



POLICY REPORT

Report Date: April 9, 2019
Contact: Karen Hoesé
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RTS No.: 13134
VanRIMS No.: 08-2000-20
Meeting Date: April 23, 2019

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 4906-4970 Quebec Street

RECOMMENDATION

- A. THAT the application by Ciccozzi Architecture Inc. on behalf of 1111871 B.C. LTD. (Three Shores Development), the registered owner, to rezone 4906-4970 Quebec Street [*Lots 25, 24, The North ½ of Lot 23, The South ½ of Lot 23, and Lot 22, all of Block 4, District Lot 637, Plan 7030; PIDs 010-747-656, 007-633-386, 010-747-630, 005-623-472, and 005-755-433 respectively*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.31 and the maximum building height from 10.7 m (35.1 ft.) to 20.31 m (66.6 ft.) to permit the development of a six-storey residential building containing 55 strata-titled units be referred to a Public Hearing, together with:
- (i) plans prepared by Ciccozzi Architecture, received August 15, 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 in principle, including approval in principle of the form of development, subject to the Conditions of Approval contained in Appendix B;

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

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

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

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

REPORT SUMMARY

This report evaluates an application to rezone a site located at 4906-4970 Quebec Street from RS-1 (One-Family) District to CD-1 (Comprehensive Development) District to permit the development of a six-storey residential building containing 55 strata-titled units over two levels of underground parking. The application is being considered under the *Little Mountain Adjacent Area Rezoning Policy* (LMAARP). Staff have assessed the application and conclude that it meets the intent of the LMAARP.

Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained within Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- *Little Mountain Adjacent Area Rezoning Policy* (2013)
- *Family Room: Housing Mix Policy for Rezoning Projects* (2016)
- *High-Density Housing for Families with Children Guidelines* (1992)
- *Green Buildings Policy for Rezoning* (2010, last amended 2018)
- *Community Amenity Contributions – Through Rezoning* (1999, last amended 2018)
- *Urban Forest Strategy* (2014)

REPORT

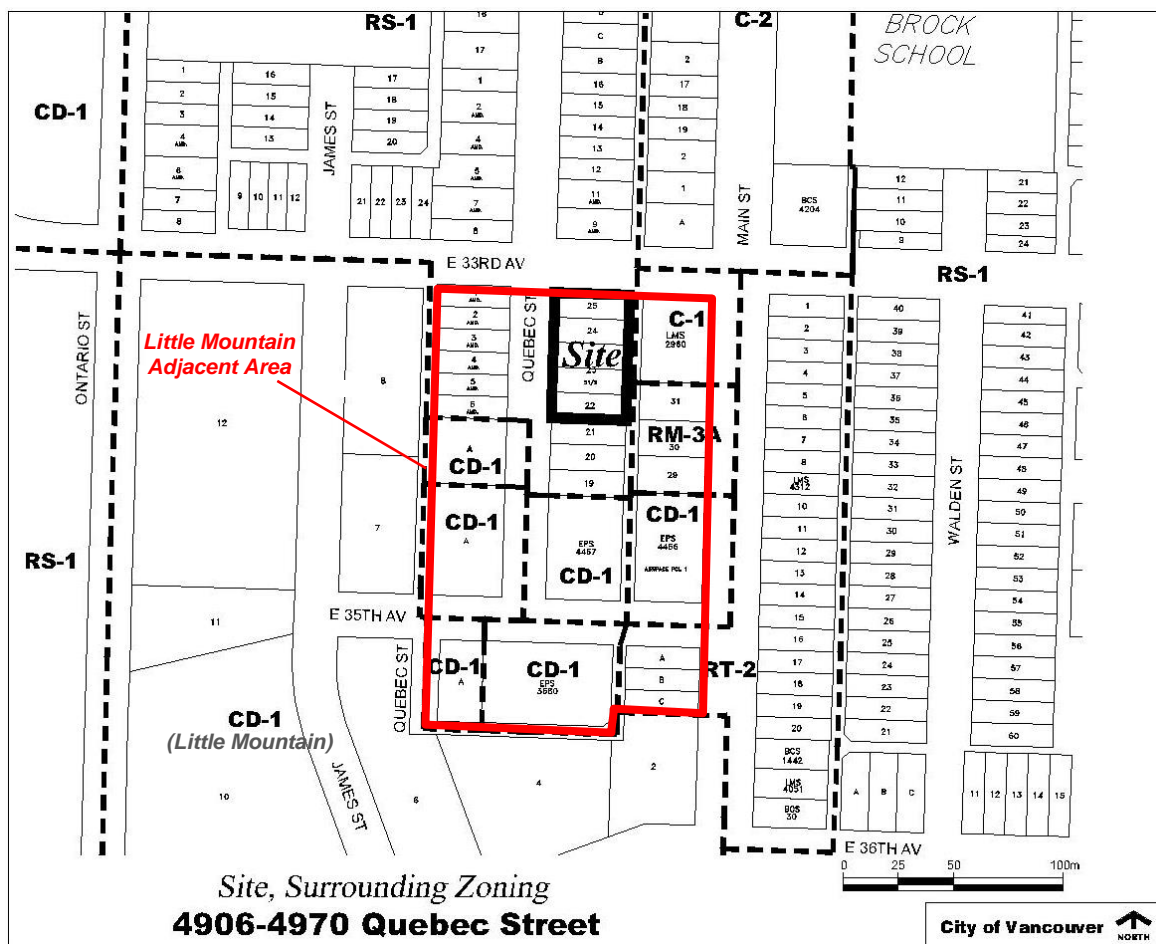
Background/Context

1. Site and Context

The subject site is located at the south-east corner East 33rd Avenue and Quebec Street (see Figure 1), and is comprised of five legal parcels fronting Quebec Street. The total site size is 1,930 sq. m (20,774 sq. ft.), with a combined frontage of 57 m (187 ft.) along Quebec Street and a depth of 34 m (111 ft.) along East 33rd Avenue. The site is currently zoned RS-1 and developed with single-family homes.

All properties to the east, west and south of the site are subject to consideration for rezoning under the LMAARP, which permits heights up to six storeys. To date, Council has approved six CD-1 rezoning applications for five- and six-storey buildings in the Little Mountain Adjacent Area. Assuming comparable lot assemblies on the remaining parcels, four to five possible redevelopment sites remain in this policy area.

Figure 1: Location Map - Site and Context



Across the lane to the west of the subject site is the 15-acre Little Mountain mixed-use site. On July 26, 2016, Council approved a rezoning application for that site which includes a range of building heights up to twelve storeys. New public amenities in Little Mountain include a new neighbourhood house, 69-space daycare, social housing and a community plaza. To the north, across 33rd Avenue, are single-family homes zoned RS-1, which are outside of the Little Mountain Adjacent Area.

Nearby public amenities include Hillcrest Community Centre and Queen Elizabeth Park. Two local bus routes (#3 along Main Street and #33 along 33rd Avenue) serve the site. The site is also in close proximity to three bikeways: Ontario bikeway, 29th Avenue bikeway (along Midlothian Avenue), and the Midtown/Ridgeway bikeway (along 37th Avenue).

2. Policy Context

Little Mountain Adjacent Area Rezoning Policy (LMAARP) – Rezoning potential for the site is guided by the LMAARP, which was approved by Council in January 2013. The Policy supports building heights up to six storeys to provide a transition in height from the larger Little Mountain site to the surrounding single-family neighbourhood.

Innovative housing types are encouraged that provide opportunities for passive design elements, ground-oriented units, and varied architectural expression to create visual interest. A maximum density of 2.3 FSR and height of approximately 19.8 m (65 ft.) are prescribed.

Strategic Analysis

1. Proposal

In accordance with the LMAARP, this application proposes a six-storey residential building with 55 strata-titled units (see Figure 2). Two levels of underground parking are accessed from the lane at the rear. The overall density proposed is 2.31 FSR and the maximum building height is 20.31 m (66.6 ft.).

Figure 2: Street View from East 33rd Avenue Showing the Proposed New Development

2. Land Use

This application proposed a residential use which is consistent with the intent of the LMAARP and the residential nature of the surrounding area.

3. Density, Height and Form of Development (see application drawings in Appendix E and statistics in Appendix G)

The site is currently zoned RS-1 (One-Family Dwelling) which permits a maximum FSR of 0.70. Under the LMAARP, rezoning applications proposing residential buildings up to six storeys and up to 2.3 FSR may be considered. At six storeys and 2.31 FSR, the proposal meets the intent of the Plan.

The application proposes a residential development with an H-shape configuration, providing two 8.2 m (27 ft.) wide courtyards at the front and rear of the building. The overall scale and massing of the building has been minimized through setbacks, overhangs, and materials to create a varied building expression which also adds visual interest.

The building is accessed through an entry courtyard at Quebec Street. Ground-oriented units help animate Quebec Street and the lane with front doors and semi-private patios. The majority of the units are designed to provide cross-ventilation. Shared resident amenity spaces at both the ground and second level overlook the rear courtyard, which serves as the common outdoor space. Bike and garbage rooms are accommodated on the basement level. Further conditions have been included in Appendix B to improve the public-private realm interface along East 33rd Avenue.

The Urban Design Panel reviewed and supported the project with considerations on November 14, 2018. Panel members supported the proposed height and massing but recommended further design development to the architectural expression at the Development Permit stage.

In summary, staff have concluded that the proposed density, height and form of development are generally consistent with the objectives of the LMAARP and support this application, subject to the conditions outlined in Appendix B. Specifically, staff expect further design improvement to architectural expression, better overall landscape response, and improved outdoor amenity spaces.

4. Housing

Existing Tenants – The site is currently zoned RS-1 and developed with five single-family homes. All homes are currently occupied by tenants who are aware of this rezoning application. The *Tenant Relocation and Protection Policy* does not apply to redevelopment of “secondary” rental stock, including single-family houses, basement suites, duplexes, or individually-rented condos; therefore, a *Tenant Relocation Plan* is not required. All tenancies are protected under the *BC Residential Tenancy Act* that governs how residential properties are rented, and includes specific provisions around ending tenancies. Any disputes would be resolved through the Residential Tenancy Branch.

Housing Mix – In July 2016, Council approved *Family Room: Housing Mix Policy for Rezoning Projects*, which increased the requirement for family units with two or more bedrooms from a minimum of 25 per cent to 35 per cent. Rezoning applications that include any residential strata housing are required to include a minimum of 10 per cent of units with three or more bedrooms and a minimum of 25 per cent of units with at least two bedrooms.

As submitted, this application proposes approximately 46 per cent of the total residential strata-titled units as two or more bedrooms (25 units). It includes 55 per cent one-bedroom units (30 units), 29 per cent two-bedroom units (16 units), and 16 per cent three-bedroom units (9 units). A condition of approval has been added in Appendix B to maintain the minimum unit mix requirements as the project progresses.

5. Transportation and Parking

The application proposes two levels of underground parking accessed from the lane between Quebec Street and Main Street. A total of 64 parking spaces and 69 Class A bicycle spaces are currently proposed. Parking, loading and bicycle spaces must be provided in accordance with the requirement of the Vancouver Parking By-law; additional bicycle parking, visitor parking and a passenger loading space at the lane will be required. Engineering rezoning conditions are included in Appendix B.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning* (amended by Council on April 28, 2017) requires that residential rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy. These 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* under the low emissions green buildings requirements. The low emissions green

buildings pathway represents City priority outcomes, establishing limits on heat loss, 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. Additionally, all developments will need to meet rainwater management requirements for retention, rate control, cleaning and safe conveyance. Conditions are included in Appendix B.

Green Sites – The *Urban Forest Strategy* was developed to find ways to help preserve, protect and strengthen Vancouver's urban forest and tree canopy for the future. In April 2014, Council amended the *Protection of Trees By-law* to maintain a healthy urban forest by requiring permission to be granted to remove trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

There are seven bylaw trees on site, mostly in fair condition. Of these, staff have encouraged the retention of a Japanese Maple tree along the Quebec Street frontage; however, should the tree no longer be present, a replacement tree of suitable size will required (see condition in Appendix B). All viable City trees will be retained. The applicant is proposing 28 new trees on site and five new City trees.

PUBLIC INPUT

Public Notification

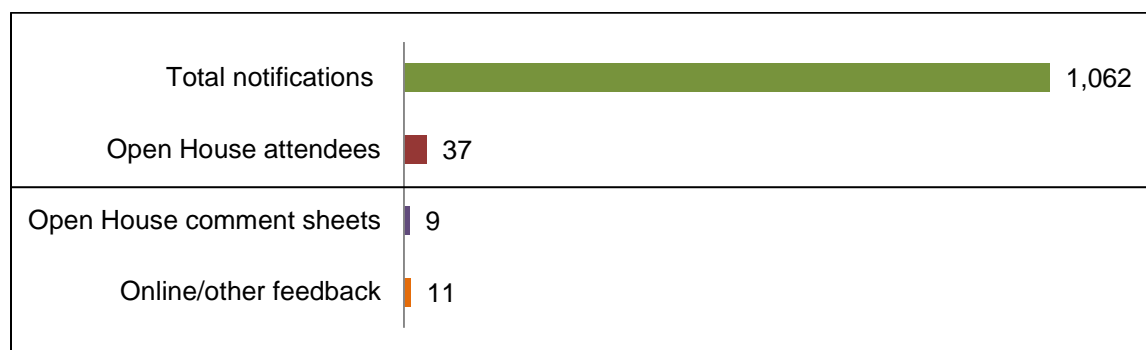
A rezoning information sign was installed on the site on October 19, 2018. Approximately 1,062 notification letters were distributed within the neighbouring area on or about October 23, 2018. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (Vancouver.ca/rezapps).

Community Open House

A community open house was held on November 5, 2018 at Vancouver Phoenix Gymnastics, located at 4588 Clancy Loranger Way. Staff, the applicant team, and a total of 37 people attended the open house.

Public Response

Staff received a total of 20 responses to the rezoning submission through open house comment sheets, letters, emails and online comments forms (see Figure 3). A summary of the feedback is provided below, with a full description of the public response in Appendix D.

Figure 3: Notification and Public Response

Support for the proposal cited the following themes:

- Neighbourhood fit
- Increase in housing supply
- Building design
- Family-oriented housing units

Concerns expressed by respondents included the following themes:

- Building height and density/neighbourhood fit
- Building design
- Excess or insufficient parking
- Neighbourhood disturbance

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

Height and Density

The proposed height and density meet the intent of the *Little Mountain Adjacent Area Rezoning Policy*. The urban design analysis concluded that the height and density proposed are an appropriate fit for the neighbourhood context, subject to conditions of approval contained in Appendix B, including improvement of outdoor amenity space and increasing green building strategies throughout the building. The building design will be reviewed further during the Development Permit stage.

Traffic and Parking

The *Vancouver Parking By-law* requires a minimum of 55 parking stalls; there is no maximum requirement under the By-law. This project provides 64 resident parking stalls, resulting in more than one stall per unit. Staff do not anticipate the additional parking spaces having a significant impact on local traffic condition. Further, the applicant will be required to comply with recent updates to the *Vancouver Parking By-law* at the Development Permit stage in regards to bicycle parking, visitor parking and a passenger loading space at the lane, as outlined in the Engineering conditions in Appendix B.

PUBLIC BENEFITS

In response to City policies concerning changes in land use and density, this application addresses public benefits as follows:

Required Public Benefits

Development Cost Levies (DCLs) – Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure.

This site is subject to City-wide DCLs and City-wide Utilities DCLs on the proposed 4,461.75 sq. m (48,025.9 sq. ft.) of residential floor area. Based on rates in effect as of September 30, 2018, total DCLs of approximately \$1,114,682 are anticipated from this development.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's [DCL Bulletin](#) for details on DCL rate protection.

Public Art Program – The *Public Art Program for Rezoned Developments* requires that rezonings involving a floor area equal to, or greater than, 9,290 sq. m (100,000 sq. ft.) allocate a portion of their construction budgets to public art or provide cash in lieu as a condition of rezoning. As the proposed floor area is below the minimum threshold, no public art contribution will arise from this application.

Offered Public Benefits

Community Amenity Contributions (CACs) – Within the context of the City's *Financing Growth Policy* and the *Little Mountain Adjacent Area Rezoning Policy*, an offer of a Community Amenity Contribution (CAC) to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include either the provision of on-site amenities or a cash contribution towards other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

Target CACs are payable prior to rezoning enactment and are subject to an annual inflationary adjustment which takes place on September 30 of each year. In order to ensure fairness to rezoning applications that have been submitted prior to the adoption of new inflation adjusted CAC targets, in-stream rezoning applications are exempt from CAC target increases, provided that a rezoning application has been submitted to the City and a rezoning application fee has been paid.

The site is subject to the 'Little Mountain Adjacent' target rate CAC. The application was received on August 15, 2018; therefore, changes to the target CAC rate for this area made on September 30, 2018 are not applicable to this application. The applicant has offered a cash CAC total of \$954,629 using the target CAC rate (2017) of \$306.9 per sq. m (\$28.51 per sq. ft.) based on the net additional increase in floor area of 3,110.77 sq. m (33,484 sq. ft.), which will be directed to the Affordable Housing Reserve to help achieve social housing targets on the Little Mountain site, or to help deliver affordable housing projects in or around the Riley Park/South Cambie (RPSC) neighbourhood.

FINANCIAL IMPLICATIONS

The applicant has offered a cash CAC of \$954,629 to be directed to the Affordable Housing Reserve to help achieve social housing targets on the Little Mountain site, or to help deliver affordable housing projects in or around the Riley Park/South Cambie (RPSC) neighbourhood.

The site is subject to both the City-wide DCL and the City-wide Utilities DCL. Should Council approve the rezoning application, it is anticipated that the applicant will pay approximately \$1,114,682 in DCLs based on rate in effect on September 30, 2018.

Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget process.

CONCLUSION

Staff have reviewed the application to rezone the site at 4906-4970 Quebec Street from RS-1 to CD-1 to permit development of a six-storey residential development with 55 strata-titled units. Assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site and neighbourhood context, and the application is generally consistent with the *Little Mountain Adjacent Area Rezoning Policy*.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a Public Hearing, together with a draft CD-1 By-law generally as set out in Appendix A. Further, it is recommended that, subject to the Public Hearing, the application including the form of development, as shown in plans in Appendix E, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

4906-4970 Quebec Street
DRAFT BY-LAW PROVISIONS

Note: A By-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan 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.]

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 ().

Uses

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Multiple Dwelling;
 - (b) Retail Uses, limited to Public Bike Share; and
 - (c) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of use

4. The design and layout of at least 35% of the dwelling units must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be two-bedroom units; and
 - (ii) at least 10% of the total dwelling units must be three-bedroom units; 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 1,930 m² 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 2.31.
- 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 and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof 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 minimum exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² 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, must not exceed 20.31 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 of 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 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 7.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 ().
- 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 unit, or
 - (ii) 9.3 m².

Acoustics

8. All development permit applications require evidence in the form of a report and recommendations prepared by a registered professional acoustical engineer demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise levels in decibels.

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

Zoning and Development By-law

9. Sections 2 through 14 of the Zoning and Development By-law apply to this CD-1 ().

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**4906-4970 Quebec Street
CONDITIONS OF APPROVAL**

Note: If the application is referred to a public hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the public hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by Ciccozzi Architecture, received August 15, 2018, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to the following:

Urban Design

1. Design development to improve the East 33rd Avenue streetscape (façade and at-grade interface).

Note to Applicant: East 33rd Avenue is an important pedestrian connection to Queen Elizabeth Park. The development has a prominent location and exposure on this street, which contributes to the overall pedestrian experience from Main Street leading up to the park. The development should also address the relative flatness of the façade, add visual interest, and animate the street (with patios, unit entries from the street, landscaping etc.).

2. Design development to maintain and enhance the clarity and prominence of the main entry.

Note to Applicant: Further consideration should be given to the architectural expression and sequence of the entry. Consider further landscape treatment in the front area, entry that leads directly to elevators etc.

3. Design development to enlarge and improve the usability of the outdoor amenity space and consider additional outdoor rooftop amenity. Inclusion of children's play area and urban agriculture is highly encouraged.

Note to Applicant: Refer to the *High-Density Housing for Families with Children Guidelines* for further requirements regarding the design of the amenity space.

4. Design development to increase green building strategies throughout the building.

Note to Applicant: Larger balconies for outdoor living and/or urban agriculture, green roof, landscaping or other effective passive design features should be considered. Refer to Landscape conditions #11 and #12.

5. Architectural expression should employ a palette of high-quality durable materials.

Note to Applicant: Cementitious panels are not considered high-quality materials.

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

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

Landscape

7. Coordination of landscape plan with updated arborist report and tree management plan.

Note to Applicant: Accountability of any existing trees that were required to be retained. In the case that Tree #4 is no longer present, provide a large Part 1 replacement tree in that location. The replacement tree should have a caliper of 10 cm or larger.

8. Provision of an updated ground-level plan to include the lane, showing the interface between the private and public realm.
9. Design development to minimize the visual impact of the PMT on the lane side.

Note to Applicant: This can be achieved by providing a green screen.

10. Consideration for increasing the amenity space on the ground level to include additional programming area (such as children's play and urban agriculture), and consideration for additional rooftop amenity. Refer to Urban Design condition #3.
11. Design development to provide green cover on the Level 4 decks, to balance the ratio of soft and hard landscaping, as well as to provide visual interest for the building when viewed from the public realm. Refer to Urban Design condition #4.

Note to Applicant: This can be achieved by providing cast-in-place permanent planters with trees and other layered planting. All tree planting should be reflected in the architectural elevation and sectional drawings.

12. Consideration for providing an external green roof on the roof level. Refer to Urban Design condition #4.
13. Design development to incorporate edible plants in the planting plan, especially the planted area around the amenity deck.

Note to Applicant: Edible plants can be used as ornamentals as part of the landscape design.

14. Design development to the landscape treatment to increase the volume of soil, tree canopy cover and planting on slab.

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 Canadian Landscape Standards. At the perimeter of the building, the slab can be angled downward (1 m across and 1.2 m down) to maximize contiguous soil volumes. Landscape sections with detailed dimensions and any relevant architectural sections should be provided to verify soil volume.

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

- (a) maximize natural landscape best management practises;
- (b) minimize the necessity for hidden mechanical water storage;
- (c) increase the amount of planting to the rooftop areas, where possible;
- (d) consider linear infiltration bio-swales along property lines, at lower site areas;
- (e) use permeable paving;
- (f) employ treatment chain systems (gravity fed, wherever possible); and
- (g) use grading methods to direct water to soil and storage areas.

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

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

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

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

17. Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

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

18. Provision of detailed **architectural and landscape** cross sections (minimum 1/4" inch scale) through common open spaces, semi-private patio areas and the public realm; Note to applicant: the sections should illustrate, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

19. 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.

20. 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.

21. Coordination for the provision of new street trees or any proposed City owned tree removals adjacent to the development site, where applicable.

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

22. 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.

23. Provision of enlarged detailed elevations for all vertical landscape structures and features (i.e. green walls, trellis).
24. Provision of an outdoor Lighting Plan.

Housing

25. The proposed unit mix, including 30 one-bedroom units (55%), 16 two-bedroom units (29%), and 9 three-bedroom units (16%), 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 Development Permit Board provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children.

Crime Prevention through Environmental Design (CPTED)

26. Design development to consider the principles of CPTED, having particular regard for:
 - (a) theft in the underground parking;
 - (b) residential break and enter;
 - (c) mail theft; and
 - (d) mischief in alcoves and vandalism, such as graffiti.

Sustainability

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

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

Engineering

28. 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 & 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.
29. 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.
 30. 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 of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
 31. Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement:
 - (a) Provision of automatic door openers on the doors providing access to the bicycle storage rooms.
 32. Design development to improve the parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:
 - (a) Design development to provide a passenger loading space at grade.
 - (b) Improve visibility for two-way vehicle movement at turns. Parabolic mirrors are recommended at the bottom of the main ramp and at the top and bottom of the circulation ramps.
 33. The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:
 - (a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.
 - (b) All types of parking and loading spaces individually numbered, and labelled on the drawings.
 - (c) Dimension of column encroachments into parking stalls.
 - (d) Dimensions for typical parking spaces.
 - (e) Dimensions of additional setbacks for parking spaces due to columns and walls.

- (f) Dimensions of manoeuver aisles and the drive aisles at the parkade entrance and all gates.
 - (g) 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.
 - (h) Areas of minimum vertical clearances labelled on parking levels.
 - (i) 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.
 - (j) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.
 - (k) Existing street furniture including bus stops, benches etc. to be shown on plans.
 - (l) The location of all poles and guy wires to be shown on the site plan.
 - (m) Landscape and site plan drawings to generally reflect the improvements to be provided as part of the Services Agreement.
34. A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided with all stalls numbered and labelled.
35. Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown without reliance of the lane for extended bin storage. If this cannot be confirmed then an on-site garbage bin staging area is to be provided adjacent the lane.
36. Please place the following statement 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.”*

Green Infrastructure

Staff note that a Rainwater Management Plan has been submitted but are seeking a more detailed response toward the Citywide Integrated Rainwater Management Plan (IRMP) requirements outlined in the *Green Buildings Policy for Rezoning* and detailed fully in the [Rainwater Management Bulletin](#).

The applicant should take into account the following:

37. As per the Rainwater Management Bulletin, runoff from the first 24 mm of rainfall from all areas, including rooftops, paved areas, and landscape must be retained or reused on

site. The method of capture must be prioritized according to three Tiers outlined in the Bulletin and justification must be provided for using Tier 2 and 3.

- (a) No effort has been made to capture rainfall on site beyond rainfall falling onto landscaped areas which is not considered Tier 1. Justification must be provided for not using Tier 1 or Tier 2 rainwater management methods.

Staff note that directing water from hardscapes to landscaping (either over native soils or slab) is considered Tier 1 & 2 capture, with only excess water being directed to detention tanks for release.

- (b) Clarify where and how the first 24 mm of rainwater will be managed by providing a site map detailing each area and surface type and what rainwater management method will be used in each.
- (c) Opportunities for on-site infiltration of rainwater exist on this site as the underground parking structure does not extend to the property line. Consider directing rainwater into raingardens /bio-swales or installing an infiltration trench to manage rainwater.
- (d) Green roofs are listed in the volume calculation but no green roofs are shown on architectural or landscape plans. An opportunity for the installation of green roofs exists due to the large flat roof area.

38. The rainwater management system for the building(s) and site shall be designed such that the peak flow rate discharged to the sewer under post-development conditions is not greater than the peak pre-development flow rate for the return period specified in the City of Vancouver's Intensity-Duration-Frequency curve (IDF curve). The City of Vancouver's 2014 IDF curve shall be utilized for pre-development design flow calculations, and the City's 2100 IDF curve, which takes into account the effects of climate change, shall be utilized for post-development design flow calculations.

- (a) Clarify what peak flow rate will be used to release water into the sewer network.
- (b) Use the 5-year design storm for all calculations as per requirements from Sewer & Drainage Design and ToC as 10 minutes for residential areas as specified in the City of Vancouver IDF curve.

39. As per the Water quality requirements, the volume of water (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.

- (a) Staff note that there is no mention of any Water Quality Treatment system beyond a 'treatment manhole'. Since the site appears to have no driveways or parking lots provide clarity on how the first 24 mm of rainfall will be treated.
- (b) For any proposed proprietary treatment devices:

- (i) Provide product information for all treatment practices.
 - (ii) Products need to meet the ISO 14034 ETV certification. The applicant may propose other technologies but must provide supporting information that shows the technology meets the standard.
 - (c) Vegetated practices or absorbent landscapes that filter the appropriate water quality volume through a minimum of 450 mm of growing medium are assumed to meet this requirement. Staff note that a growing medium of a minimum of 300 mm is listed.
40. The applicant should refer to the Rainwater Management Plan Bulletin <https://vancouver.ca/docs/bulletins/Rainwater-Management-Bulletin.pdf> for full submission requirements.
41. Legal arrangements will be required to ensure on-going operations of certain rainwater storage, rainwater management and green infrastructure systems.

A Section 219 Rainwater Management Agreement Covenant will be required once the Final RWMP is accepted by the City. The Final RWMP will be attached to the covenant and be register on the property's title. After construction, the Engineer of Record will be required to inspect the RWM system and determine whether it has been substantially completed according to the covenant and Final RWM Plan. The EOR is to inform the City by letter bearing the Engineer's professional seal whether the system has been so constructed, and, if not, sealed "as-built" drawings showing the details of the modified system must be provided.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services and the General Manager of Arts, Culture and Community Services (or successors in function), as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Consolidation of Lots 22, 24, 25 and The North ½ and The South ½ of Lot 23, Block 4, District Lot 637, Plan 7030 to create a single parcel.
2. Provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called the “services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services is provided.

- (a) Provision of adequate water service to meet the fire flow demands of the project. Should upgrading be necessary, then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.

Note to Applicant: Based on the confirmed required fire flows submitted by R. F. Binnie & Associates Ltd., dated October 18, 2018, no water upgrades are required to service the development.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

Implementation of development at 4906-4970 Quebec Street requires the following to improve sanitary and storm sewer flow conditions:

- (i) Construct 150 m of 250 mm sanitary main on Quebec Street from East 33rd Avenue to East 35th Avenue.
 - (ii) Construct 150 m of 450 mm storm main on Quebec Street from East 33rd Avenue to East 35th Avenue.

The proposed sewers will flow north to south, starting from the intersection of East 33rd Avenue and Quebec Street, and tie into the future sanitary and storm trunks in East 35th Avenue.

The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.

Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including upgrade design drawings

(90% design stage or better) are required to be reviewed and accepted by the City Engineer prior to development permit issuance.

The development is to be serviced to the proposed 250 mm sanitary and 450 mm storm sewers in Quebec Street.

Note to Applicant: The Sewer Servicing Plan for this area is under development. The developer should contact the City Engineer prior to commencing design or analysis of the sewer system as the upgrade requirement may be modified based on the servicing plan (requirement will be approximately equivalent to the above condition).

It should be noted that approximately 70 m of this condition is assigned to a previous rezoning application for 5089 Quebec Street, which was approved in 2016.

If, for any reason, the applicant for the current application wants to proceed before 5089 Quebec Street, they shall complete the entire section (150 m of both sanitary and storm sewers). Since the upstream 80 m of the proposed sanitary and storm sewers will result in flow re-direction, it is necessary to design and construct the entire section (150 m) at the same time to satisfy the engineering requirements and avoid any redundant manholes in between. The developers will be required to coordinate their design and construction.

- (c) Developer to submit a Hydrogeological Study to be reviewed and accepted by a City Engineer. The study shall include a Groundwater Management Plan and an Impact Assessment, respectively, to demonstrate that no groundwater is to be discharged to the City's sewer network post construction, and that groundwater extraction/diversion shall have no significant negative impacts.

Submission of a hydrogeological report will be required for approval by the City prior to rezoning enactment. The following must be addressed in this final report:

- (i) The initial hydrogeological report submitted for this development included information about the static water table measurements at proximal sites; please keep this information in each iteration of the report.
- (ii) Include one map (plan) which shows: topography, building footprint with foundation depths indicated, and location of all sites (proposed and surrounding/proximal) and test pits/wells/boreholes.
- (iii) Indicate the distance from surrounding sites to proposed site.
- (iv) Include all relevant data from proximal sites (e.g. borehole logs).
- (v) Provide profile or cross-section schematic of wells/test hole locations and screens, interpreted site stratigraphy, topography, water table(s), planned excavation depth, depth of proposed foundation drainage (if applicable), etc.

- (vi) In next iteration of report, include results of aquifer testing and seepage analysis with groundwater management plan for perched flows.
- (vii) Discuss the proximity of the excavation to the underlying Quadra Sands aquifer.
- (viii) Provide a statement in the report to directly address the permanent post-construction dewatering condition.
- (d) Provision of a 2.1 m (6.9 ft.) light broom finish saw cut concrete sidewalk on the Quebec Street frontage. Maintain the existing front boulevard width.
- (e) Provision of a 1.2 m (4 ft.) sod grass front boulevard with trees and 2.1 m (6.9 ft.) light broom finish saw cut concrete sidewalk on the East 33rd Avenue frontage.
- (f) Provision of a standard concrete lane crossing, including new curb returns and curb ramps on both sides of the lane entry as per City standard.
- (g) Provision of a curb bulge onto Quebec St with new curb ramps on the southeast corner at the intersection of Quebec Street and East 33rd Avenue.
- (h) Provision of a new curb ramp on southwest corner at the intersection of Quebec Street and East 33rd Avenue.
- (i) 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.
- (j) Provision of speed humps in the lane (from 33rd Avenue to 35th Avenue).
- (k) Provision of minor signal modifications at Main Street & 33rd Avenue, including an accessible pedestrian signal and LED lighting.
- (l) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- (m) Provision of lane lighting on standalone poles with underground ducts.
- (n) Provision of new service cabinet/kiosk (to be reviewed/confirmed during design stage).
- (o) Provision of Streets infrastructure improvements includes the following, but not limited to:
 - (i) New concrete curb and gutter on Quebec Street; curb and gutter to be replaced as required on East 33rd Avenue.
 - (ii) Reconstruct lane as per MF137-AX if the existing pavement structure does not meet higher-zoned specification.

- (iii) Reconstruct 20 m length of sidewalk south of south property line on Quebec Street to properly tie in to the existing sidewalk (i.e. eliminate low point in sidewalk).
- (iv) New pavement to the centerline on Quebec Street adjacent to the site as per MF137-AE-3
- (p) 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.

3. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features.

In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

Note to Applicant: Please ensure that in your consultation with B.C. Hydro, an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

Sustainability

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

Environmental Contamination

5. If applicable:
 - (a) Submit a site profile to Environmental Services (Environmental Protection);

- (b) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- (c) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been provided to the City.

Community Amenity Contributions

6. Pay to the City a Community Amenity Contribution of \$954,629 to be allocated to the Affordable Housing Reserve, which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law in the form of a bank draft, certified cheque or wire transfer, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

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

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

* * * * *

4906-4970 Quebec Street
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting the following properties from the RS-1, RS-3, RS-3A, RS-5 and RS-6 maps forming part of Schedule A of the Subdivision By-law:

- (a) PID 010-747-656; Lot 25, Block 4, District Lot 637, Plan 7030;
- (b) PID 007-633-386; Lot 24, Block 4, District Lot 637, Plan 7030;
- (c) PID 010-747-630; The North 1/2 of Lot 23, Block 4, District Lot 637, Plan 7030;
- (d) PID 005-623-472; The South 1/2 of Lot 23, Block 4, District Lot 637, Plan 7030; and
- (e) PID 005-755-433; Lot 22, Block 4, District Lot 637, Plan 7030.

* * * * *

**4906-4970 Quebec Street
ADDITIONAL INFORMATION**

1. URBAN DESIGN PANEL

The Urban Design Panel (UDP) reviewed this rezoning application on November 14, 2018. The application was supported with recommendations.

EVALUATION: SUPPORT with recommendations (5-2)

- **Introduction:**

Rezoning Planner, Mateja Seaton, introduced the project as a rezoning application being considered under the *Little Mountain Adjacent Area Rezoning Policy*, which allows low to mid-rise apartments from 4 to 6 storeys in this area between Quebec Street and Main Street, with a maximum net density of 2.3 FSR and approximate height of 65 ft.

The site is a 5-lot assembly, located at the SE corner of East 33rd Avenue and Quebec Street. It is 0.48 acres (20,775 sq. ft.) in size and is currently zoned RS-1 and occupied by single-family homes.

The lots have a combined frontage of approx. 187 ft. along Quebec Street, and a depth of approx. 111 ft. along East 33rd Avenue, with approximately 5 ft. grade change on site.

The site is located one block West of Main Street, two blocks East of Queen Elizabeth Park and Hillcrest Park and Community Centre, two blocks from Riley Park and Nat Bailey Stadium, and two blocks from General Brock Elementary.

The site is currently surrounded by single-family homes, but there has been a lot of recent redevelopment in the Little Mountain Adjacent Area, with a number of 6-storey residential projects recently approved south of the site on Quebec Street, East 35th Avenue, and Main Street.

The site is well-serviced by transit and is close to several bikeways.

The area is also adjacent to the 15-acre Little Mountain site which was approved by Council in June 2016.

The application is a 6-storey strata residential building over two levels of underground parking accessed from the lane, with 64 parking stalls and 69 bicycle stalls.

The proposed height is approximately 65 ft. as per the rezoning policy. The proposed FSR is 2.3 also meets the requirements of the policy. There are 55 units proposed (55% 1-bed, 29% 2-bed, 16% 3-bed), meeting the *Family Room: Housing Mix Policy* requirements as well.

Development Planner, Miguel Castillo Urena, commented that the policy anticipates a form of development that varies from the standard, mid-rise, double loaded typology in order to increase corner units, provide larger roof decks or balconies for outdoor living, minimize

common circulation, provide units with more than one exposure and provide passive design elements.

The Form of Development consists of a 6 storey residential building in the shape of an alphabet building with a 27 ft. courtyard and two levels of parking underground. The frontage is approximately 160 ft. with a height of approximately 65 ft.

The setbacks are as follows:

Front:	18 ft. approx.
Rear:	22 ft. approx.
Northern Side Yard:	11 ft. approx.
Southern Side Yard:	12 ft. approx.
Upper levels:	North: 19 ft.
	South: 8 ft.

At the grade interface, there are units with patios all along Quebec St. and along the lane. The entry of the building is through the courtyard and the outdoor amenity space is at the lane. The indoor amenity space is accommodated in two levels. There are some trees on site with one Japanese maple at front being retained.

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

1. Overall massing and contextual response to the North and to anticipated future forms of development to the West, South and East.
2. Architectural concept in general, and in particular its response to an innovative typology and green building strategy (use of passive design elements, green roofs, urban agriculture, cross ventilation, etc).
3. Architectural expression, frontage and variation in design and scale.
4. Overall public realm interface, particularly the Northern interface at East 33rd Avenue and courtyards, including the outdoor amenity space proposed.

- **Applicant's Introductory Comments:**

The Applicant started by commenting that the main entrance is on Quebec Street with consideration to put this entrance on East 33rd Avenue.

A courtyard type of entry is created in an effort to preserve the Japanese maple and to cut back the building and break down the massing along Quebec Street.

Passive features such as solar fins along the south side are incorporated to provide solar shading. In addition, the project tried to create as many corner units as possible to provide cross ventilation to most of the units.

Other passive features the project has incorporated are 40% glazing on the windows and externalized staircases to provide natural light.

The form of development is chosen to provide the required density and to have a double loaded corridor. Simplicity of design and a compact floor plan is used to minimize the perimeter walls and to allow for adjustments to create corner window opportunities.

Smaller but higher windows are used to provide more light into each unit. Other highlights of the design include breaking down the front of the building to create three elevations, celebrating the big tree and extending it down to the parkade as well by excavating around the roots.

One consideration is to introduce an entrance on East 33rd Avenue rather than Quebec Street. By doing so, it would activate East 33rd Avenue.

Landscaping

In addition to the Japanese Maple, the project intends to save some of the other street trees as part of the effort to enhance the street scape along the edge of the property which is part of the guideline to provide a significant public realm and comfortable space.

The public realm is a generous setback and landscape buffer with terrace landscaping up to a hedge to give privacy and comfort to residents. There are mostly broadleaf evergreens and perennials with some colour splashed in.

There will be enhancement of the streetscape with gate columns to provide rhythm as well as some light and other enhancements of the frontage.

The current design has the amenity space in the back and has some limitation with light. It's an open area with lounge space and furniture. The proposal for an entrance on East 33rd Avenue opens up some opportunity for the amenity spaces and allows for flipping the amenity Southwest to gain more sun and to allow for community gardening opportunities.

Along the backside, there's a grade change providing a separation from the lane. Tree planting and a nice decorative fence with a hedge will provide a significant buffer and comfort for residents.

The patios are designed with generous space to make it quite usable.

Sustainability

Some features of sustainability aspects include lowering the form factor to one and having a window/wall ratio of 40%. Building materials were chosen to be long lasting. The design incorporates passive house elements in such a way that it will be sustainable and low impact.

The applicant team then took questions from the panel.

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

Having reviewed the project, it was moved by Mr. Sharma and seconded by Mr. Wen and was the decision of the Urban Design Panel:

THAT the Panel **SUPPORTS** the project with recommendations:

- Significant design development to architectural expression is required.

- Project supported for height and massing only, architectural expression and design development to be reviewed by UDP at Development Permit stage.
- **Related Commentary:**

While the panel supports the project at the rezoning level, the members feel that there should be consideration to bring the project back at the Development Permit level.

The panel members felt that this was a typical standard building with appropriate setbacks and functions at that level with nothing innovative. To look at the building as is, the massing is comfortable height and density and broken up in a well-proportioned cubic form. In general, the panel supported the height and massing and density as per policy.

Although the passive design was not very evident, the panel members believe that the project will achieve these requirements.

Most panel members felt that more information and a more complete booklet would allow the panel members to formulate better feedback. No contextual information was provided in the package. There was suggestion to Staff to get higher level information details.

The panel struggled from questions stemming from a confusing policy. In the policy itself, it might be difficult to achieve recommendations while getting the required density. The panel recognized that the Applicant had to achieve certain things but the policy did not necessarily reflect it.

The Quebec Street elevation seems particularly well-resolved, with a strong central bridging element and two cubic forms on either side. More design development is required on the East 33rd Avenue elevation since it is a major street.

The majority of the panel members support keeping the entrance in its current location on the quieter Quebec Street. Moving the main entrance to East 33rd Avenue would be more of a drive by entrance than a pull up entrance, even though it would allow for more design development of the amenities space.

Amenities space appears to be adequate. There was some discussion on shading and suggestion on relocation to upper floors to gain sunlight.

Mr. Neale expressed support for rezoning but expressed uncertainty on the panel's role in commenting on issues which should be handled in the building permit application and city regulatory bodies. Mr. Neale added that the role of the Urban Design Panel should be on architectural expression and not technical performance.

Mr. Neale recognized that the City's policy on zoning and density has made it difficult for the Applicant in particular in considering a townhouse development.

Mr. Neale commented that the East elevation of the 6-storey block is most successful. It is broken up well and is very well-proportioned. The West elevation is not as successful. The North elevation with the single row of windows is not well-resolved, which might be prompting why the applicant is putting an entrance there. Mr. Neale suggests that they could use the warm wood material on the side of the building.

Ms. Besharat reiterated that the project currently does not display innovation in typology and green building strategy and felt that the project does not appear to be a contribution to the neighbourhood in its present form.

Ms. Besharat noted that the shading devices are not visible.

Ms. Besharat commented that the architectural expression, two rectangular forms with a recessed bridge element, was not as successful and suggested more thought and deep attention to the design.

Ms. Besharat commented that the recessed area has a living room and a 5-6 ft. window which may not provide enough light.

Ms. Venneri commented that the architecture is a simple and sufficient box which satisfies the massing and sustainability.

Ms. Venneri verified that the energy checklist showed triple glazing and good numbers which meet the sustainability values but does not see any innovation from an energy or passive design perspective, making it hard to comment on.

Ms. Venneri commented that the energy checklist shows a central HRV with mechanical cooling which will be on all the time although the project is designed with cross ventilation in mind. If the applicant is considering a more passive approach, more review is needed.

Mr. Jerke suggested that alignment of the entrances to create a straight flow through from the front door to the amenities area.

Mr. Jerke commented that a public patio or stairs down along the 33rd Avenue side would create a better frontage.

Mr. Wen commented that by leaving the entrance on Quebec Street, the large Japanese maple that is being saved would get more attention.

Mr. Sharma suggested moving the amenity space to the fourth floor to increase the sunlight.

Ms. Brudar commented that in its current form, it is appropriate for rezoning. However, the project needs very significant design development in architectural expression to bring it to the next level to make it a more convincing building.

Ms. Brudar noted that while there is a claim that energy targets are being met, the basic plan doesn't show a vestibule.

The Planner clarified that the questions referred to the policies in place and apologized for any confusion.

- **Applicant's Response:**

The Applicant thanked the panel for recognizing the struggle to work within the policy and satisfying the client as well and recognized the need for further design development.

2. PUBLIC CONSULTATION SUMMARY

Public Notification

A rezoning information sign was installed on the site on October 19, 2018. A total of 1,062 notifications were distributed within the neighbouring area on or about October 23, 2018. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

Figure 1: Notification Area



Community Open House

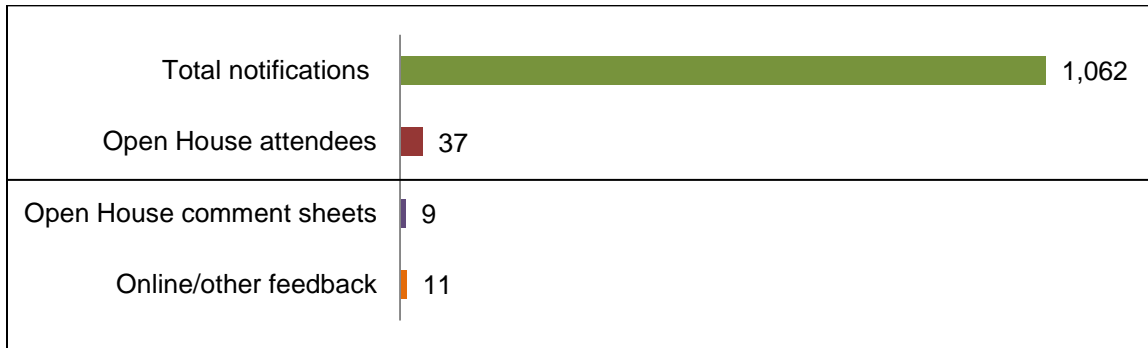
A community open house was held from 5:00-7:00 pm on November 5, 2018 at Phoenix Gymnastics, 4588 Clancy Loranger Way. Staff, the applicant team, and a total of approximately 37 people attended the open house.

Public Response

Public responses to this proposal have been submitted to the City as follows (see Figure 2):

- In response to the November 5, 2018 open house, a total of 9 comment sheets were received from the public.
- A total of 11 letters, emails, online comment forms, and other feedback were received from the public.

Figure 2 - Public Notification and Response



Note:

Each comment form or online response can include a number of comments which may reference points in support, potential concerns and questions or neutral/general statements. Therefore, staff focus on qualitative theming of comments and overall percentages are not provided.

Some duplication of responses may result where respondents chose to provide feedback to a rezoning application more than once using a number of mediums (open house comment sheet, online feedback, form letter, petition, etc.).

Below is a summary of all feedback received from the public by topic, and ordered by frequency:

Generally, comments of support fell in the following areas:

- **Neighbourhood fit:** Respondents demonstrated support for the geographic location of the project, citing that the proposal fits well into the neighbourhood context and will benefit the local community.
- **Increase in housing supply:** Respondents were in support of the proposed number of units on site, citing that more housing is needed in the local area.
- **Building design:** Respondents supported the design of the building, including massing, design of the lobby and amenity room, unit layouts, and upper-storey setbacks.
- **Family-oriented housing units:** Respondents demonstrated support for the proposed housing unit mix. Some respondents expressed a desire for more three- and four-bedroom family-oriented units, instead of one-bedroom units.

Generally, comments of concern fell into the following areas:

- **Building height and density/neighbourhood fit:** Respondents expressed concern that the proposed six-storey height and floor space ratio (FSR) of 2.3 are too high, citing that a four-storey or townhouse form would be more supportable and would better achieve the intent of the *Little Mountain Adjacent Area Rezoning Policy*, which encourages a variation of building heights and transitions in the area. Concerns were also expressed

around the architectural design of the building not fitting in with the neighbourhood context.

- **Building design:** Respondents expressed concern for the design of the proposed building, including the massing and block-like form, and the six-storey concrete wall façade located on East 33rd Avenue.
- **Parking:** Some respondents expressed concern that the proposed number of parking stalls on the site is too high, citing that carshare stalls and other alternative parking options could be incorporated. Other respondents demonstrated concern for not enough parking provided on site.
- **Neighbourhood disturbance:** Respondents demonstrated concern that the proposal will cause disturbance to local residents, including an increased noise, shadow impacts, and a reduction in privacy.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above):

General comments of support:

- Colours of chosen materials.
- Proposed parking plan and number of stalls provided.
- One of the best midrise proposals in Vancouver.

General comments of concern:

- Affordability of the units and provision of luxury condos.
- Loss of trees on site.
- Development will increase traffic congestion in the area and reduce traffic safety.
- Access to existing underground parking structures in adjacent buildings will be impacted.
- No more than 25% should be one-bedroom units.

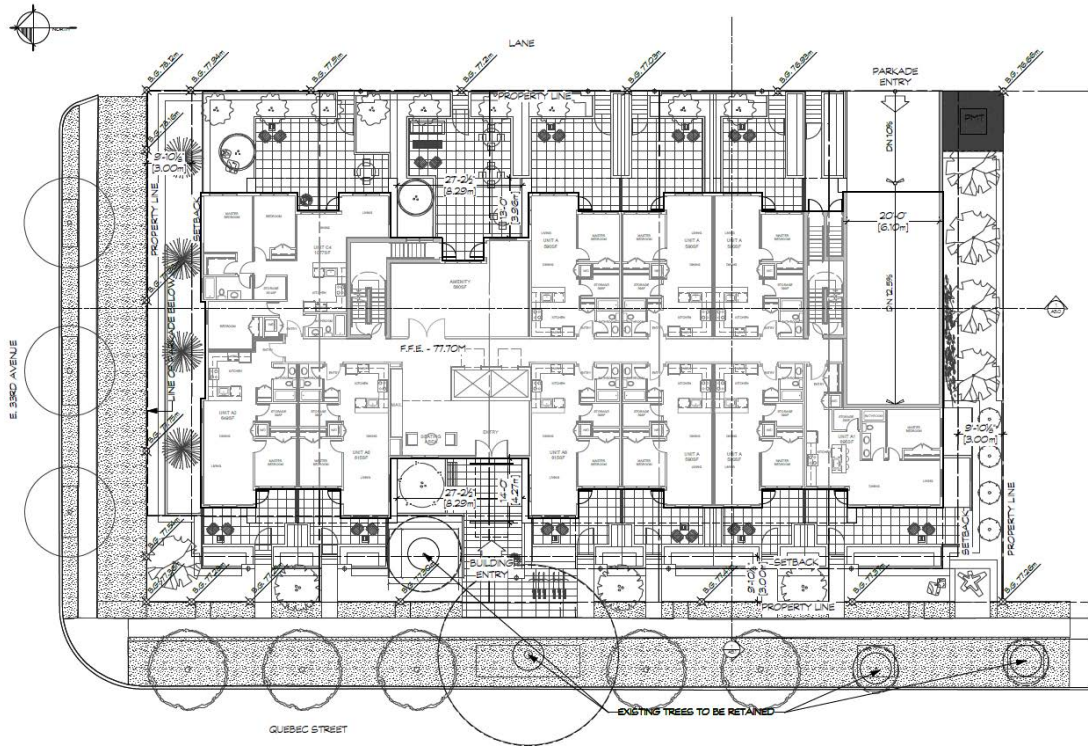
Neutral comments/suggestions/recommendations:

- Desire to see an enhanced boulevard and landscaping to reflect the nearby Queen Elizabeth Park context.
- Desire to see sufficiently lit pedestrian pathways between the proposed and adjacent buildings.
- Desire to see rental units proposed on site.
- Incorporate some modular housing in development
- East 33rd Avenue is a hub that needs redeveloping, as it is not a good use of land.

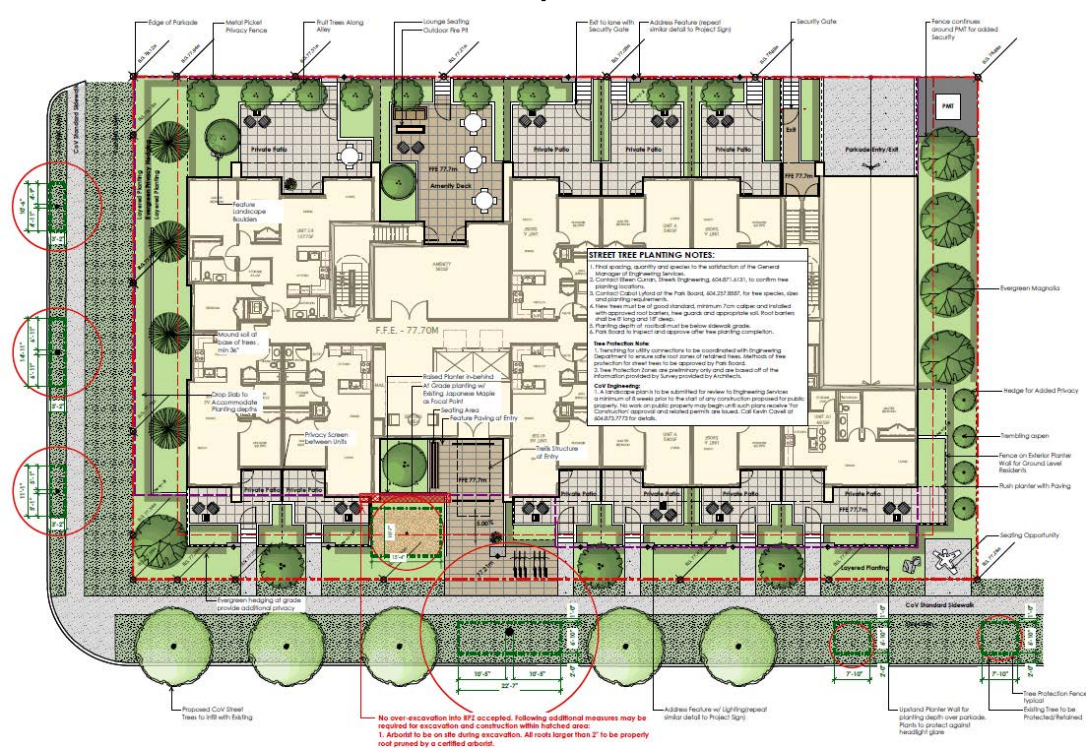
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4906-4970 Quebec Street
FORM OF DEVELOPMENT

Site Plan



Landscape Plan



West Elevation



North Elevation



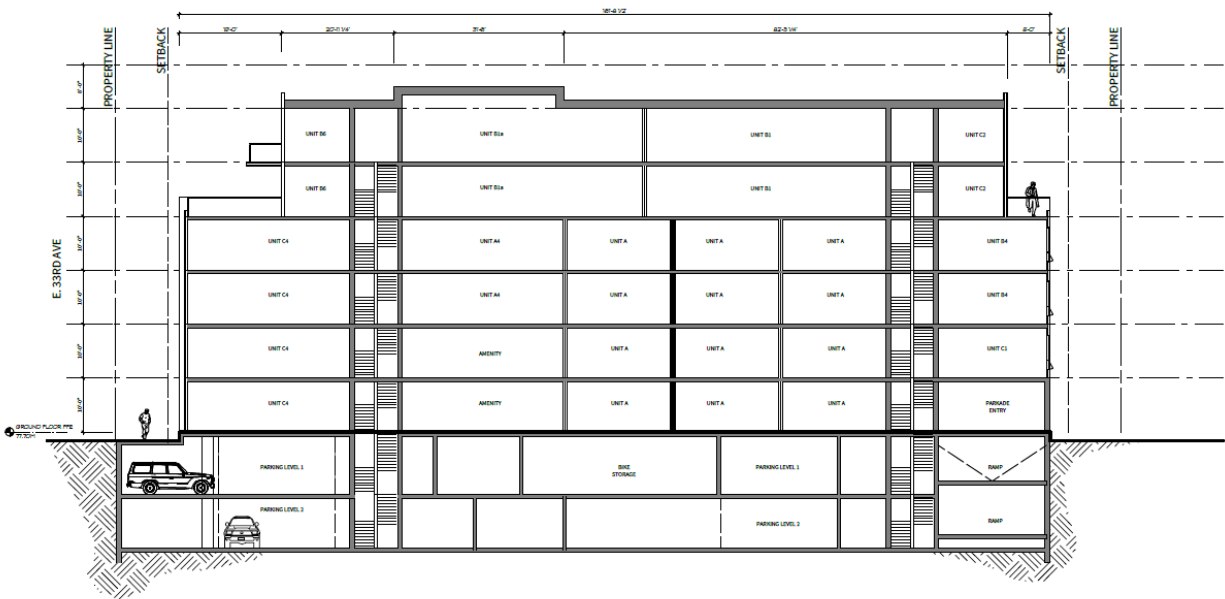
East Elevation



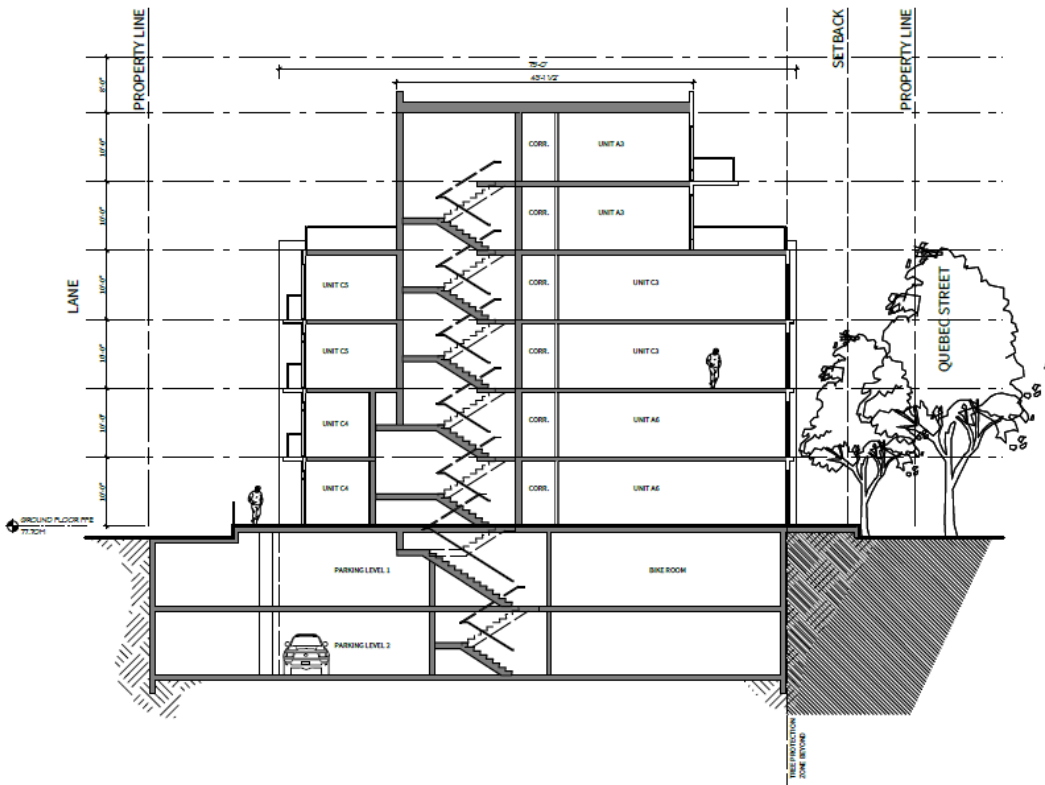
South Elevation



Sections



1 BUILDING SECTION
A01 SCALE: 1/200



1 BUILDING SECTION
A01 SCALE: 1/200

3D Views



AERIAL VIEW LOOKING SOUTH EAST



AERIAL VIEW LOOKING NORTH EAST

**4906-4970 Quebec Street
PUBLIC BENEFITS SUMMARY**

Project Summary

A six-storey market residential building containing 55 strata-titled units.

Public Benefit Summary:

The project would generate City-wide DCLs and a CAC offering to the Affordable Housing Reserve.

		Current Zoning	Proposed Zoning
Zoning District		RS-1	CD-1
FSR (site area = 1,930 sq. m/ 20,774.35 sq. ft.)		0.7	2.31
Floor Area (sq. ft.)		14,542.0 sq. ft	48,025.9 sq. ft.
Land Use		Single-Family Residential	Multi-Family Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required ¹	City-wide DCL ^{2,3}	\$61,367	\$872,631
	City-Wide Utilities DCL ³	\$33,737	\$242,051
	Public Art	n/a	n/a
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage		
	Affordable Housing		\$954,629
	Parks and Public Spaces		
	Social/Community Facilities		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$95,104	\$2,069,311

¹ Based on rates in effect as at September 30, 2018. DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification.

² City-Wide DCL revenues are allocated as follows: Replacement Housing (36%); Transportation (25%); Parks (18%); Childcare (13%); and Utilities (8%).

³ DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection – see the City's [DCL Bulletin](#) for details.

4906-4970 Quebec Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
4906 Quebec Street	010-747-656	Lot 25, Block 4, District Lot 637, Plan 7030
4916 Quebec Street	007-633-386	Lot 24, Block 4, District Lot 637, Plan 7030
4940 Quebec Street	010-747-630	The North 1/2 of Lot 23, Block 4, District Lot 637, Plan 7030
4960 Quebec Street	005-623-472	The South 1/2 Of Lot 23, Block 4, District Lot 637, Plan 7030
4970 Quebec Street	005-755-433	Lot 22, Block 4, District Lot, 637 Plan 7030

Applicant Information

Architect	Ciccozzi Architecture Inc.
Developer/Property Owner	1111871 B.C. LTD. (Three Shores Development)

Development Statistics

	Permitted Under Existing Zoning	Proposed Development
Zoning	RS-1	CD-1
Site Area	1,930 sq. m (20,774.35 sq. ft.)	1,930 sq. m (20,774.35 sq. ft.)
Uses	One-Family (Residential)	Multiple Dwelling (Residential Strata-Titled)
Floor Area	1,351 sq. m (14,542.0 sq. ft.)	4,462 sq. m (48,025.9 sq. ft.)
Floor Space Ratio (FSR)	0.70 FSR	2.3 FSR
Height	10.7 m (35 ft.)	20.31 m (66.6 ft.)
Unit Mix	n/a	Total units: 55 One-bedroom units: 30 Two-bedroom units: 16 Three-bedroom units: 9
Parking, Loading And Bicycle Spaces	as per Parking By-law	64 parking spaces 69 Class A bicycle spaces 6 Class B bicycle spaces
Natural Assets	12 on-site trees (7 bylaw trees)	1 retained tree (Japanese Maple) 28 new on-site trees 5 new City trees