



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: October 3, 2017
Contact: Susan Haid
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Meeting Date: October 17, 2017

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 8615 Laurel Street

RECOMMENDATION

A. THAT the application by Birmingham and Wood on behalf of 8615 Laurel Street Holdings Ltd., the registered owner, to rezone 8615 Laurel Street [*PID:029-934-672; Lot A, Block C, District Lot 319, Group 1, New Westminster District Plan EPP64060*], from RM-3A (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.45 to 2.50 and to increase the height from 10.7 m (35 ft.) to 20.1 m (66 ft.), to permit the development of a six-storey residential building, containing a total of 65 for-profit affordable rental housing units, be referred to a public hearing together with:

- (i) plans prepared by Birmingham and Wood, received on January 27, 2017;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve 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 Public Hearing.

B. THAT, if after public hearing, Council approves in principle this rezoning and the Housing Agreement described in section (c) of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, after the Housing Agreement has been agreed to and signed by the property owner and their mortgagee(s) and prior to enactment of the CD-1 By-law contemplated by this report.

- 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 risk of the property owner;
 - (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 the site at 8615 Laurel Street from RM-3A (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building containing a total of 65 for-profit affordable rental housing units.

The site is located within the Oak neighbourhood of the *Marpole Community Plan* area. The existing development is a three-storey plus basement rental apartment building with 26 units. Constructed in 1968, the existing building's physical condition is deteriorating and is reaching the end of its useful economic life. The *Marpole Community Plan* contains housing policy that allows for the renewal of existing market rental buildings at a controlled pace, for 100 per cent rental developments in identified locations. If approved, this rezoning would replace the existing market rental building on site, and increase the number of dwelling units from 26 to 65. This report includes details on the proposed replacement housing and tenant relocation plan for the existing residents. The application also seeks other incentives available for "For-Profit Affordable Rental Housing", including a waiver of the Development Cost Levy (DCL), and a parking reduction.

Staff have assessed the application and conclude that it generally meets the intent of the *Marpole Community Plan*. The application is also consistent with the DCL By-law definition of "For-Profit Affordable Rental Housing" for which DCLs may be waived, as well as with the Parking By-law definition of "Secured Market Rental Housing" for which there is a reduced parking requirement.

If approved, the application would contribute 39 additional secured for-profit affordable rental housing units to the City's affordable housing goals as identified in the *Housing and Homelessness Strategy* and the *Final Report from the Mayor's Task Force on Housing Affordability*. Staff recommend that the application be referred to public hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the public hearing, and subject to the conditions in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- Marpole Community Plan (2014, last amended 2017)
- Rental Incentive Guidelines (2012, last amended 2017)
- Rental Housing Stock Official Development Plan (2007)
- Rate of Change Guidelines for Certain RM, FM, and CD-1 Zoning Districts (2007)
- Tenant Relocation and Protection Policy (2015)
- Housing and Homelessness Strategy 2012-2021 (2011)
- Housing Vancouver Strategy (2017)
- Mayor's Task Force on Housing Affordability - Priority Action Plan (2012)
- Community Amenity Contributions Through Rezoning (1999, last amended 2016)
- Green Buildings Policy for Rezoning (2010, last amended 2017)
- Family Room: Housing Mix Policy for Rezoning (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Urban Forest Strategy (2014)
- Vancouver Development Cost Levy By-law No. 9755 (last amended 2016)
- RM-3A District Schedule (last amended 2017)

REPORT

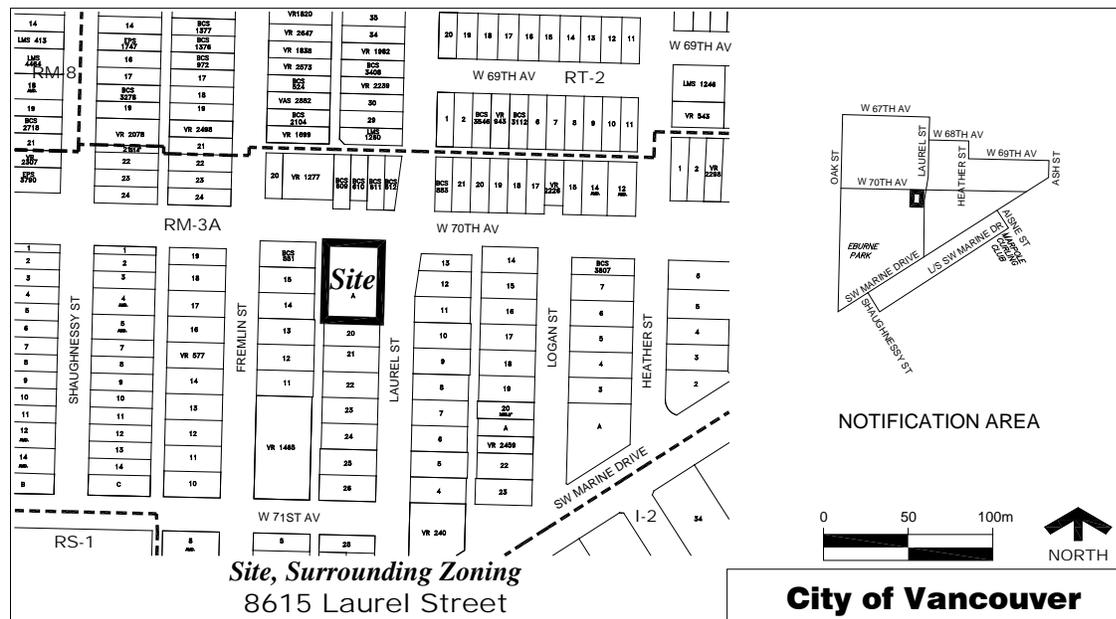
Background/Context

1. Site and Context

The subject site is located in the Marpole community at the southwest corner of 70th Avenue and Laurel Street (see Figure 1). The 1,505 sq. m (16,200 sq. ft.) site has a frontage of 150 ft. along Laurel Street and a depth of 108 ft. along 70th Avenue. A Building Line along 70th Avenue results in a 17 ft. dedication on the site, which will ultimately be used for an enhanced public realm.

Currently, the site is developed with a three-storey plus basement residential building containing 26 rental units. This site is located at the north end of Marpole's 'rental housing area', and the immediate surrounding area is zoned RM-3A, consisting primarily of low-rise rental apartment buildings. Further to the north, sites are zoned RT-2 and are developed with detached housing. The site is located on a major east-west collector road (70th Avenue), approximately one block from Marine Drive with local bus service, and approximately 10-minute walk away from the Canada Line's Marine Gateway Station. Two other active rezoning applications are located to the west of the site, at 8378-8432 Oak Street and at 8599 Oak Street, which both include proposals for six-storey residential developments.

Figure 1 - Site and Surrounding Zoning



2. Policy Context

Marpole Community Plan - In 2014, Council adopted the *Marpole Community Plan* (the "Plan"). Subsequent to a comprehensive planning process, the Plan identified land uses, density limits, building heights, and building forms for sites within Marpole.

Section 6 of the Plan (Places) provides direction for the development of neighbourhood character, density, land use, and form of development. The subject site is within the Oak neighbourhood and subsection 6.3.2 of the Plan allows for consideration of 100 per cent rental residential development in existing RM zones, up to six storeys in height. The maximum density is 2.50 FSR. Section 7 of the Plan (Built Form Guidelines) also includes guidelines for the form of development.

Section 8 of the Plan (Housing) offers direction around providing a diversity of housing options with a range of affordability in the neighbourhood. While the Plan seeks to encourage retention of and re-investment of the neighbourhood's affordable rental housing stock, it also recognizes that many of these rental buildings will reach the end of their lifespan over the Plan's 30-year timeline and will need to be replaced. Thus, the Plan offers policy that allows for the renewal - and expansion - of existing market rental buildings at a controlled pace. In the Marpole RM-3A area, rezonings in accordance with the Plan allow for consideration of 100 per cent rental developments in identified locations, including 70th Avenue. In all cases where tenants are displaced as a result of demolition or renovations, a tenant relocation plan, as outlined in the Tenant Relocation and Protection Policy, will be required.

Rental Housing Stock Official Development Plan and Rate of Change Guidelines for Certain RM, FM, and CD-1 Zoning Districts - In May 2007, Council updated the Rental Housing Stock Official Development Plan (ODP). The ODP preserves existing rental housing by requiring one-for-one replacement of existing rental housing units on redevelopments where six or more units are being proposed, in certain RM, FM, and CD-1 zoning districts. As the site is currently zoned RM-3A, the rental replacement requirements under the ODP apply to this application. As such, the applicant is replacing the existing 26 units and adding 39 units for a total of 65 units.

Tenant Relocation and Protection Policy - In December 2015, Council approved the Tenant Relocation and Protection Policy. The policies are intended to protect tenants by mitigating the impacts of displacement resulting from redevelopment activity, while recognizing that some renewal is necessary to maintain the health of the overall rental stock.

A Tenant Relocation Plan or Tenant Impact Statement is required when tenants are displaced or impacted as a result of redevelopment or major renovation activity. At a minimum, these terms include two months free rent, moving expenses, help finding and relocating the existing tenants to another form of rental housing, and first right of refusal back into the replacement housing with 20 per cent discount off starting rents, as specified under the policy. The applicant has agreed to work with each eligible tenant who wants assistance to develop a relocation plan should this proposal proceed (see Appendix C)

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

High-Density Housing for Families with Children Guidelines - The intent of the guidelines is to address key issues of site, building, and unit design to achieve livability objectives for families with children. The guidelines provide direction on project planning, project design, unit design, and amenity areas. This application proposes an indoor amenity room connected with shared outdoor space and children's play area.

Family Room: Housing Mix Policy for Rezoning Projects - In July 2016, Council adopted the *Family Room: Housing Mix Policy for Rezoning Projects*, which increased the requirement for family units with two or more bedrooms in rental housing projects from a minimum of 25 per cent to 35 per cent.

Section 8 (Housing) of the Marpole Community Plan also requires that new multi-family developments have two- and three-bedroom units for families. This application proposes that 23 of the 65 units be two- or three-bedroom units, achieving 35 per cent of the total units as suitable for families. A condition of approval has been included in Appendix B to ensure that this unit mix is maintained.

Housing and Homelessness Strategy 2012-2021 - In July 2011, Council endorsed the Housing and Homelessness Strategy 2012-2021, which includes strategic directions to increase the supply of affordable housing and to encourage a housing mix across all neighbourhoods that enhances quality of life. Priority actions were identified to achieve some of the strategy's goals, including refining and developing new zoning approaches, development tools, and rental incentives to continue the achievement of securing purpose-built rental housing, and using financial and regulatory tools to encourage a variety of housing types and tenures that meet the needs of diverse households.

Housing Vancouver Strategy (2017) - A new 10-year strategy known as 'Housing Vancouver' is currently in preparation with the aim of improving housing affordability by creating the right types of homes to meet the needs of the people who live and work in Vancouver. An 'Emerging Directions' report was presented to Council in spring 2017 outlining initial proposals and priority actions. A further update was provided to Council in July 2017 detailing preliminary proposed targets of 72,000 new homes in Vancouver over the next 10 years, with 20,000 of these units targeted for purpose built rental. This application will make a

significant contribution towards the City’s rental housing target. The proposed Housing Vancouver strategy is expected to be considered by Council in December 2017.

Strategic Analysis

1. Proposal

The application proposes to rezone a site located at 8615 Laurel Street from RM-3A (Multiple Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of a six-storey residential building. In total, the application proposes 65 for-profit affordable rental housing units (42 one-bedroom units [65 per cent], 21 two-bedroom units [32 per cent], and two three-bedroom units [3 per cent]) with a total FSR of 2.50 and a building height of 20.1 m (66 ft.), all over one level of underground parking accessed from the rear lane.

2. Land Use, Density, and Form of Development (refer to drawings in Appendix E)

Staff note that the proposal, at 2.50 FSR and six storeys, is consistent with the *Marpole Community Plan*. The proposed building design, however, is somewhat unique. The *Plan* anticipates a standard apartment block typology with upper-storey setbacks. The proposed design features two buildings, at right angles, connected by exterior stairs and walkways that span a courtyard (see Figures 2 and 3).

Figure 2 - Site Plan



Figure 3 - Perspective View (from northeast)



Staff support this alternative building typology as it offers several advantages: most units have two exposures, improving their access to light and ventilation; the exterior stair incentivizes “active” use; and the courtyard, spanned by bridges and stairs, offers a more active social space.

The south building, fronting on Laurel Street, contains two-storey townhouses at grade with apartments above. The north building, fronting on 70th Avenue, contains all single-level apartments. The courtyard between the two buildings opens onto Laurel Street, and is the principle entry. The upper storey setbacks recommended in the guidelines are not provided; however, staff are supportive of the massing, as it is sufficiently “broken down” to meet the guidelines’ intent for smaller-scale, neighbourly buildings. Staff recommend that the building be lowered by 3.5 ft. to improve its relationship to grade.

An amenity room is provided at the northwest corner of the building, with access from the courtyard. Although the courtyard itself constitutes the primary outdoor common amenity space, there are smaller areas for urban agriculture along the lane. Staff recommend some refinements, including weather protection for the open air stairs and walkways, and relocating the pad-mounted transformer to maximize usable open space.

The Urban Design Panel reviewed and supported this application on May 17, 2017 (see Appendix D). Staff conclude that the design responds well to the intents set forth in the *Marpole Community Plan* and support this application, subject to the conditions outlined in Appendix B. The conditions include: lowering the building, as described above; refinements to the courtyard and common outdoor space; and improvements to the private outdoor spaces.

3. Housing

This application seeks to replace an existing 26-unit market rental building with a new 65-unit secured market rental building in an RM-3A area under the provisions of the Marpole Community Plan. Specifically, policy 8.2.4 in the Marpole Community Plan allows for rezonings for 100 per cent rental developments in identified RM-3A locations. If approved, this project would support and advance a number of City housing policy objectives and

strategic directions including those articulated in the *Marpole Community Plan*, the *Housing and Homelessness Strategy*, and the emerging directions of the *Housing Vancouver Strategy*.

Specifically, this application, if approved, would provide:

- Replacement of aging rental stock with new rental housing
- A net increase of 39 new rental housing units; and
- An increase in the number of family units available at this site.

Vancouver has one of the lowest rental vacancy rates in Canada. In October 2016, the vacancy rate in the City was 0.8 per cent¹. That means only eight out of every 1,000 market rental units were empty and available for rent. A vacancy rate of three per cent is considered to be a balanced rental market. The vacancy rate in the Marpole zone where 8615 Laurel Street is located was also very low at 0.6 per cent². Figure 4 below shows the City's progress toward the secured market rental housing targets as set in the *Housing and Homelessness Strategy 2012-2021*.

Figure 4 - Progress Toward the Secured Market Rental Housing Targets as set in the *Housing and Homelessness Strategy 2012-2021* (June 30, 2017)

	Target (2012-2021) ¹	CURRENT PROJECTS ²				GAP
		Completed	Under Construction	Approved	Total	Above or Below 2021 Target
Secured Market Rental Housing Units	5,000	1,841	3,005	2,000	6,846	1,846 above target

¹Targets are established in the *Housing and Homeless Strategy 2012-2021*.

²Unit numbers exclude the units in this proposal, pending Council's approval of this application.

The applicant is offering to secure the 65 units at starting rents that are at or below the maximum rents described in the DCL by-law for For-Profit Affordable Rental Housing, thus providing greater affordability compared to starting market rental rates. A Housing Agreement will secure the proposed rent levels and all units as Rental Housing Units for 60 years or the life of the building, whichever is greater.

Staff have compared the anticipated initial monthly rents in this proposal to the average monthly costs for newer rental units in the west area of Vancouver, as well as to the estimated monthly costs to own similar units in the west area of Vancouver, using 2016 BC Assessment sales data. When compared to average rents in newer buildings in the west area of Vancouver, and when compared to average rents in newer buildings citywide, the proposed rents are lower. In terms of the comparison to home ownership costs, the proposed rents in this application will provide an affordable alternative to home ownership, particularly for the larger units. Figure 5 compares the initial rents proposed for units in this application to average and estimated costs for similar units.

¹ Canada Mortgage and Housing Corporation (CMHC) Rental Market Report, October 2016

² Canada Mortgage and Housing Corporation (CMHC) Rental Market Report, October 2016

Figure 5 - Comparable Average Market Rents and Home-Ownership Costs

	8615 Laurel Street - Proposed Rent	Average Market Rent in Newer Buildings - Westside (CMHC, 2016) ¹	City-wide Market Rental 2005+ Average Rents	DCL By-Law Maximum Averages- Westside (CMHC, 2016) ²	Monthly Costs of Ownership for Median-Priced Unit - Westside (BC Assessment 2016) ³
1-bed	\$1,790	\$1,828	\$1,747	\$1,922	\$2,762
2-bed	\$2,290	\$2,320	\$2,308	\$2,539	\$4,494
3-bed	\$2,890	"	\$3,030	\$3,333	\$8,092

¹ Data from the October 2016 CMHC Rental Market Survey for buildings completed in the year 2007 or later on the Westside of Vancouver.

² For studio, 1 and 2-bedroom units, the maximum DCL rents for the Westside of Vancouver are the average rents for all residential units built since the year 2005 in the City of Vancouver as published by CMHC in the Fall 2016 Rental Market Report plus 10%. For 3-bedroom units, the maximum DCL rents are the average rents for all residential units built since the year 2000 in the City of Vancouver as published in CMHC's website "Housing Market Information Portal" or 2016 plus 10%.

³ Based on the following assumptions in 2016: median of all BC Assessment recent sales prices in Vancouver Westside in 2016 by unit type, 10% down payment, 5% mortgage rate, 25-year amortization, \$150 - 250 monthly strata fees and monthly property taxes at \$3.17 per \$1,000 of assessed value.

The proposed average starting rents, as set out in Figure 5, will be secured through a Housing Agreement. The DCL By-law allows for rents to be increased annually from the time of the public hearing to initial occupancy, as per the maximum allowable increases under the Province's *Residential Tenancy Act*. A final rent roll that sets out the initial monthly rents for all units will be required prior to issuance of the occupancy permit in order to ensure compliance with the maximum increases authorized by Section 3.1B(c) of the DCL By-law. After occupancy, rent increases are regulated by the *Residential Tenancy Act*. Through the Development Permit application process, the City will ensure that average unit sizes do not exceed the maximum thresholds set out by the DCL By-law.

The application proposes 35 per cent of the units as having two or more bedrooms, including 3 per cent as three-bedroom units (see Figure 6). This proposed unit mix achieves the targets for rental buildings under the *Family Room: Housing Mix Policy for Rezoning Projects*.

Figure 6 - Current and Proposed Unit Mix - 8615 Laurel Street

Unit Type	Current	%	Proposed	%
Non-Family Units				
Studio	2	96%	-	65%
1-bedroom	23		42	
Family Units				
2-bedroom	1	4%	21	35%
3-bedroom	0		2	
Total	26		65	

The Marpole Community Plan allows rezoning for 100 per cent rental developments in identified locations (e.g., Granville Street, Oak Street, 70th Avenue, and Marine Drive). The Plan also requires that the rate of redevelopment in the Marpole RM-3A apartment area be monitored through each rezoning report. Figure 7 below identifies the current list of rental redevelopment projects in progress in the Marpole RM-3A area.

Figure 7 - Rental Redevelopments in Marpole RM-3A Area

Address	Application Status	Number of existing rental housing units	Number of new market rentals	Net gain in rental housing
8615 Laurel St	In process	26	65	+39
8599 Oak St	In process	13	36	+23
TOTAL	2 sites	39	101	+62

4. Existing Rental Accommodation and Tenant Relocation

If Council approves this application, the 26 units now existing on the subject site would be replaced with 65 new units. Redevelopment of the site would require the relocation of existing tenants. The existing apartment building at 8615 Laurel Street consists of: two studio units; 23 one-bedroom units; and one two-bedroom unit. When the Tenant Relocation Application form was received at the time of Rezoning Application in January 2017, the rents ranged from \$900-\$950 for a studio unit and \$855-\$1050 for a one-bedroom unit. The two-bedroom unit and one of the one-bedroom units were vacant. The average rents are indicated in the table below (see Figure 8).

Figure 8 - Summary of Existing Tenant Rents

	8615 Laurel Street	
Unit type	Number	Average monthly rent
Studio	2	\$925
One-bedroom	23	\$956
Two-bedroom	1	Vacant
Total	26	\$953

The Rate of Change Guidelines (2007) apply to this site. As such, the applicant has provided a draft Tenant Relocation Plan which provides for tenant protection and will be a condition of rezoning. The draft Tenant Relocation Plan is summarized in Appendix C. A final Tenant Relocation Plan will be required at the time of Development Permit application, and a final Tenant Relocation Report will be required prior to issuance of the Occupancy Permit.

Of the 24 tenanted units, 13 tenancies had started less than one year prior to the rezoning application being received. These tenants will not qualify for the additional provisions under the City's Tenant Relocation and Protection Policy. Despite the fact that the majority of tenants will not qualify under the City's TRP, the prevailing residential tenancy laws around tenancies and termination notice apply in any case.

Of the remaining 11 tenants that do qualify for the City's enhanced protection, the average length of tenancy indicated at the application date was 7.5 years. There were two tenants who have been in the apartment building for more than 10 years, and one tenant who has lived in the building for more than 25 years.

5. Transportation and Parking

The application proposes one level of underground parking accessed from the lane. A total of 35 parking spaces are proposed. This provision would meet the reduced Parking By-law standards for a secured market rental housing development. Also proposed are two shared vehicle spaces, five visitor spaces, and 87 Class A bicycle spaces, meeting the Parking By-law requirements. Engineering Services has reviewed the rezoning application and have no objections to the proposal, provided the applicant satisfies the rezoning conditions included in Appendix B.

6. Environmental Sustainability

The *Green Buildings Policy for Rezoning*s (last amended by Council on April 28, 2017) requires that residential rezoning applications satisfy either the near zero emissions buildings or low emissions green buildings condition within the policy. The new requirements are mandatory for all rezoning applications received 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.

This application, received prior to May 1, 2017, has opted to satisfy the preceding version of the *Green Buildings Policy for Rezoning*s, which requires applications achieve a minimum of LEED® Gold rating, with targeted points for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project. The applicant submitted a preliminary LEED® scorecard, which generally conforms to the *Green Buildings Policy for Rezoning*s, indicating that the project could attain the required LEED® points and, therefore, would be eligible for LEED® Gold rating.

The Marpole Community Plan also recommends a deconstruction plan for diverting demolition waste. 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 - A rezoning information sign was installed on the site on March 17, 2017. A total of 1,621 notifications were distributed within the neighbouring area on or about March 29, 2017. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

A community open house was held from 5:00-8:00 pm on April 10, 2017, at Marpole Oakridge Community Centre, 990 West 59th Avenue. Staff, the applicant team, and a total of approximately 26 people attended the Open House.

Public Response and Comments

Eight comment forms were received in response to the application. Comments in support focused on support for the additional rental housing and family units. Comments with concerns indicated concern regarding the affordability of the new rental units and concern about the existing tenants' relocation.

Figure 9 - Notification and Public Response

Total notifications	1621
Open House attendees	26
Comment sheets	3
Other feedback	5

Staff note that the proposed rents exceed the DCL waiver criteria for maximum average rents and that the application provides a Tenant Relocation Plan for eligible existing tenants, consistent with the *Tenant Relocation and Protection Policy*.

PUBLIC BENEFITS

In response to City policies concerning changes in land use and density, this application addresses public benefits as follows.

Public Benefits - Required by By-law or Policy

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

The applicant has requested a waiver of the DCL attributed to the for-profit affordable rental housing, in accordance with Section 3.1A of the Vancouver Development Cost Levy By-Law. The total residential floor area eligible for the waiver is 3,762.6 sq. m (40,500 sq. ft.). The total DCL that would be waived is estimated to be approximately \$632,606, based on the current DCL rate of \$168.13 per sq. m (\$15.62 per sq. ft.). A review of how the application meets the waiver criteria is provided in Appendix F.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment 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 such DCL By-Law rate adjustment. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL rate will apply. See the City's [DCL Bulletin](#) for details on DCL rate protection.

Public Art Program - The *Public Art Program for Rezoned Developments* requires that rezonings involving a floor area equal to or greater than 9,290 m² (100,000 sq. ft.) allocate a portion of their construction budgets to public art or provide cash in lieu as a condition of rezoning. As the proposed floor area is below the minimum threshold, no public art contribution will arise from this application.

Public Benefits - Offered by the Applicant

Community Amenity Contributions (CACs) - Within the context of the City's *Financing Growth Policy* and the *Marpole Community Plan*, an offer of a Community Amenity Contribution (CAC) 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.

For sites within Marpole, such as this one, the *Marpole Community Plan* Public Benefits Strategy provides direction for CAC allocations. The public benefit achieved for this application is secured for-profit affordable rental housing. Real Estate Services staff have reviewed the applicant's development pro forma and have concluded that, after factoring in the costs associated with the for-profit affordable rental housing units for the longer of the life of the building or 60 years, no further contribution towards public benefits is anticipated in this instance. See Appendix G for a summary of all the public benefits for this application.

Rental Housing - The application proposes that all 65 residential units be secured as for-profit affordable rental housing (non-stratified) under the waiver criteria as set out in section 3.1A of the Vancouver Development Cost Levy By-law. The public benefit accruing from these units is their contribution to the city's secured market rental housing stock for the longer of the life of the building or 60 years, whichever is greater. Covenants would be registered on title to preclude the stratification and/or separate sale of individual units.

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, there are no CACs or public art contributions associated with this rezoning.

The site is within the City-wide DCL district. Should Council approve the rezoning application, the for-profit affordable rental housing will qualify for a DCL waiver under Section 3.1A of the Vancouver DCL By-law, which is estimated to be approximately \$632,606.

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

CONCLUSION

Staff 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, along with the recommended conditions of approval, is consistent with the *Marpole Community Plan* with regard to land use, density, height, and form. If approved, this application would contribute both to City-wide and *Marpole Community Plan's* goals for the achievement of securing 65 units of for-profit affordable rental housing. Staff further conclude that the application qualifies for incentives provided for for-profit affordable rental housing, including a DCL waiver and parking reduction.

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, and that, subject to the public hearing, the application, including the form of development as shown in Appendix E, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

8615 Laurel 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 numbered Z- () attached as Schedule A to this 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; and
 - (b) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of use

3. The design and layout of at least 35 per cent 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 area is 1,505 sq. m being the site area at the time of the application for the rezoning evidenced by this By-law, and before any dedications.

- 4.2 The floor space ratio for all uses must not exceed 2.50.
- 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 must exclude:
- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12 per cent of permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens, provided that 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, which are at or below base surface, except that the minimum exclusion for a parking space must 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 sq. m per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 4.5 Computation of floor area may exclude:
- (a) amenity areas, except that the total exclusion for amenity areas must not exceed 10 per cent of permitted floor area.
- 4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any use other than that which justified the exclusion.

Building height

5. Building height, measured from base surface, must not exceed 20.1 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 per cent or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 sq. m.

Acoustics

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

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

* * * * *

8615 Laurel Street
PROPOSED CONDITIONS OF APPROVAL

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

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Birmingham and Wood, on behalf of 8615 Laurel Street Holdings Ltd. and stamped "Received Planning & Development Services, January 27, 2017", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to the following:

Urban Design

- 1. Design development to improve the relationship to grade, as follows:
 - (i) Lower the courtyard elevation to approximately 63.5 ft. (resulting in a main floor elevation of approximately 64 ft.).
 - (ii) Provide an accessible path of travel to the courtyard from Laurel Street. A second access path with steps may be provided from Oak Street.
 - (iii) Lower the grades in the south yard to minimize the retaining wall and steps along the south property line (i.e. approx. 61 ft.).
 - (iv) Minimize retaining walls and terracing along the west and east property lines.
 - (v) Design the front yard to adhere more closely to existing grades, and to retain the existing mature tree. Private patios should be screened with landscaping and/or terracing, to avoid guardrails in the front yard.
 - (vi) On elevation drawings, indicate grades at the property line (not at the sidewalk), and co-ordinate with official Building Grades. On elevations and sections, add existing grade line in dashed line, and show the outline of the neighbouring building to the south.

Note to Applicant: It is anticipated that lowering the main floor elevation will result in revisions to the massing to accommodate the

parkade ramp, and may result in a decrease in overall floorspace. Further conditions may result from the information provided.

2. Design development to improve the common outdoor spaces, as follows:
 - (i) Provide weather protection for the exterior stairs and corridors.
 - (ii) Provide an area for mailboxes, with appropriate weather protection, furnishing and lighting.
 - (iii) Provide a weather-protected area contiguous with the amenity room. Clarify the access to the amenity room for the courtyard (three doors are currently shown);
 - (iv) Clarify the location of security gates (if provided), and accurately illustrate on plans and elevations.
 - (v) Relocate the pad-mounted transformer to the south-west corner of the site, to maximize the common outdoor space at the lane.

Note to Applicant: Further conditions may result from the information provided.

3. Design development to improve the livability of the dwelling units, by providing a private outdoor space (minimum 5 ft. depth) for each dwelling unit.

Note to Applicant: Several units in the northeast corner do not have balconies. Note that the open air 'walkway' between the two "blocks" of the north building does not fulfill the requirement for private outdoor space, as it is enclosed on four sides and does not have sufficient solar access. It is recommended that projecting balconies be provided on the exterior wall.

4. Design development to improve the building elevations, as follows:
 - (i) Provide elevations for the north side of the south building and south side of the north building, to illustrate the design of the courtyard.
 - (ii) Indicate all exterior cladding materials (i.e. provide a legend).
 - (iii) Provide reflected elevation of neighbouring building on South Elevations.
 - (iv) Distinguish door openings, operable and non-operable windows on elevation drawings.

Note to Applicant: Further conditions may result from the information provided.

5. The proposed unit mix, including 42 one-bedroom units (65 per cent), 21 two-bedroom units (32 per cent), and two three-bedroom units (3 per cent), 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.

6. Provision of bulk storage unit for each dwelling unit.

Note to Applicant: Storage for units without in-suite storage must be provided in below grade storage area or in other convenient location in the building.

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

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

Crime Prevention through Environmental Design (CPTED)

8. 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

9. Design development to provide a more conservative tree removal strategy, including as a minimum, Tree #1 (Western Red Cedar in good condition), to be integrated into the new landscape plan.

Note to Applicant: This tree is located on the west edge of the site and would require a clear Critical Root Zone of 2.28 m. It is understood that revisions to the parkade and footprint would be required. It is expected that all developments will adhere to Council's approved Urban Forest Canopy Strategy, by retaining a maximum of viable trees, while still allowing development. A revised Arborist Report should document and make recommendations for methods of protection of retained trees during construction. If arborist supervision is required, then a Letter of Assurance should also be provided, signed and dated by arborist, owner and contractor.

10. Design development to expand programming, provide better definition and articulation and improve the livability of the common courtyard, by the following:
 - (i) Provide better defined opportunities for informal seating and gathering by including some lawn areas, seat walls and benches;
 - (ii) Ensure that planters over the parkade in the common areas are flush with the grade, rather than raised, for a smooth, unobstructed visual experience. This will require alterations to the parkade height, in order to allow adequate depth of soil.
 - (iii) Expand programming to include opportunities for children's play. The play area should be located in proximity of benches, where visual access for adult supervision of children can take place from the indoor Amenity Room.
 - (iv) Explore opportunities for increasing solar access.
11. Design development to improve presentation to both Laurel Street and 70th Avenue, by the provision of low, layered, friendly planting beds oriented to the street.
12. Provision of improved sustainability by the provision of edible plants, in addition to urban agriculture plots.

Note to Applicant: Edible plants can be used as ornamentals as part of the landscape design. Shared gardening areas should reference and be designed to adhere to Council's Urban Agriculture Guidelines for the Private Realm and should provide maximum solar exposure, universal accessibility and provided with amenities such as, raised beds, water for irrigation, potting bench, tool storage and composting.
13. A full Landscape Plan for the proposed landscape to be submitted. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, railings, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale. The plan should read clearly in black and white, without tones or shading.
14. A Tree Management Plan, showing all existing trees to be retained/relocated/removed, complete with tree protection in coordination with the arborist report.
15. Section details at a minimum scale of 1/4"=1'-0" scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section details must confirm that the depth of proposed planting on structures is deep enough

to accommodate rootballs of proposed trees well into the future, at a depth that exceeds BCSLA standard.

16. Sections (1/4"=1' or 1:50) illustrating the buildings to public realm interface facing the street, confirming a delineated private to public transition of spaces.

Note to Applicant: The section should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The location of the underground parking slab should be included in the section.

17. Design development to locate, integrate and fully screen lane edge gas meters and parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.
18. New proposed street trees should be noted "Final species, quantity and spacing to the approval of City Engineer and Park Board". Contact Eileen Curran (604-871-6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Cabot Lyford (604-257-8587) of Park Board regarding tree species.
19. A high-efficiency automatic irrigation system to be provided for all planters on parkade slab and minimum of hose bibs to be provided for landscape on grade;
20. A Landscape Lighting Plan to be provided for security purposes.

Note to Applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown.

Sustainability

21. Confirm that the building is on track to meet the requirements of the preceding *Green Buildings Policy for Rezoning* (as amended up to January 14, 2016), including a minimum of 63 points (LEED® Gold rating), with 1 point for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

Note to Applicant: A Sustainable Design Strategy must be submitted as part of the Development Permit that articulates which credits the applicant will be pursuing and how their building application, as submitted, incorporates strategies, features or technologies that will help achieve these credits. The strategy, along with the LEED checklist, must be incorporated into the drawing submission. A letter from a LEED Accredited Professional or Administrator must confirm that the proposed strategy aligns with the applicable goals of the rezoning policy. Proof of registration of the CaGBC must be provided with the application and the project registration number incorporated into the drawings. Application for Certification will be required at a subsequent stage.

22. Provision of a Recycling and Reuse Plan for Green Demolition/Deconstruction, for the demolition of existing buildings on site, to recycle/reuse at least 75% of demolition waste (excluding hazardous materials).

Note to Applicant: The Recycling and Reuse Plan for Green Demolition/Deconstruction should be provided at the time of development permit application.

Engineering

23. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.
24. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site.

Note to Applicant: Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

25. Clarify garbage storage and pick-up space. Please show containers and totters on plans for recycling and garbage needs and refer to the Engineering garbage and recycling storage facility design supplement for recommended dimensions and quantities of bins. Pick up operations should not rely on bins being stored on the street or lane for pick up, and bins are to be returned to storage areas immediately after emptying.
26. Provision of an updated landscape and site plan that reflects the off-site improvements sought by this rezoning.
27. Provision of a building design that meets the City building grades and provides structural support for both 70th Avenue and the City lane at the property lines. Typically the buildings' foundation walls are constructed at the property lines and at elevations that meet City building grades.
28. The first step risers are to be 1 ft. behind the property lines.

29. Revised building grades are required that reflect the 17 ft. building line along West 70th Avenue and corrected or added design grades as needed to reflect construction elevations that meet City building grades around the site.
30. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
- (i) Provision of section drawings showing elevations, vertical clearances, and security gates for the main ramp and the parking levels.

Note to Applicant: label the minimum clearance for the parking levels on drawing, including at overhead gate and mechanical projections. Minimum 2.3 m clearance is required for disability spaces.
 - (ii) Provision of an updated section drawing A2.0 and additional east to west section drawings through the parking level with overhead projections into stalls noted and dimensioned on the drawings.

Note to Applicant: Projections over stalls to comply with Section B of the Parking and Loading Design Supplement.
 - (iii) Provision of design elevations on both sides of the parking ramp at all breakpoints, throughout the parking levels and at all entrances.

Note to Applicant: The slope and length of the ramp sections must be shown on the submitted drawings.
 - (iv) Show all columns in the parking level and dimension all columns encroaching into parking stalls.
 - (v) Dimension and number all parking stalls.
 - (vi) Provision of an updated plan showing the access route from the Class A bicycle spaces to reach the outside.

Note to Applicant: The route must be 'stairs free' and confirm the use of the parking ramp, if required.
 - (vii) Provide an alcove for the 25 space bike room with access off the maneuvering aisle in the P1 parking level.
 - (viii) Provision of a complete tech table showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.

Housing Policy and Projects

31. Provide a completed Tenant Relocation Application Form which includes a list outlining the name of each tenant, the number of the tenant's unit, the size of

unit, the type of unit, and their rent, as per Section 6.1(a) of the Tenant Relocation and Protection Guidelines.

Note to Applicant: An updated list of tenants must be submitted at the time of development permit application.

32. Provide a letter stating the property address and legal description of the site, and providing the names and mailing addresses of all tenants.
33. Provide a notarized declaration, prior to issuance of a development permit which demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; includes information on posting of notice regarding the intent to redevelop as per Section 6.1(c); and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.
34. Provide a final Tenant Relocation Report to be submitted prior to issuance of the occupancy permit which outlines the names of tenants; indicates the outcome of their search for alternate accommodation; summarizes the total monetary value given to each tenant (moving costs, rent, any other compensation); and includes a summary of all communication provided to the tenants.

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

1. Dedication of the northerly 17 ft. of the site (the building line area) for road purposes. A subdivision is required to effect the dedication. A subdivision plan and application to the Subdivision and Strata Group is required.
2. Enter into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of two Shared Vehicles and the provision and maintenance of two Shared Vehicle Parking Spaces for use exclusively by such Shared Vehicles, (with such parking spaces to be in addition to the minimum parking spaces required by the Parking Bylaw), on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:
 - (i) Provide two Shared Vehicle(s) to the development for a minimum period of three years.

- (ii) Enter into an agreement with a Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicles.
- (iii) Provide and maintain the Shared Vehicle Parking Space(s) for use exclusively by such shared vehicles.
- (iv) Make arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Space(s).
- (v) Provide security in the form of a Letter of Credit for \$50,000 per Shared Vehicle.
- (vi) Registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, securing these conditions.
- (vii) Provision of a letter of commitment from a car share company indicating their willingness to supply car share vehicles on the site at building occupancy.

Note to Applicant: Shared vehicle spaces are required to be a minimum width of 2.9 m.

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

- (iii) Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
 - (iv) Provision of a 1.83 m CIP light broom finish sidewalk with saw cut joints and a minimum 1.83 m wide sod grass front boulevard, on 70th Avenue adjacent the site.
 - (v) Provision of a 1.83 m CIP light broom finish sidewalk with saw cut joints on Laurel Street.
 - (vi) Provision of upgraded street lighting on 70th Avenue and Laurel Street to current standards, including a review of the existing lighting to determine its adequacy and a lighting design as required.
 - (vii) Provision of a standard concrete commercial lane crossing at the lane west of Laurel Street on the south side of 70th Avenue.
 - (viii) Provision of a new curb return and curb ramps at the southwest corner of Laurel Street and 70th Avenue to current standards.
4. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

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

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 this 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 issued to the City.

Housing Policy and Projects

- 6. Make arrangements to the satisfaction of the General Manager of Community Services and the Director of Legal Services to enter into a Housing Agreement securing all residential units as for-profit affordable rental housing units pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law for the longer of 60 years and life of the building, subject to the following additional conditions:
 - (i) A no separate-sales covenant.
 - (ii) A no stratification covenant.
 - (iii) That none of such units will be rented for less than one month at a time.
 - (iv) That a rent roll be provided indicating the agreed initial monthly rents for each rental unit when the Housing Agreement is entered into, and again prior to development permit issuance.
 - (v) That the average initial starting monthly rents for each unit type will be at or below the following proposed starting rents subject to adjustment as contemplated by the Vancouver Development Cost Levy-By-law:

Unit Type	8615 Laurel Street Proposed Average Starting Rents
1-bedroom	\$1,790
2-bedroom	\$2,290
3-bedroom	\$2,890

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

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

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 registerable 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.

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8615 Laurel Street
SUMMARY OF TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<ul style="list-style-type: none"> • A lump sum (cash) compensation will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: <ul style="list-style-type: none"> ○ 2 months' rent - tenancies up to 5 years ○ 3 months' rent - tenancies between 5-10 years ○ 4 months' rent - tenancies over 10 years ○ 6 months' rent for tenancies over 20 years
Notice to End Tenancies	<ul style="list-style-type: none"> • Landlord to provide regular project updates to tenants throughout the development approvals process. • A minimum of two months' notice to end tenancy after all permits are issued is required (eg. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of pre-insured moving company)	<ul style="list-style-type: none"> • A flat rate of \$750 will be provided at a minimum to all eligible tenants.
Assistance in Finding Alternate Accommodation (3 options)	<ul style="list-style-type: none"> • Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver. • All options must rent for no more than CMHC average rents for the area unless otherwise agreed to with the tenant
Additional Support for Special Circumstances (e.g. additional support, providing one alternate accommodation option at 10% of current rent)	<ul style="list-style-type: none"> • Applicant has engaged a firm to provide additional relocation support for those who request assistance. • The applicant should consider: assessing all tenants for rent subsidy; contacting non-profit social housing operators to identify unit availability within their portfolio; and assisting in adding qualified tenants to BC Housing registry.
First Right of Refusal (Where starting rents are anticipated to be higher than what the tenant currently pays, provide a 20% discount off starting rents for any returning tenants)	<ul style="list-style-type: none"> • Tenants who are eligible under this relocation plan will be offered the first right of refusal to return to a market unit at a 20% discount off average starting rents indicated in this report. Any subsequent rent increases for returning tenants will be in line with the Residential Tenancy Act.

8615 Laurel Street ADDITIONAL INFORMATION

Urban Design Panel

The Urban Design Panel (UDP) reviewed this rezoning application on May 17, 2017. The application was supported with recommendations.

EVALUATION: SUPPORT WITH RECOMMENDATIONS

Introduction: Rezoning Planner, Zak Bennett, introduced this rezoning application for a site at the southwest corner of Laurel Street and 70th Avenue, in Marpole. The site is currently zoned RM-3A and developed with a three-storey apartment building. It is approximately 16,200 sq. ft. with 150 ft. of frontage along Laurel Street and 108 feet along 70th Avenue. A 17 foot dedication will be sought at the 70th Avenue property line under this application. Post-dedication, the site is 14,364 sq. ft. in area, with 133 ft. frontage on Laurel Street.

For sites fronting 70th Avenue, the Marpole Community Plan allows consideration of rental residential buildings up to six storeys and 2.5 FSR. To the south and along 70th Avenue, sites are zoned RM-3A and are primarily developed with three-storey apartment buildings. Farther north, the zoning is RT-2 and primarily developed with duplexes and single-family houses. There are two nearby rezoning applications: 8242 Oak Street, an eight-storey mixed-use building with 50 residential units at 3.0 FSR; and 8599 Oak Street, a six-storey residential building with 36 rental units at 2.5 FSR and includes rental replacement.

The proposal is for a six-storey secured rental residential building with a total of 65 dwelling units over two levels of underground parking. The maximum 2.5 FSR is proposed. Thirty-five parking stalls (including five visitor and two carshare spaces) and 87 bicycle parking spaces are proposed.

Danielle Wiley, Development Planner, noted that the site that slopes from north (West 70th Avenue) to the south approximately 8 ft. There are mature trees at the northwest corner, which are not shown in the drawings but are expected to be retained.

Ms. Wiley reviewed the key form of development guidelines from the Marpole Community Plan. The Plan recommends an 8 ft. sidewalk and 6 ft. planted boulevard with a double row of trees on 70th Avenue (where the dedication will be taken). Building width is limited to 100 ft. A minimum 8 ft. setback is recommended above the fourth storey, to transition to existing lower-scale buildings. Corner buildings (as this one is) should have upper-storey step backs and a frontage "character" on both streets, and should step down towards the lane. On sloped sites (like this one), floor levels should step to follow natural grade. Parking structures should not be exposed above grade.

The proposal deviates from the building typology anticipated by the Plan, and staff are testing this alternative form of development through the application and review process. The proposal has three buildings connected by exterior bridges and stairs. An 18 ft. courtyard between the north and south buildings provides the main "entrance", primary building circulation, and outdoor amenity space. The upper-storey setbacks are not provided, and the rear yard setback does not meet the requirement under the Plan. Staff have some concerns

about the proposed grade alterations (as the front yard on 70th Avenue is “filled in”) and the raising of the main floor elevation on a plinth, which creates retaining walls along the south half of the site. The parkade is exposed, with a 7 ft. retaining wall (plus guardrail) at the interior property line.

The courtyard serves as both primary circulation and the main outdoor amenity space. There is urban agriculture located at the lane. The indoor amenity room is located at the northwest corner, contiguous to the courtyard.

Ms. Wiley then took questions from the panel.

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

1. Is the overall approach to massing supportable? Consider:
 - o Siting and yards;
 - o Breaking massing into separate buildings (for example courtyard typology); and
 - o Upper storey setbacks not provided.
2. Is the interface to the public realm successful? (i.e. grade manipulation; raised main floor; retaining walls and terracing at the property lines);
3. Is the courtyard successful in terms of: a) livability of units (privacy, access to light)? And; b) functional common outdoor space?
4. Do the building elevations adequately express a “frontage character” on both West 70th Avenue and Laurel Street?
5. Is the provision of family-oriented housing successful? (i.e. unit mix; common indoor and outdoor spaces; children’s play opportunities)

Applicant’s Introductory Comments: The applicant team noted that something different was being attempted in the design. The intent is to foster incidental community, by encouraging residents to take the stairs, rather than the elevator, and bump into neighbours. West 70th Avenue will be widened with a second set of street trees, so in anticipation the main floor elevation provides a level access. There are steps up to the building from Laurel Street.

The courtyard building typology provides sustainability, livability, and social interaction. The courtyard provides cross-ventilation for more dwelling units. It is designed at ground level for more informal meeting and community, and will contain free form play areas and “abstract” objects for all ages. The massing is broken into smaller, individual buildings. The longer buildings on West 70th Avenue and Laurel Street have a more horizontal expression; the smaller building on the corner is more vertical, to fit into the neighbourhood scale.

The applicant team then took questions from the panel.

Panel Consensus: Having reviewed the project it was moved by Mr. Yijin Wen and seconded by Mr. James Cheng and was the decision of the Urban Design Panel:

THAT the Panel SUPPORT the project with the following recommendations to be reviewed by City staff:

- Improve the buildings' relationship to natural grade. Reconsider the "plinth", to improve the interface to Laurel Street and the other site edges;
- Further design development to consider weather protection for exterior circulation and key areas in the courtyard;
- Improve solar access to the courtyard;
- Consider security around building entrances;
- Design development to the materials and details, to consider: durability and weather resistance; a more refined use of colour; and improvement to the landscape design.

Related Commentary: The panel supported the project and noted that the proposal is elegant and beautiful. The building type and character were appreciated. The design meets the intent of the Marpole Community Plan, by providing a finer-grained massing. The frontage character on Laurel Street is well done, but needs more development on West 70th Avenue.

There are concerns about the solar access into the courtyard, which is narrow and tall. The panel asked how the space can be programmed and activated, given the six months of annual rain in Vancouver. The walkways and stairs are not covered. There is no weather protection for the mailboxes or by the indoor amenity room. Building materials need much more consideration for durability and maintenance, given the exposure to weather. Exposed joints at bridges will be challenging.

The interface to the public realm, and particularly the "plinth", is problematic. The three buildings should each sit on their own ground. The courtyard is raised too high above Laurel Street, so that the primary entry is hard to read. The connection to West 70th Avenue may not be successful, as it does not have a "public" character and is likely to be gated. The interface to the neighbours at the interior property line is a problem.

Architectural expression should be developed to take solar orientation into account. Material detailing and landscaping need significant design development.

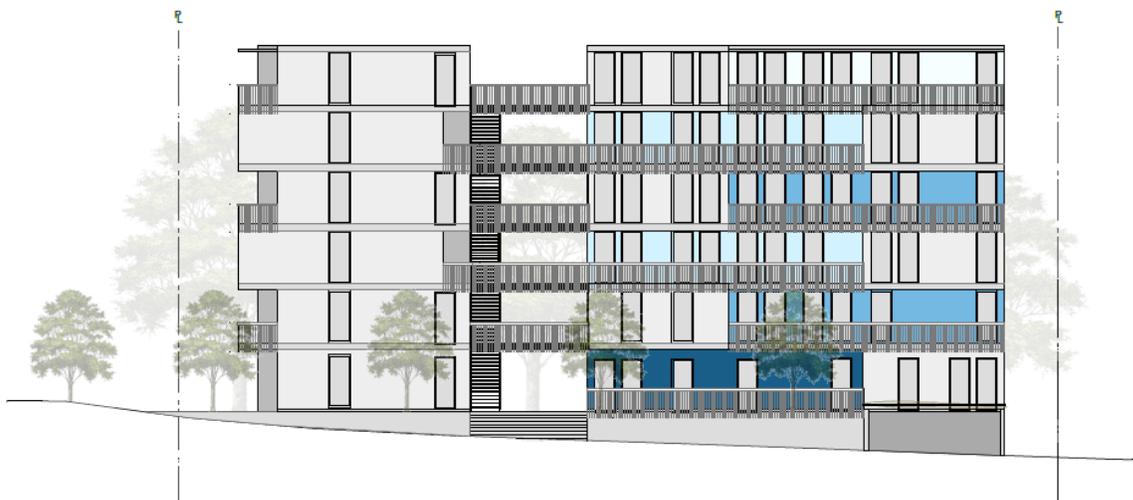
Applicant's Response: The applicant team thanked the panel for their comments and agreed more design development will happen. The plinth comments were taken into consideration to overcome the concerns of the panel.

8615 Laurel Street FORM OF DEVELOPMENT

Site Plan

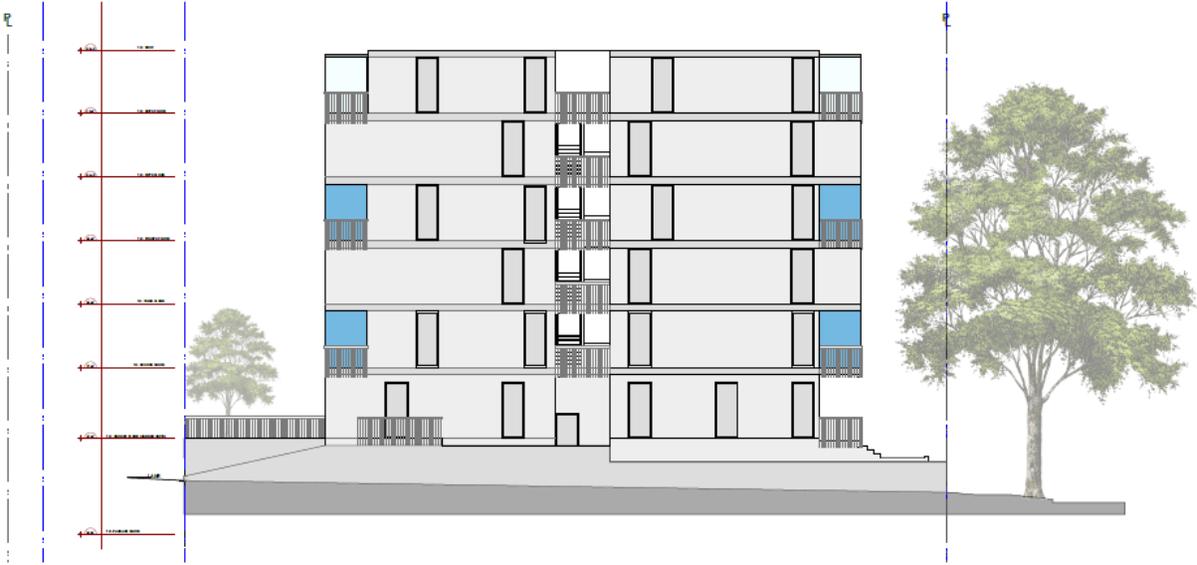


West Elevation



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

South Elevation



1 SOUTH ELEVATION
1/8" = 1'-0"

East Elevation

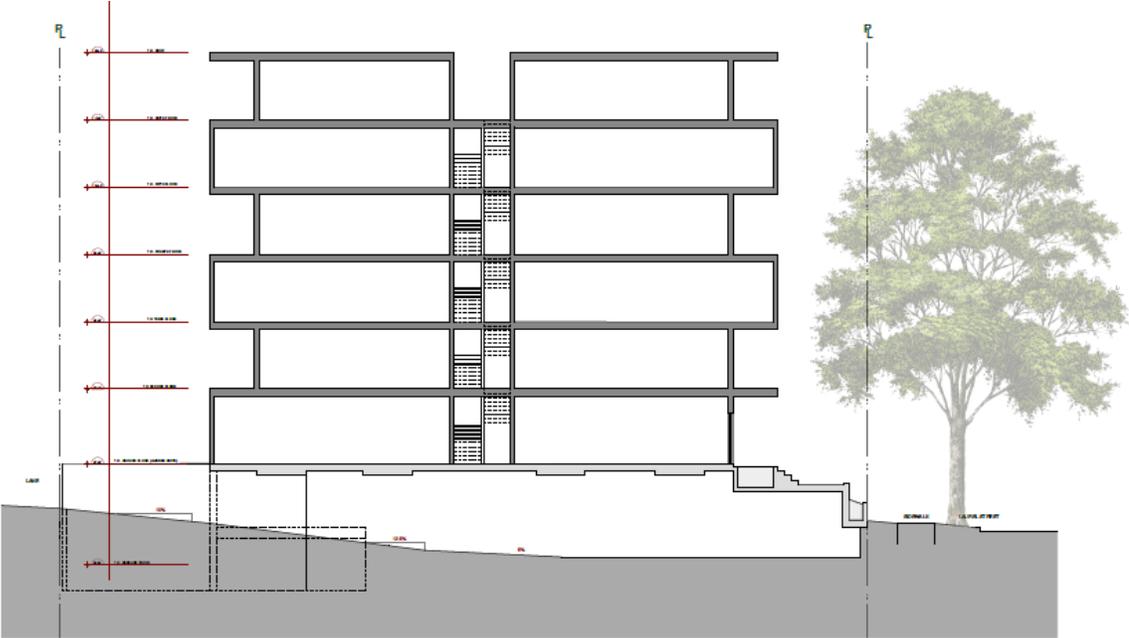


1 EAST ELEVATION
1/8" = 1'-0"

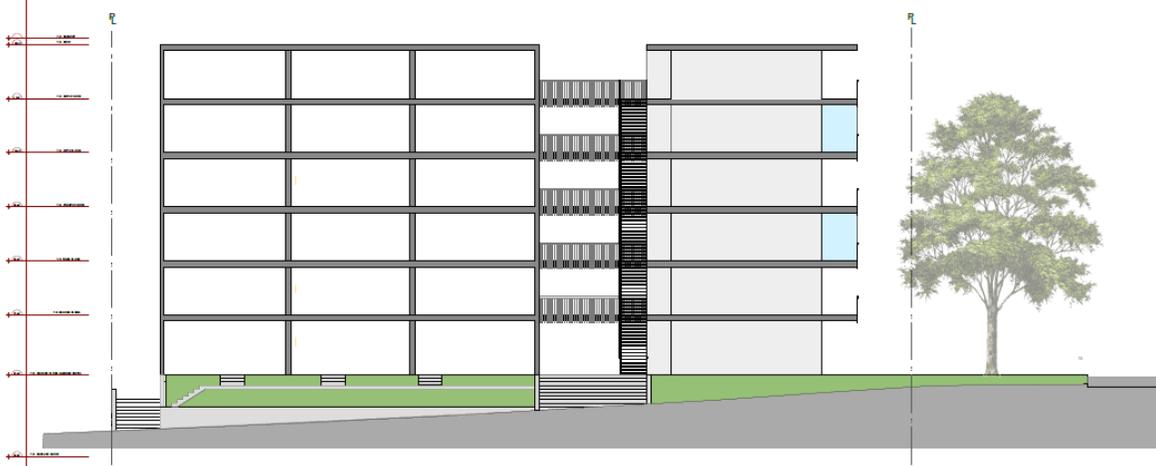
North Elevation



Section (East-West)



Section (North-South)



Perspective (from northeast corner of West 70th Avenue and Laurel Street)



1 BIRDSEYE VIEW FROM NORTH EAST

Perspective (from southeast on Laurel Street)



2 BIRDSEYE VIEW SOUTH EAST

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8615 Laurel Street
DEVELOPMENT COST LEVY WAIVER ANALYSIS

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

- (a) All dwelling units proposed in the building will be secured as rental through the Housing Agreement called for under rezoning condition (c) 6 in Appendix B.
- (b) None of the proposed dwelling units will be strata units, as required through the Housing Agreement.
- (c) The average size of the proposed dwelling units will not be greater than specified in the DCL By-law.

Unit Type	Number of Units Proposed	DCL By-law Maximum Average Unit Size	Proposed Average Unit Size
One Bedroom	42	56 sq. m (600 sq. ft.)	39 sq. m (421 sq. ft.)
Two Bedrooms	21	77 sq. m (830 sq. ft.)	62 sq. m (670 sq. ft.)
Three Bedrooms	2	97 sq. m (1,044 sq. ft.)	94 sq. m (1,009 sq. ft.)

- (d) The average initial rents for the proposed dwelling units do not exceed rents specified in the DCL By-law, subject to Section 3.1B(c).

Unit Type	Number of Units Proposed	DCL By-law Maximum Average Unit Rent*	Proposed Average Unit Rent
One Bedroom	42	\$1,922	\$1,790
Two Bedrooms	21	\$2,539	\$2,290
Three Bedrooms	2	\$3,333	\$2,890

* West Area DCL Maximum Rents 2017. Both the maximum and proposed rents are subject to annual adjustment as per the DCL By-law.

- (e) The proposed construction cost for the residential floor area does not exceed the maximum specified in the DCL By-law.

DCL By-law Maximum Construction Cost	Proposed Construction Cost
\$3,014 per sq. m (\$280 per sq. ft.)	\$2,971 per sq. m (\$276 per sq. ft.)

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

8615 Laurel Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Six-storey residential apartment building containing a total of 65 secured market rental units.

Public Benefit Summary:

The project would provide 26 replacement rental units and 39 new rental units, for a total of 65 dwelling units of secured market rental housing for 60 years or the life of the building.

	Current Zoning	Proposed Zoning
Zoning District	RM-3A	CD-1
FSR (total site area = 1,505 sq. m (16,200 sq. ft.))	1.45	2.50
Buildable Floor Area (sq. ft.)	23,490	40,500
Land Use	Multi-family residential	Multi-family residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	\$203,434	0
	Public Art		n/a
	20% Social Housing		n/a
Offered (Community Amenity Contribution)	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage Conservation Reserve		
	Affordable Housing		
	Parks and Public Spaces		
	Childcare/Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$203,434	0

Other Benefits (non-qualified components): 65 for-profit affordable rental housing units secured for the longer of the life of the building or 60 years.

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the City-Wide DCL, revenues are allocated into the following public benefit categories: Transportation (25%); Replacement Housing (36%); Parks (18%); Childcare (13%) and Utilities (8%).

**8615 Laurel Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

Applicant and Property Information

Address	8615 Laurel Street
Legal Descriptions	Lot A, Block C, District Lot 319, Group 1, New Westminster District Plan EPP64060; PID: 029-934-672
Developer	Domus Homes
Architect	Birmingham & Wood
Property Owners	8615 Laurel Street Holdings Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed Development
ZONING	RM-3A	CD-1
SITE AREA	1,505 sq. m (16,200 sq. ft.)	1,505 sq. m (16,200 sq. ft.)
USES	Multiple Dwelling (Residential)	Multiple Dwelling (Residential)
FLOOR AREA	2,182.3 sq. m (23,490 sq. ft.)	3,762.6 sq. m (40,500 sq. ft.)
FLOOR SPACE RATIO (FSR)	1.45 FSR	2.50 FSR
HEIGHT	10.7 m (35 ft.)	20.1 m (66 ft.),
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law

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