



POLICY REPORT  
DEVELOPMENT AND BUILDING

Report Date: October 31, 2017  
Contact: Kent Munro  
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RTS No.: 12194  
VanRIMS No.: 08-2000-20  
Meeting Date: November 14, 2017

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Rezoning: 2075 West 12th Avenue

**RECOMMENDATION**

A. THAT the application by Yamamoto Architecture Inc., on behalf of Strand Arbutus Development Limited, to rezone 2075 West 12th Avenue [*PID: 014-181-002, Lot 4 (Reference Plan 5178) of Lot A, Block 385, District Lot 526, Plan 1949*] from C-7 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 2.25 to 3.5 and the building height from 13.8 m (45.3 ft.) to 20.0 m (65.7 ft.) to permit the development of a six-storey residential building containing 48 secured market rental housing units and 32 underground parking spaces, be referred to a public hearing, together with:

- (i) plans prepared by Yamamoto Architecture Inc., received on December 21, 2016 with amendments received on March 23, 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 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, 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

applicant and its mortgagee(s) and prior to enactment of the CD-1 By-law contemplated by this report.

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

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

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

### **REPORT SUMMARY**

This report evaluates an application to rezone a site located at 2075 West 12th Avenue from C-7 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building containing 48 secured market rental housing units over two levels of underground parking. The application has been made under the *Secured Market Rental Housing Policy* (Rental 100) and, in accordance with that policy, the application seeks increased height, density and a parking relaxation in return for securing all residential floor area as secured market rental housing for the longer of the life of the building or 60 years. Staff have assessed the application and conclude that it is consistent with the Rental 100 policy with regard to the proposed uses and form of development. The application is also consistent with the Parking By-law definition of "Secured Market Rental Housing" and is eligible for a reduced parking requirement.

If approved, the application would contribute 48 secured market rental housing units towards 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 a public hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the public hearing, and the applicant fulfilling the conditions of approval outlined in Appendix B.

## COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

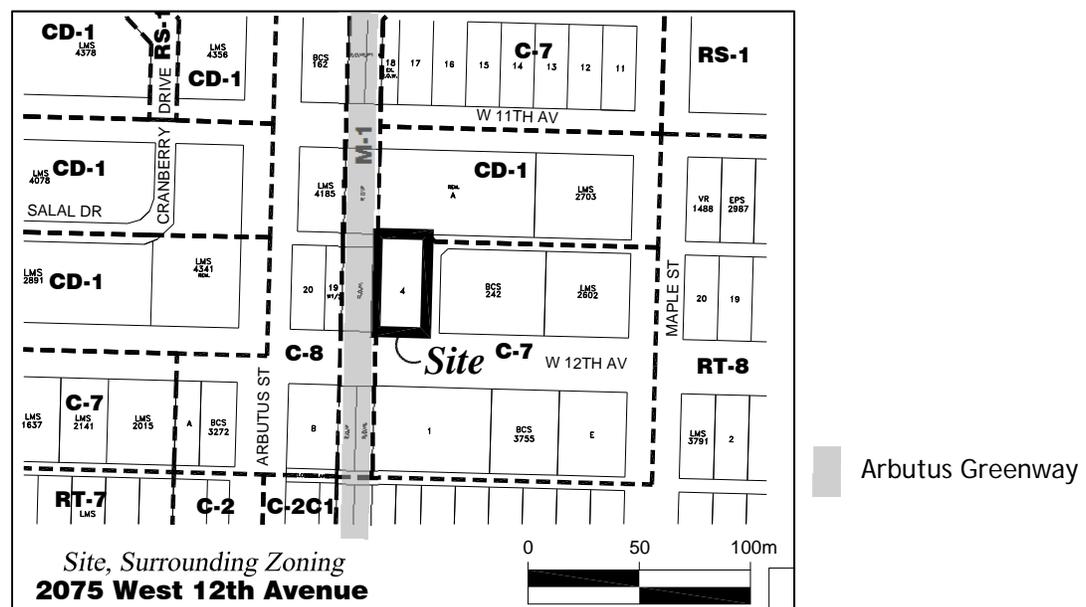
- Secured Market Rental Housing Policy (Rental 100) (2012);
- Rental Incentive Guidelines (2012, amended 2017);
- Final Report from the Mayor's Task Force on Housing Affordability (2012);
- Housing Vancouver Emerging Directions (2017);
- Housing and Homelessness Strategy (2011);
- C-7 and C-8 Districts Schedule (2016) and Arbutus Neighbourhood C-7 and C-8 Guidelines (1998);
- High-Density Housing for Families with Children Guidelines (1992);
- Family Room: Housing Mix Policy for Rezoning Projects (2016);
- Green Buildings Policy for Rezoning Projects (2010, amended 2017); and
- Vancouver Development Cost Levy By-law No. 9755 (2008, amended 2016).

## REPORT

### Background/Context

#### 1. Site and Context

Figure 1: Site and Surrounding Zoning



The subject site is located on the north side of West 12th Avenue, between Arbutus Street and Maple Street. The total site size is 1,011 sq. m (10,881 sq. ft.), with a frontage of 23 m (75 ft.) along West 12th Avenue and a depth of 44 m (145 ft.). The site is currently developed with a two-storey commercial building. The Arbutus Greenway (former Canadian Pacific

Railway Corridor) runs along the western side of the property. West of the Arbutus Greenway is a one and a half storey commercial building zoned C-8. A laneway runs along the eastern side of the property and to the east of the laneway are two four-storey strata residential buildings zoned C-7. Immediately north of the subject site is a four-storey commercial/office building zoned CD-1. South of the subject site is a four-storey rental building, a four-storey residential strata building, and a two-storey commercial building, all zoned C-7.

## 2. Policy Context

**Secured Market Rental Housing Policy (Rental 100)** - In May 2012, Council approved the *Secured Market Rental Housing Policy*, which provides incentives for new developments where 100 per cent of the residential floor space provided is non-stratified rental housing. The *Final Report from the Mayor's Task Force on Housing Affordability*, adopted by Council in October 2012, further endorsed the importance of incentivizing market rental housing through a focus on strategies to repair, renew and expand market rental stock across all neighbourhoods. Rezoning applications considered under this policy must meet a number of criteria regarding security of tenure, location and form of development.

**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 made under Policy 1.2 of the *Secured Market Rental Housing Policy* (Residential Rental Projects Requiring a Rezoning for Projects where 100 per cent of the Residential Floor Space is Rental) are eligible for additional floor area, parking relaxations, a DCL waiver for the residential rental floor area, and relaxation of unit size, and concurrent processing of rezoning and development permit applications. For sites zoned C-2C1, the guidelines provide general direction for consideration of additional height up to six storeys with a commensurate achievable density.

**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, encourage a housing mix across all neighbourhoods that enhances quality of life, and provide strong leadership and support partners to enhance housing stability. The priority actions identified to achieve some of the strategy's goals relevant to this application include 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 (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 supply 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 proposed targets of 72,000 new homes in Vancouver over the next 10 years. Of the 72,000 new homes target, 20,000 units are targeted for purpose built rental. This application will make a contribution towards the City's rental housing target. The completed Housing Vancouver strategy is expected to be considered by Council in November 2017.

**C-7 District Schedule and Guidelines** - The intent of this Schedule is to encourage the transition of a predominantly industrial and commercial area into a mixed-use community with a strong residential component, while respecting the needs of existing development. Emphasis is placed on well-designed all-residential or mixed residential and commercial buildings. Although this application proposes an increase in building height beyond that allowed by the existing C-7 regulations, the six-storey building with 100 per cent secured rental housing is in keeping with the land use intent for the area.

**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 adheres to the guidelines by providing indoor and outdoor amenity spaces well designed and large enough to accommodate the needs of a 48 unit building.

### *Strategic Analysis*

#### 1. Proposal

This rezoning application proposes a six-storey residential building at an overall density of 3.5 FSR and a height of 20.0 m or 65.7 ft.. In total, the application proposes 48 secured market rental housing units over two levels of underground parking accessed from the lane.

This rezoning application initially proposed one level of underground parking. A revised application was submitted on March 23, 2017 to add an additional level to the underground parkade. This change allows for residential storage in the underground parkade.

Figure 2: View from 12th Avenue Looking Northeast



## 2. Housing

The Housing and Homelessness Strategy strives to enhance access to affordable housing and sets a number of short- and long-term rental housing targets. The Rental 100 program plays a critical role in the achievement of those targets by helping to realize secured market rental housing. Rental housing provides a more affordable housing option than home ownership for nearly half of Vancouver's population and contributes to a number of City initiatives intended to create diverse and sustainable communities.

This application meets the requirement of the Rental 100 program by proposing 100 per cent of the residential floor area as secured market rental housing. The proposal, if approved, will deliver 48 secured market rental housing units in the form of studio and one-, two- and three-bedroom units, comprised of 2 studio units, 20 one-bedroom units, 17 2-bedroom units, and 9 3-bedroom units. On July 13, 2016, Council adopted the *Family Room: Housing Mix Policy for Rezoning Projects*. The policy requires secured market rental projects to include a minimum of 35 per cent family units with two or more bedrooms, to be designed in accordance with the *High-Density Housing for Families with Children Guidelines*. This application proposes 17 two-bedroom and 9 three-bedroom units (54 per cent of the overall units), thereby exceeding the policy.

All 48 units would be secured through a Housing Agreement and/or a Section 219 Covenant for the longer of the life of the building or 60 years. Conditions related to securing the units are contained in Appendix B. Since the establishment of affordable housing targets in the City's *Housing and Homelessness Strategy* in 2011, a total of 7,032 secured residential rental units have been approved. The long-term goal was to achieve 5,000 new units by 2021, which has been achieved. If approved, this application would contribute an additional 48 units towards the City's stated short-term and long-term targets (see Figure 3).

**Figure 3: Progress Toward the Secured Market Rental Housing Targets as set in the City's Housing and Homelessness Strategy (Sept 30, 2017)**

|  | TARGETS | CURRENT PROJECTS |                    |          |       | GAP                        |
|--|---------|------------------|--------------------|----------|-------|----------------------------|
|  | 2021    | Completed        | Under Construction | Approved | Total | Above or Below 2021 Target |
| <b>Secured Market Rental Housing Units</b> | 5,000   | 2,139            | 2,895              | 1,998    | 7,032 | 2,032 above target         |

*\*Unit numbers exclude the units proposed at 2075 West 12th Avenue, pending Council approval of this rezoning application.*

Vancouver has one of the lowest vacancy rates in Canada. In October 2016, the vacancy rate citywide was 0.8 per cent and in the Kitsilano neighbourhood it was 1.2 per cent. That means only twelve out of every 1,000 market rental units in Kitsilano were empty and available for rent. A vacancy rate of 3 per cent is considered to be a balanced rental market.

The Rental 100 program provides various incentives to be taken at the applicant's discretion to assist with a project's viability. These incentives include increased height and density,

parking reductions and a Development Cost Levy (DCL) waiver. Housing staff have evaluated this application and have determined that it meets the objectives of the Rental 100 program. This project is not seeking a DCL waiver because the proposed rental rates and the cost of construction exceed the waiver eligibility maximums described in the DCL By-law. As such, a DCL will be paid as part of the approval requirements.

The site is located in the Arbutus Neighbourhood adjacent to the Arbutus Greenway and in close proximity to outdoor amenities including parks, the Kitsilano Community Centre, as well as transit routes on Broadway and Arbutus Streets. The proposal is a six-storey residential building with a density of 3.5 FSR. The proposed form of development is consistent with the expectations of the Rental Incentive Guidelines. The current C-7 zoning permits four-storey buildings and a density of 2.25 FSR. Under the Rental Incentive Guidelines an additional two storeys may be considered for a maximum of six storeys with commensurate density in order to incentivize the provision of rental housing. The massing is stepped back above the fourth storey as a transition to the existing four-storey buildings in the neighbourhood built under the C-7 zoning, including the adjacent site to the east across the lane. The setbacks and stepped massing also facilitate the retention of a significant street tree at the front of the site. Balconies are provided for each unit and a common amenity room and outdoor children's area at the rear of the site adjacent to the Greenway.

Figure 4: View from Arbutus Greenway Looking Southeast



The Arbutus Greenway is 50 feet wide. A 10 foot statutory right-of-way (SRW) is required along the west side of the site to facilitate further development of the Greenway as a public space for walking and cycling, in addition to a future streetcar line. Preliminary consultation with Engineering staff indicates that the future streetcar line would likely be located along the west side of the Greenway in this area, with walking and cycling paths on the east side adjacent to the proposed building. A landscape buffer to the residential units on the ground floor would be incorporated with future redevelopment of the Greenway.

The proposal was reviewed and supported by the Urban Design Panel on May 3, 2017, with recommendations to improve and refine the proposed form of development, noting the uniqueness of the location adjacent to the Greenway. Staff have determined the proposal is consistent with the objectives of the Rental 100 policy and recommend approval subject to conditions contained in Appendix B.

### 3. Transportation and Parking

The application proposes two levels of underground parking accessed from the lane. A total of 32 parking spaces and 60 Class A bicycle spaces are provided.

Engineering Services has reviewed the rezoning application and has no objections to the proposal provided the applicant satisfies the rezoning conditions included in Appendix B.

### 4. Environmental Sustainability

The *Green Buildings Policy for Rezoning*s (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.

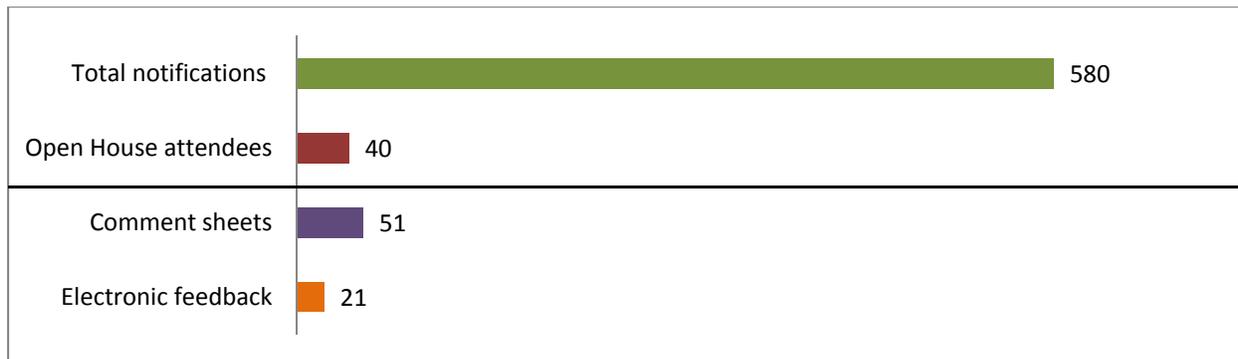
This application has opted to satisfy the preceding version of the *Green Buildings Policy for Rezoning*s, which require rezoning applications achieve a minimum of LEED® Gold rating, with targeted points for water efficiency and stormwater management and a 22 per cent reduction in energy cost as compared 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.

#### ***PUBLIC INPUT***

**Public Notification** – A rezoning information sign was installed on the site on March 3, 2016. Approximately 580 notifications were distributed within the neighbouring area on or about April 4, 2016 (See Figure 5). In addition, open house details, application information and an online comment form were provided on the City's Rezoning Applications webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)). A community open house was held on April 20, 2017, and approximately 40 people attended the open house.

**Public Response and Comments** – As of September 2017, staff received a total of 72 written responses for this rezoning application. Staff reviewed the content of the responses and estimate that approximately 85 per cent were in support and 15 per cent were opposed to the proposal.

Figure 5: Public Notification and Responses



Support for the proposal cited the following:

- Increase in rental housing in this particular neighbourhood and along the Arbutus Greenway, where residents can access multiple modes of transit;
- More family units being added to the rental stock in the area;
- Architecture is well-designed and fits well with the neighbourhood.

Concerns expressed about the proposal included:

- Lack of on-site parking and visitor parking in an area where residents already face parking issues;
- Increased traffic as a result of the new development;
- Proposed building height.

### Staff Response

#### Traffic and Parking

This application meets the Parking By-law in terms of the number of residential and visitor parking stalls. The application is consistent with the Parking By-law's definition of "Secured Market Rental Housing", for which a reduced parking requirement may be applied.

During the rezoning process, a second underground parkade level was added to the proposal. This change has been made to allow for storage space to be provided in the underground parkade, but does not expand the number of parking stalls.

The subject site is located in close proximity to bus routes where frequent bus services can be accessed. A B-Line transit stop is located three blocks north of the site at West Broadway and Arbutus Street. The site is also located adjacent to the Arbutus Greenway, which provides north/south connectivity for pedestrians and cyclists. Additional bicycle connectivity is also provided within two blocks of the site, along the West 10th Avenue and the Cypress Street bikeways.

#### Building Height

This application is consistent with the Secured Market Rental Housing Policy (Rental 100) with regards to the form of development. The Rental 100 policy enables for consideration of up to six storeys in height provided that all proposed housing units are secured as market rental housing for the longer of the life of the building or 60 years.

### **Family Units**

The applicant is exceeding the 35 per cent for family housing, as per the *Family Room: Housing Mix Policy for Rezoning Projects*, by delivering 52 per cent of the units as two- and three-bedroom units.

### ***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.

Effective September 30, 2017, the city-wide DCL rate for residential use in developments over 1.5 FSR, is \$168.13 per sq. m (\$15.62 per sq. ft.). On this basis, the proposed development of 3,507 sq. m (37,748 sq. ft.) will generate a DCL of approximately \$589,624.

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 Policy for Rezoned Developments requires that rezonings involving a floor area of 9,290 sq. m (100,000 sq. ft.) or greater allocate a portion of their construction budgets to public art 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, 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.

The public benefit achieved for this application is secured market 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 provision of secured market 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 of the public benefits for this application.

### *FINANCIAL IMPLICATIONS*

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

The site is subject to the city-wide DCL and it is anticipated the project will generate approximately \$589,624 in DCLs.

The market 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 have reviewed the application to rezone the site at 2075 West 12th Avenue from C-7 to CD-1 to increase the allowable density and height, thereby facilitating development of a residential building with 48 secured market rental housing units, and conclude that the application is consistent with the *Secured Market Rental Housing Policy*. If approved, this application would make a contribution to the achievement of key affordable housing goals of the City. The proposed form of development represents an appropriate urban design response to the site and is supportable. 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 the plans in Appendix F, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

\* \* \* \* \*

2075 West 12th Avenue  
DRAFT CD-1 BY-LAW PROVISIONS

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

**Zoning District Plan Amendment**

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-( ) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, 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) Dwelling Uses,
  - (b) Accessory Uses customarily ancillary to the uses listed in this Section 2.2.

**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 area must assume that the site consists of 1,011 m<sup>2</sup>, being the site size at the time of the 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 3.5.
- 4.3 Computation of floor area must include all floors of all buildings, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
- (a) open residential balconies or sun decks 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 the residential floor area, and
    - (ii) the balconies must not be enclosed for the life of the building;
  - (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
  - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
  - (d) amenity areas, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10 per cent of the total permitted floor area; and
  - (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m<sup>2</sup> for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 4.5 The use of floor area excluded under section 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 19.4 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;
  - (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 m<sup>2</sup>.

### 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 the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels.

| Portion of Dwelling Unit         | Noise Level (Decibels) |
|----------------------------------|------------------------|
| Bedrooms                         | 35                     |
| Living, dining, recreation rooms | 40                     |
| Kitchen, bathrooms, hallways     | 45                     |

\* \* \* \* \*

2075 West 12th Avenue  
PROPOSED CONDITIONS OF APPROVAL

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

**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 Yamamoto Architecture Inc. and stamped "Received City Planning Department, March 23, 2017", subject to the following conditions, provided that the General Manager of Planning, Urban Design and Sustainability 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 General Manager of Planning, Urban Design and Sustainability, who shall have particular regard to the following:

**Urban Design**

- 1. Design development to increase the setbacks to improve dwelling unit livability, particularly at the ground floor level adjacent the Arbutus Greenway.

Note to Applicant: A patio setback of 7.5' should be provided at the west side of the ground floor including a 1.5' landscape strip as a buffer to the future pedestrian and bicycle path at the adjacent Greenway. A front yard setback of 9.5' should be provided at the southeast corner to align with the front setback at the adjacent building across the lane to the east.

- 2. Design development to the massing in response to the context and site conditions.

Note to Applicant: The form may be less symmetrical to address the different site conditions, in particular the prominence of the southwest corner at the entrance to the Arbutus Greenway which may have a more vertical expression.

- 3. Design development to increase the amount of common outdoor amenity space.

Note to Applicant: While the constraints of the small site and the proximity to the Greenway and neighbourhood parks are noted, an outdoor amenity space of approximately 500 sq. ft. is to be provided and include children's play space.

4. That the proposed unit mix for family units, 35 per cent two-bedroom units and 19 per cent three-bedroom units, be included in the Development Permit drawings.

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

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

5. Design development to consider the principles of CPTED, 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.

#### **Sustainability**

6. All new buildings in the development will 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 1 point for stormwater or rainwater management, and a 22 per cent 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.

#### **Landscape Design**

7. Design development to the integration of the ground level planters, underground slab and overall architecture to provide maximum plant growing depth (exceed BCLNA Landscape Standard) to support tree and plant health.

Note to Applicant: This can be done by angling the parking structure slab down at the edges. Raised planters at the front edge should be minimized or avoided. Consideration to building code parking space headroom clearance limits is needed. Underground parkade uses that would prohibit slab angling

should be relocated away from planted edges, especially the front (south) edge, to the greatest extent practicable.

8. Further coordination with city staff and the project arborist at the development permit stage to protect street tree roots associated with public realm improvements.

Note to Applicant: This will require further attention by the landscape architect and project arborist to anticipate and reduce unnecessary root disturbances, wherever possible. Retention of the existing public sidewalk/boulevard in the critical root zone may be necessary. The below grade foundation design should employ vertical excavation and shotcrete shoring techniques that remain in place permanently to the degree necessary to enhance tree root protection. Coordination will be needed with Engineering, Planning and Park Board (Urban Forestry) for the final public realm landscape design submitted for development permit and construction phase.

9. At time of Development Permit:

- (i) Provision of a detailed Landscape Plan illustrating common and botanical name, size and quantity of all existing/ proposed plant material.

Note to Applicant: Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. The landscape plan should include all exterior hard and soft surface elements (site furniture, gates, fences, surfaces, screens, walls), the public realm treatment (to the curb) and all existing or proposed street trees, adjoining landscaping/ grades and public utilities such as lamp posts, hydro poles, fire hydrants.

- (ii) Provision of large scale architectural and landscape sections [typical] through planted areas, including the slab-patio-planter relationship.

Note to Applicant: The sections should include the planter materials, tree stem, canopy and root ball.

- (iii) Deletion of artificial turf in the west sideyard (planted area).

Note to Applicant: Alternative planting materials should be explored.

- (iv) Large scale detailed elevations/sections for the proposed green wall system and the perimeter fencing.

- (v) Note to Applicant: Perimeter fencing should be high quality and consistent with architectural materials. Fencing adjacent the Arbutus Greenway should be residential in scale and allow light through to the hedging.

- (vi) Provision of additional details for storm water management on the landscape/building plans and in a letter from the subject matter expert.

Note to Applicant: Response should include calculations for achieving LEED performance credits and rainwater targets.

- (vii) Provision of high efficiency irrigation for all planted areas.

Note to Applicant: Illustrate symbols (irrigation stub locations), written specifications and notations on the landscape plans in this regard.

- (viii) Provision of a revised "Tree Removal/Protection Plan".

Note to Applicant: To be further coordinated with the arborist report/landscape plan. Provide dimensions for all tree protection barriers and additional construction management directives drawn out of the arborist report(s) and shown on the landscape plan.

- (ix) Provision of an arborist supervision assurance letter.

Note to Applicant: The letter should outline the important construction milestones where the arborist will need to be notified in advance to attend the site and provide services. The letter should and be signed by the applicant/owner, the arborist and the contractor.

- (x) Incorporate the principles of the City of Vancouver, Bird-Friendly Design Guidelines for the protection, enhancement and creation of bird habitat, in addition, reduce potential threats to birds in the City.

Note to Applicant: refer to

<http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>

<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

## Engineering

- 10. Parking, loading and bicycle spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.

- 11. The following is to be addressed at the development permit stage:

- (i) 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.
- (ii) 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.

- (iii) 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 of the building design or sourcing adjacent private property from which to construct) and be aware that a minimum 60 days' lead time is required for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.

- (iv) Provision of revised building sections and a labelled site plan.

Note to Applicant: The sections shall reflect actual grade conditions so that the relationship between below-grade structure and overlying 3.0m SRW can be understood. The site slopes downward to the north and west and it is unclear how the below-grade structure accounts for this.

- (v) Provision of a second landscape plan that illustrates the future condition with the Arbutus Greenway located within the SRW. For this purpose, the applicant may assume that the greenway element closest to the building is a hard-surfaced walkway.
- (vi) Update the landscape plans to reflect the requirements of this rezoning and submit a copy directly to Engineering for review and include the following statement on the landscape plans.

The landscape plan is to be noted as "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details."

- (vii) Provide automatic door openers on the doors providing access to the bicycle room(s) from grade and note on plans.
- (viii) Provision of 6 Class B bicycle parking to be on private property as per the By-law.

Note to Applicant: The proposed standard bike rack has access from one side only. In order for this bike rack to meet the By-law it would need

to be located so that it could be accessed from both sides or consider a second bike rack on the west side of the lobby entrance.

- (ix) Clarification of garbage pick-up operations, provide on-site pick-up location so that bins are not stored on the City lane.
- (x) Show existing BC Hydro right of way on the site plan and clearly label it. (or reference its discharge if arrangements are made for this).
- (xi) Provision of revised building grades (There are no plans for future lane north of the site so reference to future lane can be removed and grades adjusted as needed).

12. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:

- (i) Provision of design elevations on both sides of the parking ramp at all breakpoints, within the parking levels and at all entrances.  
  
Note to Applicant: 15 per cent slopes on the parking ramp may be acceptable if a 7.5 per cent to 10 per cent transition ramp is provided at the bottom for at least 4m in length.
- (ii) Provision of column placements to comply with the Parking and Loading Design Supplement as none are shown.
- (iii) Provision of an improved section drawing showing minimum vertical clearance for O/H gate on the parking ramp.
- (iv) Provision of an improved 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.

### Housing Policy and Projects

13. The proposed unit mix, including 2 studio (4 per cent), 20 one-bedroom units (42 per cent), 17 two-bedroom units (35 per cent), and 9 three-bedroom units (19 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 per cent of the dwelling units designed to be suitable for families with children.

14. The development is to comply with the High-Density Housing for Families with Children Guidelines, and include a kitchenette and accessible washroom in the indoor common amenity rooms.

Note to applicant: Indoor and outdoor common amenity areas should be adjacent to one another and have direct visual and physical connection between them.

#### 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 General Manager of Community Services (or successors in function), as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

##### Engineering

1. Discharge of BC Hydro Right of Way (registered as 321681M) or written permission from BC Hydro & Telus for the excavation and construction of the underground parkade within the west 9.56 feet of the site (The right of way area).
2. Provision of a building setback and surface right of way in favour of the City to achieve a 3.0 metre distance from the west property line. This statutory right of way is to either replace BC Hydro/Telus statutory right of way 321681M, or be in addition to it should the chargeholder provide the permission contemplated by condition 1. The right of way area shall be clear of all structures, landscaping, chairs and tables at grade and above. Landscaping is to be minimal and not include any trees, and all features must be removable at the request of the General Manager of Engineering Services. The statutory right of way shall accommodate the proposed below grade parking.
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 is provided.
  - (i) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable to the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

Note to Applicant: As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

- (ii) Provision of new 1.83m (6'-0") CIP light broom finish concrete sidewalk with saw cut joints on West 12th Avenue and new curb ramps adjacent the site subject to further review (see Landscape Condition (b) 8).
- (iii) Provision of a standard concrete commercial lane crossing.
- (iv) Adjustment/removal of the paved crossing on 12th Avenue immediately west of the site including reconstruction of the curb and sidewalk to meet with the Arbutus Greenway Plan.
- (v) Provision for lane repaving of the lane east of Arbutus from 12th Avenue to the lane north of 12th Avenue.
- (vi) Provision of pedestrian countdown timers at the intersection of Arbutus Street and West 12th Avenue.
- (vii) Provision of LED lighting at the Arbutus Street and 12th Avenue intersection.
- (viii) Provision of street trees adjacent the site where space permits.
- (ix) 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 per cent of any water system upgrading that may be required.
- (x) Provision of a stormwater and rainwater management plan that meets the objectives of the Citywide Integrated Rainwater Management Plan and complies with the Sewer and Water Course Bylaw. The plan shall achieve the following objectives:
  - (a) Retain or infiltrate the 6-month storm event volume (24 mm) onsite;
  - (b) Treat the 2-year event (48 mm) onsite; and
  - (c) Maintain the pre-development 5 year storm event rate. The pre-development estimate shall utilize the 2014 IDF curve, whereas the post development estimate shall use the 2100 IDF curve to account for climate change.

Note to Applicant: Legal arrangements may be required to ensure on-going operations of certain stormwater storage systems.

- (xi) Provision of modified sewer services for the site. Abandonment of the existing service connections and manhole in the lane east of the site and those portions of the sanitary sewer main connecting to the existing main on West 12th Avenue and provision of new separate sanitary and storm connections from the site to the existing mains on West 12th Avenue.
4. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features.

In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. If this development opts for a gas service, the gas riser must be installed on private property.

Note to Applicant: Please ensure that in your consultation with B.C. 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.

### Housing

5. 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 market rental housing units for the longer of 60 years or the 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; and;
  - (iv) 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*.

### Environmental Contamination

6. 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.

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 covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as are considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the CD-1 By-law.

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

\* \* \* \* \*

2075 West 12th Avenue  
DRAFT CONSEQUENTIAL AMENDMENTS

NOISE CONTROL BY-LAW NO. 6555

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

"CD# [    ]                      By-law # [    ]                      2075 West 12th Avenue"

\* \* \* \* \*

2075 West 12th Avenue  
URBAN DESIGN ANALYSIS

**URBAN DESIGN PANEL**

The Urban Design Plan reviewed the application on August 10, 2016 and supported it with recommendations on May 3, 2017.

**EVALUATION: SUPPORT with RECOMMENDATIONS**

**Introduction:**

Rezoning Planner, Rachel Harrison, introduced the project as located on the North side of 12th Avenue, half a block east of Arbutus Street, and immediately next to the Arbutus Greenway. The site is approximately 75 feet by 145 feet. The site is currently zoned C-7 and occupied by an auto import and repair business.

The rest of this block, to the east, is zoned C-7 with 4-storey residential buildings. To the West is the Arbutus Greenway. Arbutus is mostly zoned C-8, except for a couple of CD-1 sites on the west side of Arbutus. The East side of Arbutus Street includes 2 auto repair garages, otherwise, a majority of developments on Arbutus are 3-4 storey mixed-used buildings. To the North of the subject site, there is a CD-1 (306) 4-storey commercial/office building. A lane runs along the east property line of the subject site, and connects to a partial lane in behind the building.

The proposal is to rezone under the *Secured Market Rental Housing Policy (Rental 100 Policy)* to build a 6-storey residential building with 48 secured rental units. In C-7 zones, the Rental 100 policy allows for consideration of up to 6 storeys and commensurate achievable density, in exchange for 100% secured rental units. 52% two-bedroom and three-bedroom units at 3.47 FSR with two levels of underground parking and 32 parking spaces accessed off the rear lane.

Marie Linehan, Development Planner, introduced the project as located in the Arbutus Neighbourhood. The site is located directly east of the Arbutus Greenway (i.e. the former CPR Rail Corridor). The base zoning is C-7. The C-7 and C-8 zones were created as part of the Arbutus Neighbourhood Plan (1998) which established a mixed-use and residential neighbourhood in this former semi-industrial area, centered on the old Molson Brewery site.

West of the site, the C-8 zoning along Arbutus allows mixed use 4 mixed-use buildings and requires commercial uses at street level. The C-7 zoning is located along 10<sup>th</sup> and 12<sup>th</sup> Avenue, east and west of Arbutus Street. C-7 allows both mixed-use and all-residential proposals for sites in response to the specific context. The proposal here is for a residential building, noting that existing development along this block east of the Greenway is primarily 4 storey residential buildings.

C-7 zoning allows for a base density to 2.25 FSR in a 4 storey form. Under the Rental Incentive Guidelines, we may consider up to 6 storeys with a commensurate density. The proposal is for a 6 storey building with 4 storey shoulder setbacks and a density of 3.47 FSR.

The Greenway is 50 feet wide adjacent this site, and an additional 10 foot statutory right-of-way (SRW) will be required along the west side of the site to facilitate future development of the Arbutus Greenway. The Arbutus Greenway is intended to be a high-quality public space for walking, cycling, and other non-motorized modes of

transportation, connecting False Creek to the Fraser River, with the potential for a future street-car line. City staff is in the initial stages of planning and consultation, with the goal to start constructing sections of the Greenway by late 2019.

Until redevelopment, Engineering is supportive of interim use of the 10 foot statutory right of way (SRW) for additional patio space adjacent the ground floor units. The setback is approximately 13 feet at the west side, noting that 10 feet of that is the SRW, so there will be a 3 foot setback to ground floor units in the future. The applicant has shown a site plan for both the interim condition and the future when the Greenway is developed.

Other setbacks are as follows: the front yard setback is 7.5 feet. The adjacent building is setback 9.5 feet. The proposed rear setback is 12.5 feet, noting a rear setback of 25 feet to residential uses is required under the zoning. The proposed east side yard setback along the lane is 2 feet, noting 3 feet is required under zoning. The neighbouring building is setback from 3 feet to 8 feet along the lane. Balconies are provided for each unit and a common amenity room and play area is provided at the rear of the site.

Ms. Linehan then took questions from the panel.

Advice from the Panel on this application is sought on the following: Staff asked the panel to provide commentary on the following:

- Overall height, massing and density
- Setbacks
- Interface of residential units with the future Arbutus Greenway
- Location, size, and quality of the common outdoor amenity and play space

**Applicant's Introductory Comments:** The applicant team started by noting the site is in a great location close to outdoor amenities. There is a 4 storey shoulder and it relates to the scale of the 4 storey buildings. All units have outdoor balconies and over 50% are 2-3 bedroom units in the proposal. The rooftop amenity is not viable at this location due to concerns about additional height and costs, and there are other amenities in the neighbourhood.

It is a constrained site, so the setbacks are less than the norm. The lane does not carry through but turns, so the setback is pushed back in the design. The setbacks are pushed back because of the 5<sup>th</sup> and 6<sup>th</sup> floors in order to have a useable footprint. The upper level is meant to be quieter and the focus is on the base. The balconies are designed with thin metal picket rail and on the windows. There is tight parking on two levels.

There is temporary planting and paving on the statutory right of way proposed. It slopes from south to north. There is direct access out to the patios. There is one large street tree that is proposed to be retained. The patio at the rear gets good solar access. There is an outdoor kitchen, and space for creative play and planting along the lane proposed. The sustainability commitment is LEED Gold.

The applicant team then took questions from the panel.

**Panel Consensus:** Having reviewed the project it was moved by Ms. Helen Avini Besharat and seconded by Mr. Muneesh Sharma, and was the decision of the Urban Design Panel THAT:

The Panel recommend **SUPPORT** of the project with the following recommendations to be reviewed by City staff:

- Increase the setbacks, especially at the Greenway, on 12<sup>th</sup> Ave and on the lane, to improve unit livability, particularly at the ground level
- The building could be less symmetrical and the form could address the different site conditions (corner, greenway, etc).
- Increase and improve the amenity space in the building

**Related Commentary:** The panel noted the building should be more 'exciting' and less typical, but welcomed the rental uses. Explore the architectural expression more. It reflects well on the historical buildings of the neighbourhood but it lacks contemporary 'pizazz'. The use of the materials is good.

The interface with residential units and greenway should be considered due to lack of privacy for the units. Balconies on every unit are good, but look at the potential of open balconies. Furthermore, the balconies could be covered on the top floor.

The outdoor amenity and play space should be the common meeting areas for the building, especially for children. Building services should be developed more. Rain cover on the amenity space would be nice. There should be two elevators, not just one.

**Applicant's Response:** The applicant team thanked the panel for their comments and are open to flexibility in the shoulder and massing design. And noted the setback is three feet to the Greenway.

2075 West 12th Avenue  
PUBLIC CONSULTATION SUMMARY

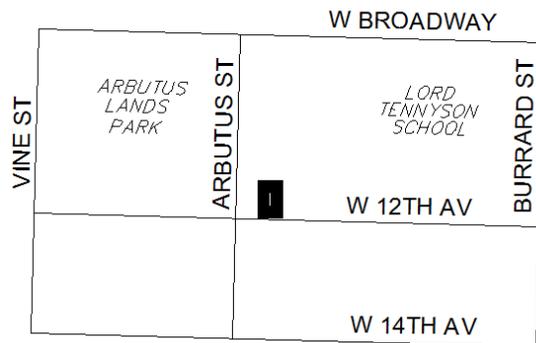
**Public Notification**

A rezoning information sign was installed on the site on March 3, 2016. A community open house was held on Thursday, April 20, 2017. Notification, application information and an online comment form were provided on the City of Vancouver Rezoning Centre webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)).

**April 4, 2017 Community Open House**

A community open house was held from 5-8 pm on Thursday, April 20, 2017 at the Kitsilano Neighbourhood House (2305 West 7th Avenue). Approximately 580 notifications were distributed within the neighbouring area on or about April 4, 2016. Staff, the applicant team and approximately 40 people attended the open house.

**Notification Area:**



**Public Response and Comments**

Staff received a total of 51 feedback forms at the April 4, 2017 community open house and 21 online comment forms by email regarding this rezoning application. Below is a summary of the comments organized by themes and ordered by frequency.

**Housing**

Over half of the respondents expressed a strong support for increasing the availability of rental units in the area. Most respondents welcomed the high percentage of two-bedroom and three-bedroom units being proposed. Some respondents highlighted that the location of the proposed development is well-suited to this type of development, given its close proximity to the Arbutus Greenway and community amenities provided in the surrounding neighbourhood.

**Traffic and Parking**

Approximately eight respondents were concerned that the proposal provides insufficient resident and visitor parking in an area where parking availability is already limited. It was suggested that one parking stall should be provided per unit as part of the proposal, as well as additional visitor parking spaces. Three respondents indicated that the number of parking spaces proposed is sufficient, given the availability of public transit routes in the area and proximity to the Arbutus Greenway.

A few respondents were concerned with increased traffic at the intersection of West 12th and Arbutus Street as a result of the new development, indicating that this is already a busy intersection.

**Building Height**

A few respondents indicated that the proposed height of six storeys is out of character for this part of the neighbourhood, where buildings are typically up to four storeys in height.

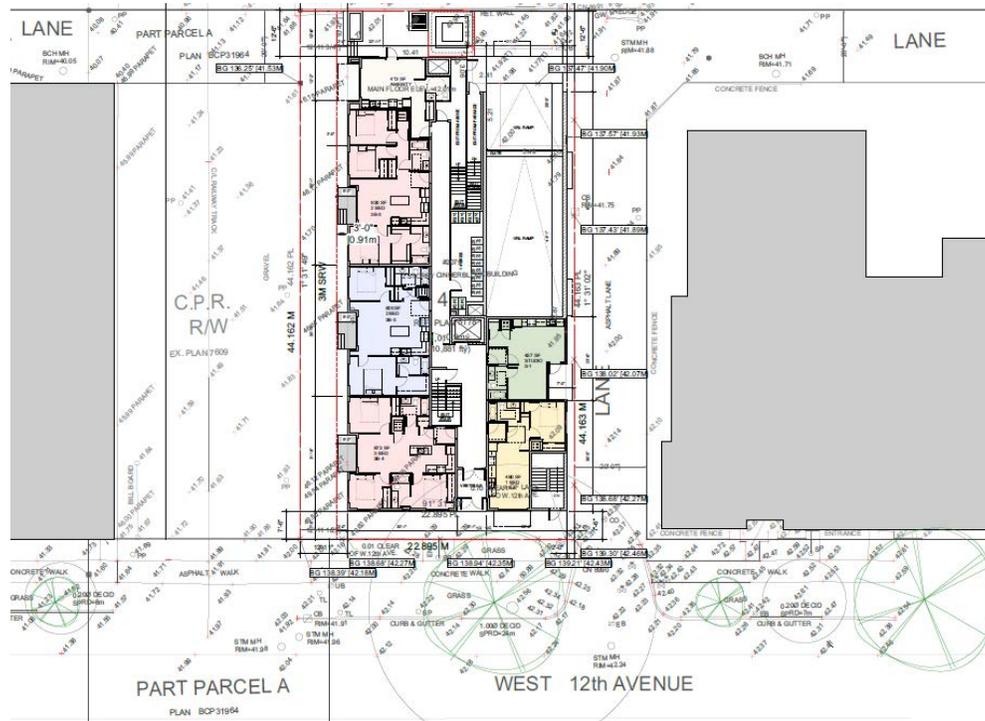
**Building Design**

A number of respondents supported the proposed building design, citing that the architecture fits well with the neighbourhood and will be a nice replacement to the existing building. It was suggested that the proposed building design will contribute to enhancing the streetscape. Three respondents felt that the proposed design is not pleasing or compatible with the neighbourhood.

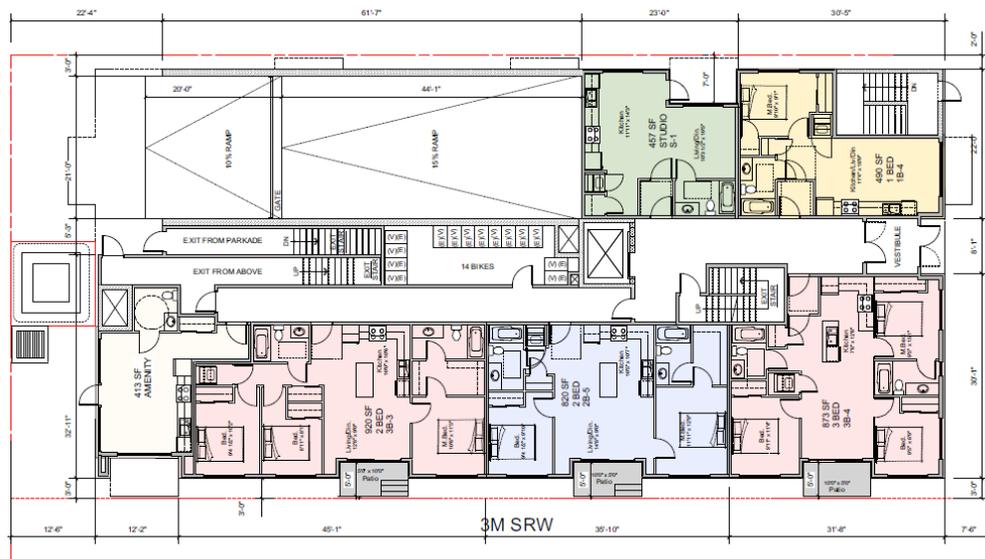
# 2075 West 12th Avenue FORM OF DEVELOPMENT

For a complete set of application drawings visit:  
<http://rezoning.vancouver.ca/applications/2075w12th/index.htm>

## Site Plan



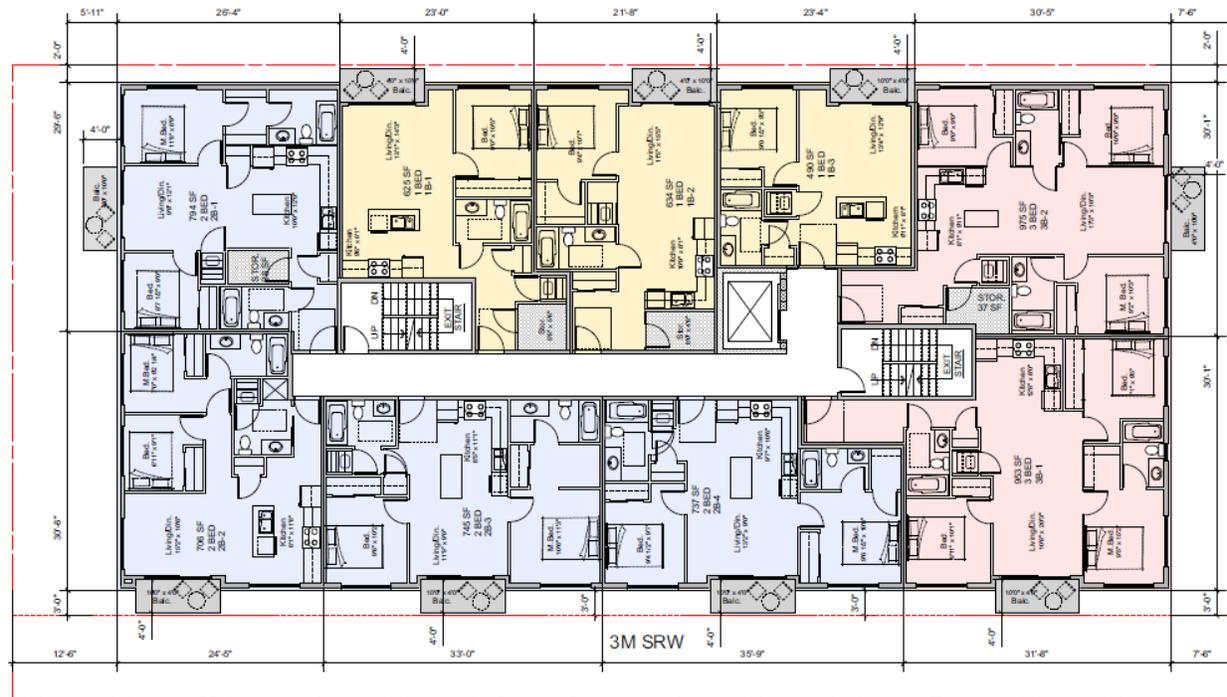
## Ground Floor



Level 2



Level 3



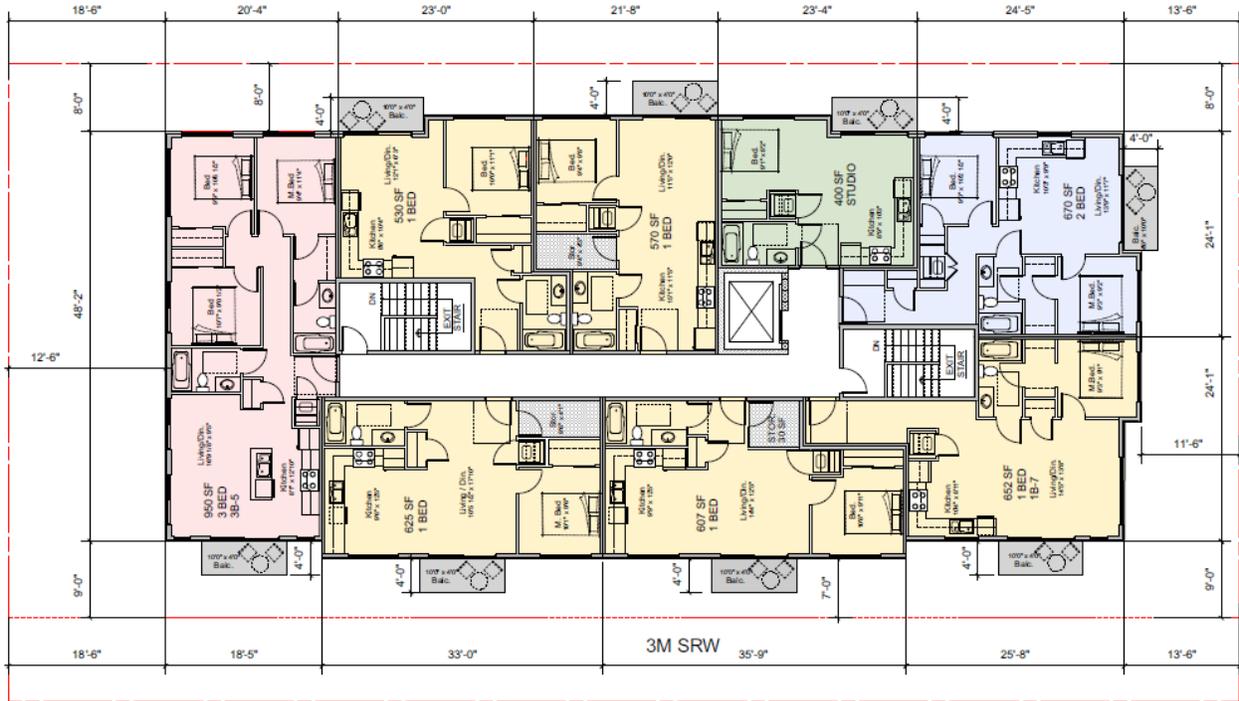
Level 4



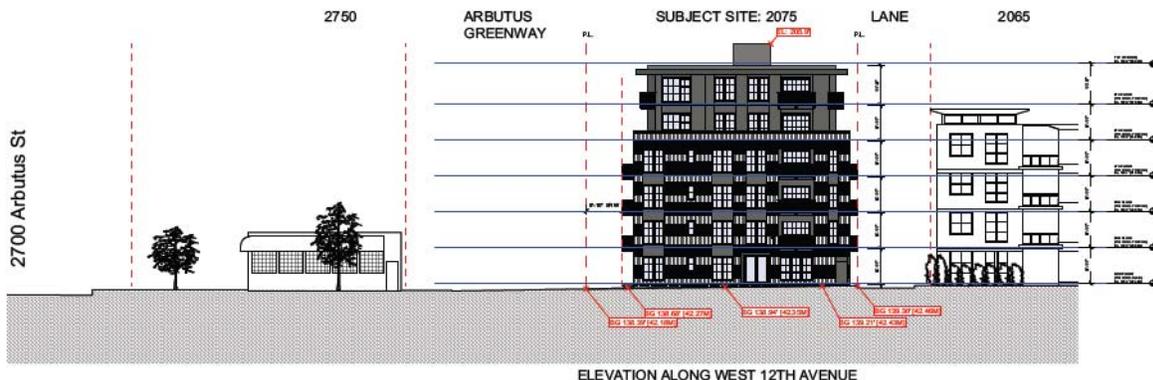
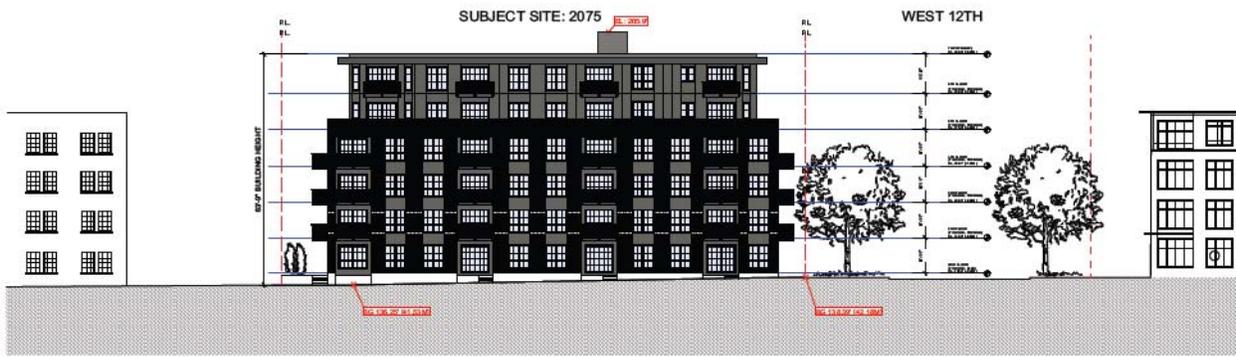
Level 5



Level 6



Elevations Along Arbutus Greenway and West 12th Avenue



### West Elevation



### East Elevation



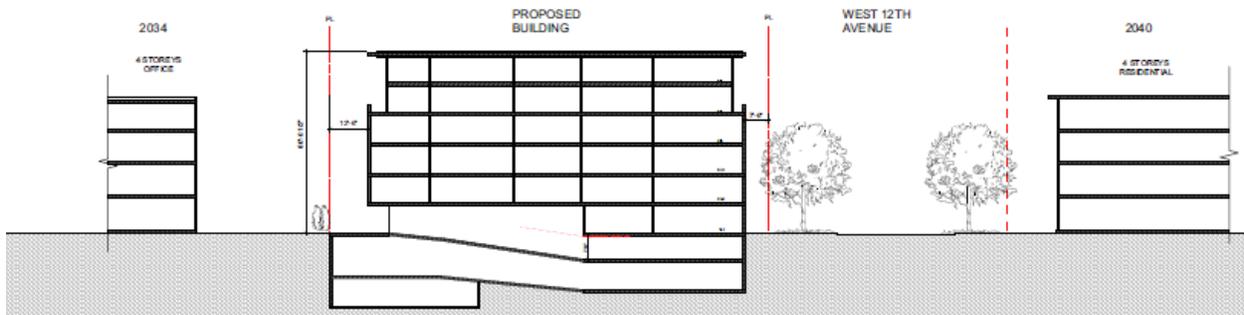
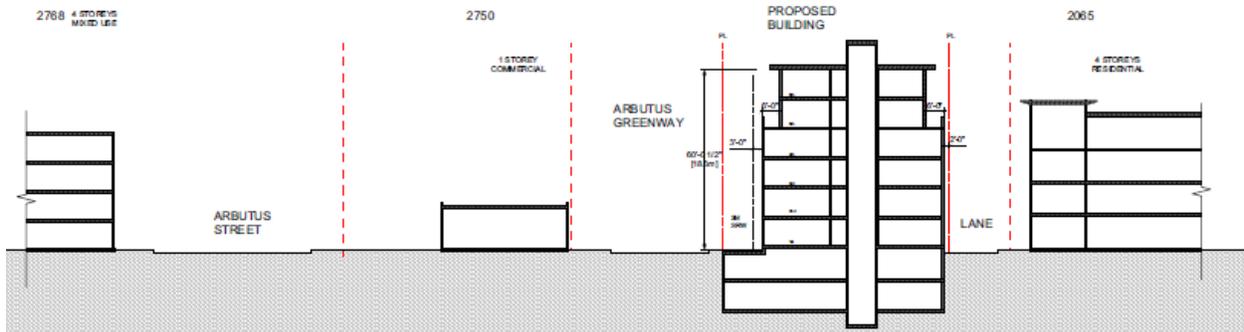
### North Elevation



### South Elevation



### Cross-Sections



2075 West 12th Avenue  
PUBLIC BENEFITS SUMMARY

**Project Summary:**

Six-storey rental housing building above two levels of underground parking.

**Public Benefit Summary:**

The proposal would provide 48 dwelling units secured as market rental housing for the life of the building or 60 years, whichever is longer. The project also contributes towards DCLs.

|   | Current Zoning | Proposed Zoning |
|---|----------------|-----------------|
| Zoning District   | C-7            | CD-1            |
| FSR (site area = 1,011 m <sup>2</sup> / 10,881 sq. ft.) | 2.25           | 3.5             |
| Floor Area (sq. ft.)                                    | 24,482         | 37,748          |
| Land Use  | Commercial     | Residential     |

| Public Benefit Statistics                |  | Value if built under Current Zoning (\$) | Value if built under Proposed Zoning (\$) |
|--|--|--|---|
| Required*                                | DCL (Citywide)                               | \$382,413                                | \$589,624                                 |
|  | Public Art                                   |  |   |
|  | 20% Social Housing                           |  |   |
| Offered (Community Amenity Contribution) | Childcare Facilities                         |  |   |
|  | Cultural Facilities                          |  |   |
|  | Green Transportation/Public Realm            |  |   |
|  | Heritage (transfer of density receiver site) |  |   |
|  | Affordable Housing                           |  |   |
|  | Parks and Public Spaces                      |  |   |
|  | Social/Community Facilities                  |  |   |
|  | Unallocated                                  |  |   |
|  | Other  |  |   |
| <b>TOTAL VALUE OF PUBLIC BENEFITS</b>    |  | <b>\$382,413</b>                         | <b>\$589,624</b>                          |

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

48 units of rental housing 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 Citywide DCL, revenues are allocated into the following public benefit categories: Replacement Housing (36%); Transportation (25%); Parks (18%); Childcare (13%); and Utilities (8%).

2075 West 12th Avenue  
APPLICANT AND PROPERTY INFORMATION

Property Information

| Address               | Property Identifier (PID) | Legal Description  |
|-----------------------|---------------------------|--|
| 2075 West 12th Avenue | 014-181-002               | Lot 4 (Reference Plan 5178) of Lot A, Block 385, District Lot 526, Plan 1949 |

Applicant Information

|                          |                                    |
|--------------------------|------------------------------------|
| Applicant/Architect      | Yamamoto Architecture Inc.         |
| Developer/Property Owner | Strand Arbutus Development Limited |

Development Statistics

|                                     | Permitted Under Existing Zoning         | Proposed  |
|-------------------------------------|---|---|
| Zoning                              | C-7                                     | CD-1  |
| Site Area                           | 1,010.9 m <sup>2</sup> (10,881 sq. ft.) | 1,010.9 m <sup>2</sup> (10,881 sq. ft.)   |
| Land Use                            | Commercial                              | Residential   |
| Maximum FSR                         | 2.25                                    | 3.5   |
| Maximum Height                      | 13.7 m (45 ft.)                         | 20.0 m (65.7 ft.)   |
| Floor Area                          | 2.275 m <sup>2</sup> (24.482 sq. ft.)   | Total: 3,507 m <sup>2</sup> (37,748 sq. ft.)<br>Open Balconies: 171 m <sup>2</sup> (1,846 sq. ft.) (5%) |
| Parking, Loading and Bicycle Spaces | As per Parking By-law                   | As per Parking By-law   |