANT AND PROPERTY INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
1715 Cook Street	011-069-627 011-069-643	Lot 7 and 8, both of Block 4, District Lot 302, Plan 5832

Applicant Information

Applicant/Architect	Chris Dikeakos Architects Inc.
Developer/Property Owner	Cressey Wilkinson Holdings Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	M-2	CD-1
Site Area	30.5 m x 37.2 m (1,130 m ²)	30.5 m x 37.2 m (1,130 m ²)
Land Use	Industrial	Residential
Maximum FSR	5.00	5.03
Maximum Height	30.5 m	31.6 m
Floor Area	5,650 m ² (60,816 sq. ft.)	5,691 m ² (61,257 sq. ft.)
Parking, Loading and Bicycle Spaces	As per Parking By-law	As per Parking By-law