

SUMMARY AND RECOMMENDATION

4. REZONING: 3560-3570 Hull Street and 2070-2090 East 20th Avenue

Summary: To rezone 3560-3570 Hull Street and 2070-2090 East 20th Avenue from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District 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. A maximum height of 12.8 m (42 ft.) and a floor space ratio (FSR) of 1.58 are proposed.

Applicant: Wensley Architecture Ltd.

Referral: This item was referred to Public Hearing at the Regular Council Meeting of June 19, 2018.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- 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, generally as presented in Appendix A of the Policy Report dated June 5, 2018, entitled "CD-1 Rezoning: 3560-3570 Hull Street and 2070-2090 East 20th Avenue", be approved subject to the following conditions:

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 Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard 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 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 coordinated 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 East 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 East 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 in.: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 in. 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*s amended February 7, 2017), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

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

Engineering

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-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services 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 19th Avenue and along 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 450 mm 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 Statutory Right-of-Way (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 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 to Applicant: As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

- (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 20th Avenue.
 - (viii) Provision of upgraded street lighting on Hull Street and 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.

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the

property owners, but also as registerable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

- B. THAT, subject to the enactment of the CD-1 By-law, the Director of Legal Services be instructed to bring forward for Council approval the amendment to the Subdivision By-law generally as set out in Appendix C of the Policy Report dated June 5, 2018, entitled “CD-1 Rezoning: 3560-3570 Hull Street and 2070-2090 East 20th Avenue.
- C. THAT 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 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, generally as set out in Appendix D of the Policy Report dated June 5, 2018, entitled “CD-1 Rezoning: 3560-3570 Hull Street and 2070-2090 East 20th Avenue”, be approved.
- E. THAT, if 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 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.

[RZ – 3560-3570 Hull Street and 2070-2090 East 20th Avenue]