



POLICY REPORT

Report Date: May 28, 2019
Contact: Karen Hoesse
Contact No.: 604.871.6403
RTS No.: 13224
VanRIMS No.: 08-2000-20
Meeting Date: June 11, 2019

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue

RECOMMENDATION

A. THAT the application by Strand Development, on behalf of Fraser Street Project Nominee Inc., the registered owner, to rezone:

- 686-688 East 22nd Avenue [*Strata Lots 1 and 2, both of District Lot 301, Strata Plan LMS1594, PIDs 018-953-531 and 018-953-549 respectively*];
- 3811-3815 Fraser Street [*Strata Lots 1 and 2, both of District Lot 301, Strata Plan LMS 1659, PIDs 019-022-077 and 019-022-085 respectively*];
- 3823-3835 Fraser Street [*Lot 8 and Amended Lot 9 (see 20971L), both of Block 20, District Lot 301, Plan 187, PIDs 015-629-554 and 015-629-597 respectively*]; and
- 3891 Fraser Street and 679 East 23rd Avenue [*Amended Lot 10 (see 20871L), Block 20, District Lot 301, Plan 187, PID 004-346-297*],

all from RT-2 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 0.75 to 3.28 and the building height from 9.2 m (30 ft.) to 21.8 m (71.5 ft.) to permit a mixed-use building with commercial uses at grade and 121 secured market rental housing units, be referred to a Public Hearing, together with:

- (i) plans prepared by Integra Architecture Inc., received June 22, 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, if after Public Hearing, Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning by-law, subject to such terms and conditions as may be required at the Discretion of the Director of Legal Services and the General Manager of Arts, Culture and Community Services.
- C. THAT, if the application is referred to a Public Hearing, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C, be referred to the same Public Hearing;

FURTHER THAT, the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix C, for consideration at the Public Hearing.

- D. THAT, subject to approval of the rezoning application, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C;

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

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

REPORT SUMMARY

This report evaluates an application to rezone the site at 686 - 688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue from RT-2 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of a mixed-use building with commercial at grade and a total of 121 rental housing units, all over two levels of

underground parking. A height of 21.8 m (71.5 ft.) and a density of 3.28 FSR are proposed, under the *Affordable Housing Choices Interim Rezoning Policy* (AHC policy).

Staff have assessed the application and conclude that it generally meets the intent of the AHC policy. If approved, the application would contribute 121 rental housing units towards achieving the City's goals 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, along with the Conditions of Approval outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- *Affordable Housing Choices Interim Rezoning Policy* (2012, last amended 2018)
- *Housing Vancouver Strategy* (2017)
- *Riley Park-South Cambie Community Vision* (2005)
- *RT-2 District Schedule*
- *High-Density Housing for Families with Children Guidelines* (1992)
- *Family Room: Housing Mix Policy for Rezoning Projects* (2016)
- *Green Buildings Policy for Rezoning Projects* (2010, last amended 2018)
- *Community Amenity Contributions through Rezoning Projects* (1999, last amended 2018)
- *Urban Forest Strategy* (2014)

REPORT

Background/Context

1. Site and Context

The site is located on the west side of Fraser Street, spanning the block between 22nd and 23rd Avenues, on the border of Riley Park and Kensington-Cedar Cottage communities, in a neighbourhood often referred to as 'Fraserview' (see Figure 1). The 2,992.6 sq. m (32,213 sq. ft.) site has a frontage of approximately 80.52 m (264 ft.) along Fraser Street, and a lot depth of approximately 37.17 m (122 ft.). There is approximately a 1.8 m (6 ft.) slope on the southern end of the site along 23rd Avenue, from Fraser Street down towards the lane. The site is currently developed with four duplexes and an auto repair garage with an associated home at the rear. The site is located on a major north-south arterial (Fraser Street) with frequent local bus service, and is immediately north of a local shopping area, which is home to many small businesses and restaurants. North of the site, along Fraser Street, the blocks are also zoned RT-2, with a second local shopping area three blocks further north. To the west and east of the site, the immediate surrounding area is zoned RS-1, consisting primarily of single-family homes.

Site, Surrounding Zoning
686 E 22nd Ave, 3811-3833 Fraser St & 679 E 23rd Ave

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

Rezoning applications considered under this interim rezoning policy must meet a number of criteria such as providing 100% secured market rental housing, contextual fit with neighbouring development, and location requirements (see AHC Policy location map in Appendix D). For the subject site's location, which is along an arterial street that is part of the Frequent Transit Network (Fraser Street) and close to a local shopping area, 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 additional complete rezoning enquiry submissions for rental housing projects to be considered until the deadline of June 30, 2019. To date, a total of 11 development projects have been approved under the AHC Policy, delivering a range of housing choices such as market rental (many in the form of two- and three-bedroom apartments and ground-oriented townhouses for families), senior life-lease units and co-housing units. In addition, a number of projects are under review or proceeding through the enquiry process.

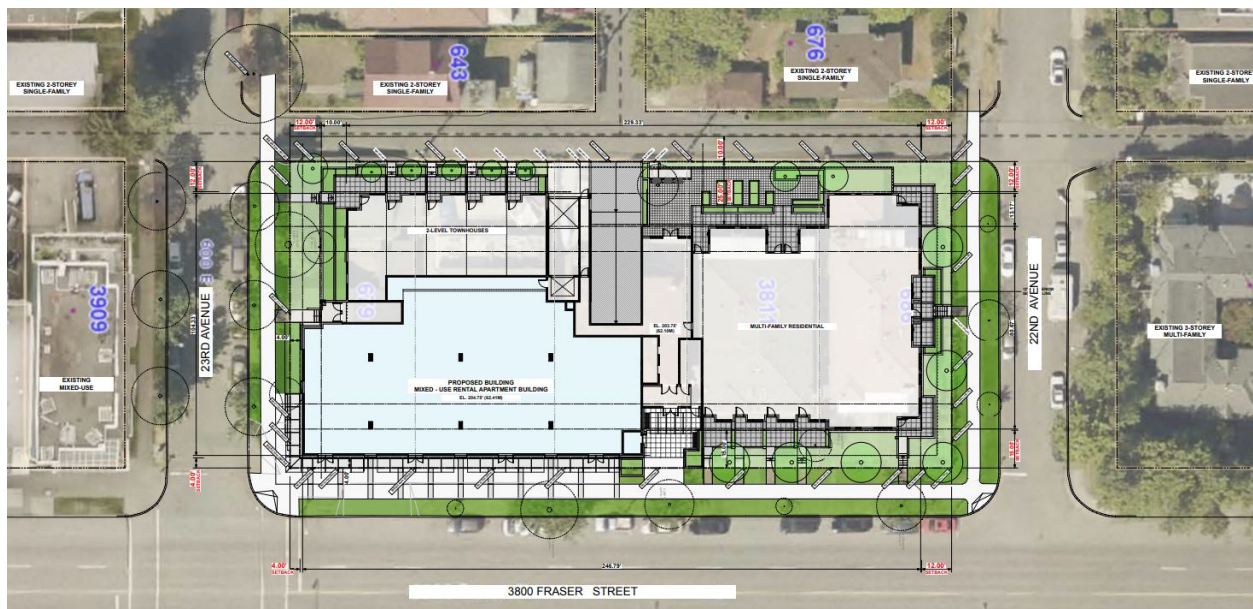
Housing Vancouver Strategy (2017) – In November 2017, Council approved the *Housing Vancouver Strategy (2018-2027)* and *3-Year Action Plan (2018-2020)*. The strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The *Housing 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 make a contribution towards the targets for purpose-built market rental units and units for families.

Strategic Analysis

1. Proposal

The application proposes to rezone the site from RT-2 (Two-Family Dwelling) to CD-1 (Comprehensive Development) District to permit the development of a six-storey mixed-use building that includes 1,024.86 sq. m (11,032 sq. ft.) of ground-floor commercial space and 121 rental housing units, all over two levels of underground parking accessed from the rear lane. A density of 3.28 FSR and a building height of 21.8 m (71.5 ft.) are proposed (see Figure 2).

Figure 2: Site Plan



2. Land Use

The proposed residential use with commercial use at grade is consistent with the intent of the AHC IRP and is compatible with the residential and commercial mix along Fraser Street.

An existing commercial use (automobile repair shop) is currently on site at the corner of Fraser Street and 23rd Avenue, and the proposed new commercial space would be in the same location. The CD-1 By-Law would allow for a diversity of retail and services to meet the needs of

the neighbourhood and activate the streetscape. This proposal is also immediately adjacent to one of Fraser Street's shopping areas, with a C-2 (Commercial) zone across the street to the south of the site. While commercial uses are not explicitly encouraged through the AHC policy, given the site location, the inclusion of new, local-serving retail spaces is a valuable contribution to the vitality of the neighbourhood.

3. Density, Height and Form of Development (refer to drawings in Appendix E, and project statistics in Appendix G)

The AHC Policy permits consideration of additional height and density to support affordable housing developments on or near arterials that are on Translink's Frequent Transit Network, and close to local shopping areas, subject to urban design performance. At this location, mid-rise forms up to six storeys may be considered. As the Policy is informed by local area design guidelines, staff have evaluated the proposal against the intentions set out in the base zoning. In this case, the base zone of RT-2 allows for outright duplex and conditional multiple dwelling development. The design guidelines of RT-2 expect the new development to maintain and enhance the physical and social character of these older residential areas and achieve neighbourliness with respect to noise, privacy, views, and sunlight penetration.

Figure 3: Fraser Street Elevation



Massing — The site is a full block along the west side of Fraser Street between 22nd Avenue and 23rd Avenue. The application proposes a six-storey mixed-use building that is comprised of two distinct components: the southern and northern portions.

The southern portion has a height of 21.8 m (71.5 ft.) with a commercial component at grade. In combination with a 1.8 m (6 ft.) downhill slope from the street to the lane, thus provides the opportunity for two-storey ground-oriented townhouses which are proposed at the rear. As a result, the southern portion reads as seven storeys from the lane.

The northern portion has a height of 18.6 m (61 ft.) with six-storey residential use. The two portions are distinctly separated by a recessed central vertical element, which breaks up the long massing that appears to be two buildings. The overall massing is further reduced through notable step backs on all sides above level four. The building height is set back to two and three storeys when the massing approaches the lane, which creates a transition from the proposed six-storey building form to lower scale residential neighbourhoods across the lane. Both the southern and northern portions of the building read as six storeys from Fraser Street, the

principal arterial, and thus staff have determined that the proposal meets the intent of the policy, while responding to the slope of the site and providing an opportunity for ground-oriented family housing at the lane.

Setbacks — The building provides generous setbacks from the streets. A 4.6 m (15 ft.) setback from Fraser Street for the residential portion provides a transition from a "zero" front setback of the adjacent C-2 commercial area to the front yards of smaller houses in the RT-2 area. Along 22nd and 23rd Avenues, the proposed 3.7 m (12 ft.) front yards signal the residential neighbourhood to the west. An additional setback at the southwest corner of the site is provided to support the retention of a significant street tree. The primary building is set 7.6 m (25 ft.) back from the rear property line, while reduced rear setbacks of 3.7 m (12 ft.) occur at both ends of the building with reduced heights. Further design development is recommended to improve the interface with 22nd Avenue, for increased street-facing access for the ground-oriented units, and for decreased exposed planters, as noted in conditions contained in Appendix B.

The commercial component at the southeast corner of the site has a two-storey massing and a reduced setback of 1.2 m (4 ft.) from Fraser Street. The proposed commercial units act as a continuation of the retail character found on Fraser Street immediately to the south of the site, and help to animate the public realm of this corner.

Density — A density of 3.28 FSR has been proposed for this application. Staff have reviewed the proposed design and have determined that the two distinct massing components, along with the transitions in height and setbacks from the streets and lane, are appropriate for the site and neighbourhood context, and that the amount of density is a supportable response.

Residential Amenities — The application proposes an indoor amenity room at ground level contiguous with an outdoor amenity space at the rear yard. While the amenity spaces are well located in terms of convenience and solar access, they appear insufficient in size to accommodate activities and encourage socializing for children and adults on site. Further design development is required to provide ample space for communal uses, including the entrance lobby, and indoor and outdoor amenity spaces. A design condition to add additional indoor and outdoor amenity area, located on the ground level and/or on the sixth floor and the roof deck, is included in Appendix B.

Urban Design Panel Review — The Urban Design Panel reviewed this application on September 19, 2018 and supported the proposal, noting the elegant design and that the massing and height are well handled. Panel particularly noted that the massing of the two buildings is broken down nicely and it is positive to see one relating to the commercial and the other to the residential. For detailed panel comments, please refer to Appendix E.

In summary, staff have concluded that the density, massing and height are appropriate for this site and the design responds well to the intents set forth in the AHC Policy and RT-2 design guidelines, and therefore support this application, subject to the conditions outlined in Appendix B.

4. Heritage Assessment

The southerly lot of the assembled site has two pre-existing structures: an auto repair garage built in 1924 and associated home built in 1938 in the rear. Both buildings were evaluated for heritage value and the auto repair garage in particular was assessed as a potential category "B"

building, meaning it represents a good example of a particular style or type, either individually or collectively.

This auto repair garage, known as Alec's Automotive, is valued as one of the earliest remaining auto repair shops in Vancouver, along with its association with the interwar commercial development of Fraser Street. Alec's Automotive is also valued for its modest design, featuring vernacular design elements.

The applicant and staff have explored retention options for the garage as part of the redevelopment. The retention scenarios would significantly increase the project cost for this rental proposal. Without additional height and density beyond the Policy provisions, the project would be economically unviable. Staff therefore, on balance, support the removal of the garage.

5. Housing

The AHC Policy allows for the consideration of developments where 100% of the residential floor area is rental housing.

This application meets the Policy requirement by proposing 100% of the residential floor area as rental housing and would deliver 121 rental housing units in the form of 10 studio units (8%), 60 one-bedroom units (50%), 35 two-bedroom units (29%), 14 3-bedroom units (12%) and 2 four-bedroom units (2%). This would mean approximately 42% of all units are family-oriented, thereby exceeding the minimum 35% family unit requirement within the *Family Room: Housing Mix Policy in Rezoning Projects*.

All 121 units would be secured through a Housing Agreement and a Section 219 Covenant for the longer of the life of the building and 60 years, which will preclude the stratification and separate sale of individual units.

Vancouver has one of the lowest vacancy rates in Canada. In fall 2018, the vacancy rate in the City was 0.8 per cent. That means only eight out of every 1,000 market rental units were empty and available for rent. A vacancy rate of three per cent is considered to be a balanced rental market. The vacancy rate in the Fraserview neighbourhood was very low at 0.2 per cent.

The addition of 121 new rental units to the City's inventory of market rental housing contributes toward the *Housing Vancouver* targets (see Figure 5).

Figure 5: Progress Towards 10-Year Housing Vancouver Targets for Secured Market Rental Housing as of March 31, 2019

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	20,000	1,917

**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.*

Existing Tenants — The site currently has four duplexes with a total of 8 residential units, all are occupied with tenants. All tenancies began after April 2018 or later, and tenants were informed of the plans to redevelop when moving in. Tenants formally acknowledged this as part of their rental agreements. The City's *Tenant Relocation and Protection Policy (2015)* does not apply to redevelopment of “secondary” rental stock, which includes single-family houses, basement suites, duplexes, and individually-rented condos. All tenancies are governed by the BC *Residential Tenancy Act* that governs how residential properties are rented, and includes specific provision regarding termination of tenancies. Any disputes would be resolved through the Residential Tenancy Branch.

6. Transportation and Parking

Vehicle parking is provided within two levels of underground parking, accessed from the lane. The application proposes 63 residential parking spaces and 45 commercial parking spaces, for a total of 108 spaces, slightly more than the 99 spaces required by the Vancouver Parking By-law. The application also proposes 135 Class A bicycle spaces, and one Class A and one Class B loading space. The By-law requires three Class B loading spaces; however, Engineering staff recommend the provision of two Class B and two Class A loading spaces in lieu.

Residential parking requirements are based on Section 4.5.B1 of the By-law, for 100% secured market rental dwelling units, and allows for a 20% reduction for having adequate access to transit.

The subject site is well served by transit and located on Fraser Street, an arterial with frequent bus service (#8). Additional frequent bus service (#25) can be found two blocks to the south, along King Edward Avenue. A Transportation Assessment and Management Study was undertaken as part of the application. The study demonstrates the impacts to the local neighbourhood's streets and traffic patterns from this new development will be minimal.

Engineering conditions of approval are set out in Appendix B.

7. Environmental Sustainability

Green Buildings – The *Green Buildings Policy for Rezoning*s (amended on May 2, 2018) requires that residential rezoning applications satisfy either the near zero emission buildings or the low emissions green buildings conditions within the policy. These new requirements are mandatory for all rezoning applications received on or after May 1, 2017.

This application has opted to satisfy the *Green Buildings Policy for Rezoning*s under the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces. The applicant has submitted preliminary energy modelling analysis detailing building performance strategies to meet the new energy use intensity, greenhouse gas and thermal demand targets.

Natural Assets – 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.

A 'by-law sized tree' has a tree trunk diameter of 20 cm or greater and requires a tree permit when it is proposed to be removed. There are five by-law trees on site, ranging in condition from 'dead' to 'fair'. Four of them are proposed for removal due to their health and the location of the proposed underground parking and new development. However, a notch in the parkade has been provided to retain a significant Western Red Cedar tree near the southwest corner of the site. Eleven City-owned street trees will be retained and protected during construction.

PUBLIC INPUT

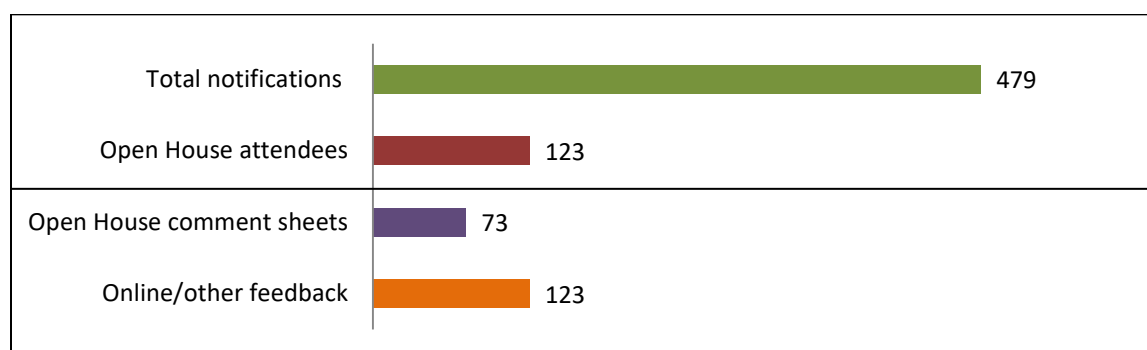
Public Notification – A rezoning information sign was installed on the site on July 17, 2018. A community open house was held on September 6, 2018. A total of 479 notifications were distributed within the neighbouring area on or about August 23, 2018. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

Community Open House – A community open house was held on September 6, 2018, at the Polish Community Centre, 4015 Fraser Street. Staff, the applicant team, and approximately 123 people attended the open house.

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

- 73 comment sheets were received at the September 6, 2018 open house.
- 123 letters, e-mails, online comment forms, and other feedback.

Figure 5: Public Notification and Responses



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.).

A summary of the key themes from the public feedback is provided below.

Support for the proposal cited the following:

- Increase of rental housing supply
- Neighbourhood fit
- Building height and density
- Provision of family-oriented housing units
- Building design
- Ground-floor commercial

Concerns expressed by respondents included the following:

- Proposed building height is too high and does not fit into the neighbourhood
- Insufficient parking resulting in shortage of on-street parking and traffic congestion
- Affordability of rents
- Neighbourhood disturbance due to construction

A more detailed summary of public comments on the application is provided 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 Neighbourhood Fit — Staff have reviewed the application's form of development, and have determined that the proposed height, massing, setbacks of upper floors, lane treatment, and mix of commercial and residential uses are an appropriate design response to the sloped site and neighbourhood context. The proposed building is presented as six storeys from Fraser Street, the principal arterial, and the higher ceiling heights of the commercial space, combined with the site's slope down to the lane, provides an opportunity for two-storey ground-oriented family housing to activate the lane, and therefore meets the intent of the AHC Policy.

Parking and Traffic Impacts — To assess any potential traffic and parking impacts on the neighbourhood, a Transportation Assessment and Management Study was undertaken as part of the rezoning application. Engineering supports the proposed residential parking as a satisfactory response to serve this development of 121 rental units. Regarding loading spaces, however, Engineering recommends the provision of two Class B and two Class A loading spaces for this development. Further details around Engineering conditions of approval are set out in Appendix B.

Rental Housing — The 121 residential units in this proposal are all intended to be secured market rental. The intent of the AHC Policy is to enable a variety of housing opportunities throughout the city, such as market rental housing and ground-oriented/mid-rise housing types that are more affordable than home ownership. This policy is intended to be an interim measure to better meet the new Housing Vancouver targets for purpose-built rental housing – 20,000 units over the next 10 years (2018-2027). Staff will be undertaking a review of the AHC Policy in conjunction with the Secured Market Rental Housing Policy "Rental 100", with a report back to Council on the results of these policies, as well as recommendations for improvements in late 2019.

Neighbourhood Disturbance — Construction impacts on City streets, including through private development, are tracked on the City of Vancouver's website. The City also has a Noise

Compliance By-law which regulates construction-related noise for private development (Weekdays 7.30am-8pm, Sat 10am-8pm, not permitted on Sundays/holidays).

PUBLIC BENEFITS

Public Benefits – Required by By-law

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

This site is subject to City-wide DCLs and City-wide Utilities DCLs on the proposed 8,788 sq. m (94,594 sq. ft.), of residential floor area and 1,025 sq. m (11,032 sq/ ft.) of commercial floor area. Based on rates in effect as of September 30, 2018, total DCLs of approximately \$2,411,975 would be anticipated from this development.

DCLs are payable at building permit issuance and their rates are subject to Council approval of an annual inflationary adjustment on September 30 of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as an in-stream application and therefore may be exempt from DCL rate increases for a period of twelve months from the date of DCL By-law rate amendment provided that it has been submitted prior to the adoption of such DCL By-law rate adjustment. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL rate will apply. See the City's [DCL Bulletin](#) for details on DCL rate protection.

Public Art Program – The *Public Art Policy for Rezoned Developments* requires rezonings having a floor of 9,290 sq. m (100,000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu as a condition of rezoning. With a floor area of 9,813 sq. m (105,626 sq. ft.), this project will contribute a public art budget of \$209,139. Public art budgets are based on a formula (2016) of \$21.31 per sq. m (\$1.98 per sq. ft.) for areas contributing to the total FSR calculation. The Public Art rate is finalized at the development permit stage and is subject to Council approval of periodic adjustments to address inflation.

Developers may fulfil the public art commitment in one of two ways:

- *Option A* – Artwork is commissioned by the developer. An experienced public art consultant must be engaged to coordinate the public art process. Consultants are responsible for the preparation of art plans and the coordination of artist selection and artwork fabrication, installation, and documentation. The Public Art Committee reviews and approves the Public Art Plan, which must be completed prior to issuance of the Development Permit.
- *Option B* – For developers not wanting to commission artwork, 80% of the required art budget is paid to the City as a contribution to the Signature Projects Fund. These contributions are pooled with contributions from the City, philanthropists, and other agencies to commission artworks of major significance at key city sites.

Public Benefits – Offered by the Applicant

Rental Housing - The application proposes that all 121 residential units will be secured market rental units. The public benefit accruing from these units is their contribution to the city's rental housing stock for the longer of the life of the building and 60 years. As set out in Appendix B, a Housing Agreement and a Section 219 covenant are required to be registered on title to preclude the stratification and separate sale of individual units.

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

The *Community Amenity Contributions – Through Rezonings* policy provides an exemption for routine, lower density secured market rental rezoning applications that align with the *Secured Market Rental Housing Policy* (2012) and *Rental Incentive Guidelines* (2017). Staff note that this application does not meet the eligibility requirements for a CAC exemption, as the proposal is for more than the four storeys considered routine for RT zones outside community plan areas.

Real Estate Services staff have reviewed the applicant's development pro forma and have concluded that, after factoring in the construction costs and proposed mix of rental tenure and commercial space, no further contribution towards public benefits is anticipated in this instance. The public benefit achieved for this application is the secured rental housing units.

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

FINANCIAL IMPLICATIONS

The site is within the City-wide Development Cost Levies (DCL) District and the City-wide Utilities Development Cost Levies (DCL) District, and it is anticipated that the applicant will pay a total of \$2,411,975 in DCLs.

If a rezoning application is approved, the applicant will be required to provide new public art on site at an estimated value of \$209,139, or make a cash contribution to the City for off-site public art, in the amount of approximately \$167,311 (80% of the estimated value of public art.)

The 121 secured market rental housing units, secured by a Housing Agreement and Section 219 Covenant for the longer of the life of the building and 60 years, will be privately owned and operated.

CONCLUSION

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

objectives of the *AHC Policy*. If approved, this application would contribute both to Housing Vancouver's goals with the achievement of 121 rental housing units.

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

* * * * *

686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue
DRAFT BY-LAW PROVISIONS

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

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z- (____) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to public hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Designation of CD-1 District

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

Uses

3. Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in the By-law or in a development permit, the only uses permitted and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses, limited to Artist Studio, Arcade, Arts and Culture Indoor Event, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, and Theatre;
 - (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
 - (c) Office Uses, limited to Financial Institution, General Office, and Health Care Office;
 - (d) Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Grocery Store with Liquor Store, Liquor Store, Public Bike Share, Retail Store, Secondhand Store, and Small-scale Pharmacy;
 - (e) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House,

Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop – Class A, Repair Shop – Class B, Restaurant – Class 1, Restaurant – Class 2, School – Arts or Self-Improvement, School – Business, School – Vocational or Trade, and Wedding Chapel;

- (f) Institutional Uses, limited to Child Day Care Facility; and
- (g) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of use

- 4.1 All commercial uses and accessory uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:
 - (a) Farmers' Market;
 - (b) Neighbourhood Public House;
 - (c) Public Bike Share;
 - (d) Restaurant; and
 - (e) Display of flowers, plants, fruits and vegetables in conjunction with a permitted use.
- 4.2 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;
 - (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 2,992.6 m², 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 3.28.
- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, 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 floor area for dwelling units; 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, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² for a dwelling unit there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 5.6 The use of floor area excluded under section 5.4 or 5.5 must not include any use other than that which justified the exclusion.

Building height

6. The building height, measured from base surface to the top of the roof parapet above the uppermost storey, must not exceed 21.8 m.

Horizontal angle of daylight

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.
- 7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
- (a) the Director of Planning or Development Permit Board first considers all of the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 7.5 An obstruction referred to in section 7.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 ().

7.6 A habitable room referred to in section 7.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

Acoustics

8. A development permit application for dwelling uses must include an acoustical report prepared by a registered professional acoustical engineer demonstrating that the noise levels in those portions of 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.

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

Zoning and Development By-law

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

* * * * *

686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue
CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by Integra Architecture Inc., on behalf of the registered owner, received June 22, 2018, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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

Urban Design

1. Design development to improve the communal spaces to create social opportunities and accommodate the activities for the children and adults on site with the following recommended strategies:

- (a) Increase the outdoor and indoor amenity spaces commensurately with the number of units to allow for improved usable space and more programming; and

Note to Applicant: This can be achieved by expanding the proposed amenity spaces at ground level, and/or by providing amenity spaces on the sixth floor with a contiguous outdoor roof deck. The amenity room on the sixth floor should be within the proposed building envelope. An increase of amenity space may result in a slight reduction of overall FSR. The outdoor amenity space on the roof deck should be located away from the building edges with landscape screening at the perimeter to reduce overlook onto neighbouring properties. Provide the amenity room with at least a wheelchair accessible washroom, storage closet, and kitchenette. Refer to *High-Density Housing for Families with Children Guidelines* for further details. Also see Landscape Condition 7.

- (b) Provide a sizable entry lobby at the ground level to create comfortable room for mailboxes, seating, and casual socialization.
2. Design development to ensure a high standard of livability for all the units, particularly deep recessed master bedrooms with limited daylight and views should be avoided.

Note to Applicant: The condition may result in changes to the unit sizes and layouts. Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board, provided that it does

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

3. Design development to enhance the residential street interface along 22nd Avenue with following recommended strategies:

- (a) Provide individual street access to each ground-oriented unit on 22nd Avenue, to enhance street activation; and
- (b) Minimize the exposure of planters and the parkade foundation wall.

Note to Applicant: Integrate the design of planters with the grades and structural design to ensure sufficient soil depth. Recessing the parkade for large trees may be required. Also see Landscape Condition 10.

4. Design development to improve neighbourliness through mitigating privacy and visual impacts to the adjacent properties across the lane.

Note to Applicant: This can be achieved by providing landscape screening at the outer edge of roof decks and providing translucent guardrails on west-facing balconies.

5. Identification on the Architectural 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: <https://guidelines.vancouver.ca/B021.pdf>

Crime Prevention through Environmental Design (CPTED)

6. 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 alcove and vandalism, such as graffiti.

Landscape Design

7. Design development to increase the outdoor amenity area on the ground level and/or provide additional outdoor amenity space on Level 6, to provide further opportunities for social interaction. Further, design development to include planters in the common outdoor area, which would be suitable for urban agricultural activity by residents and to include the necessary supporting infrastructure to support such activity by residents (yard waste composter, a potting bench, tool storage closet or chest, irrigation system/hose). Refer to Urban Design Condition #1.
8. Confirm with the arborist regarding the re-landscaping within the critical root zone of the retained site tree along 23rd Avenue.

9. Consideration for providing extensive green roofs for both the higher and lower main roof levels.
10. Design development to the landscape treatment to increase the volume of soil, tree canopy cover and planting on slab.

Note to Applicant: Wherever possible, planted landscapes on slabs should be designed to maximize soil depths. This will require integration of the landscape design and the structural plan. Soil depths should exceed Canadian Landscape Standards. At the perimeter of the building the slab can be angled downward (1 m across and 1.2 m down) to maximize contiguous soil volumes. Landscape sections with detailed dimensions and any relevant architectural sections should be provided to verify soil volume.

11. Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:
 - (a) maximize natural landscape best management practices;
 - (b) minimize the necessity for hidden mechanical water storage;
 - (c) increase the amount of planting to the rooftop areas, where possible;
 - (d) consider linear infiltration bio-swales along property lines, at lower site areas;
 - (e) use permeable paving;
 - (f) employ treatment chain systems (gravity fed, wherever possible); and
 - (g) use grading methods to direct water to soil and storage areas.

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

12. Provision of plans, plan details, and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:
 - (a) Detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets.
 - (b) A separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones.
 - (c) An overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.

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

Provision requirements at the time of Development Permit application:

13. 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.

14. 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.

15. 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.

16. 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.

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

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

18. Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft..

Note to Applicant: On the plan, illustrate irrigation connection points and hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed. Hose bibs are requested to encourage patio gardening and hand-watering on private patio and amenity decks.

19. Provision of enlarged detailed elevations for all vertical landscape structures and

features (i.e. green walls, trellis).

20. Provision of an outdoor Lighting Plan.

Sustainability

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

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

Engineering

22. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
23. Provision of 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 plants, 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.

24. 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.
25. 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.

26. All vehicle spaces should be individually dimensioned and numbered on plans. Bicycle spaces to be numbered, dimensions not required. Class A bicycle room, southeast corner of P1, contains 38 spaces not 20 as noted.
27. Confirm number of overhead security gates required. Applicant proposing two gates, one adjacent the commercial garbage room on P1 and one on the internal circulation ramp from P1 to P2. Unclear if overhead security gate proposed on main parkade ramp.
28. Confirm electrical outlets being provided for Class A bicycle spaces in accordance with Section 6.3.21 of the By-law.
29. Updated drawings to include gridlines on plans for ease of reference.
30. Provision of an updated drawing on sheet L1 to remove proposed exposed aggregate bands from sidewalk on the Fraser Street frontage.
31. 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.*
32. Provision of convenient, internal, stair-free loading access to/from all site uses.

Note to Applicant: Current access for residential provided by way of the lane. Unclear how the commercial retail units will individually access loading.

33. Design development to provide overhead security gate(s) separating commercial and visitor parking from residential parking spaces.

Note to Applicant: Residential small car spaces located on the P1 parkade level to be separated from commercial and visitor spaces by overhead security gate. Consider relocating these spaces to the P2 parkade level to achieve this.

34. Provision of updated plan and section drawings to clarify, show, and label location of overhead security gate(s).

Note to Applicant: Unclear if an overhead gate is being proposed on the main parkade ramp. Two security gates noted/shown within parkade. One on P1 parkade level adjacent the commercial garbage room, and another located on the internal circulation ramp from P1-P2.

35. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:

- (a) Provision of two Class B and two Class A loading spaces.

Note to Applicant: One Class B space to be labelled as 'Residential and Commercial Loading'. Additional loading bay width required for second loading space. Improved access and visibility for existing Class A loading space is required within the parkade. Future loading for this site cannot depend upon on-street parking as noted in Section 5.4 of submitted TAMS study.

Note to Applicant: Changes to the Parking By-law were approved by City Council on July 25, 2018. It is anticipated that Development Permit applications received after January 1, 2019 will be subject to new requirements for vehicle parking, bicycle parking, pick-up-drop-off spaces, and transportation demand management. For more information: <https://council.vancouver.ca/20180724/documents/p10.pdf>

- (b) Provision of a maximum 15% slope after the first 6.1 m (20 ft.) from the property line on the main parkade ramp and transition ramps of 7.5% to 10% to be provided at the bottom of all slopes in excess of 12.5% up to 15% for at least 4 m (13 ft.) in length.

Note to Applicant: There appears to be a slope of approximately 17% on the main parkade ramp after the first 6.1 m (20 ft.) from the property line. No transition ramp provided at the bottom of the internal circulation ramp from P1 to P2 parkade level.

- (c) Provision of additional design elevations on both sides of all ramps and at all break points, both sides of the loading bays, manoeuver aisles, drive aisles, disability spaces and at all entrances.

- (d) Provision of required column setbacks from standard 6.6 m (21'8") manoeuver aisle.

Note to Applicant: All columns encroaching into vehicle parking spaces must be set back from the standard manoeuver aisle, yet respect the 1.2 m (4 ft.) maximum limit from the end of the stall. Columns with a depth of 0.6 m (2 ft.) should be setback 0.6 m (2 ft.). Reference Section II of the Parking and Loading Design Supplement.

- (e) Provision of updated plans to dimension columns and column encroachments on plans.

- (f) Provision of an additional partial section drawing to show the full length of the main parkade ramp.

Note to Applicant: Section drawings on drawing A-5.010 show two P2 parkade levels.

- (g) Provision of an additional partial section drawing(s) through proposed loading bay(s).
- (h) Provision of improved access from handicapped parking spaces to the elevators is required.

Note to Applicant: Distance required for commercial disability spaces to reach the elevator ranges from approximately 25 ft. – 200 ft. This is similar for residential disability spaces located on the P2 parkade level.

- (i) Provision of required manoeuvring and updated drawings to clarify use of vehicle space located on the P2 parkade level adjacent residential elevators.

Note to Applicant: Unclear if this is a disability or standard vehicle space. Manoeuvring for this space is in conflict with the adjacent small car space.

- (j) Provision of Class B bicycle spaces to be located entirely on private property and to comply with Section 6.4.3 of the Parking By-law.

Note to Applicant: Class B bicycle spaces on drawing A-2.100 encroaching onto public property. A separate application to the General Manager of Engineering Services is required for Class B bicycle spaces located on public property and cannot be counted toward By-Law requirements for this site. Show individual bicycle spaces outlined with required dimensions of 0.3 m (1 ft.) x 1.8 m (6 ft.).

- (k) Provision of required Class A bicycle spaces.
- (l) Provision of automatic door openers for all doors providing access to Class A bicycle spaces.
- (m) Provision of updated drawings to show the route for Class A bicycle spaces to reach the outside.

Note to Applicant: Route should be stairs free and note the use of the main parkade ramp if required.

Green Infrastructure

Staff are seeking a detailed response toward the Citywide Integrated Rainwater Management Plan (IRMP) requirements outlined in the “*Green Buildings Policy for Rezoning*”, and the following:

- 36. Provide a Rainwater Management Plan (RMP) that details how the rainwater management system meets the IRMP requirements for retention, cleaning and safe conveyance, prepared by a subject matter expert (Engineer) and signed by same, subject to review. The applicant should take into account the following:
 - (a) The applicant must prioritize methods of retention according to the three tiers below. Justification must be provided for using a lower tier retention option. The tiers are as follows:

- (i) 1st tier priority green infrastructure practices: Provide volume reducing green infrastructure practices. For example, rainwater can be kept on site for rainwater harvesting for re-use, green roofs, and soil infiltration;
 - (ii) 2nd tier priority green infrastructure practices: Provide treatment and retention in non-infiltrating landscapes. For example, rainwater can be directed to absorbent landscape on slab, closed bottom planter boxes, and lined bioretention systems; and
 - (iii) 3rd tier priority green infrastructure practices: Provide treatment and detention as per the rate control requirement.
 - (b) Surfaces designed for motor vehicle use and other high pollutant generating surfaces require an additional 24 mm of treatment beyond the first 24 mm retained (for a total of 48 mm treated).
 - (c) Water quality volume (24 mm for low pollutant generating surfaces like roofs and 48 mm for high pollutant generating surfaces like driveways) that leaves the site must be treated to a standard of 80% TSS removal by mass by using either individual BMPs that meet the standard or treatment trains of BMPs that, when combined, meet the standard. For proprietary treatment devices:
 - (i) Provide product information for all treatment practices.
 - (ii) Products need to be certified by TAPE - The Technology Assessment Protocol – Ecology Program, Washington State Department of Ecology's process for evaluating and approving emerging rainwater treatment BMPs. The applicant may propose other technologies but must provide supporting information that shows the technology meets the standard.
 - (d) Provide details on how the proposed rainwater harvesting system will work with the rainwater detention system particularly during periods of dry weather when the detention system will remain empty. Provide details on the dead (irrigation) storage within the detention tank.
37. Submission requirements for development permit stage must include the following elements:
- (a) Pre-development site plan showing orthophoto and existing drainage areas and appurtenances.
 - (b) A proposed site plan that delineates drainage areas, including the area measurements for pervious/impervious areas, and identifies appropriately sized green infrastructure practices for each of those areas.
 - (c) If lower tier green infrastructure options are chosen, then justifications must be included in the RMP report.
 - (d) Include supplementary documentation for any proprietary products that clearly demonstrates how they contribute to the targets.

- (e) The plan and report must demonstrate that access has been provided for maintaining the rainwater management system, such as providing truck access for pumping out sediment traps.
 - (f) Maintenance and operation guide for the rainwater management system that will be provided to the eventual owner or party responsible for maintenance.
38. The applicant should also note the following:
- (a) Vegetated practices or absorbent landscapes that infiltrate or filter the appropriate water quality volume (based on the type of pollutant generating surface) through a minimum of 450mm of growing medium are assumed to meet the quality requirement. The Metro Vancouver Stormwater Source Control Guidelines outlines growing medium specifications.
 - (b) The applicant is strongly encouraged to include a blue-green solution to rainwater management under paving/landscape on slab and green roofs. This has the potential to reduce both the size of the detention tank and reliance on potable water for irrigation.
 - (c) The water quality treatment device shall be located upstream of the detention tank.
 - (d) Legal arrangements will be required to ensure on-going operations of certain rainwater storage, rainwater management and green infrastructure systems.

Housing

36. That the proposed unit mix, 8% studio, 50% 1-bedroom, 29% 2-bedroom and 13% 3- and 4-bedroom units, be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children.

37. 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.

Building Review

Preliminary review has identified the following to be addressed at the Development Permit or Building Permit stage, as part of achieving compliance with the Vancouver Building Bylaw:

38. The southern (commercial) component is described in the drawings as six storeys plus mezzanine; however, the second level of the TH-1 townhouse units constitute a storey and, therefore, the development is seven storeys high and must be constructed of non-combustible construction.

39. The development is also required to comply with the requirements of Vancouver Building Bylaw #10908, Article 3.2.6, for high buildings, as the floor elevation for the seventh storey is more than 18 m above grade, as defined.
40. The commercial spaces appear sufficiently large to require two exits. The service corridor at the rear of the CRUs does not appear to be designed as an exit corridor. Note that exits may not lead through loading bays.
41. Townhouse units TH-1 appear to be accessed solely from the lane, which is not acceptable. Pedestrian and firefighting access to all units must be provided on the subject property. Firefighting access will not be provided via the lane and must comply with Article 3.2.5.5 on the subject property.
42. Townhouse units TH-2 require doors opening into the public corridor from the upper storey of the units.

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 Services

1. Consolidation of Lot 8, Amended Lot 9 (See 20871L) and Amended Lot 10 (See 20871L), Plan 187; and Strata Plans LMS1594 and LMS1659 (after cancellation of the strata plans and the dissolution of the strata corporations); all of Block 20, DL 301 to create a single parcel.
2. Provision for the release of Easement and Indemnity Agreement 508476M (commercial crossing) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to rezoning 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 prior to rezoning enactment.

Note to Applicant: The applicant is advised to arrange for the release of other redundant charges such as Restrictive Covenant/Encroachment Agreement 10528M.

3. Provision of a shared use agreement to the satisfaction of the General Manager of Engineering Services for one Class B loading space between the residential and commercial uses and to label the space as 'Residential and Commercial Loading'.

Note to Applicant: The shared use agreement should specify allocated time periods for shared use by residential vs. commercial units.

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 are provided. No development permit for the site will be issued until the security for the services are provided.

- (a) Based on the confirmed Fire Flows submitted by R.F. Binnie & Associated, dated September 6, 2018 no water upgrades are required to service the development based on the capacity of the water system network to supply adequate flows to the development.

Note to Applicant: The main servicing the proposed development is either 150 mm on E 22nd Avenue or E 23rd Avenue, or 200 mm on Fraser Street. Should the development require water service connections larger than 200 mm, the developer shall trigger a water main upgrade. The developer is responsible for 100% of the cost of the upgrading.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.
- (c) Implementation of development(s) at 686 E 22nd Avenue, 3811-3833 Fraser Street, & 679 E 23rd Avenue require the following in order to maintain acceptable sewer flow conditions:
 - (i) Construct approximately 15 m of 250 mm STM sewer and 200 mm SAN sewer on E 23rd Avenue from the lane west of Fraser Street to east. The length of sewer required is dependent on the location of future service connections.
 - (ii) The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.
 - (iii) 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.
 - (iv) 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.
 - (v) Development to be serviced to the future storm and sanitary sewers on E 23rd Avenue.
- (d) If required by the City Engineer, provision of a Hydrogeological Study, Groundwater Management Plan, and/or Impact Assessment if dewatering rates are significant or concerning, to the City's discretion. The developer is advised to undertake adequate investigations to understand the site groundwater conditions early on in the planning and design process.
- (e) Provision of minor signal modifications at Fraser Street and E 23rd Avenue, to include an accessible pedestrian signal (APS), countdown timers and LED lighting.

- (f) 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.
- (g) Provision of speed humps in the lane between E 22nd Avenue and E 23rd Avenue.
- (h) Provision of new double curb ramps at the intersections of Fraser Street and E 23rd Avenue, and Fraser Street and 22nd Avenue as per City standard.
- (i) Provision of a minimum 1.83 m (6'-0") light broom finish saw cut concrete sidewalk on E 22nd Avenue and E 23rd Avenue frontages. Maintain existing front boulevard width on E 22nd Avenue and increase the front boulevard width on E 23rd Avenue by 0.3 m (1'-0") to provide additional room for existing street trees.
- (j) Provision of a 1.22 m (4'-0") exposed aggregate front boulevard on Fraser Street frontage, minimum 1.83 m (6'-0") light broom finish saw cut concrete sidewalk in front of the residential units, and light broom finish saw cut concrete sidewalk from the edge of the front boulevard to the building face in front of the CRUs.
- (k) Removal of existing driveway crossings on Fraser Street and E 23rd Avenue, to be replaced with new curb and gutter as per City standard.
- (l) Provision of standard concrete lane crossings at the lane entries including new curb returns and curb ramps on both sides of the lane entries as per City standard.
- (m) 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.
- (n) Provision of lane lighting on standalone poles with underground ducts.
- (o) Provision of new service cabinet/kiosk for new lane lighting.

Sustainability

- 5. Enter into such agreements as the General Manager of Planning, Urban Design & Sustainability and the Director of Legal Services determine are necessary that require the owner to report energy use data, on an aggregated basis, for the building as a whole and for certain common areas and building systems. Such agreement or agreements will

also provide for the hiring of a qualified service provider to assist the owner for a minimum of three years in collecting and submitting energy use data to the City.

Public Art

6. Execute an agreement satisfactory to the Director of Legal Services and the General Manager of Arts, Culture and Community Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager.

Note to Applicant: Please call Karen Henry, Public Art Planner (604-673-8282), to discuss your application.

Housing

7. 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 residential units in the development as secured market rental 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 and
 - (d) 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 Section 219 Covenant and Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

Environmental Contamination

8. If applicable:
 - (a) Submit a site profile to Environmental Services (Environmental Protection);
 - (b) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
 - (c) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services,

the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been provided to the City.

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

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

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

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686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue
DRAFT CONSEQUENTIAL AMENDMENTS

Note: By-laws will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 11879

Amend Schedule A (CD-1 Zoning Districts Regulated by Part 9) by adding the following:

“686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue [CD-1 #]
[By-law #] C-2”

DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW No. 6555

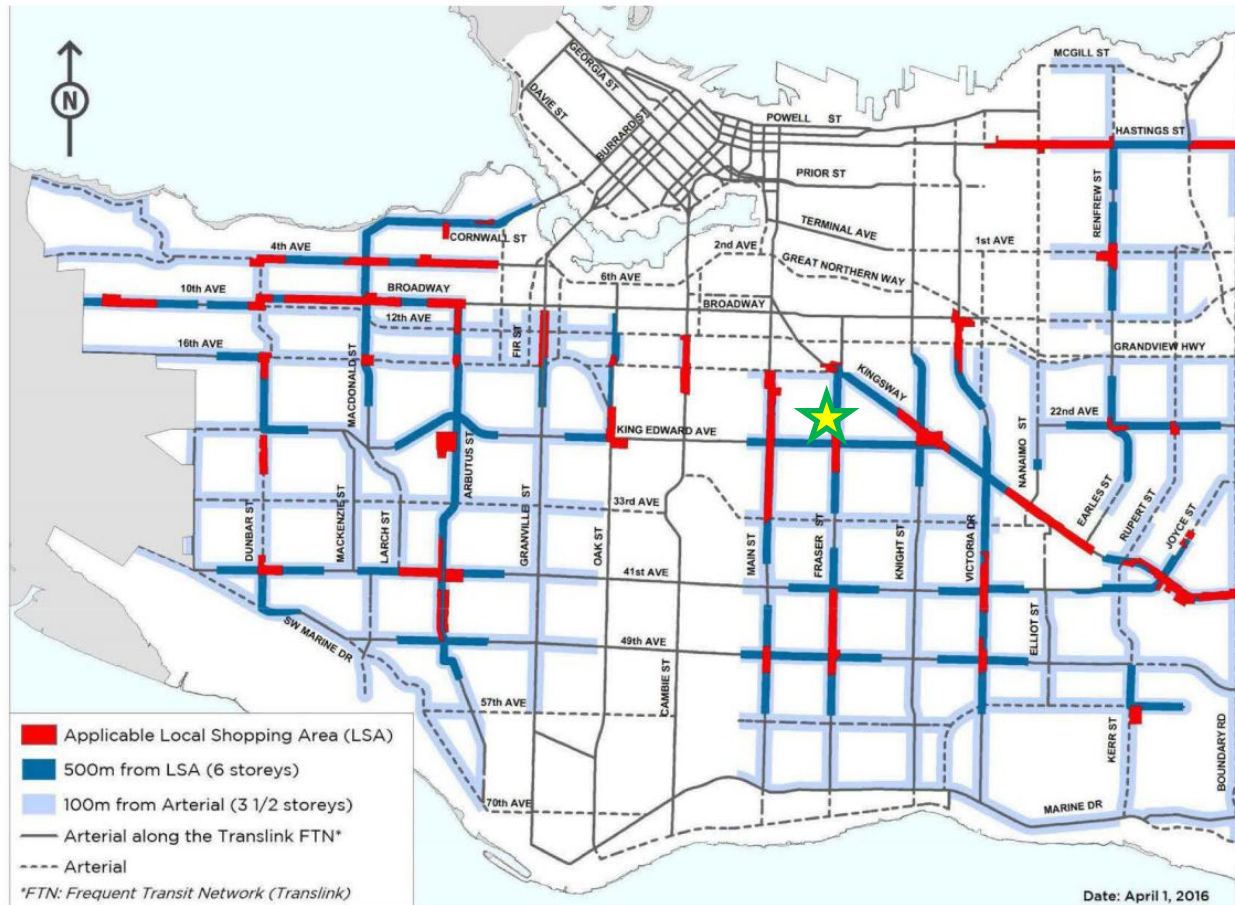
Amend Schedule B [Intermediate Zone] by adding the following:

“[CD-1#] [By-law #] 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679
East 23rd Avenue”

* * * * *

686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue
ADDITIONAL INFORMATION

1. Affordable Housing Choices Interim Rezoning Policy Location Map



2. Urban Design Panel

The Urban Design Panel (UDP) reviewed this rezoning application on September 19, 2018. The application was supported.

Introduction: Rezoning Planner, Scott Erdman, introduced this application to rezone 5 parcels under the Affordable Housing Choices Interim Rezoning Policy (AHC IRP). The site is located on the west side of Fraser Street, spanning the block between 22nd and 23rd Ave. The site is zoned RT-2, currently developed with 4 duplexes, and a garage and character home on the south lot. Together, 5 parcels measure approximately 264 ft. wide and 122 ft. deep. The site area measures approximately 32,198 sq. ft.

The AHC IRP allows for consideration for mid-rise forms of up to 6 storeys at this location (fronting an arterial street that is on Translink's Frequent Transit Network) and within 500 m of a local shopping area (this site is adjacent to a C-2 zone). This policy does not provide an FSR

limit for density, but all projects are subject to urban design performance. Projects must offer a form of affordable housing tenure – in this case all units would be secured market rental.

Proposal is to build a 6-storey mixed-use building, with partial ground-floor commercial-retail space, 121 market rental units, at a density of 3.28 FSR.

Development Planner, Georgina Lyons, introduced the project - the application is for a full block development on Fraser Street between East 22nd and East 23rd Avenue. The site slopes down 6 ft. to the RS-1 to the west on East 23rd Avenue and is relatively flat on East 22nd Avenue.

The site's base zone is RT-2 which is an outright duplex zone which expects a two and half storey development to 0.6 FSR. The application is for a 6 storey mixed use building with a proposed density of 3.28 FSR and a height of 71 ft.

The development proposes commercial at grade on the southern end of the site adjacent to the C-2 zone across East 23rd Avenue and residential at grade on the northern end of the site adjacent to the RT-2 zone across East 22nd Avenue, all over two levels of parking.

At the southern end at the lane the massing reads as 7 storeys. This is due to the increased floor to floor for the commercial on Fraser Street in combination with the slope of East 23rd Avenue which allows for two storey townhouses on the lane.

The setbacks proposed include:

- 4 ft. from Fraser Street and East 23rd Avenue for the commercial areas;
- 15 ft. from Fraser Street for the residential;
- 12 ft. from East 22nd Avenue;
- 22 ft. for the townhomes off of East 23rd Avenue to facilitate the retention of a significant tree;
- From the rear the primary massing is setback 25 ft. from the rear property line;
- 3 storey massing is setback 12 ft. from the rear property line;
- 10 ft. shoulder setback above the 4th level.

The parking access is at the lane aligning with the T- intersection. The amenity room is located off the lane with an associate outdoor area. The building width is 239 ft., with a residential entry courtyard located on Fraser Street between the commercial and residential.

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

1. Does the Panel support the overall massing, height, and density? In particular the seven storey massing at the lane and its relationship to the RS-1 to the west.
2. Has the width of the building been adequately broken down to be compatible with existing streetscape?
3. Has the development adequately responded to the anticipated 4 storey massing of the C2 streetscape to the south?
4. Please comment on the overall landscape proposal, and in particular the lane and the proposed amenity areas.

The planning team then took questions from the panel.

Applicant's Introductory Comments: The goal for this project is to create a bridge between the stretch of commercial and single/multifamily homes. Initially this was going to be an all rental project, however after a meeting with staff and engagement with the public it was decided to add some commercial frontage.

The massing followed the city guidelines and the setbacks create a strong urban presence along the street. The commercial is pulled close to the sidewalk to engage the pedestrian realm.

There is a complex mix of unit types and sizes, including, studios, townhomes, and 1-4 bedroom units.

Along the street the massing was broken with the central entry elements, which contains a lobby on each floor as well a staircase and fire wall.

It was important to put townhomes along the lane to animate the lane and avoid a blank space. The entry aligns with the central amenity space and outdoor amenity space.

Materials used for the commercial are storefront glazing. The rest of the building is primarily fiber cement siding and a flat panel, accents in a wood tone product to give warmth to the overall character of the building.

There is a guideline for paving patterns and site furniture which are being followed. As the building pushes back from edge there is an opportunity to create interesting patio spaces. With the site slope, we were able to create elevated private patio spaces with small fences and rich layered planting. Amenities include seating elements and bicycle parking at the entry lobby.

Around the back, near the loading bay, which has the south west sun exposure; there are small play areas with lots of detailing, seating areas, and public plots.

The base of the building has opportunity for nice rich layered planting.

The applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement: Having reviewed the project it was moved by Mr. Neale and seconded by Ms. Parsons and was the decision of the Urban Design Panel:

THAT the Panel **SUPPORT** the project with NO recommendations to be reviewed by City Staff.

Related Commentary: The panel supported and found this to be an elegant project. The architecture massing and height and renderings are well handled. The massing of the two buildings is nicely broken down and was positive to see one relating to the commercial and the other to the residential.

The upper 6th and 7th level seem to push the limit a bit with the density. The 7th floor seems about 11 o'clock on the equinox there is no shading on the neighbors which is great. A panelist commended the project for the provided unit count and type.

A panelist noted it was unclear what will happen to the single family homes to the west. When looking at transitions think about the neighborhood and its surroundings.

The entrance to the buildings and the stairs with the glazing public realm are well handled. The retail frontage is successful. A panelist noted doesn't want to see the disappearance of small retails along Fraser Street. Understand the depth of commercial space lends to larger retail but suggest leaving the door open for smaller retails.

The proposal of the lane was successful; however some guidelines need to be included for lane animation. A panelist particularly liked the lane with townhouses and the t-bone to the parking. A suggestion to the planners was instead of duplexes there is an opportunity to do townhouses so the lane actually works. The lane to the amenity room could be further developed.

A panelist noted cannot see what will be developed with the commercial CRU, however with the right context can be done successfully. Going forward the breaking down of the streetscape could stand to be a little calmer.

There is a good balance of light and dark materials in the correct proportions.

The amenity space appears too broken down; there is insufficient space for such a large rental building. Especially with rental buildings you want to encourage socialization of neighbors. The solar shading is well done. A panelist noted the amenity space on the lane suffers from planter boxes in the middle and suggested taking them out to allow for more programming.

Consider the noise from equipment for the next stage. There is no cooling in the building however the retail will have cooling. Think about where this cooling will go so it does not end up in back lane blowing at units. Overall building appears to have a lot of glazing suggest looking at teddy numbers to ensure it all works. A suggestion was to consider using the rooftop for an amenity for expansion and this would include a great view. An additional comment was for cyclists to use the same elevator for access and during the DP stage be sensitive to the development of design details.

Applicant's Response: The applicant team thanked the panel for their comments.

3. Public Consultation Summary

Public Notification

A rezoning information sign was installed on the site on July 17, 2018. A community open house was held on September 6, 2018. A total of 479 notifications were distributed within the neighbouring area on or about August 23, 2018. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).



Community Open House

A community open house was held from 5:00-8:00 pm on September 6, 2018, at the Polish Community Centre, 4015 Fraser Street. Staff, the applicant team, and a total of approximately 123 people attended the open house.

Public Response and Comments

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

- In response to the September 6, 2018 open house, a total of 73 comment sheets were received from the public.
- A total of 123 letters, e-mails, online comment forms, and other feedback were received from the public.

Total notifications	479
Open House attendees	123
Open House comment sheets	73
Online/other feedback	123

Note:

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

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

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

Generally, comments of support fell in the following areas:

- **Increase in rental housing supply:** Many respondents expressed support for the proposed secured rental units, citing that rental units and proposals similar to this one are much needed in the local neighbourhood and community. Other respondents cited that the proposed rental units provide a more affordable housing opportunity for residents compared with home ownership.
- **Neighbourhood fit:** Many respondents demonstrated support for the location of the proposal, citing that the proposal fits well into the neighbourhood context and will benefit the local community.
- **Building height and density:** Respondents expressed support to maintain and/or increase the current proposed density and height to meet the needs of the growing community.
- **Family-oriented housing units:** Respondents demonstrated support for the mix of housing units on site, including the number of three and four-bedroom units to support family residency.
- **Building design:** Respondents supported the design of the building, including the proposed landscaping, townhouse component, and building amenity spaces. Several respondents cited support for the incorporation of building materials that reference the industrial character of the existing garage currently on site.
- **Ground-floor commercial:** Respondents expressed support for the ground-floor commercial and retail proposed, citing that it will animate the public realm, increase job opportunities, provide more local shopping options, and economically benefit the community.

Generally, comments of concern fell into the following areas:

- **Building height:** Many respondents demonstrated concern that the proposed six-storey building height is too high for the local context; respondents expressed a desire to see a four-storey building proposed. Other respondents expressed concern that the proposed height appears as seven storeys from the lane and therefore does not meet the enabling policy height allowances.
- **Parking:** Respondents expressed concern that the proposal does not provide enough parking, and that available street parking will decrease in the neighbourhood.
- **Rental unit affordability:** Respondents were concerned that the rental units, being offered at market rental rates, will not be affordable for residents.
- **Neighbourhood fit:** Respondents demonstrated concern that the proposal does not fit within the neighbourhood context, including the proposed height, density and architectural design.

- **Traffic congestion:** Respondents demonstrated concern that the proposal will increase traffic congestion in the area and reduce traffic safety, including for local school children and families.
- **Neighbourhood disturbance:** Respondents demonstrated concern that the proposal will cause disturbance to local neighbourhood residents, including increasing noise in the area, reducing neighbourhood privacy, and increasing shadowing.

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

General comments of support:

- Support for the proposed bike spaces.
- Support for the use of drought-resistant plants proposed in the landscape plan.
- Support for the exterior building materials chosen.
- Support for the proposed balconies.
- The proposal will revitalize and economically support Fraser Street local businesses and provide employment.
- The City should fast track this project as more developments like this are needed.
- Fraser Street is aging, and single-detached homes are no longer able to entice young families and small business owners.
- It's difficult to find quality rental that allows you to settle into a community.
- Nice building for young working people.
- The setbacks on the upper floors are appropriate and really mask the height - it looks like four or five floors from the street.

General comments of concern:

- Concern that this proposal and other developments in the area are not being considered for their impacts to the community at large, and that the neighbourhood lacks a comprehensive community plan.
- Concern that the building is too dense for the area.
- Concern that the six-storey proposal will devalue surrounding properties.
- Concern that the community consultation process was not meaningful and there was a lack of input from neighbours.
- Concern that the development should happen within existing zoning.
- Concern for where residents are able to take pets on site.
- Concern for too much proposed retail on site, citing that a small grocer or café would be sufficient.
- Concern for the length of time for the proposal to be approved.
- Concern that the proposed building design is not accessible.
- Concern that not enough square footage of commercial space is being proposed.
- Concern for the amount of green space being proposed.
- Concern about the rate of development of potential Rental 100 projects between King Edward Avenue and East 18th Avenue on Fraser Street.
- Concern that local schools will not have capacity to support this increase in population.

Neutral comments/suggestions/recommendations:

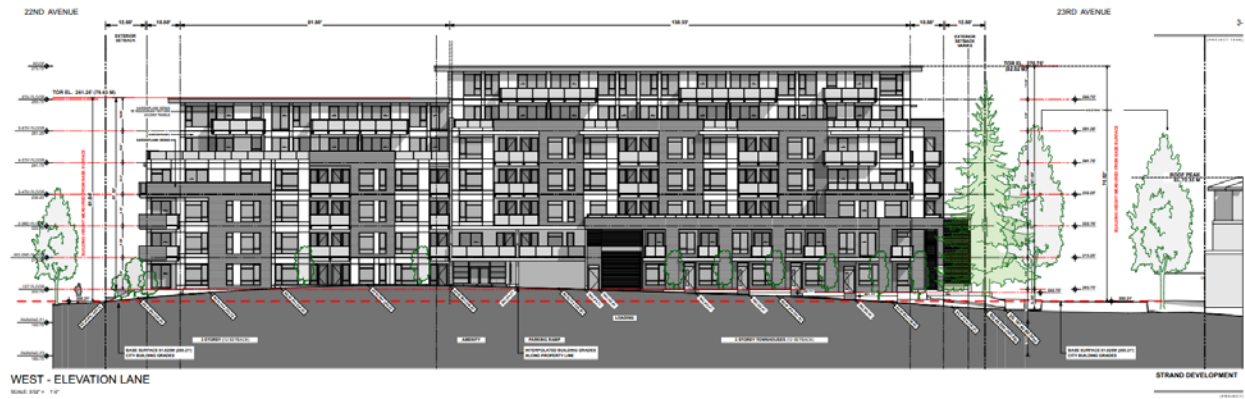
- Desire to see the garage station building preserved on site, citing that it represents a unique part of Vancouver's history.

- Desire to see more accessible building designs, citing that the City has a shortage of housing that is accessible to people with disabilities.
- Desire to see the mezzanine space removed in order to accommodate a reduction in overall building height.
- Desire to see the massing of the building broken up to fit in the streetscape, citing that the proposal is a full block of continuous building.
- Desire to see traffic-calming measures incorporated into the local area surrounding the site.
- Desire to see fewer one-bedroom units, and more family-oriented units.
- Suggestion to install solar panels on roofs.
- Suggestion to add a daycare in the tenant space.
- Suggestion to reduce the amount of proposed parking on site.
- Why not do mixed housing - rental, affordable and owned?
- We need parking for residents, patrons and local employees in the area.
- Any other major city in North America built these types of apartment buildings 30 or 40 years ago.
- Whatever you do, don't make it social housing. There is already a lot of crime of break-ins happening here.
- How many more ground-level shops do we need when City taxes are putting small businesses out of business?
- Would like to see a CAC in exchange for the density like: 1) Cedar Cottage Neighbourhood House satellite office; 2) small library; 3) somewhere to go inside during the winter that is open to all ages.
- These types of developments belong on Kingsway and Broadway.
- Fraser Street is an ideal location for increased residential growth.
- The City defines "family friendly" as two-bedroom units - that isn't always realistic for families.
- It would be great if the commercial space included a local coffee shop, or somewhere people can gather.
- Privacy screening for balconies along 23rd Avenue - looking into adjacent building/units - should be considered.
- The commercial spaces proposed should incorporate local commercial character, and the commercial units should be small to encourage local, independent businesses.

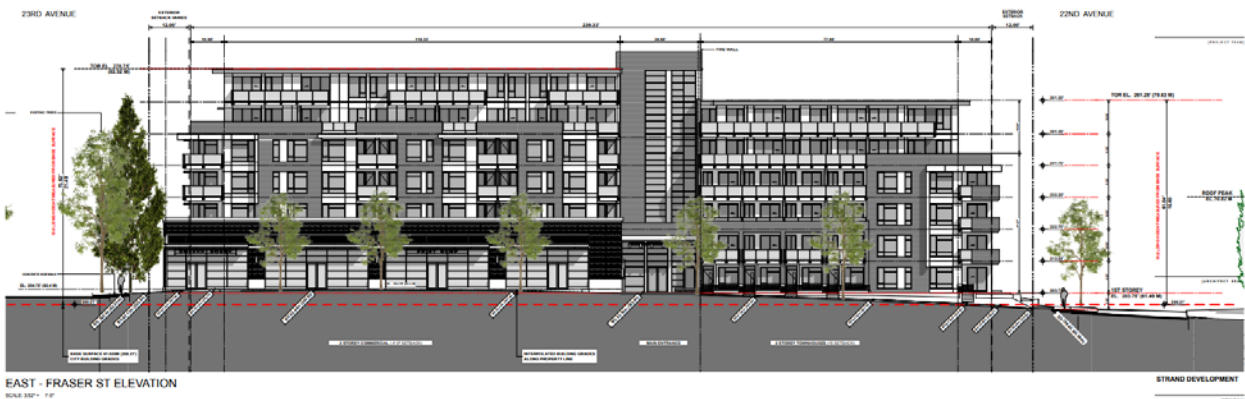
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686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue
FORM OF DEVELOPMENT

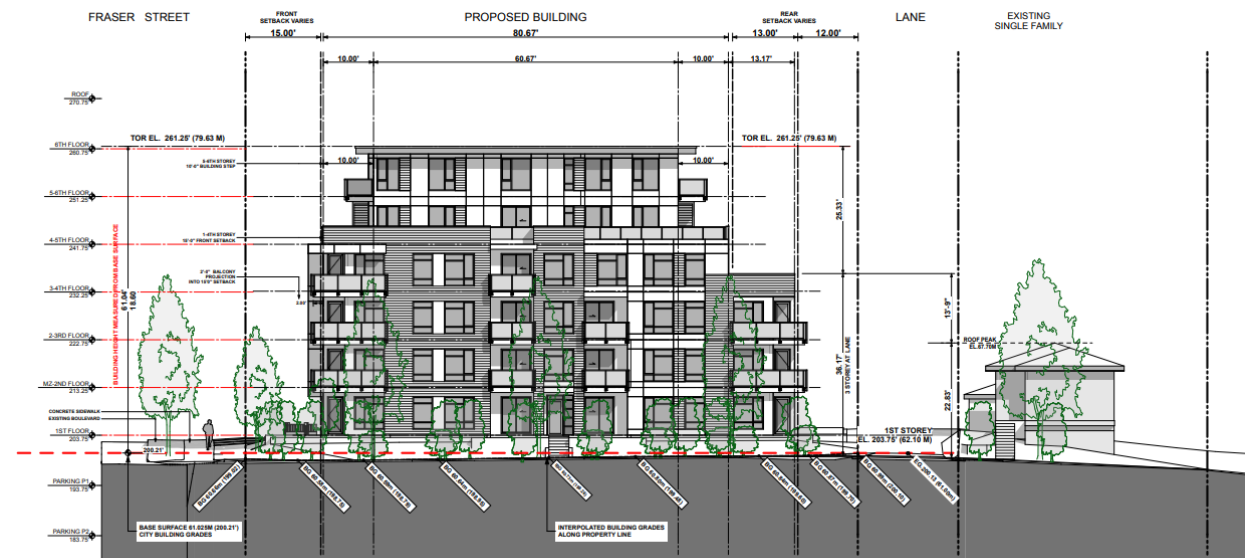
West Elevation



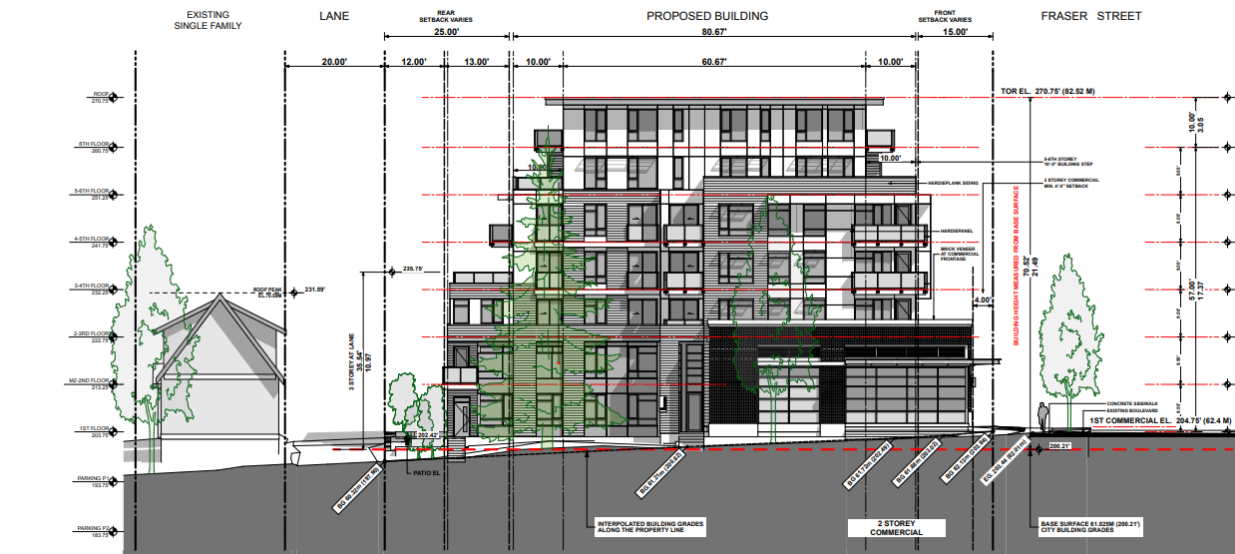
East Elevation



North Elevation

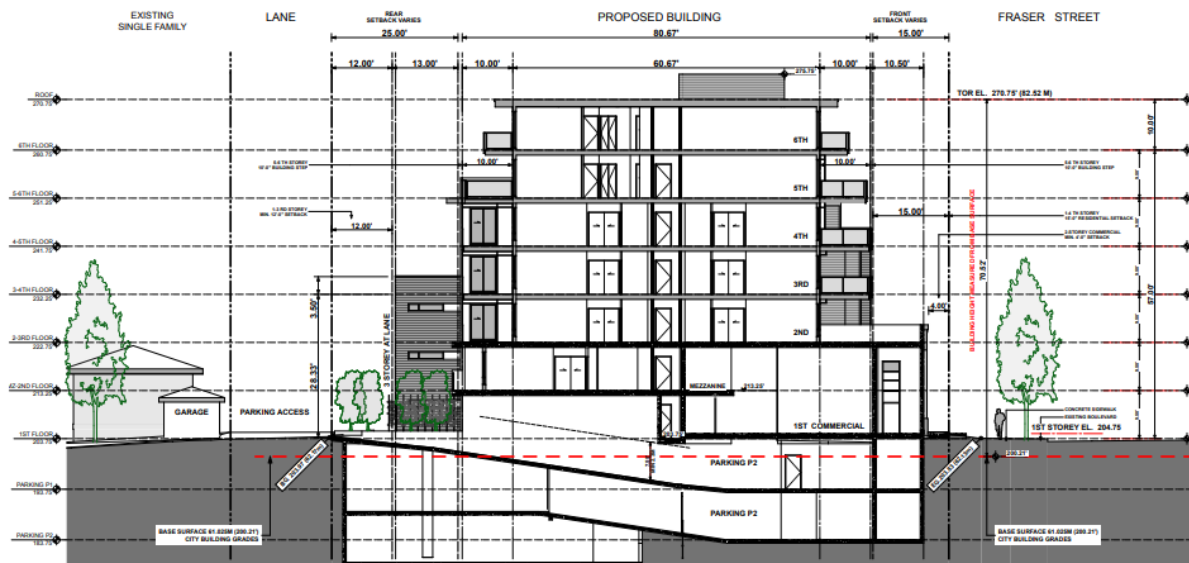


South Elevation

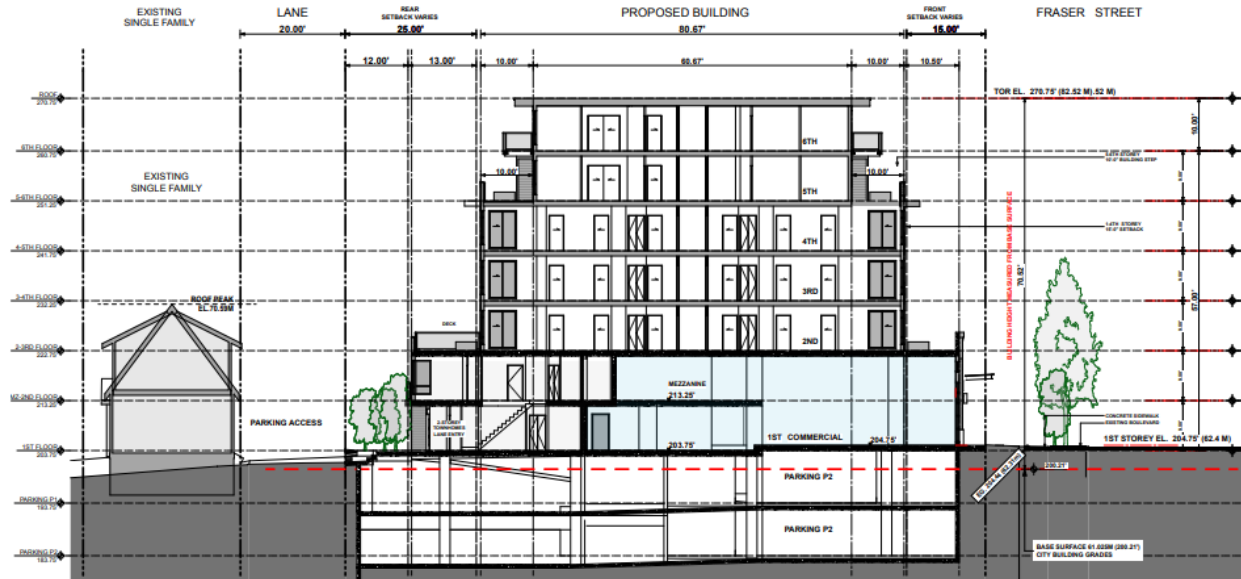


E 23RD AVE - SOUTH ELEVATION

Sections



2 - SITE SECTION EAST-WEST
SCALE: 3/32" = 1'-0"



1 - SITE SECTION EAST-WEST
SCALE: 3/32" = 1'-0"



1 - SITE SECTION NORTH-SOUTH

MIXED USE / MULTI-FAMILY RENTAL

Site Plan



Landscape Plan



Perspectives





2 / 3 STOREY MASSING AT LANE



VIEW ALONG THE LANE - TOWNHOMES



VIEW ALONG FRASER STREET - MAIN ENTRANCE

**686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue
PUBLIC BENEFITS SUMMARY**

Project Summary:

Six-storey mixed-use building with commercial and residential uses at grade, and a total of 121 rental units.

Public Benefit Summary:

The proposal would pay a DCL of \$2,411,975 and a public art contribution of \$209,139.

	Current Zoning	Proposed Zoning
Zoning District	RT-2	CD-1
FSR (site area = 2,992.6 sq. m (32,213 sq. ft.))	0.75	3.28
Buildable Floor Space	2,244.5 sq. m (24,160 sq. ft.)	9,812.9 sq. m (105,626 sq. ft.)
Land Use	Residential	Mixed Use

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required ¹	City-wide DCL ^{2,3}	\$429,928	\$1,879,620
	City-Wide Utilities DCL ³	\$121,766	\$532,355
	Public Art	N/A	\$209,139
	20% Social Housing	N/A	N/A
Other Public Benefits Offered	Heritage and Amenity Bonus Density	N/A	N/A
	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social, Community and Civic Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$551,695	\$2,621,114

Other Benefits (non-quantified components):

121 market rental housing units secured for the longer of life of the building and 60 years.

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

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

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

686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
686-688 East 22nd Avenue	018-953-531, 018-953-549	Strata Lots 1 and 2, District Lot 301, Strata Plan LMS1594
3811-3815 Fraser Street	019-022-077, 019-022-085	Strata Lots 1 and 2, District Lot 301, Strata Plan LMS1659
3823 Fraser Street	015-629-554	Lot 8, Block 20, District Lot 301, Plan 187
3833 Fraser Street	015-629-597	Amended Lot 9 (see 20971L), Block 20, District Lot 301, Plan 187
3891 Fraser Street and 679 East 23rd Avenue	004-346-297	Amended Lot 10 (see 20871L), Block 20, District Lot 301, Plan 187

Applicant Information

Architect	Integra Architects Ltd.
Developer	Strand Development
Property Owner	Fraser Street Project Nominee Inc.

Development Statistics

	Permitted Under Existing Zoning	Proposed Development	Recommended
Zoning	RT-2	CD-1	
Site Area	2,992.6 sq. m (32,213 sq. ft.)	2,992.6 sq. m (32,213 sq. ft.)	
Uses	Residential uses	Residential uses, and a mix of commercial uses, including office, retail, and service uses	
Floor Area	2,244.5 sq. m (24,160 sq. ft.)	Residential: 8,788.1 sq. m (94,594 sq. ft.) Commercial: 1,024.9 sq. m (11,032 sq. ft.) Total: 9,812.9 sq. m (105,626 sq. ft.)	
Floor Space Ratio (FSR)	0.75 FSR	3.28 FSR	
Height	9.2 m (30 ft.)	21.8 m (71.5 ft.)	
Unit Mix	N/A	Total units: 121 Studios: 10 One-bedroom units: 60	

		Two-bedroom units: 35 Three-bedroom units: 14 Four-bedroom units: 2	
Parking, Loading And Bicycle Spaces	as per Parking By-law	63 vehicle parking spaces 45 commercial parking spaces 135 Class A bicycle spaces 12 Class B bicycle spaces 1 Class A and 1 Class B loading space	170 Class A bicycle spaces 3 Class B loading spaces <i>(2 Class A and 2 Class B loading spaces may be considered in lieu)</i>
Natural Assets	5 on-site by-law trees (and 11 off-site City-owned trees)	1 retained on-site tree (and 11 off- site City-owned trees)	

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