

**POLICY REPORT
DEVELOPMENT AND BUILDING**

Report Date: May 22, 2018
Contact: Karen Hoesé
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VanRIMS No.: 08-2000-20
Meeting Date: June 5, 2018

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 1837-1857 East 11th Avenue and 2631-2685 Victoria Drive

RECOMMENDATION

- A. THAT the application by Perkins+Will on behalf of Grandview Woodland Project (Nominee) Ltd., the registered owner, to rezone 1837-1857 East 11th Avenue and 2631-2685 Victoria Drive [*Strata Lots 1 and 2, all of District Lot 264A, Strata Plan VR. 2475; Lots 21, 22 and 23 Except: the North 5 feet now lane, all of Lots C and D, Block 162, District Lot 264A, Plans 1059 and 1771; Lots A, B, C and D, all of Lots C and D, Block 162, District Lot 264A, Plan 2728; PIDs: 014-713-195, 014-713-209, 014-861-411, 014-861-429, 003-923-533, 004-120-060, 013-491-890, 013-491-911 and 013-491-920 respectively*] from RM-4 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.45 to 3.60 and the maximum building height from 10.7 m (35 ft) to 33.5 m (110 ft.) to permit the development of an 11-storey building with a five-storey podium containing 138 residential units, comprised of a mixed-tenure of secured market rental units and strata-titled market housing units, along with the retention, relocation, designation and protection of a heritage home at 1853-1857 East 11th Avenue, be referred to a public hearing, together with:
- (i) plans prepared by Perkins+Will, received April 27, 2017, and amended December 18, 2017;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions contained in Appendix B;

FURTHER THAT the Director of Legal Services 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 the application to rezone set out in Recommendation A is referred to a Public Hearing, the *designation* of the heritage building's exterior at 1853-1857 East 11th Avenue [*Lot 23 Except: the North 5 feet now lane of Lots C and D, Block 162, District Lot 264A, Plan 1059 and 1771; PID: 003-923-533*] as protected heritage property be referred to the same Public Hearing;
- FURTHER THAT the Director of Legal Services be instructed to bring forward the Heritage Designation By-law generally as set out in Appendix C for consideration at the Public Hearing.
- C. THAT, if after Public Hearing, Council approves in principle the rezoning, the heritage designation and the Housing Agreement described in section (c) of Appendix B, the Director of Legal Services be instructed to prepare the necessary Heritage Designation and Housing *Agreement* By-laws for enactment 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.
- D. THAT Recommendations A through C be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone a site located at 1837-1857 East 11th Avenue and 2631-2685 Victoria Drive from RM-4 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of an 11-storey residential development with a five-storey podium containing 138 residential units comprised of a mixed tenure of both secured market rental units and strata-titled market housing units, and a relocated and rehabilitated heritage home, the exterior of which is to be designated as protected heritage property.

Staff have assessed the application and conclude that it meets the intent of the *Grandview-Woodland Community Plan* (the "**GWCP**") to locate a mix of residential tenure in close proximity to the region's significant transit hub at Commercial and Broadway. Measures to regulate the loss of existing rental units have been addressed through the GWCP "Pace of Change" Policy. If approved, the application is anticipated to contribute 57 (net) new secured

market rental housing units to the City's affordable housing goals as identified in the *Housing Vancouver Strategy*.

Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the Public Hearing, and conditions contained within Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- Grandview-Woodland Community Plan (2016)
- Grandview-Woodland Community Plan "Pace of Change" Policy – Bulletin 2016-001 (2017)
- Housing Vancouver Strategy (2017)
- Heritage Action Plan (2013)
- Heritage Policies and Guidelines (1986, last amended 2002)
- Rental Housing Stock Official Development Plan (2007, last amended 2014)
- Tenant Relocation and Protection Policy and Guidelines (2015)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Green Buildings Policy for Rezonings (2010, last amended 2017)
- Community Amenity Contributions – Through Rezonings (1999, last amended 2017)

REPORT

Background/Context

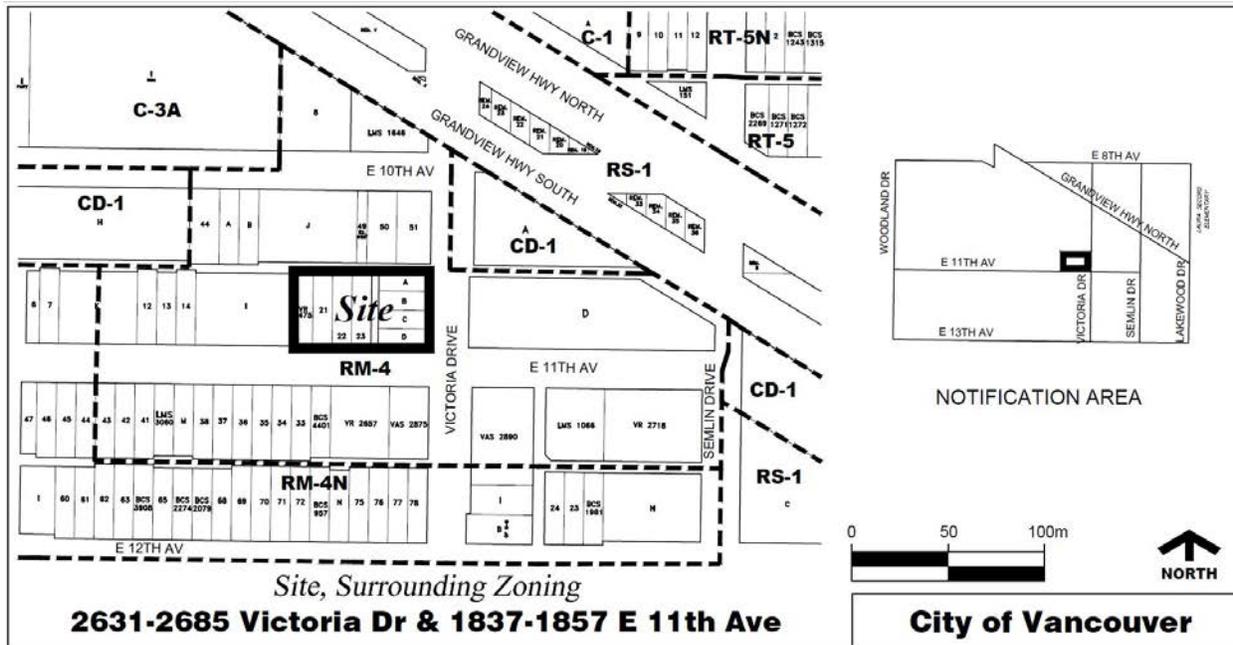
1. Site and Context

The subject site is located at the north-west corner of East 11th Avenue and Victoria Drive (see Figure 1). The site falls within the Station Residential area of the Commercial-Broadway Station Precinct sub-area (see Figure 2), one of the seven sub-areas identified within the GWCP. The site is comprised of seven legal parcels plus one strata plan comprised of two strata lots, with three parcels and the strata plan fronting East 11th Avenue, and four parcels fronting Victoria Drive, with a north-south lane dividing the most westerly parcel fronting East 11th Avenue and four parcels fronting Victoria Drive. The total site size is 2,704.5 sq. m (29,112 sq. ft.), and has a combined frontage of 70.4 m (231 ft.) along East 11th Avenue and 38.7 m (127 ft.) along Victoria Drive. It is currently developed with a range of single-family and multiple conversion homes, with a combination of owner-occupied and rental units.

The GWCP embraces the sub-area's potential to become a model of a transit-oriented precinct. The site is situated two blocks south-east of the Commercial-Broadway Skytrain Station, one of the City's and region's major transit hubs. Proximity to the transit station presents an exceptional opportunity for people to live within a complete neighbourhood. The subject site is also within a 5-minute walk (approx. 300 m) from Trout Lake and a 10-minute walk to the Trout Lake Community Centre (approx. 600 m). Additionally, the site is located in close proximity to the 10th Avenue bikeway, the Mosaic bikeway (along Woodland Drive), the Central Valley bikeway (along Grandview Highway North) and the Lakewood bikeway (along 8th Avenue).

As Figure 1 indicates, the area surrounding the site is zoned RM-4 and contains a mix of single-family homes and three- and four-storey multiple dwellings. The CD-1 zone to the north-east of the site contains a church and the Immigrant Services Society of BC (ISS) Welcome Centre, approved through public hearing at a height of 67 ft. The CD-1 zone to the north-west is developed with a five-storey office building and a pharmacy at grade.

Figure 1: Location Map - Site and Context



2. Policy Context

Grandview Woodland Community Plan (GWCP) – Rezoning potential for the site is guided by the GWCP (approved July 2016). The plan anticipates development on this site up to 3.6 FSR with building heights up to 10 storeys (for sites with a minimum frontage of 37 m (120 ft.) providing a mixed residential tenure) (see Figure 2). The Commercial-Broadway Station Precinct sub-area is envisioned to be a mixed-use community with expanded opportunities for a wide diversity of people to live, work, shop and gather. The GWCP recognizes the strategic regional importance of the Commercial-Broadway Station area as a transit hub and increases housing opportunities with a provision for rental housing in this area.

In order to manage the initial take-up of applications involving demolition of existing market rental housing covered by the *Rental Housing Stock Official Development Plan*, approvals of projects are limited to no more than five development sites in the first three years of the GWCP, and/or a maximum of 150 existing market rental units (i.e. renewed/redeveloped as a component of the five development sites) (i.e. the “Pace of Change” Policy). This rezoning application is the second of the five allowable applications to proceed under the “Pace of Change” Policy (see Figure 5 for a description of the number of rental units demolished through this application, and the number of new rental units proposed for this site).

The GWCP further provides policies that will guide the integration of important heritage resources with the potential to transform in a way that replaces rental housing but also increases opportunities to rent, own or live in other forms of housing.

Figure 2: Commercial-Broadway Station Precinct (CBSP) Land Use Map and Character Areas



Housing Vancouver Strategy – In November 2017, Council approved the *Housing Vancouver Strategy (2018–2027)* and *3-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 the current 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 purpose-built market rental units and units for families.

Heritage Policies and Guidelines – The *Heritage Policies and Guidelines* state that resources listed on the Vancouver Heritage Register (“VHR”) have heritage value and that such resources should be preserved where possible. The heritage building at 1853-1857 East 11th Avenue is currently listed on the VHR as a Category “B” building.

Family Room: Housing Mix Policy for Rezoning Projects – In July 2016, Council approved *Family Room: Housing Mix Policy for Rezoning Projects*, which increased the requirement for family units with two or more bedrooms from a minimum of 25 per cent to 35 per cent. Rezoning applications that include any residential strata housing are required to include a minimum of 10 per cent of units with three or more bedrooms and a minimum of 25 per cent of units with at least two bedrooms, and rezoning applications for secured market rental projects are required to include a minimum of 35 per cent family units with two or more bedrooms. The GWCP addresses family units in accordance with this Policy. This application proposes 44 per cent of the overall residential units as two or more bedroom units.

High-Density Housing for Families with Children Guidelines – The intent of the guidelines is to address key issues of site, building and unit design to achieve livability objectives for families with children. The guidelines provide direction on project planning, project design, unit design, and amenity areas.

Rental Housing Stock Official Development Plan (ODP) – In May 2007, Council adopted the *Rental Housing Stock* ODP. This ODP requires one-for-one replacement of existing rental housing units on redevelopments of six or more units in certain RM, FM and CD-1 zoning districts. The housing policies in the GWCP are designed to strike a balance between the need to preserve existing rental housing supply through the “Pace of Change” Policy. The GWCP continues to protect existing rental stock through the ODP, recognizing the value of this stock as a critical source of housing for low- to moderate-income households in the neighbourhood and the City. As the site is currently zoned RM-4, the rental replacement requirements under the ODP apply. As such, the applicant is replacing the existing 15 units and adding 57 units, for a total of 72 rental units (see Figure 5).

Tenant Relocation and Protection Policy and Guidelines – In December 2015, Council adopted the Tenant Relocation and Protection Policy and Guidelines. A Tenant Relocation Plan is required when tenants in existing residential rental units are displaced as a result of development activity. This Policy applies to all zoning districts, except single-family, industrial, and agricultural areas. As such, the applicant has provided a Tenant Relocation Plan, which meets the intent of this Policy.

Strategic Analysis

1. Proposal

This application proposes an 11-storey residential building with a five-storey podium containing 138 residential units and includes the retention, designation and protection as heritage property of an existing heritage home currently listed in the VHR in the “B” category, with the intention that the heritage building will be relocated from its current location at 1853-1857 East 11th Avenue to the north-east corner of the site (see Figure 3). The proposed development will include two levels of underground parking, providing 116 parking spaces, which are accessed from the rear lane. There are three existing trees on site that are proposed for retention, one in the front yard and two in the rear. The overall density proposed is 3.6 FSR, and the maximum height is 33.5 m (110 ft.).

Commercial-Broadway Station Precinct sub-areas within the GWCP allow sites with a minimum frontage of 37 m (120 ft.) to provide a mixed-tenure development of approximately 50 per cent secured market rental housing and 50 per cent strata-titled market housing units (based on residential floor area). In accordance with the GWCP provision for this area, the applicant is providing approximately 49 per cent of the overall residential floor area as secured market rental housing on this site (72 units). The remaining 51 per cent of the residential floor area is provided within 68 strata-titled market housing units.

Figure 3: Street View from Victoria Drive Showing the Relocated Heritage House and the Proposed New Development



2. Housing

If approved, this application will contribute 57 net new secured market rental units toward the 10-year *Housing Vancouver Strategy* targets (see Figure 4) in the form of studio, one-bedroom, two-bedroom and three-bedroom units. Rental housing provides a more affordable housing option to home ownership for more than half of Vancouver’s population and contributes towards a number of City initiatives intended to create diverse and sustainable communities.

Figure 4: Progress towards 10-Year Housing Vancouver Targets for Secured Market Rental Housing as of March 31, 2018

Housing Type	10-Year Targets	Units Approved Towards Targets*
Secured Market Rental Housing Units	20,000	1,312

Note: Tracking progress towards 10-year Housing Vancouver targets began in 2017.

** Unit numbers exclude the units proposed on the subject site, pending Council approval of this rezoning application.*

These 72 units would be secured as market rental housing through a Housing Agreement and a Section 219 Covenant for the longer of the life of the building or 60 years. The Section 219 Covenant will be registered on title to prohibit the stratification and/or separate sale of individual units. The rental housing component will be privately owned and operated. Conditions related to securing the rental units are contained in Appendix B.

In accordance with the *High Density Housing for Families with Children Guidelines* and the *Family Room: Housing Mix Policy for Rezoning Projects*, the GWCP requires a minimum of 35 per cent family units in secured market rental developments, and a minimum of 35 per cent family units, with 25 per cent two bedrooms and 10 per cent three bedrooms, in strata developments. As submitted, this application meets the policy for the secured market rental housing component by proposing 35 per cent of the overall rental housing units as two or more bedrooms (25 units). For the strata-titled market housing units, the application provides that 55 per cent of such units will be family units (36 units). Overall, the project provides that 44 per cent of the total units (61 units) will be two-bedroom units or larger.

Vancouver has one of the lowest vacancy rates in Canada. In October 2017, the vacancy rate in the City was 0.9 per cent. That means only nine out of every 1,000 market rental units were empty and available for rent. A vacancy rate of three per cent is considered to be a balanced rental market. The vacancy rate in this neighbourhood was even lower at 0.7 per cent¹.

Existing Rental Accommodation and Tenant Relocation

One of the key goals of the GWCP is to encourage reinvestment in, and retention of, existing affordable rental housing stock under the “Pace of Change” Policy. Redevelopment is intended to be incremental in nature, and focused on older, underutilized sites.

If Council approves this application, the 15 rental units existing on the subject site would be replaced with an estimated 72 new rental units (see Figure 5), or 57 (net) new secured market rental housing units.

Figure 5: Pace of Change in Grandview-Woodland – Rental Replacement and Increased Supply

Proposed Site	Rental Housing Units Proposed for Construction	Number of Existing Rental Housing Units	Gain in Rental Housing Units
1619-1651 East Broadway	45	8	37
1837-1857 East 11th Avenue & 2631-2685 Victoria Drive	72	15	57
Total	117	23	94

The Tenant Relocation and Protection Policy and Guidelines apply to this site. As such, the applicant has provided a draft Tenant Relocation Plan (TRP) which meets, and in several cases exceeds, the requirements under the *Tenant Relocation and Protection Policy and Guidelines*. The draft TRP is summarized in Appendix D.

¹ CHMC 2017 data for Mount Pleasant/Renfrew Heights CMHC Rental Market Zone.

Redevelopment of the site requires the relocation of existing tenants as per City requirements. Tenancies range in length from one to thirteen years. The unit mix consists of one-bedroom units (renting for \$650-1,350/month), two-bedroom units (renting for \$950-1,800/month), and three or more bedroom units (renting for \$1,250-2,200). The average rent for the rental units on the development site is was approximately \$1,373 per month. Based on tenancy start dates provided, eight of the existing 15 tenants would qualify for the additional provisions under the *Tenant Relocation and Protection Policy and Guidelines*. Of the other seven tenants, four are previous owners and three are ineligible based on tenancy start date.

Under the *Tenant Relocation and Protection Policy and Guidelines*, eligible tenants receive a minimum of two months' free rent, or more based on length of tenancy, flat-rate payment towards moving costs, and assistance finding alternative accommodation (including one option within the neighbourhood). Eligible tenants who choose to do so, can exercise a First Right of Refusal to return to one of the replacement units in the rental portion of the new building at 20 per cent below market rates.

A final Tenant Relocation Report will be required prior to issuance of the occupancy permit.

3. Heritage Designation of the Exterior of the Heritage Building

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

Pursuant to Section 593 and Section 594 of the Vancouver Charter, Council may, by by-law, designate real property in whole or in part as protected heritage property. The proposed heritage designation for the building exterior requires Council approval at public hearing and by-law enactment pursuant to Sections 593 and 594 of the Vancouver Charter.

On April 9, 2018, the Vancouver Heritage Commission reviewed the proposal and provided approval in principle in respect of the relocation and rehabilitation of the heritage building with conditions (see Appendix E and conditions contained in Appendix B). The heritage building's rehabilitation will be secured through a Section 219 covenant and its protection as heritage property will be achieved with enactment of a Heritage Designation By-law.

Heritage Value and Character of the Heritage Building

The existing building at 1853-1857 East 11th Avenue (the "heritage building"), also known as the Karme Residence, was built in 1910 by Abe and Anna Karme at the beginning of the Edwardian building boom. The heritage building is valued for its connection to the early development of the Cedar-Cottage neighbourhood and for its surviving features, including its full width front porch, wood trims, gabled roof, and original wood assemblies. Although a number of modifications have been done to the building in the last couple of decades, it retains its original character. The heritage building is listed on the VHR in the "B" category.

Compatibility of Conservation with the Community Planning Objectives and Land Use Policy

The GWCP encourages the conservation of heritage and character resources throughout the neighbourhood. It allows for increased height and density for projects that preserve identified heritage or character structures. A height increase to 11 storeys is being proposed (beyond the

10-storey building height contemplated in the GWCP for mixed tenure buildings) in exchange for providing municipal designation for the heritage building, which is consistent with the GWCP.

The development proposes 51 per cent of the residential floor area as strata-titled market housing units. The GWCP targets a 50 per cent split between rental housing and strata-titled market housing. The floor area in the heritage building, which is to be strata-titled, accounts for the slight deviation from the GWCP, but overall, the intent of the GWCP is achieved.

The existing residential use in the heritage building and the uses proposed for the site are permissible based on the underlying zoning, and are compatible with surrounding properties. The proposal is consistent with the land use provisions for the area.

Condition of Heritage Building and Conservation Approach

The existing building is in good condition. The application proposes to relocate the heritage house to the northeast corner of the development site to front Victoria Drive, and to convert it into three strata-titled market housing units. A new foundation will be required. Once relocated, the building will be rehabilitated according to a conservation plan and painted in historic colours (see Figure 6 and Appendix F).

Figure 6: Elevation of Retained and Relocated VHR “B”-listed building



Financial Support to Enable Heritage Designation Conservation

Pursuant to Section 595 of the Vancouver Charter, if sought, Council is required to compensate an owner of the property being designated as a protected heritage property for any reduction in market value caused by the designation. In this case, the applicant/landowner proposes to

rehabilitate and conserve the exterior of the heritage building in exchange for obtaining the rezoning needed for an improved development potential. No other compensation is sought or will be provided. The conversion of the heritage building to strata-titled market housing units is economically viable. The rehabilitation and conservation required will be appropriately secured as legal obligations in an agreement registered on title to the site, enabling the City to enforce those obligations and ensure that they will be fulfilled at the owner's expense. Conditions to enter into an agreement and register a Heritage Restoration Covenant on title are included in Appendix B.

The applicant is to sign the agreement noted above and in doing so will explicitly accept the rezoning as proposed, and the resulting development advantages to be gained thereby, as full compensation for the heritage designation of the exterior facades of the heritage building and the obligations to rehabilitate and conserve the exterior of the heritage building. The agreement will be executed by the City and registered on title to the site as a condition of the enactment of the CD-1 By-law.

4. Density, Height and Form of Development (see application drawings in Appendix F)

The original rezoning application proposed a 10-storey building with a six-storey podium, and 3.60 FSR in accordance with the GWCP. The proposed development included the retention and relocation of the four-storey heritage building (listed in the VHR in the "B" category) to the northeast corner of the site, and the retention of three mature site trees. Additional building setbacks were provided to accommodate the mature trees and the heritage building.

The original proposal was revised in response to recommendations from the Urban Design Panel. The revisions include a lower five-storey podium and additional setbacks to improve the transition to the retained heritage building on the site, and to improve compatibility with the neighbourhood context of predominantly three- to four-storey apartment buildings and houses. The mid-rise building form was increased to 11 storeys to address comments related to massing, and to provide a greater distinction to the podium. The shadow studies show minimal impact as a result of the difference in height anticipated by the GWCP and what is being proposed. While the application varies from the height outlined in the GWCP, staff support the revised proposal in light of constraints due to the retention of the heritage building, as well as improved compatibility with surrounding buildings.

Public realm improvements will also be provided with a 15-foot statutory right of way along East 11th Avenue and 18 feet along Victoria Drive.

The original application, dated April 27, 2017, was recommended for resubmission by the Urban Design Panel (UDP) (see Appendix E). UDP supported the revised application on November 29, 2017 (see Appendix E). The revised application was also supported by the Vancouver Heritage Commission on April 9, 2018 (see Appendix E). Staff conclude that the current proposed design responds well to the intent set forth in the GWCP, and staff support this application, subject to the conditions outlined in Appendix B.

5. Transportation and Parking

The site is located within two blocks of the Commercial-Broadway Skytrain Station, which provides access to the Expo and Millennium SkyTrain lines and the Evergreen Extension, as well as major bus routes. A total of 116 parking spaces and 188 Class A and 6 Class B bicycle

spaces are currently proposed. Parking, loading and bicycle spaces must be provided in accordance with the requirement of the City’s Parking By-law.

There is a small north-south lane dividing the most westerly parcel fronting East 11th Avenue from the four parcels fronting Victoria Drive. The applicant is proposing to purchase the lane, close it, and consolidate it with the seven parcels and strata plan to form a single development parcel (see Appendix B). Access to two levels of underground parking is proposed from the existing lane along the north property line.

Engineering rezoning conditions are included in Appendix B.

6. Environmental Sustainability

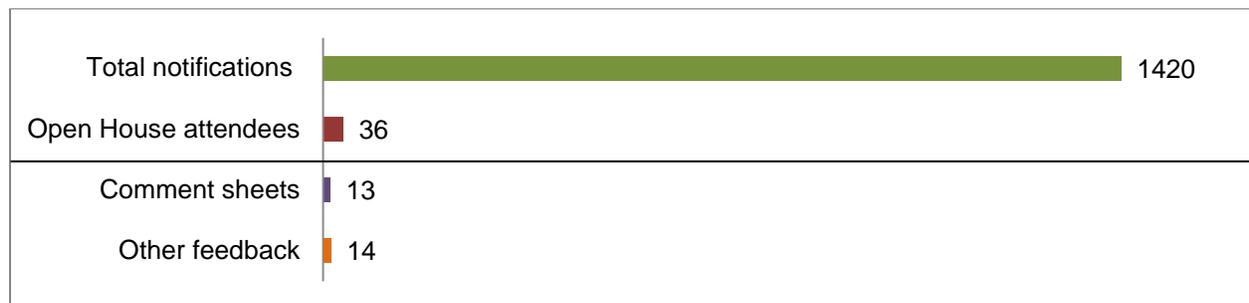
The *Green Buildings Policy for Rezoning*s (amended February 7, 2017) requires that residential rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy. The new requirements are mandatory for all rezoning applications received after May 1, 2017. Applications received prior to May 1, 2017 may choose to meet this updated version of the policy or the preceding version. The rezoning application was received on April 27, 2017, prior to the updated Green Building requirements coming into effect on May 1st, 2017.

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

PUBLIC INPUT

Public Notification – A rezoning information sign was installed on the site on June 19, 2017. Approximately 1,420 notification cards were distributed within the neighbouring area on or about June 9, 2017. Additional information such as the application information and an online comment form were provided on the City’s Rezoning Applications webpage (Vancouver.ca/rezapps). A community open house was held on July 5, 2017. Staff, the applicant team, and a total of 36 people attended the open house.

Figure 7: Notification and Public Response



Public Response and Comments

Staff received a total of 27 responses regarding the rezoning application (see Figure 7).

Themes of Support — Support for the proposal cited the following:

- Provision of new rental housing stock
- Retention of existing heritage house

Key Concerns — Concerns expressed by respondents included the following.

- Inappropriate neighbourhood fit
- Building height
- Increased traffic

The applicants responded to the concerns by reducing the podium height of the building from six to five storeys to provide a better fit within the neighbourhood context and to the retained heritage building. The floor area from the podium was transferred to an 11th storey on the tower, providing a more context-sensitive building form.

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

PUBLIC BENEFITS

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

Public Benefits – Required by By-law or Policy

Development Cost Levies (DCLs) – Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and 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.), and is applied to the proposed new eligible floor area of 9,412.8 sq. m (101,319 sq. ft.). DCLs do not apply to alterations to an existing building where the total floor area of the building is not increased, as is the case with the heritage building for this particular application. It is anticipated that the new eligible floor area of 9,412.8 sq. m (101,319 sq. ft.) will generate DCLs of approximately \$1,582,603.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment on September 30 of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process.

An application may qualify as an in-stream application and, therefore, may be exempt from DCL rate increases for a period of 12 months from the date of DCL By-law rate amendment, provided that it has been submitted prior to the adoption of such DCL By-law rate adjustment. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL rate will apply. See the City's [DCL Bulletin](#) for details on DCL rate protection.

Public Art Program — The *Public Art Policy for Rezoned Developments* requires rezonings having a floor area of 9,290.0 sq. m (100,000 sq. ft.) or greater to contribute public art or provide 80 per cent cash in lieu as a condition of rezoning. Public art budgets are based on a formula (2016) of \$21.31 per sq. m (\$1.98 per sq. ft.) for areas contributing to the total FSR calculation. Based on the proposed new floor area of 9,709 sq. m (104,502 sq. ft.), a public art contribution of approximately \$206,914 is anticipated. The Public Art rate is finalized at the development permit stage and is subject to periodic adjustments to address inflation.

Public Benefits – Offered by the Applicant

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

The applicant has offered a cash CAC of \$3,827,000 which will be directed to support delivery of the *Grandview-Woodland Public Benefits Strategy* (GWPBS). Real Estate Services staff have reviewed the applicant's development pro forma and concluded that the total CAC value offered by the applicant is appropriate and recommend that the offer be accepted.

Rental Housing – The applicant has proposed that 72 of the residential units be secured market rental housing (non-stratified). 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 or 60 years. A Section 219 Covenant would be registered on title to prohibit the stratification and/or separate sale of individual units.

Heritage Benefit – If approved, the application will secure the designation of the heritage building. A conservation plan, an enactment condition as detailed in Appendix B, will also ensure that, over time, the identified heritage features of the building will be maintained.

Heritage – The owner has offered to conserve and rehabilitate the existing heritage building and to accept the designation of the heritage building as protected heritage property. If approved, the designation will be effected by enactment of a Heritage Designation By-law and the owner will enter into a Heritage Restoration Covenant, all as detailed in Appendix B, which among other things, will secure the conservation and rehabilitation of the heritage building and include a waiver by the owner of any claim to any further compensation for the heritage designation. The cost of the proposed on-site heritage conservation is estimated by the applicant to be approximately \$650,000.

Grandview-Woodland Public Benefits Strategy (GWPBS) – The GWPBS identifies public benefits and infrastructure to support growth in the area, including both short-term and long-term priorities in and around the GWCP area. The delivery of public amenities and infrastructure funded from development contributions are prioritized based on community need and availability of CACs and other funding. Staff are working to develop a list of near-term priority projects to bring forward during the next capital plan, using CACs expected to be received from this application and future Grandview-Woodland rezonings and will report those to Council in the future. To monitor and track progress towards the achievement of community amenities in accordance with the GWCP, a summary of the progress to date is provided in Appendix H.

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, the applicant has offered:

- A cash CAC of \$3,827,000 to be allocated towards the GWPBS.
- Heritage designation and rehabilitation of the existing heritage building listed in the VHR in the “B” category, with the rehabilitation cost at an estimated value of \$650,000.

The site is within the City-wide Development Cost Levies (DCL) District. Should Council approve the rezoning application, it is anticipated that the applicant will pay approximately \$1,582,603 in DCLs.

The applicant will also be required to provide new public art on site, or make a cash contribution to the City for off-site public art, at an estimated value of \$206,914.

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

The 72 secured market rental housing units, to be secured by a Housing Agreement for the longer of the life of the building or 60 years, will be privately owned and operated.

CONCLUSION

Staff have reviewed the application to rezone the site at 1837-1857 East 11th Avenue and 2631-2685 Victoria Drive from RM-4 to CD-1 to permit development of an 11-storey residential development with 138 residential units comprised of a combination of secured market rental and strata-titled market housing, and the retention and relocation of an existing heritage building on site, which is listed in the VHR in the “B” category. The application is generally consistent with the *Grandview-Woodland Community Plan*, Council Heritage Policies and Guidelines, and the *Vancouver Housing Strategy*. Community feedback and the local neighbourhood context have shaped revisions and conditions of approval associated with the rezoning application. Assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site and neighbourhood context.

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

* * * * *

**1837-1857 East 11th Avenue and 2631-2685 Victoria Drive
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 By-law No. 3575.

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

Uses

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

Conditions of use

3. The design and layout of at least 35% of the dwelling units must:
 - (a) be suitable for family housing;
 - (b) comply with Council's "Family Room: Housing Mix Policy for Rezoning Projects":
 - (i) requiring a minimum of 35% family units (units having two or more bedrooms) in residential strata housing, including a minimum 25% two-bedroom units and a minimum 10% three-bedroom units; and
 - (ii) requiring a minimum of 35% family units with two or more bedrooms in secured market rental housing;

- (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 2,704.5 m², 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.
- 4.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
 - (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of permitted floor area; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the minimum exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 4.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 4.6 The use of floor area excluded under 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 to top of roof slab of the uppermost habitable floor's roof, must not exceed 33.5 m.

Horizontal angle of daylight

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

* * * * *

**1837-1857 East 11th Avenue and 2631-2685 Victoria Drive
PROPOSED CONDITIONS OF APPROVAL**

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

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Perkins + Will, and stamped “Received City Planning Department, December 18, 2017”, subject to the following conditions, provided that the General Manager of Planning, Urban Design and Sustainability may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the General Manager of Planning, Urban Design and Sustainability, who shall have particular regard to the following:

Urban Design

- 1. Design development to reduce the perceived massing of the frame expression to be more compatible with the residential character of the streetscape.

Note to Applicant: This can be achieved by varying the frame composition at the corners, base or upper storey.

- 2. Design development to comply with allowable building height.

Note to Applicant: The maximum achievable building height is 33.5 m (110 ft.). If rooftop access is to be excluded from the calculation of height, it must be provided in accordance with Section 10 of the Zoning and Development By-Law and *Roof-mounted Energy Technologies and Green Roofs – Discretionary Height Increases* Bulletin.

- 3. Design development to improve residential common amenities;

- (i) Introduce opportunities for children’s outdoor play area for various ages in line with the *High-Density Housing for Families with Children Guidelines*.

Note to Applicant: This can be achieved by replacing the dog run area with children’s outdoor play area. Play equipment is not required, nor encouraged, for the children’s play areas, but a soft surface play area and a variety of creative landscape/play features (such as balancing logs and boulders, opportunities for sand play or a small and tangible water stream or feature, creative motor-skills developing features etc.), which provide a myriad of creative play opportunities for a range of ages, is encouraged.

- (ii) Provide a more usable south-facing outdoor space contiguous with the amenity room.

Note to Applicant: This can be achieved by increasing depth by a minimum of 3 feet and access provided from amenity room. See also Landscape Condition #17.

- 4. Design development to maintain the high quality and durable exterior finishes consistent with the rezoning application, to be included in the Development Permit drawings.
- 5. Submission of a bird-friendly strategy for the design of the building is encouraged in the application for a development permit.

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

Heritage

- 6. Design development on the window treatment on the lane side of the heritage house to make it more compatible with historic precedents.

Housing

- 7. Prior to development permit issuance, revised drawings and information shall be submitted to the satisfaction of the Director of Planning, clearly indicating the proposed total unit mix of studio (38.4%), one-bedroom (17.4%), two-bedroom (34.1%) and two plus-bedroom (10.1%) units, and in accordance with the *Family Room: Housing Mix Policy for Rezoning Projects*, ensure a minimum 25% two-bedroom units and a minimum 10% three-bedroom units for all strata-titled market housing units, and a minimum 35% two-bedroom units or more for all secured market rental residential units, in the Development Permit drawings.

Note to applicant: Any changes in unit mix from the proposed rezoning application may 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.

- 8. 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.

- 9. Provision of a Tenant Relocation Plan as per Section 2.1 of the *Tenant Relocation and Protection Policy*.

10. 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 develop 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.
11. 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.
12. The building is to comply with the *High-Density Housing for Families with Children Guidelines*, and include a common amenity room with kitchenette (and an accessible washroom adjacent to this amenity room).

Note to Applicant: Design development to co-locate indoor and outdoor amenity spaces, either on ground floor or 6th floor.
13. Prior to issuance of development permit, applicant to display a sign on the site, throughout construction, that acknowledges that secured market rental housing is being provided as part of the City of Vancouver's initiatives. Sign design, format, and location to be approved by the City.
14. Correction of number of strata units on "Unit Schedule L06" table from 6 to 7.

Crime Prevention through Environmental Design (CPTED)

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

Landscape Design

16. Design development to the north-facing outdoor space on Level 1 to provide other programmed uses besides a Dog Run, achieving a more diverse space for common use (see also Urban Design Condition #3. (i)).

Note to Applicant: The use of Artificial Turf is not supported and should be replaced with a natural surface material.

17. Design development to enlarge and expand programming for the south-facing outdoor space on Level 1, achieving more balanced, contiguous indoor-outdoor

Amenity areas. The larger outdoor space should include additional soft landscape and be articulated for various common uses, which encourage social interaction (see also Urban Design Condition #3. (ii)).

18. Design development to clearly integrate sustainable rainwater management features and strategies into the landscape plan.
19. 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.

20. At time of development permit application, the following:
 - (i) A full Landscape Plan for proposed landscape to be submitted. The Landscape Plan should be coordinated with the architectural Site Plan. 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, being no less than 3' for trees and 2' for shrubs (not including drainage layer);
 - (iii) A high-efficiency automatic irrigation system to be provided for all planted areas; and
 - (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.

Sustainability

21. Any new building in the development will meet the requirements of the preceding Green Buildings Policy for Rezonings (as amended up to January 14, 2016), including a minimum of 63 points (LEED® Gold rating), with 1 point for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

Note to Applicant: A Sustainable Design Strategy must be submitted as part of the Development Permit that articulates which credits the applicant will be pursuing and how their building application, as submitted, incorporates strategies, features or technologies that will help achieve these credits. The strategy, along with the LEED checklist, must be incorporated into the drawing submission. A letter from a LEED Accredited Professional or Administrator must confirm that the proposed strategy aligns with the applicable goals of the rezoning policy. Proof of registration of the CaGBC must be provided with the application and the project registration number incorporated into the drawings. Application for Certification will be required at a subsequent stage.

22. In lieu of the requirements outlined in Condition #21, the applicant may choose to meet the requirements of the *Green Buildings Policy for Rezoning*s 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*s – *Process and Requirements* (amended April 28, 2017 or later).

Engineering

23. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
24. Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
25. 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.

26. Provision of a garbage staging area adjacent the lane for pick up purposes.
27. Relocate the proposed benches to private property and use standard sidewalk treatments for the proposed pavement on public property for the seating area at the East 11th Avenue and Victoria Drive corner of the site.
28. Engineering is not currently supportive of the added Allen Block wall proposal to retain the existing tree along East 11th Avenue. Please explore other methods to support the tree that do not include walls on public property. Berming of the back boulevard in lieu of retention should be explored.
29. Public Bike Share is planned for curbside on East 11th Avenue. The PBS dimension will be approximately 20m in length and located about 6m west of the intersecting sidewalks at East 11th Avenue and Victoria Drive. Confirmation that no fire connection or emergency access is planned along the building face along East 11th Avenue or to be located in front of the PBS station is required.
30. 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.*
31. 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.
32. Provide automatic door openers on the doors providing access to the bicycle room and note on drawings.
33. 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.

34. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
 - (i) Number, dimension and label all parking and loading spaces.
 - (ii) Design Development to improve the parking access ramp. Additional maneuvering width at the lane is required to accommodate vehicle movement from the lane and to improve visibility. Confirm two-way traffic flow in the main ramp – the current ramp design does not appear to have the required width through the corners to allow for opposing vehicles to

pass. Dimension the width(s) of the parking ramp from the lane throughout the length of the parking ramp. Provision of maneuvering diagrams to confirm ramp design is adequate and functional.

- (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 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.

- (v) Provision of the required Class B loading space and an improved drawing clearly showing the loading space and 'stair-free' access route from the loading space to the elevator.
- (vi) Provision of columns, column dimensions, and column setbacks to be shown on the drawings.
- (vii) Provision of additional dimensions on the section drawings showing vertical clearance within the parking levels. Ensure adequate vertical clearance is provided for mechanical projections, utilities and other services.
- (viii) 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.
- (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) Dimension the access aisle width and the size of the bicycle spaces in the bicycle storage rooms.

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 Arts, Culture, and Community Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. The closing of, stopping up and conveying to the owner the required portion of the lane west of Victoria Drive north of East 11th Avenue, subsequent to Council approval; and the relocation or decommissioning of any utilities within this area.

Note to Applicant: The lane must be purchased from the City at market value and be paid for upon enactment. If enactment does not take place within a reasonable timeframe, the City reserves the right to re-value the lane.

2. Provision of written confirmation and agreement from all affected utility companies for the closure of the portion of lane.
3. Consolidation of the closed portion of lane, Lots A, B, C and D, All of Lots C and D, Plan 2728; Lots 21, 22 and Lot 23 Except: the North 5 Feet Now Lane, All of Lots C and D, Plans 1059 and 1771; and Strata Plan VR2475 (after cancellation & dissolution); All of Block 162, District Lot 264A to form a single development parcel, and subdivision of that site to result in the dedication of:
 - (i) the northerly 5 feet of current Lots 21, 22, and VR2475
 - (ii) the easterly 7 feet of current Lots A, B, C & D.

Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required.

4. Registration of a temporary SRW agreement in favour of the City over the portion of lane to be closed for public utility purposes, to be discharged once all utilities impacted by the lane closure have been abandoned, relocated or otherwise protected, as necessary, and any associated lane and street reconstruction works have been completed to the satisfaction of the GMES.
5. 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 are provided.
 - (i) Provision of adequate water service to meet the fire flow demands of the project. Please supply project details including projected fire flow demands, sprinkler demand, hydrant load, and domestic water demands to confirm extent of water main upgrading.
 - (ii) Upgrade and separate the combined sewer on East 11th Avenue, from Commercial Drive to the point of the development's sewer connections (approximately 210m).
 - (iii) Removal of the old lane entry and curb returns and all related infrastructure at closed lane west of Victoria Drive on the north side of

East 11th Avenue to provide for new curb and sidewalk consistent with all curb and sidewalk improvements sought for the site

- (iv) Provision of a new concrete commercial lane crossing on the west side of Victoria Drive at the lane north of East 11th Avenue and replacement of curb returns and curb ramps on both sides of the lane entry are required.
 - (v) Provision of lane repaving to centerline of the existing lane for the length of the site.
 - (vi) Provision of a 2.44m (8'-0") front boulevard with sodded lawn, 1.83m (6'-0") saw cut broom finish concrete sidewalk on Victoria Drive adjacent the site.
 - (vii) Provision of a 1.83m (6'-0") front boulevard with sodded lawn, and a 1.83m (6'-0") saw cut broom finish concrete sidewalk on East 11th Avenue adjacent the site.
 - (viii) Provision of upgraded street lighting on the site frontage to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required.
 - (ix) Upgrading of the traffic signal at Victoria Drive & Broadway to provide a new left turn arrow (Westbound to Southbound), countdown timers and LED lighting on all four corners of the intersection signal infrastructure.
 - (x) Provision of a single corner bulge on the East 11th Avenue frontage at Victoria Drive.
6. 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.

7. Developer to submit 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 By-law. The developer's plan shall achieve the following objectives:

- (i) Retain or infiltration the 6-month storm event volume (24 mm) onsite;
- (ii) Treat the 2-year -year event (48 mm) onsite; and
- (iii) Maintain the pre-development 5 year storm event rate. The predevelopment 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: Based on the initial review of this development and without applicant confirmation of the development's fire flow demands and domestic water demands, the development will be subject to an upgrade of the water main that serves the development. The water main upgrade is to be funded by the City and must be completed prior to building occupancy. Co-ordination of this water main upgrade and building completion is necessary to ensure adequate fire protection for the building. An occupancy hold will be placed on the project to ensure the water main upgrade is completed prior-to building occupancy. Fire flow rates as noted above are needed to confirm this initial assessment.

Housing

- 8. Make arrangements to the satisfaction of the General Manager of Arts, Culture, and Community Services and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant securing the 72 residential units being 49 per cent of the total residential floor area, as secured market rental housing for the longer of 60 years or the life of the building, subject to the following additional conditions:
 - (i) A no separate-sales covenant;
 - (ii) A no stratification covenant;
 - (iii) That none of such units will be rented for less than one month at a time;
 - (iv) Compliance with the City-approved Tenant Relocation Plan, including provision of a final Tenant Relocation Report prior to issuance of the occupancy permit; and
 - (v) Such other terms and conditions as the General Manager of Arts, Culture, and Community Services and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

Heritage

- 9. Council approval of a Heritage Designation By-law for the heritage building, known as the "Karme Residence", located at 1853-1857 East 11th Avenue listed

in the VHR in the “B” category, and enactment of this Heritage Designation By-law.

Note to Applicant: Staff intend to bring the Heritage Designation By-law forward for enactment shortly after the Public Hearing (should Council approve the Heritage Designation By-law), in part to allow for the notice to be registered in the Land Title Office within 30 days of enactment, a Vancouver Charter requirement, but prior to any consolidation or subdivision of the parcels. If there are any concerns about the timing of the Heritage Designation By-law enactment, please contact the rezoning planner. The applicant is to ensure that the consolidation of lots occurs only after the Heritage Designation By-law is enacted and notice of the designation is registered on title to the lands.

10. That the owner enters into a Heritage Restoration Covenant (which will include a Section 219 Covenant, Statutory Right of Way and Equitable Charge) for the rehabilitation and conservation of the heritage building known as the “Karme Residence” to the satisfaction of the Director of Planning and the Director of Legal Services, and that the agreement is registered on title to the lands in the Land Title Office to the satisfaction of the Director of Legal Services.
11. Submission of a conservation plan for the heritage building (the Karme Residence), which is to be reviewed by the Heritage Commission prior to CD-1 By-law enactment, to the satisfaction of the Director of Planning.

Sustainability

12. 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.

Public Art

13. Execute an agreement satisfactory to the Director of Legal Services and the General Manager of Arts, Culture and Community Services for the provision of public art in accordance with the City’s Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager.

Note to Applicant: Please call Karen Henry, Public Art Planner (604-673-8282), to discuss your application.

Environmental Contamination

14. 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.

Community Amenity Contributions (CACs)

15. Pay to the City a Community Amenity Contribution of \$3,827,000, which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services. The \$3,827,000 contribution is to be allocated to support delivery of the *Grandview-Woodland Public Benefits Strategy*.

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.

* * * * *

1837-1857 East 11th Avenue and 2631-2685 Victoria Drive
DRAFT HERITAGE DESIGNATION BY-LAW PROVISIONS

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

1. Council considers that the real property described as:

1. Structure, exterior envelope and exterior building materials of the heritage building (Karme Residence)	1853-1857 East 11th Avenue Vancouver, B.C.	Lot 23 Except: the North 5 feet now lane of Lots C and D, Block 162, District Lot 264A, Plan 1059 and 1771; PID 003-923-533
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has heritage value or heritage character, and that its designation as protected heritage property is necessary or desirable for its conservation.

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

* * * * *

1837-1857 East 11th Avenue and 2631-2685 Victoria Drive
ADDITIONAL INFORMATION

Summary of Proposed Tenant Relocation Plan Terms

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<ul style="list-style-type: none"> • A lump sum (cash) compensation will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: <ul style="list-style-type: none"> – 3 months’ rent – tenancies between 1 and 5 years – 4 months’ rent – tenancies between 5 and 10 years – 6 months’ rent – tenancies over 10 years
Notice to End Tenancies	<ul style="list-style-type: none"> • A minimum of two months’ notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of pre-insured moving company)	<ul style="list-style-type: none"> • \$1,000 to all tenants regardless of eligibility
Assistance in Finding Alternate Accommodation (three options)	<ul style="list-style-type: none"> • Applicant has committed to provide tenants requesting assistance with three options in Vancouver, one of which must be in the same general area as the tenant’s current home. • All options must rent for no more than CMHC average rents for the area unless otherwise agreed to with the tenant. • Tenants who choose to find their own alternate accommodation will be compensated \$2,500.
Additional Support for Special Circumstances (e.g. additional support, providing one alternate accommodation option at 10 per cent of current rent)	<ul style="list-style-type: none"> • A tenant relocation consultant will be hired if tenants request assistance in finding alternative accommodations. Individual tenant meetings will be conducted to review any potential unforeseen special circumstances.
First Right-of-Refusal (where starting rents are anticipated to be higher than what the tenant currently pays, provide a 20 per cent discount off starting rents for any returning tenants)	<ul style="list-style-type: none"> • Tenants who are eligible under this relocation plan will be offered the first right-of-refusal to return to a market rental unit at a 20 per cent discount off starting rents.

* * * * *

1837-1857 East 11th Avenue and 2631-2685 Victoria Drive
ADDITIONAL INFORMATION

1. URBAN DESIGN PANEL

The Urban Design Plan reviewed the application on two occasions:

(a) August 23, 2017

EVALUATION: RESUBMISSION Recommended

- **Introduction:** Yardley McNeil, Senior Rezoning Planner for the Midtown Division, introduced the project as falling within the Grandview Woodlands Community Plan (GWCP), which directs development for the site. This site is within the 'Station Residential' sub-area of the Commercial Broadway Station Precinct of the GWCP which supports development up to 10-storeys and 3.6 FSR for sites over 120 feet in frontage. The GWCP provides two residential tenure options in this area: either 50% market strata and 50% secured market rental for all residential floor area or 80% market strata and 20% social housing for all residential floor area.

The applicant has chosen the 50/50 option. The GWCP also prescribes a maximum tower floor plate of 6500 square feet. This is the first project in Grandview Woodlands to be reviewed by the Urban Design Panel since the Plan was approved in 2016, and this is the first project on the GWCP *Pace of Change* list, which regulates the loss of existing rental to a maximum of 5 projects and 150 units, before staff are required to report back to Council on the impact of the loss of existing rental units versus the amount of new secured rental units approved. Other aspects of the proposal include tree retention and the retention, relocation and restoration of a Vancouver Heritage Register building on the "B" category, presently situated at 1853 W 11th which will be relocated to face Victoria Drive.

Susan Chang, Development Planner, introduced the project as located in the Commercial-Broadway Station Precinct Residential Area. In terms of the building form, a 6 storey podium is anticipated with a shoulder setback above the 4th storey. The portion of any building above 60' in height should not exceed a typical floor plate of 6,500 square feet and should be spaced at least 80' from any other building above 60' in height. Public realm improvements are expected and ground level access is required for the first floor units. Setbacks expected are 10' front yard, 30' rear yard, and 7' side yard.

This is an assembly of 8 lots, resulting in site size of 231' by 122' deep. The lane is at a higher elevation by 2' relative to the front. Public realm improvements include a 4.5m SRW on 11th and 5.5m along Victoria Drive in addition to the 7' roadway dedication.

A public bike share station (at the south end on Victoria) is accommodated, a 4 storey category B heritage house is retained (relocated to the northeast corner), and 3 on site trees retained.

A Douglas Fir centered along 11th and 2 Red Cedars at the lane. A neighbouring tree is also retained near the northwest corner.

The proposed building frontage is approximately 210' feet. To break up the scale of the massing, the more prominent masonry frame expression is contrasted with a lighter volume that is set back an additional 9' beyond the proposed 10'-6" FY setback. This setback aligns with the front yard setback of the building to the west and allows for tree retention. The height of the tree is also framed from above with the 10 storey structure. The 6 storey podium form provides a 5' setback above the 4 storeys. The structure above 60' in height meets the floor plate size noting that the balconies are exempted. There is a 7' separation from the building to the heritage building.

A building entry is located along 11th with amenity space adjacent at the ground storey. A children's play area is located at the roof deck and urban agriculture located at the podium roof deck.

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

1. Do you support the form of development with particular regard to massing and density?
2. Please comment on the ground floor interface with the public realm along Victoria.
3. Please comment on the building relationship to the heritage building.
4. Please provide any additional advice that could further inform the design through the Development Permit process.

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:** The applicant noted the project is located by the city centre transit and pedestrian cycling cut. The separation and podium is intended to be retained. It is 50 / 50 rental and market. The required family units are being exceeded. The existing trees are intended to be retained. A Class B heritage building is intended to be retained on the site. The tower was relocated as per request from staff. There are two entries, roof access, urban agriculture on the roof, dog walking space in the back, and other amenities planned. There are additional setbacks on the lane that are constraining the site. The public bike share location is under consideration. The sustainability goal is LEED Gold with triple glazed window system and exterior insulated walls. The materials are a brick frame and intended to be high quality.

There are private patios, outdoor dining areas and lounge areas and children's play areas planned that would be accessible for non-market and market residents.

The applicant team then took questions from the panel.

- **Panel Consensus:** Having reviewed the project it was moved by Mr. Wen and seconded by Mr. Cheng

THAT the Panel recommend **RESUBMISSION** the project with the following recommendations to be reviewed by City Staff:

- Reduce the bulk, by moving the frame towards the building
- Express the massing in a specific way to break up the bulk of the building
- Re-consider the massing in relationship to the trees and heritage building
- Move the bike share or design with it

- Re-examine the relationship of the heritage building with the other building
 - Reconsider the parking ramp position in the lane
 - Look at the liveability of the units in the heritage house
 - Reconsider the frame in terms of the solar orientation of the façades
 - Look at the core for sheer strength
 - More attention should be paid to the streetscape to be more sensitive to the neighbourhood in particular, along Victoria.
- **Related Commentary:** Overall the panel appreciated the building design, but that it was too bulky and overpowering for the site. The tower looks too bulky because the structural frame is 'pulled out', which contributes to massing. Reconsider the framing on the north façade. Furthermore, the main building is crowding the heritage building and has overlook issues. The vocabulary is of an office building in a residential neighbourhood that has a lot of character. Colour could have been utilized especially for the heritage building.

Reconsider the tree retention. Reconsider the heritage building location. The bike share impacts livability and access to adjacent units. The brick is a good material in a modern detailing.

- **Applicant's Response:** The applicant team thanked the panel for the feedback. Colour was not applied but it will be later on with a Vancouver heritage colour. The applicant would like to break down the massing. The ramp is a challenge and may be shortened.

(b) November 29, 2017

EVALUATION: SUPPORT with Recommendations

- **Introduction:** Rachel Harrison, Rezoning Planner, introduced the project and outlined the rezoning policy, noting the project falls within the Grandview Woodlands Community Plan (GWCP) which directs development for the site. This site is within the 'Station Residential' sub-area of the Commercial Broadway Station Precinct of the GWCP. The GWCP provides two residential tenure options in this area: either 50% market strata and 50% secured market rental for all residential floor area or 80% market strata and 20% social housing for all residential floor area. The applicant has chosen the 50/50 option.

Marie Linehan, Development Planner, continued the introduction noting this is a second review of the rezoning proposal by the Panel. In terms of built form, for the Station Residential Area of the Grandview Woodlands Plan, a 10-storey midrise with a 6-storey podium is recommended. For this site, a Heritage-B listed house is being retained and relocated to the northeast corner of the site and three site trees are retained, one at East 11th and two at the lane, as required by staff.

In the previous review the panel had concerns with regards to the building massing and compatibility with the neighbourhood context of 3 - 4 storey apartments and houses, as well as the transition to the retained heritage house on the site. Recommendations were made to express the massing in such a way as to break up the perceived bulk and to revisit the frame element. There were also recommendations to develop the streetscape to be more sensitive to the finer grained context, particularly along Victoria.

To address the perceived bulkiness and compatibility issues, the 6-storey podium has been reduced to 5-storeys and the height of the midrise increased to 11-storeys. There are shadow studies to show the difference between the heights as per the Grandview Plan and the proposal. The change is intended to improve the compatibility of the podium height with the neighbourhood and the heritage house, and to provide greater distinction between the podium and midrise to help to break up the perceived bulk. While it varies from the specific heights outlined in the GWCP built form guidelines, staff can consider this change if it is seen to meet the overall intent and provide improved compatibility. It is also noted that the site has constraints due to the heritage house retention.

Along Victoria Drive, the spacing between heritage and proposed building has been increased from 7' to 10'. A corner notch and 4-storeys are provided as a transition.

The public bike share has been relocated off-site and ground level access provided for the units along Victoria with a 6' patio setback. This is in addition to the required 7' side yard.

Ground level access is also provided along 11th with 10' patios setbacks in addition to the required 10' front yard. Bay windows and balconies have been added to the podium to provide a more residential scale. Public realm improvements will be provided with a 15' statutory right of way along 11th and 18' along Victoria Drive.

With regards to the frame element, the midrise floor plate complies with the limit of 6, 500 sf to the building proper noting that the balconies are exempt. An option was explored to delete the frame and to articulate the balconies at the north face which was not pursued.

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

- 1) Comment on the changes in response to the previous recommendations, in particular the perceived massing and response to solar orientation.
- 2) Provide comments with respect to the height and massing, noting the application is still at the rezoning stage.

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:** The applicant restated the issues noted in the previous review and outlined how the revised proposal responds to those issues, in particular the building bulk, massing relative to the house and trees, livability of the units, and streetscape. It was noted that some aspects cannot be changed, including the retention of the trees and the heritage building as required by Planning, and the tower location, which is also prescribed by spacing requirements relative to adjacent properties. There is a reduction in height of the podium which was transferred to the midrise. The shadow studies show minimal impact as compared to the previous height. The south and north sides are designed with bays and balconies.

In addition to the setbacks, there are vines proposed on the wall adjacent the heritage house to soften the interface. Heritage colors are to be provided for the house. The new

building includes bronze colour panels. On Victoria Street the front entries were set back to provide covered porches.

The applicant team then took questions from the panel.

- **Panel Consensus:** Having reviewed the project it was moved by Ms. Helen and seconded by Mr. Yijin 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 more efforts to blend the building into the residential neighbourhood with materials or refinements to the massing, without diluting the overall concept.
 - Provide more breathing room between the new building and the heritage house if possible.
- **Related Commentary:** The Panel agreed the project was much improved and the design responded well to the recommendations. The densification in the area was appreciated.

It was noted that the reduction in the height of the podium was a better response to the neighbourhood scale, and the expression of the massing was improved. The changes were noted as subtle but overall the proportions work much better. It was recommended that the frame could be improved by studying a different grid proportion or pattern, or by opening up the corners of the frame. The L-shaped component could be further distinguished in a different colour.

The project was noted as elegant and much more respectful for the neighbourhood. It was not suggested to do drastic changes, but further refinement at the development permit stage to provide a better fit. It was noted as a great precedent for the neighbourhood.

- **Applicant's Response:** The applicant team appreciated the comments.

2. VANCOUVER HERITAGE COMMISSION

On April 9, 2018, the Vancouver Heritage Commission reviewed the rezoning application and resolved the following:

- d) **1853–1857 East 11th Avenue – Karne Residence**
VHR “B”
Application: RZ-2017-00031

Issues:

- Relocation and conversion of the Karne Residence
- Conservation Plan

Staff: James Boldt, Planner II, Heritage Group

Mateja Seaton, Planner II, Rezoning, Vancouver South

Applicant: Shauna Bryce, Project Manager
David Dove, Architect

Staff and the applicant reviewed the application and responded to questions.

MOVED by Commissioner Leduc
SECONDED by Commissioner Norfolk

THAT the Vancouver Heritage Commission supports the project to rehabilitate the Karne Residence at 1853-1857 East 11th Avenue, including its relocation to the northeast corner of the site, as part of the construction of market rental and strata units under the Grandview-Woodland Community Plan's provision for the Commercial-Broadway Station Precinct Residential Area, noting the following:

- the Commission has not received a Heritage Conservation Plan for the house and would like to review one before giving the project its final approval; and
- the Commission requests design development on the window treatment on the lane side of the heritage house to make it more compatible with historic precedents.

CARRIED UNANIMOUSLY

Staff Comments:

The Conservation Plan will be provided and reviewed by the Commission prior to the enactment of the proposed CD-1 by-law should Council approve it. The windows on the lane side will be revised to reflect appropriate historic proportions and details.

3. PUBLIC CONSULTATION SUMMARY

Public Notification

A rezoning information sign was installed on the site June 19, 2017. A total of 1,417 notifications were distributed within the neighbouring area on or about June 9, 2017. In addition, notification and application information, and an online comment form, were provided on the City's Rezoning Applications webpage (vancouver.ca/rezapps).

July 5, 2017 Community Open House

A community open house was held from 5-7:30 pm on July 5, 2017, at the Croatian Cultural Centre. Staff, the applicant team, and a total of 36 people attended the open house.

Public Response

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

- At the July 5, 2017 open house, a total of 13 comment sheets were submitted.
- A total of 14 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

14 respondents considered the development to be an inappropriate fit for the neighbourhood, with many suggesting that the building would be architecturally out of place. 12 respondents also felt that the development was too high in contrast to the surrounding neighbourhood. Among these individuals, six were concerned that the building would cast shadows or block light, particularly for residents to the east. Five respondents were concerned about the building's density, and believed it to be out of scale with the neighbourhood. Two individuals were specifically concerned with their views being impacted.

Five individuals suggested that the design would be improved by better articulation of the massing. Four individuals expressed support for the building design, with one suggesting that the building could be taller to create more housing supply.

One individual felt that the building would negatively impact the streetscape.

Transportation and Parking

Among the responses received, 11 respondents articulated concerns over the potential for increased traffic in the area. A number of these individuals specifically cited safety concerns and suggested that traffic management measures would be necessary to improve the safety of cyclists, motorists, and pedestrians.

Two individuals felt that insufficient car parking is being provided, and recommended that the bicycle storage location could be re-oriented to improve accessibility.

One respondent felt that the development will provide sufficient parking.

Heritage Retention & Character

Five of the respondents were concerned with the development leading to an overall loss of homes with character in the area. Two people also expressed concerns that the retained heritage house would be too close and out of scale with the new development.

Four individuals were supportive of the retention of the heritage house.

Housing

Among the responses received, five voiced their support for the provision of new rental housing; however, four individuals were concerned that the new units won't be affordable or contribute to overall housing affordability in the city. Three respondents suggested that more social housing is needed in the City. One individual suggested that there is a greater need for three-bedroom units in the neighbourhood to support families.

Miscellaneous

Two respondents were concerned that the increased density will lead to a loss of greenspace in the area. Two respondents also suggested the consideration of more common/gathering spaces for community-building on site, and hoped that community programming would accompany development. It was also suggested that the rooftop be made more accessible.

Three individuals expressed concerns that the construction process would lead to increased noise and dust in the area, with one respondent asking what compensation would be provided to those residents who are negatively impacted by the development.

Three respondents were concerned with the *Grandview-Woodland Community Plan* (GWCP) process, suggesting that this development should not be considered under the GWCP as, in their view, the plan boundaries have changed late in the process. Other individuals suggested that during the Grandview-Woodland planning process, community consensus was for up to four storeys for this area.

One individual also felt there to be a lack of transparency in the open house process, as in their opinion, the building renderings cannot be verified without geocoordinates.

It was also suggested by one respondent that the development should be carbon zero to support the City's Greenest City objectives.

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1837-1857 East 11th Avenue and 2631-2685 Victoria Drive
FORM OF DEVELOPMENT

For a complete set of application drawings visit:
<http://rezoning.vancouver.ca/applications/1837-1849e11th/index.htm>

North Elevation



East Elevation



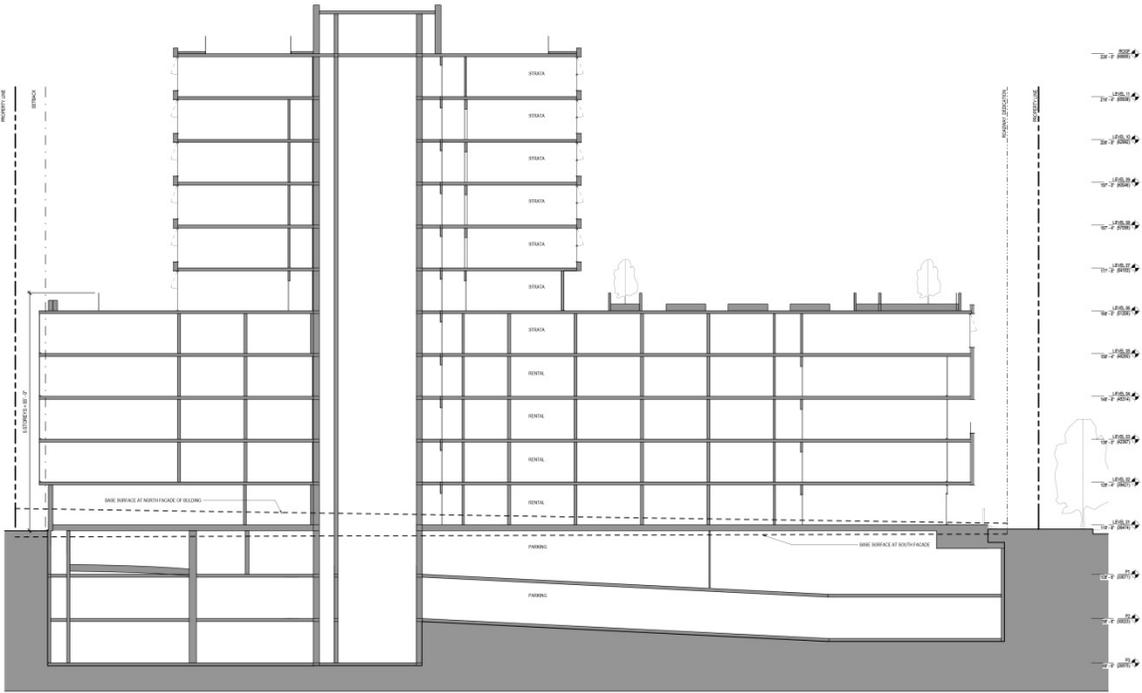
South Elevation



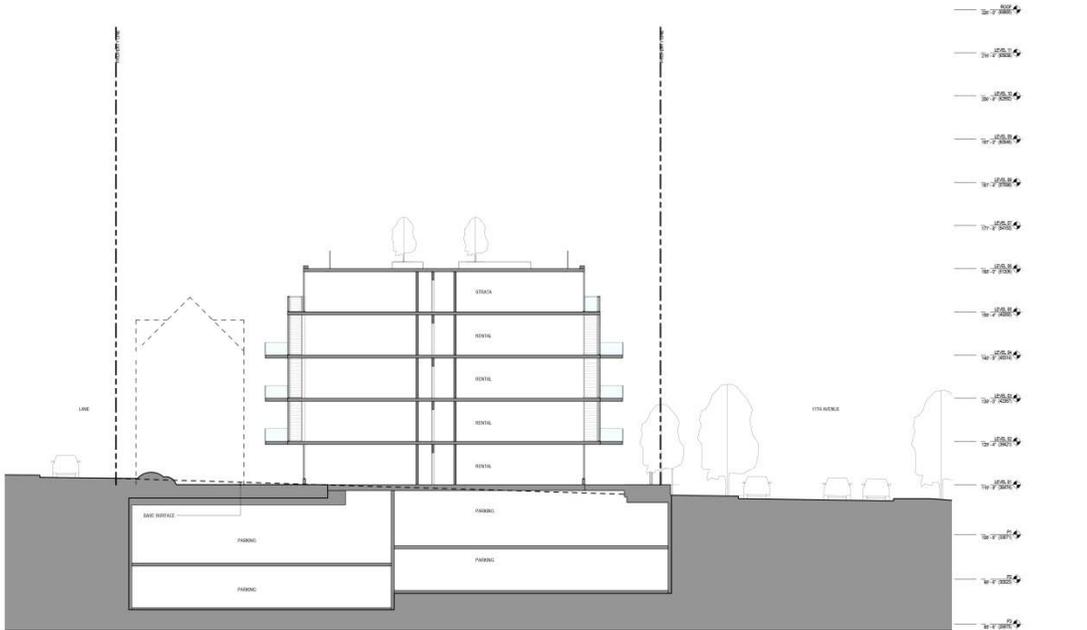
West Elevation



Sections

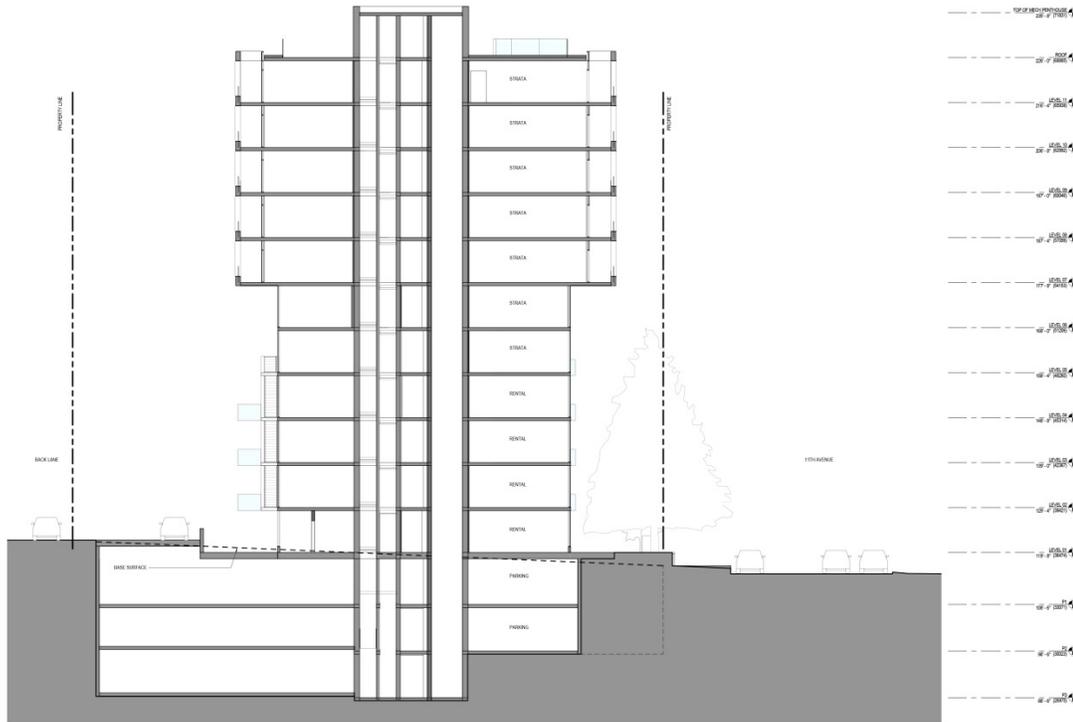


① LONGITUDINAL SECTION
1:100



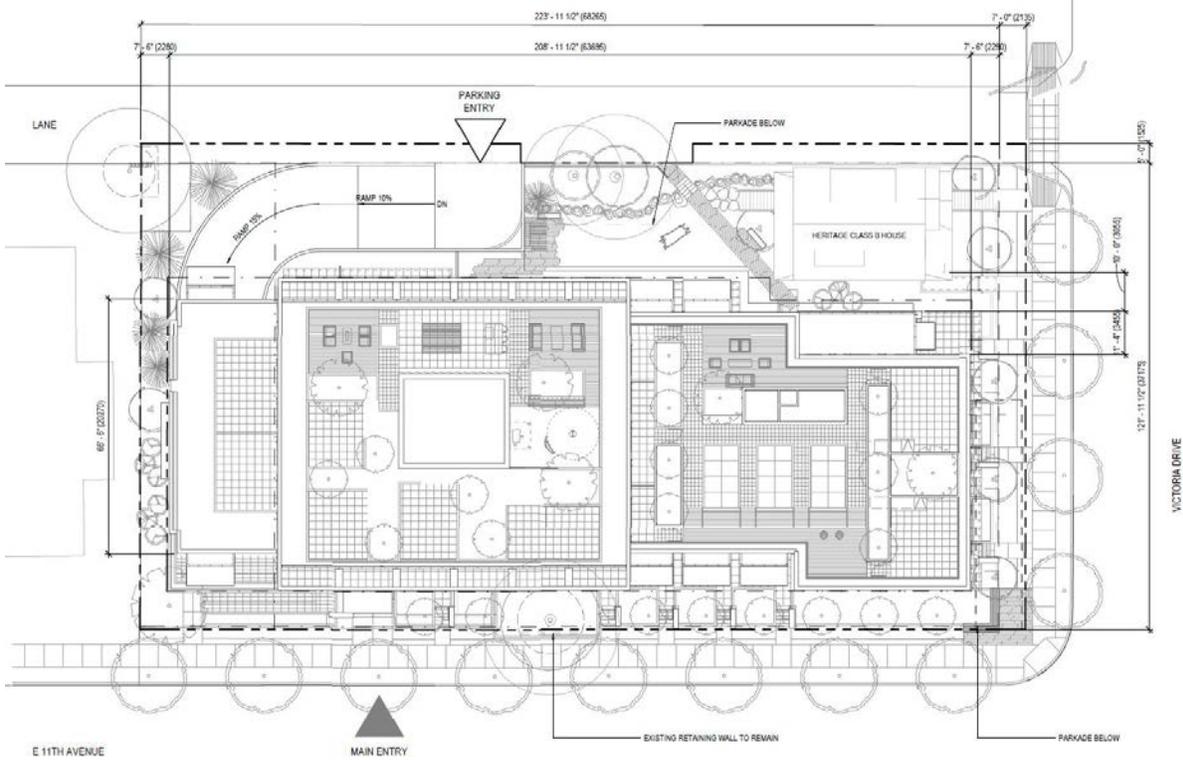
① CROSS SECTION AT PODIUM
1:100





① CROSS SECTION AT 10 STOREY TOWER
 1/100

Site Plan



Retained VHR "B"-Listed Building (East Elevation)



Retained VHR "B"-Listed Building (North Elevation)



1837-1857 East 11th Avenue and 2631-2685 Victoria Drive
PUBLIC BENEFITS SUMMARY

Project Summary

An 11-storey building with a five-storey podium containing 138 units, comprised of a mixed tenure of secured market rental and strata-titled market housing units, along with the designation, relocation and rehabilitation of the heritage building known as the Karme Residence currently located at 1853-1857 East 11th Avenue and listed in the VHR in the “B” category.

Public Benefit Summary:

The proposal would provide 49% of the residential floor area (72 dwelling units) secured as market rental housing for the life of the building or 60 years, whichever is longer. Designation of the existing heritage building as protected heritage property. The project would also generate DCLs and a CAC offering to be allocated based on the Public Benefits Strategy in the *Grandview-Woodland Community Plan*, as well as a Public Art contribution.

	Current Zoning	Proposed Zoning
Zoning District	RM-4	CD-1
FSR (site area = 2,704.5 sq. m/ 29, 112 sq. ft.)	1.45	3.60
Floor Area (sq. ft.)	42,212 sq. ft	104,502 sq. ft.
Land Use	Residential	Residential

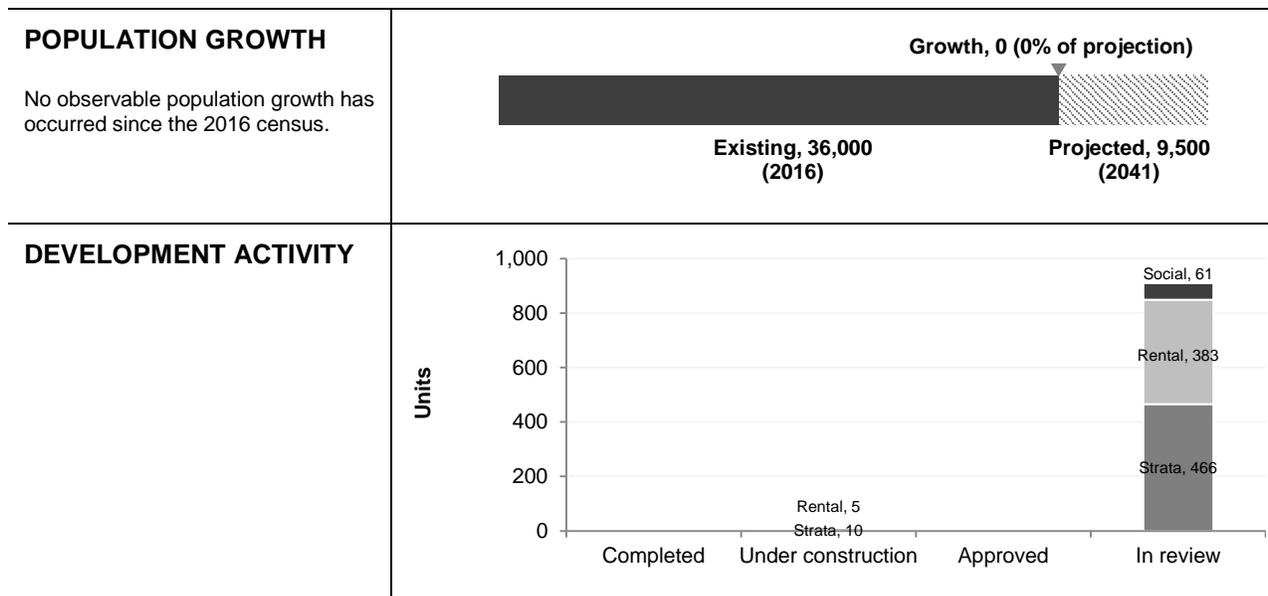
Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required *	DCL (Citywide) (\$15.62/sq. ft.)	\$659,351	\$1,582,603
	Public Art (\$1.98/sq. ft.)	n/a	\$206,914
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		\$3,827,000
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage		
	Affordable Housing		
	Parks and Public Spaces		
	Social/Community Facilities		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$659,351	5,616,517

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

72 units of rental housing secured for the longer of the life of the building or 60 years.

Heritage conservation valued by the applicant at approximately \$650,000 towards the rehabilitation of the heritage building listed in the VHR in the “B” category.

**1837-1857 East 11th Avenue and 2631-2685 Victoria Drive
PUBLIC BENEFITS IMPLEMENTATION TRACKING
GRANDVIEW-WOODLAND COMMUNITY PLAN (2016)
Updated Q1 2018**



PUBLIC BENEFITS ACHIEVED

Category	Anticipated Benefits	% PBS Achieved
Housing	<ul style="list-style-type: none"> 1,400 non-market units 1,400 secured market rental units 	0%
Childcare	<ul style="list-style-type: none"> Approx. 270 spaces for children aged 0-4 Approx. 180 spaces for children aged 5-12 	0%
Transportation/ Public Realm	<ul style="list-style-type: none"> Safety improvements for all modes with a focus on vulnerable road users and complete street designs Upgrades and additions to cycling network Street network and signal upgrades New and enhanced plazas as part of redevelopment of key sites 	0%
Culture	<ul style="list-style-type: none"> 23,000 ft² of artist work space integrated with mixed-use sites containing low-income housing for artists and cultural workers Seek 18,000 ft² of non-profit creation/production studios 	0%
Civic/Community	<ul style="list-style-type: none"> Britannia Community Centre renewal and expansion Fire Hall #9 renewal Community Policing Centre lease renewal 	0%
Heritage	<ul style="list-style-type: none"> 5% of cash CAC revenues to be allocated to heritage 	0%
Social Facilities	<ul style="list-style-type: none"> Kettle redevelopment (including non-market and supportive housing) Aboriginal Mother Centre Society renewal and expansion Kiwassa Neighbourhood house renewal and expansion Urban Native Youth Association development 	0%
Parks	<ul style="list-style-type: none"> Renewal and improvement of 8 parks Synthetic turf to replace existing field (location TBD) Upgrade one track facility (location TBD) 	0%

**1837-1857 East 11th Avenue and 2631-2685 Victoria Drive
APPLICANT AND PROPERTY INFORMATION**

Property Information

Address	Property Identifier (PID)	Legal Description
1837 East 11th Avenue	014-713-195	Strata Lot 1, District Lot 264A, Strata Plan VR. 2475
1839 East 11th Avenue	014-713-209	Strata Lot 2, District Lot 264A, Strata Plan VR. 2475
1843 East 11th Avenue	014-861-411	Lot 21 of Lots C and D, Block 162, District Lot 264A, Plans 1059 and 1771
1849 East 11th Avenue	014-861-429	Lot 22 of Lots C and D, Block 162, District Lot 264A, Plans 1059 and 1771
1853-1857 East 11th Avenue	003-923-533	Lot 23 Except: the North 5 feet now lane of Lots C and D, Block 162, District Lot 264A, Plans 1059 and 1771
2631-2635 Victoria Drive	004-120-060	Lot A of Lots C and D, Block 162, District Lot 264A, Plan 2728
2637 Victoria Drive	013-491-890	Lot B of Lots C and D, Block 162, District Lot 264A, Plan 2728
2643-2645 Victoria Drive	013-491-911	Lot C of Lots C and D, Block 162, District Lot 264A, Plan 2728
2685 Victoria Drive	013-491-920	Lot D of Lots C and D, Block 162, District Lot 264A, Plan 2728

Applicant Information

Applicant/Architect	Perkins+Will
Developer/Property Owner	Grandview Woodland Project (Nominee) Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	RM-4	CD-1
Site Area	2,704.5 sq. m	2,704.5 sq. m

Land Use	Residential	Residential
Maximum FSR	1.45	3.60
Maximum Height	10.7 m (35 ft.)	33.5 m (110 ft)
Residential Units		Secured market rental: 72 Market strata: 66 Total residential units: 138
Floor Area	3,922 sq. m (42,212 sq. ft.)	9,709 sq. m (104,502 sq. ft.)
Parking, Loading and Bicycle Spaces	As per Parking By-law	As per Parking By-law