



POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: September 22, 2009
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Meeting Date: October 6, 2009

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: CD-1 Rezoning – 2304 West 8th Avenue

RECOMMENDATION

- A. THAT the application, by Integra Architecture on behalf of the Provincial Rental Housing Corporation, to rezone 2304 West 8th Avenue (PID 014-864-134, 014-864-151, Lots 9 & 10, Block 322, Plan 1058, DL 526, NWD) from RT-8 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District, to allow development of a four-storey multiple dwelling for seniors and individuals with spinal cord injuries, be referred to a Public Hearing, together with:
- (i) plans, generally as prepared by Integra Architecture, received August 20, 2009;
 - (ii) draft CD-1 By-law provisions, generally in accordance with Appendix A; and
 - (iii) the recommendation of the Director of Planning to approve the application, subject to conditions contained in Appendix B.

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

- B. THAT Recommendation A be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs

- incurred in fulfilling requirements imposed as a condition of rezoning are at the 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.

GENERAL MANAGER'S COMMENTS

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

COUNCIL POLICY

Relevant Council policy for this application includes:

- On May 8, 1989, Council approved the following community development objectives as the basis of the City's social housing policy:
 - to maintain and expand housing opportunities in Vancouver for low- and moderate-income households, with priority being given to families with children, to seniors on fixed incomes or in need of support, to SRO residents, to the mentally ill and physically disabled, and to others at risk of homelessness;
 - to encourage the distribution of acceptable housing forms and affordable shelter costs equally among all residential neighbourhoods of Vancouver.
- Kitsilano RT-7 and RT-8 Guidelines, adopted on May 17, 1994.
- EcoDensity Action A-1 (Rezoning Policy for Greener Buildings), approved June 10, 2008.
- Urban Agriculture Guidelines for the Private Realm, adopted January 20, 2009.

PURPOSE AND SUMMARY

This report assesses an application to rezone 2304 West 8th Avenue from RT-8 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District. The application proposes that the site be developed with a 30-unit, four-storey multiple dwelling project, at a maximum Floor Space Ratio (FSR) of 2.05, a maximum height of 13.7 m (45 ft.) and includes one level of underground parking. Of the 30 units, 10 would be for people with spinal cord injuries operated by the BCPA (BC Paraplegic Association) Housing Society and 20 would be for low-income seniors operated by the Kitsilano Neighbourhood House. The proposal also includes a 57 m² (612 sq. ft.) seniors' resources centre on the ground floor of the building that would be operated by the Kitsilano Neighbourhood House.

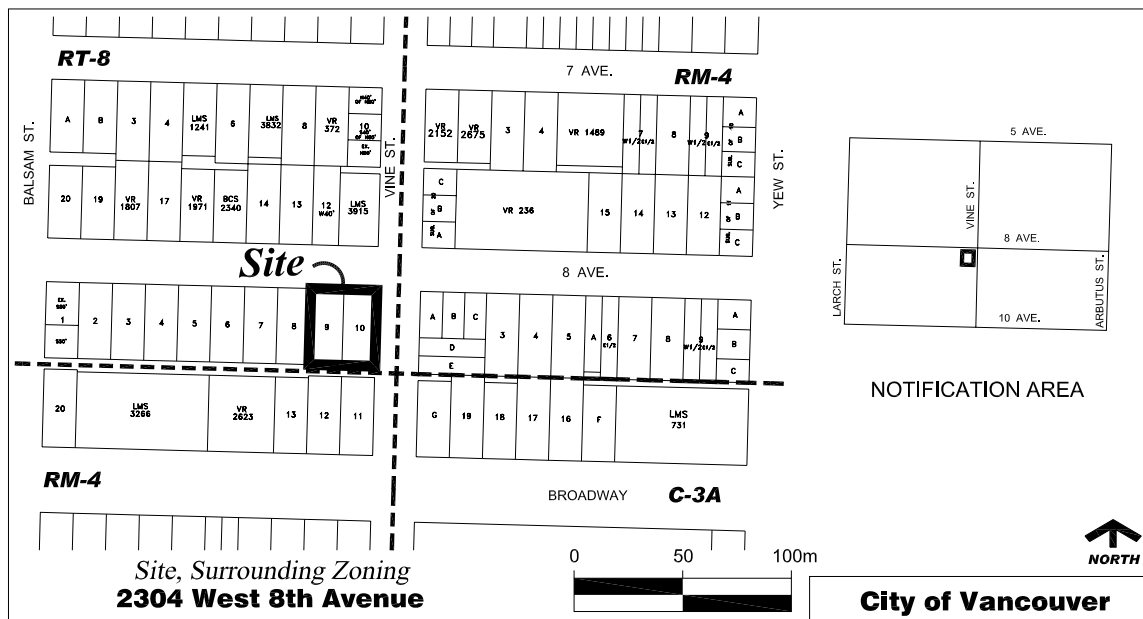
This proposal is consistent with Council's housing policy to provide housing for seniors on fixed incomes, for people with low and modest incomes, and for the physically disabled. The site is well located for the proposed purpose with neighbourhood conveniences, amenities and services in close proximity. The community is generally supportive of the proposed use although some concerns have been expressed by neighbours about the scale of the proposed building. Staff are supportive of this application because it will increase affordable housing opportunities for seniors and for the physically challenged and because this strategically located site can reasonably accommodate the form of development required for the proposed use. Staff recommend that the application be referred to a public hearing and be approved subject to conditions contained in Appendix B.

DISCUSSION

1. Site and Context

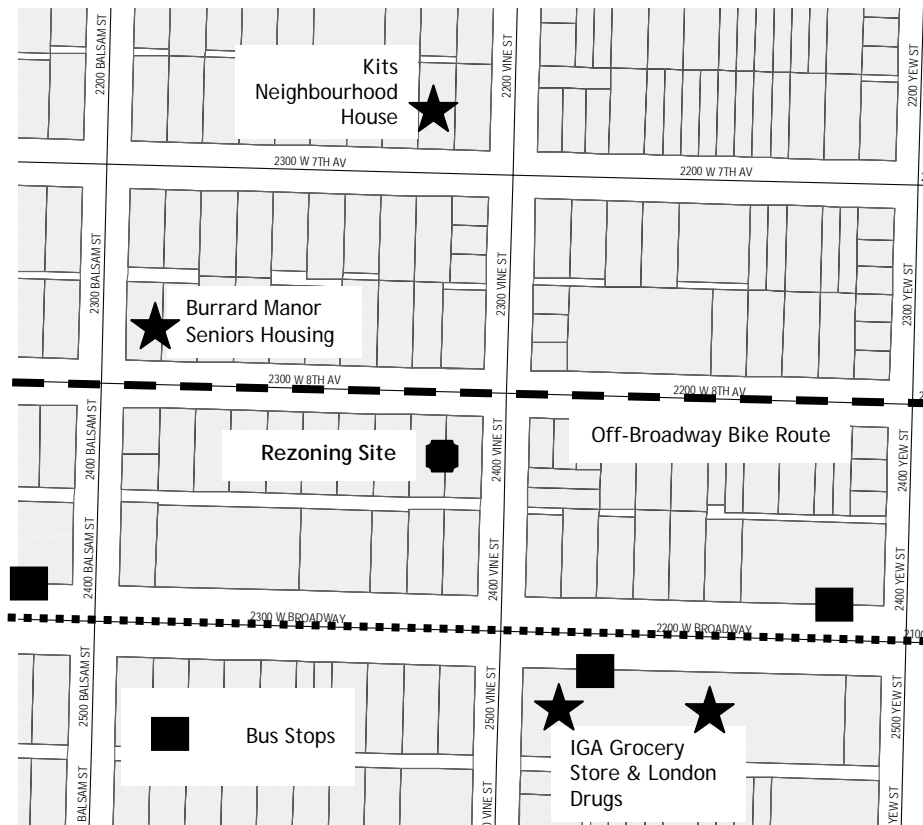
The site is located at the southwest corner of Vine Street and 8th Avenue, and is comprised of two parcels that are currently vacant (see Figure 1). The site previously contained a seven-unit townhouse development for families on low incomes, administered by BC Housing. The current zoning of this site and the sites to the north and west is RT-8. Properties surrounding the site to the north and west are developed mostly with two-family and multiple conversion dwellings. To the east across Vine Street and to the south across the lane at the rear, sites are zoned RM-4 and developed with a mix of residential buildings including two-family dwellings, three-storey townhouses and three- and four-storey apartments. To the southeast fronting onto West Broadway sites are zoned C-3A and developed with a mix of commercial and mixed use buildings ranging in height from two to seven storeys. The subject site, therefore, is located immediately adjacent to the confluence of three zones - RT-8, RM-4 and C-3A.

Figure 1: Subject site, surrounding zoning and notification area



The surrounding area contains a number of local conveniences, amenities and services within immediate walking distance of the site. These make the site an exceptional location for seniors and most particularly for a population with mobility challenges or limitations (see Figure 2). A grocery store, medial offices, a drug store, other seniors residences and the Kitsilano Neighbourhood House are all located within 150 m (500 ft.) of this site. Broadway is less than a block away with its westbound and eastbound regular bus service. An even broader array of neighbourhood amenities is available beyond the immediate blocks but still in close proximity to this site; major parks, a community centre and variety of commercial uses are all nearby. With its convenient location and accessible services and amenities, this site is considered to be ideally suited for the proposed use.

Figure 2: Neighbourhood Context and Amenities



2. Relevant Council Policy

On May 8, 1989, Council approved the following policy directions as the basis of the City's social housing policy:

- to maintain and expand housing opportunities in Vancouver for low- and moderate-income households, with priority being given to families with children, to seniors on fixed incomes or in need of support, to SRO residents, to the mentally ill and physically disabled, and to others at risk of homelessness.
- to encourage the distribution of acceptable housing forms and affordable shelter costs equally among all residential neighbourhoods of Vancouver.

The proposal is supported by the City's social housing policies.

This application can be considered on the basis of the City's social housing policies alone, however, it is noted that the proposal is also in keeping with the City's EcoDensity Charter, specifically with the provisions that relate to achieving greater densities smartly and strategically (e.g. close to transit and amenities), providing more housing types and choices (e.g., housing for seniors), and securing greener, more livable architecture and design on sites and within buildings (e.g. sustainable design features). As well, the application meets the EcoDensity Rezoning Policy for Greener Buildings (Action A-1) as noted below under Sustainability.

3. Land Use, Density, Height, and Setbacks

The use proposed, which is conditionally permitted in RT-8, is multiple dwelling. However, the application proposes an increase in density from the maximum that would be allowed under the RT-8 zoning of 0.75 FSR to 2.05 FSR (it is noted that when the neighbourhood was notified regarding the proposal the density was indicated as 1.99 FSR, however, technical review of the application has shown that the proposed FSR is 2.05). The proposed density and built form is more in keeping with the adjacent RM-4 zoning (1.45 FSR) located immediately to the south and to the northeast of the site but it is lower than the maximum permitted in the mixed residential/commercial zoning (C-3A) on Broadway, located directly southeast of the site, which allows up to 3.0 FSR. Given the prevailing densities and built form in the immediate vicinity and the locational advantages of this site, staff support the proposed density.

The proposed site coverage is 55.7 %, comparable to nearby RM-4 zoned sites and lower than the C-3A zoned sites (see Figure 3). Given the range of site cover in the area, the outdoor amenity areas provided for residents on the rooftop deck and at grade, and the screening and green transitions provided, staff support the proposed site coverage.

Figure 3: Site Coverage



The proposed building setbacks are comparable to the nearby and adjacent properties as the application was designed to reflect its context. Setbacks along West 8th Avenue and Vine Street are similar to the neighbouring properties. The application proposes a minimum front yard of 3.3 m (11.0 ft.), however, the front yard setback for the western half of the site is

proposed at 7.0 m (23.0 ft.) to be more similar to the front yard of the neighbouring development. Staff accept the proposed setbacks as they are similar to that of adjacent and nearby development along Vine Street and along 8th Avenue for those areas of the building closest to the adjacent property.

The maximum building height varies from 13.7 m (45.1 ft.), at the southwest corner of the building, to 12.0 m (39.3 ft.) at the northeast corner of the building due to the sloping nature of the site. The point of maximum building height, located at the southwest corner of the site, is separated from the only adjoining property line by approximately 7.6 m (25.0 ft.). Staff feel that the effect of this higher building form on neighbours to the north, south and east will be mitigated by intervening lanes, streets and trees, and by the rising grade which increases toward the street corner. The deciduous street trees that surround the site both on Eighth Avenue and on Vine Street are mature and range in height from 45 to 64 feet.

In consideration of the requested height, staff recommended in early reviews that those portions of the building nearest to the adjacent RT-8 zoned lot to the west be reduced in height and set back further from the street to form a transition to the neighbourhood to the west, which is largely composed of two-family dwellings and back yard infill buildings. Staff also recommended that privacy and overlook be considered in the design of the roof deck, so as to not create an undue impact to the adjacent site. The submitted application has generally responded to these concerns by sculpting the top and west portion of the building. Some additional design development is recommended to improve the quality of the public realm and reduce the visual or apparent height of the building (see Appendix B). Staff support the proposed height, density and setbacks, with the recommended design development conditions, on the basis that the proposal meets urban design criteria regarding neighbourliness with regard to adjacent and nearby development.

4. Form of Development (Plans: Appendix C)

The proposed form of development is a four-storey, flat-roof residential building that is oriented in a north-south direction. The design rationale provided with the application states that building form is intended to respond to the Vine Street interface and to provide a transition from the lower density residential area (RT-8) to the larger scale buildings located along Broadway and to the east. On July 29, 2009, the Urban Design Panel reviewed and unanimously supported the proposal (see Appendix E for the minutes of the meeting). The Panel expressed support for the scale and massing stating that it would fit well into the neighbourhood. They also felt it was a good location for housing for seniors and for people with disabilities.

For some neighbours, concerns remain about the scale and interface of the building with its surroundings. In response to both Urban Design Panel and neighbourhood commentary, staff have included design development conditions (see Appendix B) which direct the applicant to further refine the proposal through detailed building design. The conditions include:

- reducing the visual scale of the south wall along the lane;
- reducing the apparent height of the building as seen from 8th Avenue by revising the design of the rooftop area and reducing the extent and height of the roof deck trellises; and
- relocating the pedestrian seating area to the corner of 8th Avenue and Vine Street to mark this more active corner of the site.

5. Social Housing and Public Benefits

Provision of housing opportunities for seniors on fixed incomes and for individuals with physical disabilities continues to be one of the City's social housing priorities. This proposal includes development of 30 units of housing which will be in keeping with this policy objective. The density proposed for the site will allow for the development of housing units of a size and configuration which accommodate seniors and persons with disabilities in a form that is operationally appropriate. The site of the development is especially well located for this use and this form of housing will allow seniors to age in place. The 30 units comprise 10 one- and two-bedroom units for individuals with spinal cord injuries, and 20 units of affordable housing for seniors. According to BC Housing, a building of 30 units is the minimum number generally considered necessary for a viable development, both in terms of building efficiencies and operations. BC Housing is securing the funding for the development and would oversee the operations of the non-profit operators.

Rents for the project will be based on 30% of income, implemented through an agreement between the societies and BC Housing. Seniors' income will be tested based on Core Need Income Thresholds as determined by Canada Mortgage and Housing Corporation (CMHC) and BC Housing on an annual basis or less. The objective will be to accommodate both seniors who have only basic Canada Pension Plan (CPP) and Old Age Security (OAS) and those who meet the CMHC Core Need Income Threshold levels. The societies and the building will not receive rent subsidies. The funding of the building will be provided via a Federal-Provincial grant so that, upon completion, it will be mortgage free thus permitting rents to be below market as per the above conditions. The societies will be obligated to maintain the building in top shape for the duration of the 60-year operating agreement and will govern rents based on building operating and maintenance requirements over the 60-year term.

Under the City's Development Cost Levy (DCL) By-law, social housing is exempt if 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 of such units is in favour of and has been accepted by the City, and where the owner, if a non-profit organization, is eligible for a government shelter subsidy. The Director of Social Development recommends that the owner enter into a housing agreement to restrict the use of these units to social housing [Appendix B, condition (c) (xxiii)].

6. Parking, Loading and Circulation

The proposal includes one level of underground parking accessed from the lane at the rear of the site. The site is well served by transit, with local and express bus routes running along Broadway, less than a block away. The proposed parking includes 10 regular vehicle spaces, five disability vehicle spaces, 15 electric scooter spaces and four Class A bicycle spaces. Staff support these proposed parking amounts, except that there should be a total of eight Class A bicycle spaces. As well, staff recommend that 5 of the regular vehicle spaces be designated for visitor parking. Provisions reflecting these amounts have been provided in the draft CD-1 By-law (Appendix A). As well there has been commentary from residents concerned about the feasibility of the proposed underground handydart drop-off. The applicant has requested that a portion of Vine Street be used for handy dart pick-up and drop-off and Engineering staff have indicated that they support this request and will designate an area on Vine Street with "no parking" signs to be used for pick-up and drop-off for mobility challenged residents. As

well Engineering staff have indicated that they will review the need to extend the Residential Parking Permit (RPP) zone north on Vine Street; as currently RPP on Vine Street is limited to only one block north of Broadway.

Engineering Services staff has reviewed the rezoning application, and have no objections to the proposed rezoning provided that the applicant satisfies the Engineering conditions included in Appendix B. While in absolute terms the amount of traffic to be generated from this development is very minor, local sensitivities to even small increases in traffic volumes have been voiced. As well there has been commentary from residents about existing traffic and parking issues arising with the nearby developments such as the new London Drugs and IGA stores at Broadway and Vine. Engineering staff are aware of the traffic issues on Vine Street between Broadway and 4th Avenue, and are currently reviewing the need for additional traffic calming or diversionary devices. Because of limited resources, traffic calming devices are installed on priority basis, treating the worst areas first and then moving down the list. Staff recommend that the applicant contribute \$40,000 toward traffic calming in the area, including improvement for pedestrian connections, traffic diverters or other speed calming devices as determined by the City Engineer in consultation with the neighbourhood [Appendix B, condition (c)(xxii)(4)]. As well staff recommend that the applicant provide pedestrian improvements to Vine Street including curb, gutter and pavement adjacent the site, street trees adjacent to the site where space permits and a pedestrian oriented concrete lane entry on Vine Street adjacent the site [Appendix B, conditions (c)(xxii)(5), (7) & (8)].

7. Landscape

The proposal includes a common rooftop garden for use by residents and landscaping around the edge of the site at ground level. This site is bordered on two sides by large, mature street trees along 8th Avenue and Vine Street. These existing trees will be retained and, given their height ranging from approximately 14 m (45 ft.) to 20 m (64 ft.) metres, will provide a visual screen along these transitional edges. As the detailed building design further evolves, staff are recommending a number of design development conditions which are intended to further enhance the appeal of the development (see Appendix B) to:

- reduce the visual impact of the proposed electrical transformer by relocating it to east of the parkade entrance;
- provide a high-efficiency irrigation system in all landscape common areas; and
- ensure that programming of the common outdoor open areas includes activities for shared gardening practice (urban agriculture) for the residents, and that the design of these areas adheres to Council's Urban Agriculture Guidelines for the Private Realm.

The applicant submitted an arborist report with the application. The report indicates that two trees located on the southeast corner of the site will need to be removed for construction of the project. Staff accept that these lane edge trees may fall within or adjacent to the proposed residential building footprint and, therefore, would need to be removed for redevelopment. Two other trees located on city property on Vine Street, that are intended to be retained, may be affected by excavation of the site, so staff have included a design development condition to ensure ongoing care and attention is given during excavation to maintain the health of these trees [Appendix B, condition (b)(xvii)].

8. Sustainability

For new buildings that meet the minimum requirements to participate in the LEED™ program, the Rezoning Policy for Greener Buildings requires that developments establish a design that would achieve a minimum rating of Silver, including at least three energy optimization performance points, one water efficiency point and one storm water point; or an equivalent achievement in green design.

The proposal incorporates a number of sustainable design features, including rooftop solar panels and a rooftop garden for residents. The application included a LEED™ checklist which listed 35 points, which meets the required Silver rating. (For the full checklist see Appendix E.) Staff note that the checklist does not show the minimum energy optimization points or storm water point required, and recommend that the design be revised to meet these minimum targets, with the relevant design features noted on the plans and elevations [Appendix B, conditions (b)(viii) and (b)(x)].

9. Crime Prevention Through Environmental Design (CPTED)

No specific crime risks have been identified through the review process. Seniors' perception of safety influences their mobility in the community, and staff are recommending some minor design refinements to the building to enhance residents perception of security and safety. [Appendix B, conditions (b)(x) and (b)(xi)]

10. Public Input

Pre-Application: On two occasions, prior to holding a public open house, the applicant met with neighbours adjacent to the site. As a result of input from neighbours and preliminary commentary from the Planning Department, the applicant made a number of design changes (including increasing the setback on 8th Avenue) and conducted further site investigations and survey work to examine potential impacts and implications of the development on the neighbouring properties.

The applicant hosted an open house at Kitsilano Neighbourhood House on June 16, 2009. This open house provided neighbours with information about the rezoning proposal for this site at 2304 West 8th Avenue and information about another development proposal for the Kitsilano Neighbourhood House site at 2325 West 7th Avenue. It also provided the opportunity for neighbours to give input and feedback regarding both proposals. At the open house, plans were presented including floor plans, elevations and renderings and a feedback form was available for neighbours to fill out. City staff attended to observe and answer questions. The applicant reported that a total of 80 individuals, couples, and/or families signed in at the open house and that many people who attended expressed their support for social housing in general and specifically for this site. From those 80 attending parties, 22 feedback forms were filled out of which six noted support for the proposal and 16 identified concerns. Issues that were identified included the proposed height and density, the affect that the development might have on shadowing on neighbouring properties, supply of on-street parking and increased traffic along Vine Street and 8th Avenue.

Post-application: Following receipt of the rezoning application on July 9, 2009, staff sent a notification letter to nearby property owners within the notification area (shown on Figure 1)

and a sign was erected on the site. Nine letters and e-mail were received or were forwarded to Planning Staff, eight expressing concerns with the proposal. Although neighbours have largely been supportive of the provision of social housing, concerns were expressed about the proposed height, density and form of development. Issues of increased traffic and on-street parking demand were also noted. More specifically, residents have commented about:

- impacts of the proposed height, density and siting, particularly shadowing and privacy impacts;
- “encroachment” of the proposed development into the RT-8 area;
- social housing projects needing to fit in with their surroundings and specifically, the modern flat-roof building not fitting in with the more traditional neighbourhood character;
- the proposed rooftop garden separating residents from the neighbourhood;
- the proposed rezoning being too significant of a change to be handled in the absence of a broader community planning process;
- concern about Kitsilano Neighbourhood House's ability to manage the housing units (they do not have experience managing a housing project);
- concern about the building not complying with the Vancouver Building By-law in terms of accessibility requirements;
- the feasibility of the proposed handydart pick-up and drop-off in the underground parkade;
- impacts of increased traffic and parking demands from the development, in an area viewed as already congested especially on 8th Avenue, a designated bike route;
- lack of visitor parking; and
- concern about the rezoning process and lack of community input into the design and programming of the project.

On September 8, 2009, adjacent neighbours and staff met to discuss the proposal and Planning Department staff answered questions from residents. At the time the report was signed, staff were continuing to meet with adjacent neighbours to refine their understanding of local concerns and to explore changes and/or conditions that might respond to issues. If Council refers the application, staff will provide more up-to-date information regarding outstanding concerns expressed by neighbours and any recommended changes.

The proposed conditions of approval in Appendix B respond to concerns regarding the potential for overlook, apparent visual height, shadowing impacts, traffic calming along Vine Street, handydart pick-up and drop-off and visitor parking.

FINANCIAL IMPLICATIONS

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

CONCLUSION

The proposed rezoning for 2304 West 8th Avenue to allow development of a four-storey multiple dwelling project with housing units designated for low-income seniors and for individuals with spinal cord injuries is consistent with Council's policies to provide for housing

for needy and disadvantaged segments of the City's population. The site is particularly well-located for such a development given its proximity to local conveniences, amenities and services. While the community is generally supportive of the use, neighbours have expressed some concerns about the proposed form of development.

On balance, staff's assessment of the application concludes that the proposal supports Council policy and provides public benefit in the provision of a senior's resource centre and affordable housing for seniors and people with disabilities. Staff are recommending a number of conditions to help to further mitigate local neighbourhood concerns as the detailed design of the building and site are further developed. The Director of Planning recommends that the application be referred to a public hearing, together with a draft CD-1 By-law generally as shown in Appendix A, and with the recommendation that it be approved, subject to the conditions of approval listed in Appendix B, including approval in principle of the form of development shown in plans included as Appendix D.

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2304 West 8th Avenue
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.

Uses

- Dwelling Uses limited to Multiple Dwelling; and
- Accessory Uses customarily ancillary to any of the uses listed in this section.

Density

- The floor space ratio for all uses, combined, must not exceed 2.05.
- Computation of floor space ratio must include:
 - all floors, including earthen floors, to be measured to the extreme outer limits of the building;
 - stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.
- Computation of floor space ratio must exclude:
 - open residential balconies, sundecks, ground floor colonnades, porches 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 provided residential floor area;
 - patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which, in the opinion of the Director of Planning, are similar to the foregoing, those floors or portions thereof so used, which:
 - are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for parking space shall not exceed 7.3 m in length;
 - neighbourhood amenity areas for the social and recreational enjoyment of residents, or that provide a service to the public, including facilities for general fitness, general recreation, and child day care, provided that:
 - the total area being excluded for amenity areas shall not exceed 10 percent of the total floor space ratio;
 - areas of undeveloped floors which are located:

- above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
- adjacent to a storey or half-storey with a ceiling height of less than 1.2 m.
- floors located at or below finished grade with a ceiling height of less than 1.2 m;
- all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
- where exterior walls greater than 152.0 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152.0 mm, but to a maximum exclusion of 152.0 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000; and
- with respect to exterior:
 - wood frame construction walls greater than 152.0 mm thick that accommodate RSI 3.85 (R-22) insulation; or
 - walls other than wood frame construction greater than 152.0 mm thick that meet the standard RSI 2.67 (R-15),

the area of such walls that exceeds 152.0 mm to a maximum exclusion of 51.0 mm of thickness for wood frame construction walls and 127.0 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.

- Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board:
 - trellises and other garden structures which support the use of intensive green roofs, roof top gardens and urban agriculture.

Height

- A maximum of 13.7 m.
- The Director of Planning, at his or her discretion, may permit a height greater than 13.7 m for:
 - architectural appurtenances, such as elevator enclosures, penthouses and stairwells, that:
 - are necessary to give access to a rooftop garden,
 - do not exceed a height of 15.5 m,
 - combined, do not cover more than 10% of the roof area; and
 - railings, trellises, screens, planters, and other similar elements that are an integral part of the rooftop garden or of the decks and balconies, provided that they do not exceed a height of 15.5 m.

Setbacks

- The setback of a building must be at least 3.3 m to the north property line.
- The setback of a building must be at least 2.3 m from the west property line.
- The setback of a building must be at least 0.9 m from the south property line.
- The setback of a building must be at least 3.6 m from the east property line.
- All setbacks must be measured from the property line to the building face.

Horizontal Angle of Daylight

- All habitable rooms must have at least one window on an exterior wall which complies with the following:
 - 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 24.4 m; and
 - the plane or planes shall be measured horizontally from the centre of the bottom of the window.
- The Development Permit Board or the Director of Planning, as the case may be, may relax the horizontal angle of daylight requirement of this section 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.
- For the purpose of calculation of the horizontal angle of daylight, the following are considered as obstructions:
 - the largest building permitted under the zoning on any adjoining sites; and part of the same building including permitted projections.
 - A habitable room referred to in this section does not include:
 - a bathroom; or
 - a kitchen whose floor area is the lesser of:
 - less than 10% of the total floor area of the dwelling unit, or
 - less than 9.3 m².

Parking, Loading and Bicycle Parking

- 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, except:
 - the minimum required vehicle parking is one parking space for each 160 m² of gross floor area, and of those a minimum of one third must be disability spaces and one third must be visitor spaces. Disability spaces will not be counted as two for this calculation;
 - a minimum of 0.5 spaces for a scooter, being an electrically powered scooter having two or more wheels for the sole use of a person who has

mobility challenges as a result of a physical disability or illness, with an electrical outlet at each space, per unit must be provided;

- a minimum of 0.25 bicycle spaces, Class A, per unit must be provided;
- a minimum of six bicycle spaces, Class B must be provided; and
- unless any amendment to the Parking By-law results in any lesser requirement, in which case the lesser requirement is to apply.

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2304 West 8th Avenue
PROPOSED CONDITIONS OF APPROVAL

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

PROPOSED CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Integra Architecture, and stamped "Received City Planning Department, August 20, 2009", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

Design Development

- (i) Design development to reduce the visual scale of the south wall along the lane;

Note to Applicant: This can be accomplished by increasing the setback from the lane and adding more substantial landscaping between the building and lane.

- (ii) Revision to the design of the rooftop open space to reduce the apparent height of the building as seen from 8th Avenue;

Note to Applicant: Consider alternatives to an overhead trellis for residents enjoying this part of the deck or consider reducing the extent and height of the roof deck trellises. If an enclosure or defining boundary for the seating area is desired, this could be accomplished by a 3 - 4 ft. (0.9 - 1.2 m) high semi transparent screen or other landscape feature which are set well back from the edge.

- (iii) Design development to minimize the height and width of the penthouse;

Note to Applicant: Intent is to reduce potential effects on nearby daylight or views. Consider a machine-room less elevator or similar technology. The roof floor plans and drawing should clarify the intended use of the penthouse area.

- (iv) Examination of the feasibility of providing visitor parking spaces below grade;

Note to Applicant: If there are significant vehicle trips by the residents' visitors, this change may better accommodate parking needs on-site. Where feasible, visitor stalls should be indicated on plans.

- (v) Design development to mitigate privacy or noise impact to the adjacent residential properties;

Note to Applicant: This can be accomplished by providing translucent guard rails, revising window openings, or similar refinements; and by careful design of mechanical fixtures and exhausts.

- (vi) Notation on the elevation drawings of all exterior materials, finishes and dimensions;

Note to Applicant: Where relevant, specify texture or coursing. As well, attach colour samples to the drawing and clarify dashed lines at the elevator.

- (vii) Provision of enlarged details for significant exterior features;

Sustainability

- (viii) Revisions to the design to meet the standards required by the Rezoning Policy for Greener Buildings (EcoDensity Action Item A-1);

Note to Applicant: This can be accomplished by adding one point under energy optimization and one storm water point.

- (ix) Notation on the plans and elevations of the built features necessary to achieve the sustainable design performance proposed;

Note to Applicant: For example, the height, number and type of solar panels should be clear on the drawings.

Crime Prevention Through Environmental Design (CPTED)

- (x) Refinement of the plans and elevations to reflect the use of CPTED principles;

Note to Applicant: Include in your response details of how the garage, the path on the west side, and building lighting will be designed to provide for the security of occupants and visitors to the site. Lighting should create even illumination on the property without glare or light trespass to nearby residences. Where necessary, update the drawings to reflect these details.

- (xi) Design development to improve security and visibility in the underground parking level in accordance with Section 4.13 of the Parking By-law and by painting the walls and ceiling of the parking garage white;

Note to Applicant: More use of interior glazing, especially around the exit stairwells, and exterior lighting must be shown on the drawings. Consider noting design features to meet the Vancouver Building By-law Section 3.3.6.7 as well.

Landscape Design

- (xii) Design development to relocate the public amenity seating area to the area in front of the meeting room and lounge at the corner of 8th Avenue and Vine Street to mark this active corner of the site;

Note to Applicant: The semicircular sidewalk should also be relocated or deleted. The two walkways from Units A and B should run in a straight line from the patios to the public sidewalk.

- (xiii) Design development to expand programming and include opportunities for shared-gardening in the common outdoor open space including rooftop gardens;

Note to Applicant: Shared gardening areas should be designed to adhere to Council's Urban Agriculture Guidelines for the Private Realm and should provide maximum solar exposure, universal accessibility and provide amenities such as, raised beds, water for irrigation, potting bench, tool storage and composting.

- (xiv) Examination of the feasibility of moving the pad-mounted transformer away from Vine Street to the area east of the parkade entrance to reduce its visibility from the public realm and to assist in tree retention;

Note to Applicant: All lane edge utilities such as emergency generators, transformers, and gas meters should be located, integrated, and fully screened in a manner which minimizes their impact on the architectural expression and the building's open space and public realm. The transformer should be illustrated on the architectural lane elevation drawing. In general, all lane edge utilities like transformers, meters and generators should be drawn as an integrated part of the architectural design and fully screened to minimize their impact on the public realm interface on the building's open space.

- (xv) Provision of narrower (more fastigate) trees than the three Kousa Dogwood trees proposed for the south west corner of the site;
- (xvi) Provision of a high-efficiency irrigation system in all landscape common areas and hose bibs as needed;
- (xvii) Provision of a Construction Management Plan for tree retention for the trees located on city property on Vine Street that are intended for retention;

Note to Applicant: The plan should consider excavation and building materials storage, construction access and vehicle maneuvering during the construction process. For more details refer to Section 3.3, Tree Retention, Relocation and Replacement Guidelines, Private Property Tree By-law.

- (xviii) Notation on the Landscape Plan of any fencing proposed for the west property line (including the fence height and materials) and of the type of paving materials to be used for all portions of the site;

- (xix) Provision of additional information and specifications regarding the proposed wall trellises;
- (xx) Provision of a large scale section (1/4"=1") of the lane edge planter, in order to illustrate adequate planting depths. Provision of a large scale section (1/4"=1") from the building west façade through the small landscape patio to the neighbour's rear yard. Any changes in grade, fencing retaining walls and proposed planting materials should be included in the section.

Engineering

- (xxi) Arrangements to the satisfaction of the General Manager of Engineering Services for the following:
 - (1) Columns must be set back 2' from the end of the parking stalls.
 - (2) Clarification of garbage pick up is required. Confirmation from a waste hauler that they can access and pick up from the location shown on the plans without reliance of bin storage on the lane is required.
 - (3) Curb ramps shown at 8th Avenue and Vine Street are incorrect, a double ramp design is necessary. Please contact Engineering for details (Kevin Cavell at 604.873.7773).
 - (4) Show a standard concrete lane crossing at the lane entry on Vine Street
 - (5) Provide the following statements on the landscape plans: "This plan is *Not for construction* of any public property facilities". Prior to the start of any construction on public property a landscape plan must be submitted to Engineering Services and be issued as "*For construction*" 8 weeks notice is requested. No work on public property may begin until plans receive "for construction" approval and related permits are issued. Please contact Frank Battista at 604.873.7317 or Kevin Cavell at 604.873.7773 for details.
 - (6) Locate the 8th Avenue bench on private property and ensure landscaping is consistent with the boulevard landscaping guidelines. Only low shrubs and ground cover are acceptable.

PROPOSED CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall, at no cost to the City:

Engineering

- (xxii) Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:
 - (1) Consolidation of lots REM 9 and REM 10 is required.
 - (2) 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 to determine if water system upgrading is required, should upgrading be necessary then arrangements to the

satisfaction of the of the General Manager of Engineering Services and the Director of Legal Services will be required.

- (3) 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.
- (4) Provision of traffic calming devices to a maximum of \$40,000 including improvements to pedestrian connections, traffic diverters or other speed calming devices as determined by the City Engineer in consultation with the neighbourhood.
- (5) Provision of curb, gutter and pavement to centerline of Vine Street adjacent the site is required including adjustment of all affected utilities necessary to allow for the street improvements to be completed.
- (6) Improvements to the lane surface adjacent to the site with asphalt pavement.
- (7) Provision of street trees adjacent to the site where space permits.
- (8) Provision of a standard concrete lane entry at the lane south of West 8th Avenue on Vine Street adjacent the site.

Housing

- (xxiii) Make arrangements to the satisfaction of the Director of Legal Services and the Managing Director of Social Development to enter into a Housing Agreement for 60 years or the life of the building, whichever is greater, in order to comply with the exemption provisions for social housing in the DCL By-law.

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 site 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-law.

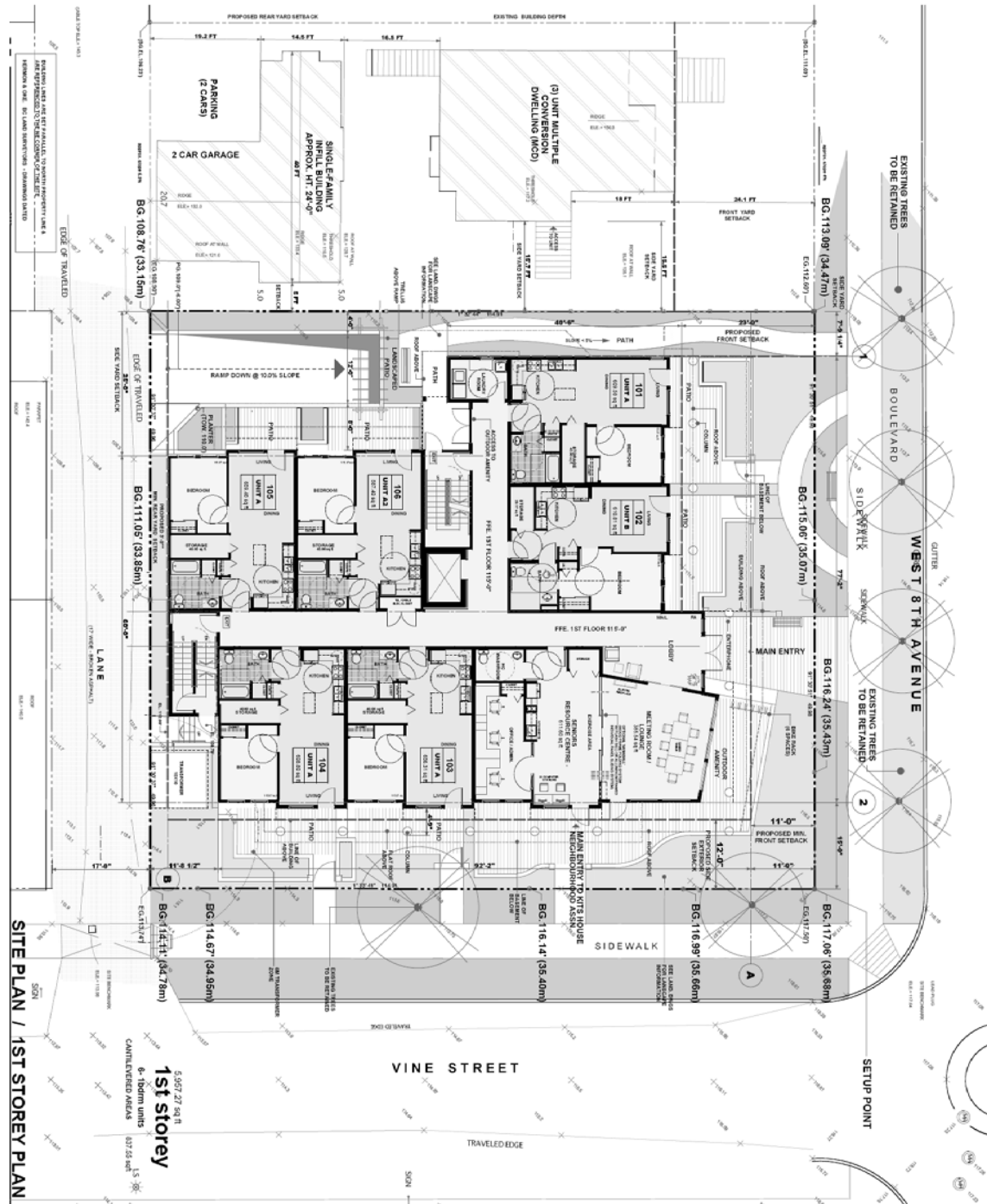
The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, and letters of credit, and provide for the withholding of permits, as deemed appropriate by, and in form and content satisfactory to, the Director of Legal Services.

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.

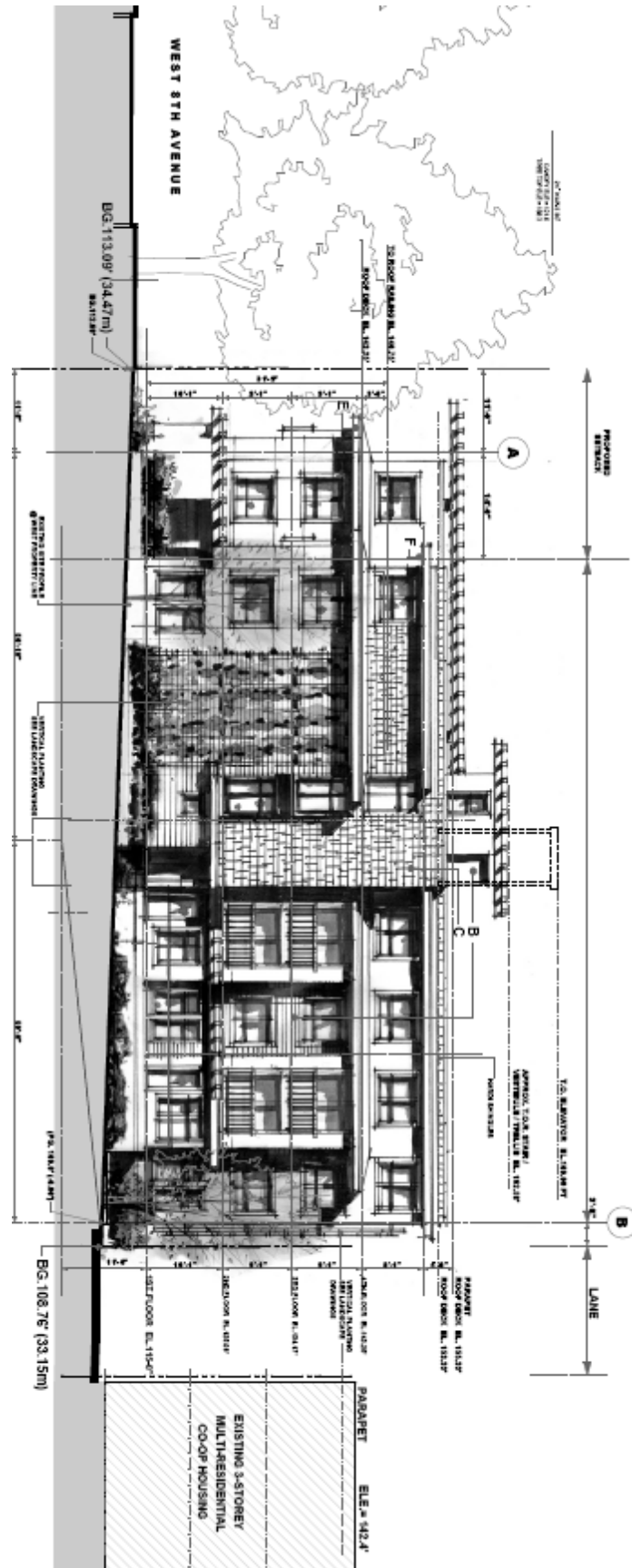
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2304 West 8th Avenue FORM OF DEVELOPMENT

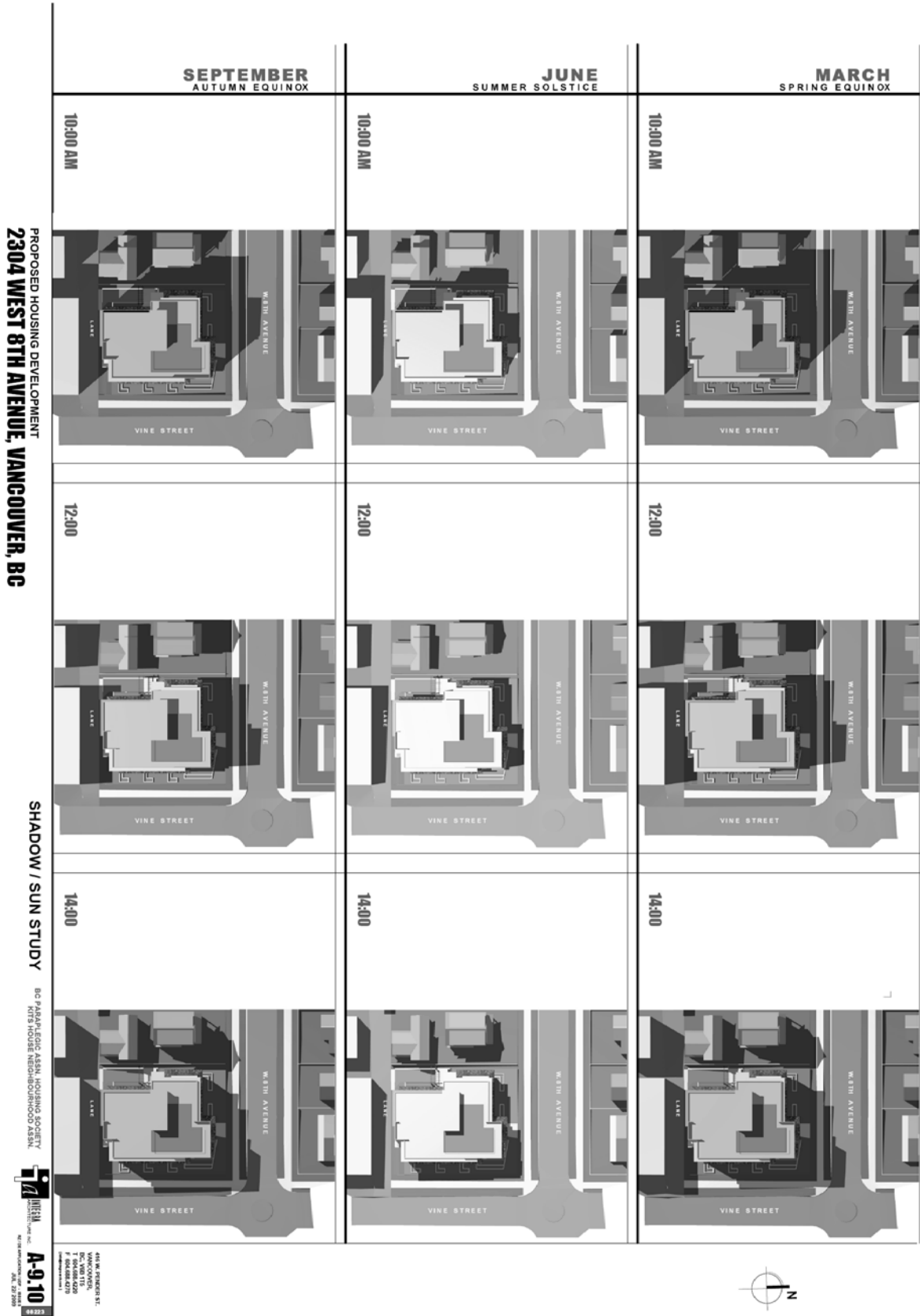
Site Plan



West Elevation



Shadow Studies



PROPOSED HOUSING DEVELOPMENT
2304 WEST 8TH AVENUE, VANCOUVER, BC

SHADOW / SUN STUDY

BC PARKING ASSN. HOUSING SOCIETY
1575 HURON STREET, VANCOUVER, BC

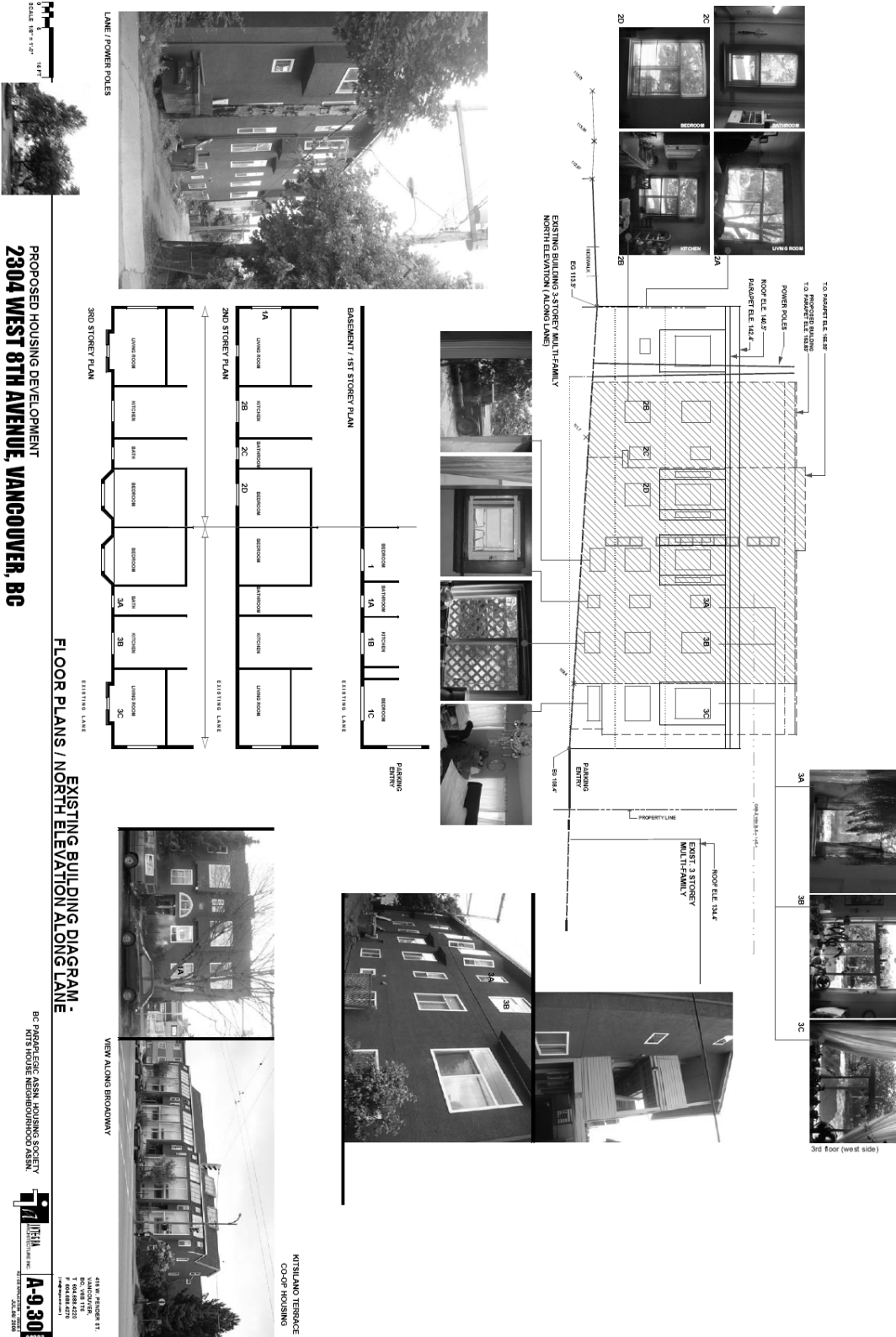


A-9.10
2012-2013

400 W. PENDER ST.
VANCOUVER, BC
V6C 2K8
TEL: 604.681.4200
WWW.A-9.10.COM



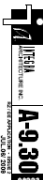
Neighbouring Co-op building: Floor plan study



PROPOSED HOUSING DEVELOPMENT
2904 WEST 8TH AVENUE, VANCOUVER, BC

FLOOR PLANS / NORTH ELEVATION ALONG LANE -
EXISTING BUILDING DIAGRAM

BC PARAPLEGIC ASSN HOUSING SOCIETY
1170 W. 8TH AVENUE, VANCOUVER, BC V6P 1M1



KITLUANO TERRACE
CO-OP HOUSING

2304 West 8th Avenue
LEED CHECKLIST



LEED Canada-NC 1.0 Project Checklist

Project Name

City, Province

Yes ? No

905 Sustainable Sites 4 Points

Yes	No	Prereq 1	Erosion & Sedimentation Control	Required
1		Credit 1	Site Selection	1
		Credit 2	Development Density	1
		Credit 3	Redevelopment of Contaminated Site	1
		Credit 4.1	Alternative Transportation, Public Transportation Access	1
		Credit 4.2	Alternative Transportation, Bicycle Storage & Changing Rooms	1
		Credit 4.3	Alternative Transportation, Alternative Fuel Vehicles	1
		Credit 4.4	Alternative Transportation, Parking Capacity	1
		Credit 5.1	Reduced Site Disturbance, Protect or Restore Open Space	1
		Credit 5.2	Reduced Site Disturbance, Development Footprint	1
		Credit 6.1	Stormwater Management, Rate and Quantity	1
		Credit 6.2	Stormwater Management, Treatment	1
		Credit 7.1	Heat Island Effect, Non-Roof	1
		Credit 7.2	Heat Island Effect, Roof	1
		Credit 8	Light Pollution Reduction	1

Yes ? No

500 Water Efficiency 5 Points

1		Credit 1.1	Water Efficient Landscaping, Reduce by 50%	1
1		Credit 1.2	Water Efficient Landscaping, No Potable Use or No Irrigation	1
1		Credit 2	Innovative Wastewater Technologies	1
1		Credit 3.1	Water Use Reduction, 20% Reduction	1
1		Credit 3.2	Water Use Reduction, 30% Reduction	1

Yes ? No

539 Energy & Atmosphere 7 Points

Yes	No	Prereq 1	Fundamental Building Systems Commissioning	Required
		Prereq 2	Minimum Energy Performance	Required
		Prereq 3	CFC Reduction in HVAC&R Equipment	Required
2		Credit 1	Optimize Energy Performance	1 to 10
		Credit 2.1	Renewable Energy, 5%	1
		Credit 2.2	Renewable Energy, 10%	1
		Credit 2.3	Renewable Energy, 20%	1
		Credit 3	Best Practice Commissioning	1
		Credit 4	Ozone Protection	1
		Credit 5	Measurement & Verification	1
		Credit 6	Green Power	1

Yes ? No

338 Materials & Resources				14 Points
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq 1 Storage & Collection of Recyclables Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.1 Building Reuse: Maintain 75% of Existing Walls, Floors, and Roof 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.2 Building Reuse: Maintain 95% of Existing Walls, Floors, and Roof 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.3 Building Reuse: Maintain 50% of Interior Non-Structural Elements 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2.1 Construction Waste Management: Divert 50% from Landfill 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2.2 Construction Waste Management: Divert 75% from Landfill 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3.1 Resource Reuse: 5% 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3.2 Resource Reuse: 10% 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.1 Recycled Content: 7.5% (post-consumer + 1/2 post-industrial) 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.2 Recycled Content: 15% (post-consumer + 1/2 post-industrial) 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 5.1 Regional Materials: 10% Extracted and Manufactured Regionally 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 5.2 Regional Materials: 20% Extracted and Manufactured Regionally 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 6 Rapidly Renewable Materials 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 7 Certified Wood 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 8 Durable Building 1

Yes ? No

1050 Indoor Environmental Quality				15 Points
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq 1 Minimum IAQ Performance Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Prereq 2 Environmental Tobacco Smoke (ETS) Control Required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1 Carbon Dioxide (CO ₂) Monitoring 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2 Ventilation Effectiveness 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3.1 Construction IAQ Management Plan: During Construction 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 3.2 Construction IAQ Management Plan: Testing Before Occupancy 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.1 Low-Emitting Materials: Adhesives & Sealants 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.2 Low-Emitting Materials: Paints and Coating 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.3 Low-Emitting Materials: Carpet 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 4.4 Low-Emitting Materials: Composite Wood and Laminate Adhesives 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 5 Indoor Chemical & Pollutant Source Control 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 6.1 Controllability of Systems: Perimeter Spaces 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 6.2 Controllability of Systems: Non-Perimeter Spaces 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 7.1 Thermal Comfort: Compliance 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 7.2 Thermal Comfort: Monitoring 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 8.1 Daylight & Views: Daylight 75% of Spaces 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 8.2 Daylight & Views: Views 90% of Spaces 1

Yes ? No

311 Innovation & Design Process				5 Points
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.1 Innovation in Design 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.2 Innovation in Design 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.3 Innovation in Design 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 1.4 Innovation in Design 1
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Credit 2 LEED® Accredited Professional 1

35123 Project Totals (pre-certification estimates) **70 Points**

Certified 26-32 points Silver 33-38 points Gold 39-51 points Platinum 52-70 points

2304 West 8th Avenue
ADDITIONAL INFORMATION AND COMMENTARY OF REVIEWING BODIES

Site and Proposed Development: This 1 066.9 m² (11,484 sq. ft.) site is located at the southwest corner of Vine Street and West 8th Avenue and is zoned RT-8. The site is comprised of two parcels and is currently vacant. The site has a frontage of approximately 30.5 m (100.0 ft.) along West 8th Avenue and a depth of 35.0 m (114.9 ft.) along Vine Street.

The application proposes a 30-unit 7 175 m² (23,540 sq. ft.) four-storey multiple dwelling development. 10 of the units are one- and two- bedroom units for people with spinal cord injuries and range in size from 55 m² (595 sq. ft.) to 78 m² (841 sq. ft.). 20 of the units are bachelor to one-bedroom units for low income seniors and range in size from 38 m² (410 sq. ft.) to 58 m² (625 sq. ft.). On the ground floor there is a common meeting /lounge room [36 m² (386 sq. ft.)] for residents and a seniors resource centre [57 m² (612 sq. ft.)] that will be operated by the Kitsilano Neighbourhood House. The building also includes a common rooftop gardens for residents. Access to the upper floors an elevator and two stairwells. One level of underground parking is proposed to be accessed from the lane at the rear of the site. The underground parkade includes 15 vehicle spaces (including 5 disability spaces, and 10 regular car spaces), a storage room with 4 bicycle lockers and 4 residential storage lockers, a garbage and recycling area, mechanical and electrical rooms, and an electric scooter storage room with space for 15 scooters.

Comments of the General Manager of Engineering Services: The General Manager of Engineering Services has no objection to the proposed rezoning, provided that the applicant complies with conditions detailed in Appendix B.

Comments of the Managing Director of Social Development: The Managing Director of Social Development supports this application with the provision of a seniors' resource centre to serve the community and 30 units of housing for people with spinal cord injuries and low-income seniors. Staff recommend that a condition requiring a housing agreement to secure the use of the building to ensure delivery of social housing [Appendix B, condition (c)(xxii)].

Urban Design Panel Minutes: The Urban Design Panel reviewed this proposal on July 29, 2009 and unanimously supported the proposed use, density and form of development.

Introduction: Michelle McGuire, Rezoning Planner, introduced the proposal noting the proposal is a concurrent rezoning and development application. The site is owned by BC Housing and the proposal is to develop a 4-storey non-market housing project with 30 units. 20 of the units will be for seniors and will be operated by the Kitsilano Neighbourhood House. 10 of the units will be fully accessible for people with spinal cord injuries and will be operated by the BC Paraplegic Housing Society. Also included in the proposal is a 600 sq. ft. senior's resource centre that will be operated by the Kitsilano Neighbourhood House. The current rezoning is RT-8 and the proposed zoning is CD-1. The rezoning is required in order to permit height and density beyond the RT-8 zoning. RT-8 permits a maximum height of 35 feet and the proposal is for a maximum height of approximately 43 feet. RT-8 zoning permits a maximum density of 0.75 FSR and the proposal is for 2.0 FSR. The surrounding area has a mix of development and zoning with sites to the west and north also zoned RT-8. Sites to the south and east are zoned RM-4, with the site across the lane to the southeast fronting West Broadway zoned C-3A.

Sailen Black, Development Planner, further described the proposal on the southwest corner of West 8th Avenue and Vine Street, one block north of Broadway. Mr. Black also described the context for the area noting the single-family dwellings and multi-family housing co-op. He noted the intent of the RT-8 zoning and guidelines is to encourage the retention and renovation of existing buildings which maintain the architectural style and building form consistent with the historical character of the area. For new development the emphasis is on compatibility in external character and in all cases, neighbourly building scale and placement is emphasized.

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

- Height, scale, massing handling of the proposed fourth storey;
- Adjacency, overlook, view, daylight, privacy as it relates to the design goals for the area; and
- Character and expression for the proposed architectural and landscape design.

Ms. McGuire and Mr. Black took questions from the Panel.

Applicant's Introductory Comments: Duane Siegrist, MAIBC MRAIC, further described the project using a powerpoint presentation. He described how they came to design the project using the urban fabric. He noted the large trees on the property and that they are working with an arborist to save the trees during construction. He stated the project will provide a transition between the residential to the west and the commercial uses to the east and south. Mr. Siegrist further described the architecture noting the main massing will have a flat roof with outdoor amenity space. Mr. Siegrist added that the project will be designed to meet LEED™ Gold and will include sustainable measures such as heat recovery and solar devices.

Ken McKillop, Landscape Architect, described the landscape plans for the project noting the project intends to create sustainable green spaces with areas planted to give a lush appearance. The roof deck is designed for outdoor activities such as gardening, social gatherings and to promote a community for those residents with mobility issues.

The applicant team took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Consider editing the architecture for a simpler expression;
- Consider moving the west side of the building forward on the lot along West 8th Avenue;
- Consider flipping units 105, 207, 307 and 407 to get more of the southern sun to living areas;
- Consider raising the height of the lower roof trellis to allow access below; and
- Design development to the walkway area on the west building edge to address CPTED concerns.

Related Commentary: The Panel supported the proposal and thought the scale and massing would fit well into the neighbourhood. They also thought it was a good location for people with disabilities.

The Panel supported the scale, height and massing and thought the height took advantage of the corner site without impacting its neighbours although one Panel member was concerned

that the south corner of the roof might be impacting the neighbours. The Panel thought the entire project would benefit from some editing. They were concerned that there were too many expressions and especially didn't support the three different conditions of bay windows as they end up competing with one another. They thought there were a number of secondary roofs with different languages and materials and were diluting the project. The Panel also thought the building massing should come forward on West 8th Avenue.

The Panel thought the setbacks and where the garage entrance will be located was generous and that the elevator house and mechanical being set back on the roof worked well. A couple of Panel member suggested flipping the unit layouts to get the south light into the suites and let the building have a more residential expression.

The Panel supported the sustainability measures and hoped there was enough room in the budget for the solar heating for the hot water system. One Panel member suggested having the solar panels be more visible and celebrated as they were important in terms of public funding. They also thought the green wall was a good gesture. One Panel member suggested there be overhangs all around the building over the windows to protect the walls for the next 50 to 60 years.

The Panel supported the landscape plans with one Panel member suggesting there be an arborist on site during construction as it was critical to the life span of the trees. The Panel supported the roof garden but thought the arbour needed to be higher. One Panel member suggested that if the trellis was to be used for sun protection it needed to be back against the elevator core so it doesn't become another element that marks the height of the building. Several Panel members were concerned that the little walkway on the west side of the building could have CPTED issues as it was a bit too isolated from the rest of the site.

Applicant's Response: Mr. Siegrist thanked the panel for their comments.

Environmental Implications: In terms of siting of the proposal, the location adjacent to West Broadway would provide convenient access to transit and shopping which may reduce dependence on use of automobiles. The application includes many sustainable design features and meets Council's EcoDensity policy in terms of providing minimum targets for LEED™ equivalency.

Processing Centre - Building: Staff have reviewed the architectural drawings prepared by Intagra Architecture, submitted on August 20, 2009. The applicant has received preliminary review comments regarding project conformance to the requirements of the Vancouver Building By-law, and is aware of issues to be resolved at the building permit stage.

Comments of the Applicant: The applicant has been provided with a copy of this report and has provided the following comments:

"We are generally satisfied with the comments received from the City of Vancouver Planning Department and Rezoning Centre and find that the overall teamwork process and communication has been handled well. We look forward to a successful completion of the project."

..*.*.*

2304 West 8th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	2304 West 8th Avenue
Legal Description	PID 014-864-134, 014-864-151, Lots 9 & 10, Block 322, Plan 1058, DL 526, NWD
Applicant	Duane Siegrist, Integra Architecture
Architect	Duane Siegrist, Integra Architecture
Housing Sponsors	Kitsilano Neighbourhood House BC Paraplegic Housing Society
Property Owner	Provincial Rental Housing Corporation
Developer	CPA Development Consultants

SITE STATISTICS

	GROSS	DEDICATIONS	NET
SITE AREA	1 066.9 m ² (11,484 sq. ft.)	n/a	1 066.9 m ² (11,484 sq. ft.)

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	DEVELOPMENT PERMITTED UNDER RM-4	PROPOSED DEVELOPMENT
Zoning	RT-8	RM-4	CD-1
Uses	Dwelling Uses including multiple dwellings, Cultural and Recreational Uses, and Institutional Uses	Dwelling Uses including multiple dwellings, Cultural and Recreational Uses, and Institutional Uses	Multiple Dwelling, and accessory uses
Maximum Dwelling Units	7 ¹	16 ¹	30
Maximum Floor Space Ratio (FSR)	0.75 FSR	1.45	2.05 FSR
Maximum Height	10.7 m (35.1 ft.)	10.7 m (35.1 ft.)	13.7 m (45 ft.)
Maximum Number of Storeys	2 ²	n/a	4
Setback from North Property Line	7.3 m (24.1 ft.) ³	6.1 m (20.0 ft.)	3.3 m (11.0 ft.)
Setback from West Property Line	1.5 m (4.9 ft.)	2.1 m (6.9 ft.)	2.3 m (7.8 ft.)
Setback from East Property Line	1.5 m (4.6 ft.)	6.0 m (19.7 ft.)	3.6 m (12.0 ft.)
Setback from South Property Line	n/a	7.7 m (25.1 ft.)	0.9 m (3.0 ft.)

¹ Approximate estimate of the maximum number of dwelling units that could be approved

² The Director of Planning may permit a building to exceed 2 storeys.

³ Based on the front yard setback of the adjacent property