



## POLICY REPORT

Report Date: April 30, 2019  
Contact: Karen Hoesé  
Contact No.: 604.871.6403  
RTS No.: 13188  
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: 708-796 Renfrew Street

### **RECOMMENDATION**

- A. THAT the application by GBL Architects on behalf of Bains Holding Group Inc, the registered owner, to rezone 708-796 Renfrew Street [*Lots 1 to 7, of Lot 82, Town Of Hastings Suburban Lands Plan 2688; PIDs 013-548-263, 013-548-271, 013-548-298, 013-548-310, 013-548-328, 013-548-336 and 013-243-993 respectively*], from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 0.60 to 2.07 and the building height from 10.7 m (35.1 ft.) to 16.3 m (53.5 ft.) to permit the development of two five-storey residential buildings with 73 rental units, be referred to a Public Hearing, together with:
- (i) Plans prepared by GBL Architects Inc., received October 3, 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 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; 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 708-796 Renfrew Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of two five-storey residential buildings comprised of 73 rental housing units under the *Affordable Housing Choices Interim Rezoning Policy* (the “AHC Policy”). A height of 16.3 m (53.5 ft.) and an FSR of 2.07 are proposed.

Staff have assessed the application and conclude that it meets the intent of the AHC Policy. The application is also consistent with the Development Cost Levy (DCL) By-law definition of “for-profit affordable rental housing” for which DCLs may be waived.

If approved, the application would contribute 73 rental housing units towards achieving the City’s rental housing goals as identified in the *Housing Vancouver Strategy*. Staff recommend the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the Public Hearing, and to the conditions in Appendix B.

## **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

- *Affordable Housing Choices Interim Rezoning Policy (AHC) (2012, amended in 2018)*
- *Rental Incentive Guidelines (2012, last updated 2018)*
- *Housing Vancouver Strategy (2017)*
- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*
- *High-Density Housing for Families With Children Guidelines (1992)*
- *Tenant Relocation and Protection Policy and Guidelines (2015, last amended 2018)*

- *Hastings-Sunrise Community Vision (2004)*
- *Green Buildings Policy for Rezoning (2009, amended up to 2018)*
- *Community Amenity Contributions through Rezoning (last amended 2018)*
- *Vancouver Development Cost Levy By-law No. 9755 (2008, last amended 2018)*

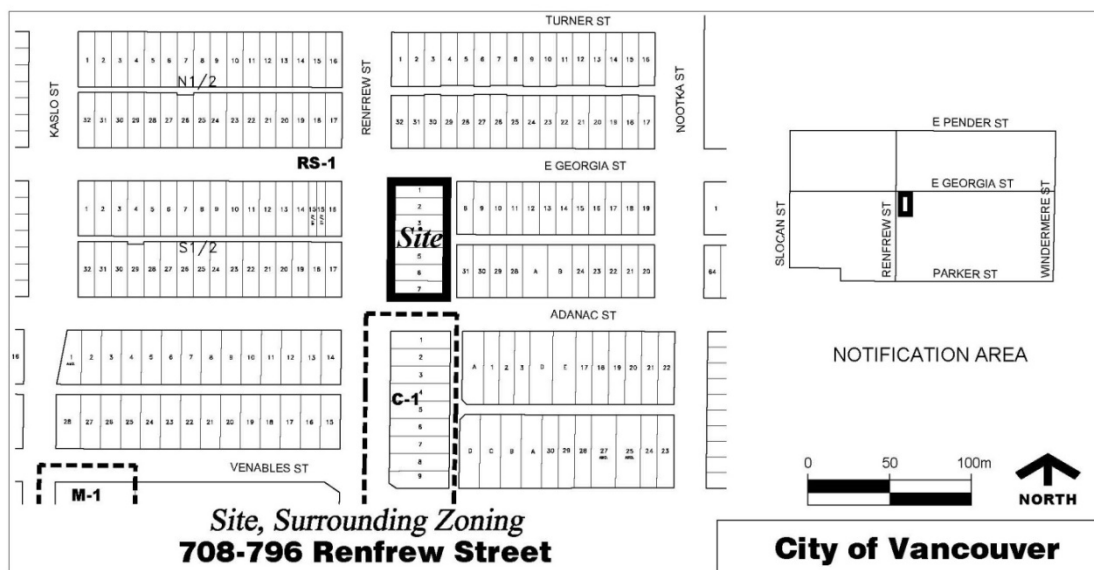
## REPORT

### Background/Context

#### 1. Site and Context

This 2,392.73 sq. m (25,756 sq. ft.) site is on the east side of Renfrew Street, between Adanac and East Georgia streets. The site is comprised of seven legal parcels with a frontage of 70.34 m (230.78 ft.) along Renfrew Street, a depth of 34.01 m (111.59 ft.) and slopes in two directions; approximately 2.2 m (7.3 ft.) from the north end of the site to the south, and 3.0 m (10.0 ft.) from Renfrew to the lane.

**Figure 1: Site at 708-796 Renfrew Street and Surrounding Zoning**



Renfrew Street is considered a primary arterial and part of the Metro Vancouver frequent transit network. The site is well served by regular transit and is currently developed with seven single detached homes including three laneway homes reflecting what is permitted under the existing RS-1 zoning.

The site is located in the Hastings Sunrise Community Vision Area. The surrounding context is predominantly RS-1 to the north, west and east of the site consisting of single family homes. The block to the south is zoned C-1 and developed with commercial uses and residential units.

## Policy Context

***Affordable Housing Choices Interim Rezoning Policy (AHC)*** – On October 3, 2012, Council approved the AHC Policy, which encourages innovation in the delivery of housing across the city with a variety of housing opportunities beyond current rezoning provisions. This policy is intended to be an interim measure to better meet the Housing Vancouver target for purpose-built rental housing of 20,000 units over the next 10 years (2018-2027). Rezoning applications considered under this interim rezoning policy must meet a number of criteria such as providing 100% secured rental housing, contextual fit with neighbouring development, and location requirements (see AHC Policy location map in Appendix D). For the subject site's location, buildings of up to six-storeys may 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 consideration of additional complete rezoning enquiry submissions until June 30, 2019. To date, a total of 11 rezoning projects have been approved under the AHC Policy, delivering a range of housing choices such as 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 and proceeding through the enquiry process. This year, staff are undertaking a review of the AHC Policy in conjunction with the *Secured Market Rental Housing Policy* "Rental 100", with a report back to Council later this year.

***Housing Vancouver Strategy (2017)*** – 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 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 per cent of the new units will serve households earning less than \$80,000 per year, and 40 per cent will be family-size units. This application will contribute towards the targets for purpose-built market rental units and units for families.

***Rental Incentive Guidelines*** – The intent of the *Rental Incentive Guidelines* is to inform the way in which rental incentives, taken at the applicant's discretion, are applied to specific projects. These incentives may include additional floor subject to urban design review, parking relaxations, a Development Cost Levy (DCL) waiver for the residential rental floor area of the project, and relaxation of unit size.

***Development Cost Levy By-Law No. 9755*** – Under Section 3.1A of the *Development Cost Levy By-law*, projects that meet the by-law's definition of "for-profit affordable rental housing" are eligible for a DCL waiver for the residential portion of the development. The waiver regulates maximum unit sizes and maximum average rents by unit type for the project at the time of occupancy. Current rental rates and unit sizes are outlined in the *Rental Incentive Guidelines* and are updated on an annual basis.

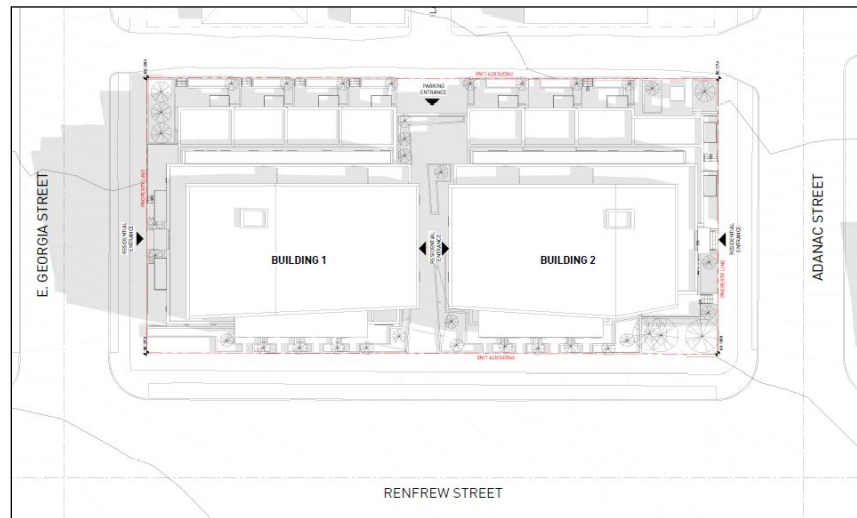
## Strategic Analysis

### 1. Proposal

The original application date for this rezoning was December 17, 2017, proposing one six-storey building with a maximum height of 17.7 m (58.0 ft.) and a density of 2.96. Based on public feedback and staff review, a subsequent design package was resubmitted. This report is based on the resubmitted drawings from October 3, 2018.

In accordance with the AHC Policy, this application proposes to rezone the site at 708-796 Renfrew Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to allow the development of two five-storey residential buildings (see Figure 2). The application proposes 73 rental units with a density of 2.07 FSR and building height of 16.3 m (53.5 ft.) over two levels of underground parking.

**Figure 2: Site Plan**



### 2. Land Use

The land use proposed in this rezoning application is residential. The site is currently zoned RS-1 (One-Family Dwelling), a residential zoning which allows predominantly for lower-density forms of housing. To encourage the delivery of increased housing opportunities, the AHC Policy allows for consideration of higher density residential uses. This application, with 100% of the floor space provided as rental housing, is consistent with the intent of the AHC Policy.

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

**Height and Density** – RS-1 allows a maximum height of 10.7 m (35 ft.) and a density of 0.60 FSR. For this location, through rezoning and subject to urban design performance, the AHC Policy allows consideration of mid-rise housing forms up to six-storeys for sites fronting an arterial street and within 500 m of a local shopping area.

The original application proposed one full-block six-storey building with a five-storey street wall. It had an FSR of 2.96 and included 77 dwelling units and commercial uses at grade. Neighbourhood and staff feedback resulted in a request to reduce the height and scale of the proposal and the owner complied with a revised application to better respond to the surrounding context. The revised proposal includes two separate five-storey buildings with a four storey street wall, a density of 2.07 FSR, 73 dwelling units and no commercial uses at grade (see Figure 3). Due to the sloped nature of the site, the stepped building form is a storey higher as viewed from the lane.

**Form and Development** – The proposal as viewed from Renfrew Street, presents a four-storey street wall with the upper storey set back. The building is terraced (following the sloped site condition) to minimize shadowing and privacy impacts and the height is stepped down to two-storeys (at the lane interface) to align with the height of the residential context across the lane.

The north building is across from Single Family Dwellings fronting East Georgia Street. To respond to this context, the building steps down in height to three-storeys to be consistent with the maximum height permitted under RS-1 of 10.7 m (35 ft.). The step in height contributes to the creation of an appropriate fit within the existing neighbourhood.

The south building is across from an existing C-1 site which permits a building height up to 9.2 m (30 ft.) (but could be considered for redevelopment under the AHC Policy or Rental 100 Policy for up to six-storeys). The proposed development is at four-storeys adjacent to Adanac Street and would be compatible with the height of the C-1 site to the south. Further, the 3.65 m (12 ft.) separation between the buildings aligns with the lane to the east providing a break in massing.

The original commercial uses at grade were replaced with residential uses setting the buildings back from Renfrew Street. These setbacks help to create an inviting streetscape and suitable fit within the neighbourhood context. The building's amenity room is located at the ground level facing onto a shared courtyard between the two buildings with co-located outdoor space facing the lane. The application will be pursuing Passive House design.

The Urban Design Panel reviewed and supported the revised application on December 12, 2018 (see Appendix D).

**Conclusion** – Staff have concluded that the density and massing is appropriate subject to the conditions outlined in Appendix B which include refinements to the buildings, and activation of the street/lane interface as well as the courtyard.

**Figure 3: Elevation of Revised Development from Renfrew Street**



#### 4. Housing

**Existing Tenants** – The existing buildings on site include a range of housing types:

- Seven houses, or upper floors of houses, between 144.0 sq. m – 288.0 sq. m (1,550-3,100 sq ft) renting for \$2,500 to \$3,900 per month
- Two legal basement suites of approximately 38.5 sq. m (415 sq. ft) renting for \$1,450 per month; and
- Three laneway houses of approximately 50.0 sq. m (516 sq. ft) renting for \$1,500 per month.

At the time of application (December 2017), 11 units were rented out, with tenancies ranging from 2-5 months. When the current owner purchased the homes, four of the homes were rented back to the original owners by the new owner and the remaining homes were rented to members of the public. At the time of report writing (March 2019), there are currently 35 tenants living in the 12 existing buildings and tenancy agreements range between one month and 18 months.

**Tenant Relocation Plan** – 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 (TRP) is not required.

In cases where the Tenant Relocation and Protection Policy does not apply, landlords issuing a notice to end tenancy for landlord’s use for renovation, demolition, or conversion must provide renters with notice, compensation, and right of first refusal as required by the Residential Tenancy Act (RTA). The owner has confirmed this will be provided along with right of refusal for existing tenants to enter a new tenancy agreement in the new building.

The owner bought the site with the intention of re-developing through the rezoning process. Rather than leave the buildings vacant during the permitting stage, noting the need for rental housing and attendant issues that vacant units may present to a neighbourhood, the owner chose to tenant the houses and secondary suites, advising prospective tenants of his plans to rezone and redevelop. Each of the tenants have signed an acknowledgement of this communication from the owner as well as an acknowledgement of the offer to rent a unit within the new building once it is completed.

A summary of the units on site, the TRP and tenant communication is contained in Appendix D.

A final TRP report, summarizing tenant relocations and offers of acceptance of the first right of refusal will be requested prior to issuance of the occupancy permit.

**Housing Mix** – The Housing Vancouver Strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types, shifting housing production towards rental to meet the greatest need, and coordinating action with partners to deliver housing for the lowest income households.

This application meets the requirements of the AHC policy and would deliver 73 rental housing units including approximately 28 family-oriented rental units (19 two-bedroom and nine three-bedroom) which is 38 per cent of all units, thereby exceeding the family housing requirements of the *Family Room: Housing Mix Policy in Rezoning Projects*. In July 2016, Council updated family unit requirements for new rezoning applications to provide a minimum of 35% of total

units as suitable for families, including a minimum of 25% two-bedroom units and a minimum of 10% three-bedroom units.

All 73 units would be secured through a Housing Agreement and a Section 219 Covenant for the longer of the life of the building or 60 years. The addition of 73 new rental housing units to the City's inventory of rental housing contributes toward the *Housing Vancouver Strategy* targets (see Figure 4). Conditions related to securing the units are contained in Appendix B.

**Figure 4: Progress Towards 10-Year Housing Vancouver Targets for Secured Market Rental Housing as of March 31<sup>st</sup>, 2019**

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	20,000	2,017

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

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

**Vacancy Rates** – Vancouver has one of the lowest vacancy rates in Canada. In fall 2018, the vacancy rate in the City was 0.8%. That means eight out of every 1,000 market rental units were empty and available for rent. A vacancy rate of three percent is considered to be a balanced rental market. The vacancy rate in this area (Zone 9 East Hastings in the CHMC Market Rental Housing Survey) was even lower at 0.6%.

**DCL Waiver** – The applicant has requested and qualifies for a waiver of DCL fees for the residential floor area (see Appendix F) in exchange for meeting maximum average rental rates and unit sizes. The applicant has estimated the rental rates for each unit type. Figure 5 shows proposed rents and corresponding income levels.

**Figure 5: Proposed Rents and Household Incomes**

	708-796 Renfrew Street Average Proposed Rents	Household Income Ranges at which the Proposed Rents are Affordable <sup>1</sup>
Studio	\$1,607	\$60,000 - \$69,999
1-bed	\$1,869	\$70,000 - \$79,999
2-bed	\$2,457	\$90,000 - \$99,999
3-bed	\$3,235	\$125,000 - \$149,999

1. As per Statistics Canada, affordable housing is defined as shelter costs equal to less than 30% of total before-tax household income. Income ranges are used above which allow for further analysis at a neighbourhood or citywide level.



Figure 6 provides a comparison of the current DCL rental levels and the proposed rents, including a comparison of proposed rents to average rents in newer buildings in the east area of Vancouver. The proposed rents are below the monthly costs associated with purchasing a comparable strata unit, particularly for the larger units.

**Figure 6: Comparable Average Market Rents and Home-Ownership Costs (Eastside)**

	<b>708-796 Renfrew Street - Average Proposed Rents</b>	<b>Average Market Rent in Newer Buildings - Eastside (CMHC, 2018)<sup>1</sup></b>	<b>DCL By-Law Maximum Averages - Eastside (CMHC, 2018)<sup>2</sup></b>	<b>Monthly Costs Associated with Purchase of a Median-Priced Unit – Eastside (BC Assessment 2018)<sup>3</sup></b>
Studio	\$1,607	\$1,556	\$1,607	\$2,455
1-bed	\$1,869	\$1,746	\$1,869	\$3,009
2-bed	\$2,457	\$2,339	\$2,457	\$4,112
3-bed	\$3,235	\$2,828	\$3,235	\$5,897

1. Data from the October 2018 CMHC Rental Market Survey for buildings completed in the year 2008 or later on the Eastside of Vancouver.
2. For studio, 1-, 2-, and 3-bedroom units, the maximum DCL rents are the average rents for all residential units built since the year 2005 in the City of Vancouver as published by CMHC in the fall 2018 Rental Market Report.
3. Based on the following assumptions in 2018: median of all BC Assessment recent sales prices in Vancouver Eastside in 2018 by unit type, 10% down payment, 5% mortgage rate, 25-year amortization, \$150 – 250 monthly strata fees and monthly property taxes at \$2.47 per \$1,000 of assessed value.

Section 3.1B(c) of the DCL By-law allows for rents to be increased annually from the time of public hearing to initial occupancy, as per the maximum allowable increases under the Province's Residential Tenancy Act. A final rent roll that sets out the initial monthly rents for all units will be required prior to issuance of the occupancy permit in order to ensure compliance with the maximum increases authorized by the DCL By-law. After occupancy, rent increases are regulated by the RTA.

Through the Development Permit application process, the City will ensure that average unit sizes do not exceed the maximum thresholds set out by DCL By-law.

## **5. Transportation and Parking**

A total of 44 parking spaces are required, including 3 accessible and 4 visitor spaces to meet the Parking By-law requirement. The application proposes a total of 40 vehicle parking spaces for the 73 dwelling units, including 3 accessible and 4 visitor spaces. The application will be required to meet the Parking By-law (see condition in Appendix B).

Further, under the Parking By-law, the minimum required bicycle parking is 127 Class A spaces and 5 Class B spaces. The application exceeds the required amount and proposes 145 Class A bicycle spaces and 6 Class B bicycle spaces.

Parking access is provided from the lane, leading to two levels of underground parking.

The site is well served by transit. Frequent bus service is available along Renfrew Street and East Hastings Street which is less than 400 m (1312 ft.) away from the site. Nearby bikeways exist on Adanac Street, on Slocan and Kaslo Streets west of Renfrew Street.

## 6. Environmental Sustainability and Natural Assets

**Green Buildings** – The *Green Buildings Policy for Rezoning*s requires that rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy.

This application has opted to satisfy the *Green Buildings Policy for Rezoning*s under the near zero emissions buildings requirements, and the proposed building has opted to pursue Passive House certification. Passive House is a world-leading standard for energy efficiency in buildings, and the process of design and certification to this standard significantly advances local construction practices toward zero emissions buildings.

The applicant has submitted a letter from a certified Passive House designer that the building, as designed, is capable of achieving Passive House certification.

**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 six by-law trees on site, three magnolia trees and three douglas fir. The three magnolia trees located on the south-east corner of the site are to be retained and incorporated into the proposed development. The douglas fir trees on-site have been identified as of "low" vigour and are proposed to be removed, requiring tree removal permit's. Six City trees, two fronting East Georgia Street and four fronting Renfrew Street, will be retained and protected.

### ***PUBLIC INPUT***

There were three community open houses for the project, one developer led pre-application open house and two City led open houses.

**Pre-Application Community Consultation** – Prior to the submission of the rezoning application, the applicant hosted an open house on October 3, 2017, to introduce the preliminary design concept to the neighbourhood. A total of seven comment forms were received and approximately 27 people attended the open house. Based on the applicant's analysis of the commentary by surrounding neighbours, concerns were expressed related to the proposal's height, massing, and shadowing. In addition, traffic, safety, privacy, and the feasibility of retail were given as concerns. Support was expressed for rental housing and commercial space in the neighbourhood.

### **Original Application (April 5, 2018)**

**Rezoning Application Notification** – A rezoning information sign was installed on the site on March 15, 2018. Approximately 960 notification letters were distributed within the neighbouring area on or about March 16, 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](http://vancouver.ca/rezapps)).

**Community Open House** – The community open house was held on April 5, 2018 at the Hastings Community Centre, located at 3096 Hastings Street. Staff, the applicant team, and 72 members of the public attended the open house.

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

- 42 comment sheets in response to the April 5, 2018 open house;
- 253 emails and online comments.

### **Revised Application (December 10, 2018)**

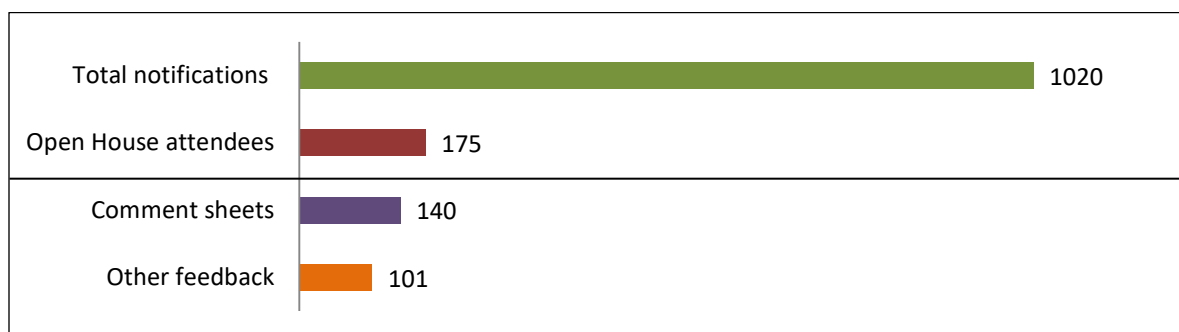
**Rezoning Application Notification** – The revised application was submitted on October 3, 2018. Project revisions were highlighted on the City's Rezoning Centre webpage and updated rezoning information signs were installed on the site on November 15, 2018. Project revision details were included in a second mail out to approximately 1,020 households, distributed on or about November 16, 2018. In addition to residents and owners within the notification area, this mailing included attendees from the original open house who indicated a desire for further project updates. Email updates were provided to open house attendees who provided their contact information.

**Community Open House** – A second community open house, presenting the revised application, was held on December 10, 2018 at the Hastings Community Centre, located at 3096 Hastings Street. Staff, the applicant team, and 175 members of the public attended the open house.

**Public Response** – Public responses to this proposal have been submitted to the City as follows (see Figure 7):

- 140 comment sheets in response to the December 10, 2018 open house;
- 101 emails and online comment forms.

**Figure 7: Public Notification and Responses (December 10, 2018 Open House)**



*\*See Appendix D for graph from April 5, 2018 open house.*

Feedback has been consistent between the first open house to the second open house with respect to key themes. A summary of the key themes from the public feedback received is found below.

*Support for the proposal cited the following:*

- Creation of new rental homes
- Project fits neighbourhood and location
- Proposed density is appropriate
- Project will help with housing affordability
- Removal of commercial use in revised application

*Concerns expressed by respondents included the following:*

- Inappropriate height, massing and shadow impact on the neighbourhood
- Insufficient number of family units
- Demolition of existing homes
- Increased traffic congestion and reduced parking
- Rental affordability
- Lack of commercial use in revised application

An online petition was created in response to the original application and cited the concerns noted above.

A detailed summary of public comments in response to the rezoning application may be found in Appendix D.

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

- **Building Height and Density** – The proposed height and density meets the intent of the AHC Policy. The application was revised and resubmitted responding to public feedback and staff review. The revised submission reduces the FSR from 2.96 to 2.07, the building height from 17.7 m (58.0 ft.) to 16.3 m (53.5 ft.), and replaces the full-block six-storey building form with two smaller five-storey buildings with a 3.65 m (12 ft.) building separation.
- **Commercial Uses** – In response to neighbourhood opposition to the proposed commercial uses, the revised proposal replaced the commercial uses at grade with residential units.
- **Parking** – The removal of retail uses and reduction of gross floor area for the project overall reduced the amount of parking required, bringing the application close to compliance. A condition contained in Appendix B requires the applicant meet the Parking By-law. No parking beyond bylaw requirements is being sought.

## ***PUBLIC BENEFITS***

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

### **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) and engineering infrastructure.

This site is subject to City-wide DCLs and City-wide Utilities DCLs on the proposed 4964.36 sq. m (53,436.0 sq. ft.) of residential floor area.

In accordance with the provisions of Section 3.1A of the DCL By-law, the applicant has requested a waiver of the DCLs attributed to the residential floor area proposed to qualify as for-profit affordable rental housing. Based on rates in effect as of September 30, 2018, the value of the DCL waiver is approximately \$1,237,442. A review of how the application meets the waiver criteria is provided in Appendix F. Further, projects eligible for a DCL waiver are also eligible to have the City-wide Utilities DCL also waived.

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 Policy and Procedures for Rezoned Developments* requires rezoning applications 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 Contribution (CACs)** – Within the context of the City's *Financing Growth Policy*, an offer of a community amenity contribution to address the impacts of rezoning can be anticipated from the owner of a rezoning site. Such a CAC is typically made through the provision of either on-site amenities or a cash contribution towards other public benefits, taking into consideration community needs, area deficiencies and the impact of the proposed development on City services.

The Community Amenity Contribution Policy requires RS sites proposing to rezone and achieve a massing greater than four-storeys, to submit a financial pro forma for review. Real Estate Services staff have reviewed the applicant's pro forma and have concluded that, after factoring in the costs associated with the rental housing units for the longer of the life of the building or 60 years, no further contribution towards public benefits is required in this instance. The offered public benefit achieved for this application is the 73 rental housing units.

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

### **Financial Implications**

The site is subject to the City-wide DCL and City-wide Utilities DCL; however the 73 rental housing units are expected to qualify for a City-wide DCL waiver with an estimate value of \$1,237,442. No additional CAC or public art contribution is expected.

The rental housing units, 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 conclude that the proposed form of development represents an appropriate design response to the site and context and is consistent with the AHC Policy. The application qualifies for incentives provided including a DCL waiver and a parking reduction.

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

\* \* \* \* \*

**708-796 Renfrew 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 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) 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 consists of 2,392.81 m<sup>2</sup>, being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 5.2 The floor space ratio for all uses combined must not exceed 2.07.
- 5.3 Computation of floor area must include all floors of all buildings, 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 the permitted residential floor area; and
    - (ii) the balconies must not be enclosed for the life of the building;
  - (b) patios and roof gardens only if 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 that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
  - (d) amenity areas, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10% of the total permitted residential floor area; and
  - (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m<sup>2</sup> for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.5 The use of floor area excluded under section 5.4 must not include any use other than that which justified the exclusion.

### **Building Height**

6. Building height, measured from base surface to top of parapet, must not exceed 16.3 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 the 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 m<sup>2</sup>.

### **Acoustics**

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

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

**Zoning and Development By-law**

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

\* \* \* \* \*

**708-796 Renfrew 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 include in the hearing agenda package. Any changes to the conditions by staff prior to the hearing will be noted in the Summary and Recommendations. Any further changes to the conditions approved by Council will be contained in its decision. Please consult the hearing minutes.*

**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 GBL Architects Inc., received October 3, 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 be more compatible with the neighbouring residential context by providing a more pronounced individual townhouse unit expression.  
  
Note to Applicant: This can be achieved with the use of colour, or more distinct parapet heights.
2. Design development to activate shared courtyard space to be more inviting and usable.
  - (a) Improve access to outdoor area from amenity room and ventilation in the summer by providing more doors or increased door width.
  - (b) Provide weather protection/canopy to south building entrance. Alternatively an inset entry can be provided.
  - (c) Minimize extent of blank walls and potential CPTED concerns by providing more windows at the ground level.
  - (d) Enhance entries at shared courtyard location to be more prominent and inviting.
3. Design development to improve livability by enhancing daylighting/cross ventilation, minimizing overlook impacts and improve access, by the following;
  - (a) Provide additional window(s) facing east (Unit 111) with partial translucent glazing to offset privacy concerns.
  - (b) Corner units to take advantage of two exterior walls by adding windows for improved cross ventilation and daylighting.

- (c) Minimize overlook by shifting windows facing shared courtyard (Units 403 /404, 306 /307 and 206/207).
  - (d) Provide access from parking to townhouse units within the site.
- 4. 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>.
- 5. Consideration to add a second amenity room and co-related outdoor space at the rooftop. Amenity room should be set back from the building edge to minimize impacts to neighbouring property.

### **Landscape**

- 6. Design development enhance the street and lane interface to be more compatible with the neighbouring residential context, by the following;
  - (a) Provide landscape screening at outdoor patio within the property (along Adanac and E. Georgia Street).
  - (b) Provide planted landscaped screening to soften and screen the building and outdoor space (level 2 rooftop) facing the lane to the neighbouring properties across the lane.  
  
Note to Applicant: Outdoor space can be increased with landscaped screened to take advantage of roof top condition.)
  - (c) Terrace planter or retaining walls exceeding 30" in height to improve lane and street (E. Georgia and Adanac Street) interface.
  - (d) Soften parkade entry by providing trailing planting from outdoor amenity space.
- 7. Design development to enhance shared courtyard space to include more users.
  - (a) Reconsider continuous raised planter to improve the perceived width of the courtyard between buildings.
  - (b) Introduce opportunities for children's play to improve outdoor amenity space.
  - (c) Provide additional benches or other passive seating opportunities.
- 8. Design development to expand programming to include intensive green roof on flat roof portions, including urban agriculture plots, softening with planting at edges, other opportunities for common social interactions;

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.

9. Design development to the landscape treatment to increase the volume of soil, tree canopy cover and planting on slab, by lowering the slab for planting on the main level to the greatest extent possible, rather than planting in raised planters;

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 CSLA Landscape Standard. 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.

10. Design development to locate, integrate and fully screen parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.
11. Provision of a revised arborist report with Tree Management Plan to be updated and coordinated to reflect the tree retention strategy as proposed by the landscape plan, including methods of protection;
12. 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.

13. Provision of coordination between Landscape Plan and Architectural Site Plan, for most updated information;

Provision requirements at the time of Development Permit application:

14. 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.

15. 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.

16. 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.

17. 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.

18. 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 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 ft. long and 18 in. in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion"*.

19. Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 9.3 sq. m (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.

20. Provision of an outdoor Lighting Plan.

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

21. 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**

22. All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning (amended May 2, 2018), 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).

## **Zero Waste**

23. To minimize demolition waste from existing buildings on site, the following is required.
- (a) Attempting to avoid demolition by relocating the buildings. The applicant must make all the existing buildings on site available for relocation. Communicating availability includes listing the buildings, for a minimum of 90 days, on sites or in publications that specialize in house relocations.
24. Should salvage by relocation not be possible and the buildings must be removed, the following is required:
- (a) A salvage strip out must be done first, removing for reuse cabinets, appliances, fixtures, mechanical systems (furnace, hot water system, etc), doors. Any newer decking and fencing must also be salvaged.
  - (b) Any buildings that are not already subject to the Green Demo Bylaw must achieve a minimum 75% recycling rate for the demo. Buildings subject to the Green Demo Bylaw must meet the bylaw requirements in place at time of demo permit application.

## **Engineering**

25. Parking, loading and bicycle spaces shall be provided and maintained in accordance with the requirements of the Vancouver Parking By-law.
- (a) Provision of all Class A bicycle spaces to be located on Level P1 or grade. If Class A bicycle parking is to be located below Level P1, provide a dedicated bicycle elevator with doors on both ends to allow bicycles to easily roll in from one end and roll out the other. The elevator to be a freight style elevator to comfortably accommodate two people with two bicycles and provide minimum interior dimensions of 5'-6" x 6'-8". The elevator is to service all levels with Class A bicycle parking to reach the outside.
  - (b) The townhouses adjacent the lane must have interior loading access that does not rely upon the lane for loading.

- (c) Residential drop-off spaces, passenger spaces, and visitor spaces must be located on private property in a publicly accessible area that does not require access through an O/H security gate. The passenger spaces shown must be increased in size to meet the size requirements as per section 7.3.2 of the Parking By-law.
- 26. 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.
- 27. 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.
- 28. 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.
- 29. 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."

Note to Applicant: The following information is required for drawing submission at the development permit stage to facilitate 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, dimensioned and labelled on the drawings.
- (c) Provide automatic door openers on the doors providing access to the bicycle room and note on drawings.
- (d) Dimension of column encroachments into parking stalls.
- (e) Dimensions of additional setbacks for parking spaces due to columns and walls
- (f) Dimensions of manoeuvre 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. Show and label the 'stair-free' access route on the drawings.
- (k) Existing street furniture including bus stops, benches etc. to be shown on plans.
- (l) Provide dimensions for the size of the various bicycle parking spaces.
- (m) Provision of a (6.1m) 20' wide parking ramp with no column encroachments.

Note to applicant: Ensure that there is 6.1m (20') clear vehicle width through the O/H gate. Provide additional information and dimensions on the drawings.

## **Housing**

30. That the proposed unit mix, 41% Studio, 21% 1-bedroom, 26% 2-bedroom and 12% 3-bedroom units, be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may 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.

31. The development is to comply with the High-Density Housing for Families with Children Guidelines, and include outdoor common amenity areas with an area suitable for children's play activity and an indoor common amenity room with a kitchenette and accessible washroom.

Note to applicant: The outdoor amenity area should be designed to accommodate a range of children's play activities.

32. Prior to issuance of 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, (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 1 to 7, all of Lot 82, THSL, Plan 2688 to create a single parcel.

2. Release of Easement & Indemnity Agreement M16624 (existing building encroachment) prior to building occupancy.

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

3. Release of Secondary Suite Covenants CA5056941 & CA5056929 prior to building occupancy.

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

4. 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 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. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands, sprinkler demand, hydrant load, and domestic water demands to determine if water main upgrading is required. 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.

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

Implementation of development(s) at 708-796 Renfrew Street requires the following in order to improve sewer flow conditions:

- (i) Upsize 147m of 200 mm SAN main to 450 mm on Adanac St from Nootka St to L/E Renfrew St; **OR Alternatively**
- (ii) Proposed development to be serviced by existing 250mm dia sanitary sewer on E Georgia St. Note: Evaluation of potential pumping needs to service development would be required by the Developer.
- (iii) Developer to decommission all of the services connected to storm and sanitary sewers in L/E Renfrew as per requirements set out by City Engineer.

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

The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 10-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.

Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. Submittals to be reviewed and accepted by City Engineer.

- (c) 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.

- (d) Provision of a 1.83 m (6'-0") exposed aggregate front boulevard and light broom finish saw cut concrete sidewalk to property line on Renfrew St frontage.
- (e) Provision of a 1.53 m (5'-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 on E Georgia St frontage.
- (f) Provision of a 1.53 m (5'-0") sod grass front boulevard with trees and light broom finish saw cut concrete sidewalk to property line on Adanac St frontage.
- (g) Provision of standard concrete lane crossings on both sides of the site including new curb returns and curb ramps on both sides of the lane entry as per City standard.
- (h) Provision of new curb ramps at the intersection of Renfrew St and Georgia St as per City standard.
- (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 lane lighting on standalone poles with underground ducts.
- (k) Provision of minor modifications at the signal at Adanac St & Renfrew St, including an accessible pedestrian signal.
- (l) Provision of full width asphalt lane east of Renfrew St, between Adanac St and Georgia St, as per City of Vancouver Streets Restoration Manual "Higher Zoned Lane" MF137-AX specification. Due to limitations with the existing topography, the asphalt valley is acceptable 1m from the east lane PL.

- (m) Provision of speed humps in the lane (from E Georgia to Adanac)
- (n) Provision of new concrete curb and gutter as per MF137-A-1, with additional 50mm concrete gutter thickness on Renfrew St.
- (o) Provision of street trees where space permits. Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8' long and 18" deep, centre on each street tree adjacent to the sidewalk and any off street bike facility.

Note to applicant: Delete second row of trees proposed in back boulevard on Adanac St frontage or relocate to private property. (refer to drawing L1.01). Any second row of trees outside of the front boulevard must be located fully on private property.

5. 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**

6. 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 and Section 219 Covenant securing all dwelling units in the building as for-profit affordable housing units for the longer of 60 years and 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.
  - (d) That a rent roll be provided indicating the agreed initial monthly rents for each rental unit, when the Housing Agreement is entered into and again prior to development permit issuance.
  - (e) That the average initial starting monthly rents for each unit type will be at or below the following rents subject to adjustment as contemplated by Section 3.1B(c) of the Vancouver Development Cost Levy-By-law:

<b>Unit Type</b>	<b>708-796 Renfrew Street Proposed Average Starting Rents</b>
Studio	\$1607
1-bedroom	\$1869
2-bedroom	\$2457
3-bedroom	\$3235

- (f) That a final rent roll be provided, prior to issuance of an occupancy permit, to the satisfaction of General Manager of Arts, Culture, and Community Services and the Director of Legal Services, that reflects the agreed initial monthly rents as of occupancy in order to address potential changes in unit mix and/or sizes between the rezoning and development permit issuance, and to allow for the rents to be increased annually from the time of the public hearing to initial occupancy, as per the maximum increases authorized by the Vancouver Development Cost Levy By-law.
- (g) Such other terms and conditions as the General Manager of Arts, Culture, and 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 prior to enactment of the rezoning by-law.

### **Sustainability**

For buildings containing 20 units or more, the applicant will enter into an agreement with the City, on terms and conditions acceptable to the Director of Sustainability and the Director of Legal Services, that requires the future owner of the building to report energy use data, on an aggregated basis, for the building as a whole and certain common areas and building systems. Such an agreement will further provide for the hiring of a qualified service provider to assist the building owner for a minimum of three years in collecting and submitting energy use data to the City.

### **Environmental Contamination**

- 7. As 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 agreements deemed necessary to fulfill 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 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, are provided to the City.

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as 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 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-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.

\* \* \* \* \*

**708-796 Renfrew Street**

**DRAFT CONSEQUENTIAL AMENDMENTS**

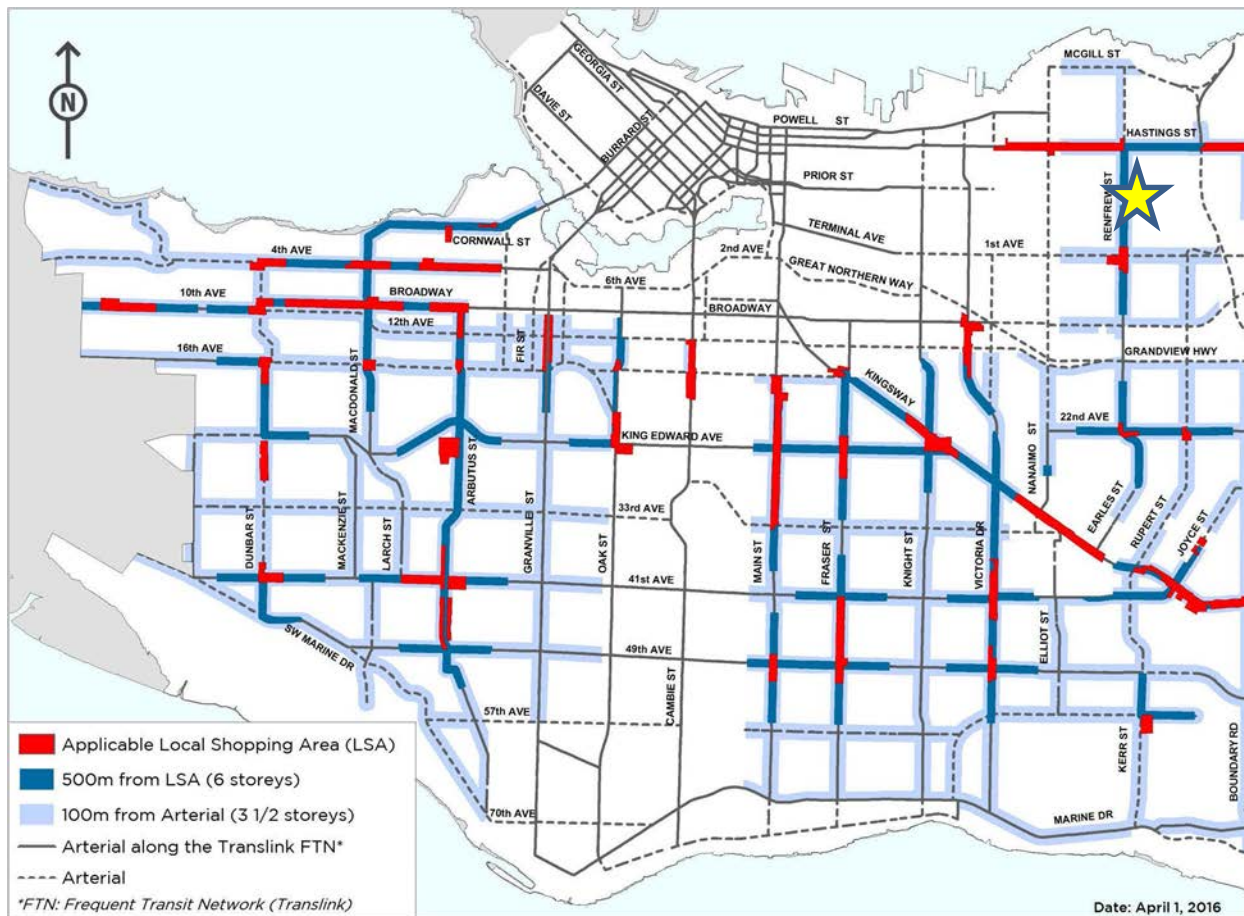
**DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208**

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A attached to and forming part of this By-law, by deleting Lots 1, 2, 3, 4, 5, 6, 7 of Lot 82, Town Of Hastings Suburban Lands Plan 2688; PIDs 013-548-263, 013-548-271, 013-548-298, 013-548-310, 013-548-328, 013-548-336 and 013-243-993 respectively, from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

\* \* \* \* \*

# 708-796 Renfrew Street ADDITIONAL INFORMATION

## 1. AHC Interim Rezoning Policy: Location Map





**708-796 Renfrew Street**  
**ADDITIONAL INFORMATION**

**2. Existing Rental Units – Rental Rates and Occupancy Terms**

<b>Address</b>	<b>Type of Unit</b>	<b>Rent Per Month</b>	<b>Beginning of Tenancy</b>	<b>Number of Tenants</b>
708 Renfrew Street	Upper Floor House	\$3,100	May 15, 2018	4
2906 E. Georgia Street	Basement Suite	\$1,450	September 1, 2017	1
2908 E. Georgia Street	Laneway House	\$1,500	September 1, 2017	2
718 Renfrew Street	Upper Floor House	\$3,333	August 15, 2017	4
726 Renfrew Street	Basement Suite	\$1,400	March 1, 2019	3
728 Renfrew Street	Laneway House	\$1,500	August 1, 2017	2
736 Renfrew Street	Whole House	\$2,200	February 1, 2019	3
750 Renfrew Street	Whole House	\$2,900	September 1, 2017	4
770 Renfrew Street	Whole House	\$3,900	October 1, 2017	4
782 Renfrew Street	Whole House	\$3,000	March 1, 2019	3
786 Renfrew Street	Laneway House	\$1,500	March 1, 2019	1
796 Renfrew Street	Whole House	\$2,700	May 1, 2018	4
<b>Total Tenants</b>				<b>35</b>

**3. Summary of Tenant Communication**

Applicant communication to tenants - The applicant has communicated the following with all respective tenants:

- Notified all prospective tenants when viewing the property that the site has an active rezoning application;
- All prospective tenants that moved into the rental properties were offered six-month or one year leases with the option to continue the tenancy month-to-month after the initial lease agreement;
- In return, the applicant has communicated to all tenants that they will be provided first opportunity to rent in the proposed new building; and
- All current tenants have signed a letter stating that they have been aware of the proposed rezoning at 708-796 Renfrew Street and have been offered a rental unit in the proposed new building.

#### 4. Proposed Tenant Relocation Plan Terms

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* (TRP) is not required. However, the applicant has offered each tenant the First Right-of-Refusal to move into the new building.

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
First Right-of-Refusal	Tenants currently living in the existing rental units will be offered to rent a unit within the new building.

Note: In cases where the Tenant Relocation and Protection Policy does not apply, landlords issuing a notice to end tenancy for landlord's use for renovation, demolition, or conversion **must still provide** renters with notice, compensation, and right of first refusal as required by the Residential Tenancy Act.

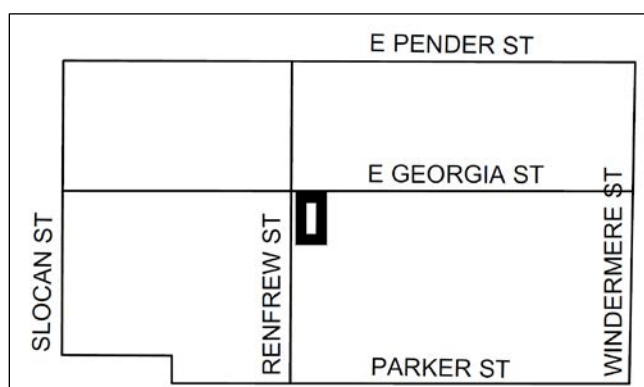
708-796 Renfrew Street  
ADDITIONAL INFORMATION

5. PUBLIC CONSULTATION SUMMARY

Original Application (December 18, 2017)

**Public Notification** – A rezoning information sign was installed on site on the site on March 15, 2018. Approximately 960 notification letters were distributed within the neighbouring area on or about March 16, 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](http://vancouver.ca/rezapps)).

Notification Area



**Community Open House** – A community open house was held on April 5, 2018 at the Hastings Community Centre, located at 3096 Hastings Street. Staff, the applicant team, and 72 members of the public attended the open house.

**Public Response** – Public responses to the proposal have been submitted to the City as follows:

- In response to the April 5, 2018 open house, a total of 42 comment sheets were received from the public
- A total of 253 emails and online comments were also received

Notification and Public Response

Total notifications	<div style="width: 960px; height: 15px; background-color: #8ebf4d;"></div> 960
Open House attendees	<div style="width: 72px; height: 15px; background-color: #a52a2a;"></div> 72
Comment sheets	<div style="width: 42px; height: 15px; background-color: #483d8b;"></div> 42
Other feedback	<div style="width: 253px; height: 15px; background-color: #ff8c00;"></div> 253

**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.).

*Comments of Support:*

- **Proposal supports the need for new rental housing in the community (approximately 165 responses):**  
Respondents emphasized the need for rental housing that is affordable. In addition, having family size rental units in the area was seen as beneficial.
- **Project fits the neighbourhood (approximately 79 responses):**  
Respondents indicated an appreciation of the proposal's location, with many citing the need for increased housing for workers in the area.
- **Area is well served by transit (approximately 44 responses):**  
Commenters felt the project location to be appropriate, suggesting that the building's location along an arterial street, which is supported by transit, and centrally located for walkability.
- **Proposed density is appropriate (approximately 39 responses):**  
Respondents were supportive of the project's density or suggested that additional density could be achieved in order to increase the number of rental units.
- **Application process should be faster (approximately 25 responses):**  
Respondents suggested that projects of this nature shouldn't require a rezoning and should move more quickly.
- **Building size appropriate (approximately 14 responses):**  
Respondents considered the building size and height to be appropriate, given the surrounding context.
- **New commercial spaces will benefit the area (approximately 14 responses):**  
Respondents considered the proposed retail to be filling a need in the area for increased commercial and amenity space. Some of those who commented suggested that the commercial spaces would also support neighbourhood vibrancy and walkability, and would be well located next to the Adanac bike route.

*Comments of Concern:*

- **Inappropriate height, massing, and scale (approximately 40 responses):**  
Respondents indicated that the proposed height and scale of the application was out of proportion to the surrounding buildings. Lower density was considered desirable.

- **Insufficient unit mix (approximately 38 responses):**  
It was suggested that the proposed development could have a more significant portion of large units and those suitable for families. Some of these respondents felt that the high number of one bedroom units would result in a considerable rate of turnover.
- **Improper neighbourhood fit (approximately 31 responses):**  
Concerns were stated that the building's architecture and size does not fit with the aesthetic of the neighbourhood's character. Respondents considered the building's architecture to be unfitting of a largely single-family neighbourhood.
- **Proposal will demolish existing homes (approximately 31 responses):**  
Respondents were concerned over the destruction of the newer homes on the site. Some buildings were built in 2017. The demolition of homes was seen as wasteful and an unsustainable practice. Questions emerged whether the houses could be reused, salvaged, or moved to a new location.
- **Increased traffic congestion (approximately 29 responses):**  
Respondents were concerned with increased congestion on arterial streets, making intersections feel unsafe. The project would create additional traffic in the alleyway of the site. Comments on increased traffic congestion pertained to the safety of children and the elderly.
- **Viability of commercial spaces (approximately 26 responses):**  
Respondents noted that neighbouring commercial spaces were unsuccessful and suggested that there is little demand for businesses in this area.
- **Lack of adequate parking supply (approximately 25 responses):**  
Respondents suggested that the proposal lacks adequate parking to support both commercial and residential uses.
- **Project will not alleviate affordable housing concerns (approximately 24 responses):**  
Respondents suggested that rental rates are likely to be outside of many people's income levels. Respondents voiced concern that 100% rental housing doesn't equate to affordability when it is at market rates.
- **Shadowing impacts (approximately 21 responses):**  
Respondents were concerned that this development will lead to a loss of sunlight for neighbours and reduce the usefulness of the decks, patios, and gardens. Many of these individuals suggested that the hilltop nature of the site will exacerbate the shadowing issue.
- **Too much parking (approximately 14 responses):**  
Respondents felt that the proposal is offering too much parking considering the site's proximity to two arterial streets. It was suggested that parking be reduced and an emphasis be put on rideshare and other forms of transportation.
- **Privacy impacts (approximately 13 responses):**  
Respondents were concerned that the new development would overlook onto surrounding single-family homes.

- **Too much density (approximately 11 responses):**

Those who commented considered the increase in residential homes to be too dramatic. Individuals also stated that this proposal offers too much density without positive community contributions.

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

*Comments of support:*

- Appreciative of the number of family-sized units provided
- Built form is appropriate for the neighbourhood
- Project is well located as it is in close proximity to bike a route
- Number of parking spaces is sufficient
- Support for passive house design

*Comments of concern:*

- The application will negatively impact neighbour's views
- Concerns with lack of neighbourhood plan for the area
- Not supportive of AHC Interim Rezoning Policy
- Concern that affordability standards are not enforceable
- The process should include more upfront consultation
- The project contradicts area zoning
- Concerns with the transparency of the rezoning process – particularly with respect to building height
- The application is inconsistent with the existing neighbourhood plan/vision
- The project will set a precedent for future development
- There is too much development already happening in this area without proper community consultation
- The project will lead to neighbourhood disruption during the construction process
- The development will lower property values of neighbouring homes
- Spot rezonings such as this will lead to future speculation
- Community Centres and other neighbourhood amenities are insufficient to support increased development in the area
- Not supportive of removal of CAC's for this type of application
- Apartments should be built on quiet streets rather than arterials
- Not supportive of building design
- The area has insufficient transit capacity for this type of development
- Increased vehicle traffic will negatively affect the Adanac bike route
- Will create increase traffic safety issues
- Increased landscaping and yards will negatively affect the natural environment
- Concerned with added pollution and noise in the area

*Neutral comments/suggestions/recommendations:*

- A grocery store is needed in this area
- The City, School Board, and Park Board should work together to ensure all groups are in support of developments

- Neighbours should be compensated for the negative effects of the development
- A Mobi station should be added to the area (with space to pass)
- A protected bike lane should be added along Hastings

### Revised Application (October 3, 2018)

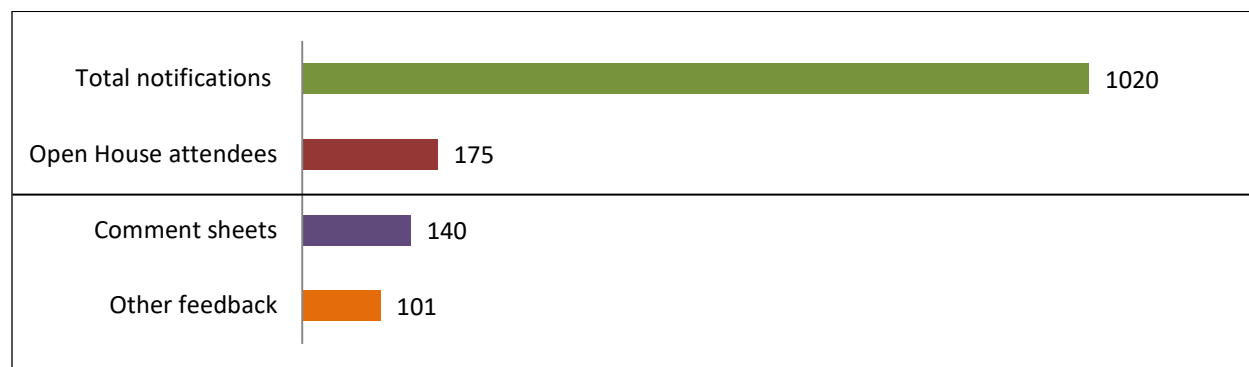
**Public Notification** – A revised rezoning information sign was installed on the site on November 15, 2018. Approximately 1,020 notification letters were distributed within the neighbouring area on or about March 16, 2018. In addition to residents and owners within the notification area, this mailing included attendees from the original open house who indicated a desire for further project updates. Open house attendees who preferred email updates were also contacted. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)). The notification area was the same as the first open house (See Section 5 in Appendix D for Notification Area map)

**Community Open House** – A second community open house, presenting the revised application, was held on December 10, 2018 at the Hastings Community Centre, located at 3096 Hastings Street. Staff, the applicant team, and 175 members of the public attended the open house.

**Public Response** – Public responses to the proposal have been submitted to the City as follows:

- In response to the Dec 10, 2018 open house, a total of 140 comment sheets were received from the public
- A total of 101 emails and online comments were also received

### Notification and Public 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.).

*Comments of Support:*

- **Support for the creation of new rentals/housing (approximately 106 responses):**  
Respondents felt that this project addresses the need for more rental units in Vancouver. A number of those who commented suggested that this project will help provide housing options for working class families while creating homes for a growing population.
- **Project fits neighbourhood and location (approximately 75 responses):**  
Respondents felt that the project would add vibrancy and diversity to the neighbourhood, as well as allow employees to live in proximity to their location of work.
- **Project will help with housing affordability (approximately 49 responses):**  
Those who commented suggested that this project will benefit overall housing affordability in Vancouver.
- **Support building design and form (approximately 16 responses):**  
Respondents acknowledged the proposal's design and form and considered the building's massing and scale to be attractive and appropriate for the area.

*Comments of Concern:*

- **Inappropriate building height, design, scale, and massing (approximately 53 responses):**  
Respondents considered the building to be too large for the area with many individuals suggesting that heights should match existing buildings in the neighbourhood. Many of those who commented also suggested that the building would create shadows and block views for adjacent properties. Some individuals considered duplexes or a maximum of three stories to be more fitting.  
  
Comments on the proposal also pertained to privacy, the structure's architectural design, and the building's overall character. Some respondents also criticized the external colour, building form, and massing.
- **Lack of adequate parking supply (approximately 32 responses):**  
Respondents were concerned that the project lacks adequate parking given the density proposed. Many individuals suggested that on-street parking is already challenging – particularly during the PNE. Some of those who commented suggested that the number parking stalls should match the number of units.
- **Proposal will demolish existing homes (approximately 30 responses):**  
Respondents were concerned with the removal of the existing homes on site. It was noted that the buildings should be placed elsewhere rather than being dismantled or demolished. Respondents expressed a desire for the sustainable reuse of the building if possible.
- **Increased traffic congestion (approximately 24)**  
Comments included the potential for increased congestion of the laneway and reduced access for emergency vehicles. Some respondents also suggested that East Georgia



Street is already busy East-West connector. Other individuals worried about the impacts to the well-used Adanac bike route.

- **Improper neighbourhood fit (approximately 23 responses):**  
Respondents suggested the potential for negative impacts to the community – particularly for residences downslope from the project. Those who commented felt that this project would jeopardize the livability of the neighbourhood with some suggesting that apartments would be better located along Hastings Street.
- **The proposal doesn't adequately address affordability (approximately 15 responses):**  
Respondents expressed concern that rental units need to be kept affordable and that the proposed price points would be out of reach for many Vancouverites. Some comments addressed the displacement of homeowners to serve higher earning renters.
- **Project will have an impact on traffic safety (approximately 10 responses):**  
Respondents were concerned about traffic congestion. Many of these individuals were particularly concerned in relation to PNE event days, which in their opinion, makes Renfrew Street a busy and dangerous arterial. Safety of pedestrians was acknowledged as important, especially for children who tend to play in the alleyways.

*Additional Comments:*

- **Original proposal included commercial at grade (approximately 22 responses):**  
Respondents noted the appeal of having commercial space at grade as part of the original proposal.
- **Original proposal offered a larger amount of height and density which would provide additional rental units (approximately 11 responses):**  
Comments pertained to how additional height and density would allow for more rental units. Having additional density would also allow for more family units to be part of the proposal.

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

*Comments of support:*

- The proposed density is appropriate. The City needs more density and this project will locate customers closer to businesses. Some of these individuals suggested that the density could be increased even more in order to create additional homes
- Building size and height is appropriate
- Support for unit mix, particularly the number of family-sized units
- The number of parking spaces is sufficient given the site's proximity to arterial streets, bike routes, and transit
- Appreciative of mews that breaks up the block and provides open space for residents
- Support for amenities provided, particularly the provision of outdoor space for each unit
- Support for passive house design
- The proposed building will help create rental security in Vancouver
- Applications like this should move more quickly and not require a rezoning process
- Support for the removal of commercial spaces

*Comments of concern:*

- Separating development into two buildings will reduce environmental efficiencies and increase construction/rental costs
- Not supportive of development without a neighbourhood plan for this area
- The rezoning process should be improved to include more accurate notification materials and increased consultation
- Unit mix should feature less studios and more family sized units – better fit given family nature of the area
- Proposed increase in density is inappropriate for this area
- Increased vehicle traffic may have negative impacts on the Adanac bike route
- Colour and form of previous design was preferred
- Too much parking is being provided given the sites proximity to transit
- The sloped roof design will eliminate opportunities for green roofs and increase run-off
- A mixture of rental and strata ownership preferred
- Pilot programs such as the AHC Interim Rezoning Policy should not be tested on this neighbourhood as the consequences could be significant
- Adding low-income/affordable housing will have negative impacts on the area
- Concerned with the potential for increased noise and disruption in the area – both during and after construction
- Concerned that neighbourhood community centres do not have capacity for increased population
- The proposed development will increase property values in the area
- Developers should not be on the Urban Design Panel as it is a conflict of interest
- Concerned with the revised application's reduction in unit sizes and number of units

*Neutral comments/suggestions/recommendations:*

- Rooftop should be used as a resident amenity space
- The Renfrew/Adanac intersection should be made safer
- Apartments should be built on quiet streets rather than arterials
- A protected bike lane should be built along Hastings Street
- Community feedback and data should be presented back
- Alley should be made one-way
- Landscaping should include pollinator friendly trees and native plants
- Consultation process should ensure that both owners and renters are engaged
- Street sign on the corner of East Georgia and Renfrew will need to be updated
- Speed bumps should be added to the 2900 block of East Georgia

\* \* \* \* \*

**708-796 Renfrew Street  
ADDITIONAL INFORMATION**

**6. Urban Design Panel**

The Urban Design Panel (UDP) reviewed this application on December 12, 2018. The application was supported with recommendations.

**EVALUATION: SUPPORT with RECOMMENDATIONS**

- **Introduction:** Rezoning Planner, Michelle Yip, described the site for this rezoning application, on the east side of Renfrew Street between Georgia and Adanac St in Hastings-Sunrise, as within four blocks of Hastings Street, three schools, Hastings Community Park and community centre, Hastings Park and the PNE, and directly adjacent to the Adanac Bikeway. The site is surrounded primarily by RS-1 zoned single-family homes with the exception of the block directly south of the site, which is zoned C-1 and consists of one-to three-storey commercial and mixed-use buildings.

The rezoning site comprises seven lots zoned RS-1 and currently occupied by single-family homes. The frontage along Renfrew St is 231 ft. and there is a 20 ft. grade change across the site.

The proposal is being considered under the *AHC Interim Rezoning Policy*, which allows for consideration of up to six storeys at this location (i.e. a site fronting a Frequent Transit Network arterial and within close proximity of a local shopping area). In response to community input from the spring of this year, the proposal has been revised to two residential buildings at 4 storeys along Renfrew St and 5 storeys from the lane, containing 73 secured market rental housing units at 2.07 FSR.

Development Planner, Susan Chang described the proposal as 4 storeys fronting Renfrew St and 5 storeys as viewed from the lane (due to the slope). Given the significant frontage, the massing has been broken into two buildings (with a connection at the lower levels facing the lane), and a 12 ft. building separation. Both buildings provide a shoulder setback (at level 4) facing Georgia and Adanac St and further terracing of the massing towards the rear in keeping with the sloping topography.

The public realm and level 1 include the following features:

- Ground-oriented units (with patios) on Renfrew and Georgia St frontages;
- Two-level townhouses on Adanac St and lane, to transition to single-family context;
- Small forecourt on Renfrew St to create a more welcoming entry to passage between buildings;
- Twin residential entries on Georgia and Adanac St. Secondary residential entries off passage between buildings;
- Building is notched at the southwest corner to retain two magnolia trees;
- Level 1 is stepped in two directions to follow grade and retaining walls and terraced landscaping along flanking streets, due to slope;
- Amenity room and co-located outdoor space is located at the passage between buildings.

Setbacks at grade are 12 ft. on Renfrew St, 6 ft. at Adanac St, and 8 ft. on Georgia St, bearing in mind balconies are exempt. In terms of sustainability, this is a Passive House proposal.

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

1. Is the overall approach to height, density and massing supportable and in particular transition to adjacent single family properties?
2. Is the at-grade interface with the public realm and common amenities successfully resolved?
3. If desired, provide comments on detailed architectural expression, to assist the applicant in a future DP application (Note: non-voting question.)

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:** We wanted the massing to follow the slope of this challenging site. In the previous design, the community pushed back against the retail uses on level one, so it was replaced with ground level studio units facing Renfrew St. This allowed us to crop the overall height of the building. The building was split into two buildings with a 12 ft. separation providing a courtyard space which includes the amenity space and play area for children. A notch was created to retain the Magnolia trees. Roof is sloped for a more residential expression. We introduced solar shading along the balconies to address the privacy issues with the neighborhood and to provide protection from the summer sun.

The applicant team then took questions from the panel.

- **Panel Consensus:** Having reviewed the project it was moved by Ms. Parsons and seconded by Mr. Sharma and was the decision of the Urban Design Panel:

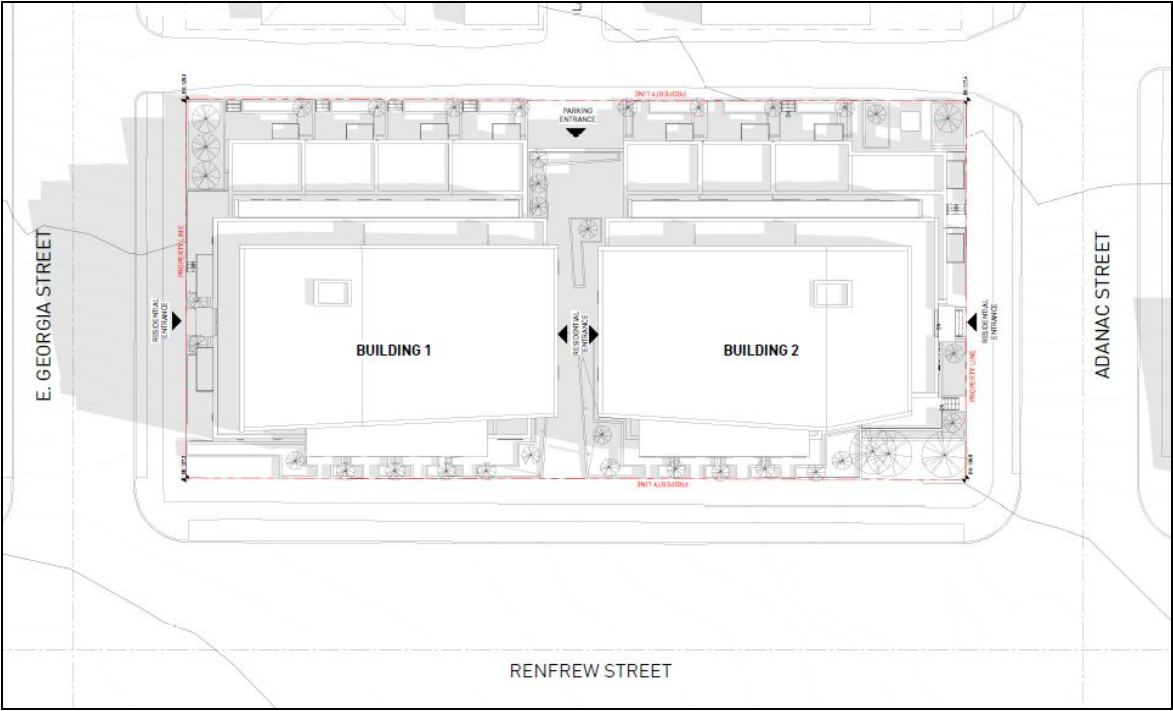
THAT the Panel **SUPPORT** the project with the following recommendations to be reviewed by City staff:

- Design development to consider courtyard entry as primary entry to bring people in and to animate the space.
  - Consider adding additional benches in the landscape areas;
  - Consider improving or revisiting the location and program of the interior amenity room.
- **Related Commentary:** The Panel noted there were improvements from the previous massing and overall was a successful project. A panelist noted it was a positive move from 5 to 4 levels and liked the splitting of the building to two to provide some relief on the front elevation. However the space between the buildings is tight which limits amount of light and one unit's orientation to courtyard is a concern. Minimizing shadowing down the hill and use of roof top spaces as outdoor space could also be considered. This is a project that could lend itself as a Passive house therefore it would be beneficial to elaborate on the details.
- **Applicant's Response:** The applicant team thanked the panel for their comments.

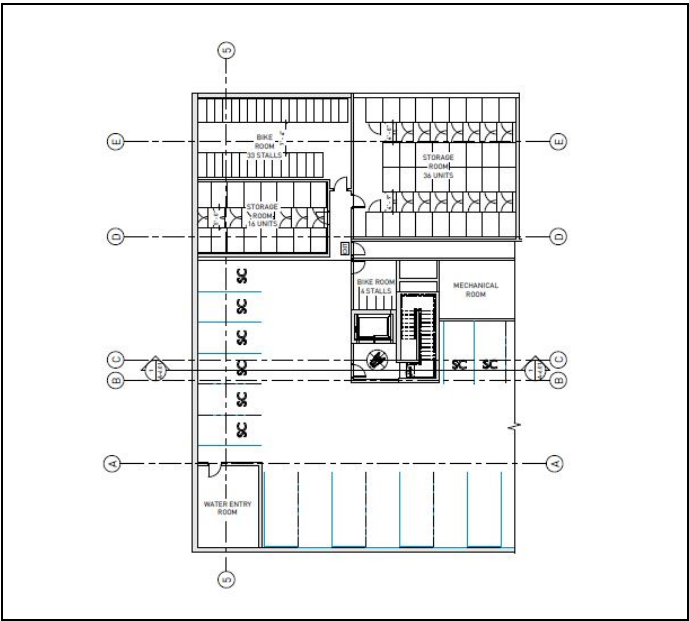
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708-796 Renfrew Street  
FORM OF DEVELOPMENT DRAWINGS

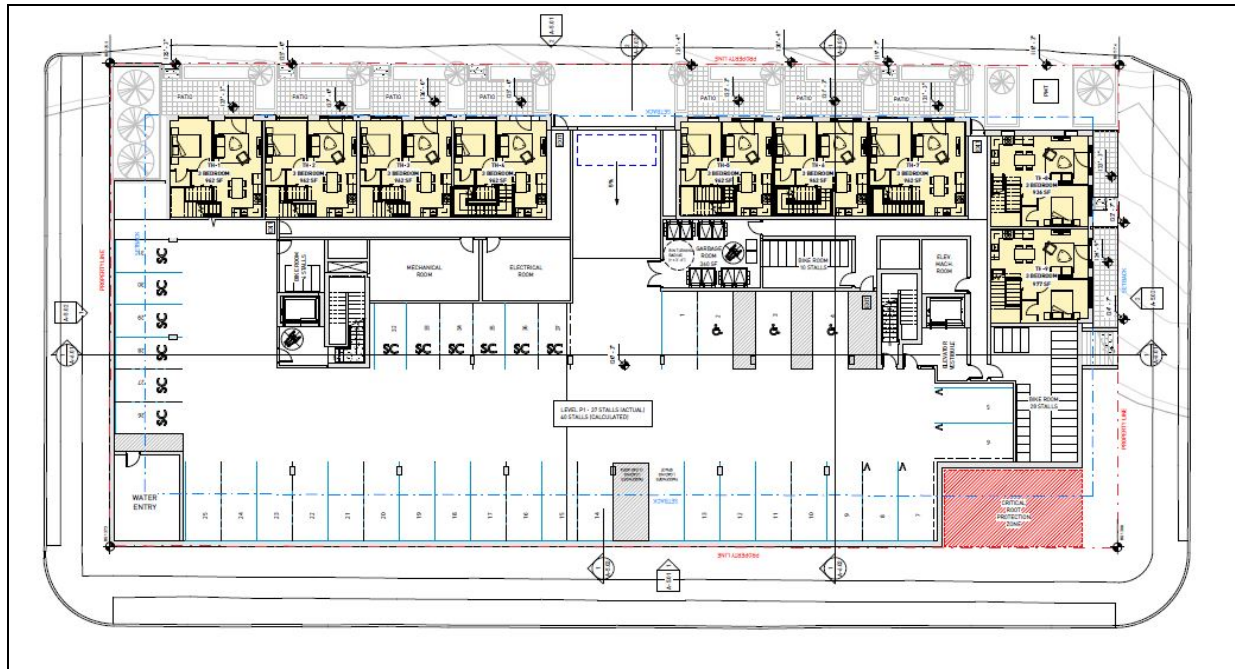
Site Plan



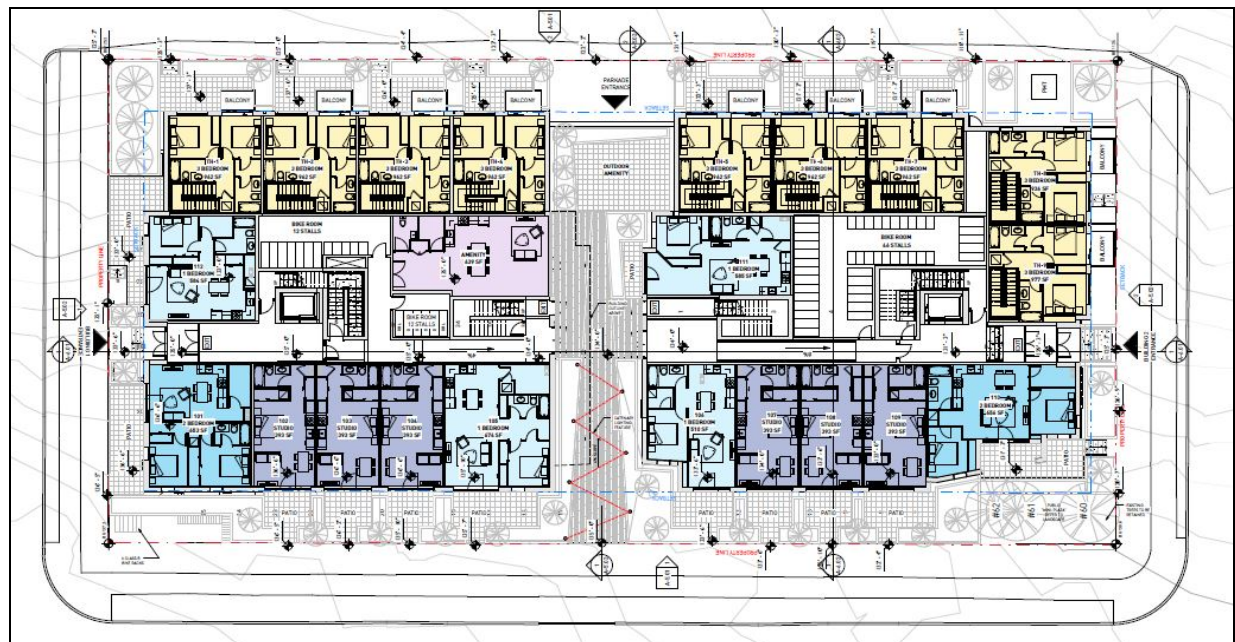
Parking Floor Plan (P2)



Parking Floor Plan (P1)

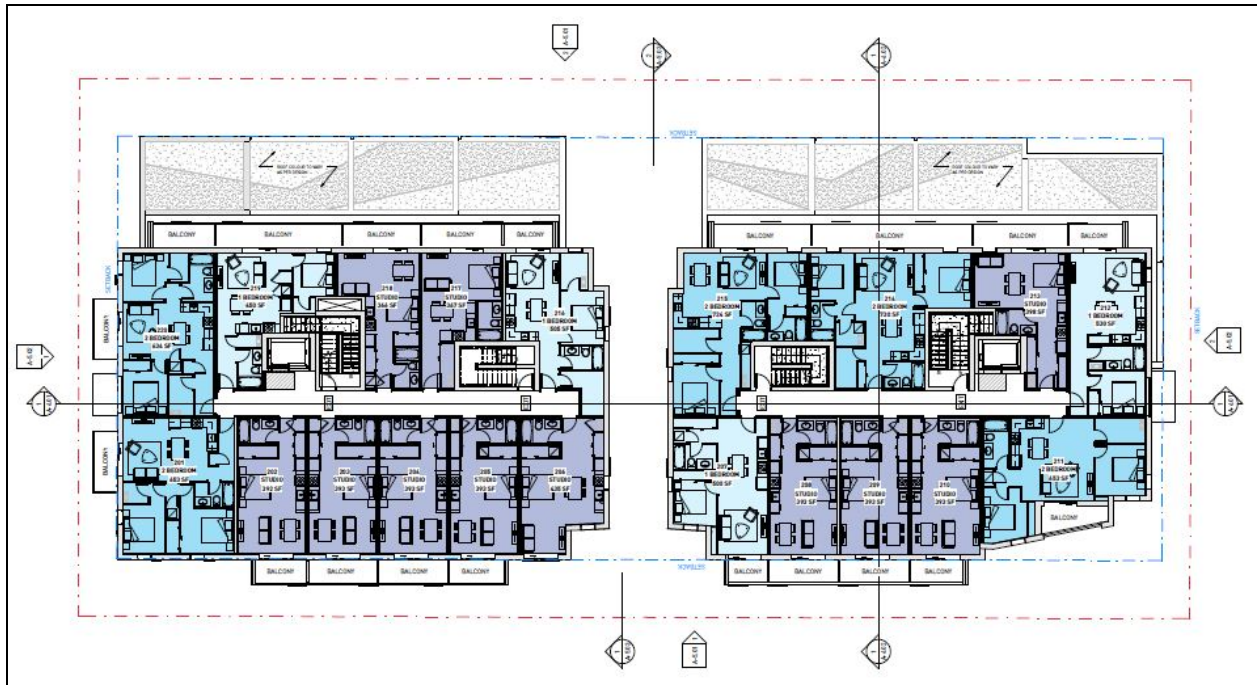


First Floor Plan

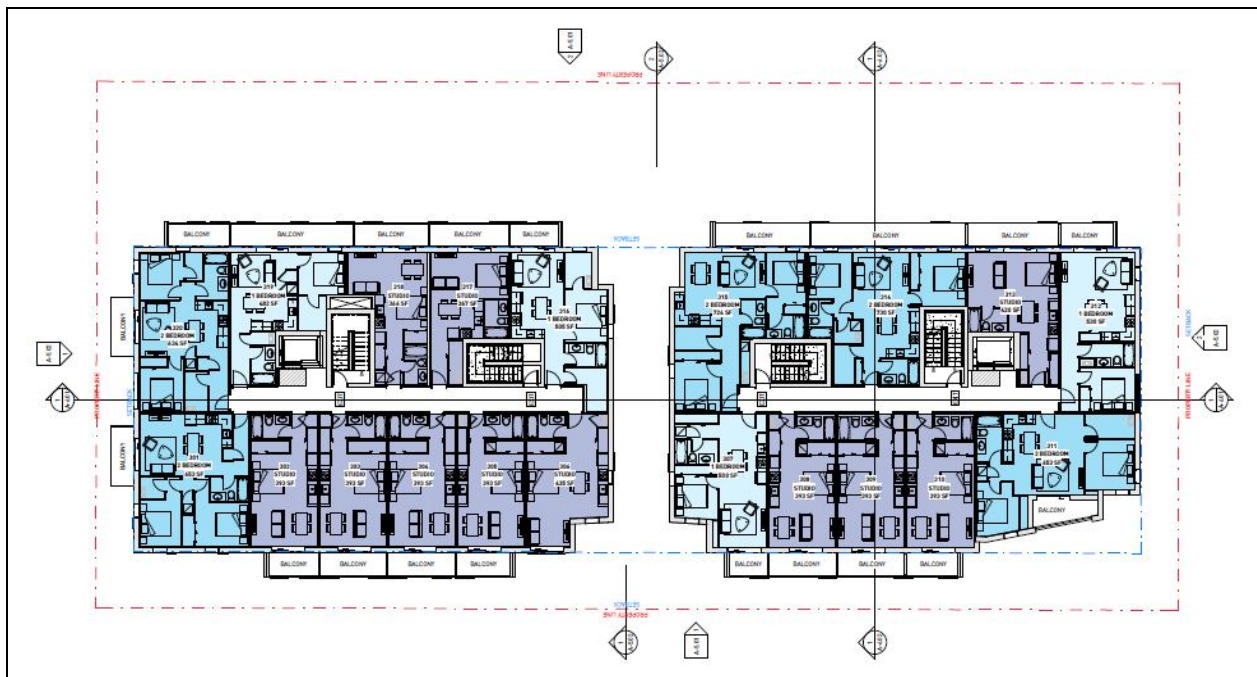




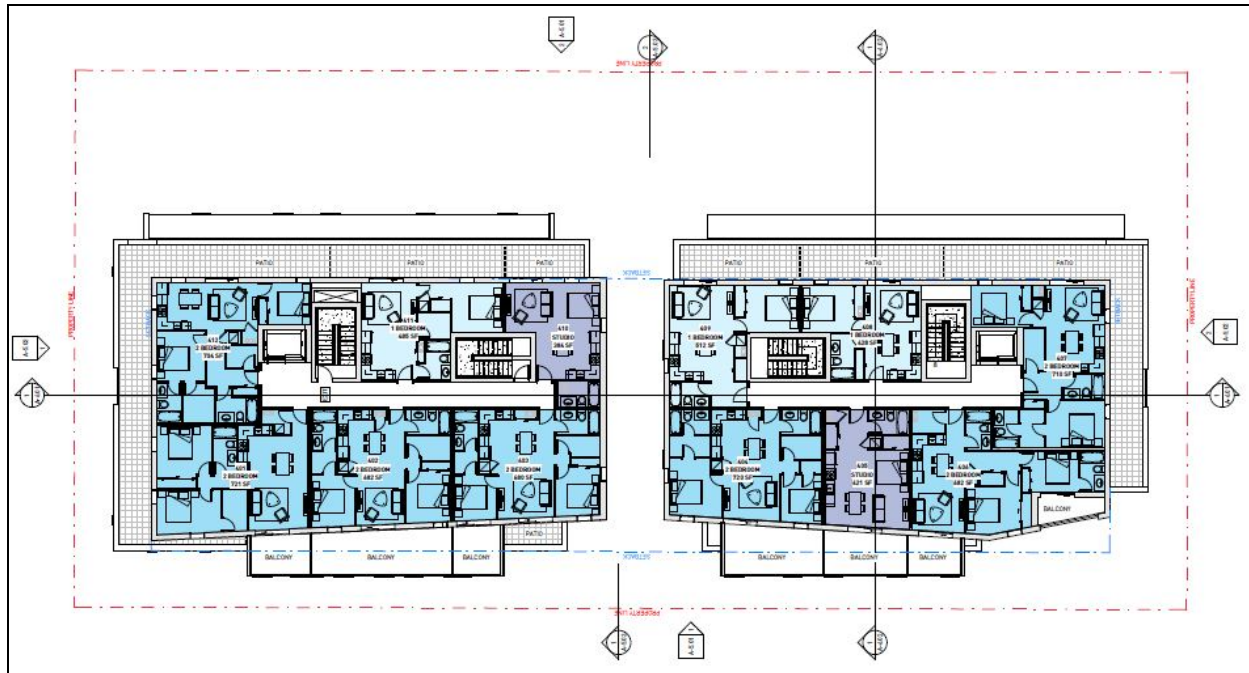
### Second Floor Plan



### Third Floor Plan



Fourth Floor Plan



West Elevation  
(Renfrew Elevation)



East Elevation  
(Lane Elevation)



North Elevation



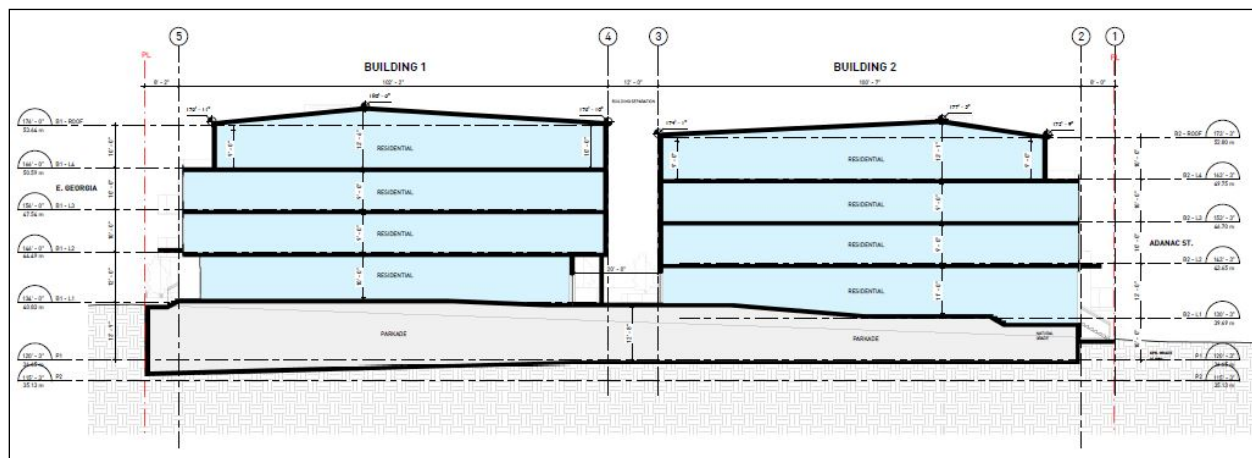
(Georgia Street)



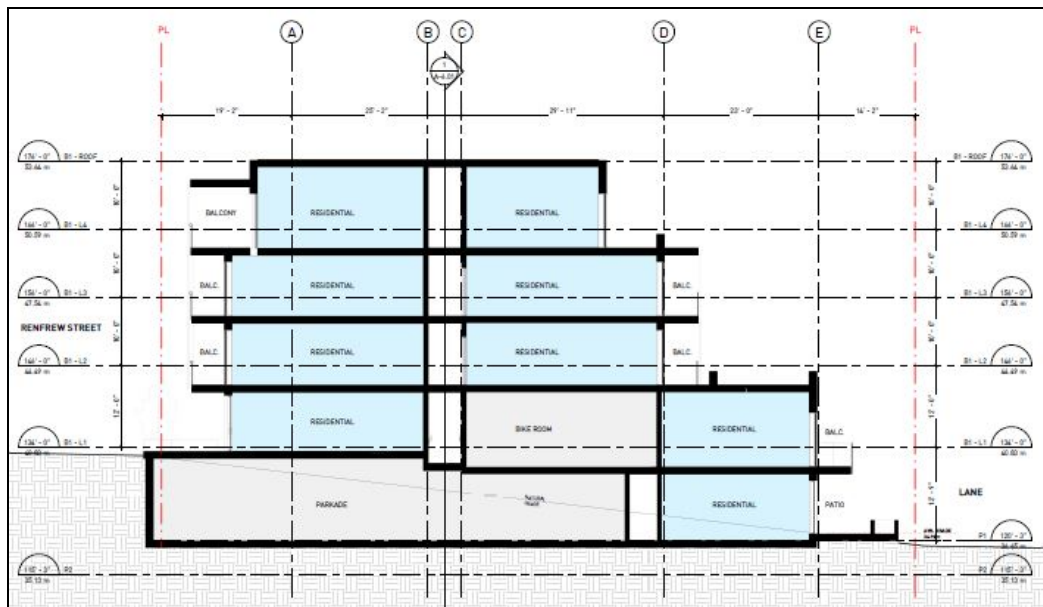
South Elevation  
(Adanac Street)



North-South Section



West-East Section



Perspective, from Renfrew Street, looking east



Perspective, from lane, looking south



**Perspective, from lane, looking north**



**Perspective, from Adanac Street, looking north**



\* \* \* \* \*

**708-796 Renfrew Street**  
**DEVELOPMENT COST LEVY WAIVER ANALYSIS**

To qualify for waiver of the Development Cost Levy (DCL) for the residential floor space, the application must meet the criteria set out in the relevant DCL By-law under section 3.1A. This application qualifies as outlined below.

- (a) All dwelling units proposed in the building will be secured as rental through the Housing Agreement called for in the Conditions of Approval (Appendix B).
- (b) None of the proposed dwelling units will be strata units, as required through the Housing Agreement.
- (c) The average size of the proposed dwelling units will not be greater than specified in the DCL By-law.

<b>Unit Type</b>	<b>No. units proposed</b>	<b>DCL By-law maximum average unit size</b>	<b>Proposed average unit size</b>
Studio	30	42 m <sup>2</sup> (450 sq. ft.)	36.6 m <sup>2</sup> (394 sq. ft.)
1-bedroom	15	56 m <sup>2</sup> (600 sq. ft.)	47.0 m <sup>2</sup> (506 sq. ft.)
2-bedroom	19	77 m <sup>2</sup> (830 sq. ft.)	60.7 m <sup>2</sup> (654 sq. ft.)
3-bedroom	9	97 m <sup>2</sup> (1,044 sq. ft.)	89.3 m <sup>2</sup> (961 sq. ft.)

- (d) The average initial rents for the proposed dwelling units do not exceed rents specified in the DCL By-law.

<b>Unit Type</b>	<b>No. units proposed</b>	<b>DCL By-law maximum average unit rent*</b>	<b>Proposed average unit rent*</b>
Studio	30	\$1,607	\$1,607
1-bedroom	15	\$1,869	\$1,869
2-bedroom	19	\$2,457	\$2,457
3-bedroom	9	\$3,235	\$3,235

\*Both the maximum and proposed rents are subject to annual adjustment as per the DCL By-law.

By way of the Housing Agreement, the tenure of the housing will be secured as rental for the longer of the life of the building and 60 years, and the initial rents at occupancy will be secured to meet the averages set out under (d) above.

\* \* \* \*

**708-796 Renfrew Street**  
**PUBLIC BENEFITS SUMMARY**

**Project Summary:**

Two five-storey buildings with 73 market rental units.

**Public Benefit Summary:**

The proposal would provide 73 secured market rental housing units through a Housing Agreement for the life of the building or 60 years, whichever is longer.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 2,392.73 sq. m (25,756 sq. ft.))	0.60	2.07
Buildable Floor Space (sq.ft.)	15,454	53,315
Land Use	Residential	Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	City-wide DCL <sup>2,3</sup>	\$65,216	\$0
	City-Wide Utilities DCL <sup>3</sup>	\$35,853	\$0
	Public Art	N/A	N/A
	20% Social Housing	N/A	N/A
Other Public Benefits Offered	Housing (e.g. supportive, seniors)	N/A	N/A
	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Social, Community and Civic Facilities		
	Parks and Public Spaces		
	Heritage		
	Unallocated		
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>		<b>\$101,069</b>	<b>\$0</b>

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

73 units of market rental housing units secured for the life of the building or 60 years, whichever is longer

<sup>1</sup> 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.

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

<sup>3</sup> 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.

**708-796 Renfrew Street  
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**PROPERTY INFORMATION**

Street Address	Property Identifier (PID)	Legal Description
708 Renfrew Street	013-548-263	Lot 1 of Lot 82, Town Of Hastings Suburban Lands Plan 2688
718 Renfrew Street	013-548-271	Lot 2 of Lot 82, Town Of Hastings Suburban Lands Plan 2688
736 Renfrew Street	013-548-298	Lot 3 of Lot 82, Town Of Hastings Suburban Lands Plan 2688
750 Renfrew Street	013-548-310	Lot 4 of Lot 82, Town Of Hastings Suburban Lands Plan 2688
770 Renfrew Street	013-548-328	Lot 5 of Lot 82, Town Of Hastings Suburban Lands Plan 2688
786 Renfrew Street	013-548-336	Lot 6 of Lot 82, Town Of Hastings Suburban Lands Plan 2688
796 Renfrew Street	013-243-993	Lot 7 of Lot 82, Town Of Hastings Suburban Lands Plan 2688

**APPLICANT INFORMATION**

Applicant/Developer	Bains Holding Group Inc.
Property Owner	Bains Holding Group Inc.
Architect	GBL Architects

**SITE STATISTICS**

Site Area	2,392.73 sq. m (25,756 sq. ft.)
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**DEVELOPMENT STATISTICS**

	Permitted Under Existing Zoning	Proposed	Recommended
<b>Zoning</b>	RS-1	CD-1	
<b>Uses</b>	One-Family Dwelling	Multiple Dwelling	
<b>Max. Density</b>	0.60 FSR	2.07 FSR	
<b>Floor Area</b>	1436 sq. m (15,454 sq. ft.)	4953 sq. m (53,315 sq. ft.)	
<b>Maximum Height</b>	10.7 m (35.1 ft.)	16.3 m (53.5 ft.) / 5 storeys	
<b>Unit Mix</b>	12 existing rental units consisting of single-family dwellings, secondary suites and laneway homes	Studio 30 One-bedroom 15 Two-bedroom 19 Three-bedroom 9 Total 73	
<b>Parking, Loading and Bicycle Spaces</b>	As per Parking By-law	40 Parking spaces 145 Class A Bicycle spaces 6 Class B Bicycle spaces	As per Parking By-law: 44 vehicle spaces 127 Class A Bicycle Spaces 5 Class B Bicycle spaces
<b>Natural Assets</b> Trees	6 (On-site)  6 (City)	<b>On-site Trees</b> Existing 6 Remove 3 New 30 <b>Total 33</b>  <b>City Trees</b> Existing 6 Remove 0 New 9 <b>Total 15</b>	

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