



## POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: February 13, 2009  
Contact: Daniel Naundorf  
Alison Higginson  
Contact No.: 604.871.6198  
604.873.7727  
RTS No.: 07831  
VanRIMS No.: 08-2000-21  
Meeting Date: March 3, 2009

TO: Vancouver City Council

FROM: Managing Director of Social Development and the Director of Planning

SUBJECT: CD-1 Rezoning - 2960-2990 Nanaimo Street

### RECOMMENDATION

THAT, to enable a proposed supportive housing development to proceed, the Director of Planning be instructed to make application to rezone the site at 2960-2990 Nanaimo Street (the Site) (Lots 4, 5 & 6, Block U, Section 45, THSL, Plan 11660; PID:006-913-709, PID:006-913-822, PID:006-915-655) from C-1 (Commercial District) to CD-1 (Comprehensive Development District),

AND THAT the application be referred to Public Hearing, together with:

- i) plans received on January 29, 2009;
- ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- iii) the recommendation of the Director of Planning to approve the application, subject to the draft conditions contained in Appendix B;

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

FURTHER THAT the Director of Legal Services be instructed to prepare a consequential amendment to the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B (C-1) as set out in Appendix C for consideration at the Public Hearing;

AND FURTHER THAT the Director of Legal Services be instructed to prepare a consequential amendment to the Noise Control By-law to establish regulations for this CD-1 in accordance with Schedule B, as set out in Appendix C, for enactment by Council following approval and enactment of the CD-1 By-law.

## GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

## COUNCIL POLICY

- Council's housing priorities are to maintain and expand housing opportunities in Vancouver for low- and modest-income households with priority being given to families with children; seniors on fixed incomes or in need of support; SRO residents; and the mentally ill, physically disabled and others at risk of homelessness.
- Council approved the Homeless Action Plan in 2005 and the Supportive Housing Strategy in 2007.
- The Renfrew-Collingwood Community Vision (the Vision), approved by Council in 2004, provides guidance on redevelopment in this community. The Vision supports the city-wide policy to encourage housing for low-income residents and requires no further planning for rezoning applications which accommodate social or affordable housing.

## PURPOSE AND SUMMARY

This report recommends that an application be made by the Director of Planning to rezone the Site to CD-1 (Comprehensive Development District) to accommodate a proposed mixed-use building, including non-market rental housing, amenity and support services space for residents, and commercial uses on the Site.

## BACKGROUND

A development application was submitted in 2008 to develop the Site with a three-storey mixed-use project containing retail, office and service uses at grade, with two floors of supportive housing above, to be operated by the Lu'ma Native Housing Society (Lu'ma). Lu'ma is a non-profit charitable organization established in 1980 and providing housing for persons of Aboriginal ancestry in the Province of British Columbia, according to their needs. Their clients include low-income families and individuals, seniors, and people with disabilities. Over the past twenty-seven years Lu'ma has successfully developed and operated a significant housing portfolio in 23 different locations with 277 units.

In order to meet the funding criteria for the project, additional height and density beyond those permitted in the C-1 District are required, and as a result, the Managing Director of Social Development and the Director of Planning recommend that the Director of Planning initiate rezoning of the Site to CD-1 on behalf of the housing society, to facilitate approval of the development proposal.

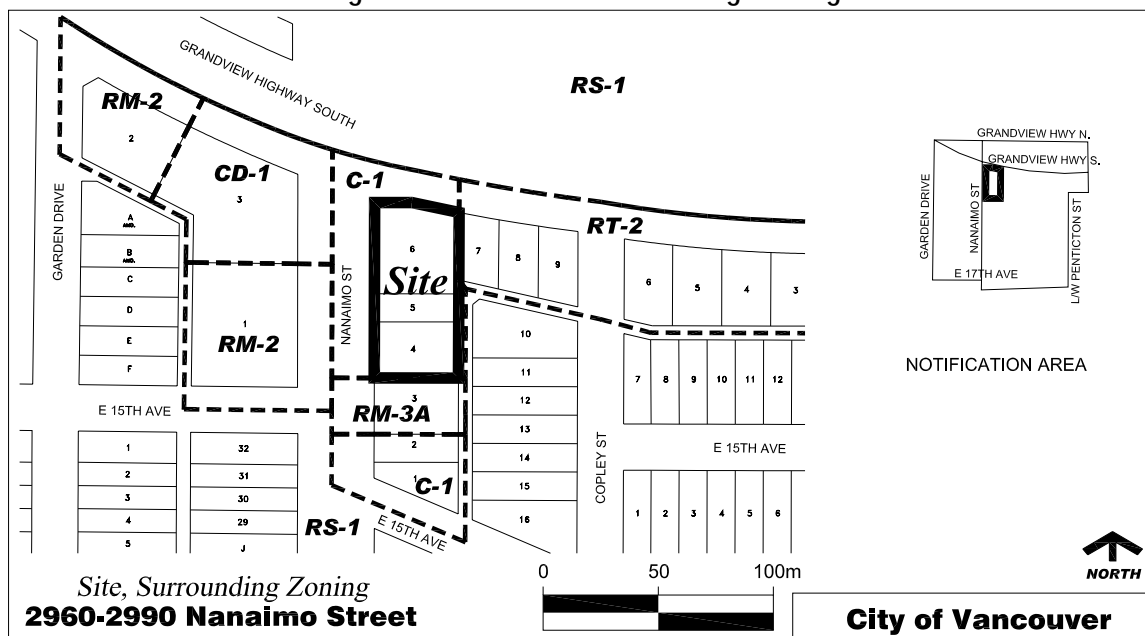
## DISCUSSION

1. **Site and Context:** The Site is located near the northwest corner of the Renfrew-Collingwood neighbourhood, at the southeast corner of the intersection of Grandview Highway South and Nanaimo Street. The Site has a frontage on Grandview Highway South of approximately 37.2 m (122 ft.) and a frontage on Nanaimo Street of approximately 76.2 m (250 ft.). The present zoning is C-1 (Commercial). The north half of the Site, formerly occupied by a gasoline service station, is currently vacant. The south half of the Site is occupied by one-storey commercial buildings.

The Site is surrounded by a variety of zoning districts and development. Immediately to the south is a three-storey multiple dwelling, on a site zoned RM-3A. To the west, across Nanaimo Street, is a BC Housing-owned, CD-1-zoned site developed with a three- and four-storey multiple dwelling containing 32 dwelling units, built in 1994. To the southwest is an RM-2-zoned site developed in 1962 with a two- and three-storey non-market multiple dwelling, managed by the New Chelsea Society for persons with disabilities. Further to the west is John Hendry Park (Trout Lake). On the RT-2-zoned site immediately east of the Site, the Director of Planning has recently approved a development application to construct a two-storey church and the permit is nearing issuance. The area southeast of the Site is zoned RS-1 and is developed with single family homes.

The Site has vehicular access from both Grandview Highway South and Nanaimo Street. Transit services are available with the No. 7 bus route, with connections to the nearby Nanaimo SkyTrain Station (Expo Line). Renfrew SkyTrain Station (Millennium Line) is located five blocks to the east.

Figure 1: Site and Surrounding Zoning



2. Proposal: The project consists of:

- A three-storey building with a maximum height of 13.7 m (45 ft.);
- 24 units of non-market housing, comprised of:
  - 3 studio units for youth-in-transition
  - 9 one- and two-bedroom units, which will be affordable rental; and
  - 12 three-bedroom and larger units for foster families;
- a total floor area of approximately 4 386 m<sup>2</sup> (47,209 sq. ft.) comprised of 2 768 m<sup>2</sup> (29,802 sq. ft.) of residential floor area and associated amenity space, 764 m<sup>2</sup> (8,220 sq. ft.) of commercial (retail/office/service) space on the main floor; and
- one level of underground parking (38 spaces).

The program for the project at the Site (The Aboriginal Children's Village) will include on-site support for both the foster families and youth-in-transition to enhance the development and healing of foster children by addressing their physical, social, emotional, and spiritual needs. On-site support services will also include: caregiver support, training and skills development, and crisis management. Four full-time equivalent employees will provide the said support.

The support program which will be offered to residents of this building by Lu'ma is consistent with the Supportive Housing Strategy which seeks to integrate new supportive housing in apartment districts across the city, and the Homeless Action Plan which identifies the development of supportive housing as one of the "Three Ways to Home" and, along with adequate income and support services, as key to solving homelessness. To secure all of the proposed units on the Site as affordable housing, the Managing Director of Social Development recommends, and the Housing Society has agreed to enter into, a Housing Agreement. The terms of the Housing Agreement will be the subject of a forthcoming report to Council.

The Vision, approved by Council in 2004, provides guidance for redevelopment in this community. According to the Vision, additional area planning is not required for rezoning applications which accommodate social or affordable housing. The Vision also supports the city-wide policy to encourage housing for lower income residents.

**3. Land Use and Density:** As described above, the proposal is for a three-storey mixed-use building containing 24 dwelling units, with commercial uses (restaurant, retail and office) totaling approximately 770 m<sup>2</sup> (8,285 sq. ft.) located at the ground level fronting onto both Grandview Highway and Nanaimo Street. Approximately 140 m<sup>2</sup> (1,500 sq. ft.) of residential amenity space is also located at grade. Staff support the land uses, which are all permitted as either outright or conditional approval uses in the existing C-1 District.

The C-1 District Schedule limits the overall floor space ratio (FSR) to 1.20, with residential uses not to exceed 0.75 FSR. The proposed residential floor area is 2 768 m<sup>2</sup> (29,802 sq. ft.), equivalent to 1.08 FSR, which added together with the commercial floor area results in an overall proposed FSR of 1.45. This density is supportable on the Site and is contained within a building form which fits the context of this block.

**4. Form of Development:** (Note Plans: Appendix D) The proposed form of development is for a three-storey building, with a maximum height of 13.54 m (44.5 ft.) at the southeast corner of the Site. Staff support the increase in height above the C-1 limit [10.7 m (35.1 ft)]. The Site slopes downward from the corner of Nanaimo Street and Grandview Highway, toward the southeast corner of the Site, at the lane. The change in grade is equivalent to a storey in height. At its southeast corner the proposed building has a generous rear yard setback. This setback moderates the impact of the development on the three-storey apartment building immediately to the south. Staff will review massing revisions at this location to ensure a neighbourly interface.

Along Nanaimo Street, the third floor has been set back from the front wall plane, effectively creating a two-storey height at the street edge. The proposed stepped façade helps to moderate the over 60 m (200 ft.) length of the building. Staff are requesting that the building massing be developed to include a similar third-floor setback on the Grandview Highway elevation.

Staff support the site configuration and placement of uses, however recommend several design development conditions, as outlined in Appendix B, which will seek to:

- improve the overall building massing and composition to ensure a neighbourly interface;
- improve pedestrian access to the building on the Grandview Highway frontage;
- improve the public realm or site edge conditions at the streets, lane and abutting site conditions;
- improve livability and privacy to the residential units; and
- resolve architectural detailing with high quality building materials and finishing.

**5. Parking, Loading, and Circulation:** The development permit applicant proposes 38 vehicle parking spaces in one level of underground parking, which will be accessed from the lane east of the Site and from a driveway off Grandview Highway. In addition, the development application indicates an access point (right-in/right-out) on Grandview Highway South, along the east property line, as there is no dedicated lane adjacent to the north half of the Site. The development permit applicant has submitted a preliminary Transportation Assessment and Management Study (the Study) analyzing the traffic patterns in the area and the impacts of potential traffic associated with the proposed development. Through the development application review, the Study will be completed and analyzed further by staff and any requirements related to traffic measures will be incorporated in the Director of Planning's consideration of that application. One Class A and one Class B loading space are proposed. 30 bicycle parking spaces will be provided in a secure room on the parking level.

**6. Public Input:** Staff have undertaken the standard notification process for this proposed development. In addition, the development permit applicant held an Open House in July, 2008, where there were eight attendees. 114 property owners in the vicinity of the Site received written notification of the project. One written response, expressing concern regarding the potential impact of the proposed development on traffic and parking in the neighbourhood was received. Staff believe that these concerns will be addressed through completion of an acceptable traffic management plan, as noted above.

Additional opportunities for public commentary will be made leading up to the Public Hearing and Council will be advised of any further public commentary at the Public Hearing.

## **PUBLIC BENEFITS**

Development Cost Levies (DCLs) will be payable on the commercial component of the development at Building Permit issuance and regional (Metro Vancouver) Development Cost Charges must also be paid at that time. Under the Development Cost Levy (DCL) By-law and the City's Community Amenity Contribution (CAC) policy, social housing is exempt from both, where a minimum of 30% of the total number of units are occupied by persons receiving government paid assistance, and for which a covenant restricting the use to such units is in favour of and has been accepted by the City, and where the owner is a non-profit organization, and is eligible for a government shelter subsidy. The Managing Director of Social Development supports DCL and CAC exemptions for the Lu'ma Housing Society with respect to the proposed development at the Site if these occupancy requirements are met.

## FINANCIAL IMPLICATIONS

Approval of the report recommendations will have no financial implications with respect to the City's operating expenditures, fees or staffing.

## CONCLUSION

The proposed uses, density, and height are supportable and consistent with Council policy with respect to provision of affordable, supportive housing. The form of development is generally supportable, with additional design development to occur through the development application process. The Director of Planning and the Managing Director of Social Development recommend that the application be made and be referred to a Public Hearing, together with a draft CD-1 By-law generally as shown in Appendix A and with a recommendation that it be approved, subject to the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included here as Appendix D.

\* \* \* \* \*

2960-2990 Nanaimo Street  
DRAFT CD-1 BY-LAW PROVISIONS

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

**1. Uses**

1.1 Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in 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 Seniors Supportive or Assisted Housing and Dwelling Units in conjunction with any of the uses listed in this by-law;
- (b) Cultural and Recreational Uses, limited to Artist Studio, Billiard Hall, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, Personal Training Centre;
- (c) Institutional Uses, limited to Child Day Care Facility, Church, School - Elementary or Secondary, Social Service Centre;
- (d) Office Uses; limited to General Office, Financial Institution, Health Care Office and Health Enhancement Centre;
- (e) Retail Uses, limited to Grocery or Drug Store, Retail Store, Liquor Store, Pawnshop, Secondhand Store and Small-scale Pharmacy;
- (f) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Studio, Print Shop, Repair Shop - Class B, and Restaurant - Class 1, School - Arts or Self-Improvement, and School - Business;
- (g) Utility and Communication Uses, limited to Public Utility, Radiocommunication Station and; and
- (h) Accessory Uses customarily ancillary to the above uses.

**2. Floor Area and Density**

2.1 The floor area for all permitted uses must not exceed 1.45 FSR. For the purpose of computing floor space ratio, the site is deemed to be 2 740 m<sup>2</sup>, being the site size at time of application for rezoning, prior to any dedications.

2.2 Computation of floor space ratio must include all floors having a minimum ceiling height of 1.2 m, including earthen floors, both above and below ground level, to be measured to the extreme outer limits of the building.

2.3 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, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;

- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) the floors or portions of floors 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, that, for each area, is at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) undeveloped floor area located above the highest storey or half-storey with a ceiling height of less than 1.2 m and to which there is no permanent means of access other than a hatch;
- (e) residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
- (f) amenity areas, including day care facilities, recreation facilities, and meeting rooms, provided that the total area excluded does not exceed 1 000 m<sup>2</sup>;
- (g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000; and
- (h) with respect to exterior:
  - (i) wood frame construction walls greater than 152 mm thick that accommodate RSI 3.85 (R-22) insulation, or
  - (ii) walls other than wood frame construction greater than 152 mm thick that meet the standard RSI 2.67 (R-15),the area of such walls that exceeds 152 mm to a maximum exclusion of 51 mm of thickness for wood frame construction walls and 127 mm of thickness for other walls, except that this clause is not to apply to walls in existence before January 20, 2009. A registered professional must verify that any exterior wall referred to in subsection (ii) of this section meets the standards set out therein.

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

- (a) enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure subject to the following:
  - (i) the total area of all open and enclosed balcony or sundeck exclusions does not exceed eight percent of the residential floor area being provided; and
  - (ii) no more than 50 percent of the excluded balcony floor area may be enclosed;

2.5 The use of floor space excluded under section 2.3 or 2.4 must not include any purpose other than that which justified the exclusion.



### 3. Height

3.1 The maximum building height shall be 13.7 m.

### 4. Horizontal Angle of Daylight

4.1 All habitable rooms should have at least one window on an exterior wall which complies with the following:

- (a) the window shall be located so that 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, shall be unobstructed over a distance of 24.0 m; and
- (b) the plane or planes shall be measured horizontally from the centre of the bottom of the window.

4.2 The Development Permit Board or the Director of Planning, as the case may be, may relax the horizontal angle of daylight requirement of section 5.1 provided he first considers all the applicable policies and guidelines adopted by Council and providing that a minimum distance of 3.7 m of unobstructed view is maintained.

4.3 For the purpose of calculation of the horizontal angle of daylight, the following are considered as obstructions:

- (a) the largest building permitted under the zoning on any adjoining sites; and
- (b) part of the same building including permitted projections.

4.4 A habitable room referred to in section 5.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
  - (i) less than 10% of the total floor area of the dwelling unit, or
  - (ii) less than 9.29 m<sup>2</sup>.

### 5. Parking, Loading and Bicycle Parking

5.1 Off-street parking, loading and bicycle parking shall be provided, developed and maintained in accordance with the applicable provisions of the Parking By-law, including those for relaxation, shared use, and exemption.

5.2 For the social housing component, parking shall be provided as follows:

- (a) The minimum required parking shall be as follows:
  - (i) One space per 180 m<sup>2</sup> of gross floor area;
- (b) The maximum required parking shall be as follows:
  - (i) One space/dwelling unit

5.3 For non-residential uses, loading shall be provided as follows:

- (a) A minimum of one Class A space for the first 100 m<sup>2</sup> to 465 m<sup>2</sup> gross floor area; one additional Class A space for any portion of additional 465 m<sup>2</sup> gross floor

area; and one additional Class A space for any portion of additional 1 858 m<sup>2</sup> of gross floor area;

- (b) A minimum of one Class B space for the first 100 m<sup>2</sup> to 929 m<sup>2</sup> of gross floor area; one additional Class B space for any portion of additional 1 858 m<sup>2</sup> of gross floor area; and one additional Class B space for any portion of additional 3 716 m<sup>2</sup> of gross floor area.

## 6. Acoustics

6.1 All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is 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

2960-2990 Nanaimo Street  
PROPOSED CONDITIONS OF APPROVAL

Note: Recommended approved 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.

1. 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 Patrick R. Stewart, Architect in plans and stamped "Received City of Vancouver January 29, 2009", provided that the Director of Planning may allow alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) THAT prior to final approval by Council of the form of development, the development permit applicant shall obtain approval of a development application by the Director of Planning, who shall consider the following conditions:

**Design Development**

- (i) design development to the Grandview elevation to improve integration with overall building massing;

Note to Applicant: This can be achieved by providing a similar setback at the north side of the third floor as the west elevation. Screening of parking and any proposed mechanical equipment should be proposed. The upper two floors should have visible support at the northeast corner. A continuation of the wood columns may be appropriate.

- (ii) design development to the roofline to simplify and strengthen its expression;

Note to Applicant: Areas of apparent symmetry should be resolved to be symmetrical, especially at the Nanaimo Street entry. The roof form should express the overall building form, and not necessarily the location of balconies. The uppermost gable style appurtenance at the Nanaimo Street elevation should be extended further to the east to have a strong appearance from all view points.

- (iii) design resolution of the projecting balconies at the east elevation;

Note to Applicant: Projecting balconies should be well integrated with the building form, should align vertically, and must be coordinated with the townhouse "roof" expression. This can be achieved by inseting the balcony, and relocating it to the corner, which will also accomplish a better relationship to the neighbouring building.

- (iv) design development to provide improved pedestrian access to the building;

Note to Applicant: The retail entry at Grandview Highway must meet the sidewalk grade. This may require localized interior level changes. Grades, and the requirement of any retaining walls at the parking are must be clarified. At the south east Play Space clarify the direction of stair travel, and stair access on the Site Plan.

- (v) design development to the public realm on Nanaimo Streets, Grandview Highway as well as the east parking area;

Note to Applicant: This can be achieved by coordinating and clearly illustrating all significant landscape items and required setbacks, on the Site Plan. The drawing should include the extent and type of paving, both new and existing, the proposed street trees, the number and rise of stairs, and any retaining walls. Identify the all street furniture or fixtures. A flush planter should be provided at the amenity area entry, approximately between gridlines 12 and 13. The east elevation must show mechanical vents, if any, and proposed screening. The large concrete walls should be detailed with reveals, and climbing vines, if possible. CPTED issues, especially at the stair to the lane adjacent to the garbage area, must be addressed.

- (vi) design development to the south side yard to provide clear pedestrian access, and a neighbourly transition;

Note to Applicant: The south side yard must follow the grade of the adjacent site with minimal reliance on retaining walls. The building egress must be within the side yard setback, and simply executed.

- (vii) design development to unit layouts to provide improved liveability and maximum privacy between units;

Note to Applicant: This can be achieved by orienting units, wherever possible, so that living areas are not adjacent to sleeping areas. When possible, entry doors across the corridor from one another should be offset to increase visual privacy.

- (viii) design development to achieve a coordinated resolution of the garbage and loading areas;

Note to Applicant: The loading and garbage areas should be screened in an attractive and coordinated manner. Provide details of the garbage enclosure construction, and illustrate areas of landscaping on the Site Plan. The design should reduce opportunities for crime, and have strong consideration of personal safety of residents accessing the garbage enclosure.

- (ix) provision of high quality building materials appropriate to the use;

Note to Applicant: The number of exterior siding materials should be limited to two field materials, one for the commercial base, and one for the upper

residential levels. A panelized material may be more appropriate than the siding and shingles proposed. Changes in material should be handled in an attractive and logical manner. (The Tindal stone finish must wrap around the southwest corner, and have a well-detailed termination.)

- (x) provision of additional information on elevations and site plans identifying the location of exterior lighting;
- (xi) provision of a conceptual signage package noting compliance with the Sign By-law;

Note to Applicant: Show proposed locations and size of proposed signage on the site and building for *reference*. Signage should be integrated with, but not detract from architectural elements. Note on drawings that approval for signs will be sought in a *separate* application for a Sign Permit. The development permit does not approve signage.

- (xii) provision of larger scale sectional drawings showing proposed canopies, balconies, roof decks, post and beam feature and entries;

Note to Applicant: Drawings at a minimum of 1:50 scale must be provided of these and of any other area the applicant feels expresses the strength of the integrated façade features and the building-to-street interface.

- (xiii) provision of details of significant exterior details including landscape elements;

Note to Applicant: At a minimum, provide details of the wood post to base connection, balcony rails and soffits, window details, and exterior stair railings, garbage enclosure and lighting.

## Landscape

- (xiv) improvements of the plans:
  - architectural sections and/or sectional plan arrows appear to be incorrect;
  - landscape plan to show property line;
  - provide spot elevations on the landscape plan and site plan to clarify the various grade changes and walls adjacent the building;
  - landscape plan to be submitted at a larger scale.
- (xv) provision of a high quality public realm, to be confirmed prior to the issuance of the building permit;

Note to Applicant: Coordinate with Engineering staff when designing the public realm, including the surface treatment, planting beds and trees. Along the Nanaimo Street frontage, provide a double row of street trees set into planting beds flush with grade. Consider that building entrances need to be unencumbered. A lawn boulevard should be provided adjacent the curb, where possible. Special paving, such as exposed aggregate banding, should be integrated into the public realm and be compatible with the private surface treatment. Contact Eileen Curran, Streets Engineering, 604.871.6131, to

confirm the surface treatment and planting locations and Park Board, 604.257.8587 for tree species selection and planting requirements. Provide a notation on the plan, "Final spacing, quantity of street trees to the satisfaction of the General Manager of Engineering Services and tree species to the satisfaction of the Park Board 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 ft. long and 18 in. deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

- (xvii) provision of additional large scale sections through:
  - grid line #12;
  - the linear planting strip near the lane in the north east corner;
- (xviii) provision of high-quality surface treatment on private property along the Nanaimo Street and Grandview Highway frontages;

Note to Applicant: The material should be of higher quality finish than brushed concrete.

- (xix) design development to improve the public realm amenity in proximity to the corner;

Note to Applicant: this can be done by the addition of outdoor furniture, planting and/or related element of interest.

- (xx) screening or enclosure of the hydro box at the lane;
- (xxii) provision of dimensioned street tree protection fences to be labeled on the landscape plan; and

Note to Applicant: Refer to Engineering Street Tree Protection Guidelines.

## Engineering

- (xxiii) traffic calming measures, subject to public consultation, as follows:
  - speed humps on the north-south and east-west lanes;
  - diverts at the intersection of the lane at Copley Street and at the lane and 16<sup>th</sup> Avenue.

## 2. CONDITIONS OF BY-LAW ENACTMENT

- (a) That prior to enactment of the CD-1 By-law, and at no cost to the City, unless otherwise specified below:

## Engineering

- i) the owner shall make arrangements on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services for the following:
  - (a) consolidation of Lots 4, 5 & 6, Block U, Section 45, THSL, Plan 11660 into a single parcel; and
  - (b) undergrounding of all new utility services from the closest existing suitable service point. All services (and in particular electrical transformers to accommodate a primary service) must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground/overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch. Early contact with the Utilities Management Branch is encouraged.

## Housing Centre

- iii) the owner shall make arrangements on terms and conditions satisfactory to the Managing Director of Social Development and the Director of Legal Services, to enter into a Housing Agreement, in order to comply with the exemption provisions for social housing in the relevant DCL By-law and the Interim Citywide CAC Policy;

## Soils

- iv) the owner shall do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter, as required by and to the satisfaction of the Manager of Environmental Protection and the Director of Legal Services; and
- v) if a Certificate of Compliance is required by the Ministry of Environment as a result of a completed site profile, execute a Section 219 Covenant, as required by the Manager of Environmental Protection and the Director of Legal Services, that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until a Certificate of Compliance has been provided to the City by the Ministry of Environment, and all other conditions imposed by the city or Ministry of Environment have been satisfied.

2960-2990 Nanaimo Street

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510

Amend Schedule E (comprehensive Development Areas) by adding the following:

"2690-2990 Nanaimo Street                      [CD-1 #]                      [By-law #]                      B (C-1)"

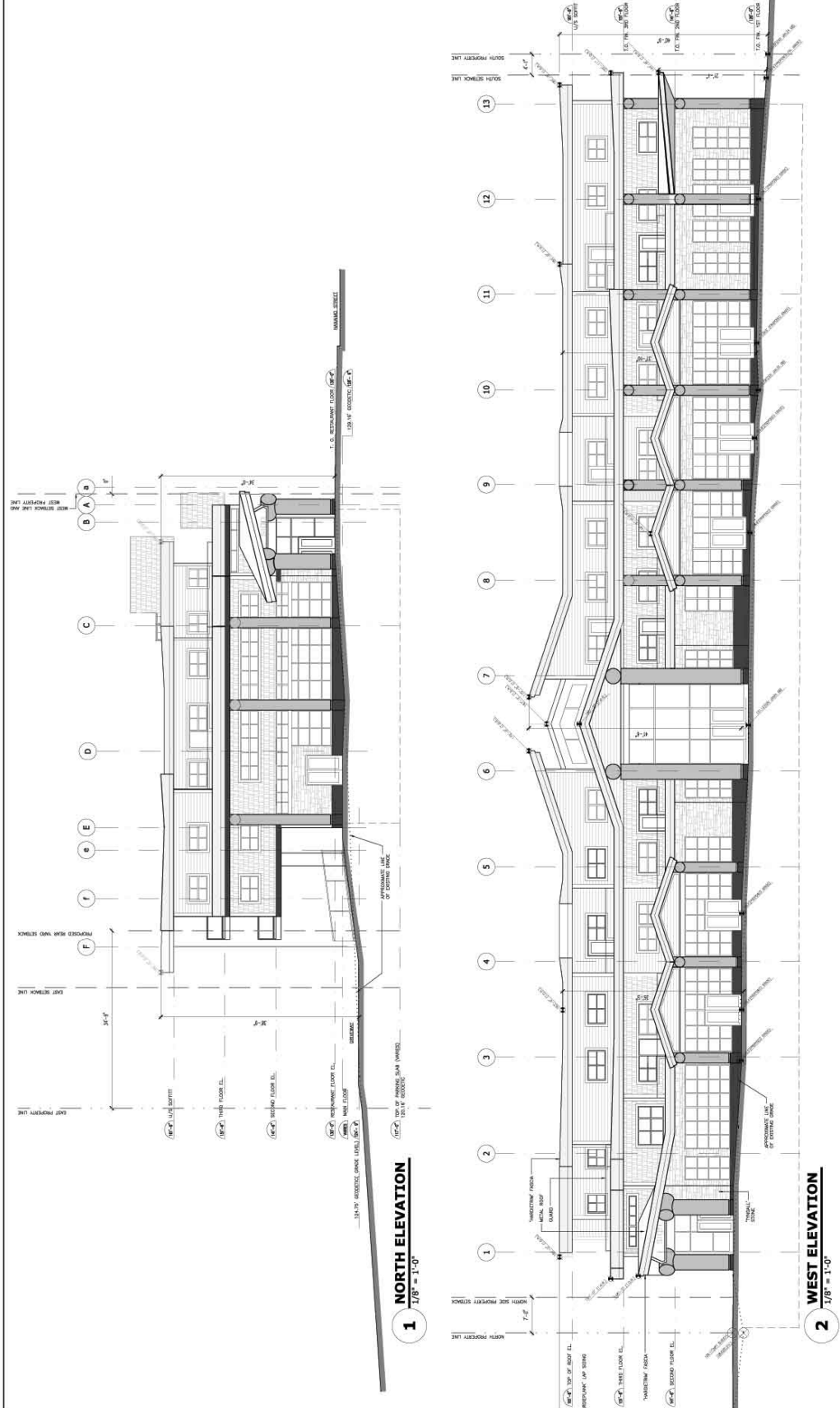
DRAFT AMENDMENTS TO THE NOISE BY-LAW NO. 6555

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

"[CD-1 #]                      [By-law #]                      2690-2990 Nanaimo Street"



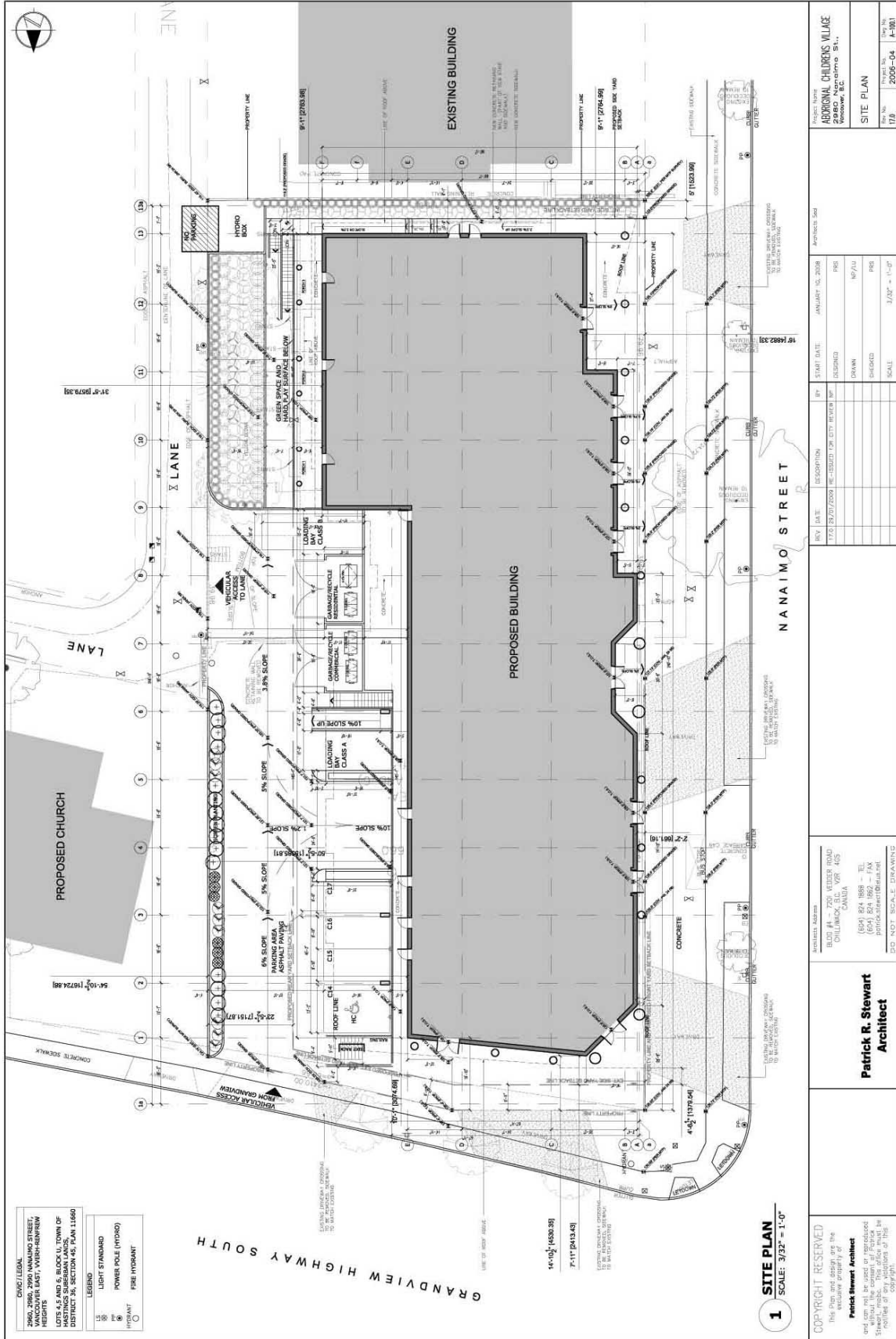




**1**  
NORTH ELEVATION  
1/8" = 1'-0"

**2**  
WEST ELEVATION  
1/8" = 1'-0"

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REV	DATE	DESCRIPTION	BY	START DATE	REVISIONS	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION		
1.0	12/02/2008	ISSUED FOR CLIENT REVIEW	JP	JANUARY 10, 2008	1		JP	ISSUED FOR CLIENT REVIEW	1/10/08	JP	ISSUED FOR CLIENT REVIEW		
1.1	12/02/2008	ISSUED FOR CLIENT REVIEW	JP		2		JP	ISSUED FOR CLIENT REVIEW	1/10/08	JP	ISSUED FOR CLIENT REVIEW		
1.2	12/02/2008	ISSUED FOR CLIENT REVIEW	JP		3		JP	ISSUED FOR CLIENT REVIEW	1/10/08	JP	ISSUED FOR CLIENT REVIEW		
1.3	12/02/2008	ISSUED FOR CLIENT REVIEW	JP		4		JP	ISSUED FOR CLIENT REVIEW	1/10/08	JP	ISSUED FOR CLIENT REVIEW		
1.4	12/02/2008	ISSUED FOR CLIENT REVIEW	JP		5		JP	ISSUED FOR CLIENT REVIEW	1/10/08	JP	ISSUED FOR CLIENT REVIEW		
1.5	12/02/2008	ISSUED FOR CLIENT REVIEW	JP		6		JP	ISSUED FOR CLIENT REVIEW	1/10/08	JP	ISSUED FOR CLIENT REVIEW		
1.6	12/02/2008	ISSUED FOR CLIENT REVIEW	JP		7		JP	ISSUED FOR CLIENT REVIEW	1/10/08	JP	ISSUED FOR CLIENT REVIEW		
1.7	12/02/2008	ISSUED FOR CLIENT REVIEW	JP		8		JP	ISSUED FOR CLIENT REVIEW	1/10/08	JP	ISSUED FOR CLIENT REVIEW		
1.8	12/02/2008	ISSUED FOR CLIENT REVIEW	JP		9		JP	ISSUED FOR CLIENT REVIEW	1/10/08	JP	ISSUED FOR CLIENT REVIEW		
1.9	12/02/2008	ISSUED FOR CLIENT REVIEW	JP		10		JP	ISSUED FOR CLIENT REVIEW	1/10/08	JP	ISSUED FOR CLIENT REVIEW		
1.10	12/02/2008	ISSUED FOR CLIENT REVIEW	JP		11		JP	ISSUED FOR CLIENT REVIEW	1/10/08	JP	ISSUED FOR CLIENT REVIEW		
1.11	12/02/2008	ISSUED FOR CLIENT REVIEW	JP		12		JP	ISSUED FOR CLIENT REVIEW	1/10/08	JP	ISSUED FOR CLIENT REVIEW		
1.12	12/02/2008	ISSUED FOR CLIENT REVIEW	JP		13		JP	ISSUED FOR CLIENT REVIEW	1/10/08	JP	ISSUED FOR CLIENT REVIEW		



**ENGINE LEGAL:**  
2960, 2960, 2960 MALINDO STREET,  
VANCOUVER EAST, V6H 1R9  
REGISTERED PROFESSIONAL ENGINEER  
DISTRICT 36, SECTION 45, PLAN L1660

**LEGEND:**  
○ LIGHT STANDARD  
○ POWER POLE (HYDRO)  
○ HYDRANT  
○ FIRE HYDRANT

**1 SITE PLAN**  
SCALE: 3/32" = 1'-0"

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**Architects Address:**  
BLD2 PA - 700A VICTOR ROAD  
CHILLIWACK, B.C. V8P 4J5  
Canada  
(604) 824-1888 - FAX  
patrick.stewart@shaw.ca  
patrickstewart.com  
DID NOT SCALE DRAWING

**Patrick R. Stewart**  
Architect

REV	DATE	DESCRIPTION
1	17.07.2009	RE-CHECKED FOR CITY REVIEW
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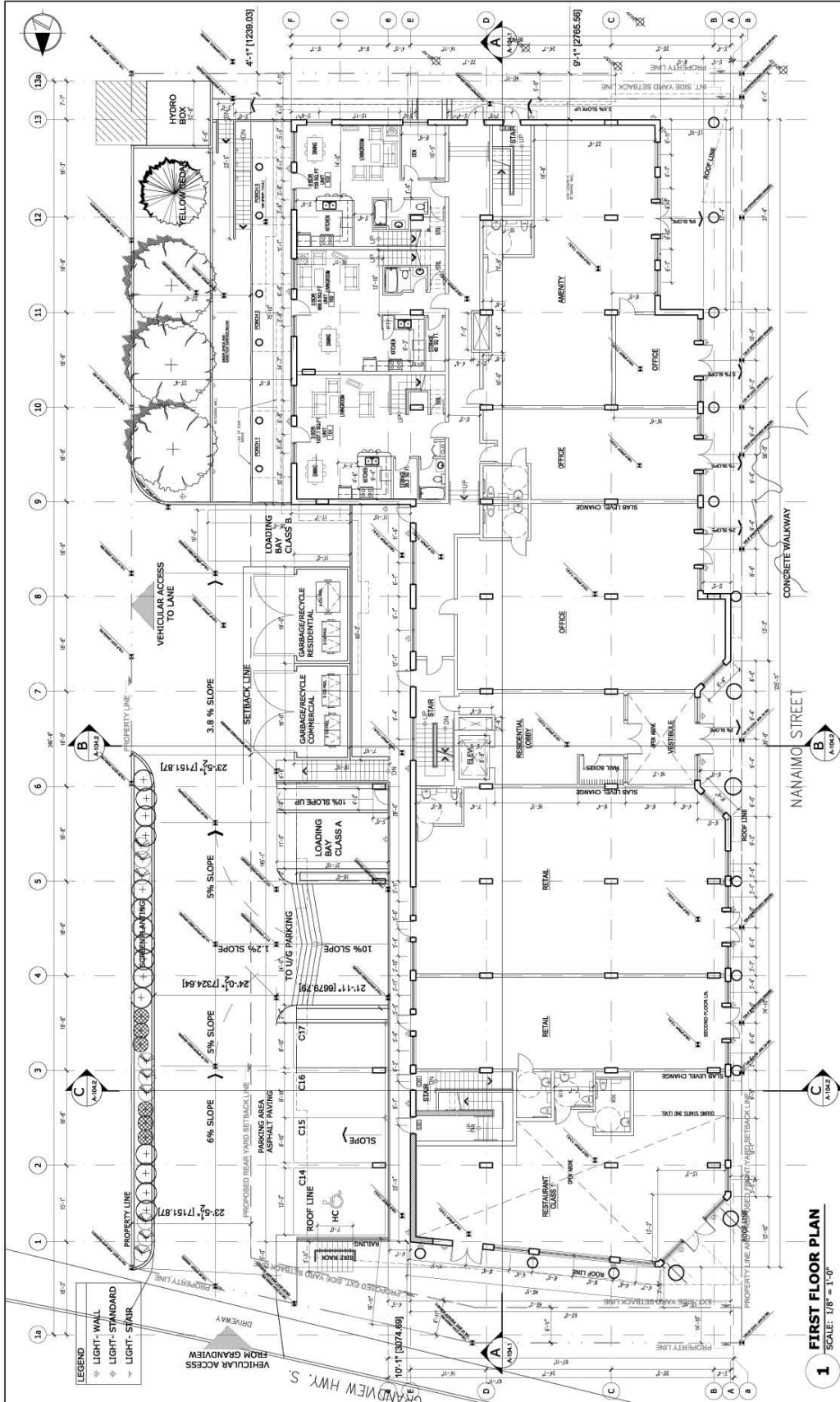
**Project Name:**  
ABORIGINAL CHILDREN'S VILLAGE  
10000 178th Street, Richmond, BC

**Project No.:** 2008-04  
**Sheet No.:** 178  
**Scale:** 3/32" = 1'-0"

**Project Name:**  
ABORIGINAL CHILDREN'S VILLAGE  
10000 178th Street, Richmond, BC

**Project No.:** 2008-04  
**Sheet No.:** 178  
**Scale:** 3/32" = 1'-0"

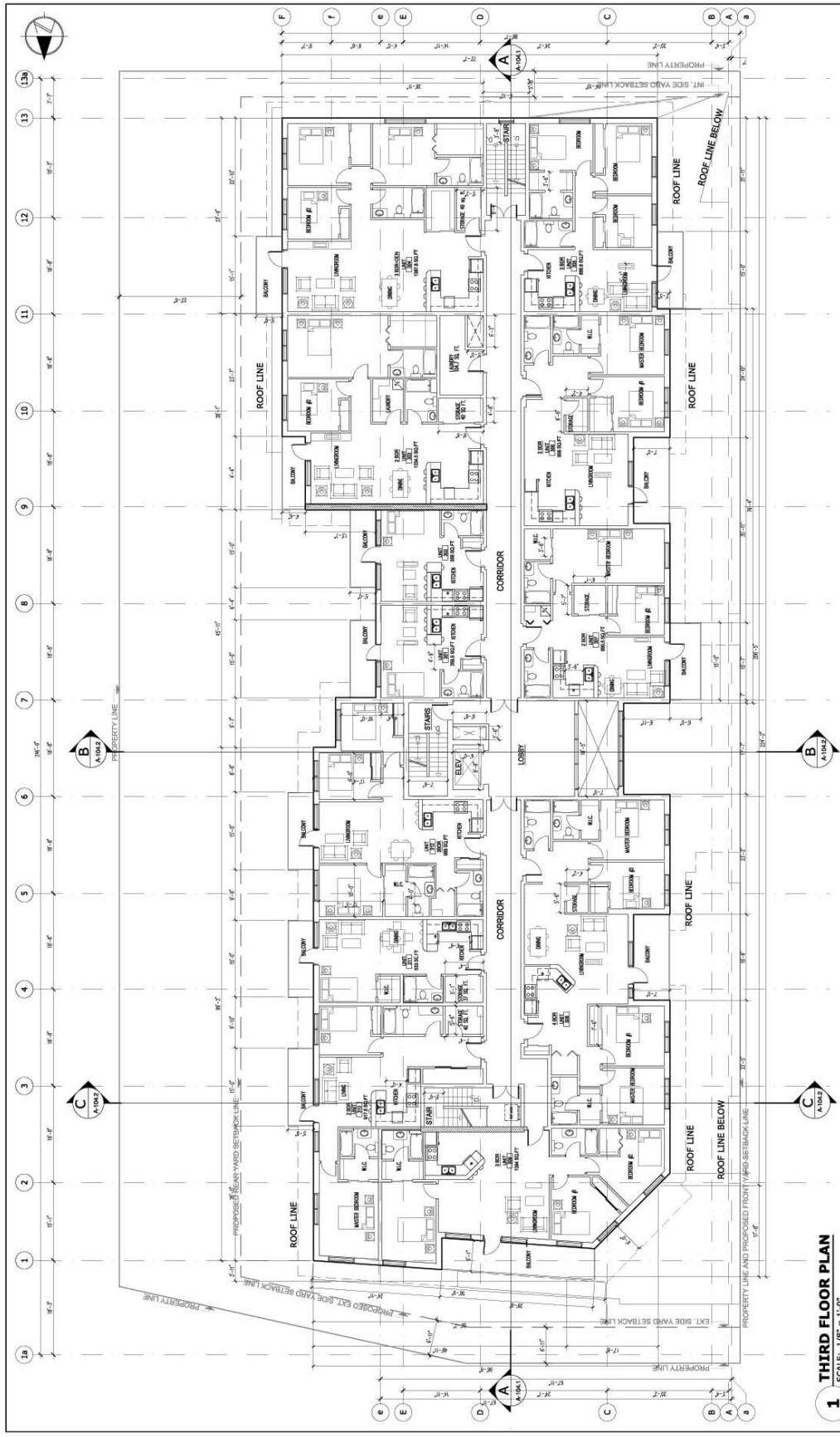




**1 FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

ARCHITECT: ARCHITECTS ADRIAN 1100 W. 12TH AVE. SUITE 100 VANCOUVER, BC V6C 2E6 (604) 684-1888 - FAX (604) 684-1889 - TEL patrick.stewart@adrian.ca DID NOT SCALE DRAWING		PROJECT NAME: <b>ABORIGINAL CHILDREN'S VILLAGE</b> 2100 Granville Street, Vancouver, BC	
REV. DATE: 11/21/2008 DESCRIPTION: RE-DESIGN FOR CITY REVIEW 1P	BY: ARCHITECTS ADRIAN START DATE: JANUARY 10, 2008 LOCATED: PIS	DRAWN: SW/AJ CHECKED: PIS	SHEET NO.: 100 TOTAL SHEETS: 100 SCALE: 1/8" = 1'-0" DATE: 2008-04 TITLE: <b>FIRST FLOOR PLAN</b>
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**1** THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"

<p>Architect's Address                  BUILDING #4 - 720 - WEBSTER ROAD                  CHILLIWACK, B.C. V2R 4G5                  CANADA                  (604) 824-8888 - TEL.                  (604) 824-8889 - FAX.                  patrick.stewart@stewartarchitect.com</p>		<p>Architect's Seal                  ARCHITECT                  PATRICK R. STEWART                  18.0                  2005-04                  A-1014</p>	
<p>Project Name                  ABORIGINAL CHILDREN'S VILLAGE                  6880 Neptuno St.,                  Vancouver, BC</p>	<p>Project No.                  18.0</p>	<p>Scale                  1/8" = 1'-0"</p>	<p>Third Floor Plan</p>
<p>Architect's Date                  JANUARY 10, 2008</p>	<p>Start Date                  DISIGNED</p>	<p>By                  PSE</p>	<p>Check Date                  10/02/2008</p>
<p>Revision                  18.0 (10/02/2008) RE-CHECKED FOR CITY REVIEW (U)</p>	<p>Revision                  18.0 (10/02/2008) RE-CHECKED FOR CITY REVIEW (U)</p>	<p>Revision                  18.0 (10/02/2008) RE-CHECKED FOR CITY REVIEW (U)</p>	<p>Revision                  18.0 (10/02/2008) RE-CHECKED FOR CITY REVIEW (U)</p>

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**Patrick R. Stewart  
Architect**

APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	2960-2990 Nanaimo Street
Legal Description	Lots 4, 5 and 6, Block U, Section 45, THSL, Plan 11660
Applicant	Director of Planning
Architect	Patrick R. Stewart, MAIBC
Property Owner	0798134 B.C. Ltd., c/o VanCity Enterprises
Developer	Lu'ma Native Housing Society/Terra Housing Consultants

SITE STATISTICS

	GROSS	DEDICATIONS	NET
SITE AREA	29, 502 sq. ft.	N/A	29,502 sq. ft.

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEVELOPMENT (if different than proposed)
ZONING	C-1	CD-1	
USES	Commercial (retail, office, service) Cultural and Recreational, Dwelling	Commercial (retail, office service) Dwelling	
MAX. FLOOR SPACE RATIO	1.20, with residential limited to 0.75	1.45, with 1.08 residential	
MAXIMUM HEIGHT	10.7 m	13.7 m	