



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: January 16, 2018
Contact: Susan Haid
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Meeting Date: January 30, 2018

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning and Heritage Designation: 6 West 17th Avenue
(Turner Dairy)

RECOMMENDATION

- A. THAT the application by ASIR Studio on behalf of Durabilt Holdings Ltd., the registered owner, to rezone 6 West 17th Avenue [*Lots 12 and 13, Block 524, District Lot 526, Plan 2354; PIDs: 014-202-387 and 014-202-425 respectively*] from RS-7 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.75 to 1.56 FSR to permit the conversion, rehabilitation and protection of the existing dairy building, the hanging roof truss of the stables building and infill residential development containing a total of 13 dwelling units, be referred to a Public Hearing, together with:

- (i) plans prepared by ASIR Studio, received on April 19, 2017;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions contained in Appendix B;

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

- B. THAT subject to the approval in principle of the rezoning, the existing building known as the Turner Dairy (the "heritage building") at 6 West 17th Avenue [*Lots 12 and 13, Block 524, District Lot 526, Plan 2354; PIDs: 014-202-387 and 014-202-425 respectively*] be added to the Vancouver Heritage Register in the 'C' evaluation category.

- C. THAT, if the application to rezone set out in Recommendation A is referred to a Public Hearing, the heritage designation of the heritage building's exterior and the interior hanging roof truss system at 6 West 17th Avenue [*Lots 12 and 13, Block 524, District Lot 526, Plan 2354; PIDs: 014-202-387 and 014-202-425 respectively*] as protected heritage property be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to bring forward the Heritage Designation By-law generally as set out in Appendix C for consideration at the Public Hearing.

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

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

- E. THAT Recommendations A to D 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 the expenditures of funds or incurring of costs is at the sole risk of the person making the expenditures or incurring the costs;
- (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 the 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 two parcels located at 6 West 17th Avenue from RS-7 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit adaptive reuse of the heritage building, retention of the hanging roof truss of the former stable building, and two residential infill buildings. The application is being considered under Council's *Heritage Policies and Guidelines* including the Heritage Action Plan. The proposal includes a total of 13 dwelling units, 13 parking spaces and 18 bicycle spaces.

The site is located within the Cambie Village neighbourhood of the Cambie Corridor Phase 3 planning area. Council approved an interim rezoning policy which identifies circumstances where city-wide benefits, such as projects proposing protection of heritage buildings, may be considered while Phase 3 planning is underway. The application meets the intent of this policy. The site is also within the *Riley Park/South Cambie (RPSC) Community Vision*, which includes various directions related to this application including support for infill, townhouse housing, and heritage retention.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- Heritage Action Plan (2013)
- Heritage Policies and Guidelines (1986, last amended 2002)
- Policy of Consideration of Rezoning Applications and Heritage Revitalization Agreements During Cambie Corridor Phase 3 Planning Process (2015)
- Riley Park/South Cambie (RPSC) Community Vision (2005)
- Housing Vancouver Strategy (2017)
- Green Buildings Policy for Rezoning (2009, last amended 2017)
- Urban Forest Strategy (2014)
- Community Amenity Contributions Through Rezoning (1999, last amended 2017)
- High-Density Housing for Families with Children Guidelines (1992)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)

REPORT

Background/Context

1. Site and Context

This 1,106.7 sq. m (11,912 sq. ft.) site, composed of two tied lots, is located on the southwest corner of Ontario Street and 17th Avenue (see Figure 1) with 42 m (138 ft.) of frontage on Ontario Street and 27 m (88 ft.) on 17th Avenue. Surrounding the site are detached houses. To the north is a mix of RT-5 and RM-4N, which respectively allow for a mix of duplex and apartment housing forms. One block to the northwest of the site are Mount Pleasant Park and Simon Fraser Elementary School.

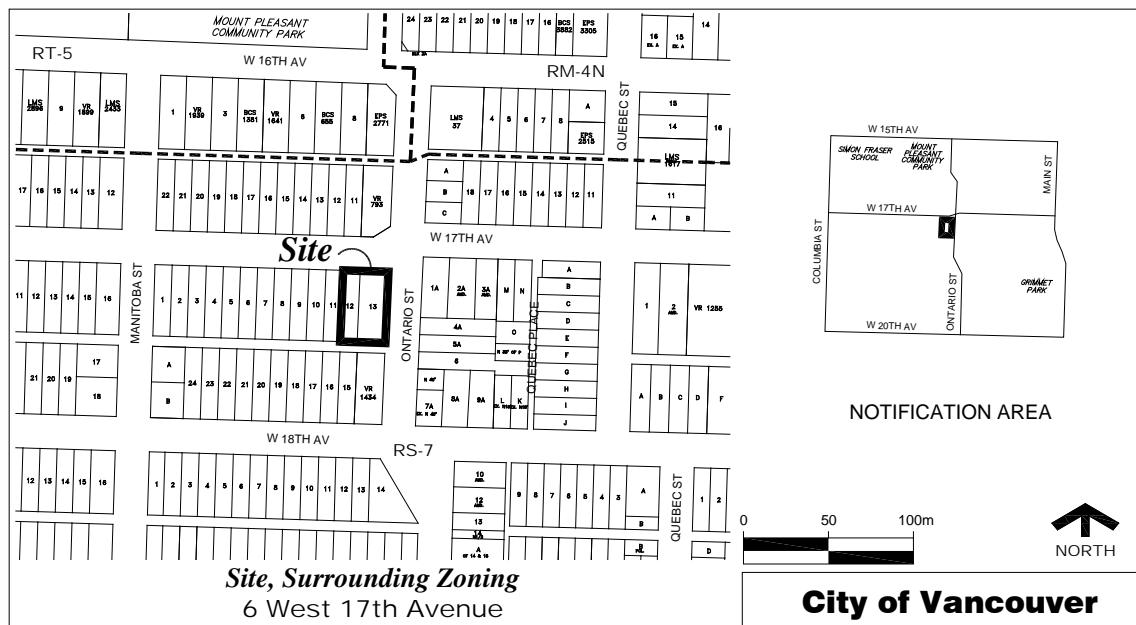
The site is adjacent to the Ontario Street bike route and within a five to ten minute walk of regular bus service along Cambie and Main Streets. The site is within the overall study area for the Cambie Corridor Phase 3 planning program and, more specifically, in the Cambie Village sub-area. The Council-approved Scope of Work for the Phase 3 planning program identified the Cambie Village area as unique, noting that heritage and character retention strategies would be reviewed in Phase 3, in alignment with ongoing Heritage Action Plan work currently underway.

The site includes Turner Dairy, comprised of three existing and interconnected structures: the original dairy processing and administration area (built in 1913), a stabling area (built in 1914), and a warehouse section. The stabling area includes an intact hanging roof truss system which is to be retained and protected. Several different dairies operated on the site until 1931, after which the site has seen continuous manufacturing uses including production of jam, luggage, cases, handbags, books, and wax candles.

Turner Dairy is a surviving example of early mixed-use buildings built during the boom before the First World War. The dairy building is a good example of vernacular, industrial buildings of the Edwardian period. The significance and condition of the site's heritage elements have been reviewed by the Vancouver Heritage Commission, which supported the addition of the

heritage building and hanging roof truss of the stable building to the Vancouver Heritage Register in the 'C' evaluation category.

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



2. Policy Context

Heritage Policies and Guidelines -The *Heritage Policies and Guidelines* state that resources listed on the Vancouver Heritage Register have heritage value and that such resources should be preserved where possible. The heritage building is not currently listed on the Vancouver Heritage Register. It is recommended that Council add the heritage building and hanging roof truss to the Register and approve the heritage designation of the heritage building's exterior and the interior hanging truss system, which would protect them from demolition or removal, and from alterations which would affect their heritage value and character.

In 2013, Council approved the *Heritage Action Plan* to respond to citizens' and Council's desire to support heritage conservation in Vancouver. A number of key actions were identified and endorsed including the use of all available tools (including rezoning) to conserve the City's heritage resources.

Riley Park/South Cambie (RPSC) Community Vision - In 2005, Vancouver City Council approved the *Riley Park/South Cambie (RPSC) Community Vision*. The document provides direction on a range of issues in the neighbourhood, such as housing, heritage, parks and community safety. The *RPSC Community Vision* includes support for projects involving heritage retention, infill and townhouse housing forms.

Policy of Consideration of Rezoning Applications and Heritage Revitalization Agreements During Cambie Corridor Phase 3 Planning Process - In 2015, Council approved an interim rezoning policy to identify the types of development projects that may be considered while

Phase 3 planning is underway. This interim rezoning policy includes applications for projects that support specific city-wide policy objectives, including heritage retention.

Family Room: Housing Mix Policy for Rezoning Projects - In 2016, Council adopted the *Family Room: Housing Mix Policy for Rezoning Projects*, updating family unit requirements for new rezoning applications to provide a minimum of 35% of total units as suitable for families, including a minimum of 25% two-bedroom units and a minimum of 10% three-bedroom units. Staff note that 85% of the units are proposed as family units, exceeding the policy requirements.

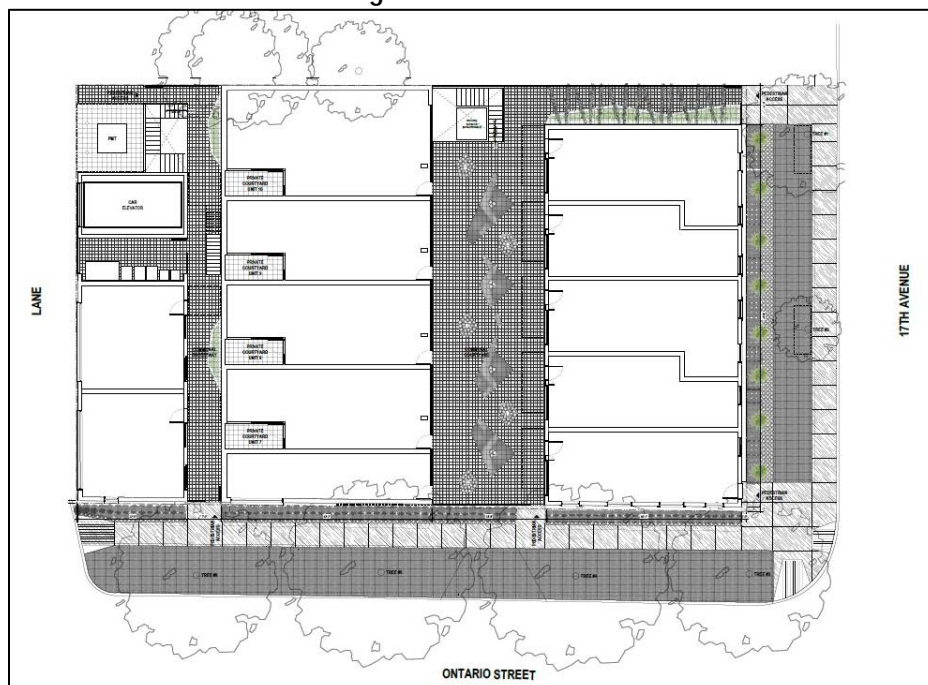
High-Density Housing for Families with Children Guidelines - The proposal includes a courtyard space that is shared by building residents. An application has been included in Appendix B seeking a small outdoor children's play area in the courtyard, in line with the *High Density Housing for Families with Children Guidelines*. Given the relatively small size of the proposal, staff support the provision of a small children's play area.

Strategic Analysis

1. Proposal

The application proposes to rezone two lots located at 6 West 17th Avenue from RS-7 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District for a residential development with an overall density of 1.56 FSR. The proposal includes protection and rehabilitation of the existing dairy building with alterations and additions to facilitate the conversion from industrial to residential use. The proposal includes a total of 13 residential units (2 one-bedroom, 5 two-bedroom, 5 three-bedroom, and 1 four-bedroom) and a maximum building height of 10.7 m (35 ft.). 13 vehicle parking spaces are proposed as well as 18 bicycle spaces, all underground and accessed from the lane.

Figure 2 - Site Plan



2. Land Use and Density

The proposed residential land use is consistent with the surrounding, predominantly single-family residential context. The site, if developed under existing RS-7 zoning, could be developed as two parcels, each with a single-family dwelling, secondary suite, and laneway house. The permitted floor space for a new one family dwelling with or without a secondary suite is 0.70 FSR with an additional 0.16 FSR permitted for a laneway house, for a total of 0.86 FSR per site. Alternatively, as a single parcel, the site meets the minimum site area for multiple dwelling and could be developed with a new multiple dwelling building with 6 dwelling units. The permitted floor space for a new multiple dwelling is 0.75 FSR.

The *RPSC Community Vision* provides direction for infill housing, as well as for the retention of heritage and character buildings. The proposed density is 1.56 FSR, which is lower than the 1.82 FSR indicated in the application package. Technical review by staff found that the rezoning application package overestimated the proposed FSR and that the actual FSR represented in the rezoning application package presented to staff and to the public is 1.56.

The proposed density of 1.56 FSR is higher than the surrounding single-family neighbourhood and slightly higher than the nearby RM-4N zoning, which permits up to 1.45 FSR. The existing built footprint of Turner Dairy precedes adoption of the Zoning and Development By-law and the proposal would maintain this historic condition. Staff support the proposed density in light of the pre-existing building footprint, the retention and conservation of heritage elements, and the provision of new housing choices and diversity in proximity to neighbourhood amenities and transit.

3. Form of Development (Refer to drawings in Appendix E)

The application includes protection and rehabilitation of the existing Turner Dairy building consistent with its historical character, with alterations and additions to facilitate the conversion from industrial to residential use. The existing Turner Dairy building consists of a series of contiguous structures added incrementally to the site over the years. The overall building footprint currently occupies the full site. The proposal includes opening up of sections of the existing building footprint to provide a central communal courtyard and a breezeway (see Figure 2). Thirteen townhouse units are provided through the conversion: ten units are arranged in two rows of five units with entries from the central courtyard and a third row of three units is located along the lane with entries via the breezeway. The courtyard and breezeway openings assist in breaking up the monolithic nature of the existing building form, as well as providing social spaces and bringing daylight into the project.

The front row of five townhouse units, facing 17th Avenue, is contained within the existing two-storey structure with a third storey addition that is setback from the street edges along 17th Avenue and Ontario Street to reduce its visual prominence. Contemporary bay window elements are proposed to be added to the townhouse elevations facing the courtyard to provide further architectural definition of each unit, as well as additional daylighting. Roof decks at the third level provide private outdoor amenity space for the units. An older addition at the side of the existing structure currently encroaches on the neighbouring single-family lot to the east. This addition will be removed which will provide an improved setback of eight feet from the adjacent lot.

Figure 3 - Perspective (17th and Ontario looking southwest)



Both the front and central rows of townhouses have entries facing the new open courtyard which also provide the opportunity for common amenity space. The central row of five two-storey units is inserted in between the existing long span trusses of the original stable in this location. Four private courtyard light wells are created between these units which also bring daylight into the units and highlight the existing heritage truss as an architectural feature.

The rear row of three townhouses, facing the lane, is new construction, noting that the existing structure in this location is a later addition and will not be retained. The rear townhouses are three storeys in height. A condition of rezoning requires that setbacks be provided at the third storey to reduce the apparent height of the new townhouses at the lane edge.

The proposal represents a unique re-use of the existing Turner Dairy structure. The appearance of the building will be improved with restoration of original historical character and the open courtyard and breezeway will provide a more vibrant and active interface with the public realm along 17th Avenue, as well as a common amenity for residents. The building additions are compatible with the original form, and conditions of rezoning are provided to improve compatibility with adjacent sites and across the lane. Staff support the form of development and recommend approval of the application, subject to conditions outlined in Appendix B

4. Heritage Designation

Heritage Value and Character

The Turner Dairy building, constructed in 1913-1914, is a rare surviving example of a purpose-built dairy building serving as a bottling plant, retail location and delivery truck-based distribution centre for dairy products from 1914 to 1931. Local dairies that operated from these premises were Turner's Dairy, as well as Edenbank, Ayreshire, and Associated dairies. The facility was a jam manufacturing operation until 1946 when the Izen

family purchased the site and manufactured leather goods under the name Durabilt for the next 50 years.

The building is valued as a good example of a vernacular, industrial building of the Edwardian period, with its simple, symmetrical, restrained appearance and straight fronts. Typical of the Edwardian era, the building features old growth, woodframe construction and finishes which reflect the wood products produced in local sawmills. Its industrial features include a hanging truss system to enable a large, clear span for the purpose-built stabling area, which later functioned as both a factory and a warehouse space. While the exterior has been clad in vinyl siding and windows have been replaced, the interior is mostly intact.

Figure 4 - Dairy Building



The Vancouver Heritage Commission reviewed and supported the proposal on June 19, 2017 (see Appendix D). It is proposed to add the heritage building to the Vancouver Heritage Register in the 'C' evaluation category and designate the building exterior and interior hanging truss system as protected heritage property.

Compatibility with Community Planning Objectives and Zoning

The heritage elements are located in the RS-7 zoning district within the Cambie Corridor Phase 3 Planning Program study area. The *Policy of Consideration of Rezoning Applications and Heritage Revitalization Agreements During Cambie Corridor Phase 3 Planning Process* supports consideration of retention and protection of heritage resources throughout the Corridor.

Condition of Heritage Building and Conservation Approach

Although currently clad in vinyl siding and having had its windows replaced, the heritage building is in excellent condition and almost completely intact on the interior. The continued manufacturing use is no longer viable and conversion to residential use is proposed, which presents some challenges. The proposal makes use of the existing windows and doors for the unit layouts on the visible facades so that the industrial character of the building can be retained as much as possible. Original wood clapboard siding will be reinstituted.

In the stabling area, the trusses will be retained and used to demise the dwelling units. The trusses will be visible once the redevelopment is finished. The rear section of the building at the lane is simpler in construction and has been modified. The current floor level is below the lane level and creates significant challenges for vehicular access. It is proposed to rebuild the rear portion to allow for viable uses and access at the rear of the site.

While conversion of an industrial/manufacturing building to residential uses is always challenging, the proposed conservation approach is consistent with best conservation practices.

Figure 5 - Hanging Roof Truss



Financial Support to Enable Heritage Designation and Conservation

As noted below under Public Benefits and Financial Implications, the applicant has voluntarily offered to retain and designate the heritage elements, consisting of the dairy building and the hanging roof truss of the stable building, of 6 West 17th Avenue. Staff are satisfied that no additional financial support is required to enable the proposed heritage designation and conservation.

5. Transportation and Parking

Vehicle and bicycle parking are provided within one level of underground parking, accessed via a car elevator from the rear lane. The application proposes 13 parking spaces and 18 bicycle storage spaces which would be provided in accordance with the Parking By-law. Engineering Services has reviewed the application and have no objections to the proposed rezoning provided that the applicant satisfies the conditions included in Appendix B.

6. Environmental Sustainability

The *Green Buildings Policy for Rezoning*s (last amended by Council on February 7, 2017) requires that residential rezoning applications satisfy either the near zero emissions buildings or low emissions green buildings conditions within the policy. The new requirements are mandatory for all rezoning applications received after May 1, 2017. Applications received prior to May 1, 2017, may choose to meet this updated version of the policy or the preceding version.

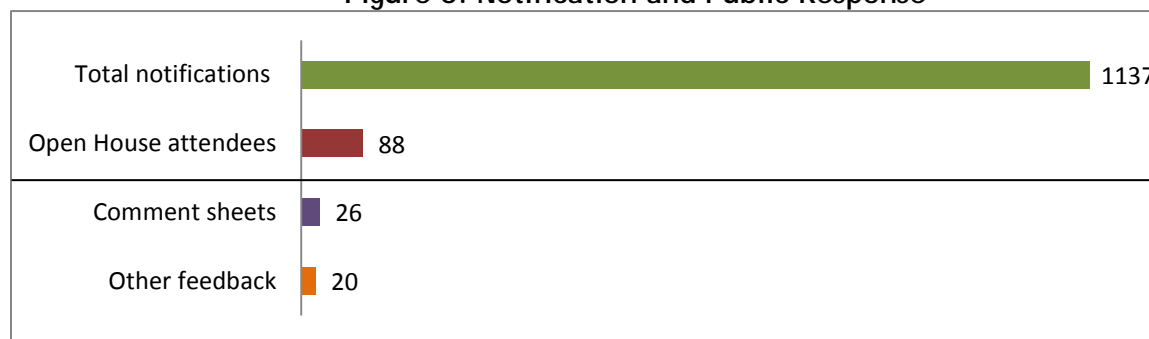
This application, received prior to May 1, 2017, has opted to satisfy the preceding version of the *Green Buildings Policy for Rezoning*s, which requires rezoning applications achieve a minimum of LEED® Gold rating, with targeted points for water efficiency and stormwater management and a 22% reduction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

Where a project includes heritage retention, heritage components can be exempted from one or all of the requirements of the *Green Buildings Policy for Rezoning*s. Reasonable design efforts are expected to improve green performance where appropriate while respecting heritage aspirations and promoting heritage retention.

PUBLIC INPUT

Pre-application Open House - The applicant held an open house at the subject site on June 22, 2016. Approximately 106 people attended the open house. The proposal at the time consisted of 13 dwelling units and seven parking spaces. A number of comments were generally supportive of the proposal. Concerns were raised with regards to parking, density, the proposed unit sizes and building height, as well as a desire for more community integration with the proposal. The applicant revised the proposal to add six additional parking spaces and submitted an application to staff on April 19, 2017.

Public Response - The City of Vancouver Rezoning Centre webpage included notification and application information as well as an online comment form. A rezoning information sign was also posted on the site. A community open house was held for this application from 5-8 pm on June 28, 2017 at the subject site. Staff, the applicant team, and a total of approximately 88 people attended the open house.

Figure 6: Notification and Public Response

Public Response - Public commentary received by staff spans a broad number of topics, including:

- Traffic, congestion and safety - Concern regarding increased local vehicle traffic and congestion on nearby streets, exacerbating local safety concerns.
- Parking - Concern that residents will not use the car elevator provided, leading to additional pressure on local on-street parking.
- Heritage - A mix of views regarding the heritage value of Turner Dairy were expressed, with some supportive of preservation and others questioning the building's heritage merit.
- Design - The building design was seen as positive by some, while it was critiqued by others. Particular comments noted that the building setbacks did not match with other nearby buildings.
- General opposition and support - Comments expressing general opposition and others expressing support were received in roughly equal numbers.
- Height, density and local character - Some felt that 13 new units was too dense for the area and that the building was both too tall and out of character. Others expressed support for density and new housing.
- School capacity and community amenities - Neighbours were concerned about school capacity in the area. There was also a desire to see public benefits delivered in the community.
- Desire for retail space - There was an interest in the provision of commercial retail spaces at this location.

Response to Public Comments - Public feedback has assisted staff with assessment of this rezoning application. Response to key feedback is as follows:

- Traffic, congestion and safety - The site is within close proximity to the major north-south bicycle lane on Ontario Street and within walking distance of bus lines on Main and Cambie Streets. Staff note that the proposed 13 dwelling units are anticipated to have a negligible traffic impact on the surrounding streets and lanes. Conditions are included to provide speed humps in the lane to slow lane traffic and to upgrade lighting, including along the Ontario Street frontage, to improve safety and visibility.
- Parking - Parking spaces are provided below grade for future residents of the Turner Dairy site. While 13 vehicle parking spaces are proposed, an additional seven are included as 'tandem' parking spaces, which the Parking By-law does not recognize. When these tandem spaces are included, the total proposed parking provision is 20 vehicle spaces.

- Heritage - Review of the Statement of Significance by the Vancouver Heritage Commission confirmed the heritage value of Turner Dairy.
- Design - Design conditions to increase upper level setbacks are included to address concerns of privacy, overlook and apparent height. Additional design development conditions are included to provide a more sensitive response to the western neighbour.
- Height, density and local character - The proposal retains the existing setbacks and general form which currently exists and has existed for approximately 100 years. Height is limited to 10.7 m (35 ft.), which matches the maximum building height in the surrounding RS-7 zone.
- School capacity and community amenities - In terms of school capacity, planning staff work with the Vancouver School Board (VSB) to provide population projections for the planning for school sites, noting that decisions and timing related to school construction are the responsibility of the Vancouver School Board. A dedicated elementary school site is also provided at Olympic Village, within the Simon Fraser Elementary catchment area. Further, a detailed public benefit strategy is being developed as part of Cambie Corridor Phase 3 planning.
- Desire for retail space - Staff support the residential use, noting its compatibility with the surrounding residential neighbourhood and that no retail space exists on the current site. The proposed site layout would not allow for convenient, safe access from a loading bay to a commercial retail unit.

Overall, public response to the rezoning application has generally been mixed, with a number of specific concerns raised by members of the public as summarized and addressed above. The Vancouver Heritage Commission supported the proposal (see Appendix D). A more detailed public consultation summary is included in Appendix D.

PUBLIC BENEFITS

Public Benefits - Required by By-law or Policy

Development Cost Levies (DCLs) - Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and engineering infrastructure. The site is subject to the City-wide DCL rate which is currently \$168.13 per sq. m (\$15.62 per sq. ft.). DCLs do not apply to alterations to an existing building where the total floor area of the building is not increased, as is the case with the heritage dairy building for this particular application. The rate is applied to the 946.5 sq. m (10,188 sq. ft.) of new floor area. On this basis, a DCL of approximately \$159,135 is anticipated.

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 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 equal to or greater than 9,290 sq. m (100,000 sq. ft.) allocate a portion of their construction budgets to public art or provide cash in lieu as a condition of rezoning. As the proposed floor area is below the minimum threshold, there is no public art contribution from this application.

Public Benefits - Offered by the Applicant

Heritage Benefit - If approved, the application will secure the designation of the heritage dairy building and the hanging roof truss of the stable building. A Conservation Plan, as detailed in Appendix B, will also ensure that, over time, the identified heritage features of the site will be maintained.

Heritage - The owner has offered to conserve and rehabilitate the existing heritage elements and to accept the designation of the heritage building as protected heritage property. If approved, the designation will be effected by enactment of a Heritage Designation By-law and the owner will enter into a Heritage Restoration Covenant which, among other things, will secure the conservation and rehabilitation of the heritage building. The cost to the applicant of the proposed on-site heritage conservation is estimated to be approximately \$800,000.

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 typically 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.

As part of this application, the applicant has offered a total CAC package of \$568,000. To be allocated to the following community needs:

- \$284,000 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Planning area.
- \$227,200 (40%) toward childcare and community facilities in and around the Cambie Corridor Planning area.
- \$56,800 (10%) to the Heritage Conservation Reserve to enable heritage conservation in the City of Vancouver.

The allocations recommended are consistent with the Interim Public Benefits Strategy included as part of the *Cambie Corridor Plan*. Turner Dairy is within the boundaries of the Cambie Corridor, where, as part of Phase 3 planning, a detailed Public Benefits Strategy is currently being developed and anticipated to be forwarded for Council's consideration in early 2018.

Real Estate Services has reviewed the applicant's development pro forma for this rezoning application and have concluded that the CAC offered by the property owner is appropriate and recommend that the offer be accepted.

See Appendix F for a summary of all of the public benefits for this application.

FINANCIAL IMPLICATIONS

As noted in the section on Public Benefits, the applicant has offered the on-site conservation and rehabilitation of the heritage elements estimated at \$800,000. The applicant has also offered a cash CAC of \$568,000, which will be allocated as follows:

- \$284,000 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Planning area.
- \$227,200 (40%) toward childcare and community facilities in and around the Cambie Corridor Planning area.
- \$56,800 (10%) to the Heritage Conservation Reserve to enable heritage conservation in the City of Vancouver.

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

The site is within the Citywide DCL District. It is anticipated that the project will generate approximately \$159,135 in DCLs.

CONCLUSION

Assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site and neighbourhood context. Staff support the application that includes housing units suitable for families with children in addition to preserving the existing heritage dairy building and the hanging roof truss of the former stable building. The proposed heritage retention and preservation elements of the application are also generally consistent with Council Heritage Policies and Guidelines.

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 and Heritage Designation By-law generally as set out in Appendix A and Appendix C, respectively. Further it is recommended that, subject to the public hearing, the application including the form of development, as shown in plans in Appendix E, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

6 West 17th Avenue (Turner Dairy)
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 the By-law No. 3575.

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

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ().
- 2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Multiple Dwelling; and
 - (b) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of Use

3. The design and layout of at least 35% of the dwelling units must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be two-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be three-bedroom units;
 - (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

Floor Area and Density

- 4.1 Computation of floor space ratio must assume that the site area is 1,106.7 m², being the site area at the time of the application for the rezoning application evidenced by this By-law, and before any dedications.
- 4.2 The floor space ratio for all uses must not exceed 1.56.
- 4.3 Computation of floor area must include all floors of all buildings, having a minimum ceiling height of 1.2 m, including earthen floors and accessory buildings, both above and below ground level, measured to the extreme outer limits of the buildings.
- 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 floor area of all such exclusions must not exceed 12% of the residential floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 4.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 4.6 The use of floor area excluded under section 4.4 and 4.5 must not include any use other than that which justified the exclusion.

Building Height

5. Building height, measured from base surface, must not exceed 10.7 m.

* * * * *

**6 West 17th Avenue (Turner Dairy)
PROPOSED CONDITIONS OF APPROVAL**

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

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the prepared form of development be approved by Council in principle, generally as prepared by ASIR Studio on behalf of Turner Dairy Developments, and labeled “Received April 19, 2017 Rezoning – PDS”, 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 for the following:

Urban Design

- 1. Design development to reduce the apparent height of the townhouse building at the lane.

Note to Applicant: A 6 ft. setback should be provided at the south elevation, in addition to the proposed spacing between the units at the third storey.

- 2. Design development to improve the interface with the public realm along West 17th Avenue.

Note to Applicant: Reduce height of the gates at the courtyard entry to no more than 3 ft. to ensure a visually permeable connection between the private and public realm. The breezeway may be secured and gated, noting that the enclosure at the street edge should be highly transparent.

- 3. Design development to the breezeway to improve daylighting of the space.

Note to Applicant: The breezeway should be an open space with no significant obstructions. Delete the deck and stair projections into the breezeway, and provide entry to Unit 13 at the ground floor. Entry canopies may be provided for each unit.

- 4. Design development to provide improved daylighting of units facing the breezeway, while also considering privacy and overlook.

Note to Applicant: Provide additional windows adjacent the breezeway where possible, including at the private light wells. The design of the windows, including sill height, screening or translucent glazing, should be considered to reduce overlook issues.

5. Design development to reduce potential overlook impact from the roof deck to the adjacent site to the west.

Note to Applicant: Provide landscape screening at the western edge of the roof deck at Unit 5.

6. Design development to the west setback and path to improve compatibility with the adjacent site.

Note to Applicant: A substantial landscape border should be provided as a buffer to the adjacent front yard. The height of the west fence and gate should not exceed 3.5 ft.

7. Design development to improve the visibility of the entries to the ground-oriented units.

Note to Applicant: This can be achieved by adding canopies, as well as feature glazing or cladding and lighting.

8. Design development to provide private and common outdoor space, including a children's play area, consistent with the expectations of the *Guidelines for High-Density Housing for Families with Children*;

Note to Applicant: The courtyard is noted as communal and should incorporate children's play space. Play equipment is not required, but a soft surface play area and a variety of landscape/play features which provide creative play opportunities for a range of ages is encouraged. Each unit should also have private outdoor space of a size commensurate with the type of unit, as determined by the number of bedrooms.

9. Design development to provide high-quality and durable exterior finishes consistent with the rezoning application.

Note to Applicant: The intent is to maintain the proposed quality in all aspects, including but not limited to appearance, durability, and performance. Milled siding, including the original siding, should be used where possible.

10. Design development to retain the existing historic elevator in the courtyard as an architectural feature.

11. The proposed unit mix, including 2 one-bedroom units (15%), 5 two-bedroom units (38%), 5 three-bedroom units (38%) and 1 four-bedroom unit (8%), 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 25% two-bedroom and 10% three-bedroom units.

12. Submission of a bird-friendly strategy for the design of the building is encouraged in the application for a development permit.

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

Crime Prevention through Environmental Design (CPTED)

13. 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

14. Resolution of the conflict between the proposal and the three trees on the neighbouring site, labelled as #7, 8 and 9 on the arborist tree plan.

Note to Applicant: The arborist report states the trees are not in good structural condition and could become unstable with the proposed foundation demolition work. To facilitate the project, removal of the trees would be supported subject to the provision of written neighbour consent letter(s) to accompany the tree removal/replacement application. In the event that a letter of consent cannot be obtained from the adjacent owner, design development and further arborist consultation will need to demonstrate retention of the trees.

15. Design development to locate site utilities and vents onto private property and integrated discreetly into the building, avoiding landscaped and common areas.
16. Provision of a detailed landscape plan illustrating soft and hard landscape treatment.

Note to Applicant: Plant material should be clearly illustrated on the landscape plan and keyed to a standard 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 landscape/grades and public utilities such as lamp posts, hydro poles and fire hydrants.

17. Provision of a tree plan.

Note to Applicant: Provide a tree plan that is separate from the landscape plan and consistent with the survey and arborist report. The scaled plan should be accurate and clearly illustrate all trees to be removed and retained, including off-site trees and any necessary tree protection barriers. Tree replacements can be shown on the proposed landscape planting plans.

18. Illustration of any measures that support integrated rainwater management that may include absorbent landscapes, soil volumes and detention technology.

Note to Applicant: A brief written rationale should be provided to describe the approach to rainwater management.

19. Provision of large scale, dimensioned landscape sections (typical) through planted areas.

Note to Applicant: The sections should include the planter materials, tree stem, canopy and root ball, including the slab-patio-planter relationship, the lane interface, common areas and upper patios.

20. Provision of high-efficiency irrigation for all planted areas and individual hose bibs for all private patios of 9.3 sq. m (100 sq. ft.) or larger.

Note to Applicant: Provide a separate partial irrigation plan (one sheet size only) that illustrates symbols for hose bib and stub out locations. There should be accompanying written notes on the same plan and/or landscape plan describing the intent and/or standards of irrigation.

Sustainability

21. Provision of a deconstruction plan for demolition of existing buildings on site to divert at least 75% of demolition waste (excluding materials banned from disposal) from the landfill.

Note to Applicant: The deconstruction plan should be provided at the time of development permit application. The plan must be specific about materials that are being diverted. A template plan is available for reference.

22. Confirmation that the application is on track to meeting the *Green Buildings Policy for Rezoning*s including a minimum of LEED® Gold rating, with a minimum of 63 points in the LEED® rating system, 1 point each for water efficiency and stormwater management, and a minimum of 6 points under Optimize Energy Performance.

Note to Applicant: Provide a LEED® checklist and sustainable design strategy outlining how the proposed points will be achieved, a letter of confirmation from an accredited professional confirming that the building has been designed to meet these goals, and a receipt including registration number from the

CaGBC. The checklist, registration number and strategy should be incorporated into the drawing set. Application for certification of the project will also be required under the policy. Changes to the existing building should be considered with respect to improved energy performance and recycled materials and be included in the heritage conservation plan and documentation.

23. In lieu of the requirements outlined in Condition 22, the applicant may choose to meet the requirements of the *Green Buildings Policy for Rezoning* (amended February 7, 2017), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Building are summarized at: <http://guidelines.vancouver.ca/G015.pdf>.

Engineering

24. Clarification is required as to whether the frame for the second floor horizontal window for units 11, 12 and 13 is proposed to encroach into the lane. There should be no encroachment over the property line.

Note to Applicant: Pages A2.2 and A3.0 in the drawing booklet indicate the potential encroachment over the property line.

25. Show City building grades on the site plan and provide additional design grades at all entries along the property lines.
26. Clarification of proposed grades for all existing entries intended to remain. It appears that existing entries will not be able to meet building grades and may require steps or ramping to meet adjacent sidewalks and City building grades. Clarification of grades is required.
27. Adjustment or relocation of the proposed connector sidewalk on 17th Avenue to avoid conflict with existing street trees to the west of the site.
28. 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. Confirmation that the existing gas service on Ontario Street is to be relocated or set back behind the property line.
29. A review of the existing street tree locations, scale and size of trees to determine if the proposed building location will have a negative impact on retention of the trees and a review to determine a construction methodology that will ensure the protection of the trees and tree canopies during the construction period and post-occupancy.
30. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:

- (i) Provide a signed letter from the BC Safety Authority which supports the provision of the vehicle elevator/lift device.
- (ii) Design development to improve maneuvering into and out of the car elevator.

Note to Applicant: A widened car elevator may be required.

- (iii) Provision of a review of the parking design by a qualified transportation consultant.

Note to Applicant: This review must analyze vehicle turning movements into and out of the car elevator and show the vehicle turning movements on the submitted plans.

31. Confirmation that disability parking is required for the project and, if so, the following conditions apply:

- (i) Provision of minimum vertical clearance for the car elevator and the underground parking.

Note to Applicant: Updated section drawings are required showing elevations and the vertical clearances labelled on the drawings. 2.3 m of vertical clearance is required for access and maneuvering to disability parking.

- (ii) Design development to improve access to and from the Class A bicycle parking.

Note to Applicant: Class A bicycle parking at grade is preferred over the use of the car elevator.

CONDITIONS OF BY-LAW ENACTMENT

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

Engineering Services

- 1. Consolidation of Lots 12 and 13, Block 524, District Lot 526, Plan 2354 to create a single parcel.
- 2. Release of Indemnity Agreement 3357M (commercial crossings) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition.

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 are provided.
 - (i) Provision of adequate water service to meet 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 a standard concrete lane crossing on the west side of Ontario Street at the lane south of 17th Avenue.
 - (iv) Provision of speed humps in the lane south of 17th Avenue between Ontario and Manitoba Streets. The number and location of speed humps is to be determined by the General Manager of Engineering Services.
 - (v) Provision of new 1.83 m (6 ft.) CIP light broom finish concrete sidewalk with saw cut joints adjacent the site on Ontario Street.
 - (vi) Removal of the existing boulevard crossing on Ontario Street and provision of full height curb, gutter and sidewalk in its place.
 - (vii) Upgraded street lighting adjacent the site frontages to current standards including review of the existing lighting to determine its adequacy and a lighting design as required.

- (viii) Should the existing sidewalks on 17th Avenue adjacent the site be significantly damaged during construction activities then the sidewalk is to be replaced to current City standards consisting of a minimum of 1.8 m wide concrete walks or a width directed by the General Manager of Engineering Services with a light broom finish and saw cut joints. Replacement is to be determined at the sole discretion of the General Manager of Engineering Services.
- 4. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to 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.

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.

Heritage

- 5. That the owner enters into a Heritage Restoration Covenant (which will include a Section 219 Covenant, Statutory Right of Way and Equitable Charge) for the rehabilitation and conservation of the Turner Dairy at 6 West 17th Avenue (the heritage building) to the satisfaction of the Director of Planning and the Director of Legal Services, and that the agreement is registered on title to the lands in the Land Title Office to the satisfaction of the Director of Legal Services.

Notes to Applicant:

Please contact James Boldt in the Heritage Group at james.boldt@vancouver.ca regarding the Heritage Restoration Covenant.

The Heritage Designation By-law will be brought forward for consideration by Council for enactment to designate the exterior of the heritage building and the interior hanging roof truss system as protected heritage property prior to enactment of the CD-1 By-law.

The Applicant is to ensure that the consolidation of the lots occurs only after the Heritage Designation By-law is enacted and notice of the designation is put on title.

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 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.

Community Amenity Contribution

7. Pay to the City a Community Amenity Contribution of \$568,000 which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City, and on terms and conditions satisfactory to the Director of Legal Services. The \$568,000 is to be allocated as follows:
- (i) \$284,000 towards the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Riley Park/South Cambie area.
 - (ii) \$227,200 toward childcare and community facilities in and around the Riley Park/South Cambie area.
 - (iii) \$56,800 to the Heritage Conservation Reserve to enable heritage conservation in the City of Vancouver.

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.

* * * * *

**6 West 17th Avenue (Turner Dairy)
DRAFT CONSEQUENTIAL AMENDMENTS**

DRAFT AMENDMENTS TO THE SUBDIVISION BY-LAW NO. 5208

A consequential amendment is required to delete Lots 12 and 13, Block 524, District Lot 526, Plan 2354; PIDs: 014-202-387 and 014-202-425 respectively from the RS-7 maps forming part of Schedule A of the Subdivision By-law.

DRAFT HERITAGE DESIGNATION 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.

1. Council considers that the real property described as:

1. Structure and exterior
envelope and exterior
building materials of the
heritage building, as well as
the interior wood hanging
trusses (Turner Dairy)

6 West 17th
Avenue
Vancouver, B.C.

Lots 12 and 13, Block
524, District Lot 526,
Plan 2354; PIDs: 014-
202-387 and 014-
202-425 respectively

has heritage value or heritage character, and that its designation as protected heritage property is necessary or desirable for its conservation.

2. Council designates the real property described in section 1 of this By-law as protected heritage property under Section 593 of the Vancouver Charter.

* * * * *

6 West 17th Avenue (Turner Dairy)
ADDITIONAL INFORMATION

1. Vancouver Heritage Commission

June 19, 2017

Conservation Review

6 West 17th Avenue (Turner Dairy) Rezoning and Heritage Designation
VHC 'C' proposed

Issues:

- Overall proposal and conservation strategy; and
- Reconstruction of the rear block.

Applicants: Inge Roecker, ASIR Studio
James Burton, Birmingham and Wood Architects

Staff: James Boldt, Heritage Planner

Staff and the applicant team reviewed the application and responded to questions and comments from the Commission.

The following was clarified regarding the development:

- The sliding gate entrance off Ontario will not be for vehicles; and
- The stables are open plan 1.5 storey loft-style units.

MOVED by Commissioner Kim Maust

SECONDED by Commissioner Cassandra Sclauzero

That the Vancouver Heritage Commission supports the rezoning application for the rehabilitation and designation of 6 West 17th Avenue, the Turner Dairy, for adaptive reuse as a residential building, as presented at its meeting on June 19, 2017, noting the following:

- The Commission is excited at the prospect of preserving this historic industrial building in its historic setting that was home to a number of Vancouver's dairies;
- The Commission supports the conservation plan, which focuses on the preservation of the character defining elements, including sighting, massing, rectilinear form, window locations, the stable building and the original trusses of the heritage dairy.
- The Commission recommends that a condition of the rezoning require the use of milled siding, reusing original if possible, on the elevations where the Building By-law does not require non-combustible construction; and,
- The Commission notes that the rear block is being replaced in order to provide offstreet parking.

CARRIED UNANIMOUSLY

2. Public Consultation Summary

Pre-application Open House - The applicant held an open house at the subject site on June 22, 2016. Approximately 106 people attended the open house. The proposal at the time consisted of 13 dwelling units and seven parking spaces. A number of comments were generally supportive of the proposal. Concerns were raised with regards to parking, density, the proposed unit sizes and building height, as well as a desire for more community integration with the proposal. The applicant revised the proposal to add six additional parking spaces and submitted an application to staff on April 19, 2017.

Public Notification

A rezoning information sign was installed on the site on June 6, 2017. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

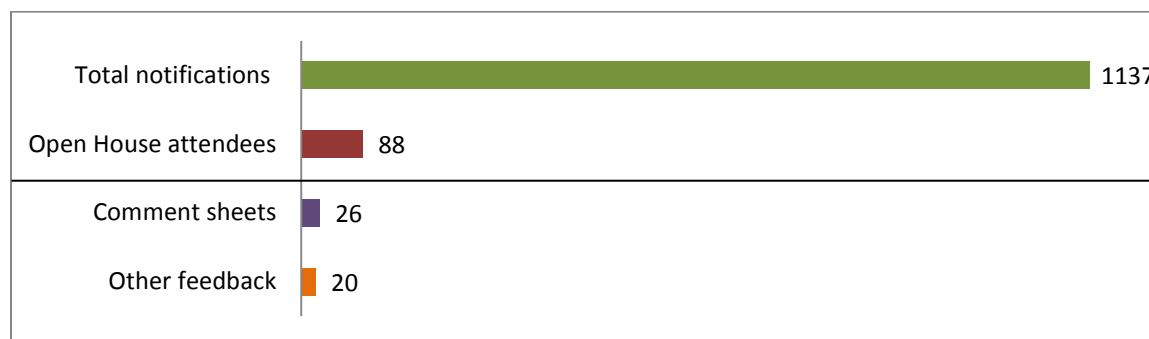
June 28, 2017 Community Open House

A community open house was held from 5:00-8:00 pm on June 28, 2017, at Turner Dairy, 6 West 17th Avenue. A total of 1137 notifications were distributed within the neighbouring area on or about June 7, 2017. Staff, the applicant team, and a total of approximately 88 people attended the Open House.

Public Response

Public responses to this proposal have been submitted to the City as follows:

- In response to the June 28, 2017 open house, a total of 26 comment sheets were received from the public.
- A total of 20 letters, e-mails, online comment forms, and other feedback were received from the public.



Below is a summary of all feedback received from the public by topic, and ordered by frequency:

Traffic, Congestion and Safety

Concern was expressed that the development would increase traffic along both nearby streets and at the lane. There was a concern that safety, particular along the lane and the Ontario Street bikeway, would be compromised. It was also felt that lighting on Ontario was poor, that

the lane should receive traffic-calming treatment, and that the development would lead to illegal parking.

Parking

A number of responses felt that the proposal would overwhelm the already limited on-street parking in the neighbourhood. A few praised the additional parking provided in the proposal. Others questioned the usefulness of the car elevator, feeling that residents were more likely to park on the street.

Heritage and Retention Value

A mix of opinions emerged regarding the heritage value of Turner Dairy. Some felt that the building was an eyesore and an excuse to gain additional density. Other comments were supportive of the heritage retention proposed.

Design

There were a variety of views on the proposed building design. Some described the style as 'facadism', lacking innovation and needing improvement. Others praised the heritage retention as bold and an innovative use of space. There was also a concern about the lack of setbacks in the proposal and that these are out of character for the area.

General Opposition

A variety of responses were generally opposed to the proposal. Some specific comments felt it would create excessive pollution, as well as attract rats and crime to the area.

General Support

General support for the rezoning application was expressed in a number of comment sheets.

Height and Density

The additional 13 units proposed were seen by some as too dense for the neighbourhood, leading to overcrowding. Height was also mentioned as being too tall for the area, including a suggestion to limit height to two storeys. Other responses expressed support for the additional density, citing the need for more housing.

Neighbourhood Character

Some comment sheets included a concern that the proposal was not compatible with the area and would compromise local character. Multi-family dwellings were also called incompatible with the neighbourhood.

Construction Impacts and Noise

There were worries that construction would generate excessive noise, significantly disrupting the daily lives of residents.

Desire for Retail Units

There was a desire to include locally-serving commercial retail units in the proposal.

Violation of Property Rights

A number of long-term property owners felt that the proposal would violate their property rights.

Local School Capacity

It was noted that nearby Simon Fraser Elementary School is already overcapacity and that this proposal may exacerbate the issue if families with children move in.

Community Amenities

There was a desire to direct public benefits to the community, including specific suggestions for a mini-park and washrooms in Mount Pleasant Park. A comment noted that community resources are currently overextended and this proposal would exacerbate the issue.

Privacy

Some concerns over privacy and overlook from the proposal were raised.

Affordability

There were questions raised about unit pricing and who would be able to afford market units. Extra parking was thought to worsen affordability. The suggestion of including rental, social housing or co-housing units was raised.

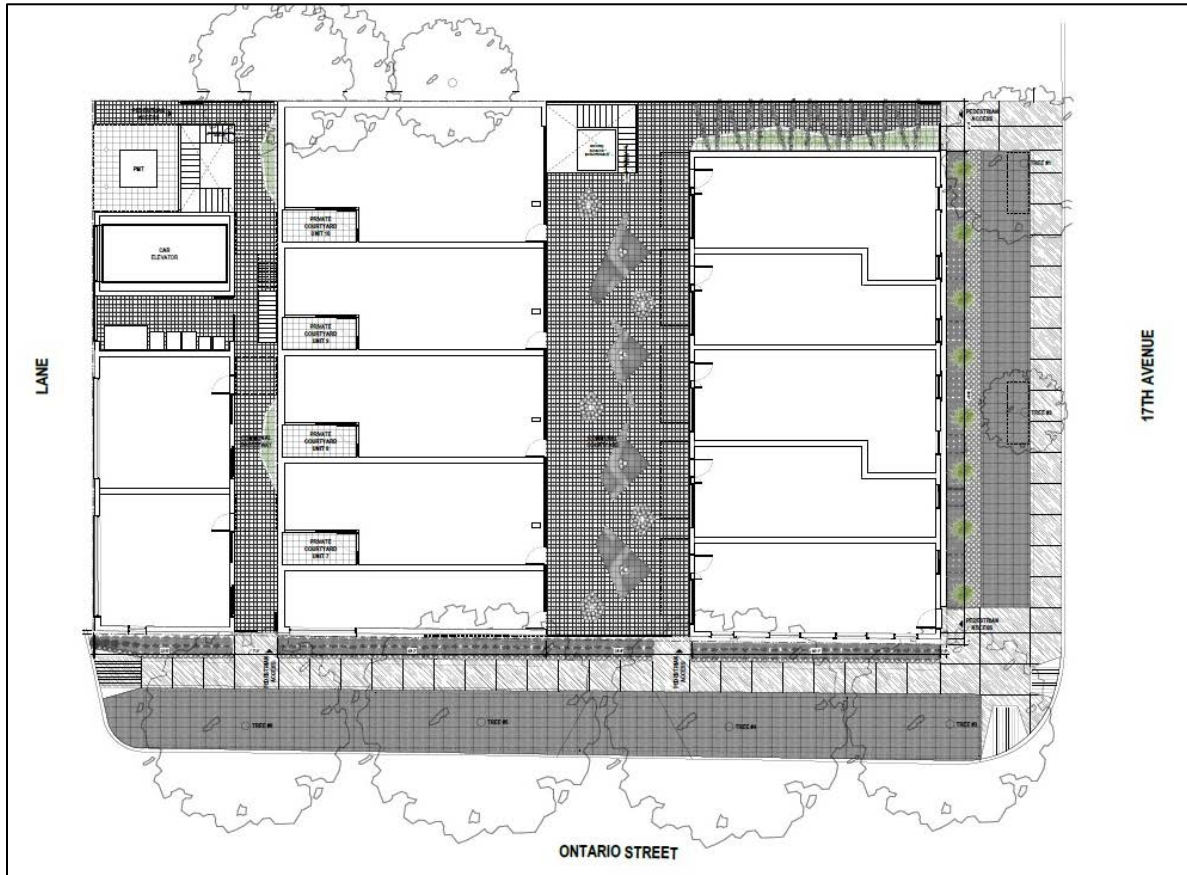
Miscellaneous comments:

- The stairs in the redevelopment will be difficult for the elderly.
- A condition of approval should be included assuring that the development does not encroach on other properties.
- Garbage should be removed frequently at the new development.
- NIMBYism in the neighbourhood is blocking people from accessing affordable housing in the area.

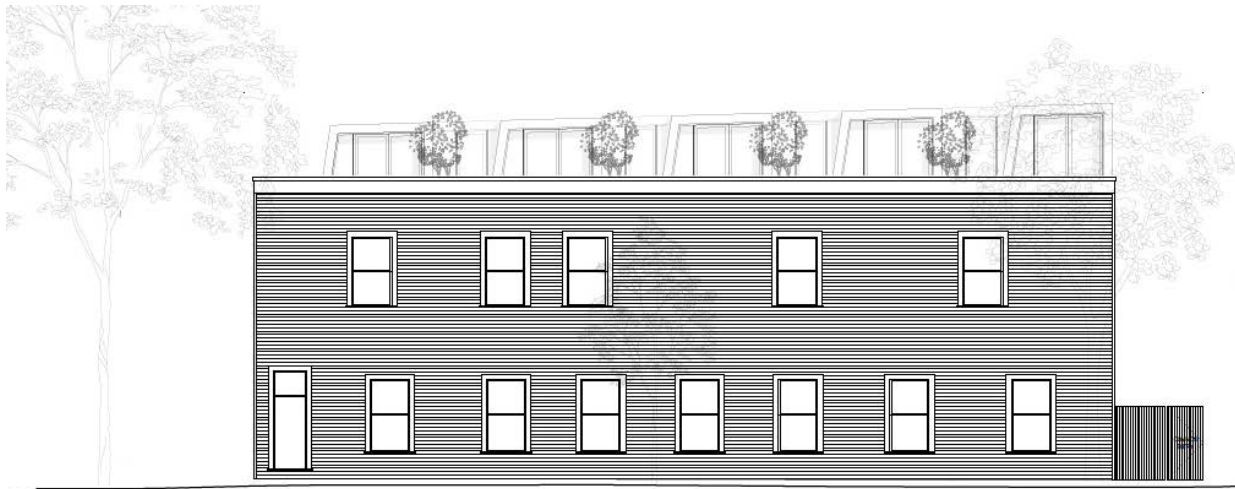
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6 West 17th Avenue (Turner Dairy)
FORM OF DEVELOPMENT

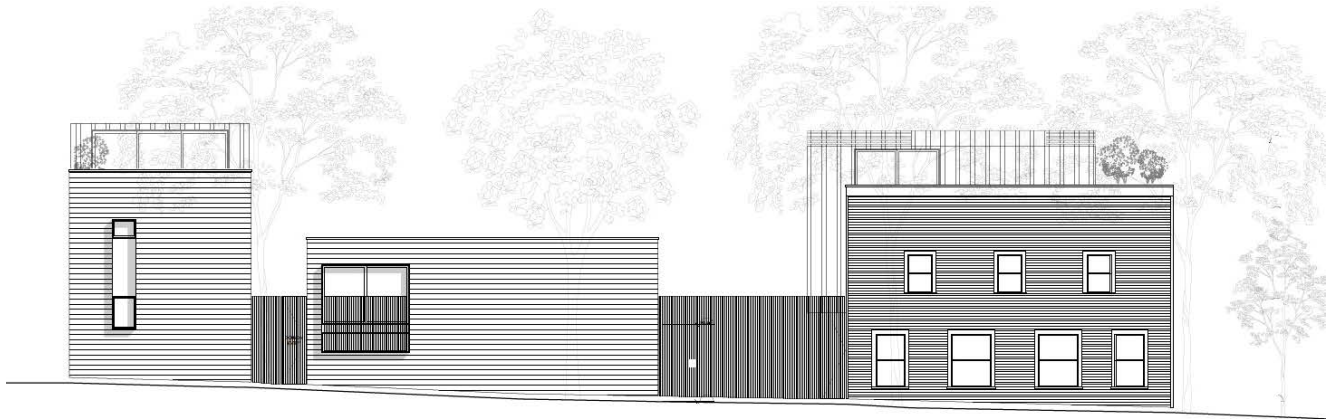
Site Plan



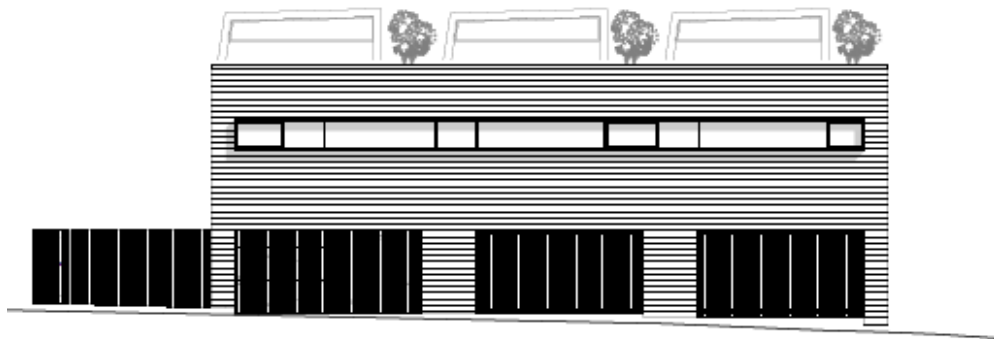
North Elevation



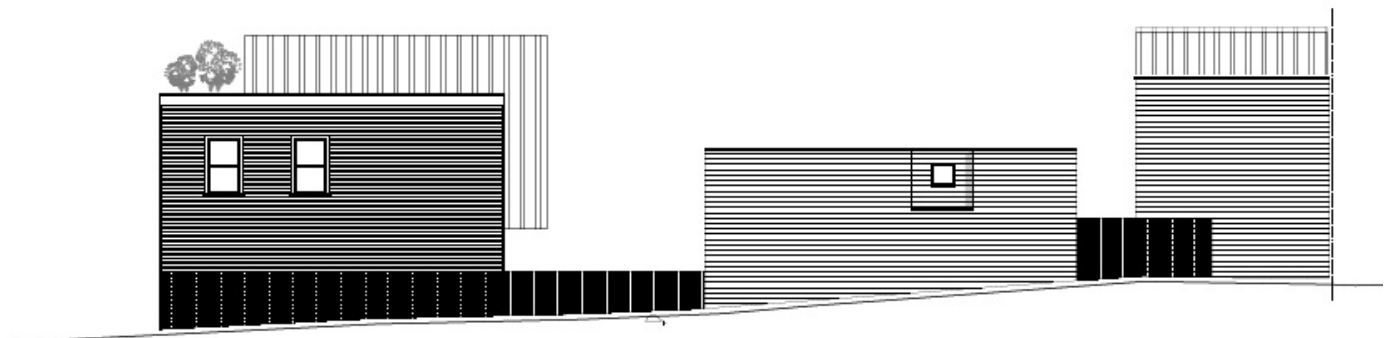
East Elevation



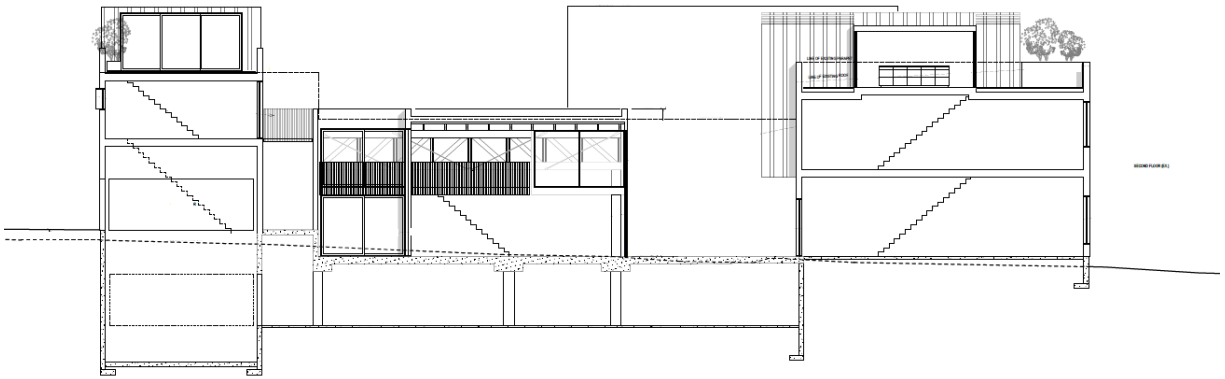
South Elevation



West Elevation



Section (North-South)



Perspective (17th and Ontario looking southwest)



6 West 17th Avenue (Turner Dairy)
PUBLIC BENEFITS SUMMARY

Project Summary:

Residential development including adaptive reuse of the existing dairy building and development of two- and three-storey infill buildings with a total of 13 residential units.

Public Benefit Summary:

Rehabilitation and designation of the existing dairy building and hanging roof truss as protected heritage property. The project would also generate DCLs and a CAC offering to be allocated toward the affordable housing fund, childcare, community and cultural facilities and the heritage conservation reserve.

	Current Zoning	Proposed Zoning
Zoning District	RS-7	CD-1
FSR (site area = 1106.7 sq. m / 11,912 sq. ft.)	0.75	1.56
Floor Area (sq. m)	830	780.4 (existing) 946.5 (new)
Land Use	Single family residential	Multiple family residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	32,428	159,135
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage Conservation Reserve		56,800
	Affordable Housing		284,000
	Parks and Public Spaces		
	Social/Community Facilities		227,200
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		32,428	727,135

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

6 West 17th Avenue (Turner Dairy)
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	6 West 17th Avenue
Legal Descriptions	Lots 12 and 13, Block 524, District Lot 526, Plan 2354; PIDs: 014-202-387 and 014-202-425
Developer	Turner Dairy Developments
Architect	ASIR Studio
Property Owners	Durabilt Holdings Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed
ZONING	RS-7	CD-1
SITE AREA	1,106.7 sq. m (11,912 sq. ft.)	1,106.7 sq. m (11,912 sq. ft.)
LAND USE	Residential	Residential
MAXIMUM FSR	0.75	1.56
MAXIMUM HEIGHT	10.7 m (35 ft.)	10.7 m (35 ft.)
FLOOR AREA	830 sq. m (8,934 sq. ft.)	1,726.5 sq. m (18,583 sq. ft.)
PARKING, LOADING AND BICYCLE SPACES	As per Parking By-law	As per Parking By-law

* * * * *