



**POLICY REPORT  
DEVELOPMENT AND BUILDING**

Report Date: June 11, 2018  
Contact: Susan Haid  
Contact No.: 604.871.6431  
RTS No.: 12168  
VanRIMS No.: 08-2000-20  
Meeting Date: June 19, 2018

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Text Amendment: 2133 Nanton Avenue and 4189 Yew Street  
(Arbutus Centre)

**RECOMMENDATION**

- A. THAT the application by Arbutus Village Holdings Ltd. (Larco Investments) to amend CD-1 (642) By-law No. 11658, as amended by By-law No. 11749 (collectively, the "CD-1 By-law") for 2133 Nanton Avenue [*PID: 029-960-843; Lot 2, District Lot 526, Group 1, New Westminster District Plan EPP59809*] and 4189 Yew Street [*PID: 029-960-835; Lot 1, District Lot 526, Group 1, New Westminster District Plan EPP59809*] to increase the allowable floor area by 8,016 sq. m (86,283 sq. ft.) to a sitewide maximum of 75,081 sq. m (808,165 sq. ft.) for all uses combined, a maximum of 65,016 sq. m (699,826 sq. ft.) for residential uses, a minimum of 10,065 sq. m (108,338 sq. ft.) of non-dwelling uses, and to increase the maximum building height from 57 m (187 ft.) to 60 m (197 ft.) geodetic datum for Block C and from 57 m (187 ft.) to 72 m (236 ft.) geodetic datum for Block D, be referred to a Public Hearing, together with:
- (i) Plans prepared by Dialogue Architects, received December 22, 2017;
  - (ii) Draft amendments to the CD-1 By-law, 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 amendment to the CD-1 By-law generally in accordance with Appendix A for consideration at Public Hearing.

- B. THAT, if after public hearing Council approves in principle this rezoning and the Housing Agreement described in section (c) of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for

enactment prior to the enactment of the zoning by-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Arts, Culture and Community Services.

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

### **REPORT SUMMARY**

This report evaluates an application to amend the existing CD-1 By-law for the site at 2133 Nanton Avenue and 4189 Yew Street to permit the development of an additional 8,016 sq. m (86,283 sq. ft.) of secured rental and social housing residential floor area. The proposal is intended to help address housing needs in the area and changing conditions since the previous rezoning. The proposed amendment would result in 25 additional units of social housing accommodated in the development of Block A. The application also includes an expanded Neighbourhood House and Adult Day Centre, additional secured market and below-market rental housing, as well as a contribution towards construction of the Arbutus Greenway. A reduction of 1,000 sq. m (10,764 sq. ft.) of office space is proposed.

The application has been assessed and found to generally meet the intent of the *Arbutus Centre Policy Statement* and other City policies. Staff support the application subject to design development and other conditions outlined in Appendix B. It is recommended that the application be referred to Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the Public Hearing and to the conditions in Appendix B.

### **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

Relevant Council Policies for this site include:

- *Arbutus Centre Policy Statement* (2008)
- *CD-1 (642) By-law No. 11658* (2016), as amended by *CD-1 (642) By-law No. 11749*
- *Arbutus Ridge/Kerrisdale/Shaghnessy Community Vision* (2005)
- *Rezoning Policy for Sustainable Large Developments* (2010, last amended 2014)
- *Community Amenity Contributions through Rezoning* (1999, last amended 2016)
- *Family Room: Housing Mix Policy for Rezoning Projects* (2016)
- *High-Density Housing for Families with Children Guidelines* (1992)
- *Moderate Income Rental Housing Pilot Program* (2017)
- *Zero Emissions Building Plan* (2016)

- *Green Buildings Policy for Rezoning* (2010, last amended 2017)
- *Housing Vancouver Strategy and Housing Vancouver Three Year Action Plan* (2017)

## REPORT

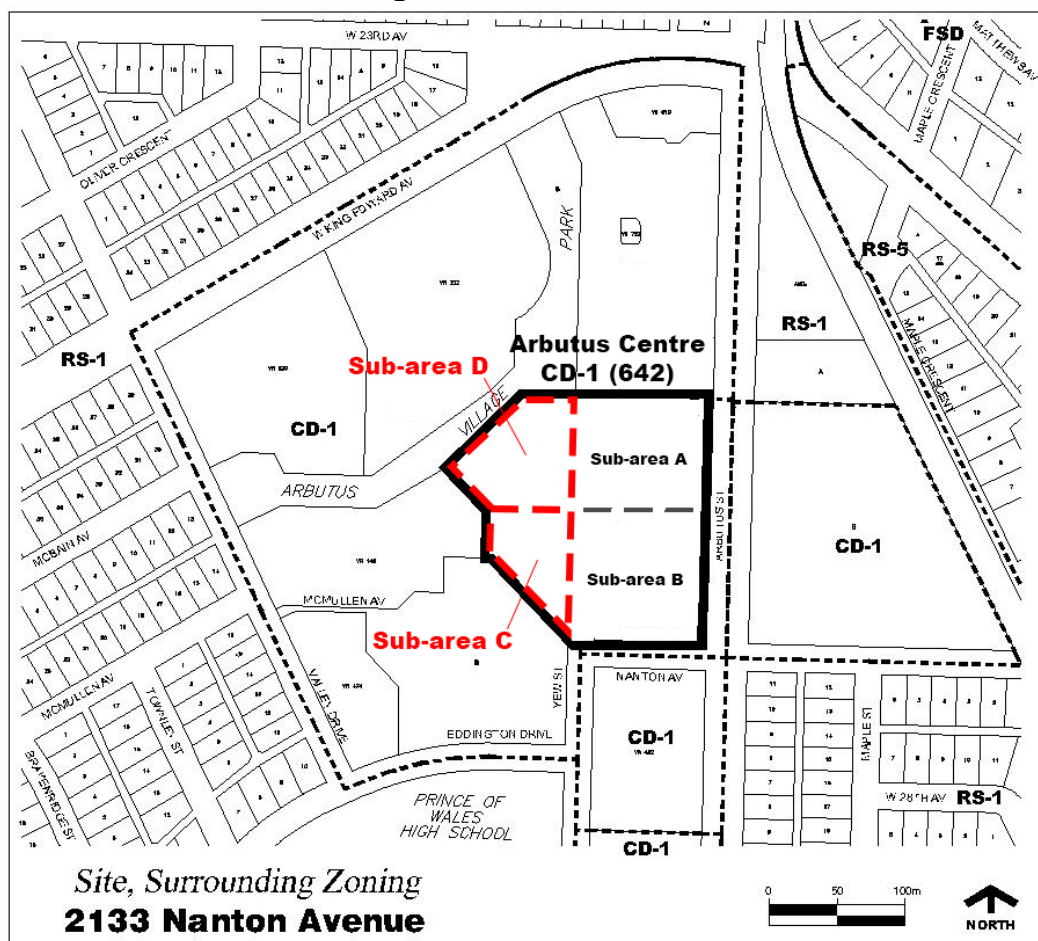
### Background/Context

#### 1. Site and Context

This 28,325 sq. m (304,888 sq. ft., or 7 acre) site is located on the west side of Arbutus Street, just south of King Edward Avenue. Previously developed with a two-storey shopping centre, a rezoning application approved by Council in 2011 and pursuant to which the CD-1 By-law was enacted by Council on November 1, 2016 (the “**2016 Rezoning**”) established a four-block, mixed-use development across the entire site.

Blocks A and B, located on the eastern portion of the site, are currently under construction following the issuance of Development Permits in late 2017 and early 2018. Blocks C and D, the western portion of the site, are the primary focus of this proposed amendment.

**Figure 1 – Site and Context**



The site was developed in 1972 as part of a comprehensive 30 acre development of the area that included residential apartments and townhouses, a special care facility, and Arbutus Village Park. The site of the present application is the commercial core located within Arbutus Village.

The neighbouring context includes a six storey strata residential building (the Briar) north of the site, a six storey building (The McMullen) and Arbutus Village Park are west of the site, and to the south are two-storey rental townhouses and a retirement community. Across Arbutus Street to the east of the site is a private recreational club (The Arbutus Club).

## 2. Policy Context

**ARKS Community Vision** – In 2005, Council approved the Arbutus Ridge/Kerrisdale/Shaghnessy (ARKS) Community Vision. The ARKS Vision specifically identifies Arbutus Centre as a Neighbourhood Centre with opportunities for additional housing (Section 19). The vision supports the redevelopment of this site as a commercial hub with a public gathering space, a Neighbourhood House, and additional housing types. The Vision proposes a new internal shopping street with benches, trees, and greenery to replace the existing surface parking lot, with parking largely located underground. Pedestrian and bike pathways would connect parks, schools, and existing adjacent developments with the new neighbourhood centre. The provision of a range of services, creating a more attractive area, and improving pedestrian comfort and safety are also supported in the document.

**Arbutus Centre Policy Statement** – In July 2008, Council approved the *Arbutus Centre Policy Statement* (the Policy Statement). The Policy Statement confirmed there would be significant residential development on the property, while providing amenities and maintaining the amount of commercial space. The Policy Statement established the layout of four building blocks divided by two roads located within the site, with the highest concentration of building massing toward the centre of the site. Form of development considerations including guidelines on height and viewscape were also included, to be further refined at the rezoning stage.

**Housing Vancouver Strategy** — In November 2017, Council approved the *Housing Vancouver Strategy* (2018–2027) and *3-Year Action Plan* (2018-2020). The strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The Housing Vancouver targets were based on the core goals of retaining the diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with partners to deliver housing for the lowest income households. Overall, 72,000 new homes are targeted for the next 10 years, including 12,000 social, supportive and non-profit co-operative units and 20,000 purpose-built rental units. Nearly 50% of the new units are to serve households earning less than \$80,000 per year, and 40% are to be family-size units. This rezoning application will contribute towards the targets for social and supportive housing units, purpose-built rental units, and for family units.

**Family Room: Housing Mix Policy for Rezoning Projects** – In July 2016, Council approved Family Room: Housing Mix Policy for Rezoning Projects, which increased the requirement for family units with two or more bedrooms in rental housing projects from a minimum of 25% to 35%. This application proposes 53% of the overall residential units as two or more bedrooms site-wide.

**High-Density Housing for Families with Children Guidelines** – The intent of the guidelines is to address key issues of the site, building, and unit design to achieve livability objectives for families with children. The guidelines provide direction on project planning, project design, unit design, and amenity areas.

**Rezoning Policy for Sustainable Large Developments** – In December 2010, Council approved the *Rezoning Policy for Sustainable Large Developments*. The policy sets out criteria that large sites, defined as those larger than 8,000 sq. m (1.98 acres) or containing more than 45,000 sq. m (484,375 sq. ft.) of new floor area, must address as part of a rezoning application.

The policy requires defined plans or studies on eight different areas to demonstrate how the proposal will achieve the City's sustainability goals. This site, at 5.86 acres, is considered a large development and the *Rezoning Policy for Sustainable Large Developments* has been addressed as part of the application and staff review.

### **3. Previous CD-1 Rezoning**

Planning for this site began in 2006, with a final policy statement approved in 2008. The policy statement was developed with community input, including involvement of the ARKS Vision Implementation Committee, and provides direction for rezoning of the site. The policy statement established guidelines for a mid-rise (6- to 8- storey) mixed-use development with neighbourhood-serving retail, office, a mix of housing types and affordability, and community amenities including an Adult Day Centre and a Neighbourhood House.

The current zoning was approved for this site in 2011, pursuant to which the CD-1 By-law was enacted in 2016, to permit a mixed-use development with 500 residential units, retail and office uses including a grocery store, a liquor store, below-grade mini-storage facility, and a Public Square. Public benefits offered through the rezoning included 20% of the residential units as social housing as per the *Rezoning Policy for Sustainable Large Developments* (for a total of 100 social housing units), 16,000 sq. ft. of community amenity space comprising a Neighbourhood House and Adult Day Centre, \$1 million cash to the Park Board for improvements to Arbutus Village Park, and \$6.5 million cash for other community amenities in the area, including childcare.

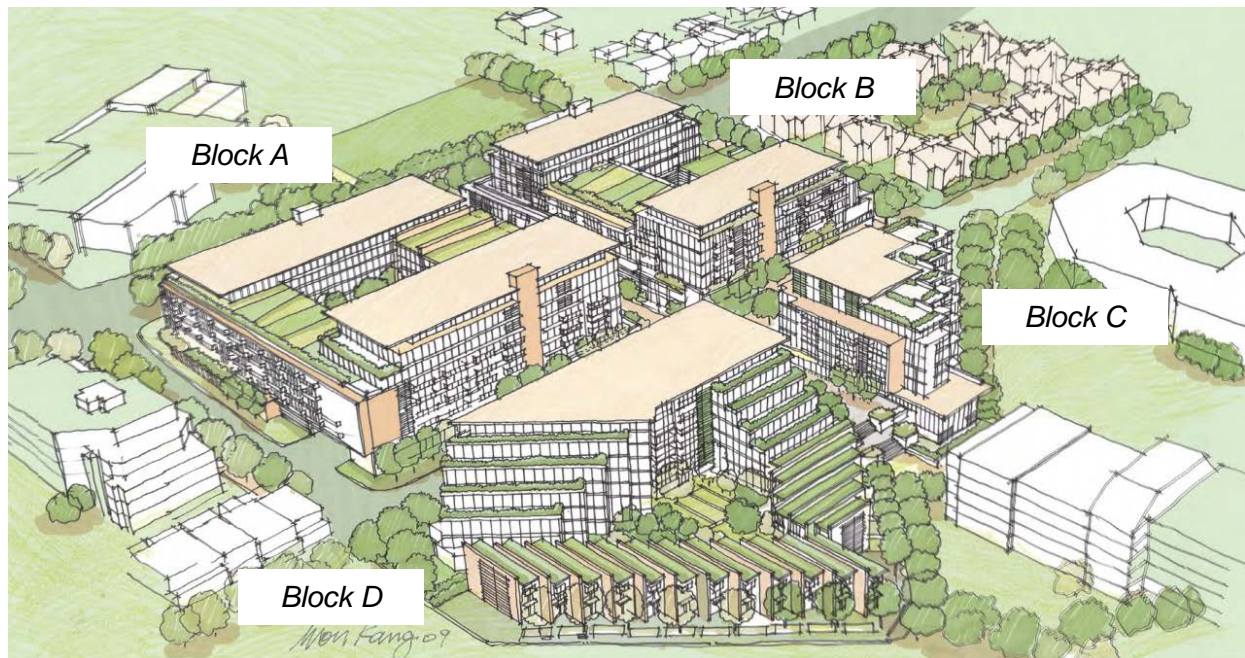
The 2016 Rezoning established a site layout with four blocks divided by internal streets, with an 8-storey building in Block A, a 6-storey building on Block B, and 7-storey buildings in Blocks C and D. A maximum geodetic datum height of 57 m above sea level was established for Blocks C and D, to retain a public view from Quilchena Park to the southeast, as identified in the Policy Statement. The building on Block A was approved to be at a height of 65 m above sea level.

Blocks C and D were established as primarily residential developments, with retail and restaurant uses fronting the new Yew Street extension and the Public Square between the two buildings. Block C includes a Neighbourhood House and Adult Day Centre on the first two floors. Townhouse forms were located to the west of the site as a transition to Arbutus Village Park and the adjacent residential buildings.

In 2017, a minor text amendment was made to CD-1 By-law (642) No. 11658 by way of By-law No. 11749 to remove from Section 3.2 Uses, "Transportation and Storage uses, limited to a Mini-Storage Warehouse". This was undertaken to address an unintended error in the CD-1 By-law which included residential and industrial (underground Mini-Storage Warehouse) uses in one building. Pursuant to the Vancouver Building By-law 2014 and the provincial Building Code, this combination of uses in one building is prohibited. As a result of the removal of the use, the by-law also led to a consequential reduction of maximum floor area for all uses and a reduction in the minimum commercial space. With the removal of the underground mini-storage use, the maximum floor area was amended from 81,000 sq. m to 67,065 sq. m, and the minimum commercial space was amended from 25,000 sq. m to 11,065 sq. m.

Development Permit applications have been received for Blocks A and B, and construction is currently underway.

**Figure 2 – Illustration of Previously Approved 2011 Proposal,  
with Block D in the foreground**



## **Strategic Analysis**

### **1. Proposal**

This amendment to the CD-1 By-law proposes to increase the rental and social housing residential floor area by 8,016 sq. m (86,283 sq. ft.). The proposal seeks to increase the building height from 7 storeys to 8 storeys in Block C, and from 7 storeys to 12 storeys in Block D. This represents an increase of four storeys over the maximum height approved in the CD-1 By-law. The massing is concentrated toward the centre of the site, with stacked townhouses located on the western edge.

Consistent with the *Rezoning Policy for Sustainable Large Developments* and directives in *Housing Vancouver*, the proposed addition to the development would add:

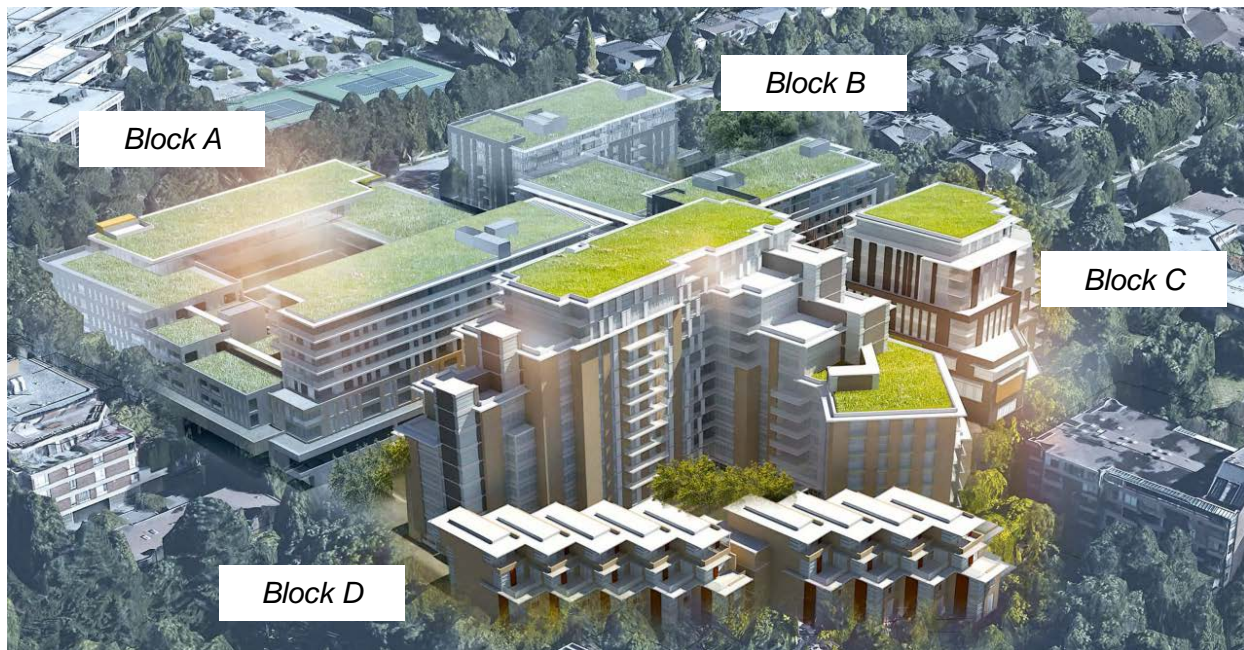
- 25 units of social housing, to the 100 already secured in the existing development;
- 91 units within 9,202 sq. m (99,050 sq. ft.) of secured market rental housing, plus an additional 975 sq. m (10,500 sq. ft.) secured at below-market moderate income levels;

The applicant proposes to convert approximately (43,627 sq ft.) of existing strata density to rental density to make up the total available secured market rental, below-market moderate income levels, and the social housing.

The Neighbourhood House and Adult Day Centre, to be located in Block C, are also proposed to be expanded by 386 sq. m (4,155 sq. ft.), and a cash contribution towards the Arbutus Greenway would be made.



**Figure 3 – Rendering of Current Proposed Development,  
with Block D in the foreground**



## 2. Rezoning Rationale

Following approval of the *Arbutus Centre Policy Statement* a decade ago, Vancouver has experienced a significant increase in housing costs, resulting in the current affordability challenges faced by residents. Recognizing this changing context, Council has passed a series of policies which support the delivery of additional housing, particularly social and supportive housing units and family-sized units, across the city. Rising housing prices have far outpaced local incomes, creating a crisis situation across the spectrum of incomes and households. This rezoning amendment application presents an opportunity to further add new housing stock, including social housing units and rental units targeted at moderate income households, in an amenity-rich neighbourhood that is well served by transit, while generally meeting the intent of the Policy Statement.

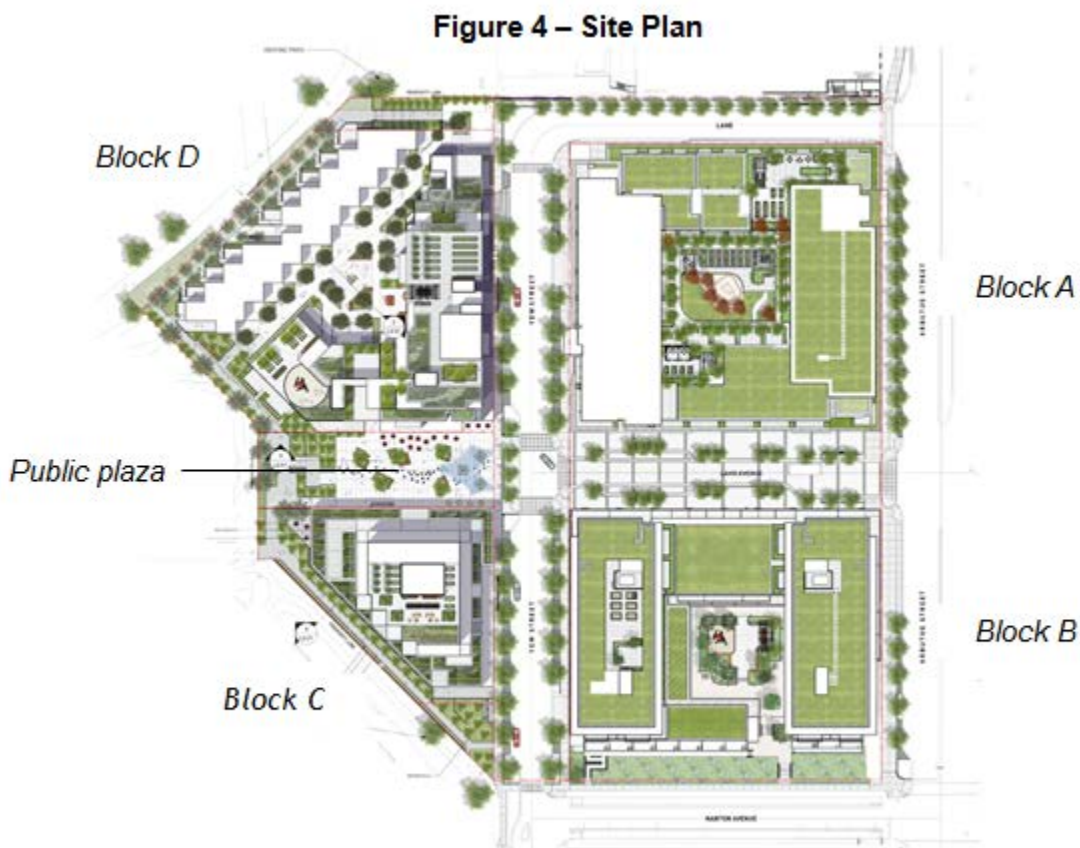
The Arbutus Village area has been identified for a future Neighbourhood Centre planning process, to consider broader changes to complement the Arbutus Centre redevelopment. This proposed amendment to the CD-1 By-law presents an opportunity to provide additional needed affordable housing in a neighbourhood close to transit, shops, parks, schools, and a new greenway. In light of the current demand for housing in Vancouver, and in anticipation of future citywide and area planning, staff has determined that consideration of additional residential density in this location is reasonable. Given the time-sensitive nature of construction on this site, which is already underway on Blocks A and B, waiting for the completion of future area planning is not advisable.

The site is an ideal location for new housing, given the proposed retail and community amenity space on-site, and schools and parks nearby. Both King Edward Avenue and Arbutus Street are part of TransLink's Frequent Transit Network, with direct transit links to the Broadway corridor and future rapid transit. The project is also adjacent to the Arbutus Greenway active transportation corridor.

The additional residential space proposed here presents an opportunity to address the present housing affordability crisis by moving toward the housing targets set out in the 2017 *Housing Vancouver Strategy*.

### 3. Land Use, Density, and Form of Development

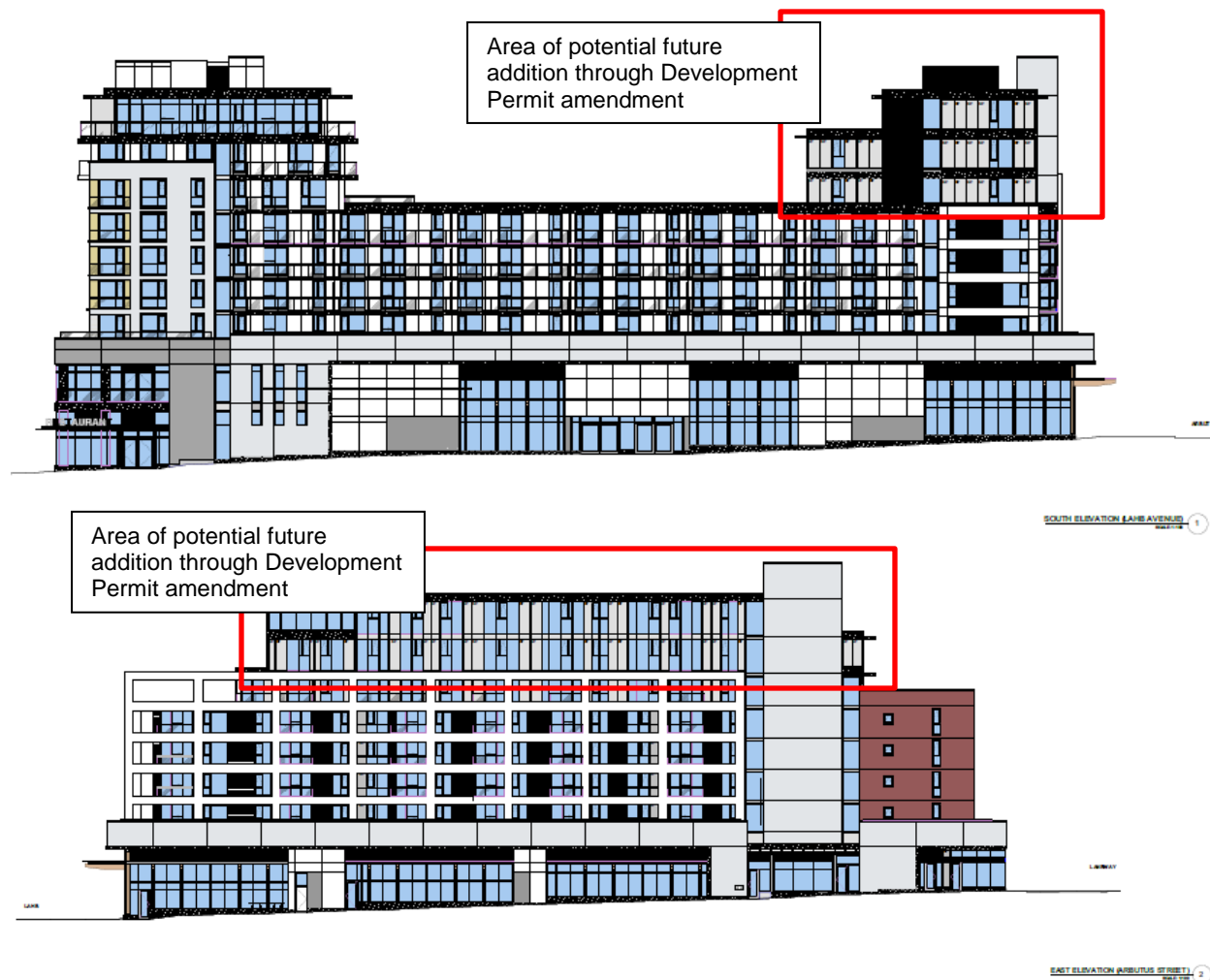
No changes are proposed to the previously approved uses for the site, as the amendment only proposes to expand the residential floor area. Blocks C and D will continue to be primarily residential, with some ground-level commercial space on the Public Square. The Neighbourhood House and Adult Day Centre are to remain in Block C.



The application proposes changing the form of development for Blocks C and D. No change in built form is proposed to the Blocks A or B, or to the general site plan set out in the 2016 Rezoning. The retail and restaurant uses adjacent to Yew Street and the Public Square are also maintained. The applicant does intend to apply to amend Development Permit No. DE418990 to add 977 sq. m (10,516 sq. ft.) of residential space to Block A. This floor area is included in the CD-1 By-law, however a fulsome development permit amendment process, including public engagement and approval of the amendment by the Development Permit Board, will be required before this floor area on Block A can be built.



**Figure 5 – Potential future addition to Block A**



As per the Policy Statement and the approved rezoning, 7-storey residential buildings were permitted for Blocks C and D, sitting below a datum line of 57 meters to retain the public viewpoint. This application proposes that the building in Block C increase in height from 7 storeys to 8 storeys, with the maximum geodetic datum (sea-level) height increasing from 57 m (187 ft.) to 60 m (197 ft.). The proposed podiums and terraces are generally compliant with the 2016 Rezoning, and the building would have a similar form of development, with setbacks on the south and west sides of the building to provide transition to the park and residential buildings to the west. Through the Development Permit process, the location of the community amenity space, to become a Neighbourhood House and an Adult Day Centre, have been relocated from Block A to Block C.

The community amenity space is proposed to be expanded beyond what was secured through the 2011 rezoning to better accommodate the intended uses. The Adult Day Centre will be 134 sq. m (1,443 sq. ft.) larger, for a total size of 874 sq. m (9,408 sq. ft.), and the Neighbourhood House will be increased by 252 sq. m (2,712 sq. ft.), for a total size of 1,015 sq. m (10,925 sq. ft.), which represents a total increase of 386 sq. m (4,155 sq. ft.) above what was secured through the 2011 rezoning.

Kitsilano Neighbourhood House and the Arbutus, Shaughnessy, Kerrisdale (ASK) Friendship Centre, who will operate the Neighbourhood House and Adult Day Centre respectively, were involved in preliminary design and test fit analysis with the proponent and project architect. Further design refinement will occur through the Development Permitting process. The applicant has also submitted a preliminary LEED checklist for the Neighbourhood House and Adult Day Centre within Block C. These spaces will be designed to meet LEED Gold certification, as required for City facilities.

Block D abuts Arbutus Village Park on the north and northwest side. It fronts the Public Square on the south and the Yew Street extension on the east. The development is primarily residential with two building forms: a 12-storey "L" shape apartment building located at the eastern and southern edge of the block, and a 4-storey townhouse form along the northwest side adjacent to the Arbutus Village Park. An internal residential courtyard is proposed, surrounded by residential units, townhouses. As per the *Arbutus Centre Policy Statement* and approved rezoning, a 7-storey building was permitted on the east edge of the Block D with terraces stepping down to a 3-storey scale to transition to the park and adjacent residential developments.

Block D is proposed to increase in height from 7 storeys to 12 storeys, with the maximum geodetic datum height increasing from 57 m (187 ft.) to 72 m (236 ft.), which is four storeys or seven metres higher than the highest building approved in the previous rezoning. The Block D building is highest at the southeastern side of Block D, and terraces down toward the north and west sides of the Block. The northwestern edge includes stacked townhouses as a transition to Arbutus Village Park. The design maintains the internal courtyard proposed in the centre of Block D. It forms a tall street wall along the Yew Street extension due to the increased height and an approximately 230 feet building width. The revision also proposes higher terraces with the 6-storey massing interfacing with existing adjacent residential buildings to the southwest and northeast. The southwest setback is reduced from 13 m (43 ft.) to 6 m (20 ft.). As proposed, the Block D building casts additional shadows on the Arbutus Village Park, the courtyard, and northeast residential property, which compromises the performance of public and private open spaces (see staff response in the Form of Development conditions to address this).

This amendment maintains the Public Square space between Blocks C and D, approximately 20 m (66 ft.) by 60 m (197 ft.) in size. The Public Square provides a focal point for the development, and provides a connection from the development to Arbutus Village Park. A coffee shop and a restaurant animate the corners at the Yew Street extension, while ground-oriented residential units and the neighborhood house define the remaining edges of the plaza. The Public Square design is developed to create an outdoor community space and provide a connection from the development to the neighbourhood.

**Figure 6 – Public Square Dimensions**

Since the pre-application in August of 2017, staff have worked with the applicant to improve shape the massing of the building, concentrating height at the centre of the site, providing more terracing down toward to the west and north edges, and maintaining the ground-oriented townhouse form as a transition to Arbutus Village Park and the four-storey residential stratas to the west. This form of development is consistent with the design intent in the Policy Statement. The shadow impacts and larger building massing resulting from this proposal are to be mitigated by further form of development conditions outlined in Appendix B. These include requiring additional setbacks and terracing of the two buildings, and introducing a substantial break in the east façade of Block D.

The application was reviewed by the Urban Design Panel on February 26, 2018, and was supported with recommendations (see Appendix C). Staff conclude that further refinements are required to the design as conditions of the rezoning amendment as noted in Appendix B. A reduction of density on Block D is anticipated through design development. The applicant has proposed to replace this floor area by adding a penthouse storey onto the eastern wing of Block A through a Development Permit amendment.

#### 4. Housing

The Housing Vancouver Strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types, shifting housing production towards rental to meet the greatest need, and coordinating actions with partners to deliver housing for the lowest income households.

Vancouver has one of the lowest vacancy rates in Canada. In the fall of 2017, the vacancy rate in the city was 0.9%. That means only 9 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. According to CMHC, Kerrisdale currently has 2% of Vancouver's purpose-built rental stock. For comparison, Kitsilano has 14% of Vancouver's purpose-built rental stock.

The proposed amendment to the CD-1 By-law would add 25 social housing units and the 91 secured market rental units, an additional 975 sq. m (10,500 sq. ft.) of floor area secured at below-market rental rates targeted for households with incomes of \$30,000 to \$80,000 annually, as well as 1 net additional strata unit. Coupled with the 100 social housing units and 400 market strata units delivered through the previous rezoning, this project would substantially contribute to addressing housing needs in the area. This housing is also providing for families, with a minimum of 50% of the additional social housing and 35% of the rental housing targeted as 2-3 bedroom units. Overall, the proposed rezoning amendment and project would help provide much needed affordable, family, and market housing in an emerging neighbourhood centre close to transit, schools, and parks.

As guided by the *Arbutus Centre Policy Statement* and as required under the *Rezoning Policy for Sustainable Large Sites*, an additional 1,806 sq. m (19,440 sq. ft.) of floor area, 20% for social housing has been secured within this CD-1 District Schedule as social housing, with a minimum of an additional 25 social housing units, including 13 family units, to be delivered with the approval of this application. Further, the *Arbutus Centre Policy Statement* supports the creation of a diverse community that includes a broad social mix and access to housing by all income groups.

This application, if approved, would add 25 units to the already-approved 100 social housing units on this site, contributing to the stated 10-year social and supportive housing targets set out in the 2017 *Housing Vancouver Strategy*.

**Figure 8 — Progress Towards 10-Year Housing Vancouver Targets for Non-Market Housing as of March 31<sup>st</sup>, 2018**

| Housing Type                                       | 10-Year Targets | CURRENT PROJECTS                |
|--|-----------------|---------------------------------|
|  |                 | Units Approved Towards Targets* |
| <b>Social, Supportive, and Co-op Housing Units</b> | 12,000          | 1,933*                          |

Note that tracking progress towards 10-year Housing Vancouver targets began in 2017

\*Unit numbers exclude the additional 25 units in this proposal, pending Council's approval of this application

Of the 125 social housing units in total proposed, 38 units are proposed to be family units (2 & 3 bedrooms at rents for low-income families ranging from the shelter component of welfare up to the Housing Income Limits as set out annually by BC Housing, and formerly identified as core-need income threshold), 62 units for seniors (one bedrooms with rents in line with the SAFER program) and 25 units for singles (one bedrooms with rents ranging from the shelter component of welfare up to CMHC average market rents for this area).

The social housing units will be located in Block A of the site, together with the 91 secured market rental housing units and 975 sq. m (10,500 sq. ft.) of moderate income rental housing. All of the social housing will be secured with a construction and transfer agreement for the site and will be designed and constructed in line with the City's Housing Design & Technical Guidelines, including a requirement for a minimum of 5% to be wheelchair accessible.



The social housing units will be delivered to the City in a separate air space parcel in a turnkey condition upon building completion. Should senior government funding become available in the future, ownership by the City ensures an opportunity to layer on additional affordability or supports at that time, as required by local and City-wide need.

Upon completion, a contiguous air space parcel containing all of the social housing units will be transferred to the City, to be managed and operated by a non-profit housing operator.

## **5. Expanded Neighbourhood House and Adult Day Centre**

Staff analysis of community amenity needs in the area conducted as part of the Policy Statement process identified a need for a Neighbourhood House and seniors' facility at this location. A Neighbourhood House is a non-governmental organization that works towards improving the quality of community life, and offers services and programs available to the diverse population of the area served. Neighbourhood Houses work to build strong, independent communities where people are encouraged to help themselves and each other. Space for the Neighbourhood House was secured as a public benefit through the 2016 Rezoning, and will be enlarged through this zoning amendment.

An Adult Day Centre is a place where frail or otherwise vulnerable adults go during the daytime for various social and health programming. The service supports the health of the participant and provides essential respite to caregivers. The Arbutus Shaughnessy Kerrisdale Friendship Society serves the area immediately surrounding Arbutus Centre. Arbutus Centre is an ideal location for this service because of the central geographic location for the population being served and because of the range of other commercial and service uses in the development.

This application proposes that the size of the already-approved Neighbourhood House and Adult Day Centre in Block C be increased by approximately 25% compared to what was approved in the 2016 Rezoning. This would increase the floor area by 386 sq. m (4,155 sq. ft.), to a total area of 1889 sq. m (20,333 sq. ft.). An initial test fit has been undertaken; more detailed design of the Neighbourhood House space will take place during the Development Permit process. The Neighbourhood House and Adult Day Centre will be delivered to the City in turnkey condition as a separate air space parcel. The Neighbourhood House and Adult Day Centre are to be provided to the City prior to an occupancy permit being issued for Blocks C and D.

## **6. Transportation and Parking**

This amendment to the CD-1 By-law maintains the general circulation pattern established in the 2016 Rezoning. A Transportation Study completed by Bunt & Associates was submitted with the application. The study analyzed the incremental impact of the additional proposed development on traffic in the vicinity, and concluded that the traffic generated by this amendment would be manageable within the previously approved network of streets and would have a minimal impact on drivers.

Parking for the additional development is to be provided as per the parking by-law, and will be accommodated in the underground parkade beneath Blocks C and D. The total parking proposed for Blocks C and D includes 396 total vehicle parking spaces, including 285 residential spaces (248 for residents, 28 for visitors, and 9 handicap spaces) and 111 commercial spaces (including 2 handicap spaces). Four Class B Loading spaces, and a total of 296 Class A and 18 Class B bicycle parking spaces are proposed.

## 7. Arbutus Centre Policy Statement

The *Arbutus Centre Policy Statement* was approved by Council in 2008, with the goal of guiding the transformation of the Arbutus Centre from an underutilized, auto-oriented shopping mall into a walkable neighbourhood centre integrated with and serving the surrounding community, and reflecting the City of Vancouver's goal of creating complete communities.

### Views

The preservation and creation of public views is a key consideration in the form and placement of buildings. While there are no Council-approved public views (e.g. formal view cones) in the area, there is a significant public viewpoint located at the southeast corner of Quilchena Park looking northwest towards English Bay and Point Atkinson, described in the Policy Statement. In this proposed amendment to the CD-1 by-law, additional height is massed towards the centre of the site, with the highest building on Block D, leaving views of the water from Quilchena Park unobstructed. The building heights remain below the ridgetop of the mountains, thereby maintaining the general intent reflected in the Policy Statement.

**Figure 7 – comparative view analysis**



### Shadow

Redevelopment of the Arbutus Centre should minimize shadowing on Arbutus Village Park. Through careful analysis of shadow diagrams and building massing, form of development conditions intended to improve shadow performance of the Block D buildings has been recommended (see Appendix B).

### Residential Density

The Arbutus Centre should provide a variety of housing forms, tenures, and unit types in conjunction with local retail and service uses. The Policy Statement suggests that specific floor area and number of units should be determined through more detailed analysis at rezoning stage, but suggests that a range of 55,000 to 60,000 sq. m of residential density, accommodating 550 to 700 residential dwelling units, would be achievable on the site. This amendment proposes 65,000 sq. m of residential floor area and approximately 627 dwelling units, which is generally consistent with the Policy Statement.

### Transitions

As guided by the Policy Statement, site redevelopment should include a variety of building forms including mid-rise and townhouse forms. The built form should respect adjacent sites,

Arbutus Village Park, and views from surrounding public spaces. The proposal includes ground-oriented housing along the perimeter of Block D – as per Policy Statement, the dwelling units will have entrances at grade along perimeter and a stacked townhouse form around northwest perimeter of Block D. The buildings on Block C and D step down to address adjacent sites and Arbutus Village Park.

### **Unit mix and tenure**

The redevelopment of the Arbutus Centre would increase the mix and variety of housing choice and affordability to suit a range of ages and family types. As per the Policy Statement, the site should provide a diversity of housing types and tenures for all ages, incomes, and household compositions. The project will include 91 units of secured market rental housing, as well as an additional 975 sq. m (10,500 sq. ft.) secured at moderate income rental rates targeted at households earning \$30,000-\$80,000 annually. In addition, the project will add 25 social housing units, including 13 family units (2 or more bedrooms).

### **Local-serving retail**

The mix of retail, community and residential uses will encourage multi-purpose trips and promote a compact, complete community. The application proposes 8,895 sq. m. of commercial/retail space, including a grocery store of 4,435 sq. m. This is consistent with the 2011 rezoning. The project also includes 1,170 sq. m of office space, which is 1000 sq. m less than previously proposed.

## **8. Environmental Sustainability**

This application is subject to the following policies that contain environmental sustainability objectives and targets.

*Green Buildings Policy for Rezoning* (amended by Council on February 7, 2017) – This policy requires that residential rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy. These new requirements are mandatory for all rezoning applications received on or after May 1, 2017.

This application has opted to satisfy the *Green Buildings Policy for Rezoning* under the low emissions green buildings pathway. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces. The applicant has submitted preliminary energy modeling analysis detailing building performance strategies to meet the new energy use intensity, greenhouse gas and thermal demand targets.

The applicant has also submitted a preliminary LEED® for New Construction scorecard for the community amenity spaces in Block C, indicating that the design of the Neighbourhood House and Adult Day Centre are eligible for a LEED® Gold rating.

*Rezoning Policy for Sustainable Large Developments* – This rezoning policy applies to rezoning proposals having either a minimum site size of 8,000 sq. m (1.98 acres) or containing more than 45,000 sq. m (484,375 sq. ft.) of new floor area. The intent of this policy is to achieve higher sustainability outcomes through strategies that implement opportunities for low carbon energy, sustainable site design, green mobility, sustainable rainwater management, enhanced solid waste diversion, and housing affordability and mix.

- *Sustainable Site Design:* The applicant proposes the inclusion of passive design elements to reduce energy use, the installation of trees on site, and opportunities for passive venting and cooling through site layout and building design.
- *Access to Nature:* The proposal retains the Public Square and pedestrian paths through the site, providing access to the adjacent Arbutus Village Park. The landscape design for the site proposes a diversity of local tree plantings and other native plant species.
- *Sustainable Food Systems:* The application proposes to include edible landscaping on the western edge of the site, urban agriculture garden plots on the roof areas of both Blocks C and D, and on-site organic composting. The Public Square is also designed to accommodate a market with at least 10 stands and electrical outlets.
- *Green Mobility:* This requirement was previously addressed through a site-wide Green Mobility Plan that was reviewed as part of the Development Permit application for Block A. The proposal features a bicycle repair station in Block D, pedestrian improvements such as the Public Square, five car share stalls, and four Level 2 electric vehicle charging stations. 50% of vehicle parking stalls are to include electrical conduits to enable electric vehicle charging in the future.
- *Rainwater Management:* Rainwater runoff will be managed by vegetated areas and infiltration fields along the Arbutus Village Park. The proposed infiltration fields will collect rainwater from building foundation drainage pipes across the site. Storm water interceptors are proposed to be installed at all storm sewer connections, to filter large debris from the City storm sewer system.
- *Zero Waste Planning:* The application proposes to divert a minimum of 70% of waste from landfill and incinerator through on-site education, site and facility design and composters to process organic waste. The Zero Waste Design and Operations Plan will be refined through the Development Permit process – see Appendix B for conditions.
- *Affordable Housing:* This amendment proposes an increase in residential floor area beyond what was approved in the 2016 Rezoning. The equivalent of 20% of this additional floor area is to be provided as social housing. The applicant proposes to fulfil this requirement by expanding the social housing already planned for Block A, creating a single air parcel to be transferred to the City. The social housing units will be accommodated in Block A without changing the form of development or maximum height approved in the 2016 Rezoning. Secured rental housing will also be provided including 975 sq. m (10,500 sq. ft.) geared to moderate incomes (\$30,000 to \$80,000) and an additional approximately 85 units of secured rental housing.
- *Low Carbon Energy Supply:* The applicant proposes to use a renewable energy system with appropriate air source heat pumps to provide space and water heating for the site. Conditions are included in Appendix B.

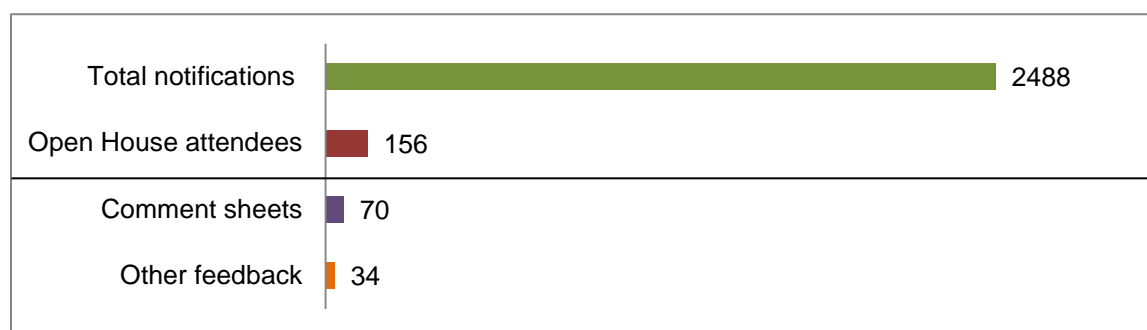
Staff have reviewed the applicant's overall response to the *Rezoning Policy for Sustainable Large Developments* and, in some instances, recommend improvements in order for the proposal to have a more fulsome response to the policy. Conditions to secure delivery of these features at the Development Permit stage are included in Appendix B.



## Public Input

**Public Notification** — A rezoning information sign was installed on the site on January 29, 2018. Informational posters were also put up in the Arbutus Centre mall. A community open house was held on February 13, 2018. A total of 2,488 notifications were distributed within the neighbouring area on or about January 29, 2016. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage. A community open house was held from 5:00-8:00 pm on February 13, 2018, at the Hellenic Centre, 4500 Arbutus Street. Staff, the applicant team, and approximately 156 people attended the Open House.

**Public Response** — In response to the public consultation process, staff received approximately 104 pieces of feedback, including open house comment sheets, emails, and additional written submissions.



Significant themes that emerged from the public feedback include:

- *Height:* Respondents felt that the proposed buildings are too tall, and are out of context given the character of the area.
- *Previously Approved Rezoning:* Respondents wanted the applicant to adhere to the rezoning approved in 2011, and felt that the process is inconsistent given the previous rezoning.
- *Density:* Respondents felt that the density is too high for the site, and that the proposed building is too great.
- *Traffic:* Respondents indicated that Arbutus Street can often be congested; they are concerned that the development will increase traffic.
- *Shadowing:* Some respondents were concerned about potential shadowing from the proposed building on their private residences, particularly in the morning.
- *Views:* Some respondents stated that the proposed development would impact public viewpoints and private view from their residences.

A more detailed public consultation summary is included in Appendix C.

**Response to Public Comments** — Public feedback has assisted staff with assessment of the application. Response to key feedback is as follows:

- The building on Block D is higher than contemplated in the *Arbutus Centre Policy Statement* of 2008, however massing has been sensitively located to minimize impacts on views and shadowing of the Public Square. Design Development to improve shadow performance on Arbutus Village Park, Yew Street extension, and residential buildings to the north and northwest is required as part of rezoning conditions (see Appendix B).
- Massing and height sensitively located towards centre of the site to minimize impact on viewpoint from Quilchena Park. Analysis indicates that mountain ridges remain above the height of the tallest buildings, and the view to the water remains uninterrupted.
- A decade has passed since adoption of the *Arbutus Centre Policy Statement*, and it has been seven years since the approval of the original rezoning. Recognizing future area planning for Arbutus Village Centre, the current housing affordability crisis in Vancouver, and the recent opening of the Arbutus Greenway active transportation corridor, consideration of a rezoning amendment to add additional residential density in this amenity-rich area is considered appropriate by staff.
- The traffic study prepared by Bunt Associates and provided by the applicant indicates the current transportation network is sufficient to support the increased density and has been reviewed by City Engineering staff and. Engineering conditions related to traffic management are contained in Appendix B.

### **Public Benefits**

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

#### **Public Benefits – Required by By-law or Policy**

**Development Cost Levies (DCLS)** — Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, affordable replacement housing (social/non-profit housing) and various engineering infrastructure. The site is subject to the City-wide DCL rate which is currently \$168.13/sq. m (\$15.62/sq. ft.) and is applied to 29,334 sq. m (315,749 sq. ft.), which is the floor area of Blocks C and D, including the additional 8,016 sq. m (86,283 sq. ft.) floor area that would be added through zoning amendment, less the additional proposed social housing floor area of 1,806 sq. m (19,440 sq. ft.). On this basis, a DCL of approximately \$4,931,984 is expected. See Appendix E for details.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment which takes place on September 30th of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as an in-stream application and therefore may be exempt from DCL rate increases for a period of 12 months from the date of DCL By-law rate adjustments provided that it has been submitted prior to the adoption of such DCL by-law rate adjustment. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL By-law rate will apply. See the City's DCL Bulleting for details on DCL rate protection.

**Public Art** – The *Public Art Policy and Procedures for Rezoned Developments* requires rezoning applications having a floor area of 9,290 sq. m (100,000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu as a condition of rezoning. Public art budgets are based

on a formula (2016) of \$21.31 per sq. m (\$1.98 per sq. ft.) for areas contributing to the total FSR calculation, excluding FSR floor areas dedicated to Social Housing. Please note that the Public Art rate is finalized at the development permit stage and is subject to Council approval of periodic adjustments to address inflation. With 29,334 sq. m (315,749 sq. ft.) of applicable floor area proposed on Blocks C and D (including the additional 8,016 sq. m (86,283 sq. ft.) that would be added through zoning amendment, less the additional proposed social housing floor area of 1,806 sq. m (19,440 sq. ft.)), a public art budget of approximately \$625,181 would be anticipated.

### **Public Benefits – Offered by the Applicant**

**Rental Housing** — The applicant has proposed that 91 residential units, comprised of no less than 9,202 sq. m (99,050 sq. ft.) be secured as for-profit rental housing (non-stratified). The public benefit accruing from these units is their contribution to the City's rental housing stock for the longer of the life of the building or 60 years. Covenants would be registered on title to preclude the stratification and/or separate sale of individual units. The applicant will add a minimum of 975 sq. m (10,500 sq. ft.) additional floor area, to be secured at moderate income rates. The market rental housing will meet the City's unit mix requirement.

Not less than 975 sq. m (10,500 sq. ft.) will be secured through a Housing Agreement at moderate income rates. The applicant will target the Unit Mix Guidelines in the Moderate Income Rental Housing Pilot Program while designing this space, with the goal of delivering the maximum number of units and a reasonable mix of unit sizes. Final unit mix will be subject to approval of the General Manager of Planning, Urban Design and Sustainability.

**Community Amenity Contribution** — In the context of the City's Financing Growth Policy, the City anticipates the offer of a Community Amenity Contribution (CAC) from the owner of a rezoning site to address the impacts of rezoning. Such a CAC is typically made through the provision of either on-site amenities or a cash contribution towards other public benefits in the community. CACs take into consideration community needs, area deficiencies, and the impact of the proposed development on City services.

Public benefits secured through the 2016 Rezoning of this site include 20% of the residential units as social housing (at the time, 100 units located in Block A), a Neighbourhood House, an Adult Day Centre, \$1 million in upgrades to Arbutus Village Park, and \$6.5 million in other Community Amenity Contributions.

In addition to the above, the applicant is offering a CAC package with a value of \$11,780,000 for the 8,016 sq. m (86,283 sq. ft.) of additional rental and social housing residential floor area to be permitted through this text amendment. The CAC will consist of an in-kind offering and a cash contribution, as discussed below. Staff have reviewed the applicant's development pro forma for this rezoning application and have concluded that the amount of the CAC offered by the applicant is appropriate, and recommend that the offer be accepted.

#### ***In-kind CAC contributions***

- 25 new social housing units (\$8,361,000), comprising an additional 1,806 sq. m (19,440 sq. ft.) as compared to the 2016 Rezoning, and meeting the 20% requirement as per the *Rezoning Policy for Sustainable Large Developments*. The total social housing floor area will be 9,999 sq. m (107,628 sq. ft.). A minimum of 50% of the new social housing units will be two or more bedrooms in size.

- a 386 sq. m (4,155 sq. ft.) expansion of the community amenity space (\$1,419,000) including 134 sq. m (1,443 sq. ft.) for the Adult Day Centre and 252 sq. m (2,712 sq. ft.) for the Neighbourhood House .

### ***Cash contribution***

- A cash contribution of \$2,000,000 to be allocated to the Arbutus Greenway. The Arbutus rail corridor was acquired in 2016 by the City of Vancouver, with initial improvements made to support active transportation. Planning is underway for a more permanent greenway with enhanced facilities to support walking as cycling as well as major landscaping and improved public realm.

Real Estate Services staff reviewed the applicant's development pro forma and conclude that the total CAC value offered by the applicant is appropriate and recommend that the offer be accepted. See Appendix E for a summary of all of the public benefits for this application.

### ***Financial Implications***

As noted in the section on Public Benefits, in addition to the 91 secured market rental units and additional 975 sq. m (10,500 sq. ft.) secured at below-market moderate income levels, the applicant has offered:

- 25 additional social housing units (\$8,361,000),
- 386 sq. m (4,155 sq. ft.) of additional community amenity space (\$1,419,000)
- A cash CAC of \$2,000,000 to be allocated to construction of the Arbutus Greenway

*Social Housing* - Consistent with Council policy, all non-market housing projects are expected to be self-sustaining and not require further operating subsidies, property tax exemptions, and/or financial guarantees from the City. The City will work with its non-profit housing partner(s) on an operating model and tenant mix that optimizes long-term viability of the projects. The City also intends to work with senior governments to achieve deeper levels of affordability.

*Neighbourhood House and Adult Day Centre* - Upon completion, staff will seek Council approval to appoint a non-profit operator for the neighborhood house and adult day centre in a subsequent report. A typical model would entail an operator being responsible for the administration, programming and operation of the amenity space and associated facility costs, including regular maintenance and repairs. In this case supported by the \$4,000,000 facility operating reserve established as part of the 2011 rezoning to offset the operating costs of the amenity space for approximately 20 years. The City would typically be responsible for major repairs, and lifecycle replacement of major systems and structural components.

If the rezoning application is approved, the applicant will be required to provide new public art on-site, or make a cash contribution to the City for off-site public art, at an estimated value of \$625,181, including \$492,832 related to the 2011 rezoning.

The site is within the City-wide Development Cost Levies (DCL) District. If the rezoning application is approved, it is anticipated that the applicant will pay an estimated \$4,931,984 in DCLs.



## **CONCLUSION**

Overall staff feel the proposed text amendment to the CD-1 By-law for the Arbutus Centre is supportable and will provide diverse and affordable housing and community amenities contributing to the achievement of a vibrant neighbourhood centre and public realm.

Staff assessment of this application to amend the CD-1 By-law has concluded that the proposed land use, density, and height generally meet City policy objectives. The amendment will enable the delivery of 25 additional social housing units, 91 secured rental units within 9,202 sq. m (99,050 sq. ft.), as well as 975 sq. m (10,500 sq. ft.) of below-market rental floor area, an expanded Neighbourhood House and Adult Day Centre to serve the community, and a cash contribution to be allocated towards construction of the Arbutus Greenway.

The staff urban design assessment concludes that the proposed additional floor area can be appropriately accommodated, subject to the design development conditions in Appendix B.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with a draft amendment to the CD-1 By-law as generally shown in Appendix A and with a recommendation of the General Manager of Planning that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B.

\* \* \* \* \*

**2133 Nanton Avenue and 4189 Yew Street  
DRAFT AMENDMENTS TO CD-1 (642) BY-LAW NO. 11658**

Note: An amending 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 By-law No. 11658.

2. Council adds the following as a new section 4.3:

“4.3 The design and layout of at least 35% of the secured market rental 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”*.”

3. In section 5.1, Council strikes out “67 065 m<sup>2</sup>” and substitutes “75 081 m<sup>2</sup>”.

4. In section 5.1 (a), Council strikes out “55 750 m<sup>2</sup>” and substitutes “65 016 m<sup>2</sup>”.

5. In section 5.1 (b), Council strikes out “11 065 m<sup>2</sup>” and substitutes “10 065 m<sup>2</sup>”.

6. In section 5.3 (a) Council strikes out “8%” and substitutes “12%”.

7. Council adds the following as a new section 5.6:

“5.6 The gross floor area for each of sub-areas B, C and D must not exceed the maximum for that sub-area as set out in the table below.

| Sub-area | Maximum Gross Floor Area |
|----------|--------------------------|
| B        | 20,129 m <sup>2</sup>    |
| C        | 5,963 m <sup>2</sup>     |
| D        | 22,313 m <sup>2</sup>    |

8. Council adds the following as a new section 5.7:

“5.7 The commercial floor area for each sub-area must not be less than set out in the table below.

| Sub-area | Minimum non-dwelling use Gross Floor Area |
|----------|---|
| A        | 6,499 m <sup>2</sup>                      |
| B        | 2,647 m <sup>2</sup>                      |
| C        | 224 m <sup>2</sup>                        |
| D        | 695 m <sup>2</sup>                        |

9. In section 6, Council strikes out “solely for the purpose of height calculation.”

10. In Section 7.2, Council strikes out the table and substitutes the table below.

| Sub-area | Maximum building height |
|----------|-------------------------|
| A        | 65 m                    |
| B        | 57 m                    |
| C        | 60 m                    |
| D        | 72 m                    |

11. Council adds the following as Section 8, and re-numbers sections accordingly:

**Horizontal angle of daylight**

- 8.1 Each habitable room must have at least one window on an exterior wall of a building.
- 8.2 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.
- 8.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.
- 8.4 The Director of Planning or Development permit Board may relax the horizontal angle of daylight requirement if:
  - (a) The Director of Planning or Development Permit Board first considers all of the applicable policies and guidelines adopted by Council; and
  - (b) The minimum distance of unobstructed view is not less than 3.7 m.
- 8.5 An obstruction referenced to in section 6.2 does not include:
  - (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 (642).
- 8.6 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 m<sup>2</sup>.

\* \* \* \* \*

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**2133 Nanton Avenue and 4189 Yew Street  
PROPOSED 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 the 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 Dialogue Architects, and stamped "Received City Planning Department, December 22, 2017", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

**Urban Design**

- 1. Design development of the Block D building to reduce the shadow impact on the park through sculpturing the building as follows:
  - (i) Provide further shoulder setback on the 3rd and 4th floors of the townhouses along the northwest edge of the site;  
  
Note to Applicant: The intent is to cast no more shadow on the Arbutus Village Park path than is already cast by the existing trees.
  - (ii) Reduce the height of terraces at the north end of Block D building from 10, 8, and 6 storeys to 8, 6, and 4 storeys respectively.  
  
Note to Applicant: This measure also assists with the improvement of the massing transition to the existing adjacent 3-storey residential building on the northeast corner. Stair and the corridor should be contained within the primary terrace massing.
- 2. Design development of Block C building to increase solar penetration onto the Public Square, particularly with the consideration of the open space and outdoor patio in front of the restaurant.
- 3. Design development to improve the Block D streetscape along the Yew Street extension as follows:
  - (i) Provide a notable shoulder setback of approximately 10 ft. above the 8th floor on the east and south sides of Block D apartment building.  
  
Note to Applicant: The intent is to create a street wall to be compatible with the scale of street space and the building form on the other side of the street and reduce the apparent overall massing viewed from the

street.

- (ii) Provide a substantial break on the east façade of Block D building to break up the overall massing to give the appearance of two separate buildings.

Note to Applicant: The proposed overall building width along the Yew Street extension is approx. 230 ft. An appropriate apparent building width generally does not exceed 100 ft. Encourage including a green wall to strengthen the break and soften the façade.

- 4. Design development to minimize the view impact of the rooftop appurtenances on the uppermost roof of Block C & D buildings, including elevator penthouse, mechanical structure, stair, and screening.

Note to Applicant: All rooftop appurtenances should be set back substantially from the edges of the roofs. Only small mechanical structures and screens can be considered and centrally placed. This condition could be achieved by relocating the elevator core to grid line 8 or 9. The applicant is encouraged to explore other design solutions.

- 5. Design development to improve the architectural expression in order to simplify and calm the expression of the building.

Note to Applicant: The intent of this condition is to further relieve the apparent massing and height of the buildings and improve the visual interest to the surrounding public realm. The methods could include simplifying the mix of the vertical and horizontal expression, removing the vertical frames of the projected balconies on the east façade of building D, and providing a clearly defined base and pedestrian friendly frontage for the building C on all sides. The applicant is encouraged to explore other design solutions.

- 6. Design development to ensure commercial retail units on Block C and D are designed to activate and enhance user experience on the Public Square.

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

- 7. Design development to consider the principles of CPTED, having particular regard for:
  - (i) Theft in the underground parking;
  - (ii) Residential break and enter;
  - (iii) Mail theft; and
  - (iv) Mischief in alcoves and vandalism, such as graffiti.

#### **Landscape Review**

- 8. Design development to the landscape treatment to maximize green roof area, tree canopy cover, soil volumes and layered planting on slab, as follows:
  - (i) Maximized intensive/extensive green roof area to all roof spaces and

related amenity areas;

- (ii) Minimize the necessity for above grade tree planters and provide soil volumes below grade, to the greatest extent practicable.

Note to Applicant: Wherever possible, planted landscapes on slab should be designed to maximize soil depths. This will require integration of the landscape design and the structural and architectural plan. Soil depths on slab should exceed BCLNA Landscape Standard. At the perimeter of the building the slab can be angled downward (1.0 m across and 1.2 m down) to maximize contiguous soil volumes.

- 9. Design development to locate, integrate and fully screen parking garage vents and other utilities in a manner which minimizes the impact to the open space design and public realm.

- 10. Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration, as follows:

- (i) Maximize landscape based on best management practises;
- (ii) Minimize the necessity for hidden mechanical water storage;
- (iii) Increase the amount of planting to the rooftop areas, where possible;
- (iv) Consider linear infiltration bio-swailes along property lines;
- (v) Use permeable paving on slabs and at grade;
- (vi) Employ treatment chain systems (gravity fed, wherever possible);
- (vii) Use grading methods to direct water to soil and storage areas.

Note to Applicant: Refer to the City of Vancouver *Integrated Rainwater Management Plan*, Vol.1 & 2 for further information. A consulting engineer (subject matter expert) will need to be engaged and early phase soil analysis will be needed. Further comments may be outstanding at the development permit stage

- 11. Provision of plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:

- (i) Detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets;
- (ii) A separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones;
- (iii) An overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the



storage location of rainwater falling on each surface, including roofs.

Note to Applicant: Water balance calculations that assume soil volumes are receiving rainwater will only be valid if water falls directly on the soil or is directed from hard surfaces to the respective infiltration zones.

12. Provision of written consent from adjacent owners in respect to offsite tree removal.

Note to Applicant: This will require further coordination with the Park Board and Engineering for trees located on city property. Tree removals on adjacent private property sites will need written consent from the property owners to accompany the tree removal application. In the event that consent cannot be provided, design development may be needed to ensure safe retention of trees. Further comments may be required at the Development Permit stage.

13. Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8 inch : 1 ft. scale minimum. The Plant list should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

14. Provision of detailed architectural and landscape cross sections (minimum ¼ inch scale) through common open spaces, private patio areas and the public realm.

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

15. Provision of a phased Tree Management Plan.

Note to Applicant: To be submitted at the Development Permit stage at each phase. It is preferred that the arborist Tree Management Plan (rather than a separate Tree Removal Plan created by the landscape architect) become the primary document for tree removal- and protection-related matters. Attach the large scale tree management sheet (at the same size sheet as the architectural plans) to the landscape plan submissions for each phase at the Development Permit stage.

16. Provision of an arborist “letter of undertaking” to include signatures by the owner, contractor and arborist.

Note to Applicant: The signatures confirm that all parties are aware of the roles and responsibilities and that the project is on track to satisfy the steps and

recommendations outlined by the arborist, as needed. For example, advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated.

17. Submission of construction phase arborist reports, as needed, submitted to the Chief Building Official and the Landscape Planner in a timely manner subsequent to pre-scheduled arborist supervision visits.
18. Provision of high efficiency irrigation for all planted areas, including urban agriculture areas and individual hose bibs for all private patios of 9.29 sq. m (100 sq. ft.) or larger.

Note to Applicant: Provide a separate irrigation plan (one sheet size only) that illustrates symbols for hose bib and stub out locations. There should be accompanying written notes on the same plan and/or landscape plan describing the intent and/or standards of irrigation.

19. Provision of new street trees adjacent to the development site, where applicable.

Note to Applicant: Street trees to be shown on the Development Permit plans and confirmed prior to the issuance of the building permit. Contact Eileen Curran, Streets Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 ft. long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

20. Provision of enlarged detailed elevations/sections for all vertical landscape structures and features (i.e. green walls, trellis).
21. Provision of an outdoor Lighting Plan.

Note to Applicant: Consider *Crime Prevention Through Environmental Design* principles and avoid any lighting that can cause glare to residences.

22. Incorporation of the principles of the City of Vancouver *Bird-Friendly Design Guidelines* for the protection, enhancement and creation of bird habitat and reduction of potential threats to birds.

Note to Applicant: Refer to

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

### Technical Check

23. Provide detailed calculations to ensure compliance with Section 10.11 that mechanical appurtenances (if proposed) do not, in total, exceed one-third of the width of the building or buildings as measured on any elevation drawings and

do not, in total, cover more than 10% of the roof area on which they are located as viewed from directly above. If this condition cannot be met, the height is measured to top of mechanical appurtenances. Also refer to Section 7.3.a and 7.3.b per CD-1 (642).

24. Required access to maintain the proposed green roof can be excluded from height (i.e. stairs, elevator) per Section 10.11. Demonstrate at the development permit stage that planted area at the roof is at least 50% for extensive green roofs, or at least 25% for intensive roofs.
25. Clarify if there are any trellis (or canopy, or arbor, or other similar covered features), as they are counted as floor area if proposed. The overall site plan and Landscape Plan indicate a trellis at the roof top communal dining area of Block D. It should be counted as floor area or deleted. The current set of plans does not have enough details or dimensions to estimate the size/area.
26. Label each residential balcony as "open" or "enclosed". Provide the dimensions and area of each residential balcony. Provide calculations to demonstrate compliance with Section 5.3.a per CD-1 (642) that it must not exceed 12% of the residential floor area being provided. There is discrepancy in the area at levels 4 and 5 on Block D. The floor plan area adds up to 132 sq. m at level 4 on Block D but the summary table noted 167 sq. m. Similarly, the floor plan area adds up to 130 sq. m at level 5, Block D but the summary table noted 92 sq. m. There is a portion of two balconies at level 11 on Block D that is located above the level 10 balconies. The balconies at level 11 add up to approximately 16 sq. m and should be included as balcony area.
27. If enclosed residential balconies are proposed, refer to Section 5.4.a per CD-1 (642) to ensure that no more than 50% of excluded balcony floor area is enclosed.

Note to Applicant: A reminder to the applicant that there is no floor area exclusion for non-residential open or enclosed balconies.

28. Compliance with Section 10.15 about living accommodation below finished grade. Bedrooms in the basement/cellar cannot be located more than 6 ft. below grade. The lowest level with bedrooms may need to be raised if they are too deep. The current plans do not indicate floor plan layouts to determine if there are bedrooms. Applicant will need to consult with PDS to ensure compliance with this section if there are bedrooms below finished grade.
29. Show horizontal angle of daylight (HAD) calculations for each applicable room. Ensure compliance with each applicable room. Horizontal Angle of Daylight applies to bedrooms in townhouse units in the lowest level. Units located adjacent to "Residential Storage" in Block D must also meet Horizontal Angle of Daylight requirements. Also see the note regarding living accommodation below finished grade above.
30. Provide a summary table indicating the net area of each dwelling unit. Net area excludes exclusions such as in-suite residential storage spaces and residential

balconies.

31. Label outdoor private residential amenity spaces such as patio, covered porch, roof deck. Indicate the dimensions and area of each outdoor private amenity space.
32. Confirmation of compliance that mechanical spaces above base surface (if proposed) is counted as floor area. Floor area exclusion is applicable only if they are located at or below base surface per Section 5.3.c of CD-1 (642).
33. Refer to the *Bulk Storage and In-Suite Storage – Multiple Family Residential Developments* bulletin (<http://bylaws.vancouver.ca/bulletin/b004.pdf>). For each dwelling unit, a minimum of 5.7 cu. m of bulk storage is required.

Note to Applicant: Demonstrate compliance with the requirements from this bulletin by means of overlays, notations or dimensions. No FSR exclusion for non-residential storage located above or below base surface.

34. If “Strata Recreation Centre” is accessible by stairs and elevators and the two lobby areas, include them in floor area calculations.

Note to Applicant: Clarify how occupants will access this space.

35. Specify "Cafe" as "Retail".
36. Specify "Restaurant" by Class 1 or Class 2. Clarify the location of kitchen exhaust. Consult with PDS to review its location.
37. Clarify what is “B.O.H.” at level 1.
38. Confirmation that at least 20% of all off-street parking spaces will be available for charging of electric vehicles.
39. Number and label each parking space as standard, small, visitor, or disability. Provide dimensions of each parking space or alternatively, provide a legend. Specify the associated use (such as residential, restaurant, retail etc.) of parking spaces. Same is required for loading spaces.
40. Number and label each bicycle space as horizontal, vertical, or locker, and Class A or Class B. Ensure compliance with Sections 6.3.13 and 6.3.13A. Provide dimensions of each bicycle space or alternatively, provide a bicycle space legend. Specify the associated use (such as residential, restaurant, retail etc.) of each bicycle space or bicycle room.
41. Construction of the bicycle rooms to be in accordance with Section 6.3 of the Parking By-law.
42. The design of the bicycle spaces (including bicycle rooms, compounds, lockers and/or racks) regarding safety and security measures shall be in accordance with the relevant provisions of Section 6 of the Parking By-law.

43. Provide one electrical receptacle per 2 bicycle spaces for the charging of electric bicycles.
44. Provide End of Trip facilities with details as per Vancouver Building By-law.
45. Delete of all references to the proposed signage, and add a notation on plans confirming that all signage is shown for reference only and is not approved under this Development Permit.

Note to Applicant: Signage is regulated by the Sign By-law and requires separate approvals. The owner[s] assumes responsibility to achieve compliance with the Sign By-law and obtain the required sign permits.

46. Design development to locate, integrate and fully screen any emergency generator, exhaust or intake ventilation, electrical substation and gas meters in a manner that minimizes their visual and acoustic impacts on the building's open space and the Public Realm.
47. An acoustical consultant's report shall be submitted which assesses noise impacts on the site and recommends noise mitigation measures in order to achieve noise criteria.
48. Written confirmation shall be submitted by the applicant that:
  - (i) The acoustical measures will be incorporated into the final design and construction, based on the consultant's recommendations;
  - (ii) Adequate and effective acoustic separation will be provided between the commercial and residential portions of the building; and,
  - (iii) Mechanical (ventilators, generators, compactors and exhaust systems) will be designed and located to minimize the noise impact on the neighbourhood and to comply with Noise By-law #6555.

### **Engineering**

49. Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
50. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site.

Note to Applicant: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of

adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

51. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection and removal or slab pour that requires additional street use beyond the already identified project street use permissions.

52. Clarify garbage storage and pick-up space. Please show containers and totes on plans for recycling and garbage needs and refer to the Engineering garbage and recycling storage facility design supplement for recommended dimensions and quantities of bins. Include manoeuvring diagrams and a confirmation letter from the waste hauler provider regarding access.

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

53. Design development of "Public Square" space to the satisfaction of the General Manager of Engineering Services.
54. Provision of a public realm plan (landscape and lighting plan for public areas and streets) that includes, but is not limited to, new sidewalks (minimum 1.8 m wide), curb, pavement, lamp standards, street trees, landscaping and street furniture adjacent to the site.

Note to Applicant: A copy of the public realm plan must be submitted directly to Engineering for review, comment and approval prior to the issuance of a development permit.

55. Landscape drawings to reflect the previously-approved Civil Drawings.
56. Provide barrier free access along building frontage of the Building on Block C between Yew Street and the elevator, including the main entrance.

Note to Applicant: This will require relocation of the bike racks in front of the Building on Block C to a suggested location at the north west corner of the Public Square (refer to drawing L1.02).

57. Relocate the gates to the patios facing Yew Street on Block D so they do not cross the property line (refer to drawing L1.01).
58. Confirmation on drawings submitted for development permit application that the parking layout adheres to the City of Vancouver Parking By-law, Zoning and Development By-law and Parking and Loading Design Supplement.



59. Design Development to comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services. Parking, loading, and bicycle spaces shall be provided and maintained according to the provisions of the Vancouver Parking By-law. The following items are required:
- (i) Provision of all maneuvering details for loading spaces on site.  
  
Note to Applicant: Provide turning tracks to confirm non-standard layout, if required.
  - (ii) Provision of 3.8 m (12.5 ft.) of vertical clearance for access and maneuvering to Class B loading spaces.
  - (iii) Provision of additional loading bay width for the second and subsequent loading spaces.
  - (iv) Provision of convenient, internal, stair-free loading access to/from all site uses and the Class B loading bays.  
  
Note to Applicant: Loading across the Public Square will not be accepted.
  - (v) Modification of main parkade ramp design to align with the manoeuver aisle on the P1 parking level.
  - (vi) Accommodation of unrestricted two way flow on the main parkade ramp.
  - (vii) Provision of improved sightlines at the top of the main parkade ramp.
  - (viii) Provision of automatic door openers on the doors providing access to the bicycle storage rooms.
  - (ix) Provision of Class B bicycle racks that are spaced a minimum of 36 inches apart and minimum 24 inches from buildings or walls.
60. The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:
- (i) Provide a tech table showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.
  - (ii) Individually number and label all types of parking and loading spaces on the drawings.
  - (iii) Dimension all column encroachments into parking stalls.  
  
Note to Applicant: Dimension the length, width and the setback from the end of the stall

- (iv) Provide dimensions for typical parking spaces.
- (v) Provide dimensions of additional setbacks for parking spaces due to walls
- (vi) Provide dimension manoeuvre aisles and the drive aisles including at the parkade entrance and all gates.
- (vii) Provide section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions.
- (viii) Label areas of minimum vertical clearances on parking levels.
- (ix) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances.  
  
Note to Applicant: The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.
- (x) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside.  
  
Note to Applicant: Stair ramps are not generally acceptable.
- (xi) Existing street furniture including bus stops, benches etc. to be shown on plans.
- (xii) The location of all poles and guy wires to be shown on the site plan.

61. Provision of a revised Transportation Demand Management Strategy and Green Mobility Strategy that includes the requisite infrastructure where appropriate to prioritize sustainable transportation modes including walking, cycling, public transit, and provisions for low carbon vehicles (e.g., electric vehicles), completed to the satisfaction of the General Manager of Engineering Services, and the completion of any agreements required by this Strategy on terms and conditions acceptable to the General Manager of Engineering Services and the Director of Legal Services.

Note to Applicant: The Strategies must include mode share targets and measures to achieve them. Ongoing monitoring and adjustment of the TDM measures will be required at intervals determined by the General Manager of Engineering Services. Measures, including the bike co-op, will be secured through legal agreements. See Administrative Bulletin for more information: <http://former.vancouver.ca/commsvcs/BYLAWS/bulletin/R019.pdf> 56.

62. A Class B Passenger Loading Space, designed to accommodate passenger loading for HandyDART vehicles, must be provided at grade, convenient to the Adult Day Centre for the Adult Day Centre Use.

63. Engineering supports a relaxation of 1 Class B loading bay with provision of 2 Class A loading bays, a Shared Loading Agreement and a Loading Management Plan for a total of 1 Class B passenger space, 2 Class B and 5 Class A loading bays provided for Blocks C and D.
64. Provision of End of Trip facilities as per Bylaw.
65. Provision of a corner cut Statutory Right of Way at the north east corner of Block C of approximately 1.0 m by 1.0 m to improve pedestrian movement between the crossing and Public Square and access to the Public Square space from the southern east-west crossing of Yew Street at Lahb Avenue.

### Green Infrastructure

66. Provision of a Rainwater Management Plan (RMP) that details how the rainwater management system meets the Integrated Rainwater Management Plan requirements for retention, cleaning and safe conveyance, prepared by a subject matter expert (i.e. Engineer), subject to review. The proponent should take into account the following:
  - (i) Under the *Rezoning Policy for Sustainable Large Developments*:
    - i. The target under the 'Quantity' deliverable is to match the post-development runoff 2yr-24hr volume and peak to the pre-development 2yr-24hr volume and peak (pre-development being the immediate preceding use).

Note to Applicant: The pre-development estimate shall utilize the 2014 IDF curve, whereas the post development estimate shall use the 2100 IDF curve to account for climate change.
    - ii. The target under the 'Quality' deliverable is based on treating 90% of the average runoff (48mm/24hrs) to remove 85% total suspended solids. Preference will be given to landscape based treatment systems integrated within the site's overall landscaping plan.
  - (ii) Under the *Green Buildings Policy for Rezoning*, in the instance of a zero lot line design staff will consider:
    - i. The first 24 mm of rainfall within 24 hours as a retention volume for runoff reduction instead of infiltration volume.

Note to Applicant: Retention can be achieved through rainwater reuse, in green roofs and planter boxes, or slow release detention such as lined permeable pavement systems.
    - ii. The second 24 mm of rainfall within 24 hours as a water quality volume to be treated.

Note to Applicant: Staff do not accept the principle that distinct site

areas that have large infiltration and/or storage capacity in some way compensate for those areas of the site that are impervious, without the first and second 24 mm of runoff being directed towards these absorbent areas, and this being clearly demonstrated. The subsequent safe conveyance of rainfall surpassing 48 mm in 24 hours will also need to be demonstrated.

- (iii) Submit a plan illustrating how rainfall is directed from impermeable surfaces into planted or other storage/treatment areas.
- (iv) Provide outline area/volume calculations to support the overall rainwater management strategy. Include the area measurement for all pervious/impervious areas and demonstrate that each of the receiving infiltration/treatment areas can accommodate the proposed runoff volumes without being inundated.
- (v) Vegetated areas on slab, while not infiltration, will be considered as rainwater retention/runoff reduction and water quality practices;
  - i. Planters designed as flow-through planters can be used to meet the treatment volume requirement;
  - ii. Consider increasing the depth of soil throughout planted areas and the inclusion of shallow ponding depths within the planted areas as part of the calculations.
- (vi) The building/public realm should be designed to show leadership in the City's commitment to Green Building systems including an integrative approach to rainwater management to minimize potable water use and encourage the use of alternative water sources in areas such as toilet flushing and irrigation.
- (vii) Consideration should be given to a joyful expression of capture and movement of rainwater across the site;
- (viii) Detention tanks shall be considered only where alternative approaches to rainwater retention prove unacceptable. Where detention tanks are to be proposed they should be considered for storing water for alternative uses on site.

### **Low Carbon Energy**

- 67. Prior to issuance of development permit, the applicant must demonstrate, to the satisfaction of the General Manager of Engineering Services, that a minimum of 70% of total annual heating and domestic hot water energy for buildings within the development will be delivered as a part of a renewable energy system.
- 68. If the development is connecting to a City-recognized Low Carbon Energy System, prior to issuance of building permit the applicant must demonstrated compliance with minimum design requirements outlined in the Performance Monitoring & Reporting Requirements for Low Carbon Energy Systems (updated

February 2014 or later), to enable energy metering and the monitoring of performance metrics during system operation for the purpose of optimizing system performance and preparing system performance reports.

Note to Applicant: A proposed energy system Performance Monitoring and Reporting Plan shall be submitted at the time of building permit application for approval by the General Manager of Engineering Services prior to building permit issuance. The applicant shall refer to the City of Vancouver Performance Monitoring and Reporting Requirements for Renewable Energy Systems for further instructions on performance monitoring and reporting.

## Housing

69. Ensure no less than 50% of the social housing units are suitable for families with children as per the City's *Guidelines for High Density Housing for Families with Children*.
- (i) The transfer to the City at a nominal cost of an air space parcel containing the 125 social housing units and associated amenity space together with the appropriate rights and obligations applicable to the ownership and operation of this legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations;
  - (ii) Granting of a perpetual right in favour of the City and users of this Social Housing air space parcel, in the form of a statutory right of way, for access to and use of required parking spaces and to the lading spaces in the underground parkade of the residential complex on this site, at no cost to the City; and
  - (iii) Granting the City an option to purchase, for a nominal purchase price, the Social Housing air space parcel, exercisable upon completion of construction thereof. The applicant will be required to provide the Social Housing to the City prior to receiving an occupancy permit for the space on Block A.
70. Design and construct the social housing in line with the City's *Housing, Design and Technical Guidelines*, including the requirement to deliver a minimum of 5% of units within each social housing building or parcel as wheelchair accessible.

Note to Applicant: Applicant to work with City staff to agree the location and unit type for the accessible units.

## Sustainability

71. All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended February 7, 2017), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low

Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For phased developments, it is expected that the individual development permits will meet the requirements of the Green Buildings Policy for Rezoning in effect at the time of development permit application. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin *Green Buildings Policy for Rezoning – Process and Requirements* (amended April 28, 2017 or later).

### **Zero Waste Planning**

72. Provide a Zero Waste Design and Operations Plan at the time of development permit, and updated with each successive development permit application, to the satisfaction of the General Manager of Engineering Services, as described in the *Rezoning Policy for Sustainable Large Developments*.

Note to Applicant: The Zero Waste Design and Operations Plan should have a site/development infrastructure design component and an ongoing operations/maintenance component. The document should be structured so as to replicate all of the numbered headings and sub-headings of the Zero Waste Design and Operations Plan and meaningfully address each of these headings.

### **Sustainable Food Systems**

73. Provide a Sustainable Food System Plan to include a minimum of three food systems assets as described in the *Rezoning Policy for Sustainable Large Developments*, to the satisfaction of the Director of Social Policy.

Note to Applicant: The following food assets can count towards the required three food assets that must be delivered as part of the development: (1) edible landscaping, (2) community gardens, and (3) on-site organics management. The following comments outline ways to strengthen the submission:

- (i) Edible landscaping:
  - a. Provide more details on the location and design of the edible landscaping.
- (ii) Shared garden plots:
  - a. Provide more details on the location and design of shared garden plots.
- (iii) On-site organics management:
  - a. Provide details of location, type of machine, and management structure of on-site organics management.



## Parks

74. Design development to reduce shadow impact on Arbutus Village Park between 10am and noon on the equinox.

## CONDITIONS OF BY-LAW ENACTMENT

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

### Engineering

1. Provision of a Shared Use Loading Agreement and a Shared Loading Management Plan to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the Class A and B loading spaces between the Residential and the Non-Residential uses in Buildings C and D.

Note to Applicant: The Shared Loading Management Plan to include details such as: identification of loading spaces as "shared use", allocated time periods for shared use, management of the facility, identification of loading bays that can be used for unscheduled loading deliveries and signage/wayfinding proposed for the loading bays.

2. Enter into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of 5 Shared Vehicles and the provision and maintenance of 5 Shared Vehicle Parking Spaces for use exclusively by such Shared Vehicles, on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:
  - (i) Provision of 5 Shared Vehicles 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 Vehicles;
  - (iii) Provide and maintain the Shared Vehicle Parking Spaces for use exclusively by such Shared Vehicles;
  - (iv) Make arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Spaces;
  - (v) Provide security in the form of a Letter of Credit for \$50,000 per Shared Vehicle and register 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;

- (vi) Provide a letter of intent from a Shared Vehicle Organization indicating their willingness to supply the Shared Vehicles on the site at building occupancy. The letter is to also indicate acceptance of the general location, configuration and accessibility of the Shared Vehicle Spaces.

Note to Applicant: Shared Vehicle Spaces are required to be a minimum width of 2.9 m.

- 3. Enter into an amendment of the Services Agreement registered at the Land Title Office under no. CA5499427 – CA5499432 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 Blocks C or D will be issued until the security for the services is provided. The agreement shall include, but not be limited to, the following provisions to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services:
  - (i) No development permit will be issued for Block C or Block D until the design of the Services required for that particular phase of development are completed;
  - (ii) No occupancy of any buildings or improvements on Block C or Block D until the Services required for that particular phase of development are completed; and shall include the following works to the satisfaction of the General Manager of Engineering Services:
    - i. The design and installation of all Storm, Sanitary and Water systems as required by the development;
    - ii. Design and construction of path connections within the Arbutus Village Park that will connect the park’s existing paths with the proposed onsite paths;
    - iii. Provision (including all required testing, analysis and installation) of traffic calming measures on the Nanton Avenue bike route, to be completed after the Yew Street Extension is open to traffic;
    - iv. Design and construction of all other roads, pathways, sidewalks, lanes, mews, boulevards, greenways, bikeways and all other public access areas and shall require, to the satisfaction of the General Manager of Engineering Services:
      - 1. Provision of life-cycle assessments for all non-standard materials proposed for City streets.
      - 2. Provision of soil resistivity testing in all roads to determine the need for cathodic protection of utilities.

- v. 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.
- vi. The 5-year post-development flow rate discharged to the sewer shall be no greater than the 5-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curve, whereas the post-development estimate shall utilize the 2100 IDF curve to account for climate change.
- vii. Development to be serviced to the proposed 300 mm sanitary sewer in Yew Street and the proposed 525 mm storm sewer in Yew Street. These sewers are currently being constructed as part of the Owner's Works in the Services Agreement for the currently CD-1 (642).

Note to Applicant: Watercourse covenant may be required based on the presence of an old stream(s).

Note to Applicant: Legal arrangements may be required to ensure on-going operations of certain storm water storage, rainwater management and green infrastructure systems.

- viii. Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

Note to Applicant: As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

- ix. Provision of a 2.13 m (7 ft.) light broom finish saw cut concrete surface for all public walkways and sidewalks.

Note to Applicant: This consistent surface treatment is to ensure that both sidewalks and walkways can clearly be identified as pedestrian space for public use.

- x. Provision of new street lighting adjacent to the site and pedestrian scale lighting along all public walkways to current standards including

a lighting design.

4. Provision of up to \$450,000, at the discretion of the General Manager of Engineering Services, for traffic calming to mitigate the impacts of the development's traffic on the neighbourhood. Measures are to be determined within five years of occupancy of the last building pursuant to this rezoning and are subject to neighbourhood consultation where appropriate.

Note to Applicant: A letter of credit or cash deposit in the value of \$450,000 is required to be delivered prior to by-law enactment. Any balance of unused funds may be returned after five years of occupancy of the last building.

5. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT 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.

Note to Applicant: 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.

Note to Applicant: Please ensure that in your consultation with B.C. Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

6. Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to amend the Statutory Right of Way Agreements registered prior to the 2016 Rezoning under no. CA5499331 – CA540048 to include the following terms and conditions:
  - (i) The "Public Square" space to be a minimum of 1,240 sq. m (13,347 sq. ft.);
  - (ii) The Arbutus Village Park connectors, including the paths along the western boundary of the site through Blocks C and D and the stairs, for 24 hour pedestrian access and public use. The SRW is to be a blanket charge (defined by sketch plan) and to be modified to volumetric plan based on the as-built conditions. The modification is to be registered prior to occupancy of Block C or Block D. Maintenance of the Public Square and Arbutus Village Park shall be the responsibility of the owner of the commercial properties.

### **Low Carbon Energy**

7. The applicant will enter into an agreement with the City, on terms and conditions acceptable to the Director of Sustainability and the Director of Legal Services,

that requires the future owner of the building to report energy use data, on an aggregated basis, for the building as a whole and certain common areas and building systems. Such an agreement will further provide for the hiring of a qualified service provider to assist the building owner for a minimum of three years in collecting and submitting energy use data to the City.

8. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for securing the low carbon energy requirements of the development, which may include but are not limited to agreements which:
  - (i) Require the developer to undertake performance monitoring of the thermal energy system for the development on a reporting schedule, containing information, and prepared in a form as requested by the General Manager of Engineering Services.

### **Public Art**

9. Execute an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager.

Note to Applicant: Please call Eric Fredericksen, Public Art Program Manager, 604.871.6002, to discuss your application.

### **Neighbourhood House and Adult Day Centre Facility**

10. Make arrangements to the satisfaction of the Director of Legal Services in consultation with the General Manager of Arts, Culture and Community Services and the Director of Facilities Planning and Development to amend the Neighbourhood House and Adult Day Centre facility registered at the Land Title Office under nos. CA5499449 to CA5499456 to secure the provision of a public amenity in the form of a Neighbourhood House and Adult Day Centre facility, with a total area of not less than 1,889 sq. m (20,333 sq. ft.), which is 386 sq. m (4,155 sq. ft. larger than secured in the 2016 Rezoning) as part of the development at 2133 Nanton Avenue; including:

- (i) The design, construction, equipping and finishing of the proposed Neighbourhood House and Adult Day Centre facility;

Note to Applicant: Design development will be required through the Development Permit process to demonstrate that the functional requirements of the Neighbourhood House and Adult Day Centre facility can be met.

- (ii) The transfer to the City at a nominal cost of an air space parcel containing the Neighbourhood House and Adult Day Centre facility, together with the appropriate rights and obligations applicable to the ownership and

operation of this legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations;

- (iii) Granting of a perpetual right in favour of the City and the users of this Neighbourhood House and Adult Day Centre facility, in the form of a statutory right of way, for access to and use of three parking spaces and to the loading spaces in the underground parkade of the residential complex on this site, at no cost to the City; and
- (iv) Granting the City an option to purchase, for a nominal purchase price, the Neighbourhood House and Adult Day Centre Facility air space parcel, exercisable upon completion of construction thereof. The applicant will be required to provide the Neighbourhood House and Adult Day Centre Facility to the City prior to receiving an occupancy permit for the space on Blocks C and D.

### **Community Amenity Contribution (CAC)**

- 11. Pay to the City, prior to enactment of the amendment to the CD-1 By-law, the cash portion of the Community Amenity Contribution of \$2,000,000 which the applicant has offered to the City and which will be allocated to construction of the Arbutus Greenway. Payment is to be made prior to enactment of the amendment to the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

### **Social Housing**

- 12. Make arrangements to the satisfaction of the Director of Legal Services in consultation with the General Manager of Arts, Culture and Community Services and the Director of Facilities Planning and Development, to amend the Social Housing Construction and Transfer Agreement registered at the Land Title Office under nos. CA5499411 to CA5499416 to secure the applicant's obligation to design, build and deliver to the City social housing units which comprise no less than 20% of the total floor area for all uses that are included in the calculation of floor space ratio, and associated parking and bike storage for such social housing, all contained within a separate air space parcel.

Note to Applicant: Social housing units are to be delivered in-kind and turnkey, comprising at least 25 additional social housing units (compared to the 2016 Rezoning), in no less than 1,806 sq. m (19,440 sq. ft.) of additional buildable area compared to the 2016 Rezoning, meeting the City's Housing Specifications, and including required parking, amenity and storage spaces, all within a single fee-simple air space parcel, with systems maintained by the Block A rental building or commercial air space parcel (as applicable) with fair and equitable sharing of costs related thereto), transferred to City ownership (free and clear of any financial charges, liens, and other encumbrances), no later than Q2 2020.

Note to Applicant: All 125 social housing units must be delivered in a single, contiguous air space parcel. Air space parcel is to be no less than 9,999 sq. m (107,628 sq. ft.).

The agreement or agreements will include, but not be limited to, the following terms and conditions:

- (i) Total floor area must be at least 20% of the residential floor area included in the calculation of floor space ratio;
- (ii) All associated storage lockers, vehicle and bicycle parking and amenity to be provided is not included in the above net floor area;
- (iii) Unit sizes, parking numbers and finish specifications must be as per the City's *Housing Design and Technical Guidelines*;
- (iv) Unit design and associated storage and amenity space must be as per the City's *High Density Housing for Families with Children Guidelines*; and
- (v) The air space parcel for the social housing must be designed to be as autonomous as possible, with design considerations maximizing the efficiency and minimizing the cost of operations over the life of the project and within the larger development.

Note to Applicant: All units must be designed and delivered in compliance with the City's *Housing Design and Technical Guidelines*.

- (vi) Grant the City an option to purchase, for a nominal purchase price, the social housing air space parcel, exercisable upon completion of construction of the social housing.
- (vii) As a condition of issuance for the Building Permit, a Letter of Credit will be required in an amount equal to the estimated cost. The estimated cost is typically the cost to complete and deliver the Social Housing Parcel to the City. This includes the costs to finish and equip, provide all furnishings and equipment; complete all landscaping, if any; and cover all soft costs such as consultant design fees and permit fees for the Social Housing Parcel.

Note to Applicant: The value of the Letter of Credit will be determined at the time of registration of the legal agreements related to the provision of Social Housing.

13. Make arrangements to the satisfaction of the Director of Legal Services and the General Manager of Arts, Culture and Community Services to enter into a Housing Agreement applicable to the social housing air space parcel for 60 years or the life of the building, whichever is greater, which will contain the following terms and conditions:
  - (i) A no separate sales covenant;



- (ii) A no stratification covenant;
- (iii) A provision that none of such units will be rented for less than one month at a time; and
- (iv) A requirement that all units comply with the definition of “social housing” in the applicable DCL By-law.

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.

### **Secured Rental Housing**

- 14. Submit a complete application and payment for Development Permit Amendment for Block A.
- 15. Enter into one or more agreements, including a Housing Agreement and Section 219 Covenant, as required by the Director of Legal Services in consultation with the General Manager of Arts, Culture and Community Services, to secure 91 dwelling units at a square footage of not less than 9,202 sq. m (99,050 sq. ft.) gross floor space as secured market rental housing, plus related parking and other indoor and outdoor amenity space consistent with relevant Council-adopted guidelines. An additional 975 sq. m (10,500 sq. ft.) will be secured at moderate income rates as set out in the Moderate Income Rental Housing Pilot Program.

Note to Applicant: Target the Unit Mix Guidelines in the Moderate Income Rental Housing Pilot Program while designing this space, with the goal of delivering the maximum number of units across a range of unit sizes. Final unit mix will be subject to approval of the General Manager of Planning, Urban Design and Sustainability.

The agreement or agreements will include but not be limited to the following terms and conditions:

- (i) A no separate sales covenant;
- (ii) A no stratification covenant;
- (iii) A provision that none of such units will be rented for less than one month at a time;
- (iv) All rental units will be secured as rental for a term of 60 years or the life of the building, whichever is greater;
- (v) The average starting monthly rents of the units secured at moderate income rates will be at or below the following rates, applicable at the time of initial occupancy:

- Studio \$950\*
- 1 Bedroom \$1,200
- 2 Bedroom \$1,600
- 3 Bedroom \$2,000

as set out in s. 2a of the "[Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements And Available Incentives: Admin Bulletin](#)" and rent increases will be capped at the Residential Tenancy Act maximum annual allowable increase, as published by the Province of British Columbia, regardless of a change in occupancy.

Note to applicant: a rent roll indicating the agreed maximum average initial monthly rents for the units secured at moderate income rates will be required prior to Development Permit issuance, and again prior to issuance of an Occupancy Permit, to the satisfaction of the General Manager of Arts, Culture and Community Services (or successor in function) and the Director of Legal Services.

- (vi) The applicant will verify eligibility of new tenants for the units secured at moderate income rates:
  - i. For new tenants, annual household income cannot exceed 4 times the annual rent for the unit (i.e. at least 25% of household income is spent on rent).
  - ii. There should be at least one occupant per bedroom in the unit.
- (vii) The applicant will verify the ongoing eligibility of existing tenants in the units secured at moderate income rates every 5 years after initial occupancy:
  - i. For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent).
  - ii. There should be at least one occupant per bedroom in the unit.
- (viii) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the Moderate Income Rental Housing Units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the moderate income units, and a summary of the results of eligibility testing for all units.
- (ix) Such other terms and conditions as the General Manager of Arts, Culture and Community Services (or successor in function) and the Director of Legal Services may require in their sole discretion.

Note to Applicant: This condition will be secured by a Section 219 Covenant and a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter prior to enactment of the rezoning by-law.

**Soils**

16. If applicable:

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

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject sites as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws.

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

All agreements, where appropriate, should be structured to contemplate and allow for a phased occupancy of buildings and units.

\* \* \* \*

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2133 Nanton Avenue and 4189 Yew Street  
ADDITIONAL INFORMATION

## 1. ARKS Vision Committee – Comments

The following letter was received from the ARKS Vision Committee:

This letter has been written to express our group's opposition to Larco Development's request to be allowed to increase the height of Block C and D to 12 stories from 8 in the Arbutus Village re-development currently under way. Our argument will point to the extensive community consultative process that was completed over the last 15 years and to the fact that there is already a significant condominium rental stock in the surrounding neighbourhood.

### Arbutus Centre Policy Statement – 24 July 2008

The *Arbutus Centre Policy Statement* was written by Dwayne Drobot of City Planning after extensive consultation with residents in the extended area. There were several public meetings and requests for input at the meetings and to be submitted after the fact. The author also relied on the 2005 Arbutus Ridge Kerrisdale Shaughnessy (ARKS) Community Vision and the 2008 EcoDensity Charter and Actions.

#### Excerpts:

##### 2.4 Key Planning Principles:

- “Provide a built form that respects adjacent sites, Arbutus Village Park, and views from surrounding public spaces.”

##### 4.0 Building Form:

- **Site Context:** “While sites in adjoining zoning districts typically have 1 to 4 storey residential buildings, this site is adjacent to residential buildings of up to 6 storeys.”
- **Building Heights and Transitions:** “Building heights should generally not exceed 6 storeys. However, with appropriate terracing, responses to potential view impacts and the existing grade changes on the site, 7 and 8 storey buildings could be located centrally within the development.”
- **Public Views:** “The preservation and creation of public views is a key consideration in the form and placement of buildings. While there are no Council approved public views in the area, there is a significant viewpoint located at the southeast corner of Quilchena Park looking northwest towards English Bay and Point Atkinson. Most building massing on the site should sit below a datum line of 57 metres above sea level that would preserve views of the water.”
- **Shadow Impact on Arbutus Village Park:** “The building form should be located to ensure minimal shadowing of the park on March 21<sup>st</sup> and September 21<sup>st</sup>, from 10:00am to 4:00pm. The project should be designed to cast less shadow than is already cast by the existing shopping centre.”
- **Public Square:** “The development features a public square located between Blocks C & D at the terminus of the new high street. This square has active uses located near the edges to provide and outdoor community space and give a sense of place to the development.” “The design of the upper levels of blocks C and D should consider solar access to this public space.”

What can be clearly seen from the above excerpts is that after studying the issue of the size of the new buildings being proposed in relation to a variety of criteria it was agreed that 6 floors would be optimum with some extension into 8 floors in limited areas. It is disrespectful to both the community and City Council that a developer that does not get their way initially feels that they can come back later and re-apply for more. After a lengthy period of study, community input, and debate the City Council approved eight storeys.

### **Existing townhome and condominium developments.**

While it is understandable that the city is looking for more rental housing stock we believe that the current design of the re-development of Arbutus Village is already a significant increase in rental stock in a neighbourhood that already has its fair share. Below is a partial listing of apartment / condos in the immediate vicinity.

|  |     |
|--|-----|
| 1) Arbutus Village existing stock                | 600 |
| 2) Parkdale Manor                                | 105 |
| 3) Quilchena Park                                | 750 |
| 4) Amica at Arbutus Manor                        | 125 |
| 5) Arbutus Long Term Care                        | 100 |
| 6) Quilchena Gardens 2105 W 32 <sup>nd</sup> Ave | 40  |
| 7) 4676 Yew Street                               | 24  |

What one can see is that there is already a surprisingly large inventory of rental condos and apartments in the area already.

### **Conclusion**

We at the ARKS community group do not agree with the application for blocks C & D to be allowed to go up to 12 storeys. Years and years of consultation with the developer Larco, the City, and the community groups resulted in the *Arbutus Centre Policy Statement* and we see no valid reason why we should deviate from that at the last moment to satisfy a request from the developer.

## **2. Urban Design Panel**

The Urban Design Panel reviewed this rezoning application on February 26, 2018. The application was supported with recommendations.

**Introduction:** Rezoning Planner, John Chapman, introduced the project as, this is an application to amend the zoning for the Arbutus Centre to add height and residential density to Blocks C and D – the western portion of the site.

The Arbutus Village area, including the mall site, was developed in the 1970s. The mall was initially open air, and was enclosed during a renovation in 1986. At the request of the property owner, planning work for redevelopment of the mall site began in 2007. The *Arbutus Centre Policy Statement* was approved in 2008, establishing guidelines on built form, massing, height, density, and mix of uses. The policy statement also outlined expected design performance, relationship to the surrounding area, and established a significant view corridor looking northwest from Quilchena Park, over the subject property, towards Point Atkinson. The

subsequent rezoning was approved in 2011, pursuant to which the CD-1 By-law was enacted in 2016, and construction on the first phase of the development began in 2017.

This rezoning amendment application was received in December 2017, and contemplates adding approximately 100,000 sq. ft. (approximately 100 dwelling units) onto the site. As per the *Rezoning Policy for Sustainable Large Developments*, 20% of dwelling units will be dedicated to the City of Vancouver to become social housing. Additionally, the proposal offers to increase the size of the Neighborhood House by 2,500 sq. ft. over the amount committed to in the 2011 rezoning.

Development Planner, Grace Jiang, introduced the rezoning proposal for Blocks C & D, the western half of the overall site. The site area is about 1 hectare with 180 m fronting the Yew Street extension to the east. The sides are bordered with residential buildings and Arbutus Village Park. Arbutus Village Park is a neighborhood park stretching between King Edward Avenue and Valley Drive. The adjacent buildings include 6 storey apartment buildings, 2 storey townhouses, and senior housing, built in 1970-80's. There is a significant slope to the site, resulting in a grade change of 3 to 4 m from this central point to the edges.

The proposed design for Blocks C & D includes a total of 32,000 sq. m of floor area, which exceeds the original rezoning application by 10,000 sq. m.

The revised building height and building form impact the urban design performance on the following 4 aspects:

- Transition & Streetscape
- Public view
- Shadow impact
- Public realm & Open spaces

#### Transition & Streetscape

Policy statement expects the building heights should generally not exceed 6 storeys. 7 and 8-storey may be considered in the central of the development. The terracing-down building form was emphasized in the policy statement to provide transitions from central massing to the surrounding park and residential buildings. The terraces should be generous in scale and bring massing down to a 2- and 3- storey scale at the edges along the north, south, northwest, and southwest.

The proposed Block C building height is increased from 7-storey to 8-storey. A 4-storey street wall is emphasized along the Yew Street, and there is no 2-storey podium and generous terraces condition along the southwest property line.

Block D is a courtyard building. The overall building height is increased from 7- to 12- storey. The 12-storey massing concentrates at the eastern edge of block D with an over 230 ft. frontage along the Yew Street. The building steps down to a 6-storey massing on both eastern and southern wings as it approaches the site edges. A 4-storey stacked townhouse is proposed along the northwest edge with top floors stepped back.

### Public View

The policy statement identifies a significant public viewpoint from Quilchena Park looking northwest towards English Bay and Point Atkinson. Block C & D buildings should be generally set below a datum line of 57 m to preserve views of the water. Any taller building should be clustered and sculpted to limit the interruption of the view to the water and cascading mountain silhouette. The proposed building heights of block C & D protrude the datum line by 3 m and 15 m respectively, and the floor plates are also expanded, which result in substantial change of the overall building massing and its impact on the identified public view.

### Shadow Impact

In the original rezoning package, the building form with limited heights, generous terraces, and proper setbacks managed to contribute minimal shadowing of the park, public square, adjacent residential properties, and on-site open spaces. The revision of the Block C & D casts additional shadows on the pathway in the Arbutus Village Park, Block D courtyard, Public Square, and adjacent northeast townhouse properties. The shadow studies demonstrate the shadowing variation from the original rezoning application and revised proposal.

### Public Realm & Open Spaces

To successfully transform an auto-oriented shopping mall into a walkable neighborhood center, one of the goals of the policy statement is to create high quality public realm and promote convenient, safe and pleasant pedestrian connecting to and through the Arbutus Center site.

This 20 m by 60 m public square is anticipated in the policy statement as a major place-making feature and a pedestrian node. This public square is surrounded by two buildings, Yew Street on the east, and the public pathway on the west. The 8-storey building C with 2-storey podium defines the south edge. The north of the square is enclosed by a 6 to 10 storey massing from building D. A restaurant and coffee shop anchors the corners as a continuity of the commercial frontage on the east. Ground-oriented residential units and neighborhood house defines the rest north and south edge of the square. The square is featured by public art, landscape furniture, water feature, and access lift.

The public walkways along the north and southwest provide links to the existing pedestrian paths to the park and adjacent residential clusters. They should be designed as wayfinding, safe and pleasant pedestrian and cyclist routes. Ground-oriented building forms should be placed at the lower levels of the building along the walkways to maximize casual surveillance and active path life. The application proposes three townhouses with front door leading to the walkway. The strata recreation center faces the southwest walkway with transparent frontage but minimal opportunities for interactions.

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

1. Does the revised built form successfully relate to adjacent sites and Arbutus Village Park?
2. Has the goal of preserving public views been successfully achieved through managing the building scale and placement of height?
3. Please comment on the block D building in terms of scale, length (east elevation) and its impact on the streetscape along the Yew Street extension.

4. Please comment on the revised massing for Block C & D and its effect on the public square in terms of solar performance, sense of the space, activation of the edge, and promotion of social interaction and activities.
5. Please comment on the performance of the common outdoor amenity and play area in the Block D courtyard.
6. Please provide preliminary advice on proposed architectural expression and materials for the development permit application.

The planning team then took questions from the panel.

**Applicant's Introductory Comments:** This is a rezoning application. The view was an important piece of the site. Elements to be respected were the view of water to the left hand side of the development. The idea with the additional density and height was to follow the mountain profile. Looked at a higher element on block C to follow more of the mountain profile and leave the mountain in view.

Above Yew Street are 9 storey elements. Other elements of the site are 6 and 7 storeys. There is a building that is 12 storeys. The Public Square now has two basic terraces.

The scale of this site is similar to the Olympic Village False Creek. In the previous submission, Block D terraced more on the private terraces which didn't allow for amenity roof terraces; in the current application the site is using the roof significantly more.

The previous submission had a very small courtyard and an additional podium. This podium has been taken to the upper terraces to allow a bigger courtyard and play area on the ground level.

While redeveloping the design on the two sites, the goal was to retain the character of the town house piece. Originally this area was completely separate from the rest of the project, now there is a one floor walkway that connects to the walkway to the upper stacks. The original scheme was unterraced now it's terraced.

There are three large public realm components. The most important the Neighborhood house which is now on street level and has been increased in size by one third. The increase is due to the additional density.

There is an Adult Day Centre (drop in facility) area on the second floor. The third component, at grade, is a private strata recreation center for all the strata units that comprised of the original Arbutus Village.

A result of the extra height is additional shadowing. Understand the importance not to shadow the park however the park is a linear park and is largely a Walkway Park with trees on both sides. There is no program function to the park other than a walking through space. In the applicants opinion this is not a critical in terms of the over shadowing.

The streetscape is the same as it is already under construction and was approved at DP. The public realm is relatively the same with the addition of some outdoor covered space. There is a more animated water play. There is accessibility with an outdoor elevator that takes you down and connects you through. You can access the entire site via pedestrian paths all the way around.



The applicant team then took questions from the panel.

**Panel's Consensus on Key Aspects Needing Improvement:** Having reviewed the project it was moved by Ms. Avini Besharat and seconded by Mr. Sharma and was the decision of the Urban Design Panel:

THAT the Panel Support the project with the following recommendations to be reviewed by City Staff:

- Balance distribution of density between the two parcels; the density may need to be reduced to achieve appropriate massing and to mitigate the overshadowing.
- Reduce the shadowing of the Public Square, street, and private courtyard on parcel D;
- Reduce shadowing of the park;
- Further design development on the architectural expression in order to simplify and calm down expression of the building;
- Further design development to the view analysis to include roof top structures and mechanical RTUs and to review how they impact the view. The height may need to be reduced to preserve the view of the North Shore Mountains.

**Related Commentary:** There was a panel consensus that the original concept was the preferred choice. The second concept was a big change from the original. The original application was a better fit and blended in smoother. The current concept is too bulky especially with building D.

Then panel agreed there was a very significant addition of height and density being absorbed mostly on the western parcels which created a misbalance. The original concept was lost because the additional density has been dropped on one block, and should have been better distributed. A consequence was a large parcel created that is out of context.

A panelist noted there were fundamental issues with planning and massing of the entire space. If massing is properly planned in the first phase there would be better relation. There is a loss in transition down to the lower scale units. A panelist noted the site is in a real bowl which could be to the applicant's advantage.

Moving forward with the architectural expression the strong parti concept has been diluted as well. In the earlier models the parti was cleaner and simpler. A panel member suggested looking at the elevations to determine if they want to be closer or completely different from what is across the street. The elevations should be revisited to be a lot cleaner without losing elevation and height.

7 to 12 storeys created significant shadowing on the park, open space, and street. Yew Street will be completely shaded in the afternoon. The impacts are also significant on the view. Viewpoint is important and cannot be ignored. A big bulky building has a lot of negative effects on the neighborhood; in this case Main Street is too over shadowed. There are intrusions to public views in the City of Vancouver all the time however these issues are on the whole block.

Building C, on the west façade has so many different fenestrations and proportions. In general a calmer and boulder contemporary expression would be more successful. A panelist noted public views can be better distributed back to building C.

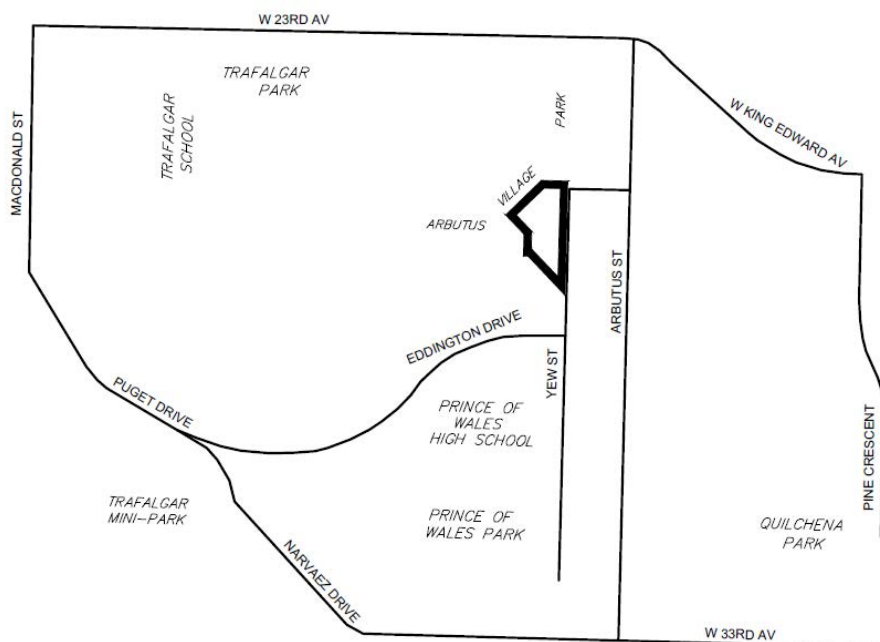
The overall site designs seem to be a bit outdated. It appears there was an attempt to introduce color but there is not enough.

**Applicant Response:** The applicant team thanked the panel for their comments.

### 3. Public Consultation Summary

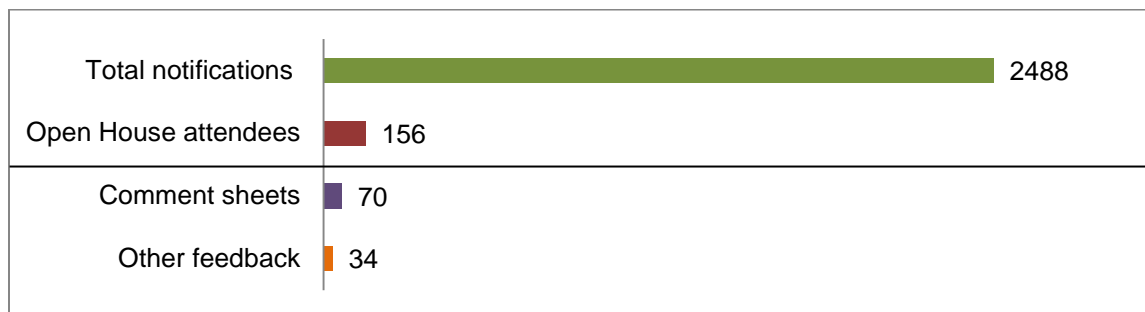
**Notification:** A rezoning information sign was installed on the site on January 29, 2018. Informational posters were also put up in the Arbutus Centre mall. A community open house was held on February 13, 2018. A total of 2,488 notifications were distributed within the neighbouring area on or about January 29, 2016. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)).

**Figure 1: Notification area map**



**February 13, 2018 Community Open House:** A community open house was held from 5:00-8:00 pm on February 13, 2018, at the Hellenic Centre, 4500 Arbutus Street. Staff, the applicant team, and approximately 156 people attended the Open House.

**Public Response:** In response to the February 13, 2018 open house, a total of 70 comment sheets were received from the public. A total of 34 letters, e-mails, online comment forms, and other feedback were received from the public.



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

- **Height:** Respondents felt that the proposed building is too tall. They stated that the height is out of context for the character of the area, and disrupts the skyline. Respondents preferred the previously approved height of 8 storeys.
- **Previously Approved Rezoning:** Respondents wanted the applicant to adhere to the previously approved rezoning. Some stated that the current rezoning application breaks trust and an agreement with the community, and feel the process is unpredictable. Some indicated concern about further changes to the zoning for the site beyond the current rezoning application.
- **Density:** Respondents felt that the density is too high for the site, and that the proposed building is too large.
- **Traffic:** Respondents indicated that Arbutus Street can often be congested, and are concerned that the development will increase traffic along Arbutus. Some respondents were concerned about fumes from increased congestion.
- **Shadowing:** Some respondents were concerned about potential shadowing from the proposed building on their private residences, particularly in the morning.
- **Views:** Some respondents stated that the proposed development would impact private view from their residences, and public views from Quilchena Park and the Arbutus Greenway viewpoint toward the mountains.
- **Community Benefit:** Some respondents stated that the rezoning application does not represent the best interests of the community. Some felt that it is a self-interested act by the applicant.
- **Water Table:** Some respondents believed that the project should not be approved because issues with the ground water have not been resolved, stating that the land cannot support large buildings.
- **Neighbourhood Impact:** Some respondents stated that the development would have a general negative impact on the neighbourhood, and would result in worsened living conditions for residents.
- **Need for Amenities:** Some respondents suggested that there is a need for increased amenities, services, and infrastructure in order to support the new population. Some

suggested investing more in doctors, schools, and community spaces.

- **Noise Impacts:** Some respondents were concerned about how new residents and commercial activity from the proposed development will result in the loss of quiet from the neighbourhood.
- **Concerns About Growth:** Some respondents opposed having more residents in the neighbourhood, as they were concerned about overcrowding and potentially lowering the quality of life in the area.
- **Housing Supply:** Some respondents noted that there is a need for more housing in the city, and that the proposal would support this.
- **Securing Rental Housing:** Some respondents indicated they did not support that the proposed housing is not secured as rental. Some stated that they are concerned that the units will be sold off as strata units if they are not secured.
- **General Support:** Some respondents indicated that they supported the application in general.
- **Increased Density:** Some respondents suggested that the density be increased, as the site is a good location for additional density.

The following miscellaneous comments were received from the public:

- Winter shadow studies should be provided.
- Residents' privacy will be impacted by the proposed development.
- The rent rates in the new development will be expensive.
- The development should provide more retail space for small businesses.
- Construction of the development will cause disruption for local residents.
- More transit is needed on Arbutus, including the Arbutus Line streetcar.
- The building design is attractive.
- The building design is unattractive.
- The development should include amenities, recreation options and a gym for seniors.
- More shops should be included in the development
- More greenery and open space should be included in the development
- The respondent stated they were generally opposed to the development.
- The building heights of Blocks C and D should match.
- The public square is poorly designed
- Point towers are preferred over the slab form of the current proposal.
- The design transforms Yew Street into a canyon.
- The proposal results in a loss of greenspace.
- The inclusion of rental housing is a threat to safety that puts seniors at risk.
- Access to the Arbutus Club has been impeded due to ongoing construction.
- The respondent does not want to be able to see a high-rise from their home.

- Social housing should not be included in the proposal.
- Social housing should be located elsewhere in the City, not in the Arbutus neighbourhood.
- There should be a condition that no additional density be allowed on this site.
- There are an appropriate number of three-bedroom units
- There are not enough three-bedroom units.
- The Arbutus Village Park should be well maintained.
- The responded stated that they heard a rumour that part of the Arbutus Village Park had been sold to a developer.
- The social housing should be for seniors.
- The proposal will result in nighttime light pollution.
- The proposal will lead to the isolation of seniors.
- The application sets a negative precedent for the area.
- The proposal should include more covered areas.
- The proposal will impact the adjacent stream system.
- The proposal is unnecessary, as other developments will absorb growth.
- A large development will result in increased litigation, and decreased municipal capability.
- The City should purchase and use single family houses for social housing in order to maintain character or aesthetic of a neighbourhood.
- The design should have more dimension and character.
- The respondent stated they would only support the proposal if the residential units are secured as rental.
- Rental is less desirable than ownership, because the building design and maintenance will be poorer, and there will be disruption as people are more likely to move.
- The proposal should include more car share spaces.
- The developer should compensate existing residents for confiscating their ambience.
- The proposed development should not be approved, as the future residents have no existing right to be permitted to live in the neighbourhood, and would impose their presence on existing residents like squatters.
- The area already has a surprisingly large inventory or rental housing and so additional rental housing is not needed.

2133 Nanton Avenue and 4189 Yew Street  
FORM OF DEVELOPMENT COMPARISON

Figure 1: Site Plan





Figure 2: Block C North Elevation

2011



2017



Figure 3: Block C South Elevation





Figure 4: Block C East Elevation

2011



2017



Figure 5: Block C West Elevation

2011



2017



Figure 6: Block D North Elevation





Figure 7: Block D South Elevation



Figure 8: Block D East Elevation





Figure 9: Block D West Elevation

2011

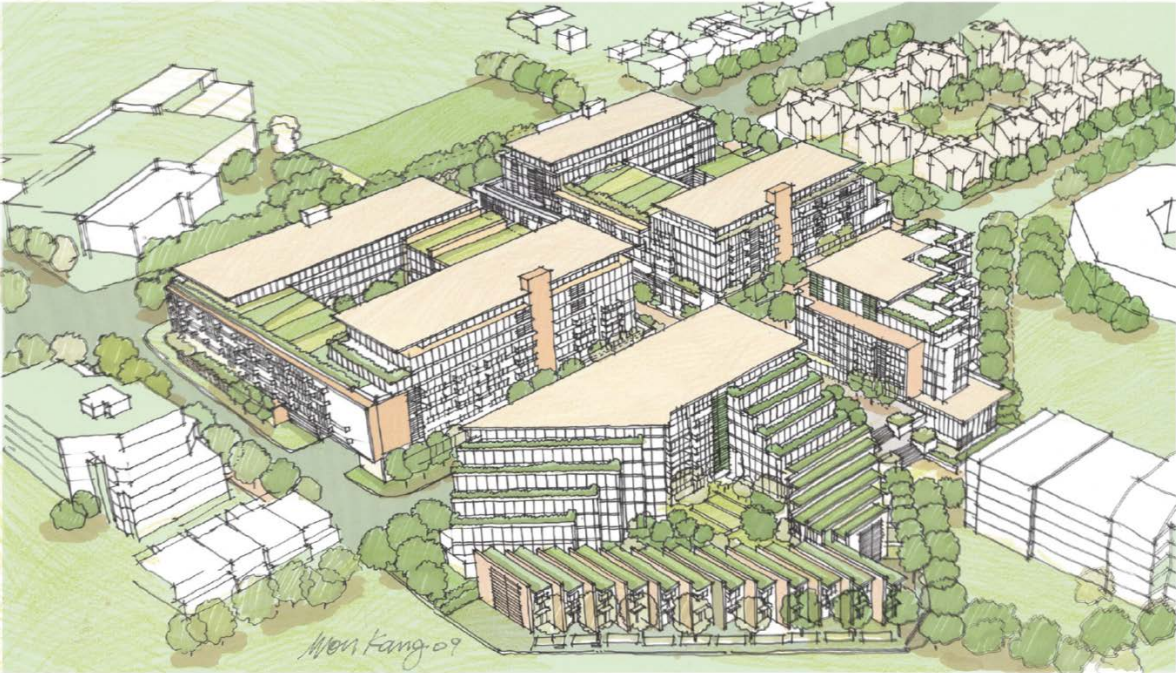


2017



Figure 10: Perspective Looking Southeast

2011



2017





Figure 11: Perspective Looking Northwest

2011



2017





**2133 Nanton Avenue and 4189 Yew Street  
PUBLIC BENEFITS SUMMARY**

**Project Summary:**

Amendment to increase allowable floor area and height in Blocks C and D to enable an additional 127 dwelling units. Note that increased floor area includes rental and social housing.

**Public Benefit Summary:**

25 additional units of social housing, 91 units of secured rental housing plus an additional 975 sq. m (10,500 sq. ft.) of below-market rental housing, an expanded Neighbourhood House and Adult Day Centre, and a cash contribution to the Arbutus Greenway.

|                                 | <b>Current Zoning</b>  | <b>Proposed Zoning</b> |
|---------------------------------|------------------------|------------------------|
| Zoning District                 | CD-1 (642)             | Amended CD-1 (642)     |
| Buildable Floor Space (sq. ft.) | 721,882 sq. ft.        | 808,165 sq. ft.        |
| Land Use                        | Commercial/Residential | Commercial/Residential |

| <b>Public Benefit Statistics</b>                |  | <b>Value if built under Current Zoning (\$)</b> | <b>Value if built under Proposed Zoning (\$)</b> |
|---|--|---|--|
| <b>Required*</b>                                | DCL (City-wide)*   | \$3,887,896                                     | \$4,931,984**                                    |
|   | DCL (Area Specific)  |   |  |
|   | Public Art   | \$492,832                                       | \$625,181***                                     |
| <b>Offered (Community Amenity Contribution)</b> | Childcare Facilities   | ****  |  |
|   | Cultural Facilities  |   |  |
|   | Green Transportation / Public realm  |   | \$2,000,000                                      |
|   | Heritage   |   |  |
|   | Housing (20% social housing):<br><i>25 additional units for 125 total</i>                |   | \$8,361,000                                      |
|   | Parks and open spaces  |   |  |
|   | Social/Community Facilities:<br><i>Expanded Neighbourhood House and Adult Day Centre</i> |   | \$1,419,000                                      |
| Other   |  |   |  |
| <b>TOTAL VALUE OF PUBLIC BENEFITS</b>           |  | <b>\$4,380,728</b>                              | <b>\$17,329,555</b>                              |

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

\*\* Includes forecast DCL for Blocks C & D under existing zoning plus the incremental DCL expected as a result of the Proposed Zoning based on the additional floor area from this rezoning net of the exempt floor area of the additional social housing.

\*\*\* Include forecast Public Art contribution for Blocks C & D under existing zoning plus the increment Public Art contribution expected as a result of the Proposed Zoning based on the additional floor area from this rezoning net of the exempt floor area of the additional social housing.

\*\*\*\* The original 2011 rezoning enacted in 2016 secured \$46.2 million in community amenity contributions including 100 units of social housing (\$29 million), a neighbourhood house & adult day centre (\$9.7 million), \$1 million for upgrades to Arbutus Village Park, and \$6.5 million for other public benefits. To provide visibility on the additional value if built under the proposed zoning these amounts are not included in the table.

**2133 Nanton Avenue and 4189 Yew Street  
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION**

**APPLICANT AND PROPERTY INFORMATION**

|                     |   |
|---------------------|---|
| Street Address      | 2133 Nanton Avenue and 4189 Yew Street  |
| Legal Description   | PID: 029-960-843<br>Lot 2, District Lot 526, Group 1, New Westminster District Plan EPP59809;<br>PID: 029-960-835<br>Lot 1, District Lot 526, Group 1, New Westminster District Plan EPP59809 |
| Applicant/Developer | Arbutus Village Holdings Ltd. (Larco Investments)   |

**SITE STATISTICS**

|                  |   |
|------------------|---|
| <b>SITE AREA</b> | 28,325 sq. m /304,888 sq. ft. (full site)<br>9,921 sq. m / 106,789 sq. ft. (Blocks C and D) |
|------------------|---|

**DEVELOPMENT STATISTICS**

|                | <b>DEVELOPMENT PERMITTED UNDER EXISTING ZONING</b>  | <b>DEVELOPMENT PERMITTED UNDER AMENDED ZONING</b>  |
|----------------|---|--|
| ZONING         | CD-1 (642)  | Amended CD-1 (642)   |
| USES           | Residential<br>Commercial<br>Neighbourhood House<br>Adult Day Centre Facility   | No change proposed   |
| DWELLING UNITS | 500 units total: <ul style="list-style-type: none"> <li>• 400 market residential units</li> <li>• 100 social housing units</li> </ul>                                 | 627 units total (127 new): <ul style="list-style-type: none"> <li>• 401 market strata units</li> <li>• 91 market rental units</li> <li>• 975 sq. m of affordable rental units</li> <li>• 125 social housing units (25 new)</li> </ul>  |
| FLOOR AREA     | 67,065 sq. m (721,882 sq. ft.) total floor area, including: <ul style="list-style-type: none"> <li>• 55,763 sq. m (600,228 sq. ft.) residential floor area</li> </ul> | Additional 8,016 sq. m (86,283 sq. ft.) of residential floor area proposed.<br><br>75,081 sq. m (808,165 sq. ft.) total floor area, including: <ul style="list-style-type: none"> <li>• Maximum 65,016 sq. m (699,826 sq. ft.) residential floor area</li> <li>• Minimum 10,065 sq. m (108,338 sq. ft.) non-dwelling floor area</li> </ul> |
| MAXIMUM HEIGHT | Block A: not to exceed Geodetic Datum of 65 Metres<br>Blocks B, C, and D: not to exceed Geodetic Datum of 57 Metres   | Block A: no change proposed<br>Block B: no change proposed<br>Block C: not to exceed Geodetic Datum of 60 m (3 m in additional height)<br>Block D: not to exceed Geodetic Datum of 72 m (12 m in additional height)  |
| PARKING SPACES | Commercial – 255 Spaces<br>Residential – 490 Spaces   | Total of 396 vehicle parking spaces for Blocks C and D:<br>Commercial – 111 Spaces<br>Residential – 235 Spaces   |