



## POLICY REPORT

Report Date: January 18, 2018  
Contact: Susan Haid  
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RTS No.: 12388  
VanRIMS No.: 08-2000-20  
Meeting Date: May 15, 2018

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design, and Sustainability  
SUBJECT: CD-1 Rezoning: 1506 West 68th Avenue and 8405-8465 Granville Street

### **RECOMMENDATION**

- A. THAT the application by IBI Group, on behalf of Wangzhang Homes Ltd., the registered owner, to rezone 1506 West 68th Avenue and 8405-8465 Granville Street [*Lots 5 and 6, Both Except the East 10 Feet, Now Road, and Lot A, Except Part in Explanatory Plan 16296, all of Block 5, District Lot 325, Plan 4061; and Lots 1 and 2, Both Except the East 10 Feet, Now Road, of Lot 21, Block 7, District Lot 325, Plan 6768; PIDS: 009-496-696, 009-496-726, 011-970-804, 010-818-367, and 010-818-464, respectively*] from C-2 and C-2C (Commercial) Districts to CD-1 (Comprehensive Development), to a floor space ratio (FSR) of 3.6 and height of 41.1 m (135 ft.) to permit the development of a ten-storey mixed-use building, containing ground floor commercial, second floor office, and 45 market residential units on floors three to ten, all above three levels of underground parking, to be referred to Public Hearing together with:
- (i) plans prepared by IBI Group, received October 3, 2017;
  - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
  - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to conditions contained in Appendix B;

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

- B. THAT, if the application is referred to a Public Hearing, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C, be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix C, for consideration at the Public Hearing.

- C. THAT Recommendations A and B are 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 sole risk of the person making the expenditures or incurring the cost;
  - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the sole risk of the property owner; and
  - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

### **REPORT SUMMARY**

This report evaluates an application to rezone 1506 West 68th Avenue and 8405-8465 Granville Street from C-2 and C-2C (Commercial) Districts to CD-1 (Comprehensive Development) District, to permit the development of a ten-storey mixed-use building, containing 45 market residential dwelling units on floors three to ten, all over commercial uses at grade and office on the second floor.

The subject site is located in the Granville sub-area of the *Marpole Community Plan* (the "Plan"). The site includes one- and two-storey buildings that contain 14 commercial units along Granville Street and 11 rental residential units on the second floor.

The application intends to deliver market housing, commercial and office space in a location that is well-served by frequent transit service in the "Heart of Marpole." The application meets the intent of the Plan and is supported by staff, subject to design development and other considerations outlined in Appendix B. Staff recommend that the application be referred to Public Hearing, together with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to Public Hearing, and the conditions in Appendix B.

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

- *Housing Vancouver Strategy (2018-2027)*
- *Marpole Community Plan (April 2014, last amended 2017)*
- *Green Buildings Policy for Rezoning (2010, last amended 2017)*
- *Community Amenity Contributions - Through Rezoning (1999, last amended 2017)*
- *Family Room: Housing Mix Policy for Rezoning (2016)*
- *Tenant Relocation Plan and Protection Policy (2015)*
- *Urban Forest Strategy (2014)*
- *High-Density Housing for Families with Children Guidelines (1992)*

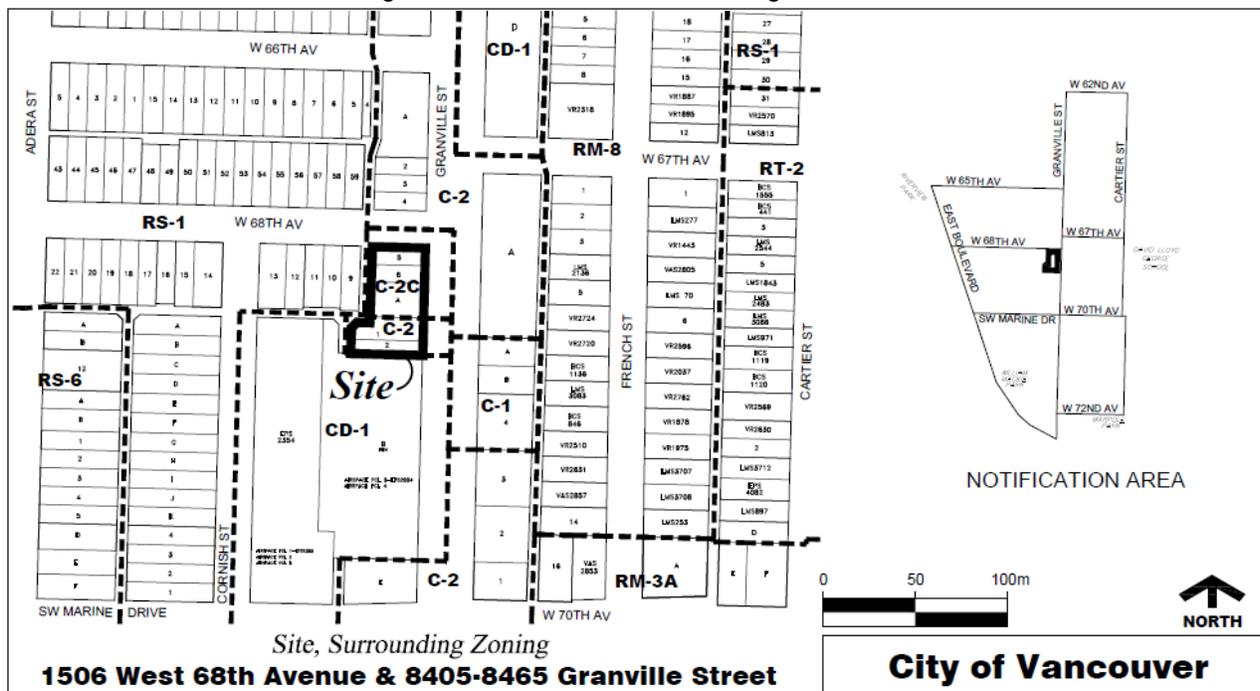
**REPORT**

**Background/Context**

**1. Site and Context**

This 1,861 sq. m (20,030 sq. ft.) site is located at the southwest corner of Granville Street and 68th Avenue (see Figure 1), currently developed with a mix of one and two-storey buildings, for a total of 14 commercial units and 11 rental residential units. This site contains five parcels with a frontage of 78.2 m (191 ft.) along Granville Street. This project is being considered under the Plan which anticipates 12-storey mixed-use development, with an FSR up to 3.5 with consideration for an increase for developments that incorporate commercial/office space above the first floor. A minimum of 0.5 FSR of commercial floor area above the first floor is required to achieve additional density beyond 3.5 FSR.

**Figure 1 - Site and Surrounding Context**



This site is directly north of the 14- to 19-storey mixed-use Marpole Safeway site [(CD-1 (517)]. The Safeway site accounts for a significant portion of this block with three market residential towers (seven storeys, 14 storeys, and 19 storeys) all above three storeys of commercial.

Sites located north along Granville Street are currently zoned C-1 and C-2 consisting of low-rise mixed-use and commercial buildings, subject to redevelopment for up to eight storeys based on the Plan. Sites east of Granville Street are currently developed with the one-storey Vancouver Public Library (Marpole Branch) and a number of one-storey commercial developments, all within the same policy areas as the subject site, with consideration for up to 12-storeys for mixed-use developments. Directly west is RS-1 zoning that is not subject to redevelopment under the Plan.

The subject site is located along a major arterial, Granville Street, with bus service along Granville Street and 70th Avenue.

## 2. Policy Context

*Marpole Community Plan* - The subject site is located within the Granville sub-area of the Plan. The Plan identified land uses, density limits, building heights, and building forms for sites within Marpole. The Plan strives to strengthen and enhance Granville Street as the neighbourhood centre, described as the 'social heart of Marpole,' reinforcing it as a 'high street' in Marpole. This includes bringing higher buildings to a previously low density neighbourhood, while encouraging a walking, mixed-use neighbourhood centre with a variety of shops and a mix of housing.

The subject site is located within the Granville sub-area which provides direction for each sub-area, including neighbourhood character, urban design principles, public realm, density, use, form of development. Section 6.1.1 of the Plan allows for a mix of uses at grade including retail, heights up to 12 storeys with consideration for density above 3.5 FSR if a minimum of 0.5 FSR of commercial floor area above the first floor is incorporated. The current application meets this policy, proposing 0.7 FSR of commercial on the second storey, with eight storeys of residential units above, for a total of 3.6 FSR. Providing retail and office space further enhances opportunities to build an economic base and offer opportunities to live and work close-to-home.

Section 8 (Housing) of the Plan requires that new multi-family developments have two- and three-bedroom units for families. The project proposes 45 market units that exceed the family housing mix requirements.

*Tenant Relocation and Protection Policy* - In 2015, Council approved the Tenant Relocation and Protection Policy. The policies are intended to protect tenants by mitigating the impacts of displacement resulting from redevelopment activity.

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

*Housing Vancouver Strategy (2018-2027) and 3-Year Action Plan (2018-2020)* - Council approved a strategy that seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The *Housing Vancouver* targets were based on the core goals of retaining the diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with partners to deliver housing for the lowest income households. Overall, 72,000 new homes are targeted for the next 10 years, including 12,000 social, supportive and non-profit co-operative units and 20,000 purpose-built rental units. Nearly 50% of the new units will serve households earning less than \$80,000 per year, and 40% will be family-size units. This application will make a contribution towards the City's affordable housing fund through a Community Amenity Contribution.

*Family Room: Housing Mix Policy for Rezoning Projects* - In 2016, Council adopted this policy that requires a minimum of 35% residential strata projects be suitable for families with children. With 75% of all units being suitable for families with children (34 of the 45 units are two- or three-bedroom units), the project exceeds the minimum 35% family housing requirement. A condition of approval has been included in Appendix B to ensure that this unit mix is maintained.

*High-Density Housing for Families with Children Guidelines* - These guidelines address key issues to achieve livability objectives for families with children, including direction on amenity areas. This proposal includes a common amenity room and an outdoor amenity space on the third floor suitable as an outdoor children's play area.

## Strategic Analysis

### 1. Proposal

The application proposes to rezone 1506 West 68th Avenue and 8405-8465 Granville Street from C-2 and C-2C (Commercial) District to CD-1 (Comprehensive Development) for a ten-storey mixed-use building. In total, the application proposes a building height of 41.1 m (135 ft.) and a total floor area of 6,699 sq. m (72,105 sq. ft.) to permit the development of 45 market condo dwelling units [8 three-bedroom units (18%), 26 two-bedroom units (58%), 11 one-bedroom units (24%)], with two storeys of commercial on the first and second storey, all above three floors of parking from the rear lane.

Figure 2 - Site Plan

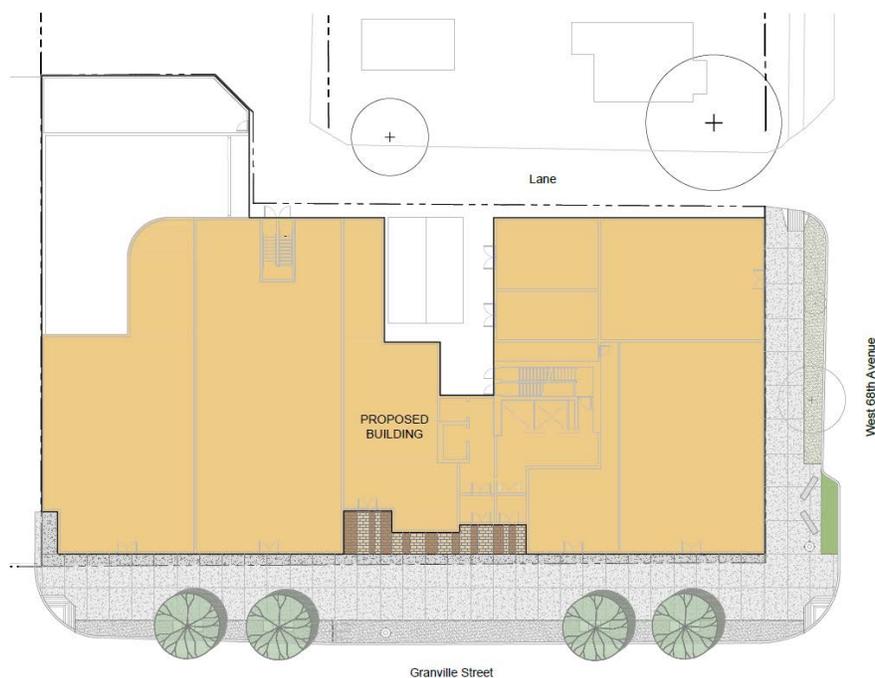


Figure 3 - Perspective (from northeast corner of 68th Avenue and Granville Street)



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

The application proposes a ten-storey mixed-use building consistent with the Plan. The residential tower has been positioned on the northern side of the property to provide separation from the adjacent residential buildings and to reduce shadow impacts on adjacent properties.

The proposal is consistent with the height and built form guidelines set out in the Plan. In particular the development proposes generous outdoor amenity areas for both the office and the residential tower. With the inclusion of 0.7 FSR office space above the ground floor, the proposed 3.6 FSR is consistent with the Marpole Community Plan.

The Urban Design Panel reviewed and supported this application on January 24, 2018 (see Appendix E). Staff conclude that the design responds well to the expectations set forth in the Marpole Community Plan and support this application, subject to the conditions outlined in Appendix B.

## 3. Housing

This application seeks to remove the 11 units of existing rental housing and redevelop the site including 45 market residential units. This proposal addresses policies within the Plan that call for developments to provide a variety of housing choices to attract and retain a vibrant workforce, including young families, while locating new housing close to services, amenities and transit. With 75% of the units suitable for families, this proposal exceeds the minimum family housing mix requirement identified in the Plan, by providing 18% three-bedroom units and 58% two-bedroom units. If approved, this project would provide a net increase of 45 market residential units and increase the number of family units within Vancouver.

#### 4. Existing Rental Units and Tenant Relocation Plan

Should Council approve this application, redevelopment of the site would require the relocation of the existing 11 tenants.

The existing building at 1506 West 68th Avenue consists of three one-bedroom units and two studio units and 8455 Granville Street consists of four one-bedroom units and two studio units. 8405 Granville Street only contains commercial units. When the Tenant Relocation Application form was received at the time of Rezoning Application on October 3, 2017, the rents ranged from \$500-\$884 for a studio unit and \$689-\$1100 for a one-bedroom unit. The average rents are in Table 1 below.

**Figure 4 - Summary of Existing Units and Tenant Rents  
at 1506 West 68th Avenue and 8455 Granville Street**

1506 West 68th Avenue		
Unit Type	Number of Units	Average Monthly Rent
One-Bedroom	3	\$954
Studio	2	\$779
Sub-Total	5	\$867
8455 Granville Street		
Unit Type	Number of Units	Average Monthly Rent
One-Bedroom	4	\$802
Studio	2	\$597
Sub-Total	6	\$700
<b>Total Number of Existing Rental Units</b>	<b>11</b>	
<b>Average Monthly Rent of Existing Rental Tenants</b>		<b>\$784</b>

Of the 11 tenanted units, the average length of tenancy indicated at the application date was 8.5 years. One tenant has been in the unit for 22 years, followed by another tenant at 18 years.

The applicant has provided a draft Tenant Relocation Plan, which meets the requirements under the Tenant Relocation and Protection Policy. The Tenant Relocation Plan proposed by the applicant provides existing tenants with a minimum of two months of free rent and \$750 towards moving expenses and relocation fees. For tenants requesting assistance in finding alternate accommodation, the applicant has offered to provide three similar options in Vancouver, one of which must be in the same general area, with rents that will be no more than CMHC average rents for the area.

The Tenant Relocation Plan is summarized in Appendix D. A final Tenant Relocation Report will be required prior to issuance of the Occupancy Permit.

## 5. Transportation and Parking

Vehicle and bike parking are proposed within three levels of underground parking, accessed from the back lane. The application proposes 138 underground vehicle parking spaces and 112 bicycle parking 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 in Appendix B.

## 6. Environmental Sustainability

The *Green Buildings Policy for Rezoning*s (amended by Council on February 7, 2017) requires that residential rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy. These new requirements are mandatory for all rezoning applications received on or after May 1st, 2017.

This application has opted to satisfy the updated version of the *Green Buildings Policy for Rezoning*s under the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces. The applicant has submitted preliminary energy modeling analysis detailing building performance strategies to meet the new energy use intensity, greenhouse gas and thermal demand targets, as well as supporting material describing how they will meet the other requirements of the policy.

### ***PUBLIC INPUT***

**Pre-Application Public Notification** - A pre-application open house was held by the Applicant on June 1, 2017 from 5:00 pm to 7:00 pm at the Scottish Cultural Centre at 8886 Hudson Street. A total of 895 notifications were distributed throughout the neighbourhood on or about May 16th, 2017. Staff, the applicant team, and a total of 12 individuals attended the pre-application open house. The applicant received two emails and two comment cards with comments regarding real estate sales.

Concerns were expressed that addressed mail was only sent to owners, not to tenants of the existing residential and commercial building on site. Staff advised the applicant to follow up with existing tenants including 11 rental tenants and 14 commercial tenants. The applicant sent a letter, dated June 12, 2017, informing existing tenants about the project, the rezoning process, and information about the City's tenant relocation plan requirements.

**Application Open House** - A rezoning information sign was installed on the site on October 23, 2017. Due to addressed mail, the number of notifications increased to 2,156 were distributed within the neighbouring area on or about November 3, 2017, including existing tenants. The City also distributed individualized addressed mail to the existing 11 tenants within the rental units and the 14 existing commercial tenants. One existing rental tenant attended who expressed interest in the tenant relocation plan requirements. Notification and application information, as well as an online comment form, was provided on The City of Vancouver Rezoning Centre webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)).

A community open house was held on November 21, 2017 from 5-7 pm at the Scottish Cultural Centre. Staff, the applicant team, plus 21 people attended the Open House. Summary of public response is shown in Figure 5 below.

**Figure 5 - Open House Notification and Public Response**

Total notifications	2,126
Open House attendees	21
Comment sheets	4
Other feedback	11

**Public Response** - The City received a total of 15 responses to the application by email or comment form. Comments in support focused on the needed commercial space to add vibrancy to Granville Street and additional housing units. Comments with concerns indicated concern for the loss of affordable rental units, on-street parking impacts, and increase to the transportation congestion in the area.

**Response to Public Comments** - In response to concern regarding the loss of existing rental units, staff note that the policy for this site does not require replacement of existing rental units. As well, staff note that a tenant relocation plan is required, based on length of tenancy, as a condition of rezoning (see Appendix D). Staff note that the additional housing units would increase the number of family units close to amenities and transit. Regarding parking concerns, staff note that the additional housing units would be accompanied by 138 underground parking spots in order to meet the parking by-law, which will help take the pressure off of on-street parking. In response to concerns about transportation congestion, staff note that access to the building is proposed from the lane, not from Granville Street, to minimize traffic congestion.

### ***PUBLIC BENEFITS***

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

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

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

This site is subject to the City-wide DCL rate, which as of September 30, 2017, is \$168.13 per sq. m (\$15.62 per sq. ft.) for new residential floor space and \$149.73 per sq. m (\$13.91 per sq. ft.) for new retail/office and residential split. Based on the proposed floor area of 6,699 sq. m (72,105 sq. ft.), a DCL of approximately \$1,078,270 is anticipated. Examples of projects referenced in the Marpole Community Plan Public Benefit Strategy that are eligible for DCL funding include the acquisition of a new waterfront park and/or trail near the Fraser River,

Ash Park improvements, intersection improvements, and Hudson Street and West 67th Avenue Bikeways.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment which takes place on September 30 of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as an in-stream application and therefore may be exempt from DCL rate increases for a period of 12 months from the date of DCL By-law rate amendment, provided that it has been submitted prior to the adoption of 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 Development* requires rezonings having a floor area of 9,290.0 sq. m (100,000 sq. ft.) or greater to allocate a portion of their construction budgets to public art as a condition of rezoning. The proposed floor area is below this threshold and therefore no public art contribution will be required.

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

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

For sites within Marpole, such as this one, the public benefits strategy in the Plan provides direction for CAC allocations. As this application is for a mixed-use development, is subject to a negotiated approach to CACs. The applicant has offered a CAC package of \$2,300,000. Real Estate Services staff have reviewed the applicant's development proforma and concluded that the CAC offered is appropriate and recommend that the offer be accepted.

Staff recommend that the cash CAC be allocated to the following identified community needs:

- \$1,150,000 (50%) to the Affordable Housing Reserve to increase the affordable housing supply in and around the Marpole area.
- \$1,035,000 (45%) towards childcare and community facilities in and around the Marpole area, such as the renewal of the Marpole-Oakridge Community Centre.
- \$115,000 (5%) to the Heritage Conservation Reserve to enable heritage conservation in Vancouver.

The allocations recommended are consistent with the Public Benefits Strategy included in the Plan. See Appendix G for a summary of the public benefits that would be achieved should this application be approved.

### *Implications/Related Issues/Risk (if applicable)*

#### *Financial*

As noted in the section on Public Benefits, the applicant has offered a cash CAC of \$2,300,000 to be allocated as follows:

- \$1,150,000 (50%) to the Affordable Housing Reserve to increase the affordable housing supply in and around the Marpole area.
- \$1,035,000 (45%) towards childcare and community facilities in and around the Marpole area, such as the renewal of the Marpole-Oakridge Community Centre.
- \$115,000 (5%) to the Heritage Conservation Reserve to enable heritage conservation in Vancouver.

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

This site is within the City-wide DCL District. This project is anticipated to generate approximately \$1,078,270 in DCLs.

As noted in the Public Benefits section, there is no public art contribution associated with this rezoning.

#### **CONCLUSION**

Staff assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site and its context and that the application, along with the recommended conditions of approval, are consistent with the Marpole Community Plan with regard to land use, density, height and form. This application provides additional office space and housing close to transit and services. In addition, the Tenant Relocation Plan is appropriate in addressing the needs of existing tenants who will need to be relocated due to the development of the site.

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

\* \* \* \* \*

1506 West 68th Avenue and 8405-8465 Granville Street  
DRAFT CD-1 BY-LAW PROVISIONS

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

**Zoning District Plan Amendment**

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

*[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 public 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) Cultural and Recreational Uses, limited to Arcade, Artist Studio, Arts and Culture Indoor Event, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, Park or Playground, and Theatre;
  - (b) Dwelling Uses, limited to Multiple Dwelling and Dwelling Units in conjunction with any of the uses listed in this By-law;
  - (c) Institutional Uses, limited to Child Day Care Facility and Church;
  - (d) Manufacturing Uses, limited to Jewellery Manufacturing, and Printing and Publishing;
  - (e) Office Uses;
  - (f) Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Liquor Store, Public Bike Share, Retail Store, Secondhand Store, and Small-scale Pharmacy;

- (g) Service Uses, limited to Animal Clinic, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Repair Shop, Restaurant - Class 1, Restaurant - Class 2, School - Arts or Self Improvement, and School - Vocational or Trade;
- (h) Utility and Communications Uses, limited to Public Utility and Radiocommunication Station;
- (i) Accessory Uses customarily ancillary to the uses permitted in this section.

### Conditions of Use

- 3. The design and lay-out 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; and
  - (c) comply with Council's "High-Density Housing for Families with Children Guidelines."

### Floor area and density

- 4.1 Computation of floor space ratio must assume that the site area is 6,699 m<sup>2</sup>, being the site area at the time of the application for the rezoning evidenced by this By-law, and before any dedications.
- 4.2 The floor space ratio for all uses must not exceed 3.60, except that the floor space ratio for non-residential uses must be at least 1.40.
- 4.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 3 m, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
  - (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
    - (a) the total floor area of all such exclusions must not exceed 12% of the residential floor area, and

- (b) 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 sq. m per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 4.5 Computation of floor area may exclude 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 sections 4.4 and 4.5 must not include any use other than that which justified the exclusion.

#### **Building height**

5. Building height, measured from base surface, must not exceed:
- (a) 41.5 m for the portion of the building containing the mechanical and associated architectural appurtenances;
  - (b) 38.5 m for the portion of the building containing the sloped roof; and
  - (c) 37.5 m for all other portions of the building.

#### **Horizontal angle of daylight**

- 6.1 Each habitable room must have at least one window on an exterior wall of a building.
- 6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 6.3 Measurement of the plane or planes referred to in Section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

- (a) the Director of Planning or Development Permit Board first considers all of the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of unobstructed view is not less than 3.7 m.

6.5 An obstruction referred to in Section 6.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 ( ).

6.6 A habitable room referred to in Section 6.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
  - (i) 10% or less of the total floor area of the dwelling unit, or
  - (ii) 9.3 sq. m.

### Acoustics

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

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

\* \* \* \*

1506 West 68th and 8405-8465 Granville Street  
PROPOSED CONDITIONS OF APPROVAL

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

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

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by IBI Group., on behalf of Wangzhang Homes Ltd., the registered owner, and Westland Corp., and stamped "Received Planning & Development Services (Rezoning Centre), October 3, 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 of by the Director of Planning, who shall have particular regard to the following:

**Urban Design**

- 1. Design development to mitigate privacy and overlook towards western single family neighbours.

Note to Applicant: This can be accomplished by further development of landscape drawings, enlarged sections, and other drawings to illustrate specific built features such as translucent guards on balconies that face other residential properties, taller plantings or similar features.

- 2. Consideration to provide bird friendly strategy for the design of the building with development permit application.

Note to Applicant: Strategy should identify any particular risks with regard to the Bird Friendly Design Guidelines and propose design features to reduce these risks (<http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>).

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

- 3. Design development to respond to CPTED principles, having particular regard for:
  - (i) Theft in the underground parking;
  - (ii) Residential break and enter;
  - (iii) Mischief in alcoves off the lane.

## Landscape Design

4. Design development to enhance presentation to the lane at grade along north property line by adding a substantial planted buffer in the lane setback, consisting of evergreen, woody shrubs.
5. Design development to ensure visual access between the Level 3 indoor amenity room and outdoor children's play area, for parental supervision.

Note to Applicant: The planting in front of the window should consist of lower plants which will not block views.

6. 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.

7. A full Landscape Plan for 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 and should match the architectural site plan.
8. Section details at a minimum scale of 1/2"=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 should show dimensioned rootballs to confirm depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future. The depth should exceed BCSLA standard.
9. A high-efficiency automatic irrigation system to be provided for all planted areas.
10. 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.

11. Provision of improved graphic readability by deleting grey tones to ensure the plan reads well in black and white, or submit plans in colour only.
12. Design development to reduce balcony area to the maximum 12% FSR exclusion.

Note to Applicant: Ensure all dwelling units continue to contain one private outdoor balcony.

## Sustainability

13. All new buildings in the development will 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 Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For phased developments, it is expected that the individual development permits will meet the requirements of the Green Buildings Policy for Rezoning in effect at the time of development permit application. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin Green Buildings Policy for Rezoning - Process and Requirements (amended April 28, 2017 or later).

## Engineering

14. 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 (eg, 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.
15. A review of the existing street tree locations adjacent the site and scale/size of tree to determine a construction methodology that will ensure the protection of the trees and tree canopies during the construction period and post occupancy.
16. 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.
17. 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. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. 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.

18. Delete additional street tree proposed on Granville Street at the corner of 68th Avenue. The existing tree barely clears the rear of an articulated bus, and any additional trees planted between it and the bus ID may interfere with operator sightlines, as well as bus door clearances.
19. Please place the following statement on the landscape plan: *This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details."*
20. Please update the landscape and/or site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning, where a design or detail is not available please make note of the improvement on the site and/or landscape plans. Please submit a copy of the updated plan to engineering for review.
21. Provision of a separate application to the General Manager of Engineering Services for any canopy/awning encroaching over public property. Note canopies are to be fully demountable and drained to the buildings internal drainage systems and should consider the final sidewalk location and widths such that the drip line is achieving maximum and continuous weather protection for the sidewalk users.
22. Provide automatic door openers on the doors providing access to the bicycle room(s) and note on drawings.
23. Provision of a 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.
24. Design Development to remove the door swing infringing into the parkade on drawing A1.04 near gridline 3.
25. Provision of Class B bicycle parking on private property as per the by-law.
26. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
  - (i) Dimension all parking and loading spaces.
  - (ii) Dimension overall distance of parking spaces located adjacent to walls to confirm that the additional width is provided.

- (iii) Provision of a section drawing showing elevations, vertical clearances, and security gates for the main ramp and through the loading bay.
- (iv) Provision of additional dimensions on the section drawings showing vertical clearance within the parking levels. Ensure adequate vertical clearance is provided for utilities and other services.
- (v) Provision of design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay, and at all entrances.

Note to Applicant: Where there is a curved ramp, provide grades two feet from the wall on the inside radius. The slope and length of the ramp sections must be shown on the submitted drawings.

- (vi) Additional design elevations are required to confirm the slope and crossfall within the parking levels do not exceed the requirements. Slope and crossfall to be shown on the drawings.
- (vii) A 1.5 m access corridor for all disability spaces is required and must be noted on the drawings.
- (viii) Provision of additional information showing the overhead security gate separating the residential parking spaces from the commercial parking spaces. Provide dimensions for the gate.

Note to Applicant: A man door is currently not shown. Confirm if a man door is required to be provided and show the man door on drawings if required.

- (ix) 2.3 m of vertical clearance is required for access and maneuvering to all disability spaces and must be noted on the drawings.
- (x) Modify the bicycle parking to meet bylaw and design supplement requirements.
- (xi) Bicycle room(s) must not contain more than 40 bicycle spaces except where the additional bicycle spaces are comprised of lockers.
- (xii) Design development to improve the relationship between all users of bike room(s).

Note to Applicant: Separate bike rooms are required for commercial and residential uses. End of trip facilities to be accessible to commercial users without relying on residential bike area for access.

- (xiii) Provision of Class B loading spaces to the satisfaction of the General Manager of Engineering Services. Design Development to meet the requirements of the Parking and Loading Design Supplement.

- (xiv) Provision of stair-free internal access from the Class B loading space(s) to the CRUs.
- (xv) Provision of additional dimensions on the section drawings showing vertical clearance within the parking levels.

### Housing

27. That the proposed unit mix, 58% two-bedroom and 18% three-bedroom units, be included in the Development Permit drawings.

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

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

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

29. Provision of the 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 with your development permit application.

30. Provision of a Tenant Relocation Plan as per Section 2.1 of the Tenant Relocation and Protection Policy.

31. Provision of a letter stating the property address and legal description of the site, and providing the names and mailing addresses of all tenants.

32. Provision of a notarized declaration to be submitted 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.

33. Provision of 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, make arrangements for the following:

##### Engineering Services

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following.

1. Consolidation of Lots 5 and 6, Both Except the East 10 Feet, Now Road, and Lot A, Except Part in Explanatory Plan 16296, all of Block 5, District Lot 325, Plan 4061; and Lots 1 and 2, Both Except the East 10 Feet, Now Road, of Lot 21, Block 7, District Lot 325, Plan 6768 to create a single parcel.
2. Release of Easement & Indemnity Agreement BV474015-19 (current building encroachments onto City street) 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 building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site, adjacent to Granville Street and 68th Avenue, to achieve a 5.5 m offset distance from the back of the existing curb to the desired 5.5 m dimension. A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final setback and SRW width is required. The SRW will be free of any encumbrance such as structure, stairs, door swing and plantings at grade and is to accommodate the existing underground parking structure within the SRW agreement.
4. 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 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 a \$550,000 cash payment towards future sewer upgrades adjacent to the site.
- (iii) Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features.

In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

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.

- (iv) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

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

- (v) Provision of a new 1.53 m (5 ft.) exposed aggregate front boulevard and a light broom finish saw cut concrete sidewalk between the front boulevard and the building face adjacent to the site on Granville Street including standard curb ramps.
- (vi) Provision of a 1.83 m (6 ft.) sod grass front boulevard and a light broom finish saw cut concrete sidewalk between the front boulevard and the building face adjacent to the site on 68th Avenue.

- (vii) Provision of upgraded street lighting and pedestrian lighting on Granville Street adjacent to the site to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required.
- (viii) Provision of a standard concrete lane crossing on the south side of 68th Avenue at the lane west of Granville Street including new curb returns and ramps on both sides of the lane entry.
- (ix) Provision of a new catch basin and sewer line extension in the lane west of Granville Street near the south end of the site to ensure lane runoff does not enter the parkade.
- (x) Signal modifications at Granville Street and 68th Avenue to including LED lighting (new LED lights on each pole at all four corners of the intersection), countdown timers, and an accessible pedestrian signal.

### Green Infrastructure

- 5. Provision of a detailed response toward the Integrated Rainwater Management (IRMP) requirements outlined in the "Green Buildings Policy for Rezoning," and the following:
  - (i) As the project moves to detailed design, provide a Rainwater Management Plan (RMP) that details how the rainwater management system meets the Citywide Integrated Rainwater Management Plan (IRMP) requirements for retention, cleaning and safe conveyance, prepared by a subject matter expert (Engineer), subject to review. The proponent should take into account the following:
    - a. In this instance of a zero lot line design staff will consider:
      - i. The first 24 mm of rainfall within 24 hours as a retention volume for runoff reduction instead of infiltration volume;
      - ii. Retention can be achieved through rainwater reuse, in green roofs and planter boxes, or slow release detention such as lined permeable pavement systems.
      - iii. The second 24 mm of rainfall within 24 hours as a water quality volume to be treated;
    - b. Staff do not accept the principle that distinct site areas that have large infiltration and/or storage capacity in some way compensate for those areas of the site that are impervious, without the first and second 24mm of runoff being directed towards these absorbent areas, and this being clearly demonstrated. The subsequent safe conveyance of rainfall surpassing 48mm in 24 hours will also need to be demonstrated;

- c. Submit a plan illustrating how rainfall is directed from impermeable surfaces into planted or other storage/treatment areas;
- d. Provide outline area/volume calculations to support the overall rainwater management strategy;
- e. Vegetated areas on slab, while not infiltration, will be considered as rainwater retention/runoff reduction and water quality practices;
  - i. Planters designed as flow-through planters can be used to meet the treatment volume requirement.
  - ii. Consider increasing the depth of soil throughout planted areas and shallow ponding depths within the planted areas as part of the calculations.
- f. The building/public realm should be designed to show leadership in the City's commitment to Green Building systems including an integrative approach to rainwater management to minimize potable water use and encourage the use of alternative water sources in areas such as toilet flushing and irrigation;

Note to Applicant: Legal agreements may be required to ensure on-going operations of certain stormwater storage, rainwater management and green infrastructure systems.

### Sustainability

- 6. The applicant will enter into an agreement with the City, on terms and conditions acceptable to the Director of Sustainability and the Director of Legal Services, that requires the future owner of the building to report energy use data, on an aggregated basis, for the building as a whole and certain common areas and building systems. Such an agreement will further provide for the hiring of a qualified service provider to assist the building owner for a minimum of three years in collecting and submitting energy use data to the City.

### Environmental Contamination

- 7. If applicable:
  - (i) Submit a site profile to the Environmental Services Department;
  - (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, City Engineer and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

#### Community Amenity Contribution (CAC)

8. Pay to the City the Community Amenity Contribution of \$2.3 M 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 in a form and on terms and conditions satisfactory to the Director of Legal Services. The \$2.3 M is to be allocated as follows:
  - (i) \$1,150,000 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Marpole area.
  - (ii) \$1,035,000 (45%) towards childcare and community facilities in and around the Marpole area; and
  - (iii) \$115,000 (5%) 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.

\* \* \* \* \*

1506 West 68th Avenue and 8405-8465 Granville Street  
DRAFT CONSEQUENTIAL AMENDMENTS

Draft By-law to amend Sign By-law No.11879

1. Council amends Schedule A (CD-1 Zoning Districts regulated by Part 9) by adding the following:

Location	CD-1 Number	By-law Number	Assigned Zoning District
1506 West 68th Avenue and 8405-8465 Granville Street	( )	( )	C-1

\* \* \* \* \*

1506 West 68th Avenue and 8405-8465 Granville Street  
SUMMARY OF TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<p>A lump sum (cash) compensation will be available for each unit eligible for Tenant Relocation Plan according to the following schedule:</p> <ul style="list-style-type: none"> <li>• 2 months' rent - tenancies up to 5 years</li> <li>• 3 months' rent - tenancies between 5-10 years</li> <li>• 4 months' rent - tenancies over 10 years</li> <li>• 6 months' rent for tenancies over 20 years</li> </ul>
Notice to End Tenancies	<ul style="list-style-type: none"> <li>• Landlord to provide regular project updates to tenants throughout the development approvals process.</li> <li>• A minimum of two months' notice to end tenancy after all permits are issued is required (eg. all development, building, and demolition permits in place).</li> </ul>
Moving Expenses (flat rate or arrangement of pre-insured moving company)	<ul style="list-style-type: none"> <li>• A flat rate of \$750 will be provided at a minimum to all eligible tenants.</li> </ul>
Assistance in Finding Alternate Accommodation (3 options)	<ul style="list-style-type: none"> <li>• Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver, at least one in the same general area as current location</li> <li>• All options must rent for no more than CMHC average rents for the area unless otherwise agreed to with the tenant.</li> </ul>
Additional Support for Special Circumstances (e.g. additional support, providing one alternate accommodation option at 10% of current rent)	<ul style="list-style-type: none"> <li>• Tenants who are identified as having special circumstances may be provided with additional financial compensation or assistance as required.</li> <li>• Applicant has engaged a firm to provide additional relocation support for those who request assistance.</li> <li>• The applicant should consider: assessing all tenants for rent subsidy; contacting non-profit social housing operators to identify unit availability within their portfolio; and assisting in adding qualified tenants to BC Housing registry.</li> <li>• The applicant should consider additional financial or service assistance given long term tenancies with low rents.</li> </ul>
First Right of Refusal (where starting rents are anticipated to be higher than what the tenant currently pays, provide a 20% discount off starting	<p>Not applicable.</p>

rents for any returning tenants)	
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1506 West 68th Avenue and 8405-8465 Granville Street  
ADDITIONAL INFORMATION

1. Urban Design Panel

The Urban Design Panel (UDP) reviewed this rezoning application on January 24th, 2018. The application was supported with recommendations.

**EVALUATION: SUPPORT WITH RECOMMENDATIONS**

**Introduction:** Rezoning Planner, Thien Phan, introduced this rezoning application for a site at the southwest corner of Granville Street and 68th Avenue. The site is 20,030 sq. ft. with a 192 ft. frontage along Granville Street and consists of one- and two-storey buildings with both commercial units and 11 rental units on the second floor. Directly to the south is the 14- to 19-storey Marpole Safeway development. East along Granville Street is within the same policy area as the subject site, and allows for mixed use up to 12-storeys. North along Granville sites are zoned C-1 and C-2 subject to mixed-use redevelopment up to eight storeys based on the Marpole Plan. Directly to the west sites are zoned RS-1 and are not considered for rezoning under the Plan.

The Plan anticipates 12-storey mixed use buildings in this area with an FSR of up to 3.5, with consideration for an increase in density for developments that incorporate a minimum of 0.5 FSR of commercial/office space above the first floor.

This proposal seeks to rezone the site from C-2 and C-2C to CD-1, to permit the development of a 10-storey mixed-use building, containing 45 strata condo dwelling units, with commercial use on the ground floor and office on the second floor. The proposal seeks a building height of 135 ft. and a total floor area of 72,105 sq. ft. The FSR is a total of 3.6 which includes 0.7 FSR of office above the first floor, meeting the intent of the policy.

The podium includes indoor and outdoor amenity space for residents and commercial tenants. The application proposes 45 units of market housing of floors three to 10. At 75% of all units proposed as family housing, the application has more than doubled the 35% family housing requirement as per the Plan. There are three levels of underground parking from the lane.

Development Planner, Georgina Lyons, introduced the application.

This application is proposing commercial uses at grade along Granville Street and 68th Avenue with the residential entry located off of Granville Street. There is an office space on the second level and eight levels of residential in a tower form above.

The application is proposing an FSR of 3.6, which is below the maximum expected in the amended Marpole plan. The floor plate is 5,611 sq. ft. within the range outlined in the amended Marpole Plan. The intention for this area with regards to height is for building heights to peak at 70th Avenue and then descend in a saw toothed pattern to West 68th Avenue. The proposal is 10 storeys and 135 ft. in height, which is below the height limit anticipated in the Plan.

With regards to the setbacks, the podium is:

- 2 ft. setback off of Granville Street;
- Zero lot line off 68th Avenue;
- 3 ft. off of the lane.

The residential tower is:

- 8 ft. from Granville Street;
- 19 ft. 10 in. from 68th Avenue;
- 15 ft. from the lane, this rear setback consistent is with what would be required for residential under the base zoning.

The parking access is from the western lane which leads to three levels of below grade parking. The loading, garbage and services areas are all off the lane.

This application is providing two amenity areas for the residential, one in a pavilion on the podium and the other in the tower. Both are adjacent to the outdoor amenity area. There are two outdoor amenity areas for the office level on the second floor. One is located off Granville Street. The other is located at the rear of the site off the lane. The three lots to the west will remain single family. When the plan was being drafted the residents in the area requested that their lots be excluded from the plan and remain RS-1. The current proposal is within the density and height range expected in the plan. The tower has been located to allow sunlight on the podium as well as avoid shadowing the RS-1 lots to the west.

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

1. Please comment on the proposed height, massing, density and use?
2. Please comment on:
  - The overall landscape design;
  - The building's interface with the public realm at grade and the single family lots to the west;
  - The approach to sustainable performance.
3. Please comment on the architectural expression, to assist a future Development Permit (DP) application.

**Applicant's Introductory Comments:** The building form is a result of the policy; it is quite a compact form. A lot of effort was placed on picking the place on the site that would allow the maximum amount of natural light for the on-site amenities and the adjacent residential sites. The position of towers reduces the amount of shadows on the houses next door for most of the day.

The residential tower is a square form, and as a result, some portions have been brought down to grade and different corner expressions to the form are being explored. Different height expressions have also been explored to fit the mechanical.

The commercial and residential entrances are grouped together in the center. The tower comes down to grade at the entrances to provide a variation in the expression.

On the ground level the landscape is mainly focused on "high street" design. The concept includes matching the surroundings and connecting the streets to the main entrance.

On the level two office space there are two bamboo gardens to create a calm, relaxing, Zen garden space. The gardens are intended to be both physically and visually enjoyed. The bamboo elements are vertical so they can be seen from street level to upper level.

There is an outdoor play area. On the east side there is a sitting area adjacent to the indoor amenity room. A community garden is provided to allow for some urban agriculture by all.

The Building will be taking the Low Emission Green Building path. This has formed the expression on the outside with the 50% glazing.

The applicant team then took questions from the panel.

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

Having reviewed the project it was moved by Ms. Avini-Besharat and seconded by Mr. Sharma and was the decision of the Urban Design Panel:

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

- Provide continuous weather protection on 68th Avenue;
- Further design development of commercial expression on 68th Avenue;
- Mitigate impact of parking exhaust and general mechanical exhaust on the lane;
- Further design development of bike parking access.

**Related Commentary:**

The panel supported the height, massing, and density of the project. It is a well-done proportioned project and the content provided was the right amount of information to allow for an appropriate review.

A panelist appreciated the effort to make the tower visible with the massing. The analysis and clarity of the parti was well done and strong. The four modules of the parti are well expressed. A panelist appreciated how the tower kisses the sidewalk. The panel found the façade on Granville Street to be very strong.

A recommendation, in regards to the interface with the public realm and family lots to the west, was to take in to consideration the design of the back alley and the building. This area is usually the dirty side.

For the DP stage, there is no differentiation between the entry to the office and entry to the residential needs. Continuity of weather protection on Granville Street would help out with the success of the retail.

The amenities are successful along with providing an organic space for tenants. A panelist commended the applicants for not capping the roof top. The panel supported the overall landscape design. It was refreshing to see landscaping play with organic forms and linear design. A panelist noted that the sustainable performance of the electric boilers and hot water is were successful.

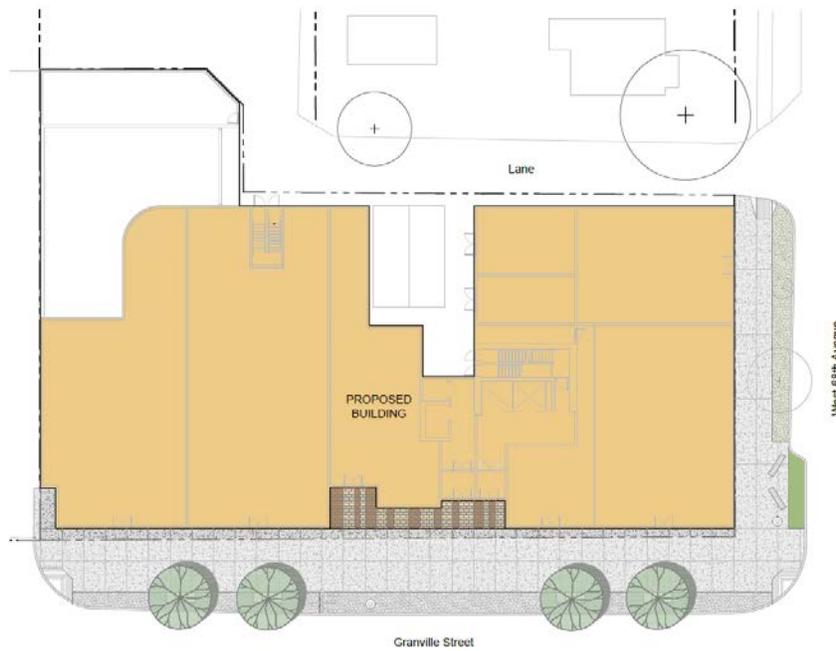
Other suggestions included looking at mitigating the parking exhaust and mechanical exhaust on the lane and the potential impacts on the single family homes. Bike facilities required

further design development. The commercial expression on 68th Avenue and the transition to the single family homes needed further design development.

**Applicant's Response:** The applicant and City staff thanked the panel for their commentary.

1506 West 68th Avenue and 8405-8465 Granville Street  
FORM OF DEVELOPMENT

Site Plan



### West Elevation



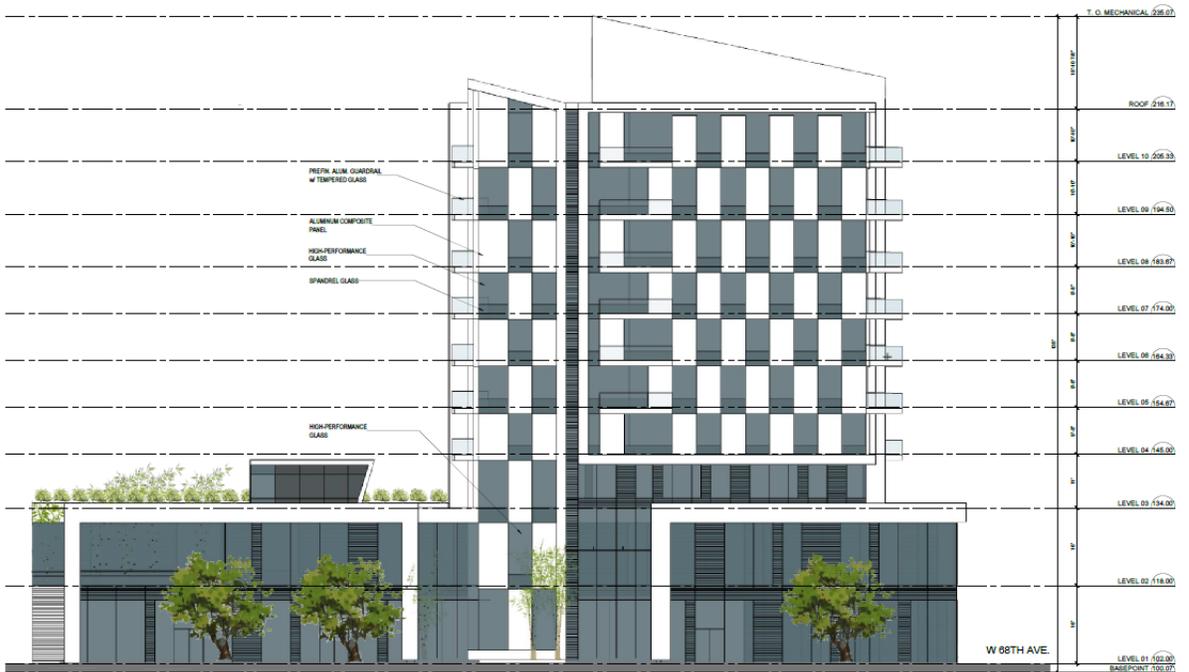
### East Elevation



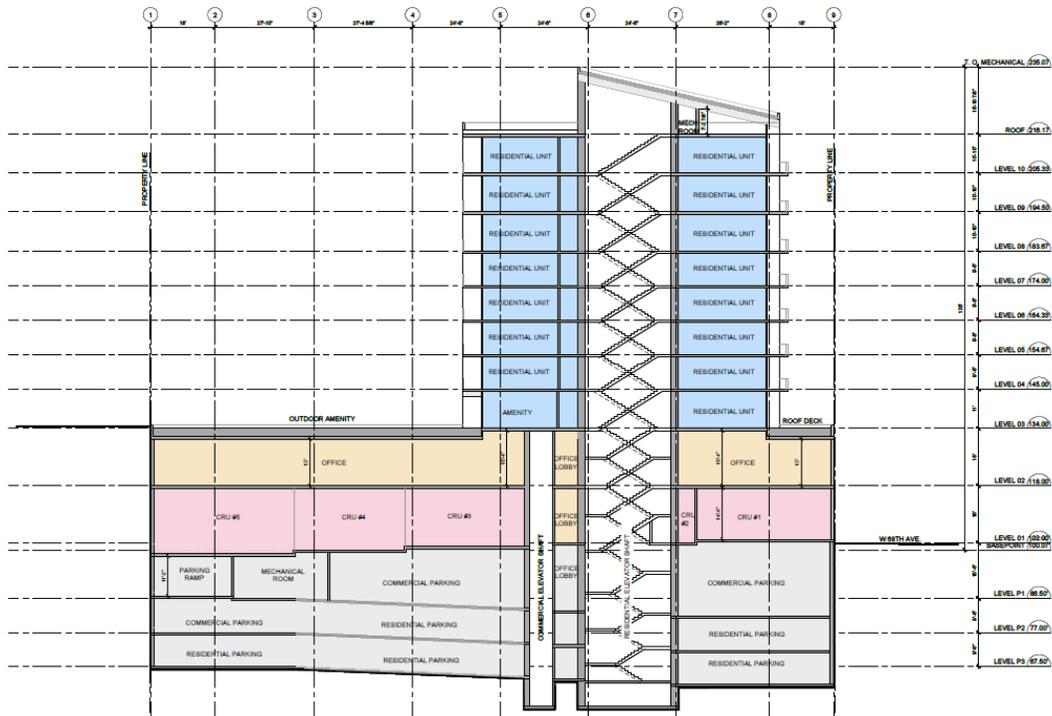
### North Elevation



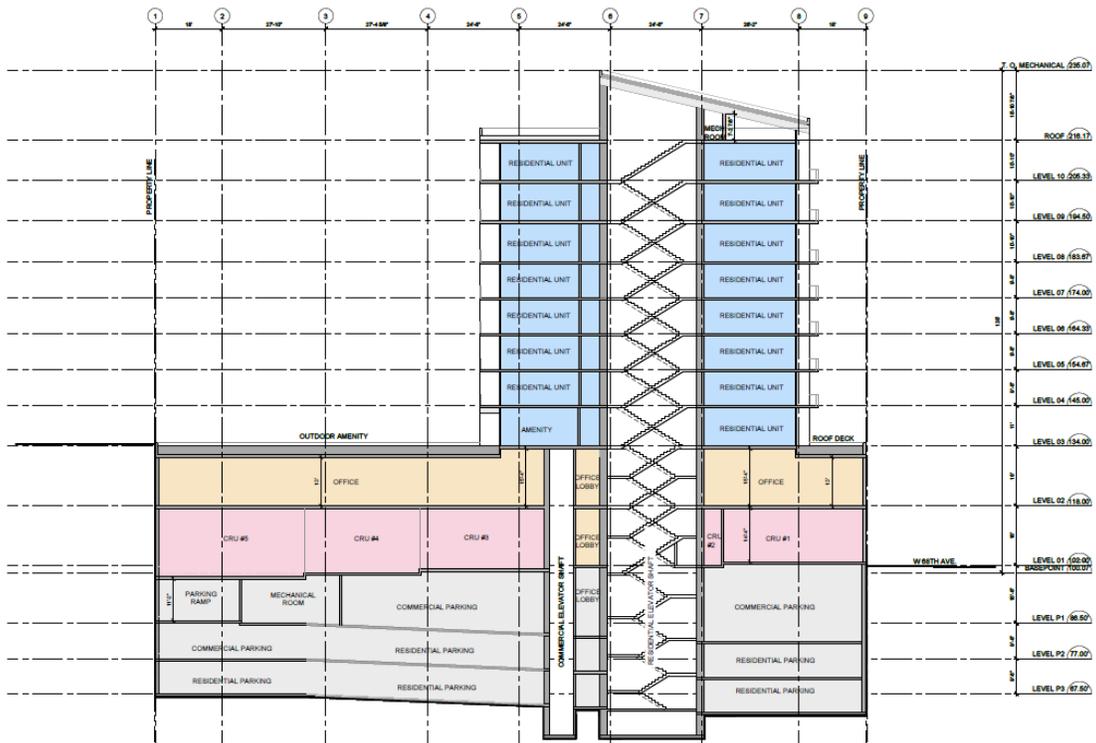
### South Elevation



### Site Section (West-East)



### Site Section (North-South)



Perspective (from northeast corner of West 68th Avenue and Granville Street)



Perspective (from southwest corner of West 68th Avenue and Granville Street)



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1506 West 68th Avenue and 8405-8465 Granville Street  
PUBLIC BENEFITS SUMMARY

**Project Summary:**

Rezoning from C-2/C-2C to CD-1 for a ten-storey mixed-use development with approximately 72,105 sq. ft. of floor area consisting of market housing, commercial, and office uses.

**Public Benefit Summary:**

The rezoning application would generate a cash CAC allocated to affordable housing, heritage reserve, and Marpole-Oakridge Community Centre and generate a DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	C-2/C-2C	CD-1
FSR	2.5/3.0	3.6
Floor Area	C-2: 1,897 sq. m (20,423 sq. ft.) C-2C: 3,305 sq. m (35,580 sq. ft.)	6,699 sq. m (72,105 sq. ft.)
Land Use	Commercial/Residential	Mixed-Use Development

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	\$862,810**	\$1,078,270
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		\$115,000
	Affordable Housing		\$1,150,000
	Parks and Public Spaces		
	Childcare Facilities/Social/Community Facilities (Marpole-Oakridge Community Centre)		\$1,035,000
	Unallocated		
	Other		
	<b>TOTAL VALUE OF PUBLIC BENEFITS</b>		<b>\$862,810</b>

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

\* 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%).

\*\* Minimum 0.35 FSR of non-residential use assumed. For C-2C: 0.35 FSR commercial, 2.65 FSR residential; for C-2: 0.35 FSR commercial, 2.15 FSR residential.

1506 West 68th Avenue and 8405-8465 Granville Street  
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	1506 West 68th Avenue and 8405-8465 Granville Street
Legal Descriptions	Lots 5 to 6, Both Except the East 10 Feet, Now Road, and Lot A, Except Part in Explanatory Plan 16296, Block 5, District Lot 325, Plan 4061; and Lots 1 and 2, Both Except the East 10 Feet, Now Road, of Lot 21, Block 7, District Lot 325, Plan 6768; PIDS: 009-496-696, 011-970-804, 010-818-367, and 010-818-464, respectively
Developer	Westland Corp.
Architect	IBI Group
Property Owners	Wangzhang Homes Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed Development
ZONING	C-2/C-2C	CD-1
SITE AREA (APPROXIMATE)	C-2: 759 sq. m (8,170 sq. ft.) C-2C: 1,102 sq. m (11,860 sq. ft.)	1,861 sq. m (20,030 sq. ft.)
USES	Commercial and residential	Commercial and residential
FLOOR AREA	C-2: 20,423 sq. ft. C-2C: 35,580 sq. ft.	Total: 6,926 sq. m (74,557 sq. ft.) Office: 1,438 sq. m (15,477 sq. ft.) Retail: 1,170 sq. m (12,603 sq. ft.) Residential: 4,317 sq. m (46,477 sq. ft.)
FLOOR SPACE RATIO (FSR)	2.5/3.0	3.6
HEIGHT	13.8 m (45 ft.)	41.15 m (135 ft.)
PARKING, LOADING, AND BICYCLE SPACES	As per Parking By-law	As per Parking By-Law

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