



**POLICY REPORT
DEVELOPMENT AND BUILDING**

Report Date: May 1, 2018
Contact: Karen Hoesse
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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: 3510 Fraser Street

RECOMMENDATION

- A. THAT the application by DYS Architecture (“DYS”) on behalf of Vancouver Affordable Housing Agency (“VAHA”), as agent for the registered owner, the City of Vancouver (the “City”), to rezone 3510 Fraser Street [Lot A Block 54 District Lot 301, Group 1 New Westminster District Plan BCP50970, PID 028-868-218] from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 2.5 to 3.5 and the maximum building height from 13.8m (45 ft) to 21.1m (72.5 ft) to permit the development of a six-storey mixed-use building with a seniors centre at grade and 58 secured seniors social housing units, be referred to a public hearing, together with:
- (i) plans prepared by DYS Architecture, received October 31, 2017 and amended March 23, 2018
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions contained in Appendix B.

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

- B. THAT, if after public hearing, Council approves in principle this rezoning and the Housing Agreement described in Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment after the Housing Agreement has been agreed to and signed by the applicant and its mortgagee(s) and prior to enactment of the CD-1 By-law contemplated by this report, subject to such terms and conditions as may be required at the

discretion of the Director of Legal Services and the General Manager of Arts, Culture and Community Services.

- C. THAT, if the application is referred to a Public Hearing, the application to amend the Sign By-law to establish regulations for this 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.

- D. THAT, subject to enactment of the CD-1 By-law, the Parking By-law be amended to include this CD-1 and to provide parking regulations generally set out in Appendix C;

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

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

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

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

REPORT SUMMARY

This report evaluates an application to rezone a site located at 3510 Fraser Street from C-2 (Commercial) to CD-1 (comprehensive Development) to permit the development of a six-storey mixed-use development with a seniors centre at grade and 58 secured seniors social housing units above.

Under the Housing Vancouver Strategy and Action Plan, the City has committed to prioritize affordable housing projects via a pilot approval process known as SHORT (Social Housing or

Rental Tenure) in order to deliver more affordable housing at an expedited pace. This application is one of the sites proceeding through the SHORT process.

Through this application, VAHA, as an agent of the City, and its partners Community Land Trust and 411 Seniors Centre Society would be delivering much needed seniors housing and a seniors centre. Staff have assessed the application and conclude that it meets the intent of Vancouver Housing Strategy and Affordable Housing Policies. The application is supported subject to design development and other conditions. It is recommended that the application be referred to a public hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to public hearing, along with the conditions outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

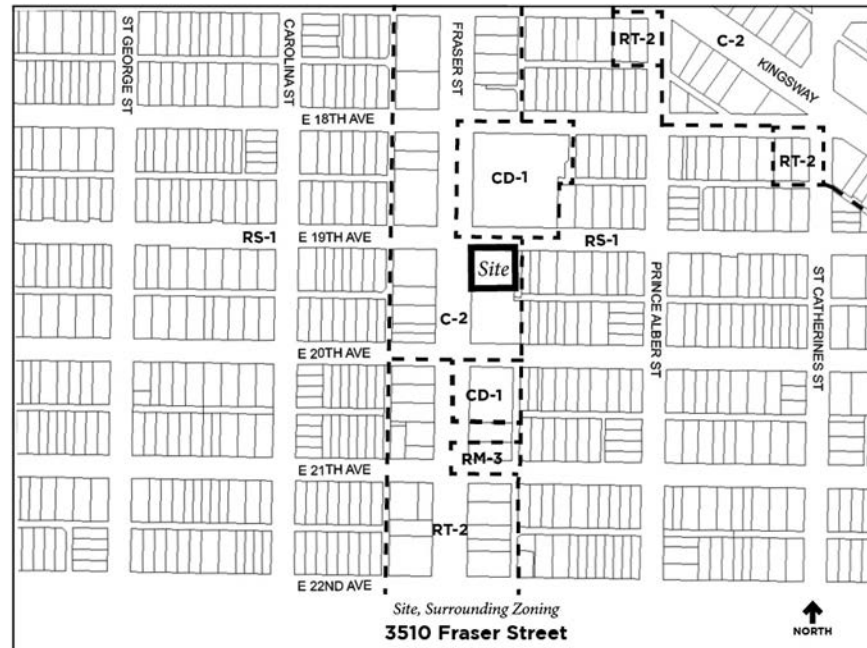
- Housing Vancouver Strategy (2017);
- Housing Vancouver- 3 Year Action Plan 2018-2020
- Affordable Housing Policies (1989, amended 1991);
- Housing and Homelessness Strategy (2011);
- Secured Market Rental Housing Policy (Rental 100) (2012);
- Final Report from the Mayor's Task Force on Housing Affordability (2012);
- C-2 District Schedule and Guidelines (2003, last amended 2016);
- Kensington Cedar Cottage Community Vision (1998);
- Healthy City Strategy (2017);
- Community Amenity Contributions through Rezoning (last amended 2018);
- Green Buildings Policy for Rezoning (2010, amended 2017); and
- Vancouver Development Cost Levy By-law No. 9755 (last amended 2016).

REPORT

1. Site and Context

The subject site is located on the south-east corner of Fraser Street and East 19th Avenue within the Kensington Cedar Cottage community. The total site area is 1,197.2 sq. m (12,886.5 sq. ft.) and it has a frontage of 32 m (105 ft.) along Fraser Street and is 37 m (122 ft.) along East 19th Avenue.

Currently, the site is occupied by a one-storey commercial building with surface parking. The site is located within a vibrant commercial area and Fraser Street is serviced by a frequent bus route. This area along Fraser Street is comprised mainly of mixed-use commercial-residential buildings between two and four storeys in height. To the east are RS-1 zoned properties. Adjoining the site to the south is a four-storey mixed-use development under C-2 zoning and to the north, a CD-1 zoned site developed as a church.

Figure 1: Location Map- Site and Context

2. Policy Context

Housing Vancouver Strategy and Action Plan

In November 2017, Council approved the Housing Vancouver Strategy (2018 – 2027) and three-year Action Plan (2018-2020). The strategy 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 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 percent of the new units will serve households earning less than \$80,000 per year, and 40 percent will be family-size units. This application will contribute towards the targets for social housing units to be delivered under the City's SHORT pilot program.

Affordable Housing Policies

This policy supports the expansion of housing opportunities in Vancouver for low to moderate income households. The policy stipulates that groups such as the elderly with fixed or limited incomes should be of particular priority when providing affordable housing.

C-2 District Schedule and Guidelines

The intent of the C-2 District Schedule is to provide for a wide range of commercial uses serving both local and citywide needs, as well as residential uses, along arterial streets. Building design that furthers compatibility among uses, ensures livability, limits impacts on adjacent residential sites, and contributes to pedestrian interest and amenity is emphasized by the schedule and its associated urban design guidelines. Although this application proposes an increase in building height beyond that permitted by the existing C-2 regulations, the mixed-use form and the proposal for social housing is considered to be in keeping with the land use intent for the area.

Kensington Cedar Cottage Vision

The Vision was approved in 1998 and supports rezoning of non-profit social housing proposals secured through a housing agreement. The vision makes reference to the provision of dedicated seniors housing. Vision Direction 23.2 for seniors mid to high-rise housing (six-to twelve storey) stipulated that this would happen through individual “site specific” rezonings.

Secured Market Rental Housing Policy (Rental 100)

In May 2012, Council approved the *Secured Market Rental Housing Policy* commonly known as *Rental 100*, which provides incentives for new developments where 100 per cent of the residential floor space provided is non-stratified rental housing. This policy was referred to as a form of development comparison when reviewing the urban design elements of the project.

Rental Incentive Guidelines

The *Rental Incentive Guidelines* inform the way in which rental incentives, taken at the applicant’s discretion, are applied to specific projects. Applications made under Policy 1.2 ‘Residential Rental Projects Requiring a Rezoning for Projects where 100% of the Residential Floor Space is Rental’ are eligible for additional floor area (subject to an urban design review), parking relaxations, a DCL waiver for the residential rental floor area of the project and a relaxation of unit size provided that the design and location of the unit delivers a satisfactory living accommodation. For sites zoned C-2, the guidelines suggest adhering to the local C-2 height provision pending an urban design review of the surrounding context.

Strategic Analysis

1. Proposal

The application proposes a six-storey mixed-use building (including mezzanine level) with a seniors centre on the ground floor and 58 secured seniors social housing units on the upper floors. Parking is to be provided at grade and accessed from East 19th Avenue. The overall density proposed is 3.5 FSR and the maximum height of the building is 21.1m (72.5 ft).

Figure 2: Proposed Development- view looking south-east along Fraser Street



2. Housing

This application, if approved, would support and advance a number of City housing policy objectives and strategic directions including those articulated in the *Affordable Housing Policy* and the *Housing Vancouver Strategy*. This application would add 58 new social housing units to the City's inventory, which contributes toward the targets set out in the *Housing Vancouver Strategy*.

Figure 3: Progress Towards 10 Year Housing Vancouver Targets for Non-Market Housing as of March 31, 2018

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets
Social, Supportive, and Co-op Housing Units	12,000	1,933

*Note that tracking progress towards 10-year Housing Vancouver targets began in 2017
Unit numbers exclude the units in this proposal, pending Council's approval of this application.

In consideration of the Vancouver Charter and the City's policies to exempt Development Cost Levies (DCLs) and Community Amenity Contributions (CACs) for social housing projects, this application seeks to create a new seniors social housing project with approximately 30%-50% of the units having rents affordable to households at or below Housing Income Limits (HILs).

Specifically, this application, if approved, would provide:

- New affordable rental housing for seniors, in a mixed use residential / commercial district along Fraser Street, with a frequent service bus transit route and easy access to many shops and services.
- A new permanent home for the 411 Seniors Centre Society to provide its broad range of social, educational, recreational programs for residents and seniors within the community.

Approximately 30% to 50% of the units will be rented at or below rents affordable to households which fall under the BC Housing Income Limits (HILs) levels (currently \$41,500 for a studio unit and \$48,000 for a one bedroom unit). Staff will work with VAHA and the applicant to deepen the affordability of the housing proposed while ensuring the long-term financial viability of the building. Should the rezoning be approved, a Housing Agreement will secure all units as Social Housing for 60 years or the life of the building, whichever is greater. Opportunities to lower rents to levels which would make units eligible for rent supplements such as the Shelter Aid For Elderly Residents (SAFER) rent subsidy program will be explored and if possible achieved and secured as a condition of the Development or Occupancy Permit. Such measures may provide opportunities for a greater number of seniors with fixed and/or limited incomes to remain in the community.

3. 411 Seniors Centre Society

Named for its historic location at 411 Dunsmuir, the 411 Seniors Centre Society is a drop-in centre providing services and programs for adults 55 and older. For the last 45 years, the centre has been providing a range of programs including citywide information and referral services, wellness and social programs. The organization has a long history of working closely with the City and has been supported for the past 32 years through a Community Service grant. The 411 Seniors Centre Society currently serves 5,600 seniors, 90% of whom are people at low-income levels. The Fraser Street site is well served by transit, on a relatively flat grade and located at the intersection of three Vancouver neighbourhoods: Kensington Cedar Cottage to the east, Riley Park to the west and Mount Pleasant to the north. None of these neighbourhoods currently has a seniors centre despite having one of Vancouver's largest seniors populations, and one of the highest rates of seniors poverty in the City. The new location at 3510 Fraser Street, if approved, would deliver a purpose-built facility in a building containing social housing rental units dedicated to seniors. Co-locating the seniors centre with social housing dedicated to low-income seniors will provide much needed services to a vulnerable portion of the population. To strengthen services and programs related to seniors, the 411 Seniors Centre Society has partnered with the West End Seniors Network and South Granville Seniors Centre by forming the new Alliance of Seniors Centres of BC.

The 411 Seniors Centre will be a facility operated by a non-profit. In 2017, Council approved a Capital Grant up to \$800,000 for 411 Seniors Centre Society to cover a portion of the prepaid rent for a 60-year lease with the City, . The lease structure outlined in the 2017 Council Report (RTS11954) was:

- (i) a ground lease between the City of Vancouver and the selected non-profit operator of the housing component of the Project;
- (ii) a sub-lease pursuant to which the non-profit housing operator subleases back to the City the seniors centre portion of the Project;
- (iii) a pre-paid sub-sublease for the seniors centre portion of the Project from the City to the 411 Seniors Centre Society;
- (iv) or such other leasing structure for the Project as is satisfactory to the City in its sole discretion.

Since 2013, the City has pursued a variety of avenues to support the establishment of a series of neighbourhood-based seniors' centres across Vancouver. In early 2017, construction began on the new Killarney Seniors Centre. In 2016 new locations for seniors' centres were identified through City land use agreements, including a proposed new seniors activity and resource centre on the West Side and the City is actively considering new locations for the South Granville Seniors Centre. Plans are currently underway to provide significant City support for a seniors' centre in the Sunset neighbourhood. Support for the 411 Seniors Centre contributes towards the City of Vancouver's status as an *Age Friendly City* and helps to advance the goals of the *Healthy City Strategy*.

4. Density, Height and Form of Development (refer to drawings in Appendix F)

As a form of development comparison, the *Secured Market Rental Housing* policy and accompanying *Rental Incentive Guidelines* provides direction for the consideration of additional height and density to facilitate the provision of affordable housing. In this case, the proposed

development offers secured seniors social housing. The *Guidelines and Affordable Housing Policies* allow for this C-2-zoned site to be considered for up to six storeys, if criteria for urban design performance and neighborliness are met. C-2 is a mixed-use district generally located along arterial streets, allowing a floor space ratio up to 2.5 and a four-storey (45 ft.) height. Since Fraser Street is an arterial and an emerging mixed-use shopping street, staff has concluded that a density of 3.5 FSR and a height of six-storeys (plus mezzanine) are appropriate for this site, subject to the design conditions noted in Appendix B.

Figure 4: Proposed Development- view looking south-west along East 19th Avenue



There are single family properties immediately to the east, without the separation of lane which creates an interface that requires careful attention. The base C-2 zoning requires a stepped building profile at the rear to transition to the single-family sites. The proposed development provides a 27 ft. setback from the shared property line and at the ground floor a 20 ft. setback is provided. At levels 2 and 3, the setbacks increase to 35 ft. and also further increases in dimension up to the sixth storey. The reduction in building massing limits the impact onto neighbouring smaller-scaled properties to the east and reduces the visual presence of the upper storeys on the street-facing facades. Further design development will be sought to refine the building design at the development permit stage (see conditions in Appendix B).

A drop-in seniors centre occupies most of the double-height main level, with offices and support spaces located in a mezzanine. Extensive storefront glazing and a generous weather protection canopy are provided along both street frontages. The main entry to the seniors centre is at the corner of Fraser St and East 19th Avenue, with the residential entry further along East 19th Avenue. The site has very poor soil conditions due to an underground peat bog, making excavation of a parkade or basement unfeasible without severely compromising the affordability of the development. Because excavation has proved to be unfeasible, utilities and parking are accommodated at grade. A driveway and surface parking are provided at the east side of the site. A substantial landscape strip is provided to mitigate impact on the single family neighbour. Utilities are located in the rear of the mezzanine. Parking and loading requirements have been substantially relaxed, due to the site constraints and proposed seniors social housing use.

Private balconies are provided for all 1-bedroom units. Two common rooftop terraces are proposed on Level 4 and 5. Staff has recommended that the studio unit adjacent to each of these terraces be converted to a co-located amenity room. The amenity room currently

proposed at Level 6 (which has no roof terrace) could, in turn, be converted to units (see conditions in Appendix B).

The Urban Design Panel reviewed this application on November 29, 2017 and recommended resubmission (see Appendix D). The applicant worked with staff to address concerns about site planning and building form and subsequently submitted a revised submission. The Panel's comments provided clear guidance which lead staff to conclude that a follow-up review by the Panel was not necessary. The revised design has resolved the issues raised by the Panel, and now responds well to the intent of the rental policies and C-2 Design Guidelines. Staff support this application, subject to the conditions outlined in Appendix B.

5. Transportation and Parking

Vehicle, scooter and bike parking is provided at grade and accessed from East 19th Avenue. The application proposes a total of five parking stalls (including three handicap spaces) and one car share space. Typically, parking and loading requirements should accord with the City's Parking By-Law. Given the number of site constraints such as access along East 19th Avenue, poor soil conditions and the economic challenges associated with delivering social housing, staff supports a relaxation of the parking and loading requirements (see Appendix C). The applicant will work with the City going forward to provide alternative off-site arrangements for loading.

Engineering Services has reviewed the rezoning application and has no objections to the proposed rezoning provided that the applicant satisfies the conditions stipulated in Appendix B.

6. Environmental Sustainability

The *Green Buildings Policy for Rezoning*s (amended by Council on April 28, 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 1, 2017. Moving forward, the applicant will have to clarify whether this proposal will be considered either under near-zero emissions building requirements or low emissions green building.

PUBLIC INPUT

Public Notification — A rezoning information sign was installed on the site on November 4, 2017. A total of 800 notifications were distributed within the neighbouring area on or about October 23, 2017. In addition, notification and application information, and an online comment form, were provided on the City's Rezoning Applications webpage (vancouver.ca/rezapps). An open house was held on November 16, 2017. Staff, the applicant team and a total of approximately 60 people attended the open house.

Public Response and Comments — Staff received 32 written responses for this rezoning application, including open house comment sheets and email correspondence.

Support for the proposal cited the following:

- Increase in seniors and affordable housing
- Proximity to transit
- Inclusion of seniors centre.

Concerns expressed about the proposal included:

- Building height and density
- Insufficient parking
- Shadowing of buildings to the east.

Figure 5: Public Notification and Responses

A more detailed summary of public comments on this application is provided in Appendix E.

Staff Response to Public Feedback

In response to feedback received during the application review process, the rear building massing was reduced, thereby limiting the impact onto smaller-scaled properties to the east and reducing the visual presence of the upper storeys on the street-facing facades. Additional design development conditions are contained in Appendix B which will further refine the building design (see conditions in Appendix B).

Responding to the comments regarding the on-site parking provisions, as previously documented, the site has very poor soil conditions making excavation of a parkade or basement financially unfeasible without compromising the affordability of the rental units. As a consequence of locating all on-site parking above grade, the amount of achievable parking is constrained. Staff have reviewed the transportation study submitted and concluded that the proposed parking is sufficient to service the site given the historic parking demand for seniors centres and social housing units for seniors, along with the close proximity of the site to public transit. As part of the Development Permit review, the applicant will work with the City to identify additional off-site arrangements for loading and drop-off/pick-up areas.

PUBLIC BENEFITS

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

Required Public Benefits

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 various engineering infrastructure. This social housing development is exempt from DCLs under the provisions of the Vancouver

Charter and the DCL By-law (see financial implications below). The value of the exemption is estimated to be approximately \$581,563 (based on 37,232 sf of gross residential area at \$15.62/sq. ft.).

The current DCL rate for commercial space is \$149.73 sq. m. (\$13.91/ sq. ft.). The seniors centre will be subject to a reduced DCL of \$10 as per the DCL By-Law because it meets the definition of Social Service Centre.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment on September 30th of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as an in-stream application and therefore may be exempt from DCL rate increases for a period of 12 months from the date of DCL By-law rate amendment, provided that it has been submitted prior to the adoption of such DCL By-law rate adjustment. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL rate will apply. See the City's [DCL Bulletin](#) for details on DCL rate protection.

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

Offered Public Benefits

Community Amenity Contributions (CACs) — Within the context of the City's Financing Growth Policy, an offer of a Community Amenity contribution to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include wither the provision of on-site amenities or a cash contribution towards other public benefits, and take into consideration community needs, area deficiencies and the impact of the proposed development on City services. The *Community Amenity Contributions - Through Rezoning* policy provides an exemption for social housing which meets the DCL By-law definition.

Social Housing — The applicant has proposed that the 58 residential units be delivered and secured as social housing. The public benefit accruing from these units is their contribution to the City's rental housing stock for the longer of the life of the building and 60 years. The units will be secured by a housing agreement and Section 219 covenants to preclude the stratification and/or separate sale of individual units.

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

FINANCIAL IMPLICATIONS

The site is subject to the Citywide DCL By-Law. Should Council approve the rezoning application:

- The commercial space (seniors centre) is anticipated to generate a reduced DCL of \$10; and
- The social housing component of the development exempt from DCLs under the provisions of the Vancouver Charter and the DCL By-law. The value of the exemption is approximately \$581,563.

There are no cash Community Amenity Contributions (CACs) beyond the delivery of social housing units associated with this rezoning.

Consistent with Council policy on social housing projects, the project is expected to be self-sustaining over the long-term where rents are set at levels that will cover mortgage payments, operating costs and capital replacement; and not require further operating subsidies, property tax exemptions and/or financial guarantees from the City.

The affordability requirements for the site will be secured through a housing agreement as set out in Appendix B, together with the long-term lease to the non-profit housing operator which will ensure that 30 to 50% of social housing units are rented to households at or below the BC Housing Income Limits (HILs) levels. Opportunities to lower rents to levels which would make units eligible for rent supplements such as the Shelter Aid For Elderly Residents (SAFER) rent subsidy program will be explored and if possible achieved and secured as a condition of the Development or Occupancy Permit. A total of \$7.25M in external funding has been secured, from BC Housing's 'Investment in Housing Innovation' program (\$7.2M) and CMHC's 'Seed Funding' (\$0.05M).

The lease will ensure that the property is managed and operated as social housing with a senior centre at grade over the long term. The terms of the lease will be the subject of a separate report to Council following decision on the rezoning application.

CONCLUSION

Staff have reviewed the application to rezone the site at 3510 Fraser Street to permit the development of a seniors centre and 58 secured seniors social housing units. If approved, this development would make a positive contribution in increasing the existing social housing stock within the City of Vancouver and provide a much needed seniors centre for this and the surrounding area.

The proposed form of development represents an appropriate urban design response to the site and context. 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 as outlined in Appendix B.

* * * * *

**3510 Fraser 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 Bylaw No.3575.

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 of which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses, limited to Artist Studio, Arts and Culture Indoor Event, Community Centre or Neighbourhood house, Library;
 - (b) Dwelling Uses, limited to Social Housing Dwelling Units in conjunction with any of the uses listed in this By-law;
 - (c) Institutional Uses, limited to Social Service Centre;
 - (d) Office Uses;
 - (e) Retail Uses, limited to Farmer's Market, Furniture or Appliance Store, Grocery or Drug Store, Retail Store, Liquor Store, Public Bike Share, and Secondhand Store;and
 - (f) Accessory Uses customarily ancillary to the uses listed in this Section 2.2.

Conditions of Use

- 3.1 No portion of the first storey of a building, within a depth of 10.7 m of the front wall of the building and extending across its full width, shall be used for residential purposes except for entrances to the residential portion.

- 3.2 All commercial uses permitted in this By-Law shall be carried on wholly within a completely enclosed building except for:
- (a) Farmer's Market ;
 - (b) Public Bike Share; and
 - (c) display of flowers, plants, fruits and vegetables in conjunction with a permitted use.

Floor Area and Density

- 4.1 Computation of floor space ratio must assume that the site consists of 1,197.2 m² , being the site size at the time of the application for the rezoning evidenced by this By-law.
- 4.2 Floor space ratio for all uses must not exceed 3.5.
- 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, to be measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the residential floor area; and
 - (ii) the balconies must not be enclosed for the life of the building.
 - (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used which are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
 - (d) amenity areas, recreational facilities and meeting rooms accessory to a residential use, to a maximum of 10% of the total permitted floor area; and
 - (e) for multiple dwellings, all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

- (f) For exterior walls in all residential buildings:
 - (i) For an area equal to the area occupied by the insulation thickness that exceeds the performance of the prescriptive maximum effective thermal transmittance (U factor) requirement for exterior walls in the Building By-law, as verified by a Building Envelope Professional, to a maximum exclusion of 179 mm, and
 - (ii) an area equal to the area occupied by a rain screen system in a wall that exceeds 203 mm, as verified by a Building Envelope Professional, to a maximum exclusion of 152 mm

4.5 The use of floor area excluded under section 4.4 must not include any use other than that which justified the exclusion.

Building Height

5. The building shall not exceed 22.1 m measured from base surface to top of parapet.

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 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 measured horizontally from the centre of the bottom of each window.

6.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

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

6.5 An obstruction referred to in section 6.2 means:

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

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

- (a) a bathroom; or

- (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m²

Acoustics

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

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

**3510 Fraser 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 the public hearing.

CONDITIONS OF APPROVAL FOR THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by DYS Architecture and stamped “Received City Planning Department, March 23, 2018”, subject to the following conditions, provided that the General Manager of Planning, Urban Design and Sustainability may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the General Manager of Planning, Urban Design and Sustainability, who shall have particular regard to the following:

Urban Design

- 1. Design development to improve the common amenities, as follows:
 - (i) Convert the north-east units on Levels 4 and 5 to amenity rooms;
 - (ii) Add access doors and substantial glazing, to connect the amenity rooms to the adjacent rooftop terraces;
 - (iii) Consider converting the proposed amenity room at Level 6 into two studio units;

Note to Applicant: East elevation, Level 6, may become more solid.

- 2. Design development to reduce apparent bulk and massing on the east side of the building, and improve the interface to the RS-1 neighbour, as follows:
 - (i) Remove the projecting terrace at the south end of the building, Level 2;
 - (ii) Remove the balcony at the north-east corner, Level 6;
 - (iii) Further animate the east elevation by adding windows and, where feasible, increasing the size/height of strip windows;

Note to Applicant: The three private balconies should be reconfigured to more closely align with floor below. Consider deleting the shared terrace and replacing with a low-maintenance gravel roof. To achieve a more neighbourly expression, it's recommended to add and/or increase windows particularly at Levels 2 and 3.

- 3. Design development to improve the building elevations, as follows:
 - (i) Delete sunshades on north and east elevations;
 - (ii) Consider adding sunshades to the west (Fraser St) elevation;
 - (iii) Refine the dark grey “frame” element;
 - (iv) Consider using a lighter-coloured exterior cladding inside the inset balconies the inset balconies (ie. at the north-west corner);

- (v) Consider lowering the weather canopy to approximately 3.5m above grade (where the white band is currently indicated), to improve its performance and create a more “enclosed” sidewalk space.

Note to Applicant: Sunshades should be integrated into a rational passive design approach. To improve the legibility of the “frame” element, a significant change in plane between the frame and the brown inset should be created. There should also be a rational, consistent approach to how the frame wraps corners.

- 4. Submission of a bird friendly strategy for the design of the building and landscape is encouraged in the application for a development permit;

Note to Applicant: Strategy should identify any particular risks with regard to the Bird Friendly Design Guidelines and propose design features or to reduce these risks. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

Crime Prevention through Environmental Design (CPTED)

- 5. Design development to consider the principles of CPTED, having particular regard for:
 - (i) theft in the parking area;
 - (ii) residential break and enter;
 - (iii) mail theft; and
 - (iv) mischief in alcoves and vandalism, such as graffiti.

Sustainability

- 6. All new buildings in the development will meet the requirements of the *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 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).

Landscape Design

- 7. Design development to expand the size and programming of common amenity space(s) to provide a more usable space;

Note to applicant: This should include additional opportunities for social interaction, such as additional benches and seat walls for passive seating and

gathering. Urban agriculture plots should follow the City's Urban Agriculture Guidelines for the Private Realm and include infrastructure required, such as potting benches, hose bibs, etc. Garden plots should be wheelchair accessible.

8. Design development to improve privacy and mitigate overlook of the common terraces on Levels 2 and 4 onto neighbouring site to the east, by relocating and/or adding planting beds along the east edge;
Note to Applicant: The plants should be visible from the neighbouring property.
9. Design development to buffer the surface parking area by the addition of substantially more planting beds, to include the addition of minimum three significant, larger scale deciduous trees on site, for the provision of a higher quality landscape and additional future canopy;
10. Provision of a revised arborist report to recommend tree protection measures for the two retained trees on the east neighbouring site, in context of the proposed site plan;

Note to Applicant: A Letter of Assurance should also be submitted to ensure that arborist will supervise any work within the tree protection zones.

11. 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.

12. Consideration to improve sustainability by the provision of an extensive green roof;

13. At time of development permit application, the following:

- (i) 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.
- (ii) 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.
- (iii) A high-efficiency automatic irrigation system to be provided for all planted areas;

- (iv) 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.

- (v) Provision of improved graphic readability by deleting grey tones to ensure the plan reads well in black and white.

Engineering

- 14. Parking, loading and bicycle spaces shall be provided and maintained according to the provisions of the Vancouver Parking By-Law

Note to Applicant: Parking relaxations will apply to the site and shall be discussed in full at the Development Permit stage. (See Appendix C)

- 15. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.

- 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 a new driveway crossing to current standards on East 19th Avenue.

Note to Applicant: A crossing application is required.

- 18. Provision of a wide, continuous weather protection on both frontages.

Note to Applicant: A separate application is required to the General Manager of Engineering Services for any canopy/awning encroaching over public property. 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 weather protection for the sidewalk users.

- 19. Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown without reliance of the lane for extended bin storage. If this cannot be confirmed then an on-site garbage bin staging area is to be provided adjacent to the street..

- 20. Provision of an updated landscape plan to reflect the offsite improvements being sought in the rezoning is required. The following statements are to be noted on the landscape plan:

- (i) All sidewalks between the curb and property line are to be reconstructed fully at the applicant's expense."
 - (ii) The landscape plan is to be noted as "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details."
21. Installation of parking regulatory signage on Fraser Street and East 19th Avenue adjacent the site to the satisfaction of the General Manager of Engineering Services".
22. Design development to resolve conflict between drive aisle and bike room access.
23. Provision of automatic door openers on the doors providing access to the bicycle room and note on plans.
24. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
- (i) Dimension maneuvering aisle width.
 - (ii) Additional parking space width is required for parking space 2.
 - (iii) Provide dimensions showing length and width of parking spaces.
 - (iv) Provision of additional information on the drawings showing the vertical clearance from the drive aisle surface to the portion of the building on level 2.
 - (v) Dimension bike storage locker sizes and dimension the access aisle widths within the bike room.
 - (vi) Provision of Class B bicycle parking on private property as per the Parking By-Law
 - (vii) Provision of disability parking requirements.
- Refer to the Parking and Loading Design Guidelines at the following link:
<http://vancouver.ca/home-property-development/parking-policies-guidelines.aspx>
25. Staff are seeking a detailed response toward the IRMP requirements outlined in the "Green Buildings Policy for Rezonings". As the project moves to detailed design, provide a revised Rainwater Management Plan (RMP), that details how

the rainwater management system meets the IRMP requirements for quantity and quality and addresses the following:

- (i) How will the 600 mm of peat be addressed in the construction? Will it be removed? If it remains in place, then is there a strategy to deal with settling or for keeping moisture in the peat? This should be considered in the rainwater management plan.
- (ii) The stormwater management report indicates there is limited potential for infiltration. What infiltration rate used for the detention/infiltration system sizing? What will the drain down time be for a full 24 mm event?
- (iii) If the 20.9 m³ infiltration will not be achieved through the detention system, then consider a green roof. The volume retained in the green roof can be applied to the 24 mm retention goal.
- (iv) It is noted that a portion of the paved parking lot will be graded towards a landscaped area to the east of the site. Calculations need to be provided to show that the runoff from the paving can be accommodated in the landscaped area. The northern section of the landscaped area is directly adjacent to a neighbouring property. How will the runoff directed to the landscaped area not simply enter the perimeter drain to this property or otherwise adversely impact the property.
- (v) There is no indication on the drawings as to the location of the detention system. Where is this located? If it is located beneath the on-site parking the applicant should consider permeable pavers throughout the parking area and access drive

Note to Applicant: Provision of on-site backflow prevention is required for sanitary and storm service connections.

Note to Applicant: Development to be serviced to the existing 200 mm sanitary sewer and 525 mm storm sewer along E 19th Ave.”

Note to Project Coordinator: A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.

Affordable Housing

- 26. Submission of a draft operating budget and rent schedule demonstrating a viable optimisation of affordability on this site with a minimum of 30% of housing units in the building renting to households with incomes below the BC Housing Income Limits or such other greater percentage of housing units rented to such households with a view of maximizing affordability while ensuring the financial viability of the project, with a review of same prior to issuance of an occupancy permit, all to the satisfaction of the General Manager of Arts, Culture and Community Services.

27. Prior to issuance of the Development Permit, applicant to install and display a sign on the site, throughout construction, that acknowledges that social housing is being provided as part of the City of Vancouver's initiatives. Sign design, format and location to be approved by the City.

CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

1. Release of Easement & Indemnity Agreement 529166M (commercial crossing) 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.

2. Provision of an easement agreement for the encroaching portions of the house from the adjacent easterly lot (the North ½ of Lot B, Block 54, District Lot 301, Plan 187).
3. Provision of a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of one (1) Shared Vehicle and the provision and maintenance of one (1) Shared Vehicle Parking Space for use exclusively by such on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:
 - (i) Provide (1) Shared Vehicle to the development for a minimum period of (3) years.
 - (ii) Enter into an agreement with a Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicle;
 - (iii) Provide and maintain the Shared Vehicle Parking Space for use exclusively by such shared vehicles;
 - (iv) Make arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Space;
 - (v) Provide security in the form of a Letter of Credit for \$50,000 per Shared Vehicle unless otherwise agreed to by the general manager of Engineering Services and the Director of Legal Services; and
 - (vi) Registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may

require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, securing these conditions.

- (vii) Provision of a letter of commitment from a car share company indicating their willingness to supply car share vehicles on the site at building occupancy. Provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called “the services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services is provided.
4. Provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called “the services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services is provided.
- (i) Provision of 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 stormwater and rainwater management plan that meets the objectives of the Citywide Integrated Rainwater Management Plan and complies with the Sewer and Water Course Bylaw. The plan shall achieve the following objectives:
 - (a) Retain or infiltrate 50% of the 6-month event (24 mm);
 - (b) Treat the 6-month (48 mm) onsite; and
 - (c) Maintain the pre-development 2 year 24hr storm event rate and volume. The pre-development estimate shall utilize the 2014 IDF curve, whereas the post development estimate shall use the 2100 IDF curve to account for climate change.

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

- (iii) 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: as-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

- (iv) Provision of street trees adjacent to the site where space permits.
 - (v) Provision of a 2.3 m (7'-6") sod lawn front boulevard and a light broom finish saw cut concrete sidewalk on Fraser Street between the front boulevard and the property line.
 - (vi) Provision of a 2.14 m (7'-0") sod lawn front boulevard and a light broom finish saw cut concrete sidewalk on East 19th Avenue between the front boulevard and the property line.
 - (vii) Removal of the existing driveway crossing on Fraser Street and East 19th Avenue and provision of new curb and gutter.
 - (viii) Provision of upgraded street lighting adjacent to the site to current LED standards including a review of the existing lighting to determine its adequacy and a lighting design as required.
 - (ix) Provision of intersection lighting upgrade to LED standards (all four intersection poles are to receive upgraded lighting).
5. 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 B.C. Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

Affordable Housing

6. Make arrangements to the satisfaction of the General Manager of Arts, Culture and Community Services (or successor in function) and the Director of Legal Service to enter into a Housing Agreement securing all dwelling units as social housing for 60 years or life of the building, whichever is greater, which will contain the following terms and conditions:
 - (i) a no separate sales covenant;
 - (ii) a no stratification covenant;
 - (iii) a provision that none of the dwelling units in the building will be rented for less than one month at a time;
 - (iv) requiring such units to be used for "social housing", as that term is defined in the Vancouver Development Cost Levy By-law No. 9755;
 - (v) requiring such units to be made available to seniors, as defined within the Housing Agreement;
 - (vi) including such other terms and conditions as the Director of Legal Services and the General Manager of Arts, Culture and Community Services may require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to Section 595.2 of the Vancouver Charter.

Soils

7. If applicable:
 - (i) Submit a site profile to Environmental Services (Environmental Protection);
 - (ii) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
 - (iii) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been provided to the City.

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as restricted 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 are considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law.

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

* * * * *

**3510 Fraser Street
DRAFT CONSEQUENTIAL AMENDMENTS**

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

SIGN BY-LAW NO. 11897

Amend Schedule A (CD-1 Zoning Districts Regulated by Part 9) by adding the following:

“3510 Fraser Street CD-1 (#) [By-law #] C-2”

PARKING BY-LAW NO. 6059

To Schedule C, add:

Address	By-law No.	CD-1 No.	Parking Requirements
3510 Fraser Street			Parking, loading and bicycle spaces in accordance with by-law requirements on [date of enactment], except that: <ul style="list-style-type: none"> (a) a maximum of six vehicle parking spaces may be provided; and (b) no Class A and Class B Loading spaces are required .

NOISE CONTROL BY-LAW

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

“[CD-1 (#)] [By-law#] 3510 Fraser Street”

**3510 Fraser Street
URBAN DESIGN ANALYSIS**

URBAN DESIGN PANEL

The Urban Design Panel reviewed the application on November 29, 2017.

EVALUATION: RESUBMISSION Recommended

Introduction:

Sarah Crowley, Rezoning Planner, introduced the project as located on the southeast corner of Fraser St and E 19th Ave. The site, zoned C-2, is occupied by a 1-storey commercial building and surface parking. The site size is 1,197 m² (12,886 square feet), and 105.7 feet wide by 121.9 feet deep.

To the east are RS-1 zoned properties with single family houses. To the south is a 4-storey mixed use development under C-2 zoning. To the north, across East 19th Ave, is the Glad Tidings Church, zoned CD-1.

The application, submitted on behalf of Vancouver Affordable Housing Agency (VAHA), is to amend the C-2 zoning to CD-1 to permit a 6-storey mixed use development, including: seniors centre at grade; 56 seniors housing units; a floor space ratio (FSR) of 3.54; a building height of 21.83 m (71.62 feet); and 5 parking spaces and one car share space at grade.

Applicable Policies and Guidelines:

The applicable policies for the site include the Secure Market Rental Housing (Rental 100) , Housing Vancouver Strategy, Affordable Housing Policies and Kensington Cedar Cottage Community Vision (KCC). The existing C-2 Zoning permits a height of 13.8 meters (45 feet) and 2.5 FSR. Rental 100 permits the proposed 6 storeys.

Danielle Wiley, Development Planner, noted that the proposed development is on a corner site with no lane, which creates a challenging interface to the adjacent RS-1 properties. Due to poor soil (peat bog), no underground parkade is proposed. Instead a limited amount surface parking is provided, and loading and passenger pick-up would occur on the street. The senior's centre, which occupies most of the ground floor, is double-height with a mezzanine. The entries to both the senior's centre and the residential use are on E 19th Ave. Utility rooms, storage and bike parking, which are typically provided in a parkade, are also located at the ground floor. Levels 2 to 6 contain secured seniors rental housing. All 1-bed units have open balconies, and studios have Juliette balconies. The amenity room at Level 2 has a small, east-facing terrace. A second, larger terrace is located at Level 4, has better solar performance.

As the Rental 100 policy doesn't have design guidelines, staff consider the intents of the base zoning. C-2 prescribes specific setbacks to transition to a single family neighbour: 2 foot setback from lane at Level 1; 20 foot setback from lane at Levels 2 & 3; and a 35 foot setback from lane at Level 4. In a rezoning, staff typically ask for a further 8 foot. Setbacks at Levels 5 and 6 would reduce the impacts of additional height. The proposed development meets the setbacks for Levels 1 to 4, but does not provide these additional upper storey setbacks. The FSR base zoning is 2.5, and the proposed is 3.54.

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

1. Are the overall height and massing supportable?
2. Is the interface to the RS-1 properties to the east successfully resolved?
3. Is the site planning and ground level successfully resolved?
4. Are the design of the street elevations and storefront successful?
5. Is the provision of common amenities successful?

The planning team then took questions from the panel.

Applicant's Introductory Comments:

The applicant noted the entrances are pushed to the corner and off to the side due to the slope. There is a darker articulation at the front lower portion to break down the façade. The applicant team then took questions from the panel.

Panel Consensus:

- Relocate the main entry to the seniors' centre to Fraser Street
- Create an accessible passenger drop-off/pick-up area for residents and visitors, preferably covered
- Combine the two outdoor amenity terraces to provide a larger space, and mitigate overlook to the single family neighbours
- Increase upper storey setbacks to at the east elevation
- Strengthen the corner expression at Fraser and E 19th Ave, and better tie to the ground floor
- Reconsider the colours and materials in relation to the "frame" design, and consider a lighter colour for the recessed balconies
- Revise the east elevation, to better integrate with the overall architectural design

Related Commentary:

The Panel recommended the massing at the east be revised to be more neighbourly to the adjacent single family properties. The building is too close to the neighbouring site. Provide further stepping down for a better transition.

On the corner, the lowest balcony should tie better to tie the building corner to the ground floor. The back of the building requires a more "finished" design. The Level 2 amenity does not provide a space that is usable. The rooftop could be used for a larger amenity that does not overlook the neighbours. Explore more lively and contrasting colour accents to animate the building.

Applicant's Response:

The applicant team thanked the panel and acknowledged the changes suggested by the Panel.

**3510 Fraser Street
PUBLIC CONSULTATION SUMMARY**

Public Notification

A rezoning information sign was installed on the site on November 4, 2017. A total of 800 notifications were distributed within the neighbouring area on or about October 23, 2017. In addition, notification and application information, and an online comment form, were provided on the City's Rezoning Applications webpage (vancouver.ca/rezapps).

November 16, 2017 Community Open House

A community open house was held from 5-8 pm on November 16, 2017 at Glad Tidings Church. Staff, the applicant team, and a total of approximately 60 people attended the open house.

Public Response

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

- At the November 16, 2017 open house, a total of 13 comment sheets were submitted.
- A total of 19 online comments were submitted by email about the proposal.

Comments about the application are summarized below and ordered by topic:

Building Massing, Height and Design

13 respondents felt that the development was too high for the surrounding neighbourhood with two supporting the building's height. Concerns included neighbourhood fit and the shadowing of neighbouring buildings. Several expressed a desire to see the building limited to 4 storeys so as to maintain the existing neighbourhood character and scale. Two respondents expressed support for the building height, with one commenting that the scale is appropriate for a densifying corridor, with good transit services, that is also close to the hospital.

Two respondents commented that massing at the rear the building would provide a poor transition to the single family homes to the east. It was suggested that this could be improved with further landscaping and building step-backs. One respondent also felt that the building materials lacked distinguishing features, while another felt that coloured glass cladding was not a good fit for the neighbourhood.

Four respondents felt the proposed density was an inappropriate fit for the neighbourhood with one suggesting that the building footprint was too large for the site. A handful of individuals also expressed concerns that the development would lead to future increases in height and density along Fraser Street.

Transportation and Parking

Among the responses received, many individuals felt that the building to be lacking in parking with some stressing the need for underground parking. A handful were worried that the development would lead to increased competition for parking on neighbourhood side streets. A few were concerned about the lack of parking for service vehicles or visitors. There was also some worry about the potential for increased street traffic.

Two respondents were supportive of increased housing in central areas with good transit access. However, there were also concerns related to the health, livability, and noise impacts of further housing on busy corridors.

Two respondents were supportive of the proposed level of parking. One comment was that this would help activate the street. However, one individual mentioned that bike parking may not be necessary in a seniors housing building. Another concern was whether the building would be accessible enough to suit the proposed users.

Housing

A significant portion of the responses expressed strong support for increasing the supply of seniors and affordable housing in the city. However, a handful of these also felt that the scale of the building was inappropriate for the neighbourhood.

Three respondents were supportive of increased seniors housing in the area as, in their opinion, it would foster a demographically mixed population.

Miscellaneous

Two respondents suggested the need for comprehensive area planning for Fraser Street prior to any future development in this area. There was also some concern that soil conditions in this area may be inappropriate for development.

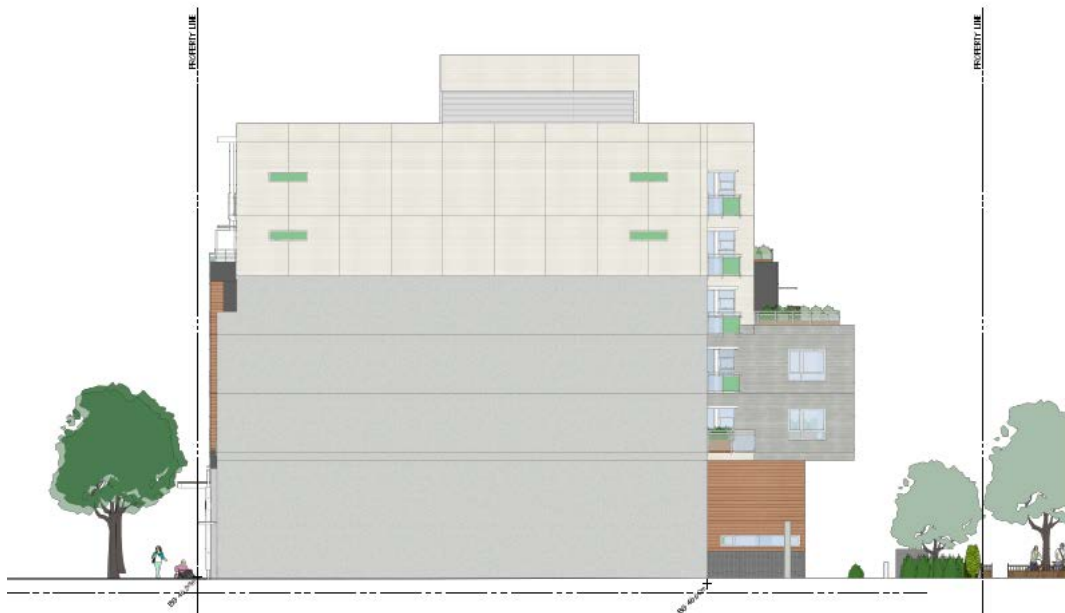
**3510 Fraser Street
FORM OF DEVELOPMENT**

For a complete set of application drawings visit:
<http://rezoning.vancouver.ca/applications/3510fraser/index.htm>

North Elevation



South Elevation



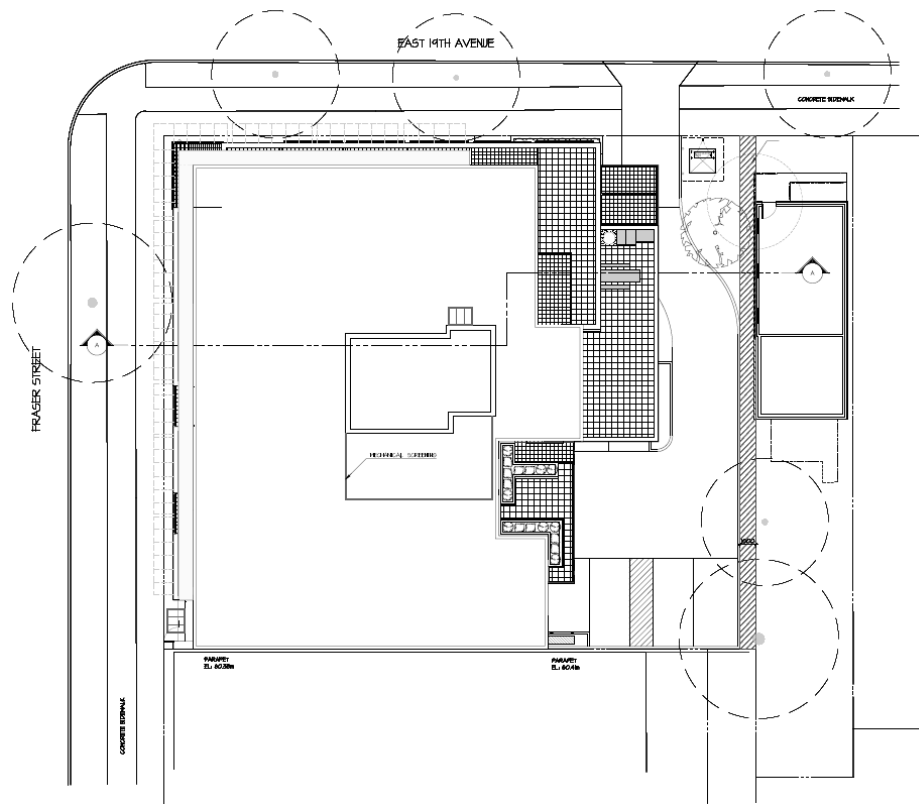
East Elevation



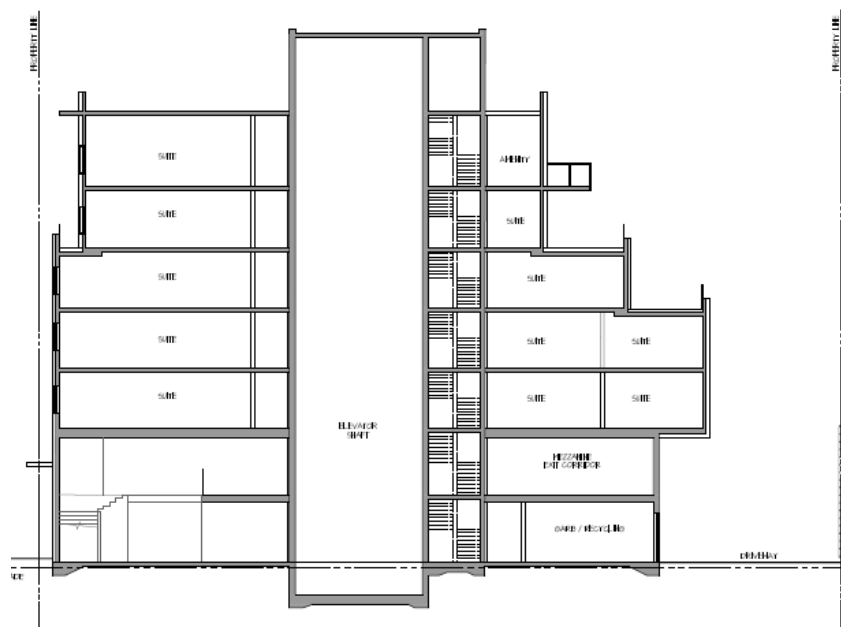
West Elevation



Site plan



Section



**3510 Fraser Street
PUBLIC BENEFITS SUMMARY**

Project Summary

6-storey (including mezzanine level) mixed-use building with seniors center at grade and secured 58 seniors housing units on upper floors.

Public Benefit Summary

The proposal will provide 58 rental units for seniors secured as social housing for the life of the building or 60 years, whichever is longer.

	Current Zoning	Proposed Zoning
Zoning District	C-2	CD-1
FSR (site area = 1,197.2 m.sq./12,886.5 sq. ft.)	2.5	3.5
Floor Area (sq. ft.)	32,216 sq. ft.	44,911 sq. ft.
Land Use	Commercial/Residential	Commercial/Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (Citywide- \$13.91/sq.ft. - commercial \$15.62/sq.ft.- residential)	\$495,505	\$10 (for commercial space, social housing exempt)
	Public Art	n/a	n/a
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities	n/a	
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Affordable Housing		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$495,505	\$10

Other Benefits (non-quantified components):

- 58 units of secured social housing units secured for the longer of the life of the building or 60 years.
- A 7,677 sq. ft. private Seniors Centre to be used both for residents and the surrounding community

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: Engineering (22%); Replacement Housing (32%); Parks (41%); and Childcare (5%)

**3510 Fraser Street
APPLICANT AND PROPERTY INFORMATION**

Property Information

Address	Parcel Identifiers (PIDS)	Legal Description
3510 Fraser Street	028-868-218	Lot A, Block 54 , District Lot 301 , Group 1 New Westminster District Plan BCP50970

Applicant Information

Applicant	Vancouver Affordable Housing Agency (VAHA)
Architect	DYS Architecture
Property Owner	City of Vancouver

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	C-2	CD-1
Site Area	1,197.2 sq. m (12,886.5) sq. ft.	1,197.2 sq. m (12,886.5) sq. ft.
Land Use	Commercial & Residential	Commercial & Residential
Maximum FSR	2.5	3.5
Maximum Height	13.8m (45 ft.)	21.1m (72.5 ft)
Floor Area	2,993 sq. m (32,216 sq. ft)	4,172 sq. m (44,911 sq. ft.)
Parking, Loading and Bicycle Spaces	As per Parking By-law	A maximum of six vehicle parking spaces may be provided .On-site Class A and Class B loading spaces is not required.