

## SUMMARY AND RECOMMENDATION

**6. REZONING: 950 West 41st Avenue (Jewish Community Centre)**

**Summary:** To amend CD-1 (285) (Comprehensive Development) District at 950 West 41st Avenue to permit the phased redevelopment of the Jewish Community Centre campus with a nine-storey replacement building, including private childcare on the eastern portion of the site, and a mixed-use building with 26- and 24-storey residential towers containing 299 social housing units, additional Jewish Community Centre uses, and commercial uses at grade. A maximum height of 88.0 metres (289 feet) and a floor space ratio (FSR) of 4.49 are proposed.

**Applicant:** Acton Ostry Architects

**Referral:** This item was referred to Public Hearing at the Regular Council Meeting of July 24, 2018.

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

- A. THAT the application by 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 nine-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, generally as presented in Appendix A of the Policy Report dated July 10, 2018, entitled "CD-1 Text Amendment: 950 West 41st Avenue (Jewish Community Centre)", be approved subject to the following conditions:

**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 (b)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 7 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* (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

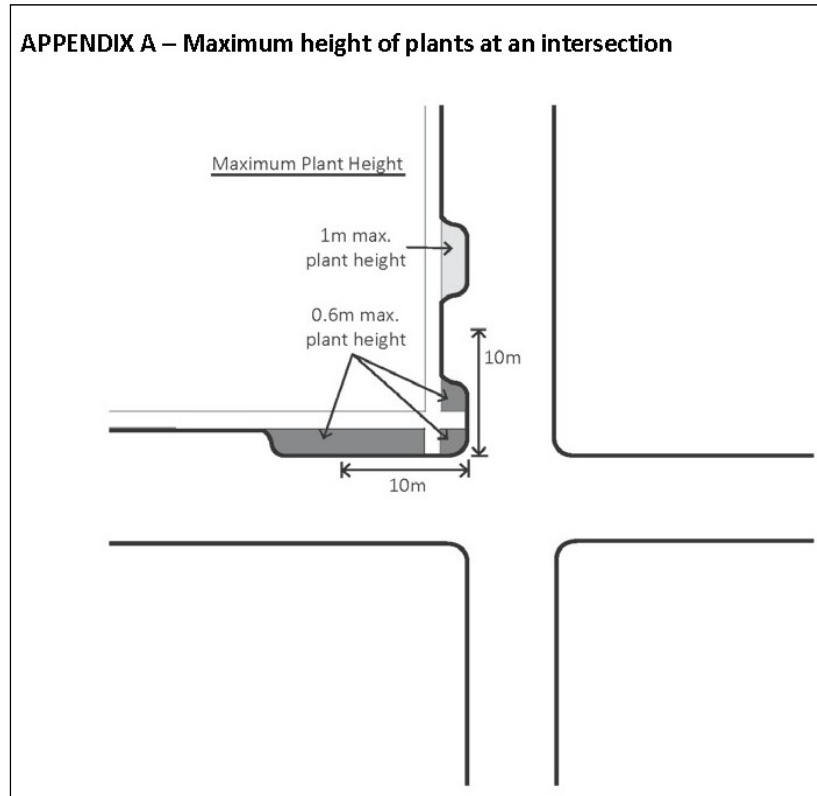
30. Transportation has reviewed the transportation study provided with this application and is comfortable with the proposed reduction in community centre parking proposed in the TAMS subject to resolution of the other transportation-related issues outlined in the design development conditions.
31. The 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 (b)35 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 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 off at grade in 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 manoeuver 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 Rainwater Management Plan (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-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the “services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the services are provided. No development permit for 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.

- B. THAT, if after Public Hearing, Council approves in principle the rezoning and the Housing Agreement described in section (c) of Appendix B of the Policy Report dated July 10, 2018 entitled "CD-1 Text Amendment: 950 West 41st Avenue (Jewish Community Centre)", 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 the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C of the Policy Report dated July 10, 2018 entitled "CD-1 Text Amendment: 950 West 41st Avenue (Jewish Community Centre)", be approved.
- D. THAT, subject to approval of the CD-1 By-law, 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 to provide parking regulations generally as set out in Appendix C of the Policy Report dated July 10, 2018 entitled "CD-1 Text Amendment: 950 West 41st Avenue (Jewish Community Centre)".
- E. THAT, subject to approval of the CD-1 By-law, 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 to include this CD-1 in Schedule A, generally as set out in Appendix C of the Policy Report dated July 10, 2018 entitled "CD-1 Text Amendment: 950 West 41st Avenue (Jewish Community Centre)".
- F. THAT A through E be adopted on the following conditions:
  - (i) THAT the passage of the above resolutions creates no legal rights for the

applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

**[RZ - 950 West 41st Avenue (Jewish Community Centre)]**