



**POLICY REPORT  
DEVELOPMENT AND BUILDING**

Report Date: June 5, 2018  
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VanRIMS No.: 08-2000-20  
Meeting Date: June 19, 2018

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Rezoning: 3560-3570 Hull Street and 2070-2090 East 20th Avenue

**RECOMMENDATION**

- A. THAT the application by Wensley Architecture Ltd. on behalf of The Molnar Group (Investments) Ltd., the registered owner, to rezone [*Lots 1, 2, and 3, all of Block 16, District Lot 195, Plan 11972; Lot 15, Except Portions in Plan 8493 and 9132, District Lot 195, Plan 745; PIDs: 008-978-476, 005-855-071, 008-978-492 and 015-140-199 respectively*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.60 to 1.58 and the maximum building height from 9.5 m (31.2 ft.) to 12.8 m (42.0 ft.), to permit the development of 3½ - storey townhouses and a four-storey apartment building, along with the retention, relocation, designation and protection of a heritage home at 2088 East 20th Avenue, for a combined total of 69 secured market rental housing units, be referred to a Public Hearing, together with:
- (i) plans prepared Wensley Architecture Ltd., received April 28, 2017 and amended March 27, 2018;
  - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
  - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions contained in Appendix B.

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

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

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

- C. THAT, if the rezoning application is referred to Public Hearing, Council add the Rosenberg Residence (the “heritage building”) at 2088 East 20th Avenue [*Lot 2, Block 16, District Lot 195, Plan 11972*] to the Vancouver Heritage Register in the “C” evaluation category;
- D. THAT, if the application to rezone set out in Recommendation A is referred to a Public Hearing, the heritage designation of the heritage building’s exterior at 2088 East 20th Avenue [*Lot 2, Block 16, District Lot 195, Plan 11972*] 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 D for consideration at the Public Hearing.

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

## **REPORT SUMMARY**

This report evaluates an application to rezone four lots located at 3560-3570 Hull Street and 2070-2090 East 20th Avenue from RS-1 (One-Family) District to CD-1 (Comprehensive Development) District. The application proposes the development of 3½ - storey townhouses, a four-storey apartment building, and a relocated and rehabilitated heritage home to be added to

the Vancouver Heritage Register (“VHR”) in the “C” category, the exterior of which is to be designated as protected heritage property, containing a total of 69 residential units.

Staff have assessed the application and conclude that it meets the intent of the *Affordable Housing Choices Interim Rezoning Policy* (the “AHC Policy”) aimed at encouraging innovation and enabling real examples of affordable housing types. The proposal demonstrates the “transition zone” concept identified by the Mayor’s Task Force of providing ground-oriented, affordable housing types to provide a transition between higher density arterial streets and single-family areas. If approved, the application is also anticipated to contribute 69 new secured market rental housing units to the City’s affordable housing goals as identified in the *Housing Vancouver Strategy*. The relocated and designated heritage building has been proposed under the City’s *Heritage Policies and Guidelines*, which strive for the long-term protection of the City’s heritage resources.

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:

- Affordable Housing Choices Interim Rezoning Policy (2012; last amended 2017)
- Heritage Action Plan (2013)
- Heritage Policies and Guidelines (1986, last amended 2002)
- Housing Vancouver (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Kensington-Cedar Cottage Community Vision (1998)
- Green Buildings Policy for Rezoning (2010, last amended 2017)
- Community Amenity Contributions – Through Rezoning (1999, last amended 2017)
- Development Cost Levies Information Bulletin (2018)

### **REPORT**

#### ***Background/Context***

##### **1. Site and Context**

The subject site is comprised of four RS-1 zoned lots totaling approximately 1.1 acres (4,429.1 sq. m / 47,674 sq. ft.) and developed with single-family homes, all of which are currently rental properties. The site has an overall frontage of 74 m (244 ft.) on East 20th Avenue and 58 m (189 ft.) on Hull Street, and spans the full block of East 20th Avenue to its termination in a cul-de-sac. The site is very steeply sloped, with a 30 ft. cross-fall from south-west to north-east. It is located within 100 metres of Victoria Drive, which is classified as a secondary arterial street. The site is situated on a bus route and located approximately one kilometre from the Nanaimo SkyTrain Station, close to the bikeways on 14th Avenue, Dumfries Street and Gladstone Street. John Hendry Park is a block away, and the Trout Lake Community Centre is within a five-minute walk of the site.

The site is adjacent to an unopened 10 ft.-wide lane dedication along the east property line which creates a green buffer to the adjacent rear yards of homes on Marshall Street, and a 20 ft. City lane running along a portion of the south property line providing access to the rear of existing properties from Marshall Street (see Section 6 – “Fire Access” for more information).

Immediately to the north, east, and west are single-family homes. To the north-west is the six-storey Lakeview Long Term Care facility and a two- and three-storey social housing development (New Chelsea Society). To the south, the site is directly adjacent to the SkyTrain guideway, with the Cedar Cottage Community Garden beyond.

A higher density context extends to the north-west along the Victoria Diversion, where recent developments under the area's MC-1, CD-1 and C-2 zones have produced four-, five- and six-storey residential buildings (see Figure 1). Examples include a five-storey apartment building known as the "Porter", which was rezoned to CD-1 in 2011 and constructed in 2013. A four-storey strata building, known as "The Works", is located on Stainsbury Avenue between Commercial Drive and Victoria Drive. In June 2016, Council approved an AHC rezoning of Commercial and East 18th Avenue containing 110 secured rental units in a 3½ - and 6-storey form, along with a two-unit infill building and the relocation and designation of a heritage house. In 2017, Council also approved a six-storey mixed-use building with 153 secured market rental residential units, including four live-work units, at the corner of Victoria Drive and Stainsbury Avenue under the *Rental 100* policy. Over the past decade, the area has evolved into a successful multi-family node focused around the Victoria Diversion and Commercial Drive.

### Figure 1: Location Map- Site and Context



## 2. Policy Context

**Affordable Housing Choices (AHC) Interim Rezoning Policy** – In October 2012, Council approved an Interim Rezoning Policy aimed at encouraging innovation and enabling real examples of affordable housing types. These examples will be tested for potential wider application to provide on-going housing opportunities across the City. This policy is one component of a broad action plan that responds to the recommendations of the Mayor's Task Force on Housing Affordability by delivering a set of actions to address the challenges of housing affordability in the City. Rezoning applications considered under the AHC Policy must meet a number of criteria regarding affordability, location and form of development (see AHC policy location map in Appendix E). A maximum of 20 applications are permitted under this policy, and no more than two projects within 10 blocks along an arterial street. This is the second rezoning application within a 10-block radius (the first one approved was at 18th Avenue and Commercial Drive), thereby neutralizing this portion of Commercial Drive and the Victoria Diversion from future AHC applications.

**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 2088 East 20th Avenue is proposed to be added to the VHR as a Category "C" 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 for secured market rental projects are required to include a minimum of 35 per cent family units with two or more bedrooms. The rezoning application addresses family units in accordance with this policy by proposing 67 per cent of the overall residential units as two or more bedrooms.

**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.

**Kensington-Cedar Cottage Community Vision** — In July 1998, Council approved the *Kensington-Cedar Cottage Community Vision*, which sets direction for development in the area. The vision allows for rezoning consideration for sites including heritage retention involving buildings on the VHR (Table 2.1 under the Rezoning Policy).

## ***Strategic Analysis***

### **1. Proposal**

A rezoning application was submitted to consolidate and rezone four lots located at 3560-3570 Hull Street & 2070-2090 East 20th Avenue. The development proposes 69 secured market rental residential units in the following configuration (see Figure 2 and drawings in Appendix F):

- Four townhouse buildings at 3½ storeys in height containing 46 secured market rental residential units (42 being family units);
- A four-storey apartment building containing 22 secured market rental residential units;
- A retained and relocated heritage home (Rosenberg Residence), proposed to be added to the VHR in the “C” category, containing one secured market rental residential unit. The heritage house is recommended to be designated as part of this rezoning and a long-term maintenance plan attached to the site (see Appendix B).

The overall density proposed is 1.58 FSR, and the maximum building height on site is 12.8 m (42 ft.) for the apartment building. Two levels of shared underground parking, providing 83 parking spaces, are accessed from East 20th Avenue.

Additionally, the applicant proposes to retain several trees adjacent to the East 20th Avenue cul-de-sac both on- and off-site, including two Douglas fir trees, and a row of plum trees within the City’s boulevard along the Hull Street frontage.

**Figure 2: Rendering of site from East 20th Avenue Looking South**



## 2. Housing

The *Housing Vancouver Strategy* seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types, shifting housing production towards rental to meet the greatest need, and coordinating action with partners to deliver housing for the lowest income households. The AHC Policy plays a role in the achievement of those targets by helping to realize secured market rental housing. Affordability in the context of the policy and this application, relates to the delivery of secured rental housing which provides a more affordable housing option for nearly half of Vancouver's population and contributes to a number of City initiatives intended to create diverse and sustainable communities. AHC Policy units are targeted to moderate income households and the program extends throughout all parts of the city, thereby providing options that are more affordable than home ownership.

Rezoning applications considered under the AHC policy must meet a number of criteria regarding affordability, location and form of development (see AHC policy location map in Appendix E). Housing staff have evaluated this application and determined that it generally meets the objectives of the AHC policy program, including the location criteria where a development of up to 3½ storeys with secured market rental housing can be considered.

The application meets the affordability criteria of the AHC policy by securing all 69 rental units 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.

If approved, this application will contribute 69 secured market rental housing units in the form of four studio units, 19 one-bedroom units, four two-bedroom units, and 42 three-bedroom units. The *Family Room: Housing Mix Policy in Rezoning Projects* requires secured market rental projects to include a minimum of 35 per cent of family units with two or more bedrooms; they must be designed in accordance with the *High-Density Housing for Families with Children Guidelines*. This application proposes six per cent of units with two bedrooms and 61 per cent of units with three bedrooms, for a total of 67 per cent of family-size units, thereby exceeding the minimum requirements outlined in the policy.

The addition of 69 new secured market rental housing units to the City's inventory of market rental housing contributes towards the targets of the *Housing Vancouver Strategy* (see Figure 3). Conditions related to securing the units are contained in Appendix B.

**Figure 3: 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.

Vancouver has one of the lowest vacancy rates in Canada at 0.9 per cent as of October 2017. 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 Kensington-Cedar Cottage was even lower at 0.7 per cent<sup>1</sup>.

### 3. Heritage

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 582 of the Vancouver Charter, Council, by resolution, may establish a heritage register identifying real property that Council considers to be heritage property and, by resolution, to add such properties to the register from time to time.

Pursuant to Section 593 and Section 594 of the Vancouver Charter, Council may, by by-law, also 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.

The Vancouver Heritage Commission (VHC) reviewed the application on April 30, 2018, and supported the project and the proposed conservation measures (see Appendix E). The proposal is to add the heritage building to the VHR in the "C" category, and to protect its exterior and structure with a heritage designation by-law.

#### Heritage Value and Character of the Heritage Building

The existing building at 2088 East 20th Avenue (the "heritage building"), also known as the Rosenberg Residence, was built in 1900 and is one of the earliest structures surviving in the Cedar Cottage neighbourhood. Its early appearance is likely due to its location beside the interurban line, which was built in 1891, and the associated 'Old Epworth' station once located a few blocks away (the area was formerly a separate township named Epworth). When the building was constructed, the neighbourhood was rural with little development or services. The house was built at the rear of the property, likely to facilitate coal or wood delivery, or to allow for later development at the front of the site.

The subdivision pattern in the area along the rail right of way consisted of long two acre parcels, which is unusual for Vancouver. The Rosenberg Residence was likely a part of a "stump farm", or a small farm, consisting of a basic subsistence operation. In this case, based on early maps of the site, it is likely the Rosenbergs operated a modest egg or poultry business.

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

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.

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

### Condition of Heritage Building and Conservation Approach

Additions to the house were completed in the 1930s and later. Visually, the heritage building today does not appear as an early homestead or farm house. Initial investigations have determined that the original house is hidden behind these additions and can be uncovered.

The application proposes to relocate the heritage building from its current location at 2088 East 20th Avenue to the front of the property at the corner of Hull Street and East 20th Avenue to better showcase the building and to allow for the construction of the proposed rental townhouses and parking structure (see Figure 4). The 1930s additions will be removed and the original building restored to its original 1900 form.

**Figure 4: Retained Rosenberg Residence relocated to the prominent corner of East 20th Avenue and Hull Street**



### Economic Viability of the Site and Financial Support to Enable Heritage Conservation

The proposed zoning will provide an improved development potential on the site. The owner's proposal to rehabilitate and conserve the heritage building's exterior in exchange for obtaining the rezoning needed to get that improved development potential will be appropriately secured as legal obligations in an agreement and a Heritage Restoration Covenant (219 Covenant) to be registered on title to the site so as to enable the City to enforce those obligations and ensure that they will be fulfilled at the owner's expense. City staff and the owner are to negotiate an agreement, which includes rehabilitation and conservation obligations on the part of the owner and enforcement provisions for the City.

Section 595 of the Vancouver Charter requires that, if sought, Council must compensate an owner for any reduction in the market value of property caused by a heritage designation. The owner is to sign the agreement noted above and in doing so will explicitly accept the rezoning proposed, and the resulting development advantages to be gained thereby, as full compensation for the heritage designation of the heritage building's exterior and the obligations to rehabilitate and conserve 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 (see Appendix B).

#### Other Heritage Reviews

During the review process, the house at 3560-3570 Hull Street was identified as the home of former Vancouver Alderman Harry Rankin and the Rankin family, who are important to the history of the City. The house on the site was constructed in 1946 and, therefore, its potential heritage or character value was not required to be assessed during the review process. However, it was concluded that while the existing house does not have enough character to warrant retention in this case, commemorative measures on the site would be supportable to tell the story of the importance of Harry Rankin and the Rankin family to the history of Vancouver. These measures have been included as a condition of the rezoning by-law enactment (see Appendix B). As well, the applicant is required to explore the possibility of retaining landscape features such as the stone walls and gates which partially encompass the Rankin property.

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

The AHC Policy permits consideration of additional height and density to support affordable housing developments on or near to arterials, and close to local shopping areas, subject to urban design performance and neighbourhood support. The AHC Policy allows this site, which is located within 100 metres of an arterial street, to be considered for ground-oriented townhouses up to 3 ½ storeys in height. As the policy does not contain design guidelines, staff are directed to consider the intent of the base zoning (RS-1).

Massing and Setbacks: Three rows of stacked townhouses run east-west: one row (split into two buildings) fronts on East 20th Avenue, one row fronts onto the lane and SkyTrain guideway, and a third row is located at the centre of the site. At the south-west corner of the site, facing Hull Street, there is a proposed four-storey apartment building. While the policy stipulates a townhouse typology, staff support the inclusion of an apartment building as it provides a greater diversity of housing types, including accessible units. Significant upper storey setbacks for the "apartment" form help to create the appearance of 3½ -storey massing from the street. The heritage house will be relocated to the north-west corner of the site, facing the street corner, and will provide an "anchor" to the project. The project demonstrates an appropriate transition between higher density housing forms along arterials and lower scale residential neighbourhoods in behind (see Figure 5).

The proposed front yard setbacks on both Hull Street and East 20th Avenue are 12 ft. to better relate to the residential nature across East 20th Avenue and Hull Street. A 5 ft. setback is provided at the east interior property line. Currently, a 5 ft. setback is proposed at the lane at the south property line, but staff is seeking to increase this to 8 ft. to accommodate more landscaping (see recommended Urban Design Condition #1 in Appendix B).

**Figure 5: Apartment Building Massing from Hull Street**

Public Realm and Site Planning: Large-calliper trees will be planted along the street and lane frontages. This will help restore the tree canopy that will be lost when the numerous existing on-site trees are removed to facilitate the construction of the lane along the south property line for fire access, and rental housing units. The parkade has been pulled back from the property lines to facilitate larger trees and more robust planting. Due to the steep site slope, the parkade entry will be located off East 20th Avenue rather than the lane; the ramp is aligned with the side yards of the facing houses to mitigate the impact of headlights. All other site servicing will be provided from the lane.

Amenities: Common amenities include at-grade patios in the courtyards between the townhouse, a rooftop terrace in the apartment building, and two indoor amenity rooms.

Urban Design Panel: The Urban Design Panel reviewed this application on October 18, 2017, and recommended resubmission. At a second review on January 10, 2018, the Panel supported the substantially revised design (see Appendix E).

Staff have concluded that the density, massing and height are appropriate for this site. The revised design responds well to the intents set forth in the AHC Policy and so staff support this application, subject to the conditions outlined in Appendix B. The conditions include: increasing the setback at the lane; design development to the front yards; and some design refinements to improve liveability.



## 7. Environmental Sustainability

The *Green Buildings Policy for Rezoning* (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*, 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*, indicating that the project could attain the required LEED® points and, therefore, would be eligible for LEED® Gold rating.

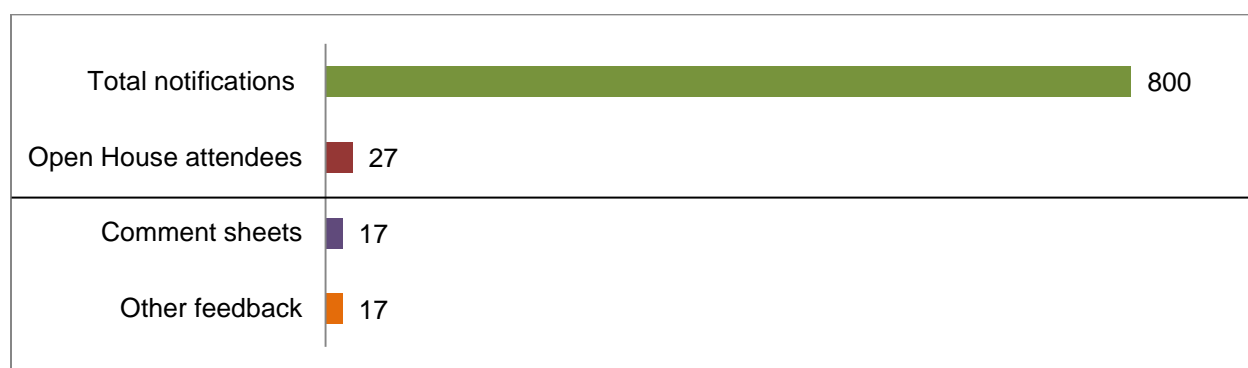
### **PUBLIC INPUT**

**Public Notification** – A rezoning information sign was installed on the site on September 12, 2017. Approximately 800 notification cards were distributed within the neighbouring area on or about September 13, 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](http://Vancouver.ca/rezapps)). A community open house was held on October 3, 2017. Staff, the applicant team, and a total of 27 people attended the open house.

### **Public Response and Comments**

Staff received a total of 34 responses regarding the rezoning application (see Figure 7).

**Figure 7: Notification and Public Response**



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

- Provision of new rental housing stock
- Fit of design with surrounding neighbourhood
- Densification in areas with access to amenities and transit

*Key Concerns* — Concerns expressed by respondents included the following:

- Increased traffic
- Loss of trees/greenspace
- Inappropriate neighbourhood fit

Staff have considered the additional vehicle movements generated from the rezoning and are satisfied that the added volume will not create a significant burden on the existing road network. The applicant is proposing to retain several mature trees adjacent to the cul-de-sac on East 20th Avenue and a row of plum trees within the City's boulevard on Hull Street, and will also plant numerous large-calliper trees along the lane and street frontages to replace the tree canopy that is being lost. Staff are of the opinion that the proposed building form offers an appropriate transition from higher-density residential uses along the Victoria Diversion to lower-density single-family homes away from the arterial road.

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 6,898 sq. m (74,254 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 6,898 sq. m (74,254 sq. ft.) will generate DCLs of approximately \$1,159,847. The applicant is not seeking a DCL waiver.

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 Benefits – Offered by the Applicant***

**Rental Housing** – The applicant has proposed that all 69 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 and 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 addition of the heritage building to the VHR as a category “C” building, and will secure the designation for the heritage building. A Heritage Restoration Covenant, as detailed in Appendix B, will secure long-term maintenance.

**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 compensation for the heritage designation. The cost of the proposed on-site heritage conservation is estimated by the applicant to be approximately \$440,000.

**Community Amenity Contributions (CACs)** – Within the context of the City’s Financing Growth Policy, an offer of a Community Amenity Contribution (CAC) to address the impacts of rezoning can 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.

On November 29, 2017, City Council approved a CAC policy amendment that exempts CACs on routine, lower density secured market rental rezoning applications that align with the *Secured Market Rental Housing Policy* (2012) and *Rental Incentive Guidelines* (2017). Staff note that if the application was received after November 29, 2017, it would have been eligible for CAC exemption under the amended policy. However, this application was received prior to November 29, 2017 and is therefore not considered for CAC exemption under the amended policy.

The public benefit achieved for this application is secured market rental housing and heritage conservation and designation. Real Estate Services staff have reviewed the applicant’s development pro forma and have concluded that, after factoring in the costs associated with the provision of secured market rental housing units for the longer of the life of the building or 60 years, and the rehabilitation and designation costs for the heritage house, no further contribution towards public benefits is anticipated in this instance.

### **FINANCIAL IMPLICATIONS**

The site is within the City-wide DCL district. Should Council approve the rezoning application, it is anticipated that the applicant will pay approximately \$1,159,847 in DCLs.

The 69-unit secured market rental housing (which includes the residential unit within the retained heritage home), 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 3560-3570 Hull Street & 2070-2090 East 20th Avenue from RS-1 to CD-1 to permit the development of 3½ - storey townhouses and a four-storey apartment building, fully comprised of secured market rental housing, and the

retention and relocation of a heritage building on site which is proposed to be added to the VHR in the “C” category, for a combined total of 69 secured market rental housing units. The application is generally consistent with the *Affordable Housing Interim Rezoning Policy*, 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.

\* \* \* \* \*

**3560-3570 Hull Street & 2070-2090 East 20th Avenue**  
**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 Infill One-Family Dwelling, Infill Two-Family Dwelling, Multiple Conversion Dwelling, Multiple Dwelling, and One-Family Dwelling with Secondary Suite;
  - (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) include two or more bedrooms; and
  - (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

### **Floor area and density**

- 4.1 Computation of floor space ratio must assume that the site area is 4,429.1 m<sup>2</sup>, being the site area at the time of the application for the rezoning evidenced by this By-law, and before any dedications.
- 4.2 The floor space ratio for all uses must not exceed 1.58.
- 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 decks/gardens;
  - (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 m<sup>2</sup> 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 3.4 and 3.5 must not include any use other than that which justified the exclusion.

### **Building height**

5. Building height, measured from base surface to the top of the parapet, must not exceed 12.8 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 m<sup>2</sup>.

## **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.

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

\* \* \* \* \*

**3560-3570 Hull Street & 2070-2090 East 20th Avenue**  
**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 Wensley Architecture Ltd., and stamped “Received City Planning Department, March 27, 2018”, subject to the following conditions, provided that the General Manager of Planning, Urban Design and Sustainability may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the General Manager of Planning, Urban Design and Sustainability, who shall have particular regard to the following:

**Urban Design**

- 1. Design development to improve interface to the lane, as follows:
  - (i) Increase the setback for Building A from the south property line to minimum 8 ft., for the full height of the building;
  - (ii) Provide an approximately 3 ft. landscape buffer at the south property line, alongside the ramp and landing in front of the garbage facility; and
  - (iii) Replace paved area between the landing and the stair access to the sunken amenity terrace with landscaping.

Note to Applicant: This condition will result in a gross reduction in density of approximately 450 sq. ft. (to 75,055 sq. ft. total). Refer to Landscape conditions for more detailed recommendations for planting along the lane.
- 2. Design development to improve the East 20th Avenue and Hull Street frontages, as follows:
  - (i) Clearly identify extent of existing/retained granite walls, versus new retaining walls on site plan and building elevations (refer to Conditions #8 and #13);
  - (ii) Confirm and clarify all grade alterations, sunken areas, retaining walls, and landscape treatment in Hull Street front yard;
  - (iii) Improve interface between the heritage house and Building E, by enhancing the landscape treatment and building elevation;
  - (iv) Add planters (or planted areas) in front of all porches in Buildings D and E;
  - (v) Revise the Context Elevation to accurately show building separations (i.e. 14 ft. between the heritage house and Building E, and 12 ft. between Buildings E and D).

Note to Applicant: The sunken patios and window wells show on site plan and floorplan do not correspond to the elevation drawing of Building A, which suggests extensive excavation and steeply sloped areas. Note that large sunken areas in the front yard are not approvable. The landscape plan should also be revised to reflect any retaining structures or steep slopes that require a different planting approach.

The west elevation of Building E will provide a “backdrop” to the heritage house. Consider adding windows and/or further design treatment, particularly at the lower storeys, as well as an enhanced landscape treatment (refer to Landscape Design conditions).

3. Design development to improve livability, as follows:
  - (i) Increase depth of front porches of garden units to minimum 5 ft. clear, to create a useable private outdoor space;
  - (ii) Provide direct access from amenity room at L1 to the adjacent patio;
  - (iii) Consider adding further seating/activity areas in the courtyards (i.e. east end of north courtyard);
  - (iv) Add windows to the east elevation of Buildings D and E; and
  - (v) Consideration to add windows at Level 1 on the side elevations of Buildings B, C, D and E.

Note to Applicant: Windows in the side elevations of Buildings D and E will improve access to light and ventilation in the side units, and will also improve the architectural expression. Window locations should be co-ordinated between the floorplans and building elevations.

4. Confirmation that the application is on track to meeting the *Green Buildings Policy for Rezoning*s including a minimum of 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 application and 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 from 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.

5. Identification on the architectural and landscape drawings of any built features intended to create a bird friendly design.

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

## **Housing**

6. That the proposed unit mix (6% two-bedroom units and 61% three-bedroom units), be included in the Development Permit drawings.

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

7. Prior to issuance of a 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.

## **Heritage**

8. Retain key landscape features such as the stone walls and gates which partially encompass the Rankin property at 3560-3570 Hull Street as per the Vancouver Heritage Commission recommendation (see also Condition #13).

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

9. 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**

10. Design development to add landscape buffer from SkyTrain and improve interface at the lane, as follows:
  - (i) provide an evergreen hedge plant material between Building A ramp and south property line, in the increased setback (refer to Condition #1);
  - (ii) provide a minimum of two additional large calliper trees in the increased setback east of the ramp (refer to Condition #1).
11. Design development to improve the Hull Street and E 20th Avenue interface to achieve a smooth public-private transition, without abrupt changes in grade, creating a friendly layered planting effect, oriented to the street (refer to Condition #2).

Note to Applicant: This should be confirmed by provision of clear grades and to include typical sections from building face to sidewalks.

12. Design development to integrate the heritage house into the landscape, by using similar plant materials, colours, textures, paving types, and accents, in order to achieve a unified concept.
13. Design the development to enable the retention and/or repair of the original stone wall at the corner of Hull Street and E 20th Avenue (refer to Condition #8).

Note to Applicant: The stone wall is a major landscape element that is part of the Rankin House site at 3560-3570 Hull Street, identified by the Vancouver Heritage Commission as having historical importance. Standard Planning policy and city-wide design guidelines encourage retention of such historical landmarks whenever possible.

14. Design development to expand programming of common amenity areas or green roof to provide as much usable common space as possible.

Note to Applicant: This should include urban agriculture, additional opportunities for social interaction, such as additional benches and seat walls for passive seating and gathering. Urban agriculture plots should follow the City's Urban Agriculture Guidelines for the Private Realm and include infrastructure required, such as potting benches, hose bibs, etc. Garden plots should be wheelchair accessible. Outdoor spaces should be visually accessible from common indoor amenity rooms. Any adjacent mechanical rooms should be adequately screened.

15. Design development to locate, integrate and fully screen parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.

16. Design development to the landscape treatment to increase the volume of soil, tree canopy cover and planting on slab, as follows:

- (i) consideration for intensive/extensive green roof and related amenity programming;
- (ii) lower the slab in the courtyard area below the planters, to the greatest extent practicable.

Note to Applicant: Wherever possible, planted landscapes on slab should be designed to maximize soil depths. This will require integration of the landscape design and the structural plan. Soil depths should exceed BCLNA Landscape Standard. At the perimeter of the building the slab can be angled downward (1 m across and 1.2 m) to maximize contiguous soil volumes.

17. Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:

- (i) maximize natural landscape best management practises;
- (ii) minimize the necessity for hidden mechanical water storage;
- (iii) increase the amount of planting to the rooftop areas, where possible;
- (iv) consider linear infiltration bio-swales along property lines;

- (v) use permeable paving;
- (vi) employ treatment chain systems (gravity fed, wherever possible); and
- (vii) use grading methods to direct water to soil and storage areas.

Note to Applicant: Refer to the City of Vancouver Integrated Rainwater Management Plan (IRMP), Vol.1 & 2 for further information. A consulting engineer (subject matter expert) will need to be engaged and early phase soil analysis will be needed. Further comments may be outstanding at the development permit stage.

18. Provision of plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:

- (i) detailed stormwater report with calculations describing how the various best management practices contribute to the quality and quantity targets;
- (ii) a separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones; and
- (iii) an overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.

Note to Applicant: The sustainable summary water balance calculations assume soil volumes are capable of receiving rainwater are only valid if water is directed from hard surfaces to infiltration zones.

19. Provision of an arborist report to justify tree removal of any proposed removals and recommend tree protection measures for the retained trees.

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

20. 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.

21. Coordination with Engineering Department to ensure grades remain unchanged in the northeast corner, to enable safe tree retention.
22. Coordination between arborist report and plans to clarify tree retention/removals.
23. At the time of development permit application, the following:
- (i) Provision of a detailed Landscape Plan illustrating soft and hard landscaping;

Note to Applicant: The plans should be at 1/8": 1 ft. scale minimum. The plant list should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

- (ii) Provision of detailed **architectural and landscape** cross sections (minimum 1/4" inch scale) through common open spaces, semi-private patio areas and the public realm;

Note to Applicant: The sections should illustrate, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

- (iii) Provision of a "Tree Management Plan";

Note to Applicant: It is preferred that the arborist tree management plan become the primary document for tree removal/ protection related matters.

- (iv) Provision of an arborist "letter of undertaking" to include signatures by the owner, contractor and arborist;

Note to Applicant: The signatures confirm that all parties are aware of the roles and responsibilities and that the project is on track to satisfy the steps and recommendations outlined by the arborist. For example, advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated.

- (v) Coordination for the provision of new street trees adjacent to the development site, where applicable;

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Eileen Curran, Streets Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

- (vi) Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft.;

Note to Applicant: On the plan, illustrate irrigation connection points and hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed. Hose bibs are requested to encourage patio gardening and hand watering on private patio and amenity decks.

- (vii) Provision of enlarged detailed elevations for all vertical landscape structures and features (i.e. green walls, trellis);

- (viii) Provision of an outdoor Lighting Plan.

### **Sustainability**

- 24. Any new building in the development will meet the requirements of the preceding Green Buildings Policy for Rezoning (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.

- 25. In lieu of the requirements outlined in Condition #24, the applicant may choose to meet the requirements of the Green Buildings Policy for Rezoning (amended February 7, 2017), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin *Green Buildings Policy for Rezoning – Process and Requirements* (amended April 28, 2017 or later).

## Engineering

26. The owner or representative is advised to contact Engineering Services 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.
27. 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.
28. 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 to 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.
29. Delete curb returns shown at the parkade access and show a standard City commercial crossing. Note a separate crossing application to Engineering Services is required.
30. Please place the following statements 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.*  
  
*"The existing ditch line in the lane east of Hull and west of Marshall is to be maintained as is and is not to be filled or excavated in any way without the express written consent of the General Manager of Engineering Services."*
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. Provision of a finalized Transportation Assessment and Management Study (TAMS) Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement, including but not limited to:
- (i) Provision of automatic door openers on the doors providing access to the bicycle storage rooms.
  - (ii) All Class B bike parking to be provided on private property and should not encroach in any way on public property.
  - (iii) Bicycle room(s) must not contain more than 40 bicycle spaces except where the additional bicycle spaces are comprised of lockers.
33. Design development to improve the parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including, but not limited to:
- (i) Improve visibility for two-way vehicle movement at turns.
  - (ii) Provision of improved interface of the parkade access and street. Ensure that walls at interface do not conflict with exiting motorist sightlines.
  - (iii) Visitor parking is to be provided separate from the secured residential parking (Parking Bylaw Section 4.13.5).

Note to Applicant: The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:

- a. All types of parking and loading spaces individually numbered, and labelled on the drawings.
- b. Dimension of column encroachments into parking stalls.
- c. Dimensions for typical parking spaces.
- d. Dimensions of additional setbacks for parking spaces due to columns and walls.
- e. Dimensions of manoeuver aisles and the drive aisles at the parkade entrance and all gates.
- f. Section drawings showing elevations and minimum vertical clearances for parking levels, ramps, and security gates. These clearances must consider mechanical projections and built obstructions.
- g. Areas of minimum vertical clearances labelled on parking levels.

- h. Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.
  - i. Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.
  - j. The location of all poles and guy wires to be shown on the site plan.
- 34. Green Infrastructure submission requirements for the development permit stage must include the following:
  - (i) Pre-development site plan showing orthophoto and existing drainage areas and appurtenances;
  - (ii) A proposed site plan that delineates drainage areas, including the area measurements for pervious/impervious areas, and identifies appropriately sized green infrastructure practices for each of those areas;
  - (iii) Geotechnical study that evaluates the potential and risks for onsite rainwater infiltration:
    - a. Infiltration testing at likely locations for infiltration practices and a proposed design infiltration rate;
    - b. Soil stratigraphy;
    - c. Depth to bedrock and seasonally high groundwater; and
    - d. Assessment of infiltration risks such as slope stability and soil contamination.
  - (iv) If lower tier green infrastructure options are chosen, then justifications must be included in the RMP report;
  - (v) Include supplementary documentation for any proprietary products that clearly demonstrates how they contribute to the targets;
  - (vi) The plan and report must demonstrate that access has been provided for maintaining the rainwater management system, such as providing truck access for pumping out sediment traps;
  - (vii) Maintenance and operation guide for the rainwater management system that will be provided to the eventual owner or party responsible for maintenance.

Note to applicant: The building/public realm should be designed to show leadership in the City's commitment to Green Building systems including an integrative approach to rainwater management to minimize potable water use and encourage the use of alternative water sources in areas such as toilet flushing and irrigation.

## **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. At the direction and discretion of the General Manager of Engineering Services (GMES), one of the following:
  - (i) Consolidation of Lots 1, 2 & 3 all of Block 16, Plan 11972; and Lot 15, Except Portions in Plan 8493 and 9132, Plan 745 all of District Lot 195 to create a single site and subdivision of that site to result in the dedication of the southerly 20 feet of current Lot 15 for lane purposes; or
  - (ii) Consolidation of Lots 1, 2 & 3, all of Block 16, Plan 11972; and Lot 15, Except Portions in Plan 8493 and 9132, Plan 745 all of District Lot 195 to create a single site and provision of a Statutory Right of Way and Option to Purchase Agreement over the southerly 20 feet of current Lot 15 (for City Lane purposes and all utilities). The SRW is to provide for the application of all City by-laws as if the SRW area were City lane and the owner shall be responsible for the maintenance of the SRW area including snow removal. The option may be exercised by the City at any time.

Note to Applicant: After the GMES advises the applicant which alternative is required, a subdivision plan and application to the Subdivision and Strata Group is required.
2. Enter into a Section 219 Covenant (which will include an equitable charge and rent charge) requiring the owner to maintain and remove snow from the existing dedicated lane south of Lots 1, 2 & 3 and that portion of the site dedicated as lane, if any, in order to satisfy Vancouver Fire and Rescue Services requirements and the Vancouver Building Bylaw. This Section 219 Covenant may be separate from, or combined with, the SRW and Option to Purchase agreement contemplated in Condition (c)1(ii) above.
3. Release of Indemnity Agreement 403652M (support agreement) prior to building occupancy.

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

4. Confirmation that the original stone wall in the northwest corner of the site is to be retained and restored and, if the wall will encroach onto a City street, then legal agreements are to be made to permit the encroachment.

Note to Applicant: An application to the City Surveyor is required.

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 is provided.

- (i) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands, sprinkler demand, hydrant load, and domestic water demands to determine if water main upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.

- (ii) Provision of sewer upgrading as follows:

- a. The development site is to be serviced off of Hull Street.
    - b. The project is to replace the existing combined sewer along Hull Street from Victoria Drive to East 19th Avenue and along East 19th Avenue from Victoria Drive to existing manhole #422113 (immediately south of Metro Vancouver trunk sewer) with new storm and sanitary sewers (approx. 225 m). Storm sewer is anticipated to be up to 450mm dia. and sanitary sewer to be 200 mm dia. Sewer sizes and location subject to detailed design by Developer's Engineer.
    - c. The sanitary sewer to be designed to meet future pump station requirements. The applicant's Engineer is to contact City's Sewer & Drainage Design Engineer prior to commencing design
    - d. Submission of a design brief, calculations and design drawings are required, all to the satisfaction of the General Manager of Engineering Services.

- (iii) If the owner is directed to comply with condition (c)(1)(ii), then provision of construction of a new lane over the proposed SRW area to be used as lane and construction of the eastern leg of the dedicated lane out to Marshall Street to current City standards, including adjustment and or provision of all infrastructure for a typical lane operation.
  - (iv) Provision of updated regulatory signage adjacent the site where necessary, all to the satisfaction of the General Manager of Engineering Services.
  - (v) Provision of street re-construction for street improvements on East 20th Avenue adjacent to the site to generally include the following: new curb and gutter, curb ramps, street re-paving to the west edge, a broom finish concrete sidewalk with saw cut joints, improved street lighting to LED standards including a lighting analysis and design, and adjustment to all existing infrastructure to accommodate the proposed street improvements.
  - (vi) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work. Note: as-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.
  - (vii) Provision of 1.83 m (6 ft.) saw cut broom finish concrete sidewalks offset 4 ft. from the property line on Hull Street and East 20th Avenue.
  - (viii) Provision of upgraded street lighting on Hull Street and East 20th Avenue adjacent to the site to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required.
  - (ix) Provision of standard concrete lane crossing, curb returns and ramps at the intersection of the new lane and Hull Street.
  - (x) Provision of a standard corner bulge on Hull Street at Victoria Diversion. Work to include adjustment to all existing infrastructure to accommodate the installation of the corner bulge.
  - (xi) Provision of street trees adjacent the site where space permits.
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. Provision of a Rainwater Management Plan (RMP) that details how the rainwater management system meets the IRMP requirements for retention, cleaning and safe conveyance, prepared by a subject matter expert (Engineer) and signed/sealed by same, subject to review. The applicant should take into account the following:
  - (i) Runoff from the first 24 mm of rainfall from all areas, including rooftops, paved areas, and landscape must be retained and treated on site (landscapes over native subsoils with appropriately sized topsoil meets the 24 mm retention requirement);
  - (ii) Staff will not accept the principle that distinct site areas that have large infiltration and/or storage capacity in some way compensate for those areas of the site that are impervious, without the runoff from the impervious areas being directed on to these absorbent areas, and this being clearly demonstrated.
    - a. Where areas of growing medium do not have runoff directed on to them (from above) from adjacent impervious surfaces they shall be assumed to be receiving/treating/storing only the rainfall that falls directly on to them;
    - b. IRMP targets to be achieved on site i.e. without using street right of way.
  - (iii) The applicant must prioritize methods of retention according to the three tiers below. Justification must be provided for using a lower tier retention option. The tiers are as follows:
    - a. First tier priority green infrastructure practices – Rainwater Harvesting for Reuse, Green Roofs, and Infiltration;
    - b. Second tier priority green infrastructure practices – Retention within non-infiltrating landscapes, including absorbent landscape on slab, closed bottom planter boxes, and lined bioretention systems;
    - c. Third tier priority green infrastructure practices – Detention storage with treatment and slow release.

- (iv) Surfaces designed for motor vehicle use and other high pollutant generating surfaces require an additional 24 mm of treatment beyond the first 24 mm retained (for a total of 48 mm treated).
- (v) Water quality volume (24 mm for low pollutant generating surfaces like roofs and 48 mm for high pollutant generating surfaces like driveways) that leaves the site must be treated to a standard of 80% TSS removal by mass by using either individual BMPs that meet the standard or treatment trains of BMPs that, when combined, meet the standard. For proprietary treatment devices:
  - a. Provide product information for all treatment practices.
  - b. Products need to be certified by TAPE – The Technology Assessment Protocol – Ecology Program, Washington State Department of Ecology’s process for evaluating and approving emerging rainwater treatment BMPs. The applicant may propose other technologies but must provide supporting information that shows the technology meets the standard.

Note to Applicant: The applicant will enter into such legal agreements with the City, on terms and conditions acceptable to the General Manager of Engineering Services and the Director of Legal Services, to ensure on-going operations of certain stormwater storage, rainwater management and green infrastructure systems.

## **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 all residential units as market rental housing units for the longer of 60 years and life of the building, subject to the following additional conditions:
  - (i) A no separate-sales covenant;
  - (ii) A no stratification covenant;
  - (iii) That none of such units will be rented for less than one month at a time; and
  - (iv) 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 Section 219 Covenant and 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 “Rosenberg Residence” located at 2088 East 20th Avenue, 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 the lots occurs only after the Heritage Designation By-law is enacted and notice of the designation is registered on title to the lands.

10. Enter 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 “Rosenberg Residence” to the satisfaction of the Director of Planning and the Director of Legal Services, and that the agreement is registered in the Land Title Office to the satisfaction of the Director of Legal Services.

Note to Applicant: The agreement must be signed by the owner and any party with a financial charge on the title to give priority. The purpose of the agreement is to secure the protection of the heritage building during and after construction and ensure its rehabilitation in a timely manner consistent with a conservation plan.

11. Provision of commemorative measures to tell the story of the importance of Harry Rankin and the Rankin family to the history of Vancouver, as linked to the existing Rankin home at 3560-3570 Hull Street.

## **Sustainability**

12. Enter into such agreements as the General Manager of Planning, Urban Design & Sustainability and the Director of Legal Services determine are necessary that require the owner to report energy use data, on an aggregated basis, for the building as a whole and for certain common areas and building systems. Such agreement or agreements will also provide for the hiring of a qualified service provider to assist the owner for a minimum of three years in collecting and submitting energy use data to the City.

## **Environmental Contamination**

13. 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.

\* \* \* \* \*

**3560-3570 Hull Street & 2070-2090 East 20th Avenue**  
**DRAFT CONSEQUENTIAL AMENDMENTS**

**DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208**

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

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A attached to and forming part of this By-law, by deleting Lots 1, 2 and 3, all of Block 16, District Lot 195, Plan 11972, and Lot 15, Except Portions in Plan 8493 and 9132, District Lot 195, Plan 745; PIDs 008-978-476, 005-855-071, 008-978-492, and 015-140-199 respectively, from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

\* \* \* \* \*

**3560-3570 Hull Street & 2070-2090 East 20th Avenue**  
**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 (Rosenberg Residence)	2088 East 20th Avenue Vancouver, B.C.	Lot 2, Block 16, District Lot 195, Plan 11972; PID 005-855-071
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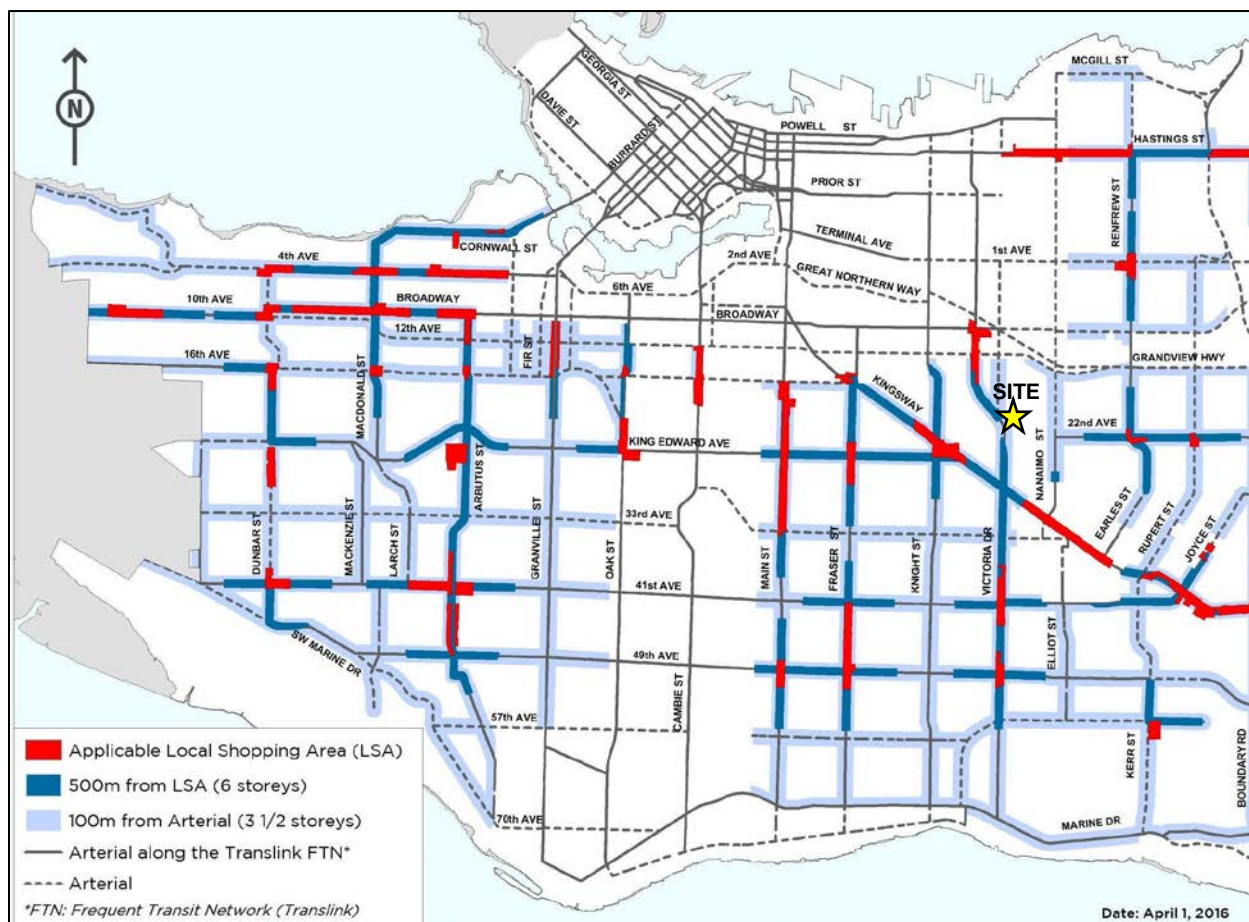
has heritage value or heritage character, and that its designation as protected heritage property is necessary or desirable for its conservation.

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.

\* \* \* \* \*

# 3560-3570 Hull Street & 2070-2090 East 20th Avenue ADDITIONAL INFORMATION

## 1. Affordable Housing Choices Interim Rezoning Policy: Location Map



## 2. Eastside Average Market Rents and Home-Ownership Costs

This project is not seeking a DCL waiver. The following information has been included for information purposes only.

	Average Market Rent in Newer Buildings - Eastside (CMHC, 2017) <sup>1</sup>	DCL By-Law Maximum Averages - Eastside (CMHC, 2017) <sup>2</sup>	Monthly Costs of Ownership for Median-Priced Unit – Eastside (BC Assessment 2017) <sup>3</sup>
Studio	\$1,531	\$1,496	\$2,278
1-bed	\$1,689	\$1,730	\$2,739
2-bed	\$2,284	\$2,505	\$3,817
3-bed	No data available	\$3,365	\$5,432

1. Data from the October 2017 CMHC Rental Market Survey for buildings completed in the year 2008 or later on the Eastside of Vancouver
2. For 1- and 2-bedroom units, the maximum DCL rents for the Eastside of Vancouver are the average rents for all residential units built since the year 2005 city-wide as published by CMHC in the Fall 2017 Rental Market Report. For 3-bedroom units, the maximum DCL rents for the Eastside of Vancouver are the average rents for all residential units built since the year 2005 city-wide as published in the October 2017 CMHC Rental Market Survey Report.
3. Based on the following assumptions in 2017: median of all BC Assessment recent sales prices in Vancouver Eastside in 2017 by unit type, 10% down payment, 5% mortgage rate, 25-year amortization, \$150 – 250 monthly strata fees and monthly property taxes at \$2.56 per \$1,000 of assessed value.

## 3. URBAN DESIGN PANEL

The Urban Design Plan reviewed the application on two occasions:

### (a) October 17, 2017

#### **EVALUATION: RESUBMISSION Recommended**

- **Introduction:** Rachel Harrison, Rezoning Planner, introduced the project at Hull Street and East 20th Ave, in Kensington-Cedar Cottage. The site is a 4-lot assembly, 190 feet deep and 245 feet wide. The Site is currently zoned RS-1 and occupied by single-family houses, one of which will be designated as a heritage building and relocated to the north-west corner of the site. There is an approximate 30 feet cross-fall from the south-west to north-east. There are several large trees on the site. The Sky Train rails run parallel to the south PL. South of the Sky Train rails is a City-owned community garden and demonstration house.

The project proposal is to rezone under *the Affordable Housing Choices Interim Rezoning Policy* to allow two 3.5-storey townhouses (41 rental units), one 4-storey apartment (28 rental units), and a restored heritage house (1 unit). 60% of units are 2- and 3-bedrooms. Underground parking is accessed off 20th Avenue. A 20 feet wide lane for emergency vehicles will be built along the south property line.

The *Affordable Housing Choices Interim Rezoning Policy* allows for consideration of a maximum of 3.5 storey ground-related units. The proposed 4-storey apartment building does not currently meet the policy. The Affordable Housing Choices Interim Rezoning Policy also sets a limit on two within 10 blocks on any arterial. As Council has already

approved an application at Commercial and 18th Avenue, this application, if approved, will be the last one to be considered in this area.

Danielle Wiley, Development Planner, noted two major challenges for site planning: access and tree retention. The significant slope has made access from north lane impractical, and opening the east lane and/or the cul-de-sac would be impactful for neighbours and result in further loss of trees. The current proposed access, off E 20th, balances the objectives of functional access, tree retention, and impact on neighbours.

The proposal has three “rows” of stacked townhouses running east-west, at 3.5 storeys. There is a 4-storey apartment building fronting on Hull St. While the policy seeks “ground-oriented” housing forms, staff recognizes that the apartment typology offers more housing options (ie. including accessible single level units). Staff has indicated that they will consider a building form that is “technically” 4 storeys, provided that it is expressed as 3.5 storeys. Setbacks are: 16 feet on East 20th Ave; 12 feet on Hull St; 5 feet on the north fire access lane; and 8 feet on the east property line. The courtyard ranges from 20 feet to 34 feet.

The proposed indoor amenity room is currently in the basement of the apartment building, and should be relocated to achieve natural light and a contiguous outdoor space. There is a small outdoor space at the east property line, by a retained tree.

Expected density is 1.53 FSR.

- Advice from the Panel on this application is sought on the following:
  1. Are the overall density, massing and building forms appropriate for this site?
  2. Does the design of the apartment building meet the intent of a “3-1/2 storey, ground-oriented building form”?
  3. Is the response to the site context successful? (ie. interface with the public realm; mitigation of impacts on single-family properties; circulation and access; etc.)
  4. Is the provision of common amenities (indoor and outdoor) appropriate and successful?

The planning team then took questions from the panel.

- **Applicant’s Introductory Comments:** The applicant stated their design rationale and noted their extensive public engagement.

As the site is within a single family resident neighbourhood, townhouses are an appropriate transition to more density. The multi-story building was placed at the southwest corner by the railway to lessen its impact. Variation in the massing is used to break down the massing of the apartment building and create a 3.5 storey expression. The entrance is located at the west end, at the second floor, due to steep grades.

The existing lane dedication at the north property line is overgrown and feels unsafe. The design proposes pedestrian and bicycle paths which will interface with the community garden. Lighting and unit fronting onto this area will create “eyes on the street”.

The design aims to balance tree retention with providing rental housing for families. They intend to replant large-caliper trees to regain the tree canopy on the street. There is a 16ft setback, which provides an opportunity for substantial trees.

- The applicant team then took questions from the panel.
- **Panel Consensus:** Having reviewed the project it was moved by Ms. Gillies and seconded by Ms. Brudar and was the decision of the Urban Design Panel:

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

- Improve livability for units at the lower/basement level;
  - Improve common outdoor space, and consider provision of a larger central courtyard;
  - Relocate indoor common amenity room, for better solar access and functionality;
  - Reconsider architectural expression, particularly for the apartment building;
  - Consider if heritage house can be retained “as is” (ie. with additions);
  - Improve connectivity and interface to the surrounding neighbourhood (i.e. “knitting”).
- **Related Commentary:** The panel members congratulated the applicants on offering a market rental housing development, and acknowledged that this was a challenging site.

Some panel members did not feel the proposed density is appropriate for the site. The basement units do not have good livability, and it was suggested to raise the building to improve access to light, or to delete the units. The amenity room below grade is not suitable. The middle row of townhouses should be deleted or reduced to create a central outdoor amenity space. Given the neighbourhood context, more family-friendly amenities should be provided.

The design appears outdated and suburban; a more contemporary design was encouraged. The overall quality of materials and detailing should be improved. The panel members were not in favour of restoring the heritage house to its original form, and suggested that it should be preserved in its current character.

- **Applicant’s Response:** The applicant team thanked the panel and commented this development would offer the only 3-bedroom market rental townhouses in Vancouver. The applicant acknowledges the challenges with grade and livability.

#### (b) January 10, 2018

##### **EVALUATION: SUPPORT with (Minor) Recommendations**

- **Introduction:** Rezoning Planner, Mateja Seaton, noted that this is a second submission to the Panel. The Panel previously considered the application on October 18, 2017 and recommended a RESUBMISSION.

The site is a 4-lot assembly at E 20th Ave and Hull St in Kensington-Cedar Cottage. The site is currently zoned RS-1 and occupied by single-family houses, one of which will be

designated as a heritage building and relocated on the site. There is an approximate 9.5m (31 ft) change in elevation between the southwest and north-east corners of the site, and numerous large trees. The SkyTrain rails run parallel to the south property line. South of the SkyTrain rails is a City-owned community garden. The site is surrounded by single family houses to the north, east and south.

The applicant is proposing to rezone under the Affordable Housing Choices Policy to provide a 100% rental housing development. The applicant is proposing three 3.5-storey townhouse buildings (47 rental units), one 4-storey apartment (22 rental units), and a restored heritage house (1 unit). 69% are 2- and 3-bedroom units. The proposed FSR is 1.59 (increased from 1.53).

Under the Affordable Housing Choices Policy, projects on sites located within 100 meters of an arterial street may be considered for up to a maximum of 3.5 storeys. One of the buildings, the apartment building, is a 4-storey building and is currently not meeting the policy. The policy also sets a limit on two projects within 10 blocks on any arterial. Council has approved an application at 18th and Commercial, so no further applications in this area may be considered under this policy if this project is approved.

Development Planner, Danielle Wiley, further described the site context: a large site in a single family neighborhood (RS-1), fronting onto two street frontages (one is a cul-de-sac), two un-opened lanes, and the Sky train to the north. The slope makes the parkade access from the north lane impractical, and opening the cul-de-sac to create an east lane would be very impactful on neighbours. Staff thus supports the proposed access off E 20th, noting that impacts on neighbors should be mitigated. The east lane will remain closed, but the north lane will be opened for fire access and servicing. Trees will be retained on Hull St and E 20th Ave. Large-caliper replacement trees are proposed to replace the mature poplars to be removed at the north and south property lines.

In the first UDP review, major concerns included:

- *Livability of basement units*
- *Livability of outdoor space*
- *Provision of common amenities (indoor and outdoor)*
- *Connectivity to neighbourhood*
- *Heritage house – can it be restored “as is” (ie. w/ 1930s addition)?*

Setbacks have been adjusted to improve livability of basement units and on-site outdoor space. The results is that the exterior yards have been reduced, potentially increasing impact on neighbors. The front yard on E 20th Ave and Hull St have been reduced from 16ft to 12ft. The setback at the east and north property lines have been reduced to 5ft. The courtyards are now 30ft. wide at most points. The north-south courtyard has been developed as a children's play area.

The revised design includes three rows of stacked townhouses running east-west, each at 3.5 storeys per the policy. Two buildings on E 20th Ave have been consolidated into a single building, approximately 205ft. long. The townhouses have been raised to improve light to basements, and now sit up to 6ft out of grade on E 20th Ave. The apartment building has “partial” 4th storey, with a cutout at the north-east corner for a rooftop

amenity patio. A larger amenity room is relocated to the south-east corner of the apartment building, with direct access to the courtyard.  
The FSR has been increased from 1.53 to 1.59 (+2900sf).

- Advice from the Panel on this application is sought on the following:
  1. Have the key concerns raised by the Panel at the first appearance been resolved?
    - Livability of basement units
    - Livability of outdoor space
    - Provision of common amenities (indoor and outdoor)
  2. Are the overall density, massing and building forms appropriate for this site?
  3. Is the interface with public realm and single family neighbours successfully resolved?  
Please consider the revised setbacks, main floor elevation/height, and building width.
  4. Does the design of the apartment building meet the intent of a “3-1/2 storey, ground-oriented building”, as seen from the public realm/neighbouring properties?

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:**

This is an important project for Vancouver as it provides a significant number of 3-bedroom rentals. The goal is to build a community inside a single family neighborhood. The project has a modern aesthetic. The design visually breaks up the length of the townhouse building by using light materials as a background, and pop-up elements to mark individual units. Each unit has an individual walkway and entry so eyes are on the street and the interior courtyard.

To increase livability, building separations were increased to up to 35ft. To increase connectivity to the neighbourhood, there are several entrances to the site. The applicant team is looking to improve the condition of the south laneway, which is presently dark and overgrown, with a visual connection to the community garden and new planting along the south property line. Presently, there is a row of trees that still have life in them; however, to accommodate density, the applicant team proposes to remove them and replace with new trees. On E 20th Ave, the parkade has been set back to allow for additional tree planting.

The design of the amenity spaces encourages meetings and social interaction. There is a 1400 square roof top amenity space, overlooking the courtyard, with an adjacent room. There is a play area and outdoor space at grade. Stairs in the courtyard were reduced and to create long spaces where kids can play and families can interact.

The applicant is proposing an information plaque providing the history of the heritage building and the deconstructive procedure to uncover its original vernacular. The heritage building will showcase a piece history against a backdrop of contemporary architecture.

The project is targeting LEED gold.

The applicant team then took questions from the panel.

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

Having reviewed the project it was moved by Mr. Newfield and seconded by Ms. France-Venneri 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:

- Stronger differentiation between the individual buildings,
  - To investigate the possibility of increasing the outdoor play spaces,
  - To integrate the heritage house through landscaping.
- **Related Commentary:** The panel congratulated the applicant team for returning with a revised project that had been improved in all aspects. The panel noted they were excited to see 3-bedroom townhome rentals in Vancouver.

The panel supported the density and massing of the building, including the additional height for the 4-storey apartment building. The vocabulary of the architecture has improved and has a right positive modern fit. The modern backdrop to the heritage house was well received.

The livability of the project and its connectivity to the neighbourhood have been greatly improved. The reduced yard setbacks were supported, as these were enabling a more livable project, with wider courtyards. Raising the basement units will also increase their access to light. The outdoor space and common amenities have also been significantly improved. More play space would be a further improvement, particularly because the development is oriented to families.

Suggestions for improvement included: revisiting the band of colors and materials on the townhouse buildings to better differentiate them; looking at how the outdoor space can be improved to draw in neighbourhood kids; using landscape and materials to better integrate the heritage house.

- **Applicant's Response:** The applicant team thanked the panel for their comments.

#### 4. VANCOUVER HERITAGE COMMISSION

- a) **2088 East 20th Avenue**  
**VHR: 'C' (proposed)**  
**Application: Rezoning (RZ-2017-00034) with a Heritage Conservation Plan Heritage Designation**

**Issues:**

- Relocation to the northwest corner of the site;
- Heritage protection; and
- Heritage Conservation Plan.

**Applicant:** David McGrath, Wensley Architecture Ltd.  
Donald Luxton, Donald Luxton & Associates

**Staff:** James Boldt, Heritage Group

Staff and the applicants provided an overview of the application and responded to questions.

MOVED by Commissioner Leduc  
SECONDED by Commissioner Norfolk

THAT the Vancouver Heritage Commission supports the application for the rezoning at 2088 East 20th Avenue, including the relocation and restoration to its original form of the heritage 'C' house on the site, as presented at its meeting on April 30, 2018. The Commission notes the following:

- The relocation of the house to the northwest corner of the site is an acceptable design solution in the context of the overall development;
- The decision to restore the house in its original 1900 form, discarding the 1930s Storybook-style additions, is acceptable;
- The Commission is satisfied with the future use of the house as a rental property, and with the conservation plan as proposed;
- The Commission asks for further design and landscape development of the townhouse wall immediately abutting the heritage building; and
- The Commission supports the inclusion of interpretive material about the area and the original settlers in a manner to be determined.

FURTHER THAT, because the existing house at 3560 Hull Street was the long-time residence of politician and lawyer Harry Rankin and his wife Connie, the Commission asks that the entire property be re-evaluated, and a Statement of Significance on the house be prepared, to advise senior staff on the possible incorporation of the house or commemoration of it in the final project.

CARRIED UNANIMOUSLY

## **5. PUBLIC CONSULTATION SUMMARY**

### **Public Notification**

A rezoning information sign was installed on the site September 12, 2017. Approximately 802 notifications were distributed within the neighbouring area on or about September 13, 2017. In addition, notification and application information, and an online comment form, were provided on the City's Rezoning Applications webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)).

### **October 3, 2017 Community Open House**

A community open house was held from 5-7:30 pm on October 3, 2017, at the Croatian Cultural Centre. Staff, the applicant team, and a total of 27 people attended the open house.

### **Public Response**

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

- At the October 3, 2017 open house, a total of 17 comment sheets were submitted.
- A total of 17 online comments were submitted by email about the proposal.

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

### **Housing**

11 respondents were supportive of the provision of new rental housing. Three individuals were also appreciative of the number of family-oriented, two- to three-bedroom units. One respondent also expressed a desire for more social housing and would like to see the City adopt policy which would better encourage developers to build this type of housing.

### **Transportation and Parking**

Among the responses received, eight individuals articulated concerns over the potential for increased traffic in the area, with four specifically commenting on the extra volume of cars that will be passing through the uncontrolled intersection at Hull Street and Victoria Drive. One of the commenters suggested that a traffic light could be installed to help improve safety at this intersection. Many of those with traffic related issues, cited safety concerns for children and seniors with a few highlighting the importance of the existing cul-de-sac as a safe space for children to play.

Three respondents felt that locating the parkade entrance on Hull Street would be inappropriate. Safety issues and potential conflicts with residences across the street were their primary concerns. One individual was in favour of a Hull Street parkade entrance, as they felt that locating it on a side street would be the safest option.

One respondent was specifically concerned that the development will diminish on-street parking opportunities. However, one individual also felt that the development offered too many parking stalls given its proximity to arterial streets.

It was also suggested that the wiring in the building support the installation of electric vehicle charging stations.

One individual enquired as to whether the development would include a provision for car share spaces.

## **Environment**

10 of the respondents noted apprehension over the loss of trees/green space. A number of these individuals suggested protecting fruit trees and the poplars along the SkyTrain guideway to be of particular importance. Residents also stated concerns relating to the visual impacts of losing trees and park space. They also commented on the value of trees in providing fresh air. Other comments included worries that the loss of trees will reduce nesting opportunities for birds. However, one respondent expressed a desire to prioritize the creation of additional housing units over tree retention.

Four individuals were concerned about potential impacts to groundwater and rainwater run-off systems. Such issues included the potential for increased run-off onto adjacent properties (particularly those to the east of the development) and stormwater diversion away from Trout Lake. One respondent was particularly concerned that the volume of development in this area would affect underground streams. This individual suggested that a ground water diversion study be conducted to explore ways of protecting the peat bog at Trout Lake, a density impact model be developed for land surrounding John Hendry Park, and a Cedar Cottage community plan be created which considers the area's existing natural features. An additional respondent was specifically concerned that this development will negatively affect the local ecosystem.

One individual also suggested that a definitive plan for the southern slope be developed to address any potential instability.

## **Building and Context**

Five respondents considered the location of the development to be inappropriate, with the majority of those respondents stating that a project of this scale should be located closer to an arterial/transit corridor. There were also worries that this development will negatively affect the existing quiet character of the neighbourhood. Three individuals considered the design to be a good neighbourhood fit.

Two individuals felt that the size of the development was out of scale with the neighbourhood with two others stating concerns with the proposed density. One respondent stated that the apartment block should not exceed the height of houses in the neighbourhood and street elevation should be broken up to look like houses, rather than one block. One individual expressed support for both the height and density of the development.

One individual was concerned about the southern interface between the project and the Cedar Cottage Community Garden. It was also suggested that the floor height be lowered to 10 ft. to reduce the overall building height.

One individual was supportive of the project's mix of townhomes, apartments, and the retained heritage home.

## **Local Amenities**

Three individuals were supportive of the development's proximity to local amenities such as parks, schools, and playgrounds. Two respondents were concerned that the project will contribute to capacity challenges at the school and community centre.

One respondent enquired as to whether the development will provide childcare spaces or common space for community use.

**Miscellaneous**

Two individuals stated a desire for more community planning for the area, with one respondent stating that a new community plan should be in place prior to considering developments of this type.

Two respondents also felt that this project is inconsistent with the *Affordable Housing Choices (AHC) Interim Rezoning Policy*, stating that the AHC policy suggests ground-oriented forms of up to 3 ½ storeys, whereas the project proposes four storeys. The respondent also believes that the AHC policy's maximum of two projects within 10 blocks (along an arterial street) has already been reached.

One individual was concerned that an increased population in the area will create more noise and affect the quiet character of the neighbourhood.

A pair of respondents expressed a desire for a north/south lane dedication to be required along the eastern edge of the subject site. Such considerations would allow adjacent properties to increase density at the lane. If this is not possible, it was suggested that the properties fronting Marshall Street be given an opportunity to purchase the 10 ft. section along their rear property line.

One respondent also felt that the development will negatively affect neighbouring property values.

\* \* \* \* \*

3560-3570 Hull Street & 2070-2090 East 20th Avenue  
FORM OF DEVELOPMENT

For a complete set of application drawings visit:  
<http://rezoning.vancouver.ca/applications/3560hullst/index.htm>

Site Plan



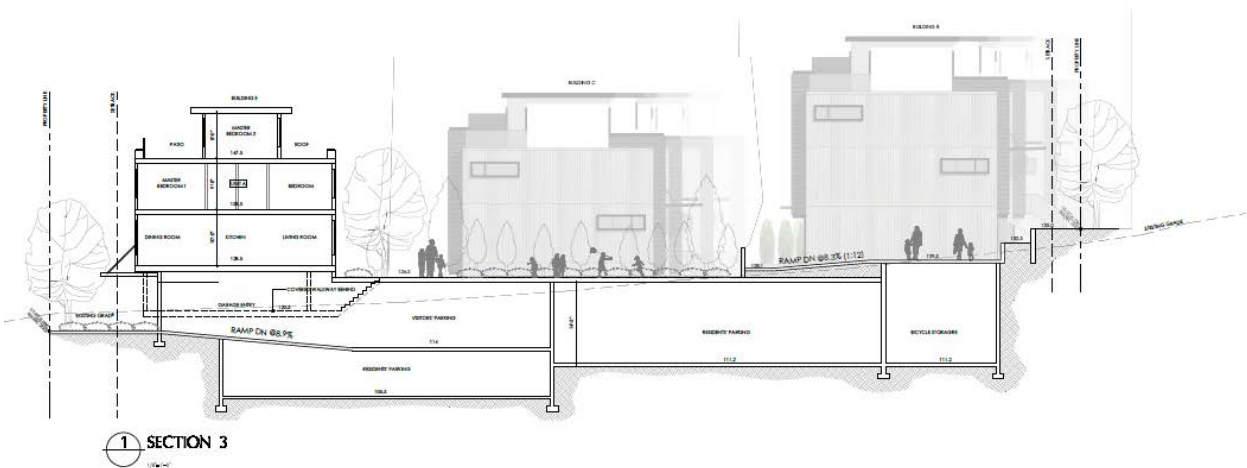
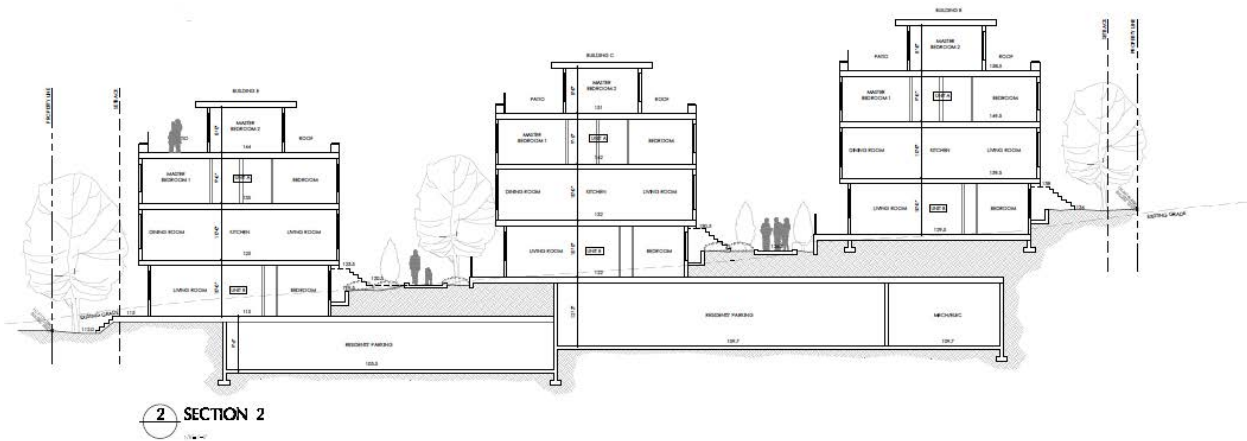
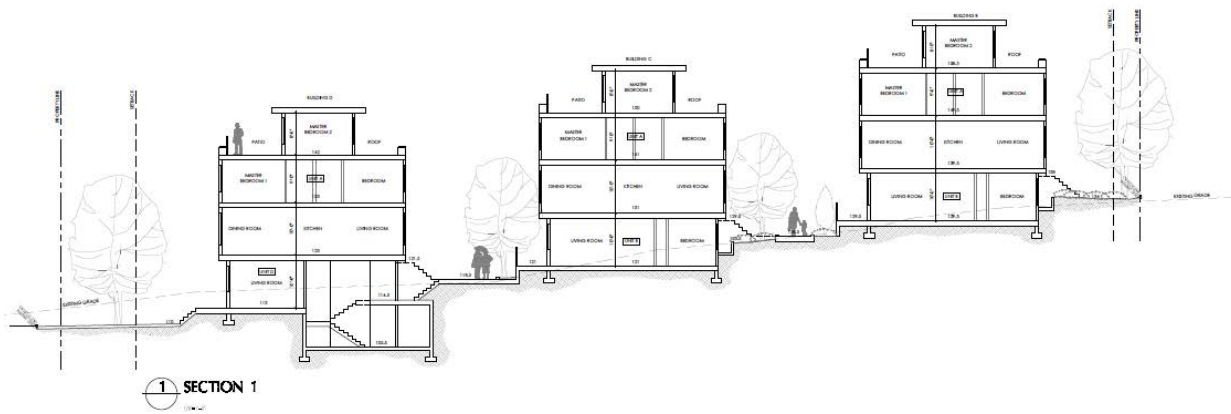
Context Elevation (Hull Street)

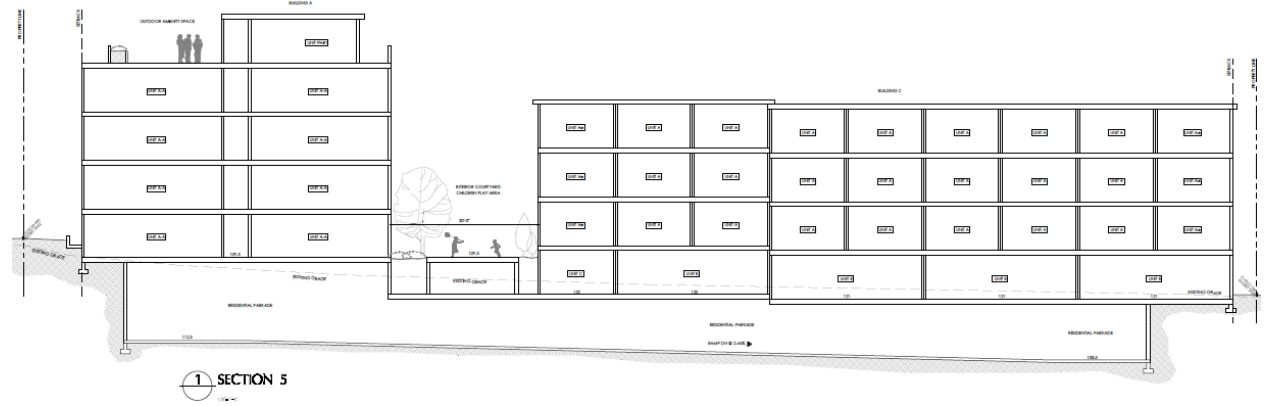


Context Elevation (East 20th Avenue)



## Sections

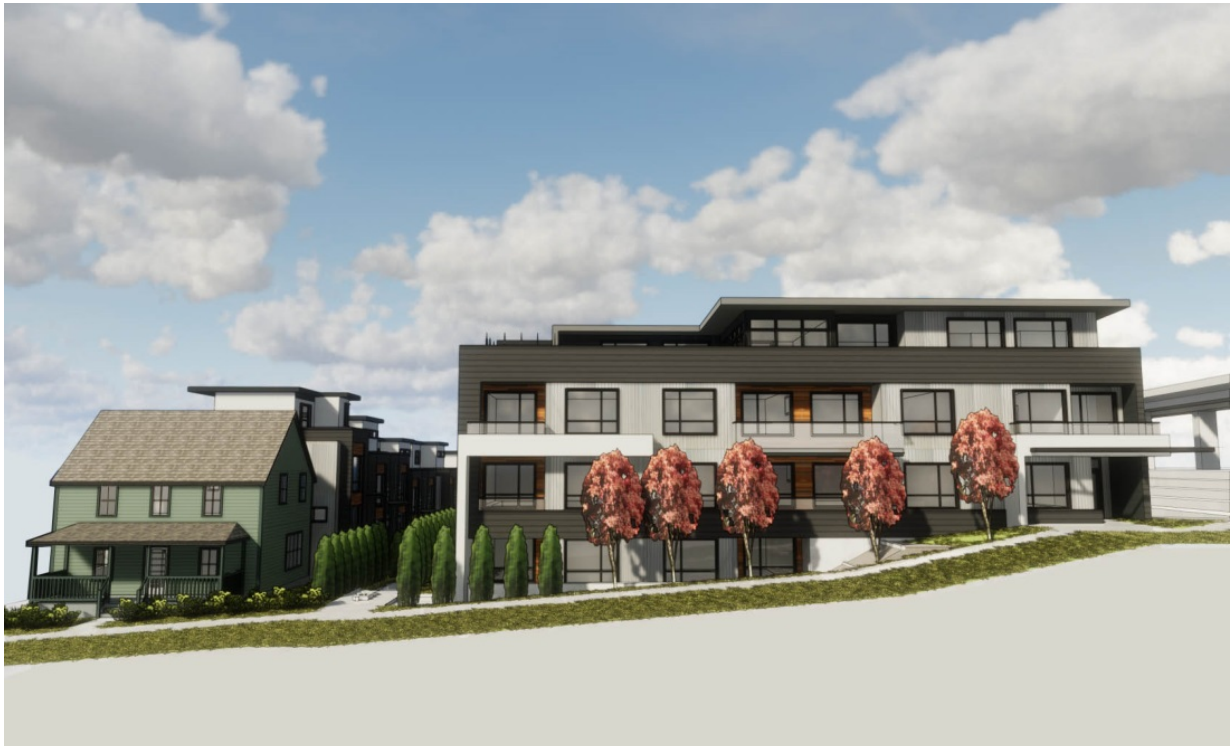




**Retained VHR “C”-Listed Building (Proposed) – East 20th Avenue and Hull Street**



**Retained VHR “C”-Listed Building (Proposed) – West Elevation**



Retained VHR “C”-Listed Building (Proposed) – North Elevation



Landscape Plan



**3560-3570 Hull Street & 2070-2090 East 20th Avenue**  
**PUBLIC BENEFITS SUMMARY**

**Project Summary**

A development containing 3 ½ - storey townhouses, a four-storey apartment building, and a retained heritage house, containing 69 secured market rental housing units. Addition of heritage building known as the Rosenberg Residence currently located at 2088 East 20th Avenue to the VHR as a Category "C" building, and associated designation, relocation and rehabilitation.

**Public Benefit Summary:**

The proposal would provide 69 dwelling units secured as market rental housing for the life of the building or 60 years, whichever is longer. Also, the applicant will retain and designate an existing heritage building, and pay DCLs.

	<b>Current Zoning</b>	<b>Proposed Zoning</b>
Zoning District	RS-1	CD-1
FSR (site area = 4,429 sq. m/ 47,674 sq. ft.)	0.60	1.58
Floor Area (sq. ft.)	28,604 sq. ft	75,505 sq. ft.
Land Use	Residential	Residential

<b>Public Benefit Statistics</b>		<b>Value if built under Current Zoning (\$)</b>	<b>Value if built under Proposed Zoning (\$)</b>
<b>Required *</b>	DCL (Citywide) (\$15.62 / sq. ft.)	\$103,833	\$1,159,847
	Public Art		
	20% Social Housing		
<b>Offered (Community Amenity Contribution)</b>	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage		
	Affordable Housing		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>		<b>\$103,833</b>	<b>\$1,159,847</b>

**A. Other Benefits** (non-quantified)

69 units of rental housing secured for the longer of the life of the building or 60 years.  
Heritage conservation valued at approximately \$440,000 towards the rehabilitation of the heritage building to be added to the VHR in the "C" category.

**3560-3570 Hull Street & 2070-2090 East 20th Avenue**  
**APPLICANT AND PROPERTY INFORMATION**

**Property Information**

<b>Address</b>	<b>Property Identifier (PID)</b>	<b>Legal Description</b>
3560-3570 Hull Street	015-140-199	Lot 15, Except Portions in Plan 8493 and 9132, District Lot 195 Plan 745
2070 East 20th Avenue	008-978-476	Lot 1, Block 16, District Lot 195, Plan 11972
2088 East 20th Avenue	005-855-071	Lot 2, Block 16, District Lot 195, Plan 11972
2090 East 20th Avenue	008-978-492	Lot 3, Block 16, District Lot 195, Plan 11972

**Applicant Information**

Applicant/Architect	Wensley Architecture Ltd.
Developer/Property Owner	The Molnar Group (Investments) Ltd., Inc.No. BC1051006

**Development Statistics**

	<b>Permitted Under Existing Zoning</b>	<b>Proposed</b>
Zoning	RS-1	CD-1
Site Area	4,429.1 sq. m	4,429.1 sq. m
Land Use	Residential	Residential
Maximum FSR	0.60	1.58
Maximum Height	9.5 m (31.17 ft.)	12.8 m (42.0 ft.)
Residential Units	-	69 secured market rental units
Floor Area	3,765 sq. m (40,523 sq. ft)	7,015 sq. m (75,505 sq. ft.)
Parking, Loading and Bicycle Spaces	As per Parking By-law	As per Parking By-law