



**POLICY REPORT  
DEVELOPMENT AND BUILDING**

Report Date: July 10, 2018  
Contact: Karen Hoesse  
Contact No.: 604.871.6403  
RTS No.: 12173  
VanRIMS No.: 08-2000-20  
Meeting Date: July 24, 2018

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Text Amendment: 950 West 41st Avenue (Jewish Community Centre)

**RECOMMENDATION**

A. THAT the application by Acton Ostry Architects, on behalf of the Jewish Community Centre of Greater Vancouver, to amend CD-1 (285) By-law No. 6963 for 950 West 41st Avenue [*PID: 009-326-472; LOT 27, EXCEPT PART IN PLAN 13567 OF LOT A BLOCK 1008 DISTRICT LOT 526 PLAN 10622*], to increase the permitted floor space ratio (FSR) from 0.75 to 4.49 and the building height from 15.5 m (51 ft.) to 88.0 m (289 ft.) to permit the redevelopment of the existing Jewish Community Centre (JCC) to include a new 9-storey private non-profit community centre building with private childcare and a mixed-use building with 26- and 24-storey residential towers containing a total of 299 social housing units, additional JCC uses and commercial uses at grade, be referred to a Public Hearing, together with:

- (i) plans prepared by Acton Ostry Architects, received on March 16, 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 Public Hearing.

B. THAT, if after Public Hearing, Council approves in principle the rezoning and the Housing Agreement described in section (c) of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to the 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, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Arts, Culture and Community Services.

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

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

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

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

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

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

- F. THAT Recommendations A through E be adopted on the following conditions:

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

## **REPORT SUMMARY**

This report evaluates an application to amend the existing CD-1 zoning for the site at 950 West 41st Avenue to permit the phased redevelopment of the Jewish Community Centre (JCC) campus with: a 9-storey replacement JCC building including private childcare on the eastern portion of the site and a mixed-use building with 26- and 24-storey residential towers, additional

JCC uses, and commercial uses at grade. The application proposes a total of 299 social housing units, a height of 88.0 m (289 ft.) and an overall FSR of 4.49.

The application has been assessed and staff support the proposed uses and form of development, subject to the design development and other conditions outlined in Appendix B. The 299 proposed social housing units would, if approved, contribute towards achieving the City's affordable housing goals as identified in the *Housing and Homelessness Strategy* and the directions of the *Housing Vancouver Strategy*.

It is recommended that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the Public Hearing, along with the conditions of approval outlined in Appendix B.

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

Relevant Council Policies for this site include:

- Oakridge Transit Centre and Adjacent Sites Policy Statement (2015)
- CD-1 (285) By-law No. 6963 (1992, amended up to 2000)
- Rezoning Policy for Sustainable Large Developments (2010, last amended 2014)
- Cambie Corridor Plan (2018)
- Green Buildings Policy for Rezoning (2009, amended up to 2017)
- Greenest City 2020 Action Plan (2011)
- Affordable Housing Policies (1989, amended 1991)
- Housing Vancouver Strategy and Housing Vancouver Three Year Action Plan (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families With Children Guidelines (1992)
- Housing Design and Technical Guidelines (2015)
- Community Amenity Contributions — Through Rezoning (1999, amended up to 2018)
- Financing Growth Policies (2003)
- Rental Incentive Guidelines (2012, last amended 2018)
- Public Art Policy and Procedures for Rezoned Developments (2014)
- Transportation 2040 (2012)
- Vancouver Development Cost Levy By-law No. 9755 (last amended 2017)

## **REPORT**

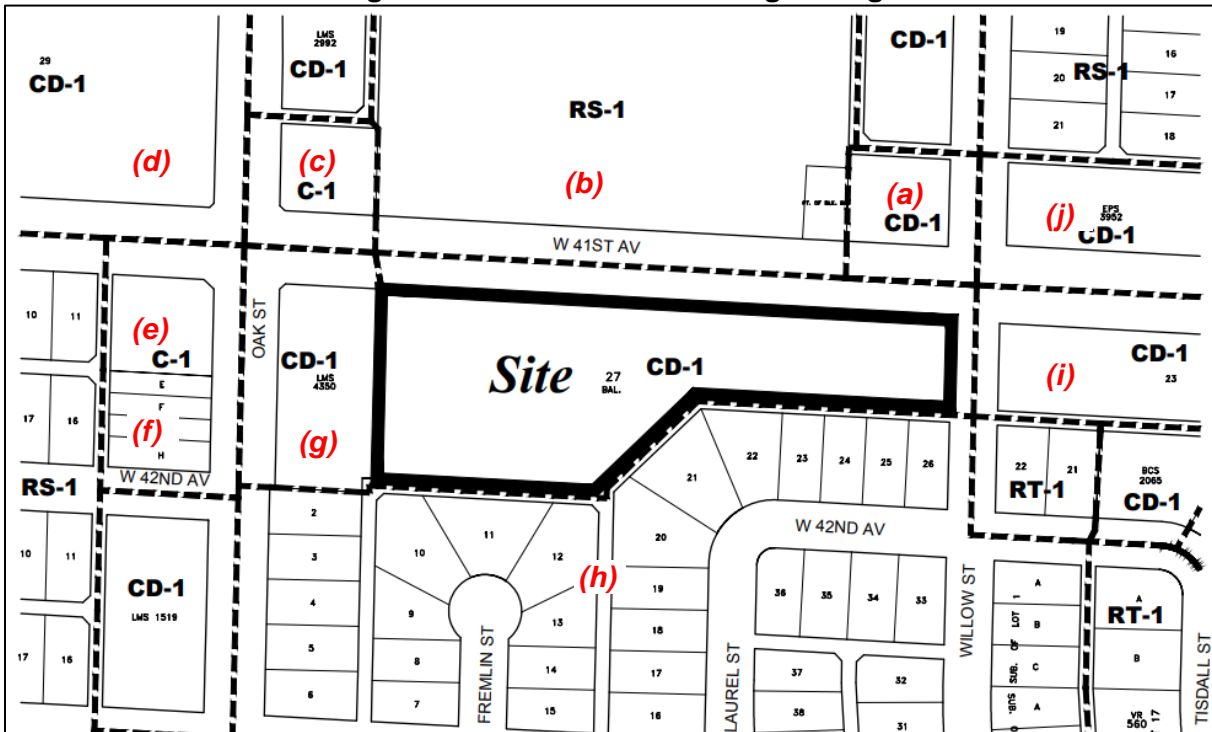
### **Background/Context**

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

This 13,527.2 sq. m (145,606 sq. ft.) site is on the south side of West 41st Avenue, between Willow and Oak Streets. The site is 239 m (784 ft.) wide along 41st Avenue, 36.6 m (120 ft.) deep along Willow Street and 79.4 m (260 ft.) deep on the western side of the site. It is currently developed with a three-storey private community centre on the western half of the site, with a surface parking lot on the eastern half. The site is identified as an Adjacent Site in the *Oakridge Transit Centre and Adjacent Sites Policy Statement*.

The site also falls within the boundaries of the *Cambie Corridor Plan (CCP)*, which was approved by Council on May 1, 2018. While the CCP does not specifically address redevelopment of the JCC site, it sets direction for the future of the surrounding context. The JCC falls within the CCP's Oakridge Municipal Town Centre, envisioned as a significant urban centre and activity hub as designated in the *Regional Growth Strategy: Metro Vancouver 2040 – Shaping Our Future*. Building heights along Cambie Street within the Municipal Town Centre are anticipated up to 330 ft., with additional height over 400 ft. on the Oakridge Centre site.

**Figure 1 – Site and surrounding zoning**



**Site and Surrounding Zoning and Sites** – Significant sites in the immediate area are shown in Figure 1 and are listed below. Sites (a), (b), and (c) are included in the *Oakridge Transit Centre Policy Statement* and are anticipated to be developed as mixed-use buildings between 3 to 15 storeys in height. Under the *Cambie Corridor Plan*, sites (d) and (e) can be considered for redevelopment as mixed-use buildings, with heights ranging between 16 to 20 storeys and 6 to 16 storeys, respectively. The CCP also allows consideration of apartment buildings up to four storeys to the immediate south of the JCC site, which is noted under (h).

- (a) 809 West 41st Avenue, a two-storey commercial building;
- (b) the Oakridge Transit Centre site;
- (c) 5680 Oak Street, a gas station;
- (d) Louis Brier Home and Hospital, a two-storey healthcare facility;
- (e) a temporary private community garden site, formerly a gas station;
- (f) 5755-5791 Oak Street, a two-storey commercial building;
- (g) Lubavitch Centre: a five-storey mixed-use building owned by a non-profit organization;

- (h) RS-1 lots directly across the lane to the south of the subject site that are included in the *Cambie Corridor Plan*;
- (i) King David High School: a two-storey high school; and
- (j) 795 West 41st Avenue (“Aperture”), a six-storey residential building constructed under the Cambie Corridor Phase 2 Plan.

## 2. Policy Context

***Oakridge Transit Centre and Adjacent Sites Policy Statement*** — In December 2015, Council approved the *Oakridge Transit Centre and Adjacent Sites Policy Statement*, which provides policy to guide consideration of a rezoning application for the transit centre and adjacent sites, including the JCC site. It considers the future mix of uses, building forms, public spaces, and parks and community facilities to serve the community. The Policy Statement recognizes the JCC as an important cultural and recreational facility and allows consideration of a rezoning application to expand the facility to meet programmatic needs. Any rezoning application should incorporate affordable housing, appropriate phasing, and a form of development that respects the built-form context established by the site’s proximity to the Oakridge Transit Centre, West 41st Avenue and Oak Street, and adjacent residential areas.

***Housing Vancouver Strategy and Action Plan*** — 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 diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with partners to deliver housing for the lowest income households. Overall, 72,000 new homes are targeted for the next 10 years, including 12,000 social, supportive and non-profit co-operative units and 20,000 purpose-built rental units. Nearly 50% of the new units are to serve households earning less than \$80,000 per year, and 40% are to be family-size units. This rezoning application will contribute towards the targets for social housing.

***Affordable Housing Policies*** — This policy supports the expansion of housing opportunities in Vancouver for low to moderate income households. The policy encourages the distribution of acceptable housing forms and affordable shelter costs equally among all residential neighbourhoods of Vancouver rather than concentrating them in a few areas and seeks to facilitate the provision of a wide range of housing forms and shelter costs to meet the housing needs of existing and future Vancouver residents of all backgrounds and lifestyles.

***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 in rental housing projects from a minimum of 25% to 35%. Staff note this application significantly exceeds the requirements, and proposes 77% 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 the 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.

**Rezoning Policy for Sustainable Large Developments** – In December 2010, Council approved the *Rezoning Policy for Sustainable Large Developments*. The policy sets out criteria that large sites, defined as those larger than 8,000 sq. m (1.98 acres) or containing more than 45,000 sq. m (484,375 sq. ft.) of new floor area, must address as part of a rezoning application. The policy requires defined plans or studies on eight different areas to demonstrate how the proposal will achieve the City's sustainability goals. This site, at 3.34 acres, is considered a large site and the *Rezoning Policy for Sustainable Large Developments* applies to this application and has been addressed as part of the application and staff review.

### 3. Application Revisions

The original application, submitted on December 12, 2017, proposed to rezone the site to allow for a phased redevelopment with a maximum height of 80 m (263 ft.) and a density of 4.47 FSR, with:

- A 9-storey replacement Jewish Community Centre;
- A 13-storey replacement Louis Brier Home and Hospital Facility with 266 senior assisted living, complex care, and memory care beds; and
- A 24-storey residential building with 160 secured market rental units.

**Figure 2 – Rendering as seen from south (December 17, 2017 Rezoning Application)**



Staff began its review of this application following submission and hosted a rezoning open house on February 7, 2018. After the open house, the applicant chose to voluntarily withdraw the original rezoning application. The revised application, received on March 16, 2018, includes an additional tower as part of a significantly expanded residential housing component and removal of the replacement Louis Brier Home and Hospital, which will continue operations on its current site. The revised application includes the following additional changes:

- Increase in maximum building height from 80 m (263 ft.) to 88.0 (289 ft.);
- Increase from 160 to 299 dwelling units;
- Increase from 693 to 783 vehicle parking spaces; and
- Increase in FSR from 4.47 to 4.49.

This report reflects staff's review and assessment of the revised application.

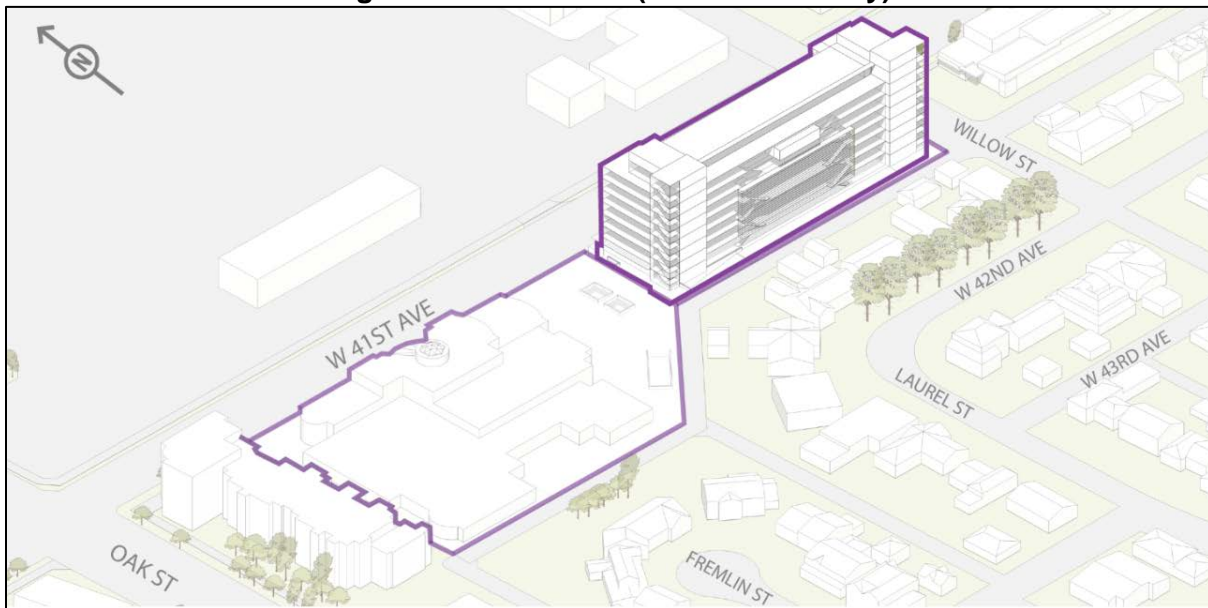
## Strategic Analysis

### 1. Proposal

The proposal is for a two-phase development to renew the Jewish Community Centre (JCC) and construct a new building with two residential towers. Phase one of the development proposes the construction of a new 9-storey private community centre building situated on the existing surface parking lot on the east side of the site. Phase two consists of redevelopment of the west side of the site. The new mixed-use building will include additional community centre facilities, commercial space, and 299 social housing units. This building will have two residential towers, at 26 and 24 storeys in height.

**Phase 1** – The first phase would replace an existing parking lot on the east side of subject site with a new JCC facility. The new building is proposed to be nine storeys, with a height of 37.0 m (122 ft.). The new JCC facility would include an aquatic centre with two pools, a fitness studio, a multi-purpose auditorium, two gyms, and a number of both small and large multi-purpose rooms on the lower levels. Limited commercial space would also be provided at the ground level, providing activation to the public realm facing 41st Avenue.

**Figure 3 – Phase One (New JCC Facility)**



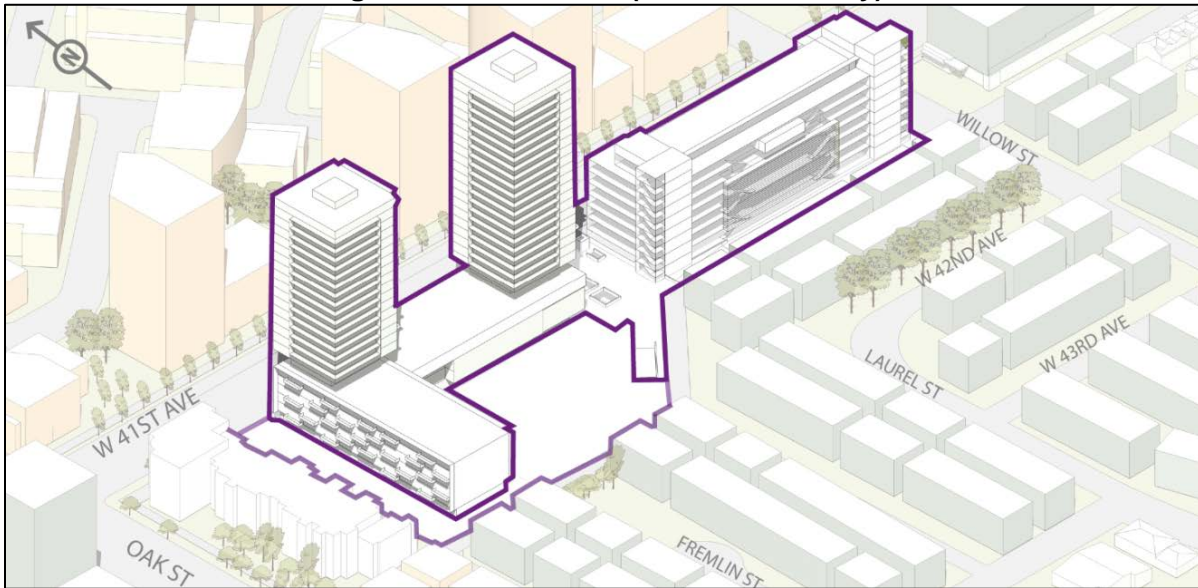
Levels six and seven are proposed for community offices, lounges, adult daycare facilities, and after school care. Levels eight and nine would be occupied by an Early Childhood Education Centre, including a mixture of private daycare and pre-school spaces, which could be configured depending on need for toddler, pre-school, or a mix of care totaling between 60 to 120 spaces.

Following completion of the nine-storey JCC facility, the application proposes to demolish the existing community centre on the western portion of the site and to construct the underground parkade and vehicular access. This phasing is proposed to allow for the continuous operation of the JCC in its existing or future capacity throughout construction.

**Phase 2** – The second phase would develop the residential component and additional JCC facilities. This phase proposes a mixed-use building with a mixed-use podium containing a replacement theatre space for the JCC, commercial uses at grade along 41st Avenue, and residential units. Above the podium would be two residential towers, with respective heights of 26- and 24-storeys overall.

The entire proposed residential component of the JCC rezoning application would be accommodated within Phase 2. The residential component includes 299 social housing units, of which a minimum of 30% would be rented at or below HILs rates. The residential component is described in more detail in the Housing section below.

**Figure 4 – Phase Two (New JCC Facility)**



This rezoning application represents a significant expansion of the JCC, from its present 8,797 sq. m (94,987 sq. ft.) existing facility to a new facility with approximately 19,803 sq. m (213,151 sq. ft.). In addition, the new JCC will include approximately 6,562.5 sq. m (70,638 sq. ft.) of childcare. The proposed density of the new JCC facility (with both the JCC and the childcare) is 1.95 FSR. The residential portion, including all 299 residential units, is 2.49 FSR. The commercial floor area represents 0.05 FSR. For the entire application, a total of 4.49 FSR is proposed.

## 2. Housing

This application, if approved, would support and advance a number of City housing policy objectives and strategic directions including those articulated in the *Affordable Housing Policies* and the *Housing Vancouver Strategy*. The 299 social housing units will make a vital contribution towards the affordable housing targets set out in the *Housing Vancouver Strategy*.

Specifically, this application, if approved, would provide:

- New affordable rental housing for families (a minimum of 35% of the units will be designed to be suitable for families with children), seniors and singles, located at a community hub



with a wide array of recreational and cultural programming as well as childcare available on site, located on a frequent service bus transit route.

- A minimum of 30% of the units will be rented at or below rents affordable to households which earn under the BC Housing Income Limits (HILs) levels (currently defined as annual household income of \$41,500 for a studio unit and \$48,000 for a one-bedroom unit).
- In addition to the 30% of units required to be rented at or below HILs referenced immediately above, a minimum of 10% of the units will be rented at or below rents noted in the City’s *Rental Incentive Guidelines* for for-profit affordable rental housing, as defined by the Development Cost Levy (DCL) By-law. The rates specify an average rental rate per unit type, as noted in Figure 5. For further clarity, the 10% of the units referred to in this bullet point will be in addition (and may not be included in) the units referred to in the immediately preceding bullet point.

**Figure 5 – Proposed Unit Rental Rates**

	<b>30% of Units at HILs Rents @ 90% of Max (Average)</b>	<b>10% of Units @ DCL By-law Rent (Average)</b>	<b>60% of Units at Full Market Rents (Range)</b>
<b>1 Bedrooms</b>	\$1,010	\$1,903	\$2,400
<b>2 Bedrooms</b>	\$1,250	\$2,756	\$3,250-\$3,370
<b>3 Bedrooms</b>	\$1,500	\$3,702	\$3,900-\$4,700

Consistent with the provisions of the Vancouver Charter and the City’s policies to exempt Development Cost Levies (DCLs) and Community Amenity Contributions (CACs) for social housing projects, this application seeks to create a new not-for-profit owned and operated social housing project with a minimum of 30% of the units having rents affordable to households at or below Housing Income Limits (HILs.) Should the rezoning be approved, a Housing Agreement will secure the new units proposed with this application as Social Housing for 60 years or the life of the building, whichever is greater.

**Figure 6 – Progress Towards 10 Year Housing Vancouver Targets for Non-Market Housing as of June 30, 2018\***

<b>Housing Type</b>	<b>10-YEAR TARGETS</b>	<b>Units Approved Towards Targets</b>
<b>Social, Supportive, and Co-op Housing Units</b>	12,000	2,015**

\*Note that tracking progress towards 10-year Housing Vancouver targets began in 2017

\*\*Unit numbers exclude the units in this proposal, pending Council's approval of this application.

Opportunities to lower rents to levels which would make a greater number of units eligible for rent supplements and/or subsidy programs, which may be available from senior governments, will be explored, and if possible secured at the Development Permit Stage as a condition of Occupancy Permit. Such measures may provide opportunities for a greater number of residents

with fixed and/or limited incomes to access housing in this community. Staff will work with the applicant to deepen the affordability of the housing proposed while ensuring the long-term financial viability of the building and seek to apply any senior government partnerships or funding opportunities which further enhance affordability in a greater number of units on this site, should such partnerships and opportunities become available.

### 3. Land Use and Form of Development

The site is presently zoned CD-1 (285), which allows for heights up to 15.5 m (50 ft.) and density up to 0.75 FSR. The current zoning was, at the time of its enactment in 1992, reflective of the surrounding neighbourhood while enabling the current JCC facility. However, the surrounding area within the Oakridge Municipal Town Centre is envisioned to change significantly during the coming decades.

**Figure 7 – Perspective (facing 41st Avenue)**



The application for the JCC proposes two separate buildings. On the eastern portion, a structure containing the main function of the not-for-profit community centre is proposed, including large floorplate uses such as the aquatic centre, gymnasium, private childcare, and an auditorium. The resulting form is a structure of approximately 37 m (122 ft.) in height that spans the approximately 105 m (345 ft.) width of the building. While this form results in a high sense of enclosure and increased shadowing on the public realm along 41st Avenue, staff consider this impact acceptable given the constraints of the site and the large amount of programming in the building that will be accessible to the community.

A tower and podium typology is proposed on the western portion of the site, with a mix of uses comprised of commercial retail units, community offices, a theatre, and residential units included in two point towers. Along the western property line, a six-storey wing of residential apartments is attached to the main body of the building. The resulting form is similar to the model established in the downtown area, where taller tower elements are well-spaced from one another, with lower podium forms located between the towers. This leads to an overall form that allows direct sun and indirect ambient light to penetrate through the site onto the surrounding public realm and private properties, as well as reducing the sense of enclosure on the public realm.

**Figure 8 – Perspective (aerial from northeast)**

The proposed surrounding outdoor spaces of the site are comprised of vehicular access, drop-off and pick-up areas, a campus plaza and pedestrian sidewalks that offer access through the site. Staff have assessed the design and recommend improvements to the proposed outdoor ground plane, in order to prioritize the usability of these spaces for pedestrian access and place-making, while lessening the amount of area dedicated to motor vehicles.

**Figure 9 – Perspective (street view from 41st Avenue)**

This rezoning application was reviewed by the Urban Design Panel on March 7, 2018. The Panel supported the proposal, with recommendations to improve site permeability for pedestrians, to provide more immediate access to the campus plaza from the various site uses, and to mitigate the impact of vehicular traffic on pedestrian circulation.

Staff have included recommendations to address design development at the Development Permit phase, including achieving a high standard of livability for the dwelling units and enhanced activation of 41st Avenue. The application is supported and recommended for approval, subject to the design development conditions in Appendix B that will further improve and refine the building design.

#### **4. Transportation and Parking**

The application includes three levels of underground parking, accessed both from the rear lane as well as from the proposed driveway off of 41st Avenue, providing a total of 783 parking spaces. Of the 783 total parking spaces, 227 are proposed for the residential component while the other 556 spaces would be for use by visitors to the JCC. Engineering staff have reviewed the applicant's transportation study and are supportive of the proposed reduction in community centre parking proposed, subject to further resolution at the development permit stage. A rezoning condition related to this is included in Appendix B.

The Parking By-law indicates that the rezoning application, as proposed, would require a minimum of 12 Class B loading spaces; a total of eight Class A and three Class B loading spaces are proposed. Engineering staff have indicated that the precise provision of loading spaces can be resolved during the development permit phase.

The application proposes 425 Class A bicycle spaces, exceeding the Parking By-law requirement. These Class A spaces are provided on all three levels of underground parking, and a condition has been included in Appendix B requiring all Class A bicycle parking to be placed on Level 1 of the parkade. Additionally, a minimum of 42 Class B bicycle parking spaces are required under the Parking By-law.

The site is well-served by transit and is within a 10-minute walk of four bus lines and the Oakridge-41st Avenue Canada Line station. Additionally, a 41st Avenue B-line station is anticipated near the site when operations commence in 2019. Upgrades to 41st Avenue to add raised bike lanes are included in Appendix B and there are a number of bicycle routes on nearby streets.

#### **5. Environmental Sustainability**

This application is subject to the following policies that contain environmental sustainability objectives and targets.

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

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

*Rezoning Policy for Sustainable Large Developments* – This rezoning policy applies to rezoning proposals having either a minimum site size of 8,000 sq. m (1.98 acres) or containing more than 45,000 sq. m (484,375 sq. ft.) of new floor area. The intent of this policy is to achieve higher sustainability outcomes through strategies that implement opportunities for low carbon energy, sustainable site design, green mobility, sustainable rainwater management, enhanced solid waste diversion, and housing affordability and mix.

- *Sustainable Site Design*  
The applicant proposes to achieve this goal by locating building footprints along the northern property line, maximizing the size of the campus courtyard and enhancing the solar exposure for new JCC buildings. New on-site trees are intended to be large coniferous and deciduous trees, providing natural shading.
- *Access to Nature*  
The proposal includes a variety of open spaces, ranging from intimate courtyards for small gatherings to large plazas capable of hosting community events. Buildings are proposed with green roofs accessible to building users, including residents and community centre users.
- *Sustainable Food Systems*  
The application proposes to include edible landscaping, a community food market, and on-site organics management and storage. Staff review supports the proposed food assets and including more details on the food assets at the development permit stage. Conditions included in Appendix B provide guidance to the applicant to strengthen this aspect of the proposal.
- *Green Mobility*  
The applicant intends to support this goal through provision of additional electric vehicle charging, exceeding requirements, as well as enhanced Class A bicycle storage and repair stations on-site.
- *Rainwater Management*  
Conditions in Appendix B note the requirement to provide a Rainwater Management Plan at the time of development permit and to be updated with subsequent phases of development. The application will also meet the *Integrated Rainwater Management Plan*.
- *Zero Waste Planning*  
The application proposes to exceed Greenest City goals for sorting and waste diversion, targeting a minimum of 70% waste diversion from the site. Space is proposed to be allocated for zero waste initiatives and residual waste storage on the site, for providing containers for diversion, and to ensure ongoing education and outreach to the users and residents of the proposed rezoning.
- *Affordable Housing*  
The application meets and exceeds the intent of this policy to create options for more housing affordability, types and choices, in large new developments, including housing for individuals and families that earn under the Housing Income Limits published by BC Housing, and purpose-built rental housing for moderate income households. The minimum under this policy is 20% social housing. This application proposes 100% not-

for-profit-owned social housing and secures a minimum of 30% of the units with rents affordable to households whose incomes are at or below the Housing Income Limits.

- **Low Carbon Energy Supply**

Staff review has determined that connection to a neighbourhood energy district is not needed for this site and that a feasibility study is not required. In lieu of conducting a feasibility study, the applicant proposes a low carbon strategy utilizing geoexchange, heat recovery, and air source heat pumps to ensure alignment with the City's Greenest City goals.

Staff have reviewed the applicant's overall response to the *Rezoning Policy for Sustainable Large Developments* and, in some instances, recommend improvements in order for the proposal to have a more fulsome response to the policy. Conditions to secure delivery of these features at the Development Permit stage are included in Appendix B.

## **Public Input**

### **Pre-Application Open House**

The applicant held an open house at the Jewish Community Centre, 950 West 41st Avenue, on November 22, 2016. Approximately 154 people attended the open house. The proposal, at that time, consisted of a pair of residential towers and a new Jewish Community Centre facility. The majority of comments received expressed support for the proposal as a whole, including specific support for renewal of the JCC facility. Questions were raised regarding future parking both during construction and upon completion, proposed affordability of new housing on site, traffic and transportation impacts of new development, and the impact of construction and the proposal on surrounding neighbours. The applicant revised the proposal to reduce the residential component and include a replacement facility for the Louis Brier Home and Hospital seniors' care facility. A rezoning application was submitted to staff on December 12, 2017.

**Public Notification** – The City of Vancouver Rezoning Centre webpage included notification and application information, as well as an online comment form. Rezoning information signs were installed on the site on January 19, 2018. Approximately 3,105 notifications were distributed within the neighbouring area on or about January 24th, 2018.

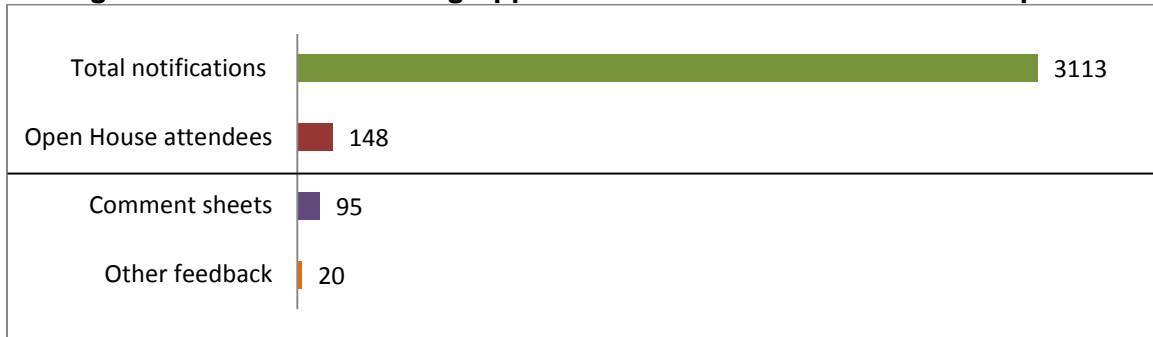
Following receipt of a revised rezoning application on March 16, 2018, the City of Vancouver Rezoning Centre webpage, including notification and application information, as well as an online comment form were amended. Updated rezoning information signs were installed on the site on April 16, 2018. Approximately 3,113 notifications were distributed within the neighbouring area on or about April 16th, 2018.

### **February 7, 2018 Community Open House**

A community open house was held on February 7, 2018, at the Jewish Community Centre, 950 West 41st Avenue. Staff, the applicant team, and a total of approximately 274 people attended the open house. A detailed summary of public comments in response to the original rezoning application may be found in Appendix D.

### **April 30, 2018 Community Open House**

A community open house was held on April 30, 2018 at the Jewish Community Centre, 950 West 41st Avenue. Staff, the applicant team, and a total of approximately 148 people attended the open house.

**Figure 10: Revised Rezoning Application Notification and Public Response**

**Public Response and Comments** – A total of 115 responses to the revised application were received by email or comment form in response to the April 30, 2018, community open house. Below is a summary of all feedback received from the public by topic and ordered by frequency:

- **General Support** – The large majority of responses demonstrated a high level of support for the proposal and expressed no concerns.
- **Renewal of the JCC** – Many respondents expressed a high level of support for renewal of the JCC, citing the need for a larger, expanded community centre to support and sustain the growing population. Specific elements which were supported also included the Early Childhood Education Centre, gym and aquatic centre. There was also a suggestion for additional communal spaces on site, such as a lounge.
- **Housing** – Many comment forms expressed support for the proposal's residential and affordable housing component, as well as the addition of mixed unit types. Generally a need for rental and affordable housing was cited, though there was some concern about the level of affordability, rental rates, and a desire for social/supportive housing. There was a question of accessibility for potential residents with varying needs, a desire to see more studio units, and to incorporate ten suites with a partner organization.
- **Community Benefits** – Respondents expressed a high level of support for the proposal's community benefits, including community building, place-making, and service/amenities provision. There was a desire to see zoning for similar non-profit facilities in other parts of Vancouver.
- **Traffic and Transportation** – Respondents demonstrated some concern for an increase in traffic congestion and traffic safety issues in the area, due to the development of the proposal and other nearby developments. Support was given to the addition of bike lanes to 41st Avenue and desire for rapid transit in the area was stated.
- **Building Design** – Some respondents communicated support for the design of the buildings and public spaces on site, including rooftop and theatre spaces.
- **Neighbourhood Fit** – Some comments questioned the proposal's fit within the neighbourhood, citing that the proposed height and massing did not fit within the local neighbourhood context.

- Height and Density – There was concern about increasing density in the area and its impact on neighbouring residents, traffic, and safety. Additionally there was concern about increased shadowing and reduction in privacy for nearby and adjacent properties. Other comments supported the height and density, noting nearby policy areas and the anticipated future changes to the area.
- Parking – Comments regarding the amount of parking questioned whether enough parking was proposed, while other comments felt that too much parking was proposed. There were also some concerns related to parking accessibility, safety and affordability, and that too much vehicle drop-off space was provided at grade. There was also a suggestion to increase bike parking at grade.

**Response to Public Comments** – Public feedback has assisted staff with assessment of the application. Response to key feedback is as follows:

- Traffic and Transportation – The site is well-served with transportation options and is near a number of major roads providing car access to various points within Vancouver and the region. The JCC is within a 10-minute walk to four bus routes and the Canada Line, providing direct access to the city core, the University of British Columbia, Richmond, and Vancouver International Airport. Significant cycling routes are nearby, including the Midtown Greenway on 37th Avenue, and additional routes along 45th Avenue, Cambie Street, and Heather Street.

Staff have reviewed a transportation study provided as part of the rezoning application and have included conditions for signal upgrades at the intersections of 41st Avenue with Willow Street and Oak Street, respectively, as well as a new signal at the intersection of the proposed JCC driveway with 41st Avenue. Additional improvements along 41st Avenue will include raised bike lanes, a new B-line bus stop, an enhanced public realm with widened sidewalks, and pedestrian access from 41st Avenue to the lane to the south. All of these are reflected in conditions included in Appendix B.

- Neighbourhood Fit – The Oakridge Municipal Town Centre (MTC), where the JCC is located, is an area that is changing rapidly and a number of City and regional policies apply to the area. The Oakridge MTC is one of 17 designated municipal town centres identified in Metro Vancouver's *Regional Growth Strategy*, which are intended as hubs of activity within cities. It is the only municipal town centre in Vancouver and is served by both the Canada Line and forthcoming B-line service along 41st Avenue.

The recently adopted *Cambie Corridor Plan* applies to areas to east, south and west of the JCC site, allowing for a range of residential and mixed-use buildings between 4 to 18 storeys. To the immediate north, the *Oakridge Transit Centre and Adjacent Sites Policy Statement* allows for building heights between 3 to 15 storeys at the 13.8-acre former Oakridge Transit Centre site. An approved rezoning application at the Oakridge Centre Mall under the *Oakridge Centre Policy Statement* allows for a range of buildings between 11 to 44 storeys, a new community centre, and significant new commercial and office space.

- Height and Density – The JCC rezoning application is being considered under the *Oakridge Transit Centre and Adjacent Sites Policy Statement*. This policy provides a number of principles to consider with regard to redevelopment of the JCC site, but does not explicitly



limit building height or density. Instead, the policy seeks to provide transitions from the JCC to its neighbouring context.

The future neighbouring context, based on adopted City policies, allows for developments up to 20 storeys at the intersection of Oak Street and 41st Avenue, for buildings up to 15 storeys on the Oakridge Transit Centre site, and for buildings up to 44 storeys at Oakridge Centre. The *Cambie Corridor Plan* also anticipates buildings along Cambie Street, to the east, with heights up to 330 ft.

Parking – On-site parking is required to meet the Parking By-law, and intends to achieve this through the provision of underground parking. The JCC also proposes to provide enhanced Class A bicycle storage and repair stations on site to provide further travel options to the JCC. Staff have reviewed a transportation study provided as part of the rezoning application and have included conditions to explore consolidation of the parkade entrances and a reduced drop-off/pick-up area at grade to encourage pedestrian activity. Additionally, an amendment to the Parking By-law related to parking minimums for the private childcare component is included in Appendix C.

## **PUBLIC BENEFITS**

In response to City policies which address changes in land use and density, this application for rezoning offers the following public benefits:

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

**Development Cost Levies (DCLs)** — Development Cost Levies (DCLs) collected from development help pay for public amenities made necessary by growth including parks, childcare facilities, replacement (social/non-profit) housing and various engineering infrastructure. In addition to the City-wide DCL, a new Utilities DCL was approved by Council on July 11, 2018, to address the need for upgraded water, sewer and drainage infrastructure as the city continues to grow.

The total commercial floor area is subject to the City-wide DCL rate which has a rate of \$149.73 per sq. m (\$13.91 per sq. ft.). This rate is applied to the 750.7 sq. m (8,080 sq. ft.) of new commercial floor area. On this basis, a DCL of approximately \$112,403 is anticipated. The rate under the new Utilities DCL for commercial development and most other non-residential uses is \$54.25 per sq. m (\$5.04 per sq. ft.) and it takes effect on September 30, 2018. Should this new Utilities DCL apply to this project, the additional DCL would be \$40,726, however the in-stream rate protection available to this project might enable the new DCL to not apply, depending on the timing of development and building permits. The Utilities DCL is subject to the same rate protection and annual adjustment parameters as the City-wide DCL, as explained below.

Under the DCL By-law and Section 523D(10)(d) of the Vancouver Charter, social housing is exempt from DCLs where a minimum of 30% of the dwelling units are occupied by households with incomes below BC Housing Income Limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication, for which a Section 219 covenant, Housing Agreement, or other security that restricts the use of such units is registered against title and where the housing is owned by the City or a non-profit organization. The social housing component of the project meets these criteria and is exempt from paying DCLs. The value of this exemption (including the new utilities

DCL) is estimated to be \$9,321,350, based on a residential floor area of 33,682.7 sq. m (362,558 sq. ft.).

The DCL for Childcare floor area is \$10 per building permit and the DCL for community centre floor area is \$10 per building permit.

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

**Public Art Program** — The *Public Art Policy and Procedures for Rezoned Developments* requires rezoning proposals having a floor area of 9,290.0 sq. m (100,000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu as a condition of rezoning. Public art budgets are based on a formula (effective September 30, 2016) of \$21.31 per sq. m (\$1.98 per sq. ft.) for all areas contributing to the total FSR calculation.

With a floor area of 27,189.6 sq. m (292,666 sq. ft.) of eligible floor area proposed in this rezoning, a public art budget of approximately \$579,410 is anticipated. The social housing component is not subject to the public art requirement.

The Public Art rate is subject to change from time to time and the applicable Public Art Rate is determined at the development permit stage and is subject to periodic adjustments to address inflation. Developers may fulfill the public art commitment in one of two ways:

- *Option A* - Artwork is commissioned by the developer. An experienced public art consultant must be engaged to coordinate the public art process. Consultants are responsible for the preparation of art plans and the coordination of artist selection and artwork fabrication, installation, and documentation. The Public Art Committee reviews and approves the Public Art Plan which must be completed prior to issuance of the Development Permit.
- *Option B* - For developers not wanting to directly commission the artwork, 80% of the required art budget is paid to the City as a contribution to the Signature Projects Fund. These contributions are pooled with contributions from the City, philanthropists, and other agencies to commission artworks of major significance at key city sites.

*Public Benefits – Offered by the Applicant*

**Community Amenity Contribution (CAC)** — In the context of the City's *Financing Growth Policy*, an offer of a community amenity contribution to address the impacts of rezoning can be anticipated from the owner of a rezoning site. Such a CAC is typically made through the provision of either 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.

As the public benefit achieved for this application is secured social housing and increased affordability of the social housing units, no additional cash CAC is anticipated in this instance. Real Estate Services have reviewed the applicant's development proforma and have concluded that, after factoring in the costs associated with the provision of social housing units for the longer of the life of the building or 60 years, no further contribution towards public benefits is necessary in this instance.

**Social Housing** — The applicant has proposed that the 299 residential units be delivered and secured as social housing. The public benefit accruing from these units is their contribution to the City's social housing stock for the longer of the life of the building or 60 years.

The units will be secured by a Housing Agreement and Section 219 covenant to be registered on title and requiring that a minimum of 30% of the rental units shall be rented to households with an income of no more than the BC Housing Income Limits at a rent that is no more than 30% of their income. In addition to the aforementioned 30% of the units required to be rented at or below HILs, an additional 10% shall be rented below the rental rates specified in the Development Cost Levy By-law for for-profit affordable rental housing. The Housing Agreement will also include covenants that will prohibit the stratification and/or separate sale of individual units, and rental for a term of less than one month at a time.

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

## ***IMPLICATIONS/RELATED ISSUES/RISK***

### ***Financial***

As noted in the section on Public Benefits, there is no cash CAC associated with this rezoning.

If the rezoning application is approved, the applicant will be required to provide new public art on-site, or make a cash contribution to the City for off-site public art, at an estimated value of \$579,410.

The site is within the City-wide Development Cost Levies (DCL) District. Should Council approve the rezoning application:

- The commercial space is anticipated to generate approximately \$112,403 in DCLs; should the new Utilities DCL apply to this project, an additional DCL of \$40,726 will be generated
- The social housing component is exempt from DCLs under provisions in the Vancouver Charter and DCL By-law. The value of this exemption (including the new Utilities DCL) is estimated to be approximately \$9,321,350; and
- The childcare and community centre uses are each subject to a DCL of \$10 per Building Permit.

The non-profit community centre building, childcare and social housing will be privately owned and operated by JCC. Consistent with Council policies, all non-market housing projects are expected to be self-sustaining and require no further operating subsidies, property tax exemptions, and/or financial guarantees from the City.

**CONCLUSION**

Staff review of the application has concluded that the proposed land use, housing mix, form of development and public benefits are consistent with the directions of the *Oakridge Transit Centre and Adjacent Sites Policy Statement*. The proposal will provide an expanded cultural and recreational facility to meet the needs of the local community, as well as 299 units of social housing and secures a minimum of 30% of all units at rents affordable to households whose incomes are at or below the Housing Income Limits and, in addition to the aforementioned 30% of the units required to be rented at or below HILs, a further 10% of all units at rents at or below the Development Cost Levy By-law rates for for-profit affordable rental housing. If approved, this application would contribute to key affordable housing goals.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with a draft CD-1 By-laws as generally shown in Appendix A with a recommendation that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix E.

\* \* \* \* \*

**950 West 41st Avenue (Jewish Community Centre)  
DRAFT AMENDMENTS TO CD-1 (285) BY-LAW NO. 6963**

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 strikes out Sections 1 through 5 and substitutes:

**“Zoning District Plan Amendment**

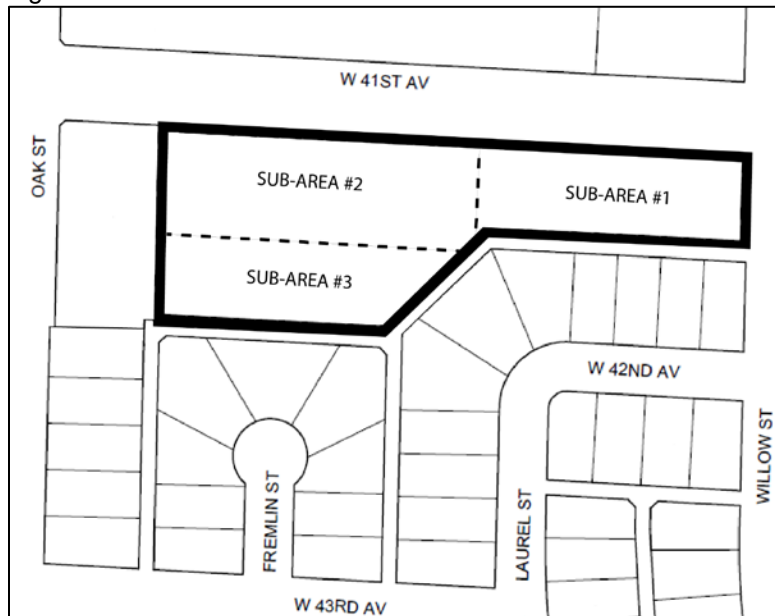
1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-( ) attached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

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

**Sub areas**

2. The site is to consist of three sub-areas approximately as illustrated in Figure 1, solely for the purpose of allocation of maximum permissible height.

Figure 1



**Uses**

- 3.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (285).
- 3.2 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 (285), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
- (i) Cultural or Recreational Uses, limited to Arcade, Artist Studio, Arts and Culture Indoor Event, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, Park or Playground, Swimming Pool, and Theatre;
  - (ii) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law, and Multiple Dwelling;
  - (iii) Institutional Uses, limited to Child Day Care Facility, Church, School – Elementary, and School – Secondary;
  - (iv) Manufacturing Uses, limited to Jewellery Manufacturing, and Printing and Publishing;
  - (v) Office Uses;
  - (vi) Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Grocery Store with Liquor Store, Liquor Store, Public Bike Share, Retail Store, Secondhand Store, and Small-scale Pharmacy;
  - (vii) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Repair Shop, Restaurant – Class 1, Restaurant – Class 2, School – Arts or Self Improvement, School – Business, and School – Vocational or Trade;
  - (viii) Utility and Communication Uses, limited to Public Utility and Radiocommunication Station.
  - (ix) Accessory uses customarily ancillary to the uses permitted in this section.

**Conditions of use**

- 4.1 All commercial uses permitted in this By-law shall be carried on wholly within a completely enclosed building except for the following:
- (a) Farmers' Market;

- (b) Neighbourhood Public House;
  - (c) Public Bike Share;
  - (d) Restaurant; and
  - (e) display of flowers, plants, fruits and vegetables in conjunction with a permitted use.
- 4.2 The design and layout of at least 50% 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**

- 5.1 Computation of floor space ratio must assume that the site area is 13,527.2 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.
- 5.2 The floor space ratio for all uses must not exceed 4.49, except that the floor space ratio for residential uses is limited to 2.49.
- 5.3 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.
- 5.4 Computation of floor area must exclude:
- (a) open residential balconies or sun decks or any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
    - (i) the total floor area of all such exclusions must not exceed 12% of the residential floor area,
    - (ii) the balconies must not be enclosed for the life of the building;
  - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
  - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or

below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and

- (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 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.
- 5.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 5.6 The use of floor area excluded under sections 5.4 and 5.5 must not include any use other than that which justified the exclusion.

### Building height

6. Building height, measured from base surface to the top of roof parapet above the uppermost storey, must not exceed the maximum heights set out in the table below.

Sub-area	Maximum building height
1	37.0 m
2	88.0 m
3	23.0 m

### Horizontal angle of daylight

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 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.
- 7.3 Measurement from the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.
- 7.4 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.
- 7.5 An obstruction referred to in section 7.1 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 (285).
- 7.6 A habitable room referred to in section 7.1 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 units, or
    - (ii) 9.3 m<sup>2</sup>.

**Acoustics**

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

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

2. Council re-numbers section 6 as section 9.

\* \* \* \* \*

**950 West 41st Avenue (Jewish Community Centre)  
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 FORM OF DEVELOPMENT**

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Acton Ostry Architects, on behalf of the Jewish Community Centre of Greater Vancouver (JCC), and stamped "Received Planning & Development Services, March 16, 2018", 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 the proposed ground plane to increase pedestrian permeability and usage throughout the site and to minimize the amount of surface area dedicated to vehicular traffic, including:
  - (i) Decrease the area of the proposed pick-up/drop-off space located due south of the retail concourse, thereby increasing a larger direct interface between the campus plaza and the retail concourse.
  - (ii) Explore reducing the amount of access ramps to the underground parking garage from two to one.
  - (iii) Increase the amount of dedicated area for pedestrians in the proposed mid-block access off West 41st Avenue.
  - (iv) Explore relocating or removing the proposed exit stair, pick-up/drop-off and loading space located in the mid-block access.
  - (v) Explore increasing the width of the access from the rear service lane to the mid-block access, in order to incorporate an informal and welcoming access for pedestrians.
  - (vi) Development to the pedestrian walkthrough proposed on the western edge of the site, with hard and soft landscaping, and dwelling units that are oriented directly towards the walkthrough to encourage casual surveillance.

2. Design development to activate the public sidewalk along West 41st Avenue, maximizing entrances to be more commodious and welcoming as well as maximizing transparent glazing.
3. Design development to the overall architectural expression of the project, to be reviewed in detail during the Development Permit phase.
4. Design development to the residential dwelling units to maximize livability by providing each dwelling unit with an outdoor balcony of:
  - (i) no less than 6 ft. in dimensional depth for units that are two-bedroom or larger; and
  - (ii) no less than 4 ft. in dimensional depth for units that are one-bedroom or smaller.
5. Design development to ensure all storage areas meet the requirements set out in the *Bulk Storage and In-Suite Storage Administration Bulletin*.  
<http://bylaws.vancouver.ca/bulletin/b004.pdf>
6. The proposed unit mix, including 23% one-bedroom units, 20% two-bedroom units, and 57% three-bedroom units, is to 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 the 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. Submission of a bird-friendly strategy for the design of the buildings in the application for a development permit.

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

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

8. Design development to respond to CPTED principles, having particular regard for the following:
  - (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

9. Design development to provide a more conservative tree removal strategy which retains as many high-quality trees as possible while still allowing a viable development. Wherever possible, this should include:

- (i) Site trees #228-231, 234, and 236;
- (ii) City trees #C01-C23; and
- (iii) Adjacent property trees #N01-N03.

Note to Applicant: It is expected that all developments will adhere to Council's approved *Urban Forest Canopy Strategy* by retaining a maximum number of viable trees at the site edges (thereby still allowing development), including some site trees, all City trees and all adjacent property trees. It is understood that this may require revisions to the building footprint and/or parkade. A revised arborist report should document and make recommendations for methods of protection for trees to be retained.

10. Design development to provide some areas on grade, free of underground parkade, in addition to areas of protected existing trees, where new larger trees can be established for more viable and higher quality landscape.

Note to Applicant: it is understood that this may require revisions to the building footprint and/or parkade.

11. Design development to improve circulation system, reducing vehicular impact on pedestrian and cycling uses. Refer to condition #1.
12. Design development to improve the public/private interface by enabling more permeable pedestrian connections between the courtyard and the public realm. Refer to condition #1.

Note to Applicant: This should be confirmed by sections from roadway edges to building facades, including provision of clear grades.

13. Design development to provide substantial common outdoor amenity areas, contiguous with indoor amenity rooms for resident use, in addition to daycare facilities. The common areas should be programmed with activities which promote social gathering and interaction, such as children's play, urban agriculture, and passive seating opportunities.

Note to Applicant: 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.

14. 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.
15. 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; and
  - (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 deep) to maximize contiguous soil volumes.

16. Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rainwater infiltration and soil absorption, as follows:
  - (i) Maximize natural landscape best management practices;
  - (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 bioswales 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's *Integrated Rainwater Management Plan* (IRMP), Volumes 1 and 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.

17. 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 storm water 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 filtration zones;
- (iii) An overlay plan that shows the 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.

18. 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.

19. Coordination between arborist report and plans to clarify tree retention/removals.
20. Provision of a detailed landscape plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8":1' 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, and fire hydrants.

21. 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 rootball, tree canopy, and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, rootball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

22. 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.

23. 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.

24. Coordination for the provision of new street trees adjacent to the development site, where applicable.

Note to Applicant: New street trees are to be shown and confirmed on the development permit plans. Contact Eileen Curran, Street Engineering (604.871.6131) to confirm street tree spacing and quantity. Contact Cabot Lyford (604.257.8587) of Park Board regarding tree species and planting requirements. Include 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 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 ft. long and 18 in. in depth. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion.*"

25. 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.

26. Provision of enlarged detailed elevations for all vertical landscape structures and features, such as green walls, trellises, etc.
27. Provision of an outdoor lighting plan.

### **Sustainability**

28. All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning* (amended February 7, 2017), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>

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

29. In lieu of the requirements outlined in Condition #28, the applicant may choose, at time of Development Permit, to meet a greenhouse gas outcome equivalent to connecting to a low-carbon neighbourhood energy system. This equivalence must be demonstrated to the satisfaction of the Director of Planning, and may include achieving a 50% GHG reduction from a high-efficiency natural-gas scenario, achieving the GHG limits of the *Green Buildings Policy for Rezoning*s (last amended February 2017), or a Certified Passive House.

Note to Applicant: If following the greenhouse gas outcome equivalency option, the applicant will be required at each stage of permit to submit energy model results, for review by Sustainability, demonstrating that the development is on track to achieve the above requirements and what must be submitted.

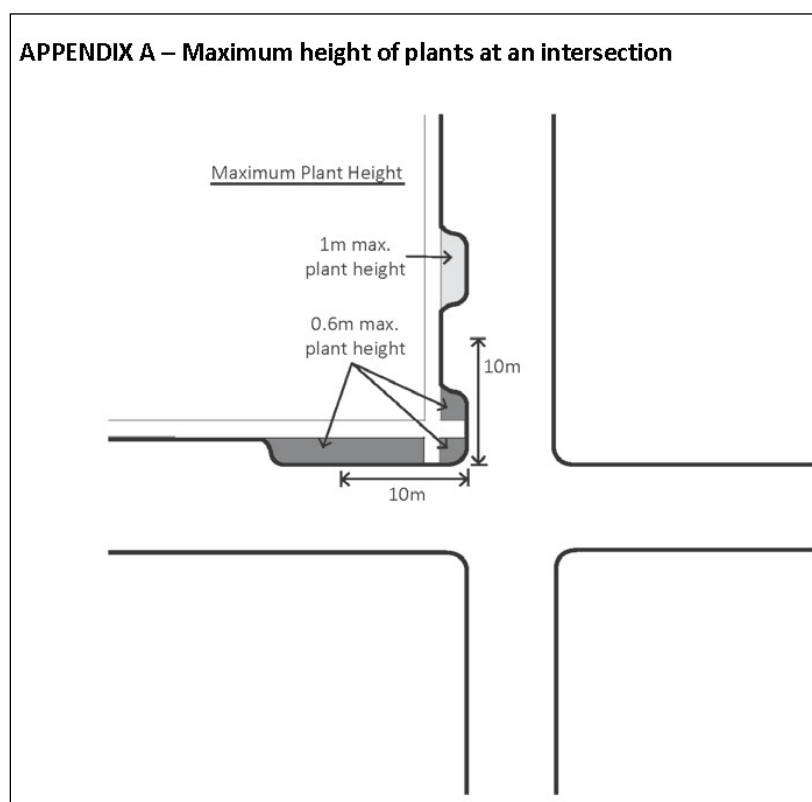
### Engineering

30. Transportation has reviewed the transportation study provided with this application and is comfortable with the proposed reduction in community centre parking proposed in the TAMS subject to resolution of the other transportation-related issues outlined in the design development conditions.
31. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.
32. 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.
33. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
34. 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."*



Note to Applicant: All planting on street rights-of-way are to be maintained by the adjacent property owner.

35. All plant materials within the same continuous planting area which is located on street right-of-way within 10 m, measured from the corner, of an intersection, pedestrian crossing, entrance to a driveway or other conflict areas where sightlines need to be maintained for safety reasons, shall not exceed a mature height of 0.6 m, measured from the sidewalk.
36. All plant material within the street right-of-way that is located outside of the areas described in condition #33 shall not exceed 1 m in height, measured from the sidewalk.



37. Plants shall be planted in such a way as to not encroach on the sidewalk, street, lane, and/or bike lane. Provide a minimum 30 cm buffer of low ground cover in planting beds adjacent to sidewalks.
38. Existing bus shelter shall be protected in place or removed and reinstalled at a new location as necessary. Illustrate location of bus shelters on landscape plan, including notes on replacement. This work is to be coordinated with Street Activities.

Note to Applicant: All costs associated with the removal and subsequent reinstallation of street furniture during construction and upon completion of construction shall be the responsibility of the developer.

39. Existing trash receptacles on street right-of-way shall be protected in place or removed and reinstalled at a new location as necessary. Illustrate location of trash receptacles on landscape plan, including notes on replacement. This work is to be coordinated with Street Activities.
40. A review of any non-standard existing tree on Engineering property to determine if they are acceptable to Engineering Services and the Park Board.
41. Design development to reduce the width of the driveway on West 41st Avenue to the satisfaction of the General Manager of Engineering Services.
42. Design development to provide the number of passenger loading spaces more in line with Parking By-law requirements.
43. Provision of improved drawings showing the location of the poles and guy wires within the lane or confirm that poles are being removed.

Note to Applicant: Exhibit D of the traffic study showing the truck maneuvering within the lane is missing the pole locations. The H pole at the Y-intersection in the lane and other poles may interfere with maneuvering or loading spaces shown.

44. Confirm the largest vehicle dropping of at grade as drawing SK103 is showing buses. If buses are dropping off at grade, provide turning swaths to confirm the required maneuvering is being provided. The analysis in the traffic study is showing passenger vehicles.
45. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
  - (i) Design development to provide the required ramp width for two-way flow at the top of the angled ramp in the lane and provide turning swaths to confirm.
  - (ii) Clarify and confirm if there is access from the surface drop-off area to the lane. Drawing SK203 is showing a 6.7 m dimension at the bend in the lane.
  - (iii) Provide automatic door openers on the doors providing access to the bicycle room(s) and note on plans.
  - (iv) All Class A bicycle spaces must be located on the P1 parking level or at grade.

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

- A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.
- All types of parking and loading spaces individually numbered and labelled on the drawings.
- Dimension of column encroachments into parking stalls.
- Dimension for typical parking spaces.
- Dimensions of additional setbacks for parking spaces due to columns and walls.
- Dimensions of manoeuvre aisles and the drive aisles at the parkade entrance and all gates.
- Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions.
- Areas of minimum vertical clearances labelled on parking levels.
- 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.
- Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable and confirm the use of the parking ramp, if required.
- The location of all poles and guy wires on the site plan.

### **Green Infrastructure**

46. Submission requirements for the development permit stage must include the following elements:
- (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.
    - d. Assessment of infiltration risks such as slope stability and soil contamination.

- (iv) Hydrologic and hydraulic analysis prepared by a qualified professional in the area of rainwater management showing how the site will meet the requirements of the policy.
- (v) If lower tier green infrastructure options are chosen, then justifications must be included in the RMP report.
- (vi) Details on how the targets set out above will be achieved through the development phases and once all development phases are complete.
- (vii) Include supplementary documentation for any proprietary projects that clearly demonstrates how they contribute to the targets.
- (viii) An updated and more detailed RMP from the rezoning submission that is signed and sealed by a qualified engineer.
- (ix) 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.
- (x) 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.

### **Affordable Housing**

- 47. Prior to issuance of a development permit, the applicant is to install and display a sign on the site, throughout construction, that acknowledges that social housing is being provided in partnership with the City of Vancouver. Sign design, format and location are to be approved by the City of Vancouver.
- 48. Submission of a draft operating budget and rent schedule demonstrating a viable optimisation of affordability on this site with a minimum of 30% of housing units in the building renting to households with incomes below the BC Housing Income Limits (HILs) or such other greater percentage of housing units rented to such households with a view of maximizing affordability while ensuring the financial viability of the project, with a review of same prior to issuance of a development permit, all to the satisfaction of the General Manager of Arts, Culture and Community Services.

Note to Applicant: Opportunities to lower rents to levels which would make units eligible for rent supplements and/or subsidy programs which may be available from senior governments will be explored and, if possible, secured at the

development permit stage as a condition of the development permit. Such measures may provide opportunities for a greater number of residents with fixed and/or limited incomes to access housing in this community.

### **Cultural Services**

49. Provision of a theatre study to determine the appropriate theatre scale and design to best serve the Jewish Community Centre and larger arts and cultural communities.

Note to Applicant: Funding support may potentially be available through the City of Vancouver's Cultural Infrastructure Grant program. Please contact Debra Bodner, Cultural Planner.

50. Design development to ensure that all areas are fully accessible, including the back of house and stage areas, for audience, performers, crews and other staff.

### **Social Planning**

51. Provide a Sustainable Food System Plan to include a minimum of three food systems assets as described in the *Rezoning Policy for Sustainable Large Developments*, to the satisfaction of the Director of Social Policy.

- (i) Provide more details on the location and design of the edible landscaping.
- (ii) Provide more details on the location and design of space to accommodate a community food market.
- (iii) Provide additional details on the location, type of machine and management structure for the on-site organics management system.

Note to Applicant: The rezoning application identifies the above food assets (edible landscaping, community food market, and on-site organics management) that can count towards the required three food assets that must be delivered as part of the development. The conditions above are intended as ways to strengthen the submission.

### **Childcare**

52. Design development to ensure that the private childcare is licensable by Community Care Facilities Licensing and meets the intent of the City's *Childcare Design Guidelines*.
53. Design development to ensure that the indoor and outdoor space of the private childcare are designed to maximize opportunities for healthy child development while ensuring an operationally sustainable facility for the operator.
54. Design development of the outdoor private childcare space to be adequate and contiguous, to maximize solar access, ensure maximum visibility for supervision, and accommodate adequate storage on-site for program equipment and strollers.

55. Licensee is to provide an emergency plan per Provincial regulations to the satisfaction of Community Care Facilities Licensing.
56. Subdivide each floor area for each program of the private childcare (walls and doors) into at least two fire compartments or protected spaces. Each fire compartment is to have direct access to at least one exit stair.
57. Prepare a fire safety plan what will meet the requirements of the Fire By-law conforming to Division B, 2.8.2.1.(1), prepared in cooperation with the fire department and other applicable regulatory authorities and including:
  - (i) The emergency procedures to be used in case of fire, including:
    - a. Sounding the fire alarm;
    - b. Notifying the fire department;
    - c. Instructing occupants on procedures to be followed when the fire alarm sounds;
    - d. Evacuating occupants, including special provisions for person requiring assistance; and
    - e. Confining, controlling and extinguishing the fire.
  - (ii) The appointment and organization of designated supervisory staff to carry out fire safety duties.
  - (iii) The training of supervisory staff and other occupants in their responsibilities for fire safety.
  - (iv) Documents, including diagrams, showing the type, location and operation of the building fire emergency systems.

#### **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 and to the General Manager of Planning, Urban Design and Sustainability, the General Manager of Arts, Culture and Community Services, the General Manager of Engineering Services, and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

#### **Engineering**

1. Release of Easement and Indemnity Agreement 508105M (commercial crossings) prior to building occupancy.

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

2. It is recommended that the applicant make arrangements with the neighbouring strata LMS4350 for the release of Easement 505150M (for access purposes) as shown on Explanatory Plan 10434, as it is no longer being used for that purpose.
3. Provision of a building setback and a surface Statutory Right-of-Way (SRW) for public pedestrian use of an extended sidewalk over the area of the site adjacent to the north property line along 41st Avenue from Willow Street to the main site entrance to achieve a 5.5 m (18 ft.) distance as measured from the back of the existing City curb, and a building setback and a 3.3 m (10.8 ft.) surface SRW over the north side of the site adjacent to 41st Avenue from the above noted main entrance to the west property line.

Note to Applicant: The SRW will be free of any encumbrance at grade such as structure, stairs, planter walls, door swing, benches, chairs and tables, and bicycle parking. The SRW agreement will have to accommodate portions of the parkade and aquatic centre at levels P1 to P3 and portions of the building above level 3 within the SRW area.

4. Provision of a building setback and a surface SRW for public pedestrian use on the west side of the site to achieve a 4.5 m (14.8 ft.) distance from the west property line for a pedestrian connection from 41st Avenue to the lane.

Note to Applicant: The SRW will be free of any encumbrance at grade such as structure, stairs, planter walls, door swing, benches, chairs and tables, and bicycle parking.

5. Provision of a building setback and a 5.5 m (18 ft.) surface SRW for public pedestrian use and the PBS station on the east side of the site adjacent to Willow Street.

Note to Applicant: The SRW will be free of any encumbrance at grade such as structure, stairs, planter walls, door swing, benches, chairs and tables, and bicycle parking. A separate SRW agreement for the Public Bike Share (PBS) station is required but can be accommodated within the 5.5 m SRW. Detailed design to be confirmed at the development permit stage.

6. Consideration of the provision of a pedestrian SRW from 41st Avenue to the lane south of 41st Avenue, aligned with the proposed vehicle driveway access.
7. Provision of a Green Mobility Plan to the satisfaction of the General Manager of Engineering Services.
8. 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 this 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. Based on an estimate of the development's water demands, the water system should be adequate to service the development. No upgrades currently noted. Supply project details including confirmed fire flow calculations based on the Fire Underwriter's Survey's document, Water Supply for Public Fire Protection, the sprinkler demands based on NFPA 13/14, average day domestic water demands, and peak hour domestic water demands (sealed by a qualified Engineer) to confirm that water system upgrades are not required. Should review of the confirmed project details deem upgrading is 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.

Note to Applicant: The main servicing the proposed development is 200 mm. Should the development require services larger than 200 mm, the upsizing of existing water mains will be required.

- (ii) Provision of a fire hydrant fronting the development.
- (iii) Provision of the design and construction of the following:
  - a. 110 m of 750-1050 mm diameter storm main and 110 m of 375-450 mm diameter sanitary main on 41st Avenue from MH\_FJCP50 (existing service to Oakridge Transit Centre) to Oak Street.
  - b. 190 m of 1050-1200 mm diameter storm main and 190 m of 375-450 mm diameter sanitary main on Oak Street from 41st Avenue to 43rd Avenue.
  - c. 110 m of 1050-1200mm diameter storm main and 110 m of 375-450 mm diameter sanitary main on 43rd Avenue from Oak Street to Fremlin Street.

Note to Applicant: Existing 200 mm diameter combined sewer does not have sufficient capacity to convey additional flow from development. Further, no new connections are to be tied into this combined sewer so the easement through the existing properties can be eliminated in the future. Due to this, separated sewers must be constructed to service this redevelopment.

The sewer upgrading costs borne by this project may be reduced should benefiting nearby development proceed concurrently with this project with the said reduction to be determined at the sole discretion of the General Manager of Engineering Services.



The lengths and diameters of these improvements are approximate and subject to detailed design by the Developer's Engineer. Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. Submittals are to be reviewed and accepted by the City Engineer. Development is to be serviced to the proposed storm and sanitary sewers on 41st Avenue.

- (iv) The post-development 10-year flow rate discharged to the sewer shall be no greater than the 10-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.
- (v) Provision of a groundwater management plan to be reviewed and accepted by the City Engineer. The plan shall include confirmation that no groundwater will be discharged to the sewer system.

Note to Applicant: Restrictions on the release rate and/or allowable timing of discharging the swimming pool will likely be required. Further information and analysis will be required to determine what the restrictions will be. Easement(s) or right(s)-of-way may be required based on the servicing strategy.

- (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 street reconstruction on 41st Avenue adjacent to the site to generally include the following: new curb and gutter, new front boulevard with street trees, raised protected bike lane, light broom finish saw cut concrete sidewalk, curb ramps, transit passenger amenities including concrete passenger landing pad and concrete bus slabs in the curb lane from Oak Street to the future B-line transit stop, bus shelters, litter cans, and benches and adjustments to all existing infrastructure to accommodate the proposed street improvements.
- (viii) Provision of street reconstruction on Willow Street from 41st Avenue to the lane south of 41st Avenue to generally include the following: new curb and gutter, new front boulevard with street trees, raised protected bike lane, light broom finish saw cut concrete sidewalk, curb ramps and

necessary adjustments to all existing infrastructure to accommodate the proposed street improvements.

- (ix) Full lane reconstruction for the lane south of 41st Avenue adjacent to the site.
- (x) Removal of the existing driveway crossing on Willow Street and provision of new curb and gutter.
- (xi) Provision of a standard concrete lane crossing including new curb returns and curb ramps on both sides of the lane entry on Willow Street as per City standard.
- (xii) Provision of new curb ramps at the intersection of 41st Avenue and Willow Street as per City standard.
- (xiii) Provision of upgraded street lighting adjacent to the site to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required.
- (xiv) Provision of a 3.05 m (10 ft.) light broom finish saw cut concrete sidewalk in the SRW area on the west side of the site.
- (xv) Provision of a full signal at Willow Street and 41st Avenue.
- (xvi) Provision of a full signal at 41st Avenue and the driveway access to the subject site.
- (xvii) Provision of \$40,000, towards signal modifications at Oak Street and 41st Avenue, including an accessible pedestrian signal (APS) and LED lighting.

Note to Applicant: Provision of the APS would require relocation of the fire hydrant on the southeast corner of Oak Street and 41st Avenue at an anticipated cost of approximately \$20,000.

9. 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 are not limited to, junction boxes, switchgear, pad mounted transformers 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. 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. The applicant may be required to show details of how the site will be provided with all services being underground.

10. Provision for an SRW for space to accommodate a Public Bike Share (PBS) station. The applicant is to confirm the following requirements for the PBS station at development permit:
- (i) Size: At a minimum a 16 m x 4 m sized SRW is required to accommodate the PBS station. The proposed 16 m x 4 m PBS space as shown on Drawing SK 203 at the northeast corner of the site along Willow Street is acceptable.
  - (ii) Access: Consideration for placement of building elements (e.g. fire department connections, HVAC, vents, etc.) and landscaping that require frequent access and maintenance directly adjacent to the PBS space. These elements shall not be in conflict or cause frequent disruption to the PBS station.
  - (iii) Surface treatment: A hard surface, CIP concrete (saw cut or broom finished) is required with no utility access points within the PBS station footprint (except as noted below). Any utility access point within 1 m of the PBS space is to be identified and shown in a detailed drawing submitted. Other firm, paved materials are subject to approval.
  - (iv) Grades: The surface must be leveled with a maximum cross slope of 3% and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5%. At minimum, spot elevations at the four corners of the station must be provided. The applicant is to provide spot elevations at the four corners of the PBS space to ensure it meets grade requirements.
  - (v) Sun exposure: There must a minimum of 5 m vertical clearance above the PBS space in order to maximize sun exposure as the PBS station operates on solar power. Ideally the station should receive 5 hours of direct sunlight per day.
  - (vi) Power: Provision of an electrical service and electrical power is to be available in close proximity to the PBS station. The applicant is to show the location of the electrical connection on the drawing.

### **Green Infrastructure**

11. Provide a Rainwater Management Plan (RMP) that details how the rainwater management system meets the Integrated Rainwater Management Plan (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 do not accept the principle that distinct site areas that have large infiltration and/or storage capacity in some way compensate for those areas of the site that are impervious, without the first and second 24 mm of runoff from the impervious areas being directed towards these absorbent areas, and this being clearly demonstrated.
  - a. Where areas of growing medium do not have runoff directed on to them from adjacent impervious surfaces they shall be assumed to be receiving/treating/storing only the rainfall that falls directly onto them.
  - b. IRMP targets are 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. 1st tier priority green infrastructure practices: rainwater harvesting for reuse, green roofs, and infiltration.
  - b. 2nd tier priority green infrastructure practices: retention within non-infiltrating landscapes, including absorbent landscape on slab, closed bottom planter boxes, and lined bioretention systems.
  - c. 3rd 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’s 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.

**Housing**

12. Make arrangements to the satisfaction of the General Manager of Arts, Culture and Community Services (or successor in function) and the Director of Legal Services to enter into a Housing Agreement which satisfies, among other things, the below conditions and terms.

- (i) Secure all dwelling units as social housing for 60 years or the life of the building, whichever is greater, subject to the following condition:
  - a. Requiring such units to be used for “social housing”, as that term is defined in the Vancouver Development Cost Levy By-law No. 9755, including, without limitation, the requirement that a minimum of 30% of the units will be rented at or below rents affordable to households which earn under the BC Housing Income Limits (HILs) levels;
- (ii) In addition to the 30% of the units required to be rented at or below HILs referenced immediately above, secure 10% of the dwelling units at or below the following initial starting monthly rents for each unit type subject to adjustment in line with the Annual Allowable Rent Increase published by the provincial Residential Tenancy Branch;

Unit Type	DCL By-law Rent (Average)
1-bedroom	\$1,903
2-bedrooms	\$2,756
3-bedrooms	\$3,702

- (iii) A no separate sales covenant;
- (iv) A no stratification covenant;
- (v) A provision that none of the dwelling units in the building be rented for less than one month at a time; and
- (vi) Including such other terms and conditions as the General Manager of Arts, Culture and Community Services and the Director of Legal Services may require.

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

The JCC and City of Vancouver both support an increase to the proposal's residential affordability, and as such the JCC will work with the City of Vancouver and other partners in good faith to further increase unit affordability beyond the above provided the financial resources are available at the time of development.

### **Sustainability**

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

### **Public Art**

14. Execute an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager (a checklist will be provided).

Note to applicant: Please contact Eric Fredericksen, Public Art Program Manager, 604.871.6002, to discuss your application.

### **Environmental Contamination**

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

Note: 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 registered charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over other such 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.

\* \* \* \* \*

**950 West 41st Avenue (Jewish Community Centre)  
DRAFT CONSEQUENTIAL AMENDMENTS**

**DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879**

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

“950 West 41st Avenue                      CD-1 (285)                      By-law No. 6963                      C-2”

**DRAFT AMENDMENT TO THE NOISE CONTROL BY-LAW NO. 6555**

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

“CD-1 (285)                      By-law # 6963                      950 West 41st Avenue”

**DRAFT AMENDMENT TO THE PARKING BY-LAW NO. 6509**

In Schedule C, Council adds:

Address	By-law No.	CD-1 No.	Parking Requirements
950 West 41st Avenue (Jewish Community Centre)	6963	(285)	Parking, loading and bicycle spaces in accordance with by-law requirements on <i>(date of amendment of CD-1 by-law)</i> , except that: <ul style="list-style-type: none"> <li data-bbox="883 1142 1438 1297">(i) A minimum of 1 drop-off space for every 8 full time equivalent childcare spaces and 2 staff parking spaces for the child day care facility must be provided; and</li> <li data-bbox="883 1310 1438 1392">(ii) A minimum of 2 Class A bicycle spaces for the child day care facility must be provided.</li> </ul>

\* \* \* \* \*



**950 West 41st Avenue (Jewish Community Centre)  
ADDITIONAL INFORMATION**

**1. Urban Design Panel**

The Urban Design Panel (UDP) reviewed this application on March 7, 2018. The application was supported with recommendations.

**EVALUATION: SUPPORT with Recommendations**

**Introduction:** Rezoning Planner, Zak Bennett, introduced the project as a rezoning application for the Jewish Community Centre (JCC) on a 3.36 acre site along the southern edge of 41st Avenue, between Willow and Oak Streets.

The site is currently zoned CD-1 (285) and is fully developed to 0.75 FSR with the existing JCC and parking lot. It is approximately:

- 3.36 acres, or 145,606 sq. ft.
- The site has a long frontage of approx. 780 ft. along 41st Avenue.
- The site tapers from a depth of 260 ft. at the western edge to approx. 120 ft. at the eastern edge.

Zoning in the area is complex and varied. Along both 41st Avenue and Oak Street, most sites are CD-1 zones. Along Oak Street, these are a mixture of older CD-1 zones and new townhouses. On 41st Avenue, the *Cambie Corridor Plan* allows for residential buildings up to six storeys, of which a number have been built. The remaining sites are a mixture of C-1 and RS-1 zones in the surrounding neighbourhoods, with a handful of RT-1 duplex zones. Across the lane, sites are zoned RS-1 and developed with single-family houses.

There are also a number of approved policy areas around the subject site aside. To the north is the Oakridge Transit Centre (OTC), where a policy statement provides direction for redevelopment of the 13.8 acre at 2.5 FSR (excludes park) and a mix of buildings between 3 storeys and up to 15 storeys along 41st Avenue. At the intersection of 41st Avenue and Cambie Street is Oakridge Centre Mall, a 28-acre site which had a rezoning approved in 2014. The proposal for the site includes retention of the mall, a new civic centre, approximately 2,600 units of housing, and a new park. The *Cambie Corridor Plan* allows consideration of 6-storey buildings along 41st Avenue.

The immediate surroundings also include significant policy under development but not yet adopted. The Cambie Corridor Phase 3 planning is currently underway.

As currently envisioned, Phase 3 would provide for 3.5 storey townhouses directly south of the JCC site. To the east is the Municipal Town Centre area, where buildings with affordable housing would be considered up to 18 storeys. Phase 3 also seeks to address some of the Unique Sites, including Louis Brier Hospital, Shawn Oaks, and the Oakridge Apartment Zone.

The proposal is for a phased development which includes a replacement of the JCC and a substantial new housing component. The first phase would build the new JCC primarily within a 9-storey building on the eastern half of the site.

The second phase consists of two towers, 26- and 24-storeys, over a 6-storey base. A portion of the base includes the final programming for the new JCC. The residential portion proposes 299 dwelling units. This portion also sits over three levels of underground parking.

The proposal is being considered under the *Oakridge Transit Centre and Adjacent Sites Policy Statement*, applicable to the OTC itself and three adjacent sites, including the JCC. The policy supports a rezoning application to renew and expand the JCC which meets both JCC and City goals.

A rezoning application for the JCC must specifically consider: mix of uses; neighbourhood context; permeability and connections, transitional edges, synergies with the OTC site, massing, and the public realm.

Development Planner, Ann McLean, noted that the *Cambie Corridor Phase 3 Plan* will be introduced to the public later this week but is subject to council approval. We should also consider this area as it is today with the current policy.

The proposal is comprised of two separate buildings, each about 300 ft. long and generally measuring a two-block length along 41st Avenue. The community centre is about 118 ft. at its highest and drops slightly to 100 feet at the rear. The OTC policies talk about transition and synergies, which include ensuring there is limited shadowing on the north sidewalk of 41st Avenue.

The west building is proposing retail at grade and entrances to the theatre and the residential towers. The towers are 26- and 24-storey residential towers (approximately 278 ft. and 246 ft., respectively) over a 4-storey (52 ft.) height podium. The floor plate for each building is about 7,000 sq. ft.

The space between the two buildings is proposed as a driveway and mid-block connection. Presently the blocks to the south are continuous blocks, however should the *Cambie Corridor Phase 3 Plan* be approved by Council, we will be seeking “active links” which are 24 ft. wide pedestrian and cycling-friendly connections through the blocks.

For the adjacent sites, should Phase 3 policy be approved, the C-1 site at the corner of Oak Street and 41st Avenue will have the option to provide a rental building up to 14 storeys and the policy for the Louis Brier site would allow up to 20 storeys. Note that built form shown on the model is an approximation and not approved by Council.

Along 41st Avenue, the future plan is to develop a “Complete Street” accommodating vehicles, a B-line scheduled to start next year, bikes, a separated bike facility, and pedestrians. This will also include street trees and a minimum of 3.0m pedestrian sidewalk inside of the bike lane.

There will be no parking along the street in order to accommodate the B-line and bike facility.

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

1. Form, height, density and use, as it relates to the current and future potential context; in particular:

- The overall built form and height in the broader neighbourhood context
  - The built form and height in the immediate context
2. Success of proposal to meet the policy set by the OTC
  3. Public realm interface, noting the uses at grade, and the pedestrian connection north-south through the site
  4. Early thoughts on built form/material expression as they relate to specific programmatic uses like gymnasiums and the theatre.

The planning team then took questions from the panel.

**Applicant's Introductory Comments:** The proposal is to rebuild the community centre on the east side of the site to replace the existing program. The JCC conducted a 4-month programming study looking at the future program of the JCC and all of the existing components (i.e. childcare, fitness) which have been expanded.

The first phase is developed to maintain operations of the community centre. The facility is open to everyone and there are over 45,000 residents (from within and outside the JCC community) that use the JCC, making it the most active and used facility in the city.

There is a big parking lot on the east side of the existing JCC site. The idea is to redevelop the community centre without disrupting the existing community centre by putting as much of the program on the east side that fits within the setbacks and follow the shadow principles on the north side.

On the west side of the site, once the existing community centre is demolished, the opportunity to provide underground parking would open up. A primary reason for not having underground parking on the east site is security and because the pool is being submerged one level below grade.

To respect the shadowing principles on 41st Avenue and maintain all the setbacks, programming that doesn't fit the site will be taken out. The idea is to build it in the future during the second phase. In order to minimize the shadow impact of the community centre on the northern sidewalk of 41st Avenue, the building height is limited to 9 storeys and setback at a 25 m datum.

The podium and massing on the west side is to reinforce the street wall along 41st Avenue but in a lower, 4 storeys form. The podium is intended for use as a programming space. The rest of the west side is intended for the non-market housing. All of the massing fronting 41st Avenue also wraps along the west side of the site and allows for large campus commons open space, serving as a buffer to the current single family dwelling and future town houses to the south.

There are a lot of large functioning spaces (i.e. Aquatic Centre and gymnasium, which are both two-storey volumes) that occupy a large part of the new JCC. These spaces had to be pushed on all four sides which project beyond the general planes in order to maintain minimum interior dimensions so the neighbouring King David High School can continue to use the facilities.

Due to the narrowness of the site, all of the programming will be served by a circulation space on the south side connecting the entire program. There is also a large component on the south side which presents an opportunity to include integrated solar shading.

On top of the JCC would be the early child care component with an anticipated 200 spaces. There would be access to the roof, as well as security and licensing requirements for the play space.

The question of redevelopment also raised the question of sustainability and how to keep families in this neighborhood. The JCC is looking at establishing a land trust for the property. In the land trust, there would be a housing component in the form of a shared equity co-op. The co-op will be 100% non-market and about 300 units (1-3 bedrooms) are anticipated. About 75% of the units will be family oriented units larger than the City's maximums. Community sustainability could be achieved by taking advantage of having the over 100 families help maintain the facility.

The amenity functions of the inside are designed to reflect functions outside. Outdoors there is a highly family oriented programming (i.e. BBQ, urban agriculture, children's play, quiet space), a backyard to the community.

The approach with landscape is all about neighborhood fit. The sidewalk along 41st Avenue will be treated as a permeable space to move in and out of such as patio spaces. An idea is that the retail can spill out onto the patio spaces. Landscape on the sidewalk helps spread out the space.

The landscape design is to encourage the community at large to be a part of the JCC. The landscape will express some elements of the JCC and some elements that relate to the typography. Features being explored are sustainable water and limestone, features that suggest for people to be a part of the community, connect to the school, and enhance east and west movement.

Sustainability is proposing to meet all the requirements for not just a green building, but creating long-term sustainable and high efficiency social amenity. The focus is creating a healthy welcoming indoor environment with features such as improved air quality. The applicants will be looking to have an onsite low carbon energy system to serve both parts of the campus.

The applicant team then took questions from the panel.

**Panel Consensus on Key Aspects Needing improvement:** Having reviewed the project, it was moved by Ms. Parsons and seconded by Ms. Avini Besharat and was the decision of the Urban Design Panel:

THAT the Panel recommend SUPPORT of the project with the following recommendations to be reviewed by City Staff:

- Improve ground plane to mitigate the impact of vehicular traffic on pedestrian and bicycle circulation and access to open space;
- Provide immediate access to outdoor space from the community centre and daycare;

- To reconsider the locations of the drop-off areas and loading areas to be centrally located for ease of access;
- Consider integrating towers into the overall design scheme;
- Prioritize bike facilities for the ease of use;
- Consider integrating natural light in the first parking level;
- Improve permeability and pedestrian connection between the street and courtyard.

**Related Commentary:** The panel commended the applicant for their package and clearly communicated ideas. The panel supported the overall height, density, and massing. The project fit the emerging eclectic neighborhood. The site itself was well handled, proportioned and balanced.

It was unclear how the project fits with the OTC; however the panel agreed this was meant for a larger planning discussion. A panelist noted by putting in the JCC may influence future OTC developments.

The architectural expression was a good start but too early of a stage and required further detail. The panel noted there was a point of disconnect with the residential towers and podium and suggested bringing the towers down to grade. The activation of the frontage required further design development.

Members of the panel noted the 9 storeys of the community centre was typically too large but because it is providing a lot of good can pass; however, it will be difficult to relate to the residential as it feels to sit on top. Materiality and expression of the building will come together during design development.

A panelist noted that when development commences to remember how elements such as loading and fire access will come in.

A panelist noted that they appreciated the number of the units that will be three bedrooms as this was desperately lacking in the majority of developments.

The main concern was in regards to the public realm and permeability conflict with vehicles, bikes and pedestrians. The panel suggested too much emphasis and open space was given to vehicle movement and the pedestrian permeability was not fully addressed. Some thought needed to be given to how the pieces of the ground plane will interact. Challenges with long linear sites are integrating with other elements on the site.

Members of the panel noted they did not understand why there will be no underground parking for the new development. This will cause borrowed parking and the neighborhood at large will be inconvenienced by this parking system in the long term. This will also add to an unsuccessful vehicular circulation pattern. The development should, at minimum, provide one or two levels of underground parking. The facility will cater to a number of individuals across the city and can not assume the majority will travel by transit. Families with children require safe drop-off zones.

There were comments about the daycare and its general connectivity and accessibility to the outdoor spaces especially the one being on a different level. The panel felt the outdoor access can be better addressed. A panelist suggested doubling up the height. Put the daycare on two

levels to create immediate outdoor access. Having to transition a number of children up an elevator would not successfully function.

Given the number of family units, a good program of outdoor and indoor amenity space will be required, aside from the daycare.

Other comments included that the location of the pool should be further analyzed. The panel suggested there needed to be clarity on how and what the courtyard will be used for and who will use it (only JCC community or is it open to everyone?). The City is moving towards bike communities, bikes need to be prioritized and well designed. In recent projects there have been dedicated bike elevators.

The innovation on the social and environmental sustainability was a good addition to the neighbourhood.

**Applicant's Response:** The applicant team thanked the panel for their comments and clarified four points:

1. On the south end level of the site accommodating the daycare there is direct access to the outdoors on the same level, with covered and uncovered portions, in addition to the rooftop space.
2. The drop offs is presently between the buildings at grade level and below grade.
3. There are plans in the OTC development that rearrange the street networks that will take pressure off the 41st Avenue access and reorient in an east-west direction.
4. Reiterating the light well idea is important to allow natural light into P1 level.

## 2. PUBLIC CONSULTATION SUMMARY

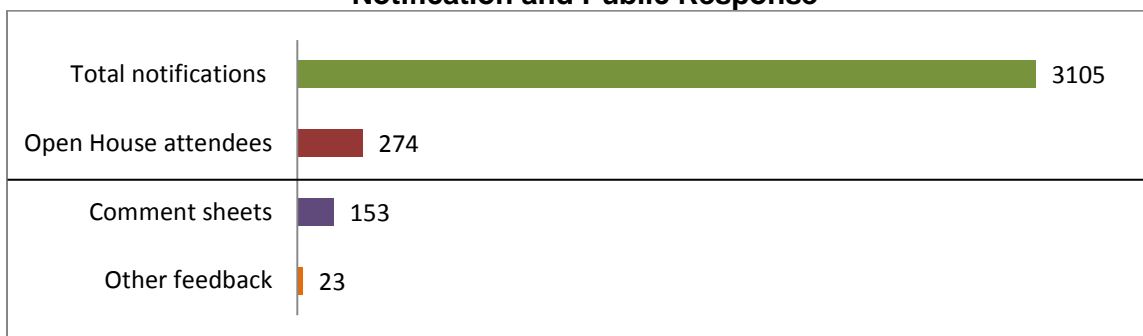
### Pre-Application Open House

The applicant held an open house at the Jewish Community Centre, 950 West 41st Avenue, on November 22, 2016. Approximately 154 people attended the open house. The proposal, at that time, consisted of a pair of residential towers and a new Jewish Community Centre facility. The majority of comments received expressed support for the proposal as a whole, including specific support for renewal of the JCC facility. Questions were raised regarding future parking both during construction and upon completion, proposed affordability of new housing on site, traffic and transportation impacts of new development, and the impact of construction and the proposal on surrounding neighbours. The applicant revised the proposal to reduce the residential component and include a replacement facility for the Louis Brier Home and Hospital seniors' care facility. A rezoning application was submitted to staff on December 12, 2017.

### December 12, 2017 Rezoning Application Public Consultation Summary

**Public Notification** – The City of Vancouver Rezoning Centre webpage included notification and application information, as well as an online comment form. A rezoning information sign was installed on the site on January 19, 2018. Approximately 3,105 notifications were distributed within the neighbouring area on or about January 24th, 2018. A community open house was held on February 7, 2018, at the Jewish Community Centre, 950 West 41st Avenue. Staff, the applicant team, and a total of approximately 274 people attended the open house.

**Notification and Public Response**



**Public Response and Comments** – A total of 178 responses to the initial application were received by email or comment form. Public commentary received by staff spans a broad number of topics and includes:

- General Support – The majority of respondents demonstrated a high level of support for the proposal, with many respondents expressing no concerns.
- Renewal of the JCC – Many respondents expressed a high level of support for renewing the JCC, citing the need for a larger, expanded community centre to support the growing population. There was some concern regarding the location of the Early Childhood Education Centre and a desire for additional gyms provided with bleacher space, as well as for a

racquetball court. There was also a question of whether the new facility will be sufficient to support the needed services of the growing population.

- Community Benefits – Respondents expressed a high level of support for the proposal for its community amenities, services and partnership opportunities.
- Development Timeline – Many respondents demonstrated concern for the amount of time that the rezoning, development and construction processes will take.
- Traffic and Transportation – Some concerns were raised about traffic increases in and safety issues due to the development of the proposal and other nearby developments, including at specific locations along 41st Avenue, such as at Willow and Oak Streets. Suggestions included a new traffic light and crosswalk at Willow Street and 41st Avenue prior to new construction. There was support for the proposal's bike and pedestrian-friendly design considerations, as well as opposition to bike lanes. The capacity of the Canada Line, given population growth, was also questioned.
- Construction Impacts – Concerns were about disruption to the JCC and community during construction, including traffic disruption, parking and pedestrian interference, noise, and pollution. Specifically, a question was raised of where JCC users will park during construction phases.
- Integrated and Mixed-Use Development – Respondents expressed support for the integrated spaces and collaboration of services and facilities on site, citing that these approaches promote inter-generational interaction, partnerships, and community-building.
- Housing – Comments reflected a concern for the housing affordability and rental rates in the proposal, noting a need to increase affordability and add social housing. Other comments stated support for the proposed housing, including the need for rental housing in the area. There were also suggestions for more large (2-, 3-, and 4-bedroom) units and to add supportive housing to the site.
- Height and Density – Some concern was stated around building height, citing negative impacts to local residents and property owners through view obstruction, shadow impacts, and a decrease in privacy. Other comments supported the proposed height and density or suggested further increases.
- Parking – Some concerns were raised about proposed parking, noting the potential cost, and that population and traffic increases would follow. There were differing opinions on the underground parking, with comments saying that it was both enough and not enough. There was also a suggestion to reduce parking on-site through carshare spaces.
- Residential Accessibility – There was some concern about accessible and age-friendly design to support the ageing population and local senior residents, including support for mobility needs and options for assisted-living and ageing-in-place. There was also some concern that observant Jews would find it nearly impossible to be accommodated on-site without either Sabbath lifts or lower residential floors.



- Louis Brier Home and Hospital replacement – Support for the inclusion of the replacement Louis Brier facility was included in some comments. There were also suggestions not to exceed 12 storeys for this portion and to situate the building so that senior residents would be able to view the proposed Early Childhood Education Centre to provide entertainment for residents.

Miscellaneous comments raised by individual respondents include:

- Support for the design of the proposal, including design of public spaces on site.
- Concern for the massing of the development, citing that it does not take the local neighbourhood context into consideration.
- Concern for the kitchen plans.
- Concern for earthquake safety and seismic management.
- Desire to ensure that JCC remains inclusive to Jewish and non-Jewish members.
- Concern that the JCC only serves local "Westside" Jewish community members.
- Concern for an increase in property taxes for local property owners.
- Concern for an architecturally interesting design of the buildings; concern that the exterior materials (cladding) are too similar on all buildings.
- Concern for local school capacity, citing that the increase in population and families in the area will create a need for more school spaces.
- Concern regarding funding for the project, citing the need for support from different levels of government.
- Expressed need to have more information and communication between applicants, architects, planners and JCC members regarding the proposal.
- Expressed desire to be involved in consultation regarding the Early Childhood Education Centre on site.
- Suggestion to use ozone instead of chlorine for the swimming pool.
- Suggestion to include an overhead connector to KOHS.
- What is the justification for having such a large community centre when the Oakridge centre will have one just one block east?
- The needs of the Jewish community need to be at the forefront in all choices, including daycare, school, arts, sports, and housing.
- The City should be appreciative of private progressive thinking.

### **March 16, 2018 Revised Rezoning Application Public Consultation Summary**

**Public Notification** – The City of Vancouver Rezoning Centre webpage included notification and application information, as well as an online comment form. A rezoning information sign was installed on the site on April 16, 2018. Approximately 3,113 notifications were distributed within the neighbouring area on or about April 16th, 2018. A community open house was held on April 30, 2018 at the Jewish Community Centre, 950 West 41st Avenue. Staff, the applicant team, and a total of approximately 148 people attended the open house.

### Notification and Public Response

Total notifications	3113
Open House attendees	148
Comment sheets	95
Other feedback	20

**Public Response and Comments** – A total of 115 responses to the revised application were received by email or comment form. Below is a summary of all feedback received from the public by topic and ordered by frequency:

- General Support – The large majority of responses demonstrated a high level of support for the proposal and expressed no concerns.
- Renewal of the JCC – Many respondents expressed a high level of support for renewal of the JCC, citing the need for a larger, expanded community centre to support and sustain the growing population. Specific elements which were supported also included the Early Childhood Education Centre, gym and aquatic centre. There was also a suggestion for additional communal spaces on site, such as a lounge.
- Housing – Many comment forms expressed support for the proposal's residential and affordable housing component, as well as the addition of mixed unit types. Generally a need for rental and affordable housing was cited, though there was some concern about the level of affordability, rental rates, and a desire for social/supportive housing. There was a question of accessibility for potential residents with varying needs, a desire to see more studio units, and to incorporate 10 suites with a partner organization.
- Community Benefits – Respondents expressed a high level of support for the proposal for its community benefits, including community building, place-making, and service/amenities provision. There was a desire to see zoning for similar facilities in other parts of Vancouver.
- Traffic and Transportation – Respondents demonstrated some concern for an increase in traffic congestion and traffic safety issues in the area, due to the development of the proposal and other nearby developments. Support was given to the addition of bike lanes to 41st Avenue and desire for rapid transit in the area was stated.
- Development Timeline – Some respondents demonstrated concern for the amount of time the rezoning, development and construction processes will take.
- Construction Impacts – Respondents expressed concern for community and JCC disruption during development and construction, including traffic disruption, parking and pedestrian interference, noise, and pollution.

- Building Design – Some respondents communicated support for the design of the buildings and public spaces on site, including rooftop and theatre spaces.
- Neighbourhood Fit – Some comments questioned the proposal's fit within the neighbourhood, citing that the proposed height and massing did not fit within the local neighbourhood context.
- Height and Density – There was concern about increasing density in the area and its impact on neighbouring residents, traffic, and safety. Additionally there was concern about increased shadowing and reduction in privacy for nearby and adjacent properties. Other comments supported the height and density, noting nearby policy areas and the anticipated future changes to the area.
- Parking – Comments regarding the amount of parking questioned whether enough parking was proposed, while other comments felt that too much parking was proposed. There were also some concerns related to parking accessibility, safety and affordability, and that too much vehicle drop-off space was provided at grade. There was also a suggestion to increase bike parking at grade.

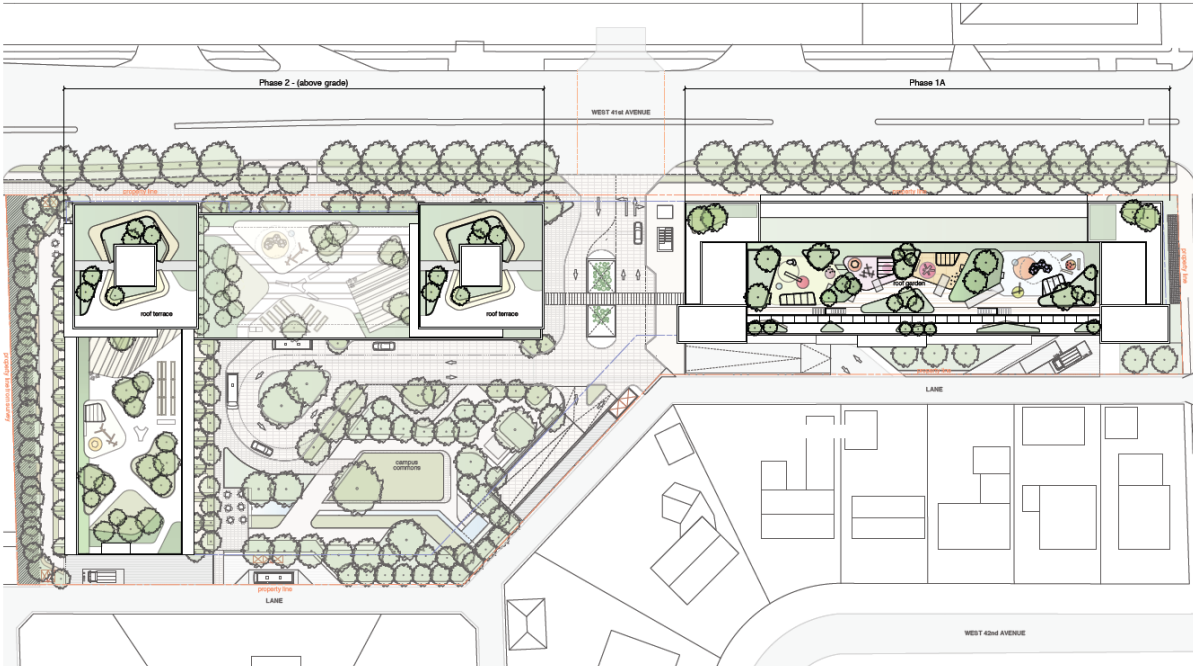
Miscellaneous comments from individuals include:

- Support for the proposal for its alignment with growth along Cambie Corridor.
- Concern for funding for the project.
- Concern for a lot of development and population growth in the area.
- Concern for the security of the Early Childhood Education Centre.
- Expressed importance to include both Jewish and non-Jewish community members.
- Expressed the desire to include specific non-profit groups in the proposed office.
- Suggestion to provide subsidized and modular housing for low-income families and individuals.
- Suggestion to add more landscaping, including trees and plants.

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950 West 41st Avenue (Jewish Community Centre)  
FORM OF DEVELOPMENT

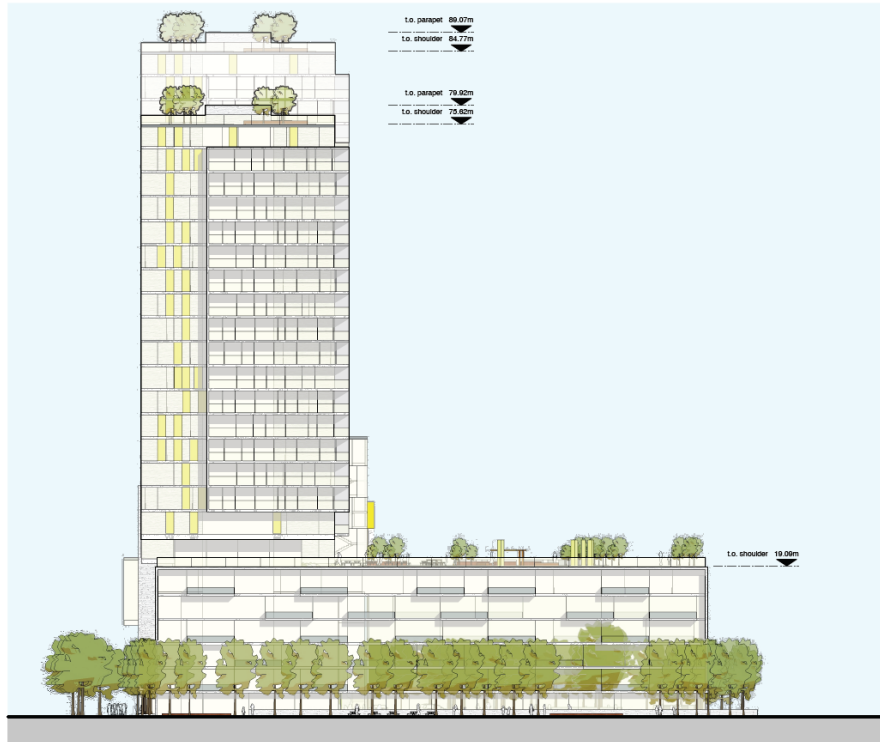
Site Plan



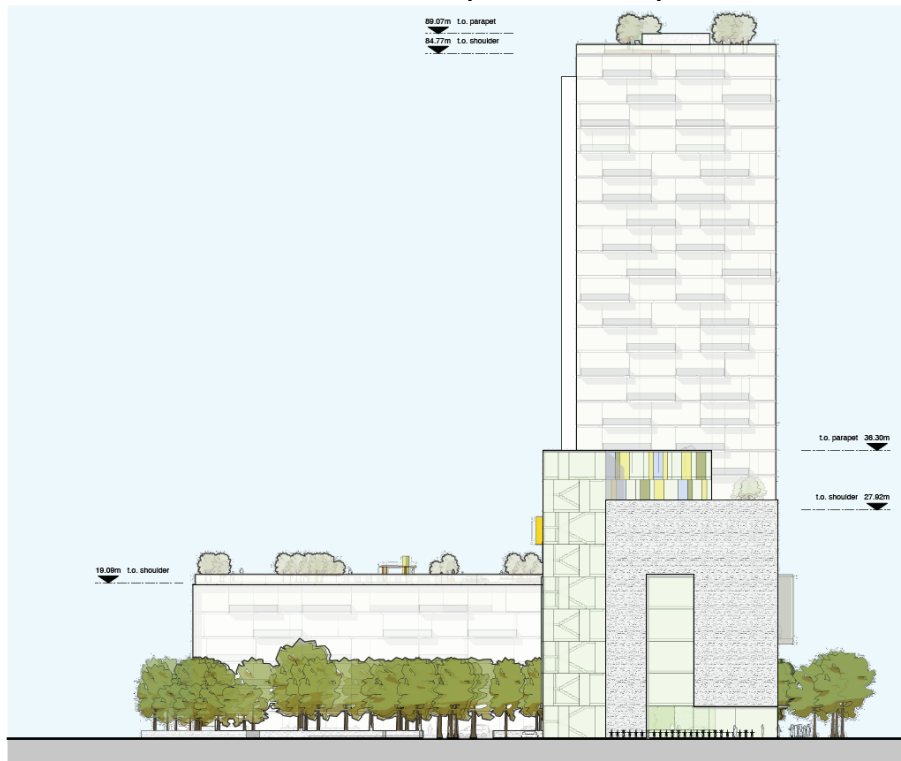
North Elevation (West 41st Avenue)



### West Elevation (sideyard)



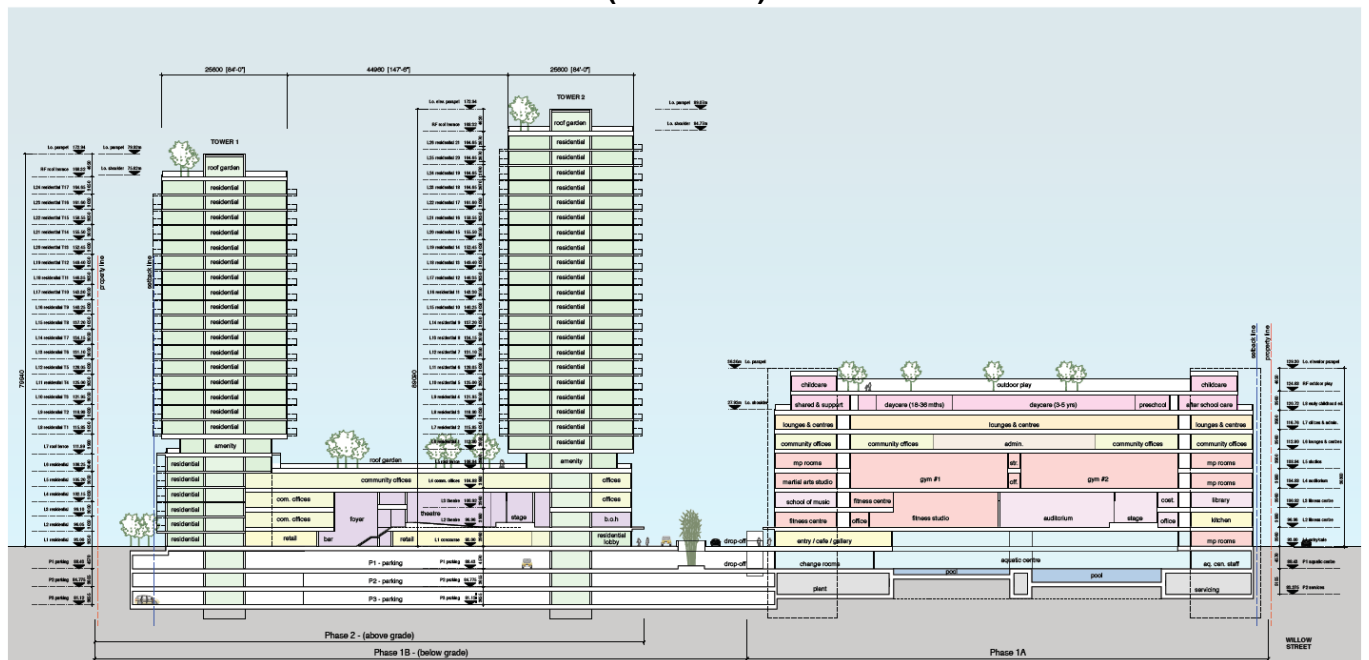
### East Elevation (Willow Street)



South Elevation (lane)



Section (East-West)



Perspective (aerial from northeast)



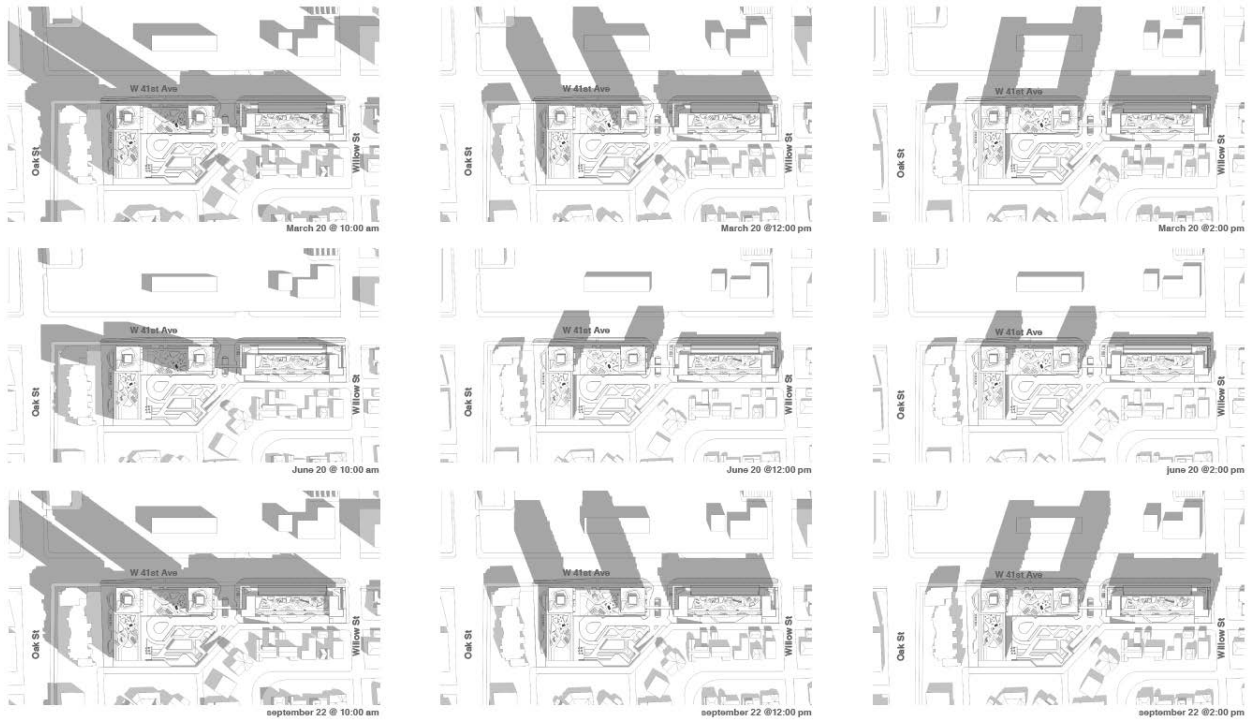
Perspective (aerial from northeast)



Perspective (street view from 41st Avenue)



Shadow Study



\* \* \* \* \*



**950 West 41st Avenue (Jewish Community Centre)  
PUBLIC BENEFITS SUMMARY**

**Project Summary:**

To build a 9-storey private community centre building that is accessible to the public, and a mixed-use building with 26- and 24-storey residential towers.

**Public Benefit Summary:**

The project would provide public access to a replacement Jewish Community Centre, a privately owned and operated community centre and provide 299 social housing units. The project would also generate both a public art contribution and a DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	CD-1 (285)	Amended CD-1 (285)
FSR (site area = 13,527.2 sq. m / 145,606 sq. ft.)	0.75	4.49
Buildable Floor Space	109,202 sq. ft.	668,014 sq. ft.
Land Use	Mixed-Use	Mixed-Use

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide rate, effective September 29, 2018) (\$15.62/sq. ft. residential & \$13.91sq.ft. commercial)	\$396,403	\$112,403
	DCL (Area Specific)		
	Public Art (effective September 30, 2016: \$1.98/sf)	N/A	\$579,410
	20% Social Housing		
Other Public Benefits Offered	Heritage and Amenity Bonus Density	N/A	
	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social, Community and Civic Facilities		
	Unallocated		
	Other		
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>		<b>\$396,403</b>	<b>\$691,813</b>

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

- 299 secured units of social housing; and
- A 213,151 sq. ft. community centre to be used by JCC members as well as the general public.

\* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification.

For the City-Wide DCL, revenues are allocated into the following public benefit categories: Replacement Housing (36%), Transportation (25%), Parks (18%), Childcare (13%) and Utilities (8%).

**950 West 41st Avenue (Jewish Community Centre)**  
**APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**APPLICANT AND PROPERTY INFORMATION**

<b>Street Address</b>	950 West 41st Avenue
<b>Legal Description</b>	LOT 27, EXCEPT PART IN PLAN 13567 OF LOT A BLOCK 1008 DISTRICT LOT 526 PLAN 10622; PID 009-326-472
<b>Applicant/Architect</b>	Acton Ostry Architects
<b>Developer/Property Owner</b>	Jewish Community Centre of Greater Vancouver

**SITE STATISTICS**

<b>Site Area</b>	13,527.2 sq. m (145,606 sq. ft.)
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**DEVELOPMENT STATISTICS**

	<b>Permitted Under Existing Zoning</b>	<b>Proposed</b>	<b>Recommended (Other Than Proposed)</b>																
<b>Zoning</b>	CD-1 (285)	Amended CD-1 (285)	--																
<b>Uses</b>	Community Centre (accommodating Recreational, Cultural, Service and Administrative functions), Child Care	Community Centre (accommodating Recreational, Cultural, Service and Administrative functions), Child Care, Retail and Residential	--																
<b>Max. Density</b>	0.75 FSR	4.59 FSR	4.49 FSR																
<b>Floor Area</b>	10,145.4 sq. m (109,205 sq. ft.)	62,061 sq. m (668,014 sq. ft.)	60,737.1 sq. m (653,771 sq. ft.)																
<b>Maximum Height</b>	13.7 m, except 15.5 m for the rotunda	36.3 m (community centre building) 75.6 m (residential tower 1, 24 storeys) 84.8 m (residential tower 2, 26 storeys)	37.0 m (community centre building) 77.5 m (residential tower 1, 24 storeys) 88.0 m (residential tower 2, 26 storeys)																
<b>Unit Mix</b>	--	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">One-bedroom</td> <td style="width: 50%;">70 (23%)</td> </tr> <tr> <td>Two-bedroom</td> <td>60 (20%)</td> </tr> <tr> <td>Three-bedroom</td> <td>169 (57%)</td> </tr> <tr> <td style="border-top: 1px solid black;">Total</td> <td style="border-top: 1px solid black;">299</td> </tr> </table>	One-bedroom	70 (23%)	Two-bedroom	60 (20%)	Three-bedroom	169 (57%)	Total	299	--								
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<b>Parking Spaces</b>	Per Parking By-law	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Residential</td> <td style="width: 50%;">227</td> </tr> <tr> <td>Community Centre</td> <td>556</td> </tr> <tr> <td style="border-top: 1px solid black;">Total</td> <td style="border-top: 1px solid black;">783</td> </tr> </table>	Residential	227	Community Centre	556	Total	783	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Residential</td> <td style="width: 50%;">316</td> </tr> <tr> <td>Community Centre</td> <td>556</td> </tr> <tr> <td>Daycare</td> <td>26</td> </tr> <tr> <td>Commercial</td> <td>12</td> </tr> <tr> <td style="border-top: 1px solid black;">Total</td> <td style="border-top: 1px solid black;">910</td> </tr> </table>	Residential	316	Community Centre	556	Daycare	26	Commercial	12	Total	910
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Class A	8																		
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<b>Bicycle Spaces</b>	Per Parking By-law	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Class A</td> <td style="width: 50%;">425</td> </tr> <tr> <td>Class B</td> <td>0</td> </tr> </table>	Class A	425	Class B	0	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Class A</td> <td style="width: 50%;">393</td> </tr> <tr> <td>Class B</td> <td>42</td> </tr> </table>	Class A	393	Class B	42								
Class A	425																		
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