

Refers to Unfinished Business Item 6  
Regular Council Agenda  
July 24, 2018

## MEMORANDUM

July 23, 2018

TO: Mayor and Council

CC: Sadhu Johnston, City Manager  
Paul Mochrie, Deputy City Manager  
Katrina Leckovic, City Clerk  
Rena Kendall-Craden, Director, Communications  
Lynda Graves, Manager, Administration Services, City Manager's Office  
Kevin Quinlan, Chief of Staff, Mayor's Office  
Naveen Girm, Director, Community Relations, Mayor's Office  
Sandra Singh, General Manager, ACCS

FROM: Susan Haid, Director, Long Range and Strategic Planning  
Planning, Urban Design & Sustainability

SUBJECT: CD-1 Text Amendment: 2133 Nanton Avenue and 4189 Yew Street  
(Arbutus Centre)

This memorandum provides responses to questions from Council on the above item, which has been referred to the Regular Council meeting on Tuesday, July 24, 2018 for discussion and decision, following public hearing on July 18, 2018.

***What types and how many units of rental housing are proposed? How is the rental housing secured?***

The following table summarizes the housing units proposed in the previous 2011 approved rezoning and the current proposal:

	Previous Rezoning	Current Proposal
Market Strata	400	400
Secured Market Rental	0	91
Moderate Income Rental	0	approx. 12
Social Housing	100	125
<b>Total</b>	<b>500</b>	<b>approx. 628</b>

The net additional units proposed in this application are rental, and will be secured at a range of rental rates with housing agreements securing units for 60 years or the life of the building and registered on title. Note, this had not been confirmed when the City hosted the public open house in February 2018. Some feedback received at this time expressed concern that the rental units were not secured. The proposed housing responds to this feedback.

The moderate income rental portion is estimated to comprise approximately 12 units, based on 975 sq. m. (10,500 sq. ft.) of floor area indicated in the Council report. The exact number of units will be confirmed through the Development Permit process. The design of this space will follow the Unit Mix Guidelines in the *Moderate Income Rental Housing Pilot Program*, with the goal of delivering the maximum number of units across a range of sizes. Rental rates for these units will be targeted to household incomes between \$30,000 and \$80,000 per year, and will be approximately \$950 for a studio, \$1,200 for a 1-bedroom, \$1,600 for a 2-bedroom, and \$2,000 for a 3-bedroom unit, as per the *Moderate Income Rental Housing Pilot Program*.

Some of the correspondence and speakers at the public hearing for this item raised questions about the inclusionary housing requirement of the *Rezoning Policy for Sustainable Large Developments*, and whether this application is required to provide 30% of units as affordable housing.

At the June 19, 2018 Council meeting, Council directed staff to bring forward amendments to the rezoning policy so that large developments would be required to provide 30% of residential floor area as affordable housing: 20% as social housing and 10% as moderate income units. These amendments are being brought forward to the July 25, 2018 Council meeting for consideration as part of the review of the *Rezoning Policy for Sustainable Large Developments*. The amendment also includes a measure to exempt in-stream applications, such as this project.

While this application is not required to meet the new policy requirement due to it being an in-stream application, of the 128 additional units proposed through this amendment, 19.5% will be social housing units and 9.5% will be moderate income rental units, which generally meets the proposed policy.

### ***Can public amenities and services support projected additional residents?***

Data from the last census indicates that between 2011 and 2016, the population of the Arbutus Ridge neighbourhood declined by 4%. In comparison, the overall population of the City of Vancouver grew by 5% during this time. The 2008 *Arbutus Centre Policy Statement* anticipated that approximately 550 to 700 dwelling units would be achieved on this site. The text amendment brings the total number of dwelling units to approximately 628 units, which is within the range anticipated through the planning process for the *Arbutus Centre Policy Statement*.

This application proposes to expand the floor area of the future neighbourhood house and adult day centre spaces by 25%, fulfilling an anticipated need in the community. Further neighbourhood centre planning for the broader Arbutus Village area is anticipated in the next few years and will provide an opportunity to holistically consider the area's long-term community amenity needs.

***How does this proposal respond to the intents of the Arbutus Centre Policy Statement in regard to view protection from Quilchena Park and minimizing shadowing on Arbutus Village Park?***

During the public consultation process, staff heard concerns regarding the proposal and its impacts on views from Quilchena Park and shadowing on Arbutus Village Park. Staff carefully reviewed the proposal against the intent of the *Arbutus Centre Policy Statement* and have recommended design development conditions to better shape the massing to meet the intent of the policy statement.

The policy statement recognizes that the Arbutus Centre site should accommodate relatively higher density, as a neighbourhood centre with significant amenities and residential intensification. To manage this density, the policy statement indicates that most of the building massing should sit below a datum line of 57 m above sea level, that higher buildings should be centrally located on the site (including the eastern edge of Block D), and that the massing should be terraced towards the western perimeter of the site to reduce shadow impacts on Arbutus Village Park and create a transition to the surrounding community, the park, and adjacent residential developments.

Staff have worked with the applicant to locate and sculpt the buildings so that the massing is centrally located and preserves views from Quilchena Park northwest towards the water at English Bay and Point Atkinson, as per the policy statement. Further height was not considered so that the top of the building would not extend above the upper ridge line of the mountains into the sky. A townhouse form was maintained along the northwestern edge of Block D, adjacent to Arbutus Village Park, to reduce morning shadowing cast onto the park.

Through the review process, staff identified design conditions to reduce the massing of the building and introduce generous terracing. A diagram illustrating the changes from staff's recommended design conditions are included as Appendix A to this memorandum. These conditions will further preserve views and reduce shadowing on the Arbutus Village Park and the adjacent residential building, while addressing overlook/privacy considerations.

This memorandum responds to questions from Council regarding the proposed rezoning of Arbutus Centre for which the public hearing was held on July 18, 2018. This information is consistent with the rezoning proposed in the policy report dated June 19, 2018.

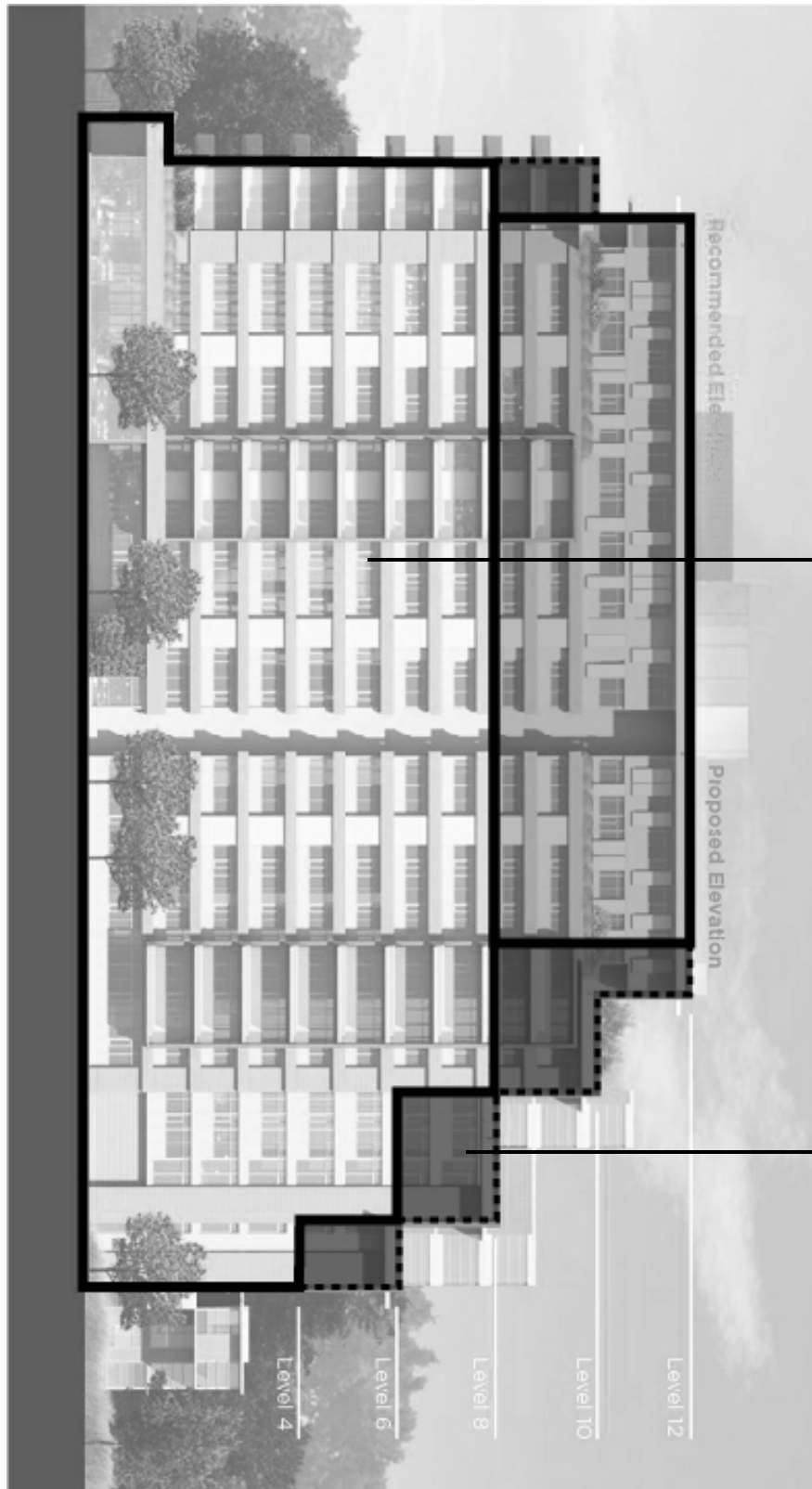


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SH/jwc

**Appendix A: Proposed vs Recommended Building Form**  
Diagram of east elevation of Block D, looking west from the Yew Street extension



**Recommended building form**  
Massing reduced and upper stories  
(light shading) set back 10 ft.

**Originally proposed building form**  
Dark shaded areas to be removed in  
recommended design conditions.