



POLICY REPORT

Report Date: January 2, 2019
Contact: Karen Hoesse
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RTS No.: 12855
VanRIMS No.: 08-2000-20
Meeting Date: January 15, 2019

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 815-825 Commercial Drive and 1680 Adanac Street

RECOMMENDATION

- A. THAT the application, by Cornerstone Architecture on behalf of Park Drive Investments Inc., to rezone 815-825 Commercial Drive and 1680 Adanac Street [*Lots 21 and 22 of Lot 10 Block D District Lot 183 Plan 729; PIDs: 015-162-702 and 004-212-304 respectively*] from RM-4N (Residential) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 1.45 to 3.00 and the building height from 10.7 m (35.10 ft.) to 22.0 m (72.20 ft.) to permit the development of a six-storey mixed-use building with commercial uses at grade and 38 for-profit affordable rental housing units, be referred to a Public Hearing, together with:
- (i) plans prepared by Cornerstone Architecture, received February 18, 2018;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve in principle the application, including approval in principle of the form of development, subject to the Conditions of Approval contained in Appendix B;

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

- B. THAT, if after Public Hearing, Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning by-law, subject to such terms and

conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Arts, Culture and Community Services.

- C. THAT, if the application is referred to a Public Hearing, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C, be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix C, for consideration at the Public Hearing.

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

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- E. THAT Recommendations A through D be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone 815-825 Commercial Drive and 1680 Adanac Street from RM-4N (Residential) District to CD-1 (Comprehensive Development) District to permit the development of a six-storey mixed-use building, with commercial uses at grade, and 38 secured for-profit affordable rental housing units over one level of underground parking. A height of 22.0 m (72.20 ft.) and an FSR of 2.96 are proposed.

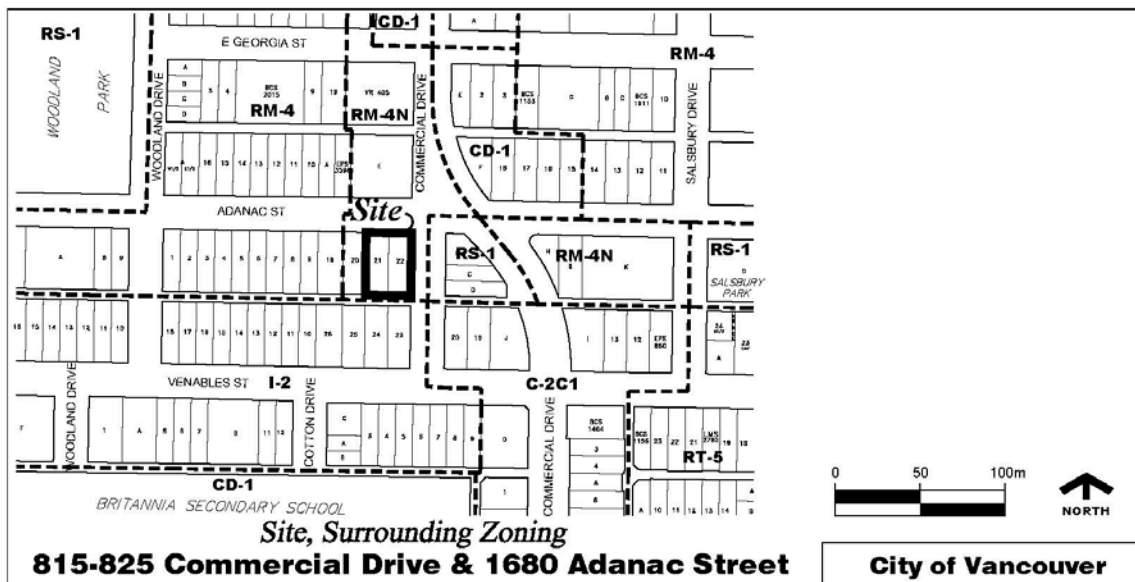
Staff have assessed the application and conclude that it meets the intent of the *Grandview-Woodland Community Plan* (the “GWCP”). The application is also consistent with the Development Cost Levy (DCL) By-law definition of “for-profit affordable rental housing” for which DCLs may be waived, as well as with the Parking By-law definition of “secured market rental housing” for which a reduced parking requirement may be applied.

Measures to regulate the loss of existing rental units have been addressed through the GWCP Pace of Change Policy. If approved, the application would contribute 33 net new for-profit affordable rental housing units towards achieving the City’s affordable housing goals as identified in the *Housing Vancouver Strategy*. Staff recommends the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the Public Hearing, along with the conditions of approval outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- *Grandview-Woodland Community Plan (2016)*
- *Grandview-Woodland Community Plan Pace of Change Policy – Bulletin 2016-001 (2017)*
- *Housing Vancouver Strategy (2017)*
- *Rental Incentive Guidelines (2012, amended 2018)*
- *Tenant Relocation and Protection Policy and Guidelines (2015)*
- *High-Density Housing for Families with Children Guidelines (1992)*
- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*
- *Britannia-Woodland RM-4 and RM-4N Guidelines (1989, amended 1992)*
- *Green Buildings Policy for Rezoning (2010, last amended 2017)*
- *Community Amenity Contributions through Rezoning (last amended 2017)*
- *Vancouver Development Cost Levy By-law No. 9755 (2008, last amended 2017)*
- *Rental Housing Stock Official Development Plan (2007, last amended June 2018)*

Figure 1: Site and Surrounding Zoning



REPORT

Background/Context

1. Site and Context

This 944.4 sq. m (10,704.0 sq. ft.) site is on the southwest corner of Adanac Street and Commercial Drive, known as “Little Commercial” (see Figure 1). The site is comprised of two (2) legal parcels with a frontage of 26.8 m (88.0 ft.) along Adanac Street and a depth of 37.2 m (122.0 ft.). The parcel addressed as 815-825 Commercial Drive is currently developed with a two-storey residential building and a coach house. At the time of application in February 2018, this parcel had the following occupied units: 2 one-bedroom units, 2 two-bedroom units and 1 three-bedroom unit. 1680 Adanac Street is currently developed with a single family home that was occupied by the previous owner at the time of application.

The site is located in the Commercial Drive North sub-area of the Grandview-Woodland Community Plan. To the west, zoned RM-4N, is a development operated by the Entre Nous Femmes Housing Society. To the east across Commercial Drive is a City-owned parking lot and the Kettle Friendship Centre Society. This adjacent site is identified as a ‘Special Site’ in the GWCP with mixed-use redevelopment anticipated up to 12 storeys in height, active uses at grade and a new public plaza. This section of Commercial Drive has been identified as a potential future pedestrian promenade to be closed to vehicle traffic. South across the lane are two-storey buildings zoned I-2, including a local bakery. To the north is a 3½-storey multi-family development zoned RM-4N.

2. Policy Context

Grandview-Woodland Community Plan (Commercial Drive North Sub-area) – The Commercial Drive North sub-area is envisioned to accommodate modest increases in height and density to support secured rental housing, with an opportunity for at-grade commercial uses to create an improved connection along Commercial Drive north to East Hastings Street.

Rental Incentive Guidelines – The intent of the *Rental Incentive Guidelines* is to inform the way in which rental incentives, taken at the applicant’s discretion, are applied to specific projects. Applications where 100 per cent of the residential floor space is secured rental are eligible for parking relaxations, a DCL waiver for residential floor area, and relaxation of unit size provided that the design and location of the unit provides satisfactory living accommodation.

Rental Housing Stock Official Development Plan (RHS ODP) – The RHS ODP requires one-for-one replacement of existing rental housing units on redevelopments of three or more units in certain RM, FM, and CD-1 zoning districts. The housing policies in the *Grandview-Woodland Community Plan* are designed to strike a balance between the need to preserve existing rental housing supply and the need to increase rental supply in appropriate locations. The rental replacement requirements under the RHS ODP apply to this site. As such, the applicant is replacing the existing five rental units and proposes to add 33 units for a total of 38 rental housing units.

In order to manage the initial take-up of applications involving demolition of existing market rental housing covered by the RHS ODP, the GWCP “Pace of Change” Policy limits project approvals to no more than five existing rental sites over the first three years, or to a maximum of 150 existing market rental units affected.

Tenant Relocation and Protection Policy and Guidelines – A tenant relocation plan is required when tenants in existing residential rental units are displaced as a result of redevelopment. This policy applies to all zoning districts, except single family, industrial and agricultural areas. The applicant has provided a draft tenant relocation plan, which meets the intent of the policy.

Development Cost Levy By-law No. 9755 – Under Section 3.1A of the Development Cost Levy By-law, for-profit affordable rental housing projects are eligible for a development cost levy waiver for the rental portion of the development. The waiver regulates maximum unit sizes and maximum average rents by unit type for the project. Current rental rates and unit sizes are outlined in the Rental Incentive Guidelines and are updated on an annual basis.

Strategic Analysis

1. Proposal

In accordance with the GWCP, this application proposes a six-storey mixed-use building with commercial uses at grade and 38 for-profit affordable rental housing units above, over one level of underground parking accessed from the rear lane (see Figure 2). The proposed building height is 22.0 m (72.20 ft.) and the proposed density is 2.96 FSR.

Figure 2: Proposed development looking southwest from Commercial and Adanac



2. Land Use

The subject site, currently zoned RM-4N (Residential) District, is located in the Commercial Drive North sub-area (see Figure 3) which anticipates development up to 3.00 FSR with building heights up to six storeys for projects providing 100 per cent secured market rental housing. Commercial uses at grade are encouraged to improve the connection along Commercial Drive north to East Hastings Street.

Figure 3: Commercial Drive North Sub-area Land Use Map



The proposal includes commercial and residential land uses and is consistent with the GWCP. A total of 368.5 sq. m (3,966 sq. ft.) of commercial floor area is proposed at grade.

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 action with partners to deliver housing for the lowest income households.

The proposal would deliver 38 for-profit affordable rental housing units in the form of studio, one-bedroom, two-bedroom and three-bedroom units. This application would deliver approximately 18 family-oriented units (14 two-bedroom and 4 three-bedroom) which is 48 per cent of all units, thereby exceeding the *Family Room: Housing Mix Policy in Rezoning Projects*.

All 38 units would be secured through a Housing Agreement and a Section 219 Covenant for the longer of the life of the building or 60 years. The addition of 38 new secured for-profit affordable rental housing units to the City’s inventory of market rental housing contributes toward the *Housing Vancouver Strategy* targets (see Figure 4). Conditions related to securing the units are contained in Appendix B.

Figure 4: Progress Towards 10-Year Housing Vancouver Targets for Secured Market Rental Housing as of September 30, 2018

Housing Type	10-YEAR TARGETS	CURRENT PROJECTS
		Units Approved Towards Targets
Secured Market Rental Housing Units	20,000	1,839

Note: Tracking progress towards 10-year Housing Vancouver targets began in 2017.

* Excludes the units proposed on the subject site, pending Council approval of this rezoning application.

Vancouver has one of the lowest vacancy rates in Canada. In fall 2018, the vacancy rate in the City was 0.8 per cent. That means only eight out of every 1,000 market rental units were empty and available for rent. A vacancy rate of three per cent is considered to be a balanced rental market. The vacancy rate in the Grandview-Woodland neighbourhood was also very low at 0.6 per cent.

The applicant has requested and qualifies for a waiver of DCLs for the residential floor area (see Appendix F) in exchange for meeting maximum average rental rates and unit sizes. The applicant has estimated the rental rates for each unit type. Figure 5 compares proposed rents to average rents in newer buildings in the east area of Vancouver. When compared to home ownership costs, the proposed rents in this application will provide an affordable alternative to homeownership, particularly for the larger units.

Figure 5: Comparable Average Market Rents and Home-Ownership Costs (Eastside)

	825 Commercial Drive Average Proposed Rents	Average Market Rent in Newer Buildings - Eastside (CMHC, 2017) ¹	DCL By-Law Maximum Averages - Eastside (CMHC, 2017) ²	Monthly Costs of Ownership for Median-Priced Unit – Eastside (BC Assessment 2017) ³
Studio	\$1,496	\$1,531	\$1,496	\$2,278
1-bed	\$1,730	\$1,689	\$1,730	\$2,739
2-bed	\$2,505	\$2,284	\$2,505	\$3,817
3-bed	\$3,365	No data available	\$3,365	\$5,432

1. Data from the October 2017 CMHC Rental Market Survey for buildings completed in the year 2008 or later on the Eastside of Vancouver

2. For 1- and 2-bedroom units, the maximum DCL rents for the Eastside of Vancouver are the average rents for all residential units built since the year 2005 city-wide as published by CMHC in the Fall 2017 Rental Market Report. For 3-bedroom units, the maximum DCL rents for the Eastside of Vancouver are the average rents for all residential units built since the year 2000 city-wide as published in CMHC's website "Housing Market Information Portal" for 2017.

Note: Section 3.1A(d) of the DCL By-law allows for annual adjustment to the maximum rents. Rents shown in the DCL By-law reflect the CMHC rents of 2015 when section 3.1A was last amended. Maximum rents currently used by the City are published in the Rental Incentive Guidelines.

3. Based on the following assumptions in 2017: median of all BC Assessment recent sales prices in Vancouver Eastside in 2017 by unit type, 10% down payment, 5% mortgage rate, 25-year amortization, \$150 – 250 monthly strata fees and monthly property taxes at \$2.56 per \$1,000 of assessed value.

Section 3.1B(c) of the DCL By-law allows for rents to be increased annually from the time of public hearing to initial occupancy, as per the maximum allowable increases under the Province's Residential Tenancy Act. A final rent roll that sets out the initial monthly rents for all units will be required prior to issuance of the occupancy permit in order to ensure compliance with the maximum increases authorized by the DCL By-law. After occupancy, rent increases are regulated by the Residential Tenancy Act.

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

Existing Rental Accommodation and Pace of Change – In order to manage the initial take-up of applications involving demolition of existing market rental housing covered by the RHS ODP, the GWCP Pace of Change Policy limits project approvals to no more than five existing rental sites over the first three years, or to a maximum of 150 existing market rental units affected. This rezoning application is the third of the five allowable applications to proceed under this

policy. See Figure 6 for a description of the number of rental units demolished through this application, and the number of new rental units proposed for this site.

One of the key goals of the GWCP is to encourage reinvestment in, and retention of, existing affordable rental housing stock under the Pace of Change Policy. Redevelopment is intended to be incremental in nature, and focused on older, underutilized sites. If Council approves this application, the five existing rental units would be replaced with an estimated 38 new rental units, or 33 net new secured market rental housing units.

Figure 6: Pace of Change in Grandview-Woodland – Rental Replacement and Increased Supply

Project Address	Council Approval Date	Rental Housing Units Proposed for Construction	Number of Existing Rental Housing Units	Gain in Rental Housing Units
1619-1651 East Broadway	May 2018	45	8	37
1837-1857 East 11th Avenue & 2631-2685 Victoria Drive	June 2018	72	15	57
815-825 Commercial Drive & 1680 Adanac Street (subject site)	Approval Pending	38	5	33
Total Approved to Date		117	23	94
Total (including subject site)		155	28	127

Tenant Relocation – The Tenant Relocation and Protection Policy and Guidelines apply to this site. As such, the applicant has provided a draft Tenant Relocation Plan (TRP) which meets the requirements under the Tenant Relocation and Protection Policy and Guidelines. The draft TRP is summarized in Appendix D. Returning tenants will be entitled to a 20 per cent discount off starting rents. A final Tenant Relocation Report will be required prior to issuance of the occupancy permit.

Redevelopment of the site requires the relocation of existing tenants. At the time of application in February 2018, the apartment building and coach house at 815-825 Commercial Drive had the following occupied units: 2 one-bedroom units, 2 two-bedroom units and 1 three-bedroom unit. Rents ranged from \$1,078 to \$2,800 per month. Based on the tenancy start dates provided, all tenants qualify for the additional provisions under the Tenant Relocation and Protection Policy. The average rent in the building was approximately \$1,831 per month. The average length of tenancy was five years, including one tenant who has lived in the building for more than 18 years.

Under the Tenant Relocation and Protection Policy and Guidelines, eligible tenants receive a minimum of two months free rent or more based on length of tenancy, a flat-rate payment towards moving costs, and assistance finding alternative accommodation including one option within the neighbourhood. Eligible tenants who choose to do so can exercise a First Right of Refusal to return to one of the replacement units in the new building at 20 per cent below market rates.

A final Tenant Relocation Report will be required prior to issuance of the occupancy permit.

3. Density, Height and Form of Development (Refer to drawings in Appendix E and statistics in Appendix I)

An upper-level, shoulder setback to the building above 13.72 m (45 ft.) is called for in the GWCP to maintain the street wall which is characteristic in the area. The street wall at this particular block will be maintained with a two-storey brick base in the proposed building that aligns with the existing building across the lane. The shoulder setback above the fourth storey is also provided facing the neighbouring residential apartments. This proposed building form supports the Passive House design being pursued.

Commercial retail units are proposed facing Commercial Drive (Little Commercial) as the portion of the street adjacent to the site will be considered for closure to create a public open space, once the adjacent properties are redeveloped.

The Urban Design Panel reviewed and supported the proposal on May 16, 2018. Staff are supportive of the application subject to fulfilment of the design development conditions in Appendix B. Conditions have been included to minimize potential overlook to the existing residences to the east (see Figure 7) and to improve the Adanac Street interface at ground level. The proposal will undergo further design development during the development permit review process.

Figure 7: Proposed development and adjacent residences, looking northeast from the lane



4. Transportation and Parking

The site is well served by transit. Frequent bus service is available on Commercial Drive and four blocks north on East Hastings Street with direct links to downtown and Commercial-Broadway Skytrain stations.

Changes to the Parking By-law were approved on July 25, 2018. Development Permit applications received after January 1, 2019 will be subject to new requirements for vehicle parking, bicycle parking, pick-up/drop-off spaces, and transportation demand management.

The proposal meets the current requirements of the Parking By-law with 23 vehicle parking spaces, one Class B loading space, 49 Class A bicycle spaces, and 6 Class B bicycle spaces. Any Development Permit application submitted after January 1, 2019 will need to meet the updated Parking By-law requirements.

5. Environmental Sustainability

The *Green Buildings Policy for Rezoning* (amended by Council on April 28, 2017) 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.

The applicant has opted to meet Passive House design standards. These high standards of energy efficient design are intended to provide residents with a comfortable living environment and reduced energy costs, resulting in long-term cost saving and affordability.

Public Input

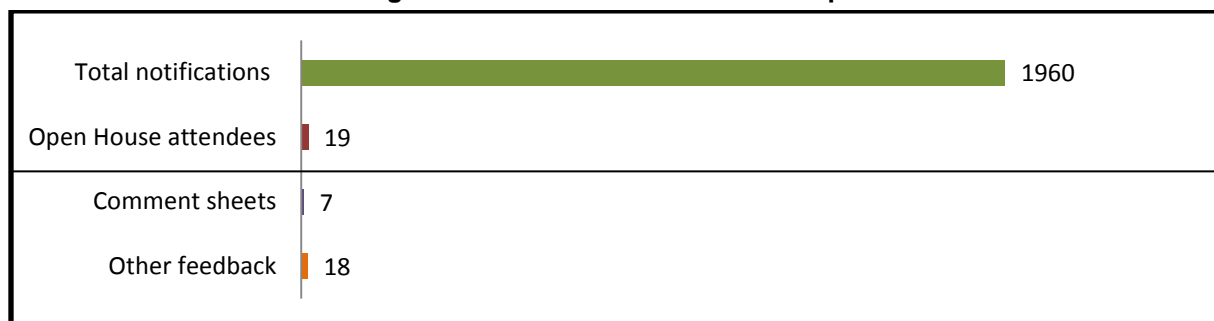
Public Notification

A rezoning information sign was installed on the site on April 6, 2018. A total of approximately 1,960 notifications were distributed within the neighbouring area on or about April 3, 2018. In addition, notification and application information, as well as an online comment form, were provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

Community Open House

A community open house was held on April 19, 2018, at the Vancouver Aboriginal Friendship Centre, 1607 East Hastings Street. Staff, the applicant team, and five people attended the Open House. As of September 2018, 25 public responses to this proposal have been submitted to the City as follows:

Figure 8: Notification and Public Response



A summary of the key themes from the public feedback is provided below. For a more detailed overview of public comments on this application, see Appendix D.

Support for the proposal cited the following:

- Provision of new rental housing stock
- Green building design
- Building height

Concerns expressed by respondents included the following:

- Building height and neighbourhood fit
- Affordability of rental units
- Displacement of existing renters

Staff Response

Staff have assessed the application and conclude that it meets the intent of the *Grandview-Woodland Community Plan*. In order to manage the initial take-up of applications involving demolition of existing market rental housing covered by the *Rental Housing Stock Official Development Plan*, the Pace of Change Policy limits approvals of projects to no more than five development sites in the first three years of the GWCP, to a maximum of 150 existing market rental units being affected. This rezoning application is the third of the five allowable applications to proceed under the Pace of Change Policy. The five existing rental units are being replaced and an additional 33 net new rental units are being secured. Staff anticipate reporting back to Council on this policy in 2019.

The applicant is pursuing Passive House certification for energy efficiency and the Urban Design Panel unanimously supported the proposed design.

Public Benefits

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

Required Public Benefits

Development Cost Levies (DCLs) – Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and engineering infrastructure.

This site is subject to City-wide DCLs and City-wide Utilities DCLs on the proposed 368.5 sq. m (3,966 sq. ft.) of commercial floor area and 2,579.4 sq. m (27,764 sq. ft.) of residential floor area. Based on rates in effect as of September 30, 2018, total DCLs of approximately \$722,215 would be anticipated from development.

In accordance with the provisions of Section 3.1A of the Vancouver DCL By-law, the applicant has requested a waiver of the DCLs attributed to the residential floor area as for-profit affordable rental housing. Based on the September 30, 2018 rates, the value of the total DCL waiver is approximately \$644,402, the commercial floor area would not be eligible resulting in approximately \$77,813 of DCLs anticipated from this project. A review of how the application meets the waiver criteria is provided in Appendix F.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's [DCL Bulletin](#) for details on DCL rate protection.

Public Art Program – As the proposed floor area is below the minimum threshold of 9,290 sq. m (100,000 sq. ft.), no public art contribution will arise from this application.

Offered Public Benefits

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

The Community Amenity Contributions - Through Rezoning policy provides an exemption for routine, lower density secured market rental rezoning applications that align with the *Secured Market Rental Housing Policy (2012)* and *Rental Incentive Guidelines (2017)*. Staff note however that this application is not eligible for the CAC exemption as existing rental units will be demolished. Real Estate Services staff have reviewed the applicant's development pro forma and have concluded that, after factoring in the costs associated with the for-profit affordable rental housing units for the longer of the life of the building or 60 years, no further contribution towards public benefits is anticipated in this instance. The offered public benefit achieved for this application is 33 net new for-profit affordable rental housing units.

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

Grandview-Woodland Community Plan Public Benefits Strategy

The Grandview-Woodland Public Benefit Strategy (PBS) identifies public benefits and infrastructure to support growth in the area, including both short-term and long-term priorities in and around the plan area. To monitor and track progress towards the achievement of community amenities in accordance with the Grandview-Woodland Community Plan, a summary of public benefits and progress to date is provided in Appendix G.

Financial Implications

The site is subject to both City-wide DCL and City-wide Utilities DCL.

The residential component of the proposed project is expected to qualify for a DCL waiver as for-profit affordable rental housing, and the value of the waiver is estimated at \$644,402. It is anticipated that the commercial component of the project will generate approximately \$77,813 in DCLs, based on rates in effect as of September 30, 2018.

The 38 units of for-profit affordable rental housing, secured by a Housing Agreement and Section 219 Covenant for the longer of the life of the building or 60 years, will be privately owned and operated.

No additional CAC or public art contribution is applicable.

CONCLUSION

Staff conclude that the proposed form of development represents an appropriate design response to the site and context and is consistent with the *Grandview-Woodland Community Plan* and the GWCP Pace of Change Policy. The application qualifies for incentives provided to for-profit affordable rental housing including a DCL waiver and a parking reduction. If approved, this application would contribute 33 net new for-profit affordable rental housing units towards key housing goals of the City.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to Public Hearing together with a draft CD-1 By-law as generally shown in Appendix A. Further it is recommended that, subject to the Public Hearing, the application including the form of development, as shown in the plans in Appendix E, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

**815-825 Commercial Drive and 1680 Adanac Street
DRAFT BY-LAW PROVISIONS**

Note: A By-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

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

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

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 ().

Uses

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
 - (b) Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Grocery Store with Liquor Store, Liquor Store, Public Bike Share, Retail Store, and Secondhand Store;
 - (c) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop – Class A, Repair Shop – Class B, Restaurant, School – Arts or Self-Improvement, School – Business, School – Vocational or Trade, and Wedding Chapel;
 - (d) Institutional Uses, limited to Child Day Care Facility and Social Service Centre;

- (e) Office Uses;
- (f) Cultural and Recreational Uses, limited to Artist Studio, Arcade, Arts and Culture Indoor Event, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, and Theatre;
- (g) Utility and Communication Uses, limited to Public Utility and Radio Communication Station; and
- (h) Accessory Uses customarily ancillary to the uses listed in this section 3.

Conditions of Use

- 4.1 No portion of the first storey of a building, within a depth of 10.7 m of the front wall of the building facing Commercial Drive and extending across its full width, shall be used for residential purposes except for entrances to the residential portion.
- 4.2 All commercial uses and accessory uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:
 - (a) Farmers' Market;
 - (b) Neighbourhood Public House;
 - (c) Public Bike Share;
 - (d) Restaurant; and
 - (e) Display of flowers, plants, fruits and vegetables in conjunction with a permitted use.
- 4.3 The design and layout of at least 35% of the dwelling units must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms, and
 - (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

Floor Area and Density

- 5.1 Computation of floor space ratio must assume that the site consists of 994.44 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 5.2 The floor space ratio for all uses must not exceed 3.00.

- 5.3 Computation of floor area must include all floors of all buildings, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
- (a) open residential balconies or sundecks and any other appurtenances, which in the opinion of the Director of Planning are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the permitted floor area; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
 - (d) amenity areas, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10% of the total permitted floor area; and
 - (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.5 The use of floor area excluded under section 5.4 must not include any use other than that which justified the exclusion.

Building Height

- 6.1 Building height, measured from base surface to top of parapet, must not exceed 22.0 m.

Horizontal Angle of Daylight

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 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.
- 7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.

- 7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement if:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 7.5 An obstruction referred to in section 7.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 ().
- 7.6 A habitable room referred to in section 7.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% of less of the total floor area of the dwelling unit; or
 - (ii) 9.3 m².

Acoustics

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

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

Zoning and Development By-law

9. Sections 2 through 14 of the Zoning and Development By-law apply to this CD-1 ().

* * * * *

**815-825 Commercial Drive and 1680 Adanac Street
CONDITIONS OF APPROVAL**

Note: If the application is referred to a public hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by Cornerstone Architecture, stamped received February 18, 2018, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to the following:

Urban Design

1. Design development to improve the building's interface with the public realm (along Adanac Street), as follows:
 - (a) Provide a more terraced and welcoming building entry sequence.

Note to Applicant: Proposed entry landing presents an approximately 4.3 ft. high retaining wall at the front property line. Entry can be terraced to provide maximum 2 ft. high walls.
 - (b) Minimize extent of blank walls.

Note to Applicant: Larger windows can be provided for the commercial units combined with enhanced design treatment or walls, landscaping and lighting opportunities.
 - (c) Explore partially lowering finished floor of unit 101 to reduce extent of blank wall and to offer patio access. Alternatively, intensive detailing or robust planting should be provided below unit 101 balcony.
 - (d) Relocate exhaust vent, and setback parking at southwest corner of the property intended as a green/planted buffer to the neighbouring property. Refer to landscape condition 7.
2. Design development to the building massing to better distinguish the two-storey street wall relative to the upper storeys.

Note to Applicant: This can be achieved with detailing, modest setback of the exterior building face at the third storey, or recessed balconies. The brick cladding should be maintained through subsequent phases of approval.

3. Design development to minimize overlook impacts from level 5 roof deck by limiting deck to area north of amenity room.

Note to Applicant: Orientation of deck should face the street and away from neighbouring property.

4. Design development to provide a gradual transition in grade in the side yard.

Note to Applicant: Excavation in the required side yard that is 5 ft. below adjacent property is not supported and may be a potential CPTED concern. A gradual transition of grade should be provided which is compatible with neighbouring grades.

5. Identification on the architectural and landscape drawings of any built features intended to create a bird friendly design.

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

Crime Prevention through Environmental Design (CPTED)

6. Design development to consider the principles of CPTED, having particular regard for:
 - (a) Theft in the underground parking.
 - (b) Residential break and enter.
 - (c) Mail theft.
 - (d) Mischief in alcoves and vandalism, such as graffiti.

Landscape Design

7. Design development to the southwest corner of the site, as follows:
 - (a) Allow safe protection of group of three neighbouring trees by allowing Critical Root Zone of minimum 6'-8" from the property line.
 - (b) Enable the tree buffer to be a larger growing tree species established on grade.
 - (c) Relocate exhaust vent.
 - (d) Add substantial planting along the west side yard, including woody evergreen plants for year-round buffer (refer to Urban Design condition 1d).

Note to Applicant: It is understood that this will require reduction of the parkade with increased setback as required.

8. Design development to expand programming and enhance sustainability by providing Urban Agriculture in the outdoor amenity area on level 5, while ensuring there is limited overlook at the west edge of the terrace (refer to Urban Design condition 3).

Note to Applicant: This could be achieved by locating the Urban Agriculture plots along the west edge. Urban agriculture plots should follow the City's Urban Agriculture Guidelines for the Private Realm and include infrastructure required, such as potting benches, hose bibs, etc. Outdoor spaces should be visually accessible from common indoor amenity rooms.

9. Design development to locate, integrate and fully screen parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.
10. Design development to further buffer the ground floor amenity deck and play area by the addition of a trellis with vines over the parkade ramp.
11. Design development to the landscape treatment to increase the volume of soil, tree canopy cover and planting on slab, as follows:
- (a) Consideration for intensive/extensive green roof and related amenity programming.
 - (b) Lower the slab in the courtyard area below the planters, 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 plan. Soil depths should exceed BCLNA Landscape Standard. At the perimeter of the building the slab can be angled downward (1 m across and 1.2 m down) to maximize contiguous soil volumes.

12. Provision of improved sustainability by the provision of edible plants, in addition to urban agriculture plots.
- Note to Applicant: Edible plants can be used as ornamentals as part of the landscape design.
13. Consideration to improve sustainability by providing an intensive or extensive green roof.
14. Provision of detailed architectural and landscape cross sections (minimum ¼ inch scale) through common open spaces, semi-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 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.

16. Provision of a "Tree Management Plan".

Note to Applicant: It is preferred that the arborist tree management plan become the primary document for tree removal and protection related matters.

17. 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. For example, advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated.

18. Coordination for the provision of new street trees or any proposed City owned tree removals adjacent to the development site, where applicable.

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. 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 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

19. Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft.

Note to Applicant: On the plan, illustrate irrigation connection points and hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed. Hose bibs are requested to encourage patio gardening and hand watering on private patio and amenity decks.

20. Provision of enlarged detailed elevations for all vertical landscape structures and features (i.e. green walls, trellis).

21. Provision of an outdoor Lighting Plan.

Sustainability

22. All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning (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 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).

Engineering Services

23. Parking, loading and bicycle spaces shall be provided and maintained in accordance with the requirements of the Vancouver Parking By-law, except that:
- (a) Existing wood pole in lane conflicts with access. Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation are required, if the driveway, loading bay, walkway, etc. cannot be relocated.
24. 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 and 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 is required for any major crane erection or removal, or slab pour that requires additional street use beyond the already identified project street use permissions.
25. 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. 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.
26. 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.
27. Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown without reliance of the lane for extended bin storage. If this cannot be confirmed then an on-site garbage bin staging area is to be provided adjacent the lane.

28. A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.
29. Design development to provide dimension of column encroachments into parking stalls.
30. Design development to provide dimensions for typical parking spaces.
31. Design development to provide dimensions of additional setbacks for parking spaces due to columns and walls.
32. Design development to provide dimensions of manoeuver aisles and the drive aisles at the parkade entrance and all gates.
33. Design development to 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.
34. Design development to provide areas of minimum vertical clearances labelled on parking levels.
35. Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.
36. Indicate on drawings the stair-free access route from the Class A bicycle spaces to exit building.
37. Provision of automatic door openers on the doors providing access to the bicycle storage rooms. Show the access route for bikes to reach the outside and confirm if the parking ramp will be utilized.
38. Provision of generous and continuous weather protection on Commercial Drive frontage.
39. Provision of Class B bicycle parking on private property as per the Parking By-law.
40. Provision of a separate application to the General Manager of Engineering Services for any canopy/awning encroaching over public property. Note canopies are to be fully demountable and drained to the buildings internal drainage systems and should consider the final sidewalk location and widths such that the drip line is achieving maximum and continuous weather protection for the sidewalk users.

Affordable Housing

41. Provision of a completed Tenant Relocation Application Form which includes a list outlining the name of each tenant, the number of the tenant's unit, the size of unit, the type of unit, and their rent, as per Section 6.1(a) of the Tenant Relocation and Protection Guidelines.
42. Provision of a notarized declaration, prior to issuance of a development permit which demonstrates that each tenant has been given written notice of the intent to redevelop

the property; that indicates the number of units occupied on the date of the notice; includes information on posting of notice regarding the intent to redevelop as per Section 6.1(c); and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.

43. Provision of a final Tenant Relocation Report to be submitted prior to issuance of the occupancy permit which outlines the names of tenants; indicates the outcome of their search for alternate accommodation; summarizes the total monetary value given to each tenant (moving costs, rent, any other compensation); and includes a summary of all communication provided to the tenants.
44. That the proposed unit mix, 8% studio, 45% 1-bedroom, 37% 2-bedroom and 10% 3-bedroom units, be included in the Development Permit drawings.

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

45. Development to comply with the *High-Density Housing for Families with Children Guidelines*, and include a kitchenette and accessible washroom in the indoor common amenity rooms.

Note to applicant: The outdoor amenity area should be designed to accommodate a range of children's play activities.

46. Upon issuance of development permit, applicant to display a sign on the site, throughout construction, that acknowledges that secured market rental housing is being provided as part of the City of Vancouver's initiatives. Sign design, format, and location to be approved by the City.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services and the General Manager of Arts, Culture and Community Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering Services

1. Consolidation of Lots 21 and 22, Both of Lot 10, Block D, District Lot 183, Plan 729 to create a single parcel.
2. Provision of a building setback and a surface Statutory Right of Way (SRW) on Adanac Street for public pedestrian use to achieve a 4.5 m distance measured from the back of the future City curb for sidewalk widening. The SRW will be free of any encumbrance such as structure, stairs, planter walls, door swing, benches, chairs and tables, and bicycle parking at grade. NOTE: based on the enquiry letter the applicant has shown the 5.5 m requested but has included landscape and Class B bike parking within the SRW.

Given that there is no commercial frontage or doors on Adanac Street, and that this is a transition zone to residential the 4.5 m is acceptable. Note that once the curb alignment is designed there may be sufficient sidewalk width and an SRW may not be required. (refer to A1.4)

3. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the “services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.

(a) 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.

(b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 10-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.

Developer’s Engineer to submit design brief, calculations and/or model, and design drawings to the City. Submittals to be reviewed and accepted by City Engineer.

Development to be serviced to the 200 mm SAN and 250 mm STM sewers along Adanac Street to the north of the development site.

(c) Provision of light broom-finish saw-cut concrete sidewalk between existing grass boulevard and edge of SRW on Commercial Drive frontage

(d) Provision of a 1.83 m (6 ft.) sod grass front boulevard with trees and a light broom finish saw cut concrete sidewalk between the front boulevard and edge of SRW on Adanac Street frontage

(e) Removal of special paver treatment and landscape from SRW areas on Commercial Drive and Adanac Street. (refer to drawings L1 and A1.4)

Please place the following statement on the landscape plan; *This plan is “NOT FOR CONSTRUCTION” and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive*

“For Construction” approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details”

- (f) Provision of new curb and gutter and street repaving to the centreline on Adanac Street adjacent the site.

Note to Applicant: City to provide geometric design.

- (g) Provision of a standard concrete lane crossing including including new curb returns and curb ramps on both sides of the lane entry as per City standard.

- (h) Provision of a curb bulge and new curb ramps on the southwest corner of Commercial Drive and Adanac Street.

Note to Applicant: City to provide geometric design.

- (i) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site and Commercial Diversion and Adanac Street intersection lighting to current City standards and IESNA recommendation.

- (j) Signal modifications at Commercial Diversion and Adanac Street including LED lighting and an accessible pedestrian signal.

- (k) Provision of lane lighting on standalone poles with underground ducts.

The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services and in conformance with Standard Specification of the City of Vancouver for Street Lighting (draft), Canadian Electrical Code and the Master Municipal Construction Documents (the latest edition).

- (l) 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.

- 4. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but 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.

In addition, 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 in consultation with B.C. Hydro that an area is 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.

Affordable Housing

6. Make arrangements to the satisfaction of the General Manager of Arts, Culture and Community Services and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant securing all dwelling units in the building as for-profit affordable housing units for the longer of 60 years and life of the building, subject to the following additional conditions:

- (a) A no separate-sales covenant.
- (b) A no stratification covenant.
- (c) That none of such units will be rented for less than one month at a time.
- (d) That a rent roll be provided indicating the agreed initial monthly rents for each rental unit, when the Housing Agreement is entered into and again prior to development permit issuance.
- (e) That the average initial starting monthly rents for each unit type will be at or below the following rents subject to adjustment as contemplated by Section 3.1B(c) of the Vancouver Development Cost Levy-By-law:

Unit Type	825 Commercial Drive and 1680 Adanac Street Proposed Average Starting Rents
Studio	\$1,496
1-bedroom	\$1,730
2-bedroom	\$2,505
3-bedroom	\$3,365

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

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

Soils

7. As applicable:
- (a) Submit a site profile to Environmental Services (Environmental Protection);
 - (b) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into agreements deemed necessary to fulfill requirements of Section 571(B) of the Vancouver Charter; and
 - (c) 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 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, are 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.

* * * * *

815-825 Commercial Drive and 1680 Adanac Street
DRAFT CONSEQUENTIAL AMENDMENTS

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

DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 11879

Amend Schedule A (CD-1 Zoning Districts Regulated by Part 9) by adding the following:

“815-825 Commercial Drive and 1680 Adanac Street [CD-1 #] [By-law #]
C-2”

DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW No. 6555

Amend Schedule B (Intermediate Zone) by adding the following:

“[CD-1#] [By-law #] 815-825 Commercial Drive and 1680 Adanac Street”

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815-825 Commercial Drive and 1680 Adanac Street
ADDITIONAL INFORMATION

1. Summary of Proposed Tenant Relocation Plan Terms

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<ul style="list-style-type: none"> • A lump sum (cash) compensation will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: <ul style="list-style-type: none"> – 3 months’ rent – tenancies between 1 and 5 years – 4 months’ rent – tenancies between 5 and 10 years – 6 months’ rent – tenancies over 10 years
Notice to End Tenancies	<ul style="list-style-type: none"> • A minimum of two months’ notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of pre-insured moving company)	<ul style="list-style-type: none"> • \$1,000 to all tenants regardless of eligibility
Assistance in Finding Alternate Accommodation (three options)	<ul style="list-style-type: none"> • Applicant has committed to provide tenants requesting assistance with three options in Vancouver, one of which must be in the same general area as the tenant’s current home. • All options must rent for no more than CMHC average rents for the area unless otherwise agreed to with the tenant.
First Right-of-Refusal (where starting rents are anticipated to be higher than what the tenant currently pays, provide a 20 per cent discount off starting rents for any returning tenants)	<ul style="list-style-type: none"> • Tenants who are eligible under this relocation plan will be offered the first right-of-refusal to return to a market rental unit at a 20 per cent discount off starting rents.

2. Urban Design Panel Minutes

The Urban Design Panel reviewed the application and supported it with recommendations on May 16, 2018.

EVALUATION: SUPPORT

- **Introduction:** Derek Robinson, Rezoning Planner, introduced the project as proposing to rezone under the Grandview-Woodland Community Plan – Site is located within the Commercial Drive North sub-area. The policy allows for consideration of rezoning proposals up to 6 storeys and 3.0 FSR if secured market rental housing is provided. The site is located on the SW corner of Commercial Dr and Adanac St. To the East is the Kettle Friendship site (Plan envisions at grade commercial uses, min. 30 non-market housing units, up to 12 storeys and 4.0 FSR, and a plaza aligned with lane), to the West: 3 ½ storey residential run by the Entre Nous Femmes Housing Society, and zoning to the west and north is RM-4, south across the lane is I-2 with 1 and 2 storey development.

The site is 10,000 sq ft, 88 x 122 ft currently occupied by a 2 storey residential building and two single family houses with existing rental units on site. The applicant is proposing a 6-storey mixed-use building with 38 secured market rental units, 48% of which are family-oriented 2- and 3-bedroom units, at an overall density of 3.00 FSR. Indoor amenity is provided on the ground level while indoor and outdoor amenity areas are also provided on the 5th level facing the lane. 1.5 levels of U/G parking is accessed from the lane.

Susan Chang, Development Planner, introduced the project as located in the Commercial Drive North sub-area of the Plan which anticipated modest increases in height and density to support the development of secured rental housing and commercial space at grade in order to improve the connection along Commercial Drive to East Hastings Street. Per the Plan, the Kettle Friendship Centre site across the street can consider up to 12 storeys and 3.5- 4 FSR. The portion of Commercial Drive adjacent to the site is intended to be closed off to traffic and pedestrianized in the medium term with the development the Kettle site. The Kettle site also anticipates the existing lane to be converted to a pedestrian walkthrough.

In terms of the Form of Development, height is anticipated at 6-storeys with a density to 3.0 FSR. Upper floors above 45' should provide a shoulder setback, to maintain the character street wall and to ensure any new buildings reflect the existing character of the Drive as well as to provide public realm improvements. The proposal provides a shoulder setback above the 5th storey and transitions to 4th storey on the west side as well as additional setbacks towards the rear. Residential entry is located along Adanac and 2 amenity rooms provided.

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

1. Is the form, density and height supportable?
2. Please comment on the street interface along Adanac, the character of the retail interface in terms of activating the future plaza along Commercial Drive, as well as the lane interface given the pedestrian walkthrough across the street.
3. Please comment on the overall landscape proposal, and in particular the rear yard as an extension of the amenity space?

4. Does the building reflect the existing character of the Drive?

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:** Commercial drive has a commercial vitality that is meant to be replicated in the building. The building is intended to be within the character of the area. The single most important piece of the building is the base. The brick base aligns with the height of the building across the lane. The intent is a simple massing, not over articulated, with commercial at grade. The building is a passive house. The landscape plan proposes an angled pavement to direct people to the entry. The outdoor amenity space provides a stair slide between the raised deck to the yard. The entry way has low hedging to indicate the private nature of the space. There is a robust buffering to the neighbour with large shrub plantings and deciduous trees.

The applicant team then took questions from the panel.

- **Panel Consensus:**
 - Having reviewed the project it was moved by Mr. Wen and seconded by Mr. Sharma and was the decision of the Urban Design Panel:
- THAT the Panel **SUPPORT** the project

Related Commentary: The project is well received and there are some bold moves. The way the building massing is broken up is appreciated. Upper massing at the fourth and fifth storey appears bulky (east elevation) but can provide a balcony (at the northeast corner) to make the upper massing float. The building has an eclectic character and given the context, would be a one off that would fit within the changing neighbourhood. Rear yard is tight and rear deck could be larger. Plans are well resolved

If the driveway is reduced, it would be preferred for landscaping. The design is crisp and modern.

- **Applicant's Response:** The applicant team thanked the panel

3. Public Consultation Summary

Public Notification - A rezoning information sign was installed on the site on April 6, 2018. A total of 1,961 notifications were distributed within the neighbouring area on or about April 3, 2018. In addition, notification and application information, as well as an online comment form, were provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

Community Open House - A community open house was held on April 19, 2018, at the Vancouver Aboriginal Friendship Centre, 1607 East Hastings Street. Staff, the applicant team, and a total of five people attended the Open House.

Public Response and Comments - Public responses to this proposal have been submitted to the City as follows:

- At the April 19, 2018 open house, a total of seven comment sheets were submitted.
- As of September 1, 2018, a total of 18 online comments were submitted by email.

Building Massing, Height and Design

Approximately 10 respondents considered the building to be too high, with many of these individuals suggesting that 3-4 storeys would be more appropriate. Shadowing, neighbourhood fit, and disruption of privacy were the primary reasons cited for height related concerns. Two respondents were in support of the proposed height, with one suggesting that it could be taller.

Two individuals considered the proposed 3.0 FSR to be too high.

One individual directly stated their dislike for the design with others suggesting that the design could be improved with greater setbacks and more colour. It was also suggested that the building should include units for seniors at the ground floor that are both accessible for those with mobility challenges and provide subsidized rental rates.

There were singular comments of support for the proposed building's density, number of units, layout and massing, landscaping, and provision of amenity space.

Housing

Seven respondents were concerned with the affordability of the proposed rental units, with the majority of these individuals considering market rates to be unaffordable to the majority of those living in the community. Two individuals considered co-op housing to be more appropriate for the area with one additional respondent suggesting that 100% social housing would be best.

Five respondents expressed concerns with the displacement of existing tenants. Among those who commented, concerns were primarily related to the displacement of individuals paying lower than market rents or who may be vulnerable due to accessibility challenges.

Three individuals expressed support for the application's provision of rental units.

Neighbourhood Fit

Four respondents considered the proposed building to be an inappropriate fit for the neighbourhood, with the majority of these individuals citing height and design to be their primary concerns.

Traffic and Parking

Three respondents were concerned that this project would instigate the reduced availability of on-street parking or indicated that the proposal offers too little on-site parking. It was also suggested that Adanac Street already suffers from limited parking availability and that this development would lead to increased traffic congestion in the area. One respondent felt that the proposal provides too much parking.

Two respondents were concerned with potential impact to the Adanac bike route.

Commercial Units

Three respondents were not supportive of the provision of commercial rental units. Concerns included the potential for high rental rates leading to vacancies or underutilized spaces. One respondent expressed a desire to ensure that future retail tenants are community owned, locally serving, and small businesses.

Rezoning and Community Planning Process

Four respondents expressed concerns with the rezoning process, the Grandview-Woodland Community Plan (GWCP), or this application's interpretation of the GWCP. One individual suggested that this type of rezoning should not be considered in the GWCP. Others felt that that this application exceeds the Pace of Change policy or contradicts GWCP's call for gentle densification for the area. It was also suggested, by one respondent, that the building renderings misrepresent the project and would be more accurate from a street level perspective.

Two individuals suggested that this type of rezoning should be streamlined as it is providing rental supply for the area.

Sustainability

Two individuals expressed support for the proposal's elements of sustainability. One respondent was specifically appreciative of the building's passive house design.

* * * * *

815-825 Commercial Drive and 1680 Adanac Street
FORM OF DEVELOPMENT DRAWINGS

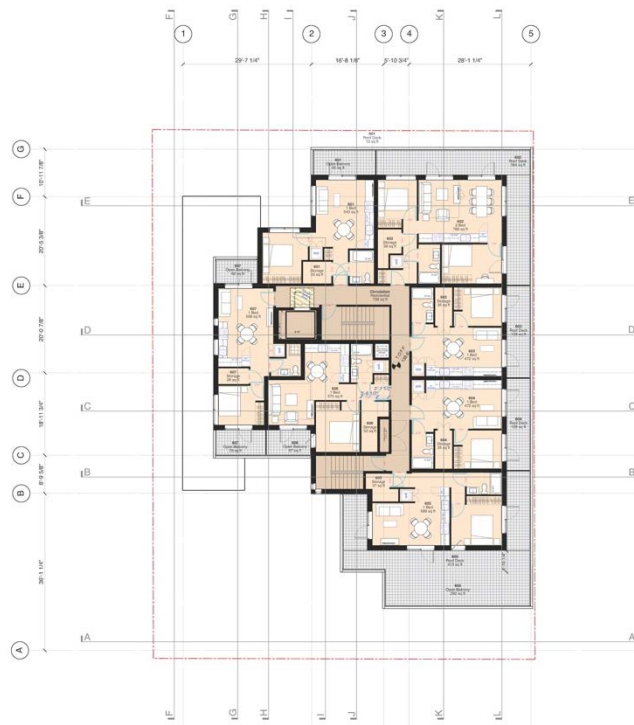
Site Plan/Ground Floor



Third Floor Plan



Sixth Floor Plan



Commercial Drive Elevation



Lane Elevation



* * * * *

**815-825 Commercial Drive and 1680 Adanac Street
DEVELOPMENT COST LEVY WAIVER ANALYSIS**

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

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

Unit Type	No. units proposed	DCL By-law maximum average unit size	Proposed average unit size
Studio	6	42 m ² (450 sq. ft.)	42 m ² (450 sq. ft.)
1-bedroom	19	56 m ² (600 sq. ft.)	52 m ² (558 sq. ft.)
2-bedroom	11	77 m ² (830 sq. ft.)	70 m ² (752 sq. ft.)
3-bedroom	4	97 m ² (1,044 sq. ft.)	95 m ² (1025 sq. ft.)

- (d) The average initial rents for the proposed dwelling units do not exceed rents allowed for by section 3.1A(d) of the DCL By-law.

Unit Type	No. units proposed	DCL By-law maximum average unit rent (2018)* (Eastside/ Westside)*	Proposed average unit rent**
Studio	6	\$1,496/ \$1,646	\$1,496
1-bedroom	19	\$1,730/ \$1,903	\$1,730
2-bedroom	11	\$2,505 / \$2,756	\$2,505
3-bedroom	4	\$3,365/ \$3,702	\$3,365

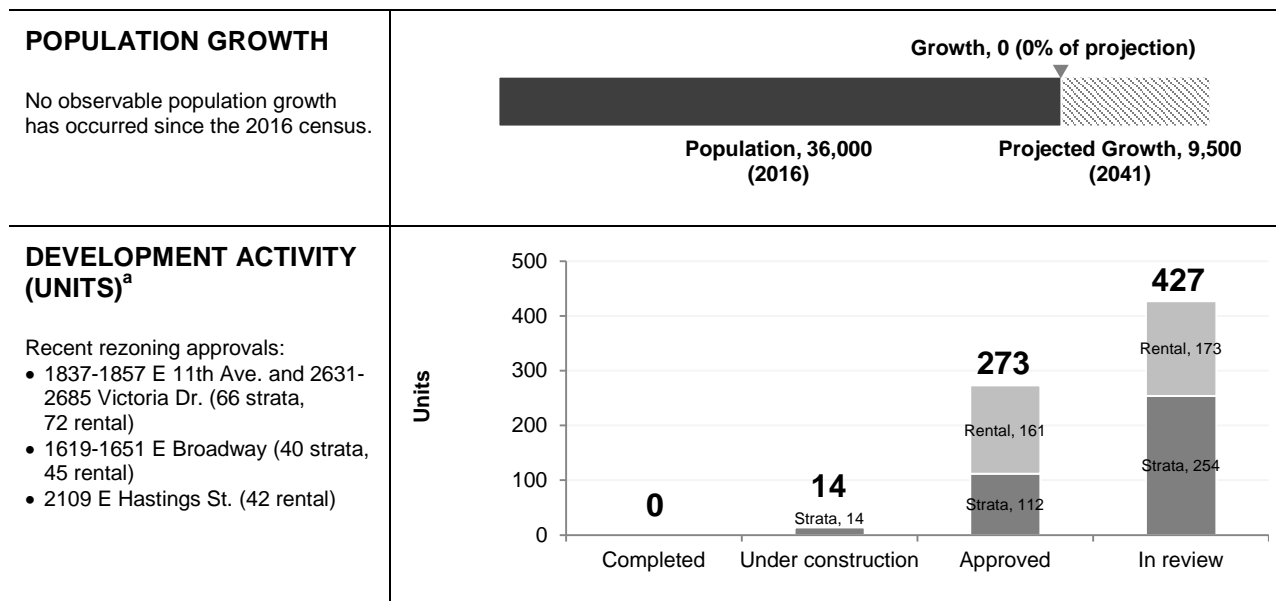
*The maximum rents are subject to annual adjustment as per section 3.1A(d) of the DCL By-law.

**The proposed rents are subject to annual adjustment as per section 3.1B(c) of the DCL By-law.









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

* * * * *

**815-825 Commercial Drive and 1680 Adanac Street
PUBLIC BENEFITS IMPLEMENTATION TRACKING
GRANDVIEW-WOODLAND COMMUNITY PLAN (2016)
Updated Mid-Year 2018**



PUBLIC BENEFITS ACHIEVED

Category	Anticipated Public Benefits ^b	Completed (●) or In Progress (○)	% ^c
 Housing ^a	<ul style="list-style-type: none"> • 1,400 non-market units • 1,400 secured market rental units 		0%
 Childcare	<ul style="list-style-type: none"> • Approx. 270 spaces for children 0-4 • Approx. 180 spaces for children 5-12 		0%
 Transportation/ Public Realm	<ul style="list-style-type: none"> • Safety improvements for all modes with a focus on vulnerable road users and complete street designs • Upgrades and additions to cycling network • Street network and signal upgrades • New and enhanced plazas as part of redevelopment of key sites 		0%
 Culture	<ul style="list-style-type: none"> • 23,000 ft² of artist work space integrated with mixed-use sites containing low-income housing for artists and cultural workers • Seek 18,000 ft² of non-profit creation/production studios 		0%
 Civic/Community	<ul style="list-style-type: none"> • Britannia Community Centre renewal and expansion • Fire Hall #9 renewal • Community Policing Centre lease renewal 		0%
 Heritage	<ul style="list-style-type: none"> • 5% allocation from cash community amenity contributions in Grandview-Woodland 		0%
 Social Facilities	<ul style="list-style-type: none"> • Kettle redevelopment (including non-market and supportive housing) • Aboriginal Mother Centre Society renewal and expansion • Kiwassa Neighbourhood House renewal and expansion • Urban Native Youth Association redevelopment 		0%
 Parks	<ul style="list-style-type: none"> • Renewal and improvement of 8 parks • Synthetic turf to replace existing field (location TBD) • Upgrade one track facility (location TBD) 		0%

EXPLANATORY NOTES

Population Growth

Base population is determined by the latest census year available when the Plan was approved. Projected growth numbers are determined by the numbers quoted in the Plan (if available). Growth is calculated by taking the difference between the latest census year and the base population and adding an estimate based on floor area completed since the latest census.

Development Activity

The Development Activity Chart tracks projects with 3 or more housing units and includes Development Permits, Building Permits, rezoning applications and enquiries:

- “Completed” projects have achieved Building Permit completion.
- “Under Construction” projects have achieved Building Permit issuance, but have yet to be completed.
- “Approved” projects include rezoning applications approved by Council and Development Permits that have been approved by the City. Any rezoning applications approved by Council that advance into the Development Permit stage are still counted as “Approved” projects until it achieves Building Permit issuance.
- “In review” projects include any rezoning applications, enquiries, or Development Permits that are under review by the City.

Public Benefits Achieved

The Public Benefits Implementation Tracker assists in monitoring progress toward the delivery of public benefits anticipated in the Plan. Public benefits that have either been completed or are under construction are included in this tracker. In addition, this tracker provides some insight on the progression of Major Projects or other City programs.

Other Notes

^a Gross numbers of units reported. In some instances, existing units may be demolished and replaced with new units. These numbers represent units that have been replaced and any additional units included as a part of new developments.

^b See chapter 16 of the [Grandview-Woodland Community Plan](#) for detailed information about the City’s commitments to deliver public benefits in Grandview-Woodland.

^c Percentages reflect estimated progress toward overall Public Benefits Strategy targets outlined in chapter 16 of the [Grandview-Woodland Community Plan](#).

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**815-825 Commercial Drive and 1680 Adanac Street
PUBLIC BENEFITS SUMMARY**

Project Summary:

Six-storey mixed-use building with commercial at grade and 38 secured for profit affordable rental housing units

Public Benefit Summary:

The proposal would provide 38 for profit affordable rental housing units secured for the life of the building or 60 years, whichever is longer. DCL's on the commercial component will be received.

	Current Zoning	Proposed Zoning
Zoning District	RM-4N	CD-1
FSR (site area = 994.4 sq. m (10,704.0 sq. ft.))	1.45	3.00
Buildable Floor Space (sq. ft.)	15,520.8 sq. ft.	31,730.0 sq. ft.
Land Use	Residential	Mixed-Use

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required ¹	City-wide DCL ^{2,3}	\$140,929	\$57,824
	City-Wide Utilities DCL ³	\$78,225	\$19,989
	Public Art	N/A	N/A
	20% Social Housing	N/A	N/A
Offered Public Benefits	Heritage and Amenity Bonus Density	N/A	N/A
	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social, Community and Civic Facilities		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$219,154	\$77,813

Other Benefits (non-quantified components):

38 units (33 net new) of for profit affordable rental housing units secured for the life of the building or 60 years, whichever is longer.

¹ Based on rates in effect as at September 30, 2018. DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification.

² City-Wide DCL revenues are allocated as follows: Replacement Housing (36%); Transportation (25%); Parks (18%); Childcare (13%); and Utilities (8%).

³ DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's [DCL Bulletin](#) for details

815-825 Commercial Drive and 1680 Adanac Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	815-825 Commercial Drive and 1680 Adanac Street
Legal Description	LOTS 21 and 22 OF LOT 10 BLOCK D DISTRICT LOT 183 PLAN 729 PIDs: 015-162-702 and 004-212-304 respectively
Applicant/Developer	Park Drive Investments Inc.
Architect	Cornerstone Architecture
Property Owner	Park Drive Investments Inc.

SITE STATISTICS

Site Area	994.44 sq. m (10,704 sq. ft.)
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DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed										
Zoning	RM-4N	CD-1										
Uses	Residential	Commercial and Residential										
Max. Density	1.45 FSR	3.00 FSR										
Floor Area	1,441.9 sq. m (15,520.8 sq. ft.)	2,947.8 sq. m (31,730 sq. ft.) Commercial: 368.5 sq. m (3,966 sq. ft.) Residential: 2,579.4 sq. m (27,764 sq. ft.)										
Maximum Height	10.70 m (35.1 ft.)	22.0 m (72.20 ft.)										
Unit Mix	--	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding-left: 20px;">Studio</td> <td style="text-align: right;">3</td> </tr> <tr> <td style="padding-left: 20px;">One-bedroom</td> <td style="text-align: right;">17</td> </tr> <tr> <td style="padding-left: 20px;">Two-bedroom</td> <td style="text-align: right;">14</td> </tr> <tr> <td style="padding-left: 20px;">Three-bedroom</td> <td style="text-align: right;">4</td> </tr> <tr> <td style="padding-left: 20px;">Total</td> <td style="text-align: right;">38</td> </tr> </table>	Studio	3	One-bedroom	17	Two-bedroom	14	Three-bedroom	4	Total	38
Studio	3											
One-bedroom	17											
Two-bedroom	14											
Three-bedroom	4											
Total	38											
Parking, Loading and Bicycle Spaces	As per Parking By-law	As per Parking By-law: 25 vehicle spaces, 1 Class B loading spaces, and 50 Class A and 6 class B bicycle spaces.										