

SUMMARY AND RECOMMENDATION

6. REZONING: 8615 Laurel Street

Summary: To rezone 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 secured market rental housing units. A height of 20.1 metres (66 feet) and a floor space ratio (FSR) of 2.50 are proposed.

Applicant: Domus Homes; Birmingham and Wood

Referral: This item was referred to Public Hearing at the Regular Council Meeting of October 17, 2017.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- 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 secured market rental housing units, generally as presented in Appendix A of the Policy Report dated October 3, 2017, entitled "CD-1 Rezoning: 8615 Laurel Street", be approved subject to the following conditions:

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 Rezonings* (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.

- B. THAT, if Council approves in principle this rezoning and the Housing Agreement described in section (c) of Appendix B of the Policy Report dated October 3, 2017, entitled "CD-1 Rezoning: 8615 Laurel Street", the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Community Services.

- C. THAT 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.

[RZ - 8615 Laurel St]