



**POLICY REPORT
DEVELOPMENT AND BUILDING**

Report Date: April 30, 2019
Contact: Karen Hoesé
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RTS No.: 13131
VanRIMS No.: 08-2000-20
Meeting Date: May 14, 2019

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 4575 Granville Street

RECOMMENDATION

- A. THAT the application by Stuart Howard Architects Inc., on behalf of Jagmohan Singh Pabla and Kamlesh Rani Pabla, the registered owners, to rezone 4575 Granville Street [*Lot 13, Block 790, District Lot 526, Plan 6011; PID 011-002-689*] from RS-5 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 1.33 and the height from 10.7 m (35 ft.) to 12.6 m (41 ft.) to permit the development of two residential buildings containing a total of 21 secured market rental housing units, be referred to a Public Hearing together with:
- (i) Plans prepared by Stuart Howard Architects Inc., received on February 16, 2018;
 - (ii) Draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, 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 Public Hearing.

- B. THAT, subject to 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, if after Public Hearing Council approves in principle this rezoning and the Housing Agreement described in Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, after the Housing Agreement has been agreed to and signed by the applicant and its mortgagee(s) and prior to enactment of the CD-1 By-law contemplated by this report.
- D. THAT Recommendations A to C 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;
 - (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 the site at 4575 Granville Street from RS-5 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of two 3.5-storey residential buildings with a total of 21 secured market rental housing units, under the *Affordable Housing Choices Interim Rezoning Policy* (the “AHC Policy”).

Staff have assessed the application and conclude that it generally meets the intent of the AHC Policy. Staff support the application, subject to design development and other conditions outlined in Appendix B. Staff recommend that the application be referred to Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to Public Hearing and to the conditions in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- *Affordable Housing Choices Interim Rezoning Policy* (2012, last amended 2018)
- *Rental Incentive Guidelines* (2012, last amended 2018)
- *Arbutus Ridge/Kerrisdale/Shaghnessy Community Vision* (2005)
- *RS-5 Design Guidelines* (1993, last amended 2004)
- *Family Room: Housing Mix Policy for Rezoning Projects* (2016)
- *High-Density Housing for Families with Children Guidelines* (1992)
- *Housing Vancouver Strategy* (2017)
- *Green Buildings Policy for Rezonings* (2010, last amended 2018)

- *Community Amenity Contributions – Through Rezoning (1999, last amended 2018)*
- *Zero Emissions Building Plan (2016)*
- *Renewable City Strategy (2015)*
- *Urban Forest Strategy (2014)*

REPORT

Background/Context

1. Site and Context

This 1,625.9 sq.m (17,502 sq. ft.) site is located on the west side of Granville Street, south of Connaught Drive and north of West 32nd Avenue. The site has a 30.5 m (100 ft.) frontage along Granville Street and a 53.3 m (175 ft.) lot depth. Currently the site is occupied with a single family house with an attached garage at rear, accessed from the lane. Sites in the immediate vicinity are large lots developed with one-family dwellings, all zoned RS-5.

Directly to the south of the site is a lot occupied by the Vancouver Hospice Society, in operation at this location since 2014. The society is an 8-bed residential hospice that offers end-of-life care and bereavement care for individuals and their families. The facility is classified as a Community Care Facility, Class A and has a secured funding commitment from Vancouver Coastal Health to provide ongoing funding for clinical operations. Community Care Facility is a conditional use that may be permitted in single family residential areas under the discretion of the Director of Planning, provided it can be integrated into its surrounding and does not cause undue impact.

Granville Street is a major transit corridor that is served by 10 bus routes. It is part of Translink's Frequent Transit Network (FTN).

Figure 1: Site and surrounding zoning



2. Policy Context

Affordable Housing Choices Interim Rezoning Policy – On October 3, 2012, Council approved the AHC Policy, which aims to encourage housing delivery innovation and to enable a variety of housing opportunities throughout the city, such as market rental housing and ground-oriented/mid-rise housing types that are more affordable than home ownership. This policy is intended to be an interim measure to better meet the new Housing Vancouver targets for purpose-built rental housing – 20,000 units over the next 10 years (2018-2027). Staff will be undertaking a review of the AHC Policy in conjunction with the *Secured Market Rental Housing Policy* “Rental 100”, with a report back to Council on the results of these policies, as well as recommendations for improvements in late 2019.

Rezoning applications considered under this interim rezoning policy must meet a number of criteria such as providing 100% secured market rental housing, contextual fit with neighbouring development, and location requirements (see AHC Policy location map in Appendix D). For the subject site’s location, which is along an arterial street that is part of the Frequent Transit Network, buildings of up to three and a half storeys in ground-oriented townhouse forms or four-storey apartment forms can be considered.

Council originally established a maximum of 20 rezoning applications to be considered under the policy. On June 20, 2018, Council removed the maximum cap allowing additional complete rezoning enquiry submissions for rental housing projects to be considered until the deadline of June 30, 2019. To date, a total of 11 development projects have been approved under the AHC Policy, delivering a range of housing choices such as market rental (many in the form of two- and three-bedroom apartments and ground-oriented townhouses for families), senior life-lease units and co-housing. In addition, a number of projects are under review or proceeding through the enquiry process.

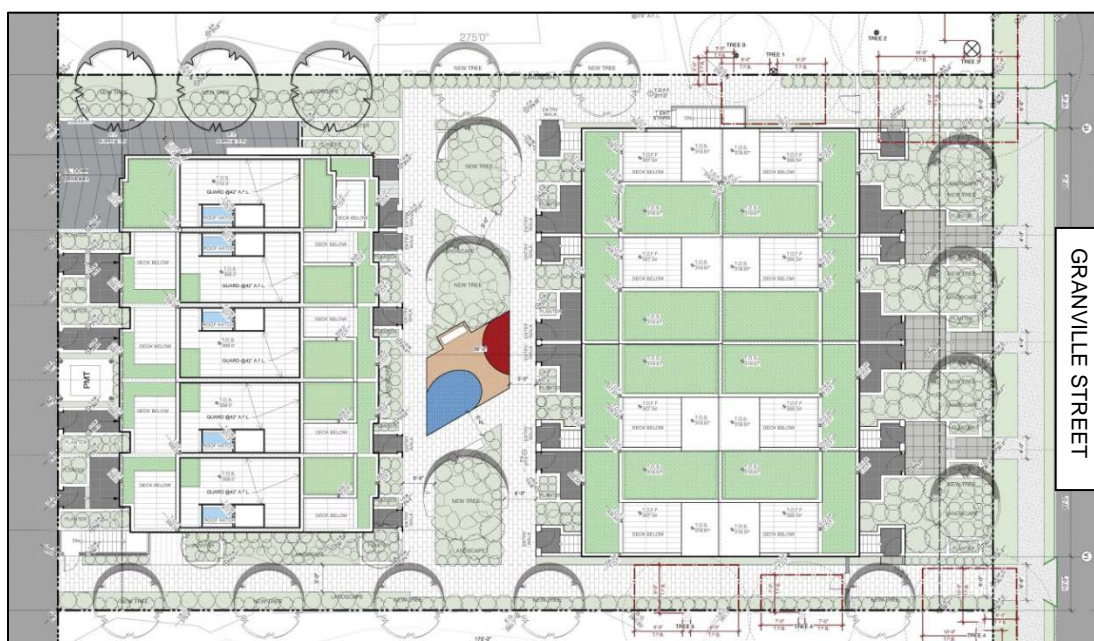
Housing Vancouver Strategy – In November 2017, Council approved the *Housing Vancouver Strategy* (2018-2027) and *3-Year Action Plan* (2018-2020). The strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The Housing Vancouver targets were based on the core goals of retaining the current diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with partners to deliver housing for the lowest income households. Overall, 72,000 new homes are targeted for the next 10 years, including 12,000 social, supportive and non-profit co-operative units, and 20,000 purpose-built rental units. Nearly 50 percent of the new units will serve households earning less than \$80,000 per year, and 40 percent will be family-size units. This application will contribute towards the targets for purpose-built market rental units and units for families.

Strategic Analysis

1. Proposal

In accordance with the AHC Policy, this application proposes to rezone the subject site from RS-5 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to allow for development of two stacked townhouse buildings with a total of 21 rental housing units (see Figure 2). One level of underground parking is accessed from the rear lane. A density of 1.33 FSR and a maximum building height of 12.6 m (41 ft.) are proposed.

Figure 2: Site plan



2. Land Use

The application proposes residential use which is consistent with the intent of the AHC Policy and with the residential nature of the surrounding areas.

3. Density, Height and Form of Development (Refer to drawings in Appendix E and statistics in Appendix H)

Under the AHC Policy, buildings of up to 3.5 storeys in ground-oriented stacked townhouse forms or four storeys in apartment forms can be considered for sites along arterials such as Granville Street subject to urban design performance.

This application responds to the Policy by proposing two rows of stacked townhouses – one facing Granville Street and the other facing the lane (see Figure 4). As the Policy is informed by local area guidelines, staff have evaluated the proposal against the RS-5 Design Guidelines, which encourage development compatible with surrounding building scale and massing, including respect for privacy and solar access.

Contextual Fit – The site is in an RS-5 zoned area. Under the RS-5 District Schedule, a building height of up to 10.67 m (35 ft.) and a density of up to 0.75 FSR can be considered, and for character house retention and an infill, a density of 0.85 FSR may be considered. The RS-5 zone emphasizes compatibility with the established streetscape and lower scale developments. Generous sideyards and backyards are also part of the zone's key site characteristics.

In response to the RS-5 zone's emphasis on fit with the surrounding context and open landscape, a 11.6 m (38 ft.) wide courtyard separating the two rows of townhouses is proposed in the centre of the site. In addition, the lane-side townhouses are stepped down to 2.5 storeys

(approximately 9.2 m/ 30 ft.) to better transition to the lower scale housing across the lane to the west.

To be compatible with neighbouring houses and yards, a 6.1 m (20 ft.) front setback and a 3.7 m (12 ft.) rear setback are also provided for the building facing Granville Street and the building facing the lane respectively.

A total density of 1.33 FSR is proposed, which is commensurate with the proposed form of development.

Vehicle and bicycle parking, as well as storage, are all provided in a one-level underground parkade, accessed through a ramp by the rear lane. This ensures that the above grade space is maximized for yards and green space.

Figure 4: Perspective aerial view from the southwest



Neighbourliness – Based on the feedback received at the enquiry stage to address neighbourliness, the parking ramp was relocated to the north end of the property to reduce impact on the neighbour to the south, the Vancouver Hospice Society.

Much of the feedback received throughout the rezoning application stage has been in response to the relationship between the subject site and the neighbour to the south. As such, a majority of the design and landscape conditions included in Appendix B respond to this commentary. Design development strategies to address privacy and overlook issues raised by the neighbour to the south include:

- reduction of the top-floor massing at the southern portion of the building facing Granville Street;
- landscaped privacy screens on all top-floor balconies and private outdoor spaces;
- creation of a quiet zone which is a 3.0 to 4.6 m (10 - 15 ft.) wide area along the southern property line with substantial plantings and no active programming; and
- relocation of the children's play area to the north end of the courtyard.

Overall, staff consider that the proposed height, massing and setbacks respond well to the surrounding context and the intent of the AHC Policy. To further mitigate privacy impacts to the neighbour to the south, staff recommend further design development conditions contained in Appendix B, to enhance the sense of openness and neighbourliness and to provide a better landscape coverage on site through tree retention. Refer to drawings in Appendix F which demonstrate how a number of these design development conditions will be integrated into the proposal.

As lower scale developments such as townhouses are generally not subject to Urban Design Panel review at the rezoning stage, staff recommend that, if this application proceeds to development permit stage, it should be presented to the Panel at that time. Should the rezoning be approved, staff expect to see continued design improvement through the Development Permit stage, which will involve further public consultation.

4. Housing

Existing Tenants – The site is currently zoned RS-5 and developed with one single-family house, currently occupied by the owner. 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 – The application includes 21 rental housing units in the form of ground-oriented one-bedroom (8 units) and three-bedroom units (13 units). The three-bedroom units would account for 62% of all units, thereby exceeding the minimum 35% family housing requirement under the *Family Room: Housing Mix Policy in Rezoning Projects*.

Secured Market Rental Housing – The AHC Policy allows for the consideration of developments where 100% of the floor area is rental housing. This proposal meets this requirement by proposing 100% of the floor area as rental housing. All units would be secured through a Housing Agreement and/or a Section 219 Covenant for the longer of the life of the building or 60 years, which would preclude the stratification and/or separate sale of individual units.

Vancouver has one of the lowest vacancy rates in Canada. In the fall of 2018, the vacancy rate in the city was 0.8 per cent. That means only 8 out of every 1,000 market rental units were empty and available for rent. A vacancy rate of 3 per cent is considered to be a balanced rental market. The vacancy rate in the South Granville/Oak CMHC zone was lower than the city-wide average, at 0.5 per cent.

This application, if approved, would add 21 rental housing units, 62% of which are suitable for families, to the City’s inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 3).

Figure 3: Progress towards 10-Year Housing Vancouver targets for Secured Market Rental Housing as of December 31, 2018

Housing Type	10-Year Targets	Units Approved Towards Targets*
Purpose Built Market Rental Housing Units	20,000	1,851

Note: Tracking progress towards 10-year Housing Vancouver targets began in 2017.

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

5. Transportation and Parking

Under the Parking By-law, a minimum of 19 vehicle parking and 32 bicycle parking would be required. This is a reduced vehicle parking standard for rental development in close proximity to transit services.

The proposal includes 32 vehicle parking spaces and 32 bicycle storage spaces provided on one level of underground parking, accessed from the lane. During the public consultation process, despite this being a rental development, there has been a concern from the neighbourhood that there is insufficient street parking in the area and this proposal would result in a further reduction of street parking for other residents and hospice visitors. In response, the applicant redesigned the underground parkade to accommodate the maximum number of vehicle parking spaces possible.

Engineering conditions are included in Appendix B.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning*s (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. As this application was received after May 1, 2017, this policy will apply.

This applicant has opted to satisfy the requirements of the updated version of the *Green Buildings Policy for Rezoning*s under the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat 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 modelling 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 no trees protected under the *Protection of Trees By-law* on site and no City trees. Staff have recommended design development to enable safe protection of all neighbouring trees, particularly, the neighbouring Cypress tree located near the northeast corner of the site (see Landscape condition in Appendix B). A row of substantial trees will be planted along the north and south sideyards to provide screening and privacy. The applicant is proposing 16 new trees on site.

PUBLIC INPUT

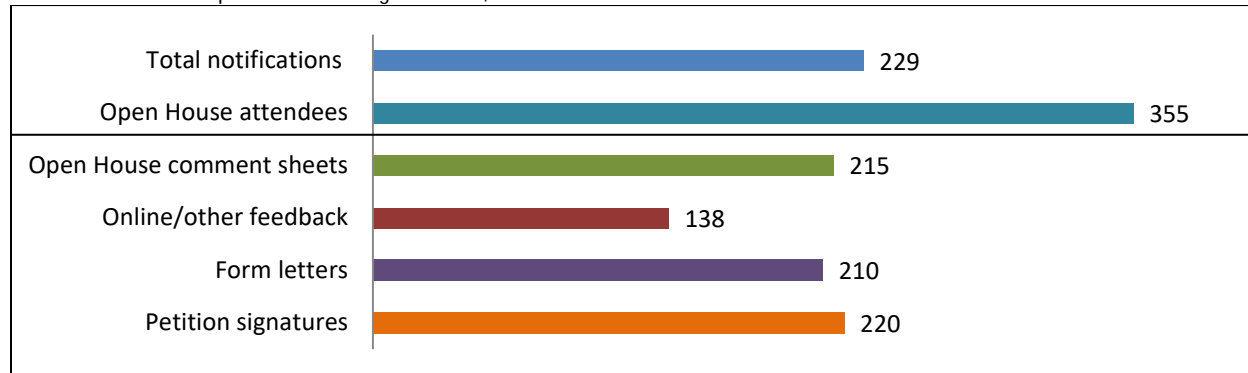
Pre-Application Community Consultation – Prior to the submission of the rezoning application, the applicant hosted an open house on December 7, 2017, to introduce the preliminary design concept to the neighbourhood. Approximately 47 people attended and there were equal amounts of support and concerns expressed by the participants. Based on the applicant's analysis of the commentary by surrounding neighbours, the feedback was mostly related to traffic and building massing.

Public Notification and City-led Community Open House – Once a rezoning application was submitted, a rezoning information sign was installed on the site on March 5, 2018. A total of approximately 229 notifications were distributed within the neighbouring area on or about April 3, 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).

A City-led community open house was held on April 19, 2018 at Shaughnessy Heights United Church, located at 1550 W 33rd Avenue. Staff, the applicant team, and approximately 355 people attended the open house.

Figure 5 - Notification and public response

Comments received up to and including March 21, 2019



Public Response -- Public responses to this proposal have been submitted to the City as follows (see Figure 5):

- 215 written comment sheets received in response to the April 19, 2018 open house.

- 138 letters, emails, online comment forms, and other feedback were received.
- 210 form letters in opposition to the project have been received.
- 220 individuals signed a petition opposing the project.

Appendix D provides a detailed summary of the results of the public consultation. Below is a summary and staff response.

Overall, people who supported the project stated that they support the provision of rental housing as there is a particular need for more rental family units in the area.

The key concerns included:

- affordability of rental units;
- increased traffic and loss of on-street parking; and
- building height, massing and design, particularly in respect to the surrounding one- and two-storey context.

In addition, specific concerns were raised by the neighbouring hospice:

- lack of privacy for patients and their families on the north side of the building (when the deceased are transported from the hospice);
- noise during the construction as well as noise from residents in the proposed buildings;
- decrease in available street parking for visitors, staff, volunteers, and vendors;
- increase in laneway congestion which would block access for family members, ambulances, hearses, and visitors; and
- patient disruption during construction and result of a possible hospice closure.

Staff have met with representatives of the Vancouver Hospice Society throughout the application review process and the feedback provided from the hospice, along with other public feedback, have assisted staff with assessment of the application. Responses to key concerns are as follows:

Building height and privacy – As noted under the Form of Development section, the proposed building massing is consistent with the intent of the AHC Policy. Staff have also assessed the contextual fit and consider that the proposed massing successfully integrates into its low-rise residential context.

Further, through design conditions (Appendix B), further design development will be required to better integrate the buildings into the area and address community concerns, particularly relating to the adjacent hospice. The applicant's response to these conditions is illustrated in Appendix F.

- *Preserving privacy and quietness from the hospice along their side yard* -- Hospice residents frequently use the outdoor patio along the shared property-line, which gives them an expansive view of the open sky. This view contributes to their well-being, and is something they wish to be preserved. An 11.6 m (38 ft.) wide central courtyard separating the two townhouse rows means that the proposed buildings are focused on the east and west of the property, away from the window and patio of the hospice building. A design condition is included to reduce the top-floor massing for the townhouses facing Granville Street on the southernmost end which will help with privacy

overlook into the hospice's side yard. All south-facing balconies are re-oriented so their outlooks do not directly face the hospice. A Landscape condition to add privacy screening to balconies and private outdoor spaces is also included in Appendix B.

- *Creation of a quiet zone on the subject site to buffer noise to the hospice* -- Relocating the parking ramp to the north of the property minimises the amount of foot-traffic at the site's southwest corner. The children's outdoor play space is also relocated to the north end of the courtyard. Substantial landscaping will be planted in a 3-4.6 m (10—15 ft.) wide strip zone along the southern property line. These design strategies combined will help create a "quiet zone" on the south end of the property closest to the hospice.

Street parking -- One of the primary concerns of nearby residents and the hospice was the potential for a lack of street parking. The applicant has since redesigned the parkade to maximize on-site vehicle parking address this concern. There are a total of 32 underground parking spaces in the proposal, above the minimum requirement for a rental development under the Parking By-law.

Laneway congestion – Following the pre-application open house, the applicant responded to community feedback about traffic congestion in the lane by relocating the parking ramp to the north end of the site. This will also lessen disruption to the hospice operation. As part of the rezoning, the applicant will be required to repave the lane adjacent to the site and provide a standard concrete lane crossing, including new curb returns and curb ramps, on both sides of the lane entry at Connaught Drive. Staff have reviewed the proposed parking and do not foresee any significant increase of traffic in the lane.

Hospice operation disruption during construction -- The timeline for construction of the proposal, if approved, is similar to that of a single-family house at this site. Construction in Vancouver is limited by City regulations to reduce noise and neighbourhood disruptions. Construction is only allowed between 7:30am-8pm on weekdays and 10am-8pm on Saturdays. The applicant has also expressed their desire to work with the hospice to mitigate construction impact, including halting construction during agreed-upon hours during the day when it is the most impactful for the hospice operation.

Staff assessment of the proposed development is that it has managed to sensitively fit into the surrounding low-rise residential context, that the applicant has been responsive to concerns expressed by neighbours, and that the delivery of much needed ground-oriented rental family housing in a transit supported location meets the intent of the AHC Policy.

PUBLIC BENEFITS

Required Public Benefits

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

The site is subject to City-wide DCLs and City-wide Utilities DCLs on the proposed 2,162.5 sq. m (23,278 sq. ft.) of residential floor area. Based on rates in effect as of September 30, 2018, total DCLs of approximately \$328,681 would be 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

Rental Housing – The applicant has proposed that all 21 of the residential units will be secured market rental housing (non-stratified) units. The public benefit accruing from these units is their contribution to the City's rental housing stock for the longer of the life of the building or 60 years. As set out in Appendix B, a Housing Agreement and Section 219 Covenant are required to be registered on title to preclude the stratification and/or separate sale of individual units.

Community Amenity Contributions (CACs) – Within the context of the City's Financing Growth 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.

The *Community Amenity Contributions - Through Rezoning* policy provides an exemption for routine, lower density secured market rental rezoning applications that align with the *AHC Policy (2012)* and *Rental Incentive Guidelines (2017)*. Staff note that the application is eligible for this CAC exemption. The offered public benefit achieved for this application is 21 secured market rental housing units.

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

FINANCIAL IMPLICATIONS

The site is subject to both the City-wide DCL and City-wide Utilities DCL, and it is anticipated that the applicant will pay approximately \$328,681 in DCLs.

As noted in the Public Benefits section, there are no CACs or public art contributions associated with this rezoning.

The rental housing, secured by a Housing Agreement for the longer of the life of the building or 60 years, will be privately owned and operated.

CONCLUSION

Staff assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site and its context, and that the

application, along with the recommended conditions of approval, is consistent with the intent of the AHC 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, and that, subject to the Public Hearing, the application including the form of development as shown in the plans in Appendix E, be approved in principle, subject to the application fulfilling the conditions of approval in Appendix B.

* * * * *

**4575 Granville 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 marginally numbered Z-() attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D to 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.]

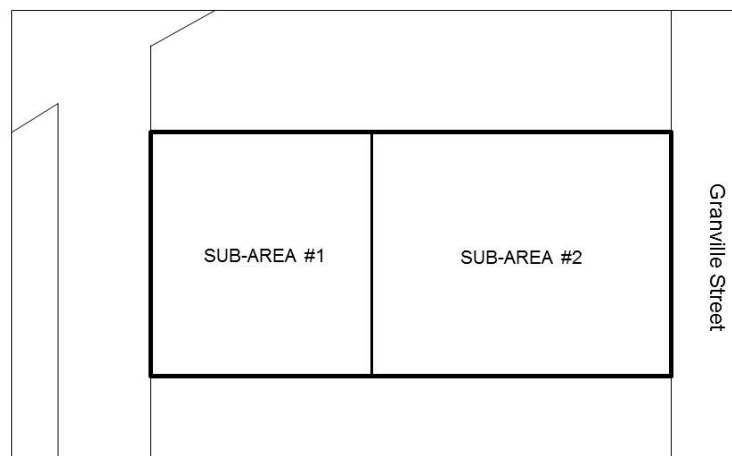
Designation of CD-1 District

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

Sub-Areas

- 2.2 The rezoning site is to consist of two sub-areas approximately as illustrated in Figure 1, for the purpose of the allocation of maximum heights.

Figure 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; and
- (b) 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;
 - (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 1,625.9 m², being the site area at the time of the application for the rezoning application evidenced by this By-law, and before any dedications.
- 5.2 The floor space ratio for all uses must not exceed 1.33.
- 5.3 Computation of floor area must include all floors of all buildings, having a minimum ceiling height of 1.2 m, including earthen floors and accessory buildings, both above and below ground level, measured to the extreme outer limits of the buildings.
- 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 floor area of all such exclusions must not exceed 12% of the residential 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 maximum exclusion for a parking space must not exceed 7.3 m in length; and

- (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 sq. m per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

5.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.

5.6 The use of floor area excluded under sections 5.4 and 5.5 must not include any use other than that which justified the exclusion.

Building Height

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

Sub-area	Maximum building height
1	10.4 m
2	12.6 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 of the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of unobstructed view is not less than 3.7 m.

7.5 An obstruction referred to in Section 7.2 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 ().

* * * * *

4575 Granville 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 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 Stuart Howard Architects Inc. on behalf of Jagmohan Singh Pabla and Kamlesh Rani Pabla, the registered owners, received February 16, 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 better express neighbourliness and transitioning to existing lower-scale buildings by:
 - (a) Reducing the top-floor massing for the townhouses on the southernmost end closest to Granville Street.
 - (b) Orienting all south-facing balconies so their outlooks do not directly face the neighbouring lot to the south, and provision of privacy screening on the balconies' south edges, especially for units closest to the southerly lot.
 - (c) Relocating the parking exit-stairs away from the southwest corner.

Note to Applicant: Further stepping the top-floor back may prevent overlook and reduction of the aperture of the open sky to the neighbor to the south. Relocating the parking exit-stairs will minimize the amount of foot-traffic at the site's southwest corner, which is adjacent to the most sensitive corner of the neighboring site. The footpath along the south property-line should be eliminated and relocated to the north to reduce foot traffic and hence increase privacy for the neighbor.

2. Design development to soften the appearance of concrete structures in the side yards by:
 - (a) placing trellises between the gaps of the concrete-frame over the parking ramp.
 - (b) using lighter metal frames over the parkade stairs.

Note to Applicant: The base RS-5 zone, as well as the general neighbourhood, stresses well-landscaped yard spaces to enhance privacy and reinforce the appearance of the

buildings being situated amongst a well landscaped environment rather than an explicit urban setting.

3. Design development to provide more privacy to the northerly and southerly neighbours by:
 - (a) using obscure glass on north- or south-facing windows from the second level up.
 - (b) providing some planters as screens on roof-decks which may overlook directly into the neighbours' yards.
4. Design development to ensure roof-hatches comply with the current regulations from the Chief Building Official's Office:
 - (a) Roof-hatches must not extend more than 1.1 m (3.6 ft) beyond this rezoning's height limit.
 - (b) Provide a landing at the top of the access-stairs for occupants to maintain balance.
 - (c) Provide a continuous handrail which continues to the full opened position.
 - (d) Provide guard-rails around the roof access opening.
 - (e) Ensuring any portion of the roof-access above the roof-slab plane to be predominantly glass to give an appearance of lightness.
 - (f) Ensuring the portions of the building that exceeds the height limit will not result in additional floor-area.
 - (g) Ensuring the roof-accesses are no more than one-third of the building width measured at any elevation, and covers no more than ten percent of the roof area.

Note to Applicant: Refer to Building Review Branch's comments on roof hatches for more details. Also refer to Section 10.11 of the Zoning and Development By-Law regarding height overage relaxations. Due to the requirement for a landing at the top of the stairs, the roof-hatches' location may shift.

5. Design development to improve the lane-side patios' usability by:
 - (a) Reconfiguring the planters' sizes and locations so the middle two units directly facing the PMT will have patios sufficient for some outdoor seating.

Note to Applicant: Please refer to the Landscape Conditions regarding the treatment of lane-side patios. Also ensure the clearance from the PMT to any opening meets the required distance and/or non-combustibility standards.

6. Design development to enable the safe protection of neighbouring trees at the site's northeast corner by adjusting part of the underground carpark.

Note to Applicant: Refer to Landscape Condition #12.

7. Design development to adopt a bird-friendly strategy for the building's design.

Note to Applicant: Please see Bird-Friendly Design Guidelines at <http://former.vancouver.ca/commsvcs/guidelines.B021.pdf>.

8. Consideration to improve each townhouse module's individual identity by:
- (a) Varying the setback of each townhouse module.
 - (b) Using a lighter coloured cladding for the projected wall-planes, with darker brick clad for the recessed portions.
9. Provision of construction noise mitigation measures to respond to the sensitivity of the neighbours to the south.

Note to Applicant: Amongst the many mitigation techniques that can be applied, beyond those already included in the Noise Control By-law, the applicant should consider providing additional screening for north facing windows on the adjacent building to the south, white noise machines to control noise source throughout the construction period, and working closely with the Vancouver Hospice Society to develop construction time constraints during sensitive operational hours.

Landscape Design

10. Design development to improve privacy to the southern neighbouring property by the following:
- (a) Add planters to balconies and roof decks which overlook the southern property, consisting of woody, evergreen plants for year-round presence.
 - (b) Add substantially more planting beds in the southwest corner of the site, in lieu of relocated stairs and walkway, consisting of woody, evergreen plant material. (Refer to Urban Design Condition #1)

Note to Applicant: Additional plant material must respect the neighbouring property's visual access to the sky. This can be achieved by carefully choosing the ultimate height of hedges or shrubs.

11. Design development to mitigate noise to the southern neighbouring property by relocating the children's play area farther to the north in the courtyard.
12. Design development to the northeast corner of the site, to enable safe protection of neighbour trees by allowing large enough Critical Root Zone of minimum 16' from trunk of Tree #3. (Refer to Urban Design Condition #6)

Note to Applicant: It is understood that this will require reduction of the parkade with increased setback as required.

13. Design development to expand programming and enhance sustainability by providing Urban Agriculture in the outdoor Amenity Area in central courtyard.

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.

14. Design development to improve functionality and privacy of lane-side patios which face the PMT by adding substantially more planting buffer in re-configured planters. (Refer to Urban Design Condition #5(a))

Note to Applicant: Planting should consist of woody, evergreen shrubs for year-round structure.

15. Design development to the landscape treatment to increase the volume of soil, tree canopy cover and planting on slab, as follows:

- (a) Consideration for intensive/extensive green roof and related amenity programming.
- (b) 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 (1.0 m across and 1.2 m down) to maximize contiguous soil volumes.

16. 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 practices.
- (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).
- (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.

17. 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.
 - (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, assuming 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. Provision of Landscape Plans for upper levels and rooftop terraces, confirming addition of planters to prevent overlook to neighbouring properties at both north and south facing units. (Refer to Urban design Condition #3(b))

Crime Prevention through Environmental Design (CPTED)

20. Design development to respond to CPTED principles, 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.

Note to Applicant: The applicant should consider adequate lighting along the sideyards especially at the entry-points to the parking-ramp and parking-stairs, the patios, and planted areas at the rear portion of the site.

Sustainability

21. 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 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).

Engineering

22. 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.
23. 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.
24. 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.
25. Clarify garbage storage and pick-up space. Please show containers and toters on plans for recycling and garbage needs and refer to the Engineering garbage and recycling storage facility design supplement for recommended dimensions and quantities of bins. and Note; pick up operations should not rely on bins being stored on the street or lane for pick up, bins are to be returned to storage areas immediately after emptying.
26. Compliance with the Parking and Loading Design Supplement and Bicycle Parking Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
 - (a) Provision of design elevations on both sides of the parking ramp at all breakpoints, additional design elevations within the parking level, and at all entrances.
 - (b) Provision of an improved plan showing the access route from the Class A bicycle spaces to reach the outside.

Note to Applicant: The route must be 'stairs free' and confirm the use of the parking ramp, if required.
 - (c) Provide automatic door openers on the doors providing access to the bicycle room(s) and note on plans.

(d) Relocate Class B bicycle spaces to central courtyard to improve accessibility to all units.

(e) Provision minimum vertical clearance for the main ramp, and security gate.

Note to applicant: A section drawing is required showing elevations, and vertical clearances. The minimum vertical clearance should be noted on plans.

(f) Provision of column placement to comply with the requirements of the Engineering Parking and Loading Design Supplement as none are shown.

27. Provision of a Rainwater Management Plan (RWMP) that details how rainwater will be managed on site utilizing best management practices (BMPs) and meets the requirements of the Citywide Integrated Rainwater Management Plan (IRMP) as fully detailed in the Rainwater Management Bulletin. Given the sewer system constraints, this site will need to go beyond the 24 mm rainwater Volume Reduction requirement and capture 48 mm of rainwater using only Tier 1 and Tier 2 practices. After review of the landscape and architectural plans, the following are best management practices which would be applicable to the site. Justifications must be provided for not meeting all requirements and not implementing the BMPs.

(a) Provision of green roofs on all acceptable roof areas. Utilize a blue-green roof system to increase water retention and reduce irrigation needs.

(b) Installation of permeable pavers on all pathways over native soils or grading of pathways into on-grade landscaping for rainwater capture. Staff note, that walkways adjacent to the North and South property lines are over native soils. Ensure the clear stone storage base is sized appropriately to the subsoils.

(c) Increase water retention of landscaping in central courtyards through the use of soil cells or structural soils. Grade courtyard impervious areas into these features and ensure that safe overflows and underdrains are provided.

(d) Direct roof leaders to planter boxes or gardens around the property wherever possible. Ensure additional capacity is provided in the planter similar to a lined bioretention system and that safe overflows and underdrains are provided.

If the 48 mm rainwater management targets cannot be met using Tier 1 and Tier 2 practices onsite, the applicant will be required to employ green infrastructure methods in the public realm where applicable (ie. permeable paving, bioswale, etc) to capture runoff from the public realm to offset the volume not captured on onsite.

Housing

28. That the proposed unit mix (38% one-bedroom units and 62% three-bedroom units) be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board,

provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children.

29. Prior to issuance of a Development Permit, applicant to display a sign on the site, throughout construction, that acknowledges that secured market rental housing is being provided as part of the City of Vancouver's initiatives. Sign design, format, and location to be approved by the City.

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, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering Services

1. Dedication of the east 3.048 m (10 ft.) of the site (the building line area) for road purposes. Deletion of all encroachments shown to extend over the dedication line including the raised planters, stairs or any other structure shown within the easterly 3.048 m (10 ft.) of the site to be dedicated.

Note: A subdivision plan is required to effect the dedication. For general information see the subdivision website at:

<http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>

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 are provided.
 - (a) 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.
 - (i) Supply project details including confirmed fire flow calculations based on the Fire Underwriter's Survey's document, Water Supply for Public Fire Protection, 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.

- (ii) 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: The above analysis assumes the proposed building will *not* utilize wood-frame construction. Should the developer choose wood-frame construction, the water analysis completed above may not be valid. Contact Water Design for details.

- (b) Provision of a fire hydrant fronting the development.
- (c) Separate 85 m of existing combined sewer in L/W Granville Street from West 29th Avenue to Connaught Drive, which is immediately downstream of the proposed development. Storm sewer anticipated to be 600 mm diameter and sanitary sewer anticipated to be 200 mm diameter.

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

Note to Applicant: The post-development 5-year flow rate discharged to the storm sewer shall be no greater than the 5-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.

- (d) 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 City Engineer.

Development is to be serviced to the existing combined sewers in the L/W of Granville Street.

- (e) 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: as-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.
- (f) Provision of new curb ramps at Granville Street and Connaught Drive and Granville Street and West 32nd Avenue.
- (g) Remove the proposed new crossings across Granville Street on the north and south sides of the site.

- (h) Provision of a 2.44 m (8'-0") sod grass front boulevard with trees, 1.83 m (6'-0") light broom finish saw cut concrete sidewalk, and landscaped back boulevard to property line.
 - (i) 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 at Connaught Drive and the lane west of Granville Street.
 - (j) Provision of repaving of the lane west of Granville Street adjacent the site.
 - (k) 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.
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 that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

Housing

4. Make arrangements to the satisfaction of the General Manager of Arts, Culture and Community Services and the Director of Legal Services to enter into a Housing Agreement securing all residential units as market rental housing units for the longer of 60 years or the life of the building, subject to the following additional conditions:
- (a) A no separate-sales covenant;
 - (b) A no stratification covenant;
 - (c) That none of such units will be rented for less than one month at a time; and
 - (d) Such other terms and conditions as the General Manager of Community Services and the Director of Legal Services may in their sole discretion 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 565.2 of the Vancouver Charter.

Sustainability

5. 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

6. 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 this 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 issued 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 Covenants pursuant to Section 219 of 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 sites 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-laws.

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.

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4575 Granville Street
DRAFT CONSEQUENTIAL AMENDMENTS

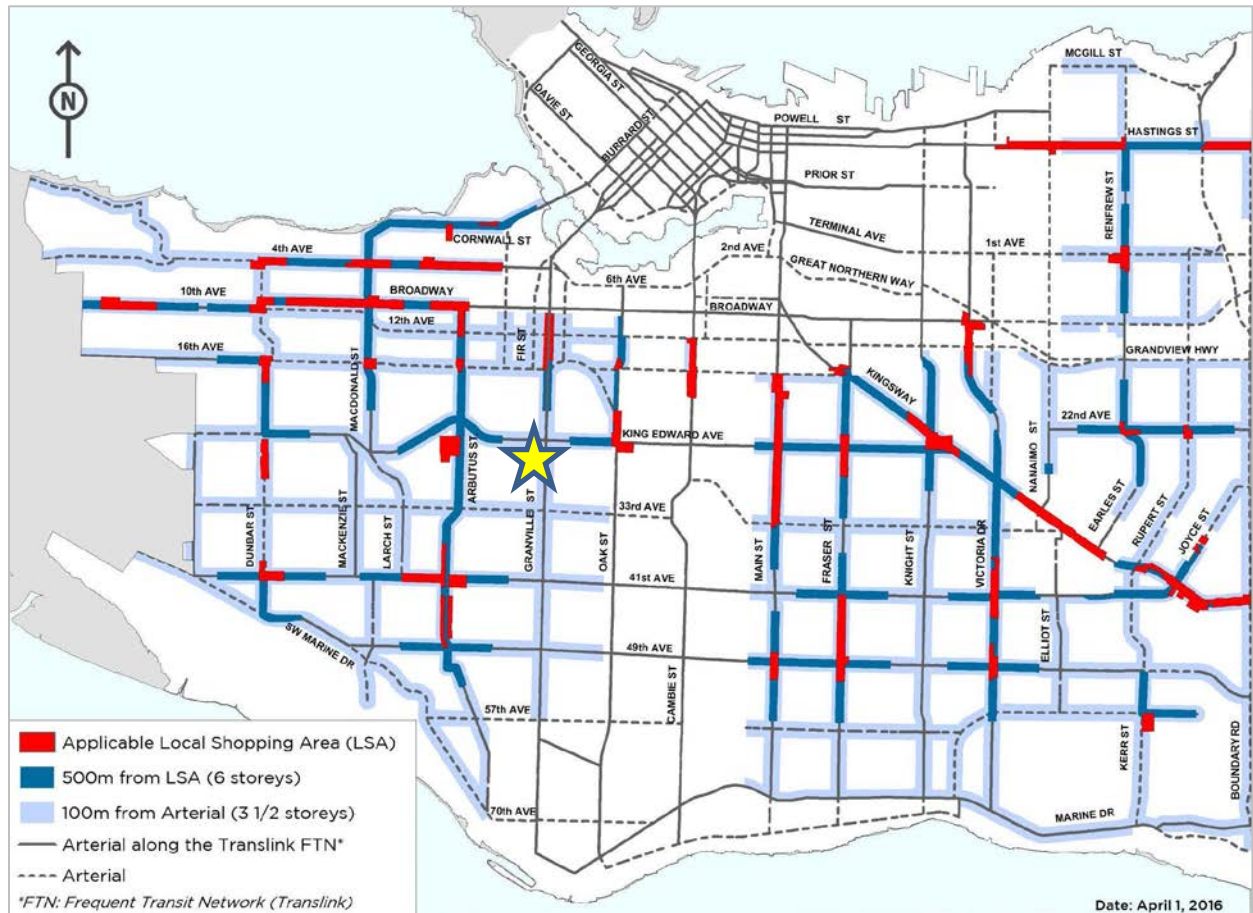
DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

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 *Lot 13, Block 790, District Lot 526, Plan 6011; PID 011-002-689* from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

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**4575 Granville Street
ADDITIONAL INFORMATION**

AHC Policy: Location Map



**4575 Granville Street
PUBLIC CONSULTATION SUMMARY**

Public Notification -- A rezoning information sign was installed on the site on March 5, 2018. A community open house was held on April 19, 2018. A total of 229 notifications were distributed within the neighbouring area on or about April 3, 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).

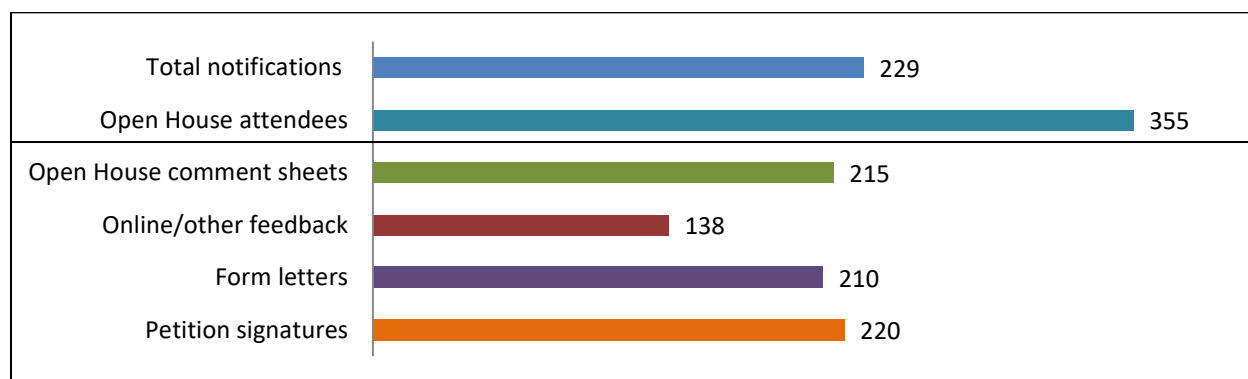
Notification Area



April 19, 2018 Community Open House -- A community open house was held from 5:00-8:00 pm on April 19, 2018, at the Shaughnessy Heights United Church. Staff, the applicant team, and a total of approximately 355 people attended the open house.

Public Response -- Public responses to this proposal have been submitted to the City as follows:

- 215 written comment sheets received in response to the April 19, 2018 open house.
- 138 letters, emails, online comment forms, and other feedback were received.
- 210 form letters in opposition to the project have been received.
- 220 individuals signed a petition opposing the project.



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.).

Themes of support include, ordered by frequency:

- **Increase in Housing:** Many respondents demonstrated support for the proposed development, due to the increase in housing units, including multi-family units and rental units in the area. Respondents expressed a high level of need for housing units in the local area.
- **Support for Rental Housing :** Respondents demonstrated support for the proposal coming under the AHC Policy, citing that rental housing options will provide opportunities for residents, including younger residents, to live in the city.
- **Building Design:** Some respondents expressed support for the building design, height and density.

Key concerns include, ordered by frequency:

- **Location Adjacent to Hospice:** A large number of respondents expressed concerns for the location of the property being directly adjacent to the Vancouver Hospice, citing that the hospice is of high community value.
- **Patient Disruption:** Many respondents demonstrated concern that the proposal will disturb the lives of current hospice patients, including a possible closure of the hospice during the construction phase. Other respondents cited the noise, pollution, privacy and view disruption the proposal may cause to hospice patients.
- **Concern for Housing Affordability:** Many respondents expressed concern that the proposal will not be affordable, citing that the units are being offered at market rates.

- **Traffic and Parking:** A number of respondents expressed concerns that the development will increase traffic congestion in the area, reduce available on-street parking, and reduce traffic safety in the neighbourhood with reference to local residents and school children.
- **Building Design:** Many respondents demonstrated a high level of concern for the density and height of the proposal, particularly in relation to the size of the lot.
- **Neighbourhood Fit:** Respondents demonstrated a high level of concern that the proposed development does not fit within the neighbourhood, citing that the proposal will change the existing neighbourhood character.
- **Laneway and Hospice Access:** Many respondents expressed concern that the proposed development will obstruct and impact laneway and hospice access, with the potential of impacting emergency vehicle access to the hospice.

The following miscellaneous comments, organized by frequency, were received from the public:

- The project will be destructive to the local neighbours
- There are no amenities within a 1km radius for townhouse renters, and residents will have to rely on driving
- Increased noise in the area
- The proposal will cast shade on the hospice
- The proposal is in close proximity to schools, transit and services
- The community consultation process was not meaningful, as the open house presented a finished product
- The architectural design of the building is "institutional"
- The development will reduce safety in the area
- Concerns with spot rezoning
- Concern for preservation of the area
- Concern for the uncovered balconies
- RS-5 should not be rezoned to CD-1.
- Keep out of Shaugnessy
- Shaugnessy needs to carry its weight for affordable housing
- Loss of privacy for patient care and removal of bodies
- There are schools here already and we do not need any multi-family apartments
- There are no elevators in the rental housing
- With careful thought density can be added to the neighbourhood without negatively impacting the sensitive rare space next door.
- If the applicant wants to buy the hospice property and build another hospice in an appropriate location on the west side, I think it would be worth considering.
- This is about revenue generation through increased property tax and property transfer tax
- It allows my grandchildren to live in the City
- Too much parking and too little density
- The City's notification postcards act as an opposition tool - either notify the whole city or no one
- The proposal will be an "eyesore" for tourists entering Vancouver

- This is an extremely modest proposal - for wealthy and privileged residents to block it would be a shame
- 10 years of hard work will be compromised by building on this site
- Shaughnessy needs to be revitalized with young families
- The proposed space would serve the neighbourhood better by expanding the hospice
- Concern that the rental housing will not be built as a result of the opposition
- Please run a traffic feasibility study to determine: safety, environmental effect, effect on existing neighbourhood, effect on school traffic, safety of pedestrians and cyclists on Nanton St.
- Compassion needs to be a part of the building design to protect end-of-life care at the hospice
- I believe the rezoning along arterial roads is inevitable, but I would like to see it occur in phases
- Expressed desire to preserve Shaughnessy character/heritage as it benefits the overall appeal of the city, including attracting international film production
- Suggestion to exclude Shaughnessy from the AHC Policy
- The proposal does not have ground-floor commercial/retail components
- Support for the courtyard space and streetscape
- The applicant and planner have made changes to address the concerns of the community
- Policy does not enable the provision of free hold strata on Granville
- Concern for increase in rental housing in the area

Petition – The wording of the petition received is as follows:

“Petition to Stop Proposed Townhouse Development Next Door to Vancouver Hospice

We, the undersigned residents of Vancouver, BC, petition the City of Vancouver to reject the 21-unit townhouse proposal for 4575 Granville St submitted under the City of Vancouver’s Interim Housing Rezoning Policy. We believe that this development will have an ongoing negative effect on the over 150 patients and families who come to our hospice every year for end-of-life and bereavement care. If approved, we will see a dramatic increase in traffic and noise, and a severe reduction in patient privacy, laneway access, and available street parking. We call on Mayor Gregor Robertson and Vancouver City Councillors to reject this proposal in its entirety.”

Form Letter -- The form letter received is as follows:

Date:

Mayor and Council
City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Dear Mayor Robertson and Vancouver City Councillors,

Re: Townhouse Development Proposal for 4575 Granville Street, Vancouver

I am writing to express my opposition to the development proposal for 4575 Granville St, submitted under the *City's Interim Rezoning Policy for Affordable Housing Choices*.

The proposal calls for a rezoning of a property that is sandwiched between Vancouver Hospice (4615 Granville St) and a family home on the southeast corner of Connaught Drive.

I believe that this development will have a negative effect on the more than 150 Vancouver residents who go to the hospice each year to die.

If approved, there will be a dramatic increase in traffic and noise, and a severe reduction in patient and family privacy, laneway access, and available street parking. The proposed structures will obliterate the peaceful view for patients and families from the entire north side of the hospice.

As well, the anticipated 2-year construction phase could lead to a complete closure of the hospice, forcing patients to rely on emergency and acute care services at local hospitals.

The units in the proposed development are to be offered at market rates, which are well above what the average family or individual in Vancouver can afford.

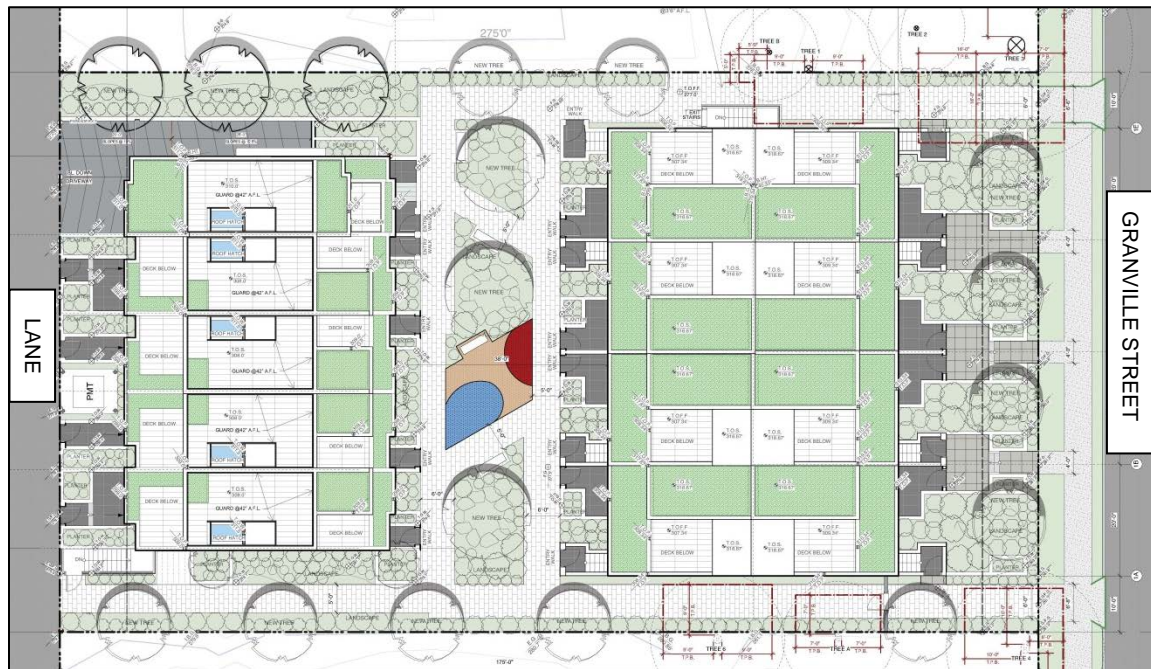
I believe that the rights of Vancouver residents in need of quality end-of-life care must be taken into consideration when making development decisions of this magnitude.

I urge you to reject this proposal in its entirety.

Sincerely,

4575 Granville Street
FORM OF DEVELOPMENT

Site Plan



Perspective aerial view from Granville St (southeast)



Perspective street view from the lane (southwest)



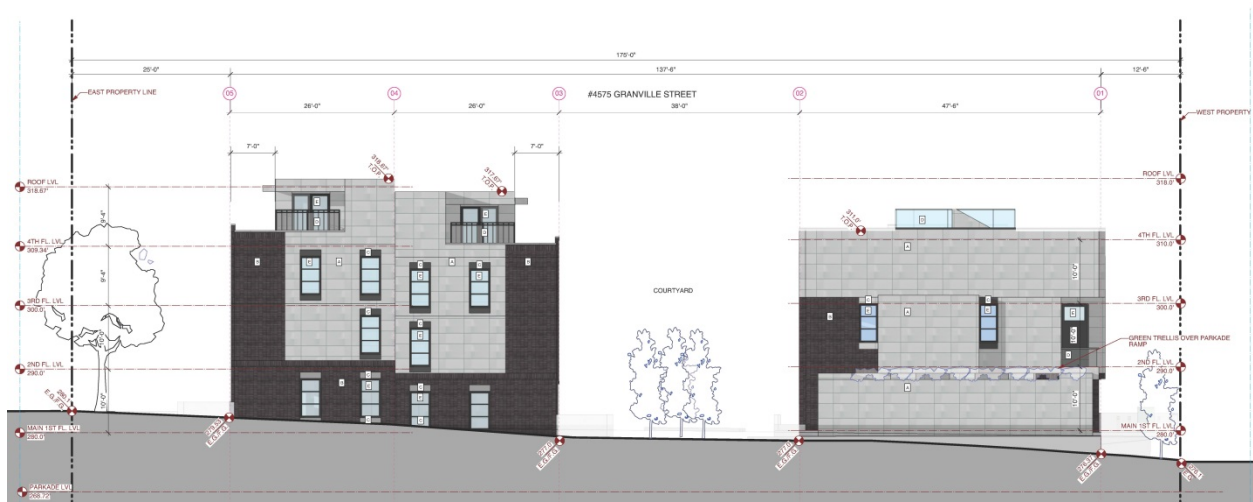
Perspective street view from the lane (northwest)



Perspective aerial view from the southwest



North Elevation



East Elevation



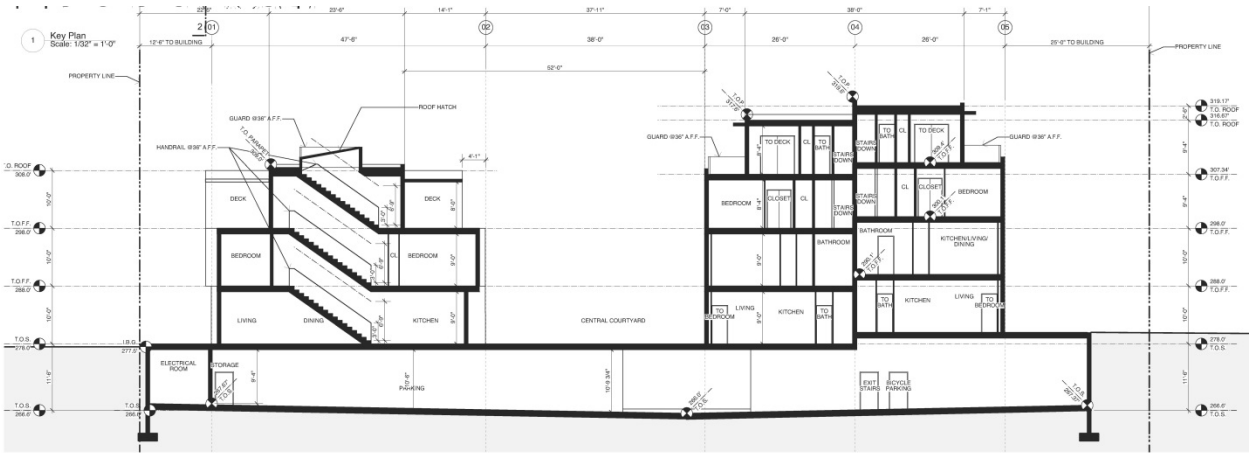
South Elevation



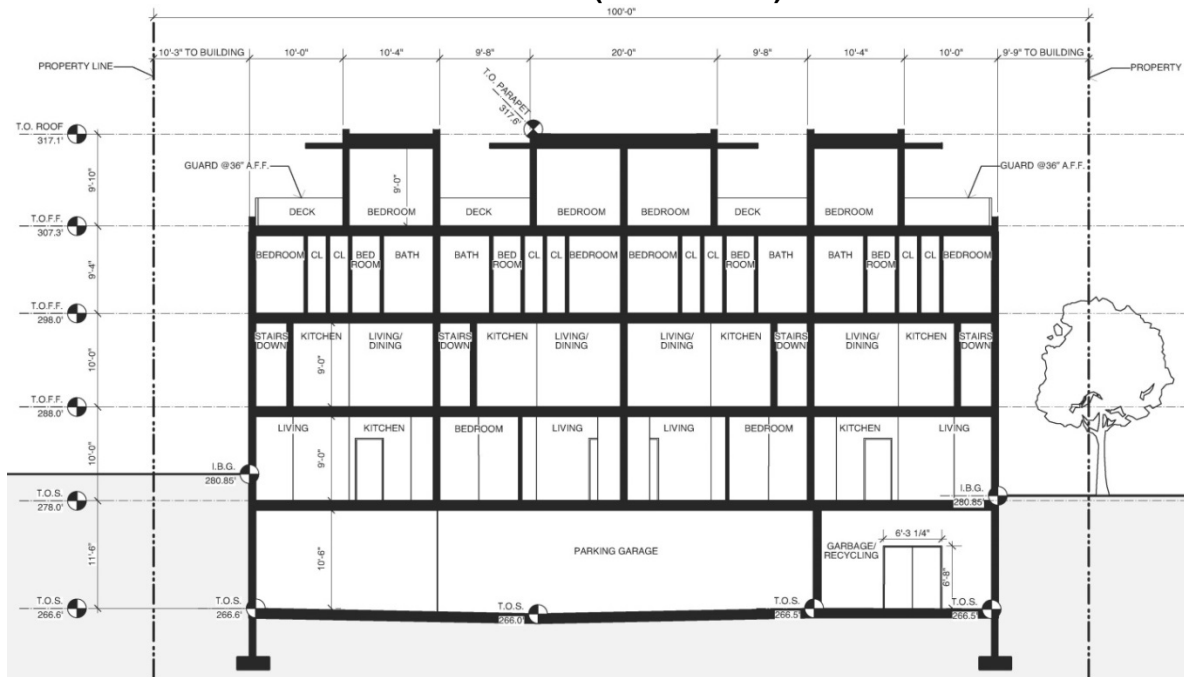
West Elevation



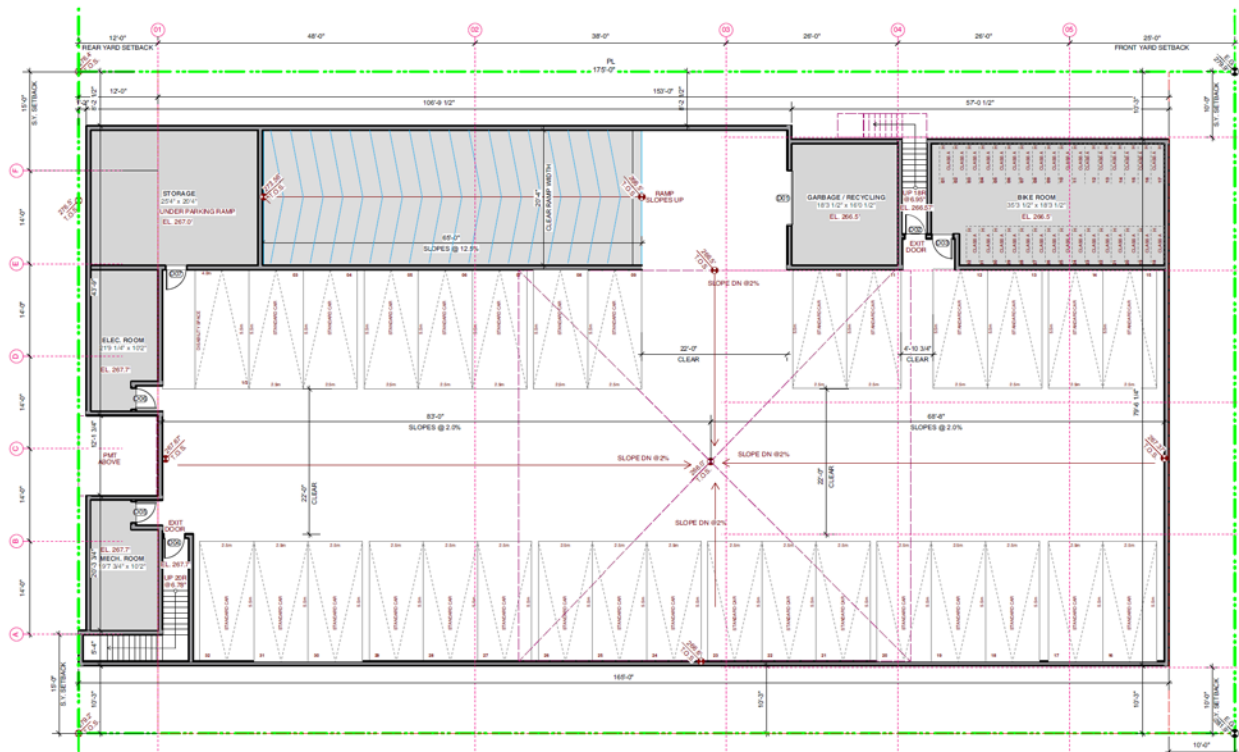
Section (East-West)



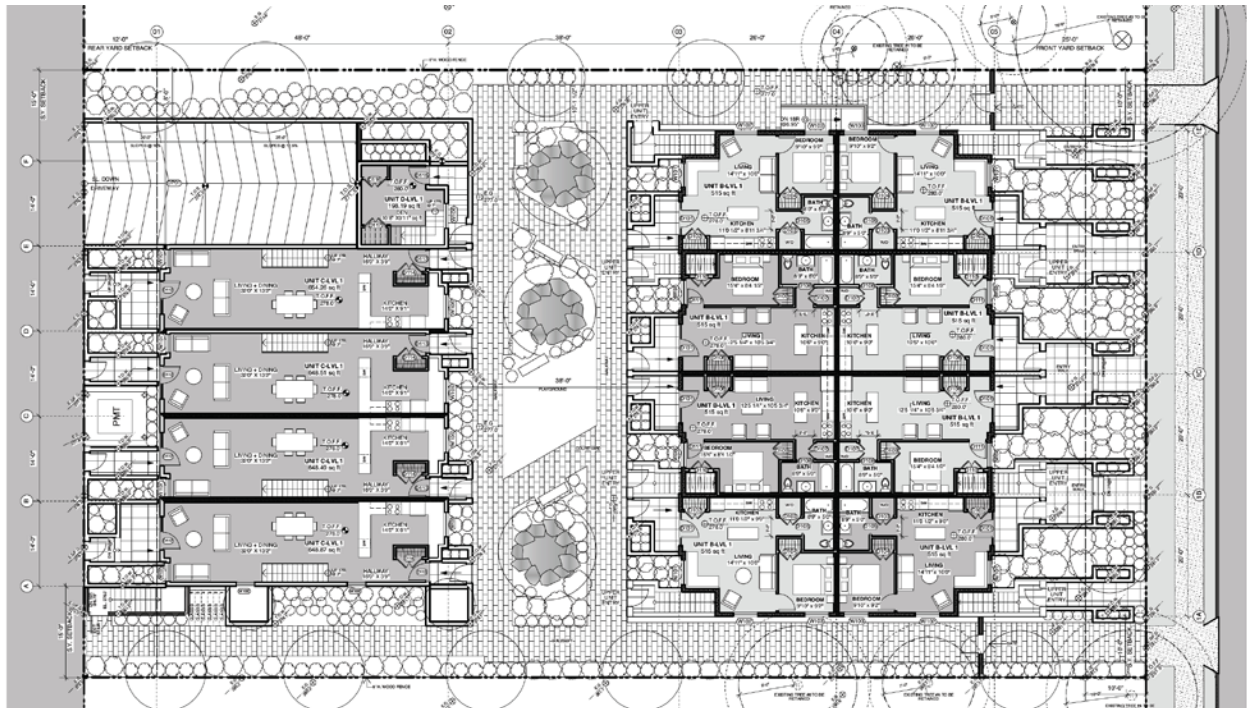
Section (North-South)



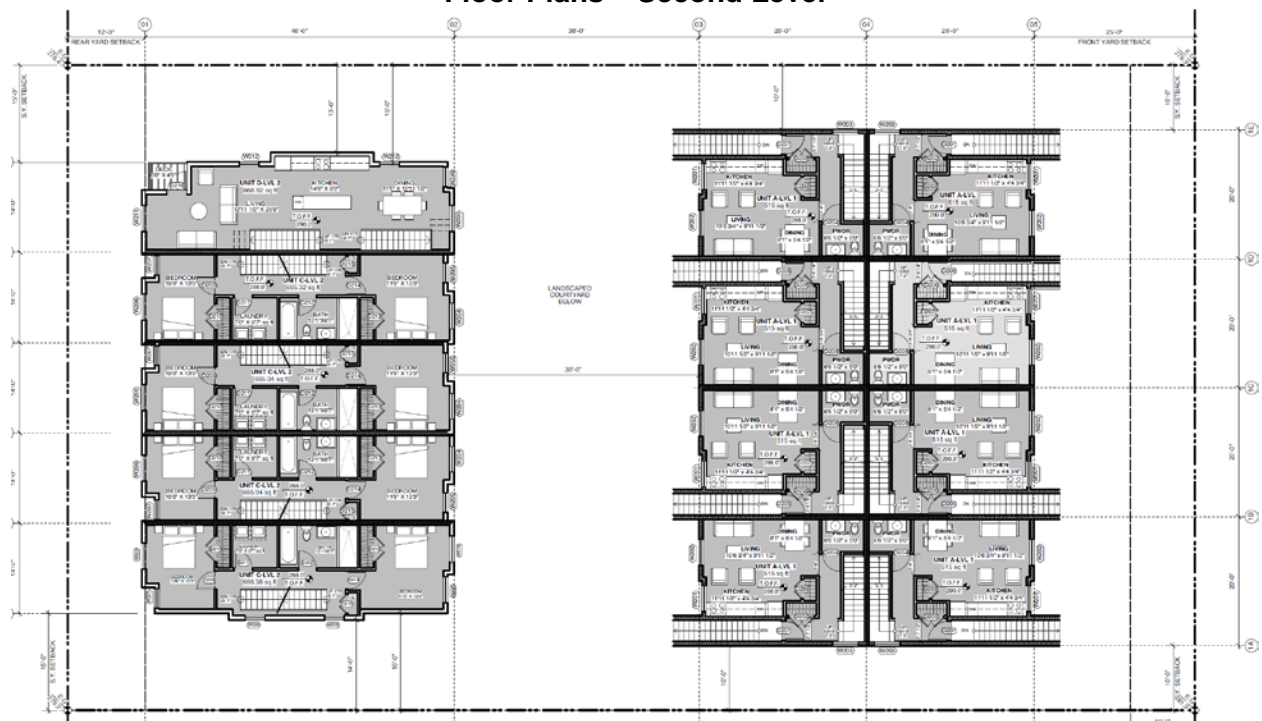
Floor Plans – Parking Level



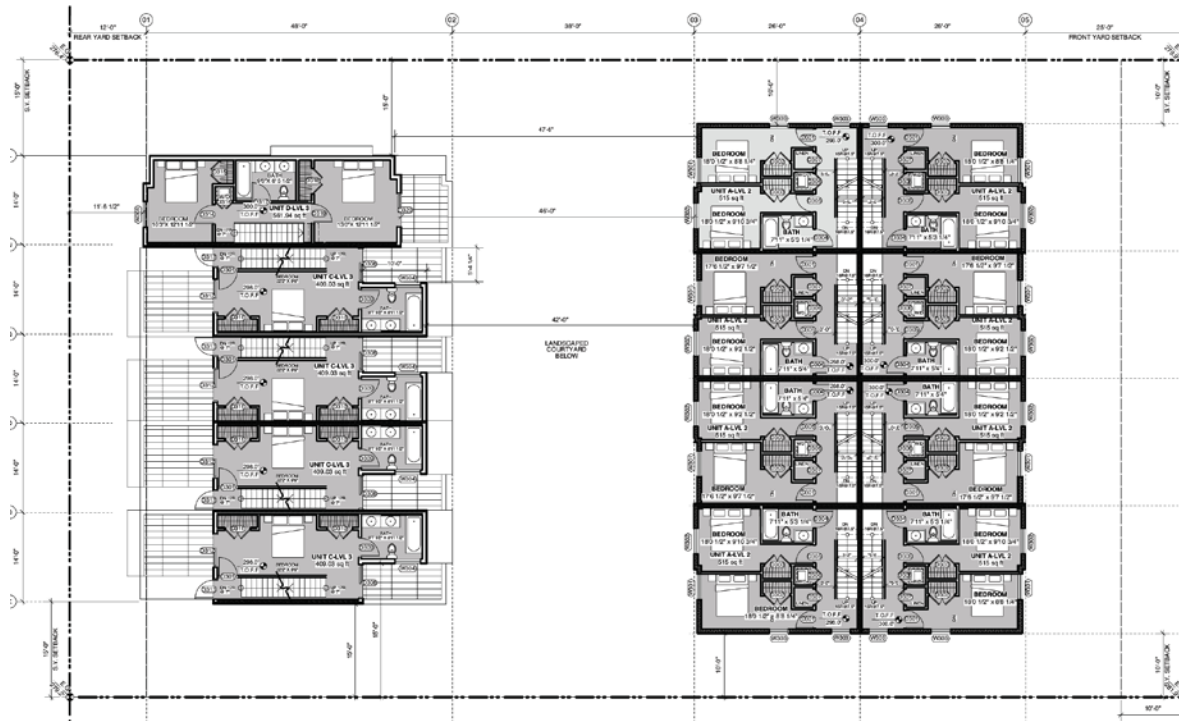
Floor Plans – First Level



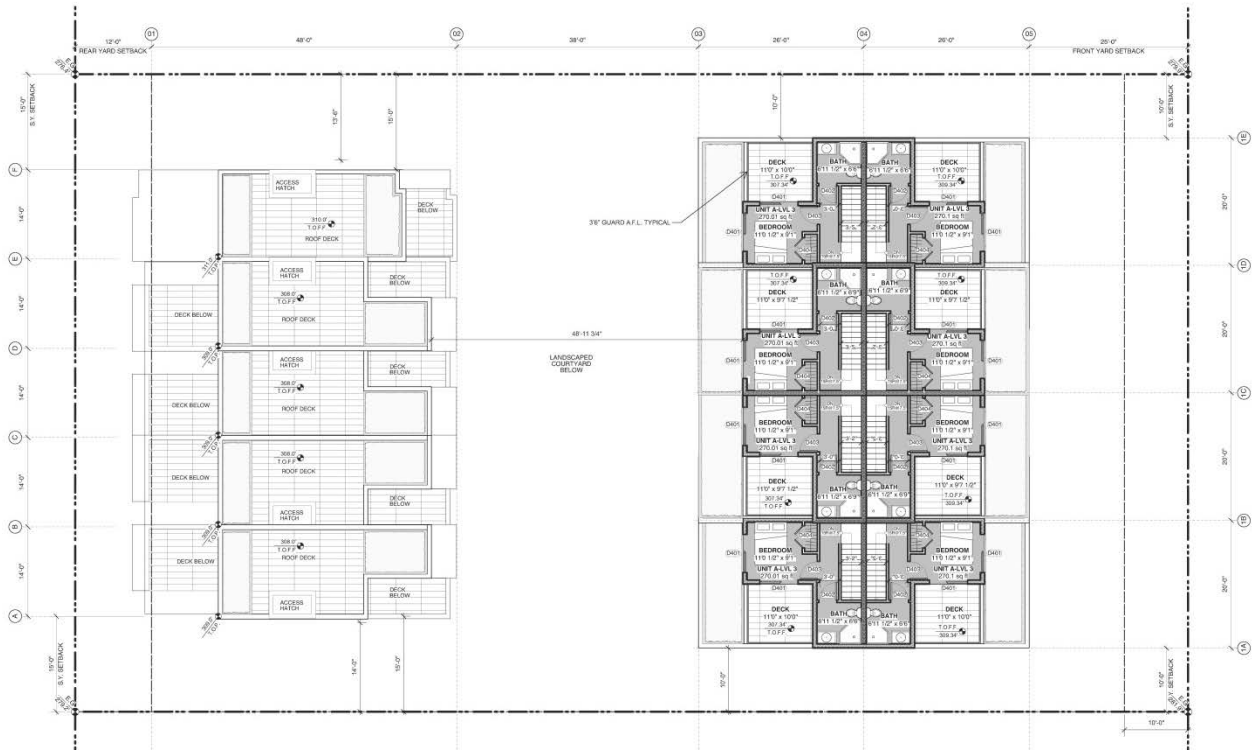
Floor Plans – Second Level



Floor Plans – Third Level



Floor Plans – Fourth Level



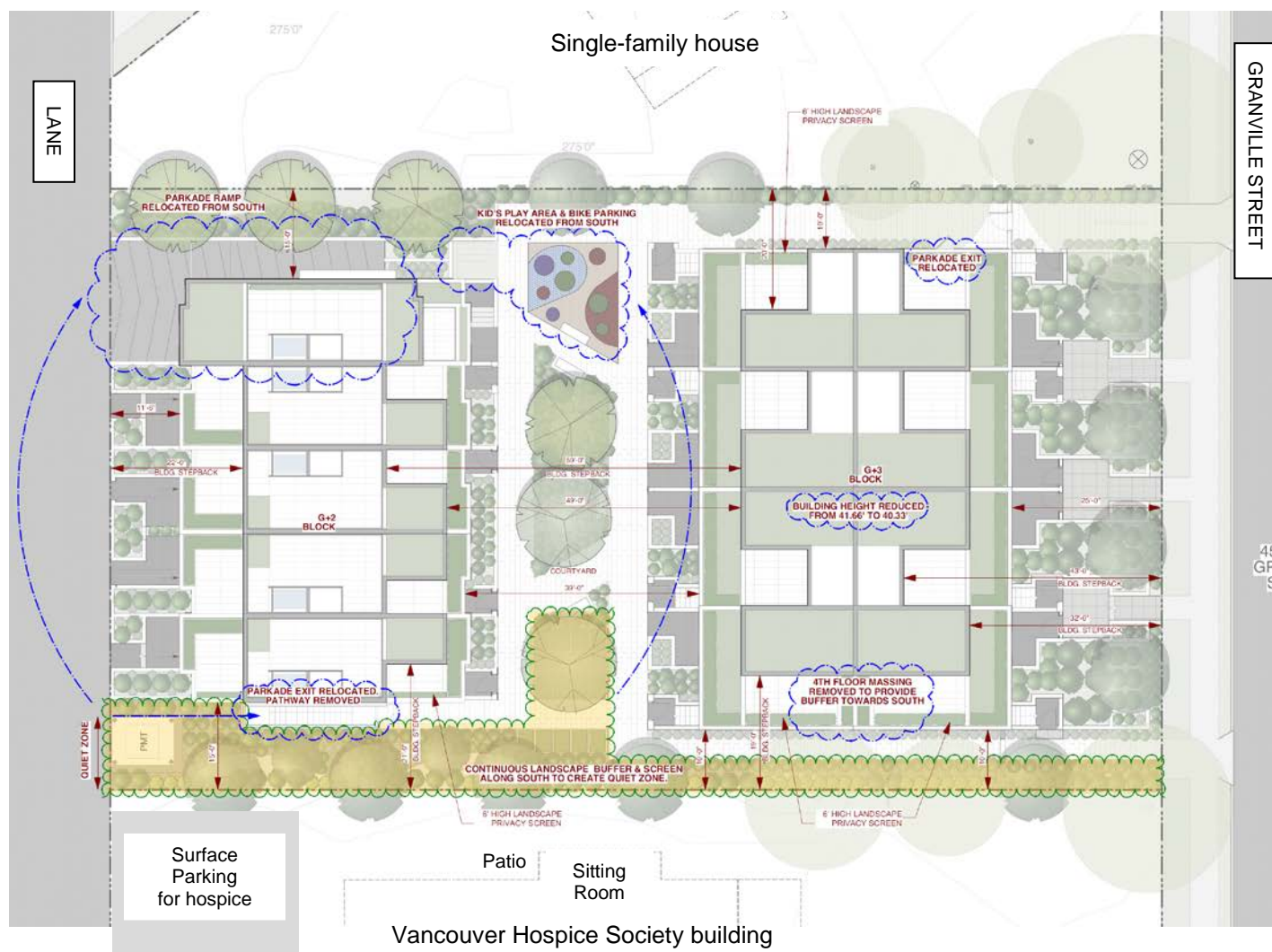
Floor Plans – Roof Plan



4575 Granville Street DESIGN RESPONSE TO PUBLIC FEEDBACK

Significant feedback received throughout the rezoning application stage has been in response to the relationship between the subject site and the neighbour to the south. To respond to this commentary, the following Site Plan demonstrates where significant changes are proposed through the design and landscape conditions included in Appendix B.

Site Plan



Perspective aerial view from the southwest



Perspective aerial view from the southeast



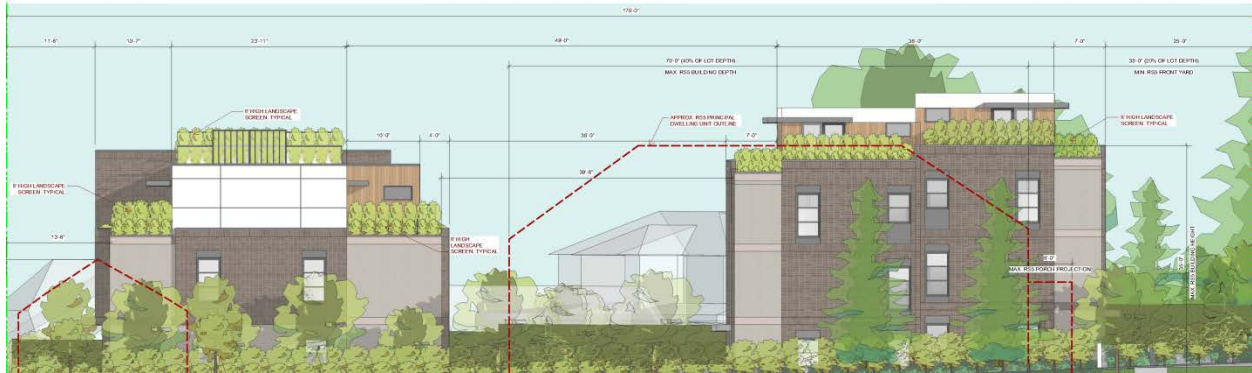
Perspective street view from the lane (southwest)



South Perspective (view from Vancouver Hospice Society patio)



North Elevation (view from Vancouver Hospice Society patio)



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4575 Granville Street
PUBLIC BENEFITS SUMMARY

Project Summary

Two residential buildings, containing 21 rental housing units.

Public Benefit Summary:

The proposal would generate a City-wide DCL payment, a City-wide Utilities DCL payment, and provide 21 dwelling units secured as Secured Market Rental Housing for the longer of life of the building or 60 years.

	Current Zoning	Proposed Zoning
Zoning District	RS-5	CD-1
FSR (site area = 1,625.9 sq. m / 17,502 sq. ft.)	0.70	1.33
Floor Space (sq. ft.)	12,251	23,278
Land Use	Single-Family Residential	Multi-Family Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required¹	City-wide DCL ^{2,3}	\$51,699	\$211,361
	City-wide Utilities DCL ³	\$28,422	\$117,319
	Public Art		
	20% Social Housing		
Other Public Benefits Offered	Heritage and Amenity Bonus Density	N/A	N/A
	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social, Community and Civic Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$80,121	\$328,680

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

4575 Granville Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
4575 Granville Street	011-002-689	Lot 13, Block 790, District Lot 526, Plan 6011

Applicant Information

Architect	Stuart Howard Architects Inc.
Applicant/Property Owner	Jagmohan Singh Pabla and Kamlesh Rani Pabla

Development Statistics

	Permitted Under Existing Zoning	Proposed						
Zoning	RS-5	CD-1						
Site Area	1,625.9 sq. m (17,502 sq. ft.)	1,625.9 sq. m (17,502 sq. ft.)						
Land Use	Residential	Residential						
Maximum FSR	0.70 / 0.85(heritage infill)	1.33						
Maximum Height	10.7 m (35.10 ft.)	Sub-area 1: 10.4 m (34.12 ft.) Sub-area 2: 12.6 m (41.33 ft.)						
Floor Area	1138.1 sq. m (12,251.40 sq. ft.) / 1382.0 sq. m (14,875.72 sq. ft.)	2,162.5 sq. m (23,277.66 sq. ft.)						
Unit Mix	-	<table><tr><td>One-bedroom</td><td>8</td></tr><tr><td>Three-bedroom</td><td>13</td></tr><tr><td>Total</td><td>21</td></tr></table>	One-bedroom	8	Three-bedroom	13	Total	21
One-bedroom	8							
Three-bedroom	13							
Total	21							
Parking and Bicycle Spaces	As per Parking By-law	As per Parking By-law: 32 vehicle spaces and 32 bicycle spaces						
Natural Assets	0 existing onsite bylaw trees 7 existing impacted neighbour bylaw trees 0 existing City trees	16 New onsite trees 7 retained neighbour trees 0 New city trees						

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