



POLICY REPORT  
DEVELOPMENT AND BUILDING

Report Date: January 24, 2017  
Contact: Susan Haid  
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RTS No.: 11889  
VanRIMS No.: 08-2000-20  
Meeting Date: March 7, 2017

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Rezoning: 4983-5007 Quebec Street

**RECOMMENDATION**

A. THAT the application by Cornerstone Architecture, on behalf of 1013343 B.C. Ltd. the registered owner, to rezone 4983-5007 Quebec Street [*Amended Lot 7 (see 26282L), Amended Lot 8 (see 26281L) and Amended Lot 9 (See 26280L), Block 4, District Lot 637, Plan 3774; PIDs 005-117-968, 012-214-001, and 012-214-035 respectively*] from RS-1 (One-Family Dwelling) to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.30 and the building height from 9.5 m (35 ft.) to 19.8 m (65 ft.) to permit the development of a six-storey residential building, containing a total of 25 co-housing dwelling units, be referred to a Public Hearing, together with:

- (i) plans prepared by Cornerstone Architecture, received July 15, 2016;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- (iii) the recommendation of the General Manager of Planning, Urban Design & Sustainability to approve the application, subject to the conditions contained in Appendix B;

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

B. THAT, subject to the enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C;

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

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

### ***REPORT SUMMARY***

This report evaluates an application to rezone three lots located at 4983-5007 Quebec Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building containing a total of 25 co-housing dwelling units all over one level of underground parking. The site is located within the Riley Park/South Cambie (RPSC) Community Vision area. The *Little Mountain Adjacent Area Rezoning Policy (LMAARP)*, approved by Council in January 2013, applies to this property. Staff have assessed the application and conclude that it meets the intent of the *LMAARP*.

The application is supported subject to design development and other conditions outlined in Appendix B. It is recommended that the application be referred to Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the Public Hearing, along with conditions of approval in Appendix B.

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

Relevant Council policies for this site include:

- Little Mountain Adjacent Area Rezoning Policy (2013)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Green Buildings Policy for Rezonings (2010, last amended 2016)
- Community Amenity Contributions Through Rezonings (1999, last amended 2016)
- Renewable City Strategy (2015)
- Bold Ideas Towards an Affordable City - Mayor's Task Force on Affordable Housing (2014)
- Vancouver Neighbourhood Energy Strategy (2012)
- Greenest City Action Plan (2011)
- Riley Park/South Cambie Community Vision (2005)
- High-Density Housing for Families with Children Guidelines (1992)
- Urban Agriculture for the Private Realm (2009).

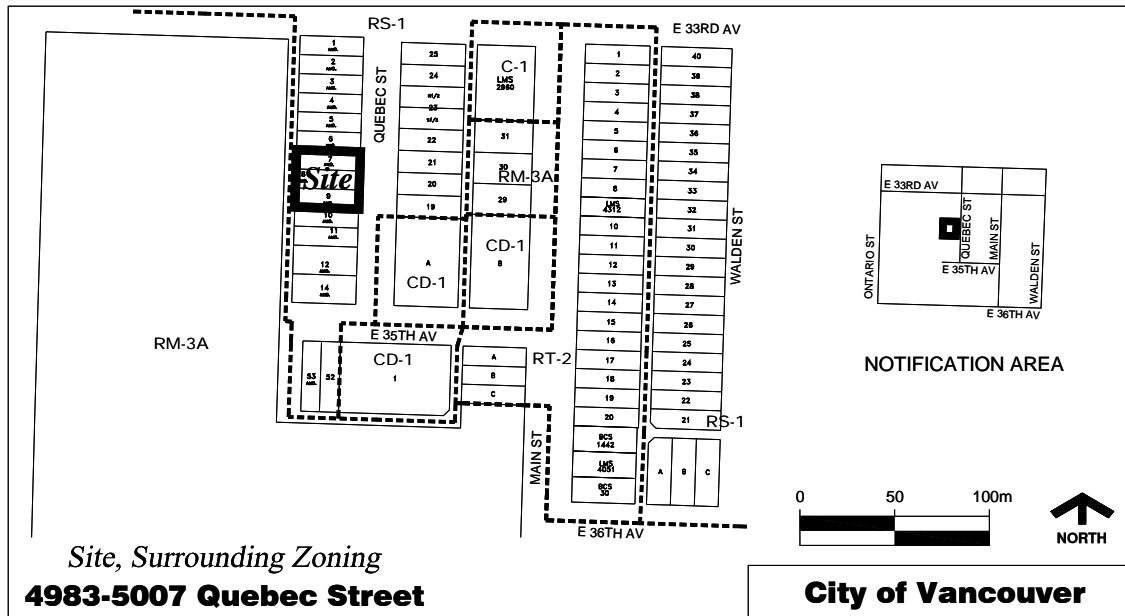
**REPORT**

**Background/Context**

**1. Site and Context**

This 1,018 m<sup>2</sup> (10,966 sq. ft.) site is located mid-block on the west side of Quebec Street in the Riley Park/South Cambie Community Vision area (see Figure 1). The site is comprised of three legal parcels with an overall frontage of 30 m (99 ft.) along Quebec Street. Currently the site is developed with three detached houses.

**Figure 1 - Site and Surrounding Zoning (including notification area)**



All properties surrounding the proposed site are subject to consideration for rezoning under the *Little Mountain Adjacent Area Rezoning Policy (LMAARP)* which considers heights up to six storeys. Five rezoning proposals in the LMAARP area have been approved by Council including six and five-storey buildings to the south and southeast, respectively, of the proposed site.

To the west across the lane is the 15 acre Little Mountain site. On July 26, 2016, Council approved a rezoning application for the site which includes a range of building heights up to twelve storeys. To the west of the proposed site across the lane will be buildings up to six storeys. New public amenities on the Little Mountain site include a new neighbourhood house, 69-space daycare, social housing and a community plaza. Existing public amenities in the area include Hillcrest Community Centre and Queen Elizabeth Park. Two local bus routes (#3 along Main Street and #33 along 33rd Avenue to the north) serve the site.

**2. Policy Context**

In February 2013, Council adopted the *Little Mountain Adjacent Area Rezoning Policy (LMAARP)*. The Policy supports building heights up to six storeys to provide a transition in height from the larger Little Mountain site to the surrounding single-family neighbourhood.

Innovative housing types are encouraged that provide opportunities for passive design elements, ground-oriented units, and varied architectural expression to create visual interest. A maximum density of 2.3 FSR is prescribed with an associated flat rate Community Amenity Contribution that will be directed towards affordable housing projects in and around the Riley Park South Cambie neighbourhood.

The housing strategy within the Policy calls for a minimum of 35% two and three bedroom family units which is consistent with the recently adopted *Family Room: Housing Mix Policy for Rezoning Projects* (2016). This application proposes that 22 of the 25 units be two or three bedroom units, achieving 88% of the total units as suitable for families. A condition of approval has been added in Appendix B to maintain the proposed unit mix as the project progresses.

In 2012, Council adopted the final report *Bold Ideas Towards an Affordable City* from the Mayors Task Force on Housing Affordability. As part of Action 1, the report recommended the adoption of the Interim Rezoning Policy in order to incentivize innovative housing models, such as co-housing, along arterials streets.

**Strategic Analysis**

**1. Proposal**

The application proposes to rezone three properties at 4983-5007 Quebec Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District. In total, the application proposed 25 co-housing dwelling units with a total FSR of 2.30 and a building height of 19.8 m (65 ft.). One level of underground parking will be accessed from the lane with a total of 19 vehicle parking spaces and 35 bicycle spaces (see Figure 2).

**Figure 2 – Site Plan**

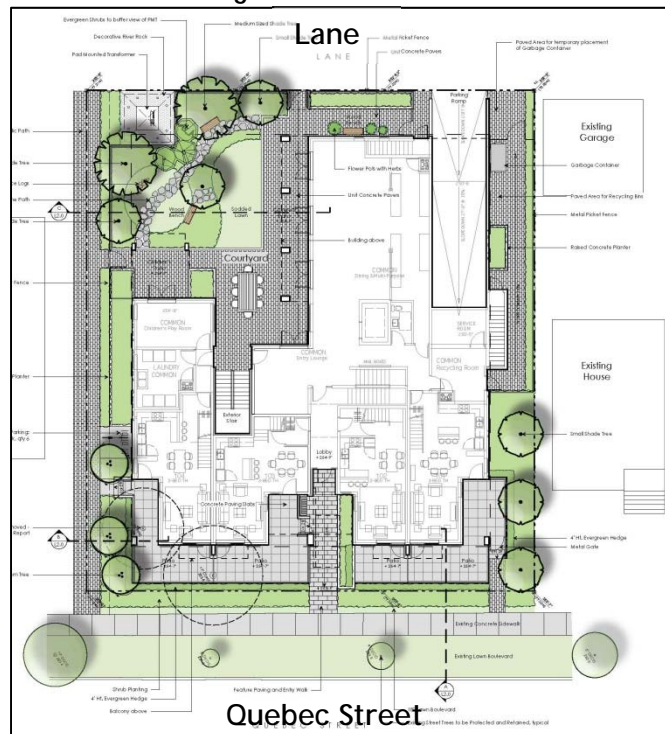


Figure 3 – Proposed Building (view from the northeast)



## 2. Land Use and Density

The proposed residential uses are consistent with the *LMAARP*. Staff have concluded that a density of 2.3 FSR is supportable for this site based on the proposed built form, setbacks, massing, and to the design conditions in Appendix B.

## 3. Housing

The application proposes a co-housing development. Emerging from Denmark in the early 1960s, co-housing is a housing model that allows residents to take a collective approach to the design, management and maintenance of a multi-family development. The design and function of the building combines the autonomy of private dwellings with the advantage of shared resources and community living.

Currently there are 13 completed co-housing communities across Canada, of which nine are within British Columbia, five within the Metro Vancouver Region. The first cohousing development in the City of Vancouver was approved by Council in 2013 and is now fully occupied. It is located on 33rd Avenue in the Kensington Cedar Cottage Neighbourhood close to Victoria Drive.

While the co-housing model employed by each development can be different, the following are core elements as considered by the Canadian Cohousing Network, a non-profit organization that promotes the creation of co-housing communities in Canada. These elements include:

- i) **Participatory Process**  
Cohousing residents organize and participate in the planning, design and financing of the cohousing development and are responsible as a group for all final decisions.
- ii) **Neighbourhood Design**  
A built form that encourages a strong internal neighbourhood and sense of community is a key characteristic of any cohousing proposal.
- iii) **Private Homes Supplemented by Common Facilities**  
Each household owns a private residence, complete with kitchen but also with extensive shared common facilities with the larger group. Facilities typically include a dining area, sitting area, children’s play room, guest room, as well as garden and other amenities.
- iv) **Resident Management**  
Residents perform as much of the unlicensed maintenance on the building as possible, thereby reducing the need to hire a private management firm and contributing to the affordability of the development through reduced operating costs.
- v) **Non-Hierarchical Decision Making**  
Resident responsibilities area defined in ‘community agreements ’, a set of legally non-binding guidelines for the day-to-day management of the community. Community Agreements are meant to ensure a common standard of participation in the community for all residents and address things such as common meals, committees and the care and management of facilities.

The proposed design is consistent with these elements and outlines five principles which align cohousing with City objectives:

- i) **Affordability**  
Units are individually owned but developed collectively at cost. Though the final unit cost is not typically below market, some affordability is gained through reduced operational costs through shared resources and amenities.
- ii) **Diversity**  
With community as a central tenant, a variety of household types and members at different life stages is a valued part of the development.
- iii) **Environment for Children**  
The cohousing group has a strong interest and commitment to including families with children. The application exceeds the 35% family housing requirement of the LMAARP, with a proposal for 88% of units to be two-bedroom and three-bedroom units. A condition of approval is included in Appendix B to ensure that this unit mix is maintained through the development permit stage.

**Figure 4 - Proposed Unit Types**

Type	1 bedroom	2 bedroom	3 bedroom	Total
Number of Units	3 (12%)	9 (36%)	13 (52%)	25 (100%)

- iv) **Community Living**  
Cohousing is developed with fully independent residential units but in a building that encourages and thrives on community.
- v) **Environmental Stewardship**  
The proposed development will embody sustainable principles through a compact urban location, passive house design, a high degree of bike use, shared vehicles, as well as urban agriculture, composting, recycling etc.

#### 4. **Form of Development** (refer to drawings in Appendix E)

The proposed building design is based on the principles of cohousing which promotes resident participation in building operations, as well as community-building through social activities. The building footprint is organized as an L-shaped wrapped around a large common courtyard at the south-west corner of the site which will benefit from good solar exposure. Shared amenity spaces at the ground level look onto the courtyard, as do the open-air corridors at levels two through six. These shared amenity spaces constitute a larger percentage of the overall floor area than a conventional condominium development, and include: a large dining/multi-purpose hall, children's play room, common laundry and garbage/recycling rooms, a guest suite, a hobby room, and various informal seating areas off the main corridors, as well as covered outdoor spaces.

Apartment units (varying from one to four bedrooms) occupy levels two through six while ground oriented townhouses front onto Quebec Street, animating the street frontage with front doors and semi-private patios. Further outdoor space is located on the rooftop through a common green roof space.

A public walkway will be provided along the south property line which will be secured through a statutory right-of-way (SRW). This will align with SRWs secured on approved projects to the south and to the east in order to provide a mid-block pathway from Main Street through the site to Queen Elizabeth Park.

The Urban Design Panel reviewed and supported this application on Nov 2, 2016 (see Appendix D). Staff conclude that the design responds well to the expectations set forth in the *Little Mountain Adjacent Area Rezoning Policy* and support this application, subject to the conditions outlined in Appendix B. These include: improvements to the outdoor open spaces, including the public walkway, front yard and common courtyard; and refinements to the building massing and articulation.

#### 5. **Transportation and Parking**

The application proposes one level of underground parking accessed from the lane containing 19 parking spaces and 35 bicycle parking spaces; representing a relaxation from the required 25 vehicle spaces. As supporting rationale the applicant has provided a transportation study and documentation to support the low car use that is typical of co-housing residents; they have also provided a proposal for the use of five vehicles as part of a private car share operation. Engineering staff support the relaxation subject to the conditions outlined in Appendix B.

## 6. Environmental Sustainability

The *Green Buildings Policy for Rezonings* (amended by Council on November 29, 2016) requires that residential rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy. These new requirements will be mandatory for all rezoning applications received on or after May 1, 2017. Applications received prior to May 1, 2017 may choose to meet this updated version of the policy or the preceding version. In advance of these new requirements, the proposed building has been designed to Passive House Requirements and the applicant has submitted a letter from a certified Passive House designer that the building, as designed, is capable of achieving Passive House certification. Staff have included conditions of development in Appendix B to ensure that the design meets Passive House certification criteria at the development permit stage.

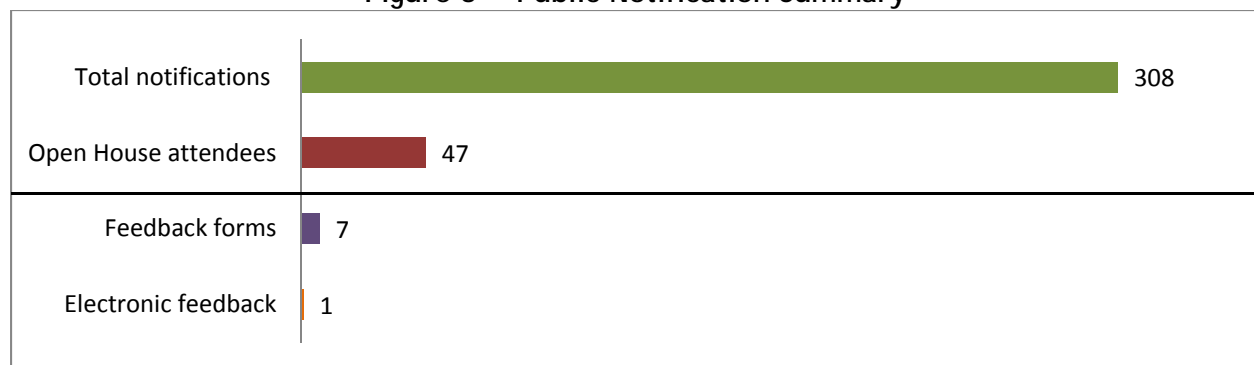
A condition of rezoning in Appendix B requires a Recycling and Reuse Plan for Green Demolition/Deconstruction, for demolition of existing buildings on site, to recycle/reuse at least 75% of demolition waste (excluding hazardous materials).

### *PUBLIC INPUT*

**Public Notification** – The City of Vancouver Rezoning Centre webpage included notification and application information as well as an online comment form. A rezoning information sign was also posted on the site. A total of 308 notifications were distributed within the neighbouring area on or about September 7, 2016. A community open house was held on September 21, 2016 with staff, the applicant team and approximately 47 people in attendance.

**Public Response and Comments** – The City received a total of eight responses to the application, by email or comment form. Comments were in support of the application noting the positive elements of the cohousing model of development and that the proposed design fits within the surrounding context of the area.

Figure 5 – Public Notification Summary





## ***PUBLIC BENEFITS***

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

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

**Development Cost Levies (DCLs)** – Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. The proposed residential floor area is subject to the Citywide DCL rate which, as of September 30, 2016, is \$149.73 per m<sup>2</sup> (\$13.91 per sq. ft.). Based on the proposed residential floor area of 2,343 m<sup>2</sup> (25,222 sq. ft.), a DCL of approximately \$350,838 is anticipated.

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

**Public Art Program** – The Public Art Policy and Procedures for Rezoned Developments requires rezoning proposals having a floor area of 9,290 m<sup>2</sup> (100,000 sq. ft.) or greater to commission public art or provide cash in lieu. As the proposed new floor area is less than the 100,000 sq. ft. threshold, no public art contribution will be required.

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

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

In order to provide more certainty and clarity as sites within the Little Mountain Adjacent Area redevelop, and to improve processing efficiency for rezoning applications, an approach to CACs based on a target rate is used. This rate is the basis for all four- to six-storey residential rezoning proposals within the Little Mountain Adjacent Area sub-area one.

The applicant has offered a total CAC package of \$403,052 using the target CAC rate of \$23 per square foot based on the net additional increase in floor area (17,547 sq. ft.). The application was received on July 15, 2016 and changes to the target CAC rate for this area made on September 30, 2016 are not applicable to this application.

Target CACs are payable prior to rezoning enactment and are subject to an annual inflationary adjustment which takes place on September 30 of each year. In order to ensure fairness to rezoning applications that have been submitted prior to the adoption of new inflation adjusted CAC targets, in-stream rezoning applications are exempt from CAC target increases provided that a rezoning application has been submitted to the City and a rezoning application fee has been paid.

In accordance with the *LMAARP*, CACs will be allocated towards the Affordable Housing Reserve to help achieve Council's social housing objectives either on the Little Mountain redevelopment site or in and around the Riley Park/South Cambie area.

### ***FINANCIAL IMPLICATIONS***

As noted in the section on Public Benefits, the applicant has offered a cash CAC of \$403,052, which will be allocated to the Affordable Housing Reserve to advance Council's affordable housing objectives either on the Little Mountain redevelopment site or in and around the Riley Park/South Cambie area.

Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget process.

This site is within the Citywide DCL District. It is anticipated that the project will generate approximately \$350,838 in DCLs.

### ***CONCLUSION***

The assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site and its context, and that the application is consistent with the intent of the *LMAARP* with regard to land use, density, height and form.

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

\* \* \* \* \*

4983-5007 Quebec Street  
DRAFT CD-1 BY-LAW PROVISIONS

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

**Zoning District Plan Amendment**

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

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

**Uses**

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ( ).
- 2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in 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) Multiple Dwelling;
  - (b) Accessory Uses customarily ancillary to uses listed in this Section 2.2.

**Conditions of use**

3. The design and layout of at least 35% of the dwelling units must:
  - (a) be suitable for family housing;
  - (b) include two or more bedrooms; and
  - (c) comply with Council's "*High Density Housing for Families with Children Guidelines*".

## Floor area and density

- 4.1 Computation of floor space ratio must assume that the site consists of 1,018 m<sup>2</sup>, being the site size at the time of application for the rezoning evidenced by this By-law prior to any dedications.
- 4.2 The floor space ratio for all uses must not exceed 2.30.
- 4.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area may exclude:
  - (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
    - (i) the total area of all such exclusions must not exceed 12% of the residential floor area being provided; and
    - (ii) the balconies must not be enclosed for the life of the building;
  - (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
  - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, located at or below base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; and
  - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
  - (e) Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 20% of permitted floor area; and
  - (f) A staircase in a top floor unit that leads to a roof deck
  - (g) floor area occupied by a Heat Recovery Ventilation unit in a Certified Passive House, except that the total exclusion must not exceed 10.8 m<sup>2</sup>.
- 4.6 The use of floor area excluded under sections 4.4 must not include any use other than that which justified the exclusion.

## Building height

5. Building height, measured from base surface, must not exceed 19.8 m.

### Horizontal angle of daylight

- 6.1 Each habitable room must have at least one window on an exterior wall of a building.
- 6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
  - (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
  - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 6.5 An obstruction referred to in section 6.2 means:
  - (a) any part of the same building including permitted projections; or
  - (b) the largest building permitted under the zoning on any site adjoining CD-1 ( ).
- 6.6 A habitable room referred to in section 6.1 does not include:
  - (a) A bathroom; or
  - (b) A kitchen whose floor area is the lesser of:
    - (i) 10% or less of the total floor area of the dwelling unit, or
    - (ii) 9.3 m<sup>2</sup>.

**Acoustics**

7. 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

\* \* \* \* \*

4983-5007 Quebec Street  
PROPOSED CONDITIONS OF APPROVAL

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

**CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT**

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Cornerstone Architecture, on behalf of 1013343 B.C. Ltd. (Little Mtn Cohousing), and stamped "Received Planning Department, July 15, 2016", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

**Urban Design**

- 1. Design development of the public walkway in the south side yard setback.

Note to Applicant: Fences, gates, bike storage, and PMT should be relocated behind the setback line, and landscaping should appear as an integral component of the public walkway.

- 2. Design development to improve the common outdoor space, as follows:
  - a) Relocate the PMT;
  - b) Reduce the projection of the north-west corner of the building by a minimum of four feet; and
  - c) Consider relocating the "nook" (levels two to five) to achieve a clear sightline to the courtyard.

Note to Applicant: In its current location, the PMT enclosure would shadow the outdoor space and reduce its functionality. A location adjacent to the parking ramp is recommended.

- 3. Design development to simplify the building and reduce apparent massing; this may be achieved by:
  - a) Reducing the depth of covered porches at level one;
  - b) Reducing the depth of inset balconies, particularly on the east elevation; and
  - c) Deleting the extensions off the balconies (ie. beyond the structural posts).

Note to Applicant: Note that areas of covered porch that are overhung by the storey above may be counted in floorspace. Refer to Technical Conditions.

4. Design development to improve the building's entry and interface to the public realm, as follows:
  - a) Increase the front yard landscaping between the private patios and the property line to a minimum of six feet (and commensurately reduce the depth of the patios);
  - b) Relocate the Class B bike parking to a more visible location near the main entry; and
  - c) Improve the visibility and amenity of the main entry.

Note to Applicant: This may be achieved by reducing the length of the exterior and interior entry corridors; and with improved lighting, landscaping and furnishing.

5. The proposed unit mix, including 3 one-bedroom units (12%), 9 two-bedroom units (36%) and 13 three-bedroom units (52%), is to be included in the Development Permit drawings.

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

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

6. Design Development to respond to CPTED principles, having particular regard for:
  - (i) theft in the underground parking;
  - (ii) residential break and enter;
  - (iii) mail theft; and
  - (iv) mischief in alcoves and vandalism, such as graffiti.

#### **Landscape Design**

7. Resolution of the conflict between the proposed excavation at the southwest corner and an offsite tree in close proximity.

Note to Applicant: The tree is located within the building envelope of a development project proposed on the adjacent site and it will likely need to be removed at a future date. If work on this site precedes work on the neighbor site, the applicant must ensure that the tree is removed in advance (with a tree permit) to avoid creating a hazardous condition. If, for whatever reason, the southern development does not proceed, staff reserve the right to request design development measures to retain the tree.



8. Design development to grades, retaining walls, walkways and structural design, such as underground parking, to maximize soil volumes (exceed BCLNA Landscape Standard) to accommodate new and existing trees and landscaping.

Note to Applicant: Wherever possible, take advantage of natural soils and the water table by locating new trees at grade beyond the edge of the underground slab. To avoid raised planters above grade, angle the corner of the underground slab downward (1 m across and 1.2 m) to maximize contiguous soil volumes. Planted landscapes on slab should be designed to maximize soil depths by lowering the slab, wherever possible, or providing tree wells, if necessary.

9. At time of first development permit, provision of:

- (i) A detailed Landscape Plan illustrating soft and hard landscaping.

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

- (ii) A "Tree Removal/Protection Plan".

Note to Applicant: given the size and complexity of the site, provide a large scale tree plan that is separate from the landscape plan. The plan should clearly illustrate all trees to be removed and retained, including any tree protection barriers and important construction management directives drawn out of the arborist report(s), such as clearly illustrating the limit of excavation and footing design (shotcrete and vertical shoring). Tree replacements are likely best located on the proposed phased landscape plans.

- (iii) Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through tree protection zones, all proposed common open spaces and semi-private patio areas.

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

10. Application of universal design principles in the outdoor spaces, such as wheelchair accessible walkways and site furniture.
11. Provision of the necessary supporting infrastructure to support urban agriculture, such as tool storage, hose bibs and potting benches at all common gardening locations.
12. Provision of a partial irrigation plan;  
  
Note to Applicant: provide high efficiency irrigation for all planted areas, including urban agriculture areas and individual hose bibs for all private patios of 100 square feet (9.29 sq. m). On the plan, illustrate hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed.
13. Consideration to incorporate the principles of the *City of Vancouver, Bird-Friendly Design Guidelines* for the protection, enhancement and creation of bird habitat and to reduce potential threats to birds in the City.

Note to Applicant: refer to the following documents:  
[Bird Friendly Design Guidelines - Explanatory Note](#)  
[Bird Friendly Landscape Operational Guidelines](#)

### Sustainability

14. Confirmation that the application is on track to meeting the Passive House requirements of the Green Buildings Policy for Rezoning, which requires that the building be designed to meet the Passive House requirements and apply for certification.  
  
Note to applicant: As part of the Development Permit, an updated letter must be submitted from the Passive House designer/consultant confirming that the preliminary building design meets all the design criteria necessary for PH certification, that a recognized Passive House certifier has been identified and retained for the project, and highlighting the key design strategies and/or challenges for certification.  
  
As part of the Building Permit application a letter must be submitted from a recognized Passive House certifier confirming the building design meets all the design criteria necessary for PH certification, and detail the as-designed PH criteria.
15. Provision of a Recycling & Reuse Plan for Green Demolition/Deconstruction, for demolition of existing buildings on site, to recycle/reuse at least 75% of demolition waste (excluding hazardous materials).  
Note to Applicant: The Recycling & Reuse Plan for Green Demolition/Deconstruction should be provided at the time of development permit application.

## Engineering Services

16. Provision of lighting for the shared path.
17. Provision of additional cycling amenities on site, to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services, reflecting Section 6.5 of the Little Mountain Adjacent Area Rezoning Policy which seeks the building design to accommodate and encourage bicycle use.

Note to Applicant: Such measures may include automatic door openers to all bicycle storage rooms as well as doors along the bike room access paths and the provision of bicycle repair facilities.

18. Clarify garbage storage and pick-up space.

Note to Applicant: Please show totters on plans for recycling needs and refer to the Engineering garbage and recycling storage facility design supplement for recommended dimensions and quantities of bins. Note; pick up operations should not rely on bins being stored on the street or lane for pick up, bins are to be returned to storage areas immediately after emptying.

19. Provision of additional design elevations on both sides of all breakpoints on the parkade ramp and at all entries along the property line.
20. Provision of data on the use and effectiveness of the car sharing operation through the post occupancy stages of the building.

Note to Applicant: keep track of, and provide the city with, relevant statistics including:

- (i) Number of car share members at the various membership levels, and total number of co-housing members.
  - (ii) Number of uses of the vehicles and average/median duration of use.
  - (iii) Actual vehicle ownership rates among residents
21. Revise the site plan to increase the propose number of parking spaces to 20 spaces as previously proposed through the rezoning process.

## CONDITIONS OF BY-LAW ENACTMENT

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

### Engineering Services

1. Consolidation of Amended Lot 7 (See 26282L), Amended Lot 8 (See 26281L), & Amended Lot 9 (See 26280L), Block 4, DL 637, Plan 3774 to create a single parcel.
2. Provision of a 5'-0" statutory right of way between Quebec St. and the lane west of Quebec St. adjacent the south property line of the site for pedestrian use. The right of way is to accommodate any below grade parking structure but to be free and clear of any encroachments above grade.
3. Provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called "the services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
  - (i) Provision of a 6'-0" (1.83m) CIP light broom finish concrete sidewalk with saw cut joints on Quebec St. adjacent the site.
  - (ii) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands, sprinkler demand, hydrant load, and domestic water demands to determine if water main upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
  - (iii) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. The current application lacks the details to determine if sewer main upgrading is required. Please supply project details including floor area, projected fixture counts and other details as required by the City Engineer to determine if sewer system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the

upgrading. The developer is responsible for 100% of any sewer system upgrading that may be required.

- (iv) Provision of a report or management plan by a registered professional demonstrating that post development storm water runoff flowrate will be less than or equal to current site run-off.
  - (v) Provision of street trees adjacent the site where space permits.
4. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non BC Hydro Kiosks) are to be located on private property with no reliance on public property for placement of these features. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.

#### **Environmental Contamination**

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

### Community Amenity Contribution

6. Pay to the City a Community Amenity Contribution of \$403,052 which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services and is allocated to the Affordable Housing Reserve.

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

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as 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 and at no cost to the City.

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

\* \* \* \* \*

4983-5007 Quebec Street  
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SUBDIVISION BY-LAW NO.5208

Council amends Schedule A to the Subdivision By-law in accordance with the plan labelled Schedule A, and attached to and forming part of this By-law, by deleting Amended Lot 7 (see 26282L) and Amended Lot 8 (see 26281L) and Amended Lot 9 (See 26282L), Block 4, District Lot 637, Plan 3774; PIDs 005-117-968, 012-214-035, and 012-214-001 respectively, from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

DRAFT AMENDMENT TO THE PARKING BY-LAW NO. 6509

To Schedule C, Council adds:

Address	By-law No.	CD-1 No.	Parking Requirements
4983-5007 Quebec Street	( )	( )	Parking, loading and bicycle spaces in accordance with by-law requirements on <i>(date of enactment of CD-1 by-law)</i> , except that:  (a) There must be a minimum of 20 parking spaces.

\* \* \* \* \*

4983-5007 Quebec Street  
ADDITIONAL INFORMATION

Urban Design Panel (Nov 2, 2016)

**EVALUATION: SUPPORT (7-1)**

**Introduction:** Graham Winterbottom, Rezoning Planner, introduced the project as a rezoning proposal for a six-storey residential co-housing development on a three-lot assembly. The site is located on Quebec Street, just west of Main Street and 33rd Avenue.

The proposal is being considered under the Little Mountain Adjacent Area Rezoning Policy, which covers from 33rd Avenue to 35th Avenue, and from Main Street to the lane east of Quebec Street. The intent of the policy is to provide a transition from the heights and scale of the Little Mountain site to the surrounding neighbourhood. The policy contemplates a choice of two building types: a townhouse/rowhouse form up to 1.5 FSR, or a mid-rise form up to six-storeys and 2.3 FSR.

For a mid-rise form the policy offers general principles and building characteristics to encourage a departure from a typical double loaded corridor design through:

- Encouragement of ground oriented units and outdoor space through large balconies and yards;
- Passive design elements as part of the buildings architectural expression;
- Reduced building depths and a range of units sizes and types with opportunities for cross ventilation; and,
- Varied expression at upper levels through step backs, materials, overhangs etc.

The site is located immediately adjacent to the Little Mountain site; on July 22, 2016 Council approved the rezoning proposal for the site under the direction of the Little Mountain Policy Statement. Approved building heights predominantly consist of 4-8 story buildings with opportunities up to ten and twelve storeys toward the centre of the site. Immediately across the lane from this site will be six-storey residential buildings with pedestrian pathways connecting through the sideyards to both sites. The surrounding area is very amenity rich, with Queen Elizabeth Park located to the west and Hillcrest Park to the north. The area is also well served by transit as it is located on two frequent bus routes and within a ten minute walk of both the King Edward and 41st Avenue Canada Line stations.

This is the fifth rezoning in the Adjacent Area; the first four have been supported by the Panel and approved by Council and some are already under construction. These include two five-storey residential buildings, one six-storey residential building on 35th Avenue, and a six-storey residential building immediately south of this site which offers front yard setbacks beyond those recommended in the Policy.

The application is proposing to rezone three one-family dwellings from RS-1 to CD-1 to develop a six-storey residential co-housing building. Co-housing is a form of shared ownership based on principles of community living. This concept is central to design of the building through a high degree of common amenities with individual living units. This is not a proposal by a developer, but a group of common citizens who have contributed equity and engaged



with an architect and project consultant. This is only the second co-housing project in the City, the first being east of Main on 33rd Avenue.

This proposal includes 25 residential units, with a large range of unit types and sizes which exceed the policy requirements for family oriented two and three-bedrooms. The total proposed floor area is 2.3 FSR. Passive House design if being proposed to meet sustainability goals, City staff have reviewed the proposal and confirm that the design as proposed could achieve Passive House certification.

Danielle Wiley, Development Planner, noted that the building has an L-shaped footprint to maximize size and solar exposure of common outdoor space. A 10ft. setback is used to facilitate a public walk along west property line (which is required by the ply), and a parking ramp off lane at east property line, also with a 10ft setback.

While the building massing is “generally” an L-shape, highly irregular/articulated building form results from many non-standard units due to the co-housing model. Four two-storey townhouse units, as well as the main residential entry, front onto Quebec Street, and the remainder of the main floor is occupied by common amenity space. There are five-storeys of apartments above, with some smaller common amenity rooms. Open air corridors along the inside of the “L” overlook the outdoor space, and a shared patio is located on the roof-top.

At the sixth storey there are 5 ft. to 6 ft. setbacks on the front and sides, and a 10 ft. setback at rear is provided to lessen the building depth for the eastern neighbour. The fifth storey is not set back. There is also an “open” corner at the south-east which extends for the full height of the building and which helps to transition to the neighbouring development.

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

1. Is the overall building massing successful? In particular, please comment on the “junction” of the L-shaped plan and the common outdoor space.
2. Are the relationships to the neighbouring properties (north and south) and to the pedestrian walkway (south) sufficiently well resolved?
3. Do you support the overall building expression and design, particularly on the Quebec St frontage?
4. Is the design of the outdoor spaces - including the public walk and common outdoor space - well resolved?
5. Please provide comments on the architectural detailing and sustainability features, to assist the applicant in a developing a subsequent DP application.

**Applicant’s Introductory Comments:** The applicant team gave a brief summary on the design concepts of co-housing and history of the development and then took questions from the panel.

**Panel's Consensus on Key Aspects Needing Improvement:**

- The main entry and front yard landscape require design development, as the current entry is subdued and "tunnel-like";
- More design development of the common areas is needed, including making the courtyard more active and green;
- Architectural detailing should be carefully considered at the DP stage, as the current design is over-articulated in some areas, and under-articulated in others;
- The building could express more of Main Street's character;
- More expression of the individual co-housing units may be desirable;

**Related Commentary:** Some members of the panel noted that the project does not look like what they might expect of a passive house project. Some commented that the L-shape is not responsive to the neighbourhood, although most members agreed that the large courtyard was a valuable aspect of the project.

Several panel members commented that the building is "over-articulated" They also noted that it looks like "many other" buildings in Vancouver, and wished that, as a co-housing development, it would have a more unique architectural expression. The building feels very grey and dark, and could benefit from a brighter material/colour palette.

Some members suggested that the public walk should be developed, as a terminus of a pedestrian "network" connecting to the Little Mountain area.

The main also feels subdued and should be open it up to make it more welcoming. A more open corridor would be great for gathering and bring more interest to the front of the building. Bringing the green-scape a bit further into the rear courtyard will activate it more than outdoor furniture. The north side yard should be further developed, as the garbage enclosure and exit stairs are unneighbourly.

**Applicant's Response:** The applicant noted the building circulation is half-enclosed and half-open air, so both of these opportunities exist for residents. As well, co-housing developments generate much less waste, and it is interesting to highlight this cultural piece by locating it in the side yard instead of in more traditional parkade areas. Finally, passive house is a "building standard", rather than a design approach, and so does not infer a particular architectural style

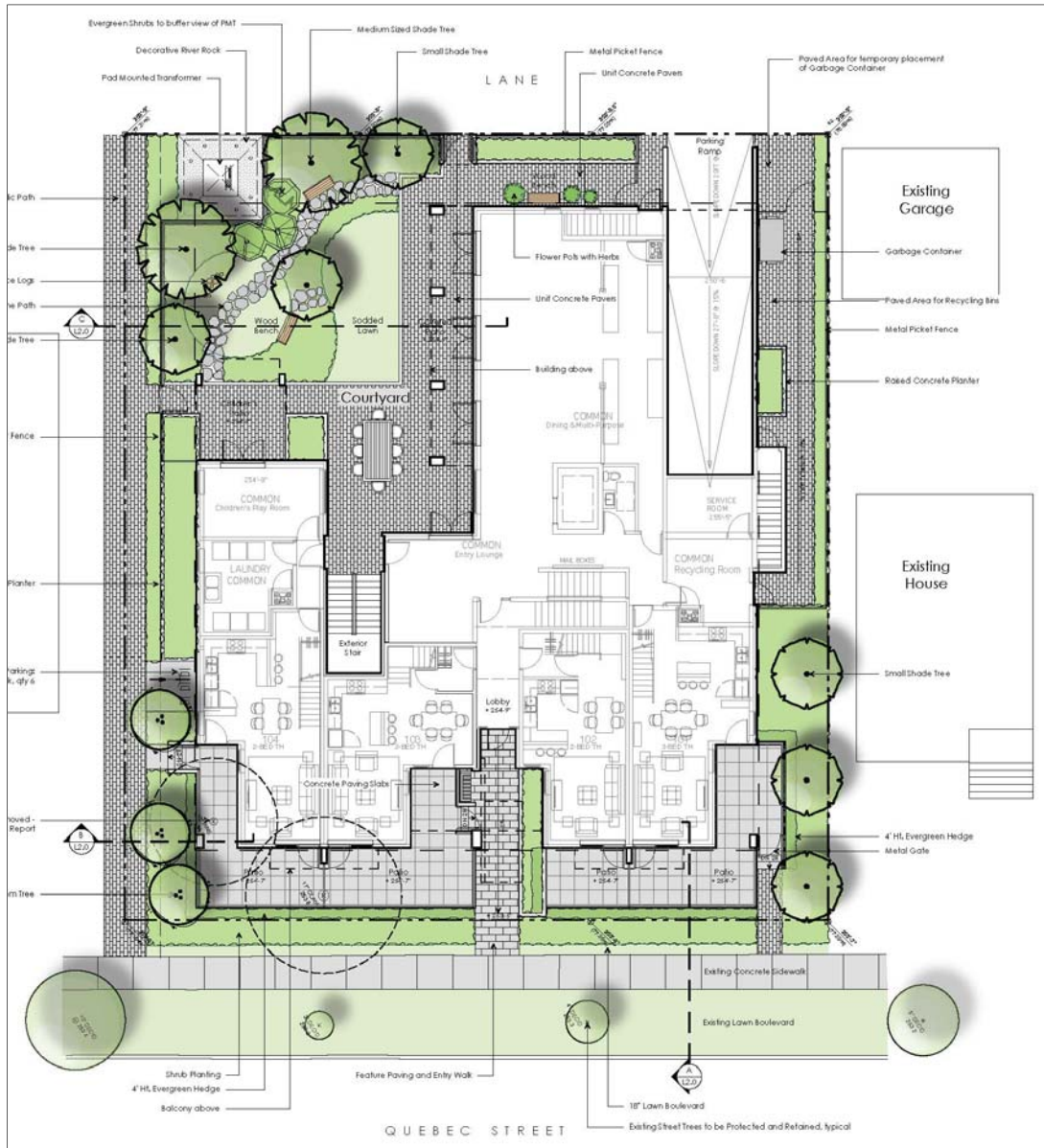
\* \* \* \* \*

4983-5007 Quebec Street  
FORM OF DEVELOPMENT

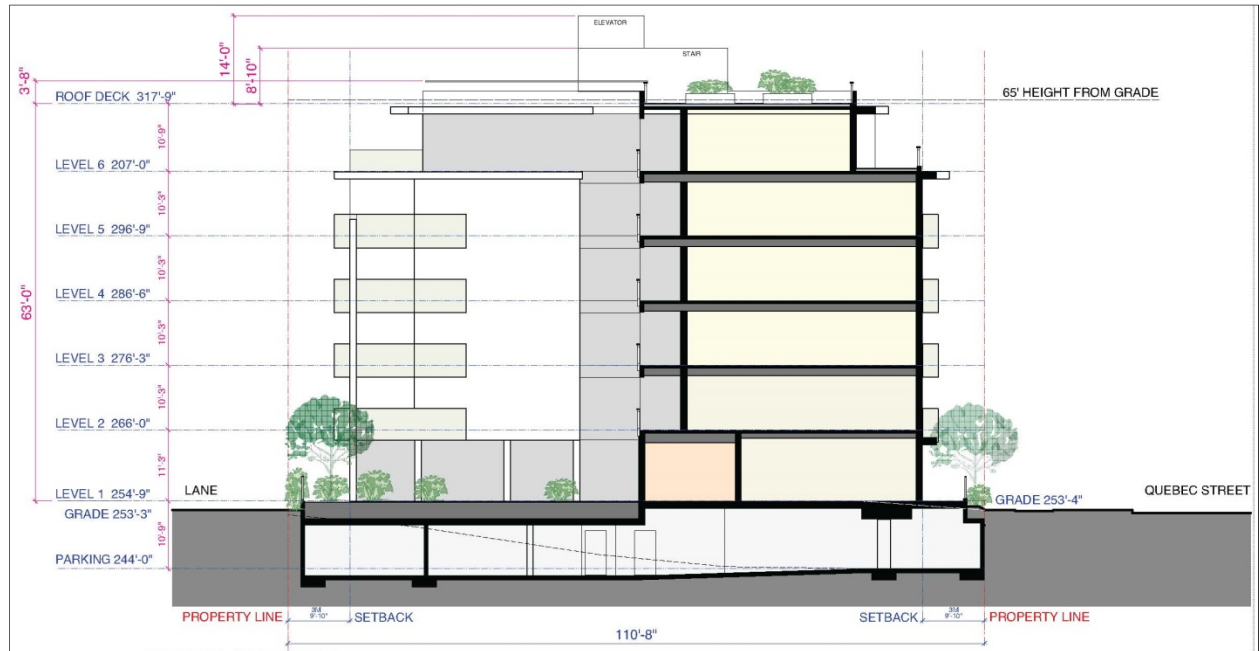
Site Plan



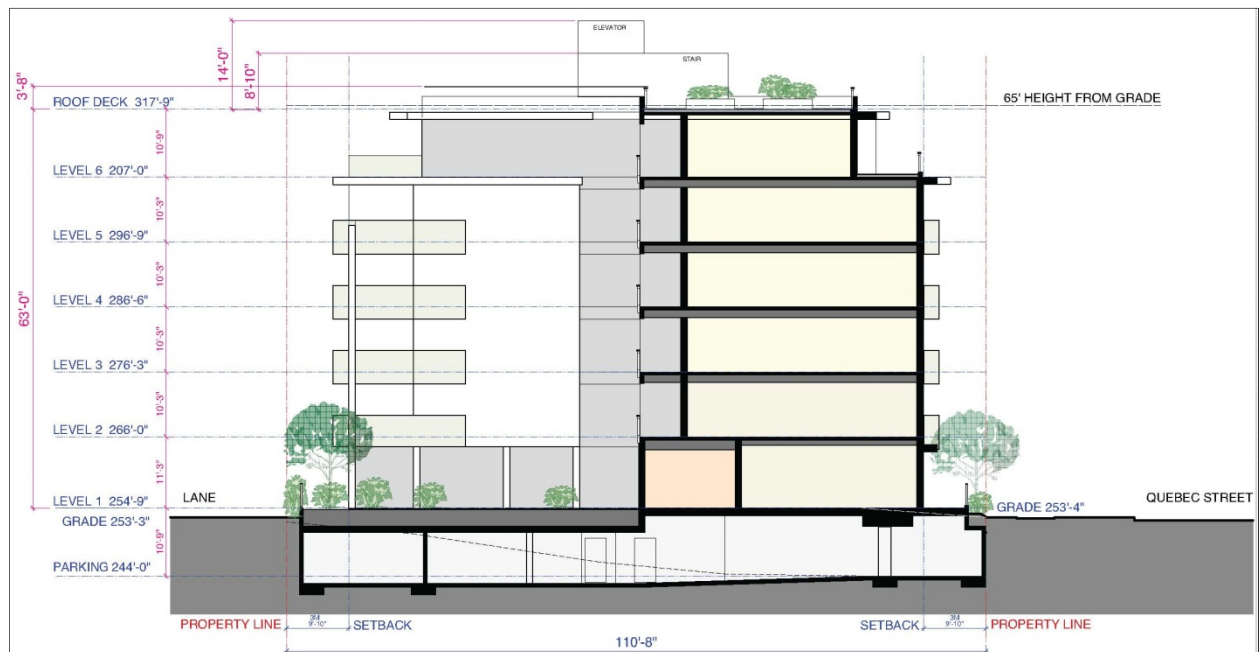
### Landscape Plan



### Elevations South Elevation



### North Elevation



Perspective on Quebec Avenue (view from Northeast)



Perspective on the lane (view from the southwest)



4983-5007 Quebec Street  
PUBLIC BENEFITS SUMMARY

**Project Summary:**

Six-storey residential co-housing development designed to passive house standards and containing a total of 25 residential units.

**Public Benefit Summary:**

The project would generate a DCL payment and a CAC offering to be allocated toward the Affordable Housing Reserve Fund to advance housing objectives within the Riley Park/South Cambie area.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 1,018 m <sup>2</sup> 10,966 sq. ft.)	0.70	2.30
Floor Area (sq. ft.)	713 m <sup>2</sup> (7,675 sq. ft.)	2,341 m <sup>2</sup> (25,198 sq. ft.)
Land Use	Single-Family Residential	Multiple Dwelling

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (Citywide)	24,793	350,838
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage Conservation		
	Affordable Housing		403,052
	Parks and Public Spaces		
	Childcare/Social/Community Facilities		
	Unallocated		
	Other		
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>		<b>24,793</b>	<b>754,419</b>

**Other Benefits (non-quantified components):**

\* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the Citywide DCL, revenues are allocated into the following public benefit categories: Engineering (22%); Replacement Housing (32%); Parks (41%); and Childcare (5%).

4983-5007 Quebec Street  
APPLICANT AND PROPERTY INFORMATION

**Applicant and Property Information**

Address	4983-5007 Quebec Street
Legal Descriptions	Amended Lot 7 (see 26282L), Amended Lot 8 (see 26281L) and Amended Lot 9 (See 26280L), Block 4, District Lot 637, Plan 3774; PIDs 005-117-968, 012-214-001, and 012-214-035 respectively
Developer	1013343 B.C. Ltd. (Little Mountain Cohousing)
Architect	Cornerstone Architecture
Property Owner	1013343 B.C. Ltd. (Little Mountain Cohousing)

**Development Statistics**

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	RS-1	CD-1
SITE AREA	1,018 m <sup>2</sup> (10,966 sq. ft.)	1,018 m <sup>2</sup> (10,966 sq. ft.)
USES	Single-Family Residential	Multiple Dwelling
FLOOR AREA	713 m <sup>2</sup> (7,675 sq. ft.)	2,343 m <sup>2</sup> (25,222 sq. ft.)
Floor Space Ratio (FSR)	0.70 FSR	2.30 FSR
HEIGHT	10.7 m (35 ft.)	19.8 m (65 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law

\* \* \* \* \*