



## POLICY REPORT

Report Date: July 9, 2019  
Contact: Karen Hoesé  
Contact No.: 604.871.6403  
RTS No.: 13256  
VanRIMS No.: 08-2000-20  
Meeting Date: July 23, 2019

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Rezoning: 1535-1557 Grant Street

### **RECOMMENDATION**

- A. THAT the application by Stuart Howard Architects Inc., on behalf of 1121613 B.C. LTD., Gavin Ronald McLeod and Jillian Alexandra McLeod, and Pathfinder Expeditions Ltd. to rezone 1535 – 1557 Grant Street [*Lots 9 to 12, all of Block 52, District Lot 264A, Plans 1091 and 1771; PIDs 014-979-667, 014-979-756, 014-979-675, and 014-979-691 respectively*], from RM-4 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 0.75 to 2.19 and the building height from 10.7 m to 17.3 m to permit the development of a five-storey residential building which would contain 35 rental housing units, be referred to a Public Hearing, together with:
- (i) Plans prepared by Stuart Howard Architects Inc., received March 19, 2019;
  - (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, subject to the conditions 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 Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, after the Housing Agreement has been agreed to and signed by the applicant and its mortgagee(s) and prior to enactment of the CD-1 By-law contemplated by this report.

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

### **REPORT SUMMARY**

This report evaluates an application to rezone 1535-1557 Grant Street from RM-4 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of a five-storey residential building comprised of 35 rental housing units under the *Grandview-Woodland Community Plan* (the “Plan”). A height of 17.3 m (56.7 ft.) and an FSR of 2.19 are proposed.

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

Measures to regulate the loss of existing rental units have been incorporated in the Plan’s Pace of Change Policy. If approved, this rezoning would replace the existing market rental units on site, increase the number of rental dwelling units from seven to 35, thus contributing 28 net new rental housing units in the achievement of the City’s housing goals as identified in the *Housing Vancouver Strategy*. Staff recommend the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the Public Hearing, along with the conditions of approval outlined in Appendix B.

### **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

- *Grandview-Woodland Community Plan (2016)*
- *Grandview-Woodland Community Plan Pace of Change Policy – Bulletin 2016-001 (2017)*
- *Britannia-Woodland RM-4 and RM-4N Guidelines (1989, amended 1992)*
- *Rental Housing Stock Official Development Plan (2007, last amended June 2018)*
- *Tenant Relocation and Protection Policy and Guidelines (2015, last amended 2019)*
- *Housing Vancouver Strategy (2017)*
- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*

- *High-Density Housing for Families With Children Guidelines (1992)*
- *Urban Forest Strategy (2014)*
- *Green Buildings Policy for Rezoning (2009, amended up to 2018)*
- *Community Amenity Contributions through Rezoning (1999, last amended 2018)*
- *Rental Incentive Guidelines (2012, last updated 2019)*
- *Vancouver Development Cost Levy By-law No. 9755 (2008, last amended 2018)*

## **REPORT**

### **Background/Context**

#### **1. Site and Context**

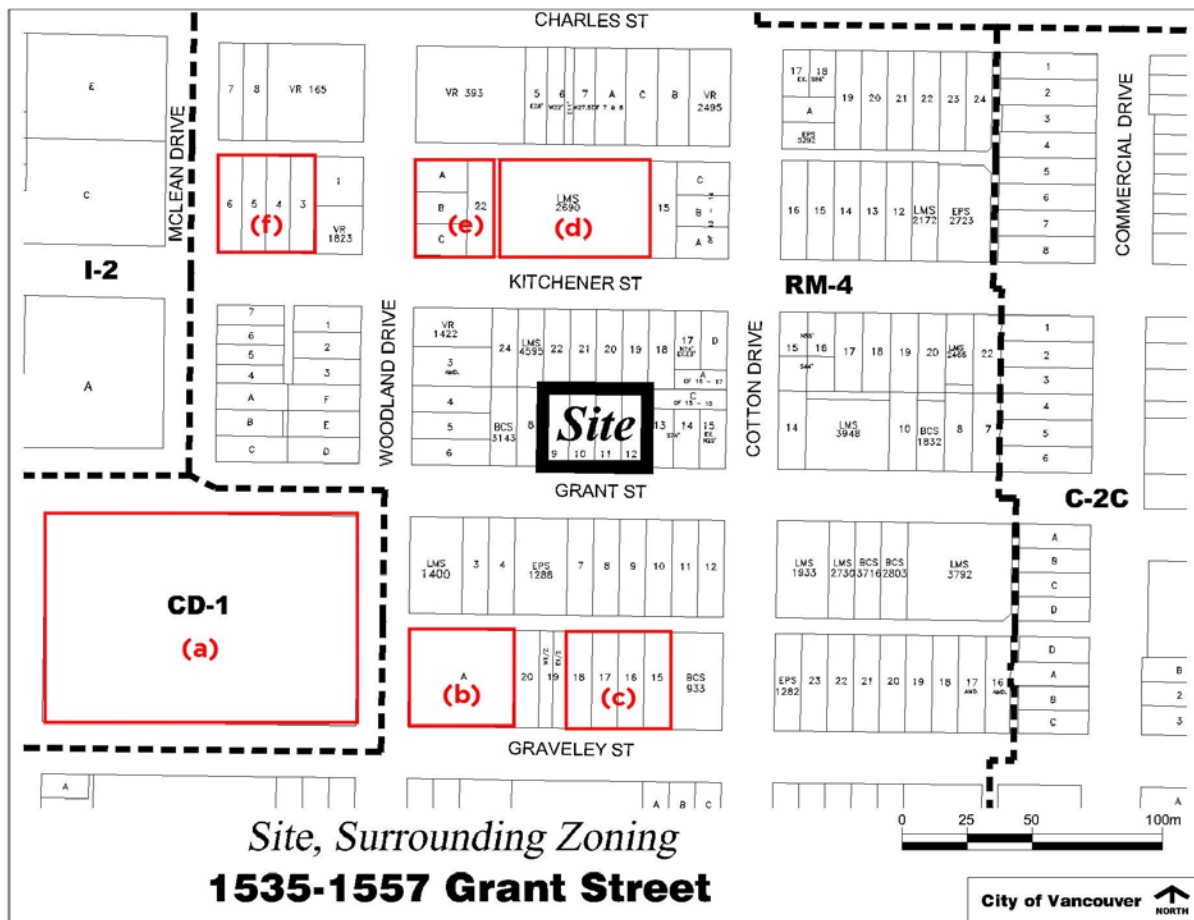
This 1,213.4 sq. m (13,061 sq. ft.) site is located mid-block on the north side of Grant Street, between Cotton Drive and Woodland Drive, and is 1.5 blocks west of Commercial Drive. The site is comprised of four legal parcels with a frontage of 40.2 m (131.9 ft.) along Grant Street, a depth of 30.2 m (99 ft.), and has a significant cross fall of 5.2 m (17 ft.) to the northwest corner.

Currently on site are four detached houses. At the time of application in May 2018, 1545 Grant Street had one rental suite (entire house) and 1557 Grant Street had two rental suites (one in the basement and one on the main floor). The remaining two houses were initially vacant when purchased and now have tenants in them. The table in Section 4 (Housing) summarizes the tenant leases.

The four houses were constructed prior to 1940's. All houses in the RM-4 zones were assessed at the Plan development stage and the houses on the subject site are not identified in the Plan as potential heritage sites, historic places of interest, or part of a character streetscape cluster.

As shown in Figure 1, this block, bounded by Kitchener Street to the north, Cotton Drive to the east, Grant Street to the south and Woodland Drive to the west, does not have a rear lane.

Figure 1 – Site at 1535-1557 Grant Street and Surrounding Zoning



The site is located in the Britannia-Woodland sub-area of the *Grandview-Woodland Community Plan* (the “Plan”). The surrounding context to the north, west and east of the site consists of detached houses, zoned RM-4. Some of the detached homes within this block are character homes (built pre-1940) but they are not registered heritage buildings on the Vancouver Heritage Register, nor are they identified in the Plan as historic places of interest or as character streetscape clusters.

Significant developments in the immediate area are shown in Figure 1 and are listed below:

- (a) 1501 Woodland Drive (“Grandview Terrace”), a six and two-storey social housing building with 154 units;
- (b) 1550 Woodland Drive (“Sitka Co-op”), a three-storey social housing building with 26 units;
- (c) 1555 Graveley Street (“Britannia Place”), a three-storey market rental building with 36 units;
- (d) 1549 Kitcheners Street (“Dharma Digs”), a four-storey strata residential building;
- (e) 1332-1348 Woodland Drive and 1517-1521 Kitcheners Street, three detached homes built in 1910 (Woodland Drive homes) and one detached home built in 1932 (Kitcheners Street) with an infill addition in 2017, identified as a character streetscape cluster in the Plan; and
- (f) 1475 Kitcheners Street (“Lu’Ma Housing”), a four-storey social housing with 22 units.

Figure 2 below further illustrates the mix of building types in the area.

**Figure 2 – Neighbourhood Context**



Grant Street is considered a residential street. The neighbourhood is well served with local amenities and services along Commercial Drive to the east and includes frequent bus service that is available at Commercial Drive (bus number 20) with direct links to the Commercial-Broadway SkyTrain Station and downtown. Nearby bikeways exist on Woodland Drive.

## 2. Policy Context

**Grandview-Woodland Community Plan (Britannia-Woodland Sub-area)** – Future land use on the subject site is guided by the Plan which was approved by Council in July 2016. The Britannia-Woodland sub-area is envisioned to accommodate existing and new residents in affordable market rental housing with a mixed-scale character that ranges from detached houses to mid-rise apartment buildings and will retain heritage houses within well-defined character streetscapes.

The site falls under the Residential Core within the Britannia-Woodland sub-area where market rental development up to six storeys and a density of up to 2.4 FSR may be considered through rezoning.

Displacement of existing renters is a concern, so the Plan manages the pace at which future change will occur. New rental units are intended to be introduced in a slow, measured, and incremental manner over the lifespan of the Plan. The Pace of Change policy applies to all areas covered by the City's Rental Housing Stock Official Development Plan (areas zoned RM-3A, RM-4, RM-4N, and CD-1) within the Grandview-Woodland plan, as of the date of plan adoption in July 2016. The Plan limits project approvals to no more than five existing rental sites over the first three years, or to a maximum of 150 existing market rental units affected.

Lastly, the Plan has directions to conserve key character streetscapes in the RM zoned areas but does not prohibit consideration of rezoning in sites adjacent to what is known as "Character Streetscape Clusters".

**Development Cost Levy By-Law No. 9755** – Under Section 3.1A of the DCL By-law, projects that meet the by-law's definition of "for-profit affordable rental housing" a term specifically used by the province in Section 523D(10.3)(a) of the *Vancouver Charter*, are eligible for a DCL waiver for the residential portion of the development. The DCL By-law sets out maximum unit sizes and maximum average rents by unit type for the project to be eligible for the waiver. Current rental rates and unit sizes are outlined in the *Rental Incentive Guidelines* and are updated on an annual basis.

## **Strategic Analysis**

### **1. Proposal**

The original application date for this rezoning was May 31, 2018, proposing one six-storey residential building with 38 rental units, a maximum height of 19.7 m (64.6 ft.) and a density of 2.25. Based on public feedback, the Urban Design Panel review as well as staff directions, there have been further design iterations. This report is based on the resubmitted drawings from March 19, 2019.

In accordance with the Plan, this application proposes to rezone the site from RM-4 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District to allow the development of a five-storey residential building (see Figure 3). A total of 35 rental units over one level of underground parking are proposed. The proposal includes a density of 2.19 FSR and building height of 17.3 m (56.7 ft.).

Both the residential entrance and vehicle access occur from Grant Street (see Figure 3). All units at grade (main floor – Level 1) have a patio with direct access to either Grant Street at the south or the rear yard. The proposal includes a 10 m (32.8 ft.) future lane dedication along the north property line.

A children's play area with seating is located on the northwest corner of the site. An amenity room is proposed on southwest corner of the fifth floor, and includes both an indoor component (with a kitchenette) and a contiguous outdoor amenity area with seating and bbq.

### **2. Land Use**

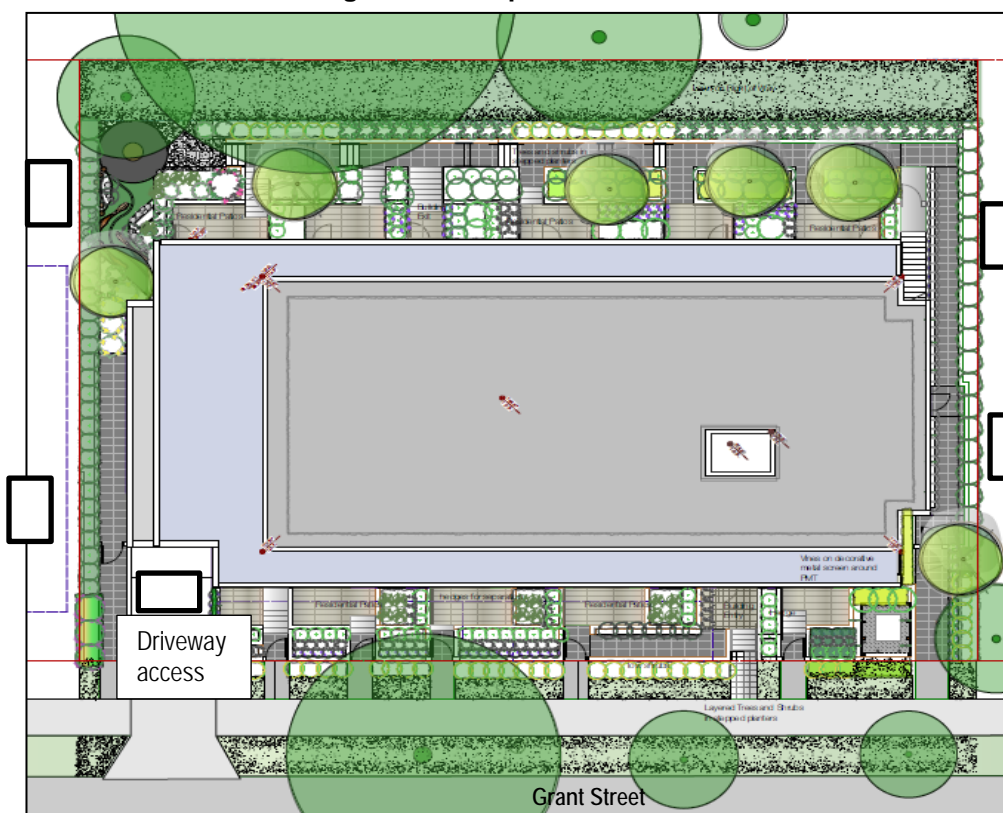
The land use proposed in this rezoning application is residential. The site is currently zoned RM-4 (Multiple Dwelling) District and is located in the Britannia-Woodland sub-area which

anticipates development up to 2.4 FSR with building heights up to six storeys for projects providing 100% secured market rental housing. This application, with 100% of the floor space provided as rental housing, is consistent with the intent of the Grandview-Woodland Plan.

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

**Height and Density** – One of the urban design principles for this sub-area of the Plan is to allow for a variety of building heights and scale. In accordance with the Plan, six-storey market rental buildings are envisioned in this area within the existing multi-family RM-4 zone, which already allows up to four storeys and a maximum density of 1.45. The application proposes a five-storey residential building with an FSR of 2.19, which is one storey below what is anticipated in the Plan.

**Figure 3 — Proposed Site Plan**



The lot depth of 30.2 m (99 ft.) is less than the standard 36.58 m (120 ft.) depth and the site does not have a lane at the rear. Surrounding blocks contain apartment buildings (see Figure 2) while this block is predominantly occupied with detached houses. The Plan identifies character streetscape cluster or heritage houses to be retained. The houses within this block are not noted as heritage and character resources nor are they identified as a part of a streetscape cluster in the Plan. Subsequently, the subject site may be considered for up to six storeys of rental housing.

**Form and Development** – The proposed massing and streetwall presents four storeys in accordance with the base zoning of RM-4 with the fifth storey setback from the building face.

The building presents a three-storey massing at the lowest elevation and steps to four storeys with a 4.9 m (16 ft.) shoulder setback prior to stepping to five storeys in order to align with the sloping topography. The application conforms to setbacks anticipated in the Plan. The submitted shadow studies demonstrate that shadowing has been minimized from the allowable six storey form and the base RM-4 zone.

**Urban Design Panel** — The Panel reviewed the initial rezoning application on August 22, 2018. While the Panel was supportive of the rental housing and the overall height, they made specific recommendations for further design development with regards to mitigating massing impacts to the neighbouring houses, refinements to side elevations, garage entry and enhancements to amenity space. A resubmission was recommended.

The revised application that was submitted on November 16, 2018 was reviewed by the Urban Design Panel on November 28, 2018. Although a resubmission was again recommended by Panel, there were no recommendations provided in terms of key aspects needing improvements. Panel members appreciated the revisions had addressed previous comments and the project aligned with the Plan. However, given the challenging site constraints, contextual fit remained a concern.

**Key Changes in the Current Proposal in Response to Panel Comments** — As the current proposal, which is the third iteration (March 19, 2019), was a direct response to Urban Design Panel and staff comments, it was not brought forward to the Panel for a third review. Overall, staff believe this current proposal has satisfactorily addressed Panel comments in the following ways:

- Comments: Design development to improve neighbourhood fit and mitigate impacts to existing residential context.  
Response: The revised application lowered the height of the proposal from six to five storeys and reduced density from 2.25 to 2.19 FSR resulting in a reduction of approximately 76.1 sq. m (820 sq. ft.) and three units.
- Comments: Design development of grading of the site and how the building fits into the grades to mitigate the impact of massing on adjacent houses.  
Response: The revised proposal lowered the building within the existing slope and lowered the rear walkway to improve building fit and minimize alterations to existing grade.
- Comments: Further design development to East and West elevations.  
Response: The side elevations have been revised to include variation in cladding including brick and green wall to soften the façade.
- Comments: Further design development to garage entry and the area above.  
Response: Proposal has been revised to better integrate the garage entry.
- Comments: Enhancement to amenities space and programming in particular outdoor amenities in consideration of the large number of family units.  
Response: Amenity room has increased from 259 sq. m (270 sq. ft.) to 37.1 sq. m (400 sq. ft.). Additionally, an outdoor children's play area has been provided in the rear yard.

**Rezoning Conditions Seeking Further Design Development** — Rezoning conditions are included in Appendix B which seek to further refine the massing in order to articulate a finer



grain scale, delete and reduce balconies to minimize bulk without lowering livability, and to improve building expression to be more compatible with the neighbouring houses. Additional conditions are also included to delete roof decks, reduce balcony depth, opaque windows to further minimize impacts to neighbouring properties. Lastly, a rezoning condition has been included to further minimize impacts of vehicular parking ramps through treatment measures such as enclosure, screening, quality finishes, sensitive lighting and/or landscaping.

**Conclusion** – Staff reviewed the recommendations of the Panel, as well as the project's programmatic requirements and site-specific conditions, and conclude that the revised design responds to previous design and Panel comments by minimizing the massing, refining the side elevations and enhancing the amenity space, and meets the intent of the Plan; therefore, staff support this application, subject to the conditions outlined in Appendix B. These include: design development for grading, garage entry and side elevations for variation and softening the façade; enhancement of the amenity spaces and programming; and further refining the massing, balconies and building expression to improve neighbourhood fit and impacts to the existing residential context.

**Figure 4: Elevation of Revised Development from Grant Street**



#### 4. Housing

The *Grandview-Woodland Community Plan* seeks to achieve a balance between conserving the existing stock of older, affordable, market rental housing and the need to increase the secured rental housing supply in appropriate locations.

The proposal would deliver 35 for-profit affordable rental housing units in the form of studio, one-bedroom, two-bedroom and three-bedroom units, and includes approximately 19 family-oriented units (11 two-bedroom and 8 three-bedroom) which is 54 per cent of all units, thereby exceeding the *Family Room: Housing Mix Policy in Rezoning Projects*.

All 35 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. The addition of new secured for-profit affordable rental housing units proposed in this development to the City's inventory of market

rental housing contributes toward the *Housing Vancouver Strategy* targets (see Figure 5). Conditions related to securing the units are contained in Appendix B.

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

Housing Type	10-YEAR TARGETS	CURRENT PROJECTS
		Units Approved Towards Targets
<b>Secured Market Rental Housing Units</b>	20,000	2,017

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

*\* Excludes the units proposed on the subject site, pending Council approval of this rezoning application.*

**Existing Rental Accommodation and Pace of Change** – The Rental Housing Stock Official Development Plan (RHS ODP) requires one-for-one replacement of existing rental housing units on redevelopments of three or more units in certain RM, FM, and CD-1 zoning districts. The rental replacement requirements under the RHS ODP apply to this site.

In order to manage the initial take-up of applications involving demolition of existing market rental housing covered by the RHS ODP, the Plan's Pace of Change Policy limits project approvals to no more than five existing rental sites over the first three years, or to a maximum of 150 existing market rental units affected. This rezoning application is the fourth of the five allowable applications to proceed under this policy. See Figure 6 for a description of the number of rental units demolished through this application, and the number of new rental units proposed for this site.

One of the key goals of the Plan is to encourage reinvestment in, and retention of, existing affordable rental housing stock under the Pace of Change Policy. Redevelopment is intended to be incremental in nature, and focused on older, underutilized sites. If Council approves this application, the seven existing rental units would be replaced with an estimated 35 new rental units, or 28 net new secured market rental housing units.

**Figure 6: Pace of Change in Grandview-Woodland – Rental Replacement and Increased Supply**

Project Address	Council Approval Date	Rental Housing Units Proposed for Construction	Number of Existing Rental Housing Units	Gain in Rental Housing Units
1619-1651 East Broadway	May 2018	45	8	37
1837-1857 East 11th Avenue & 2631-2685 Victoria Drive	June 2018	72	15	57
815-825 Commercial Drive & 1680 Adanac Street (subject site)	January 2019	38	5	33
1535-1557 Grant Street	Pending approval	35	7	28
<b>Total Approved to Date</b>	<b>3</b>	<b>155</b>	<b>28</b>	<b>127</b>
<b>Total (including subject site)</b>	<b>4</b>	<b>190</b>	<b>35</b>	<b>155</b>

**Tenant Relocation** – This rezoning proposal affects four existing detached houses containing seven occupied rental units. At the time of application in February 2019 monthly rental rates across all seven units ranged from \$1,175 - \$2,950 per month, and the average rent for the seven units was approximately \$2,082 per month. The average length of tenancy was one year, including two units with tenancies over two and half years.

**Figure 7 – 1535-1557 Grant Street Rental Tenancy Summary**

Address	Occupancy	Date Property Acquired	Lease commencement date	Rental duration (months)	Type
<b>1535 Grant</b>	Tenant	September 1, 2018	November 1, 2018	8	2-br basement
<b>1535 Grant</b>	Tenant	September 1, 2018	November 1, 2018	8	3-br main floor
<b>1545 Grant</b>	Tenant	June 15, 2017	September 1, 2016	34	2-br entire house
<b>1549 Grant</b>	Tenant	August 2, 2016	November 22, 2018	8	1-br basement
<b>1549 Grant</b>	Tenant	August 2, 2016	September 1, 2018	10	2-br main floor
<b>1557 Grant</b>	Tenant	August 2, 2016	November 1, 2018	8	1-br basement
<b>1557 Grant</b>	Tenant	August 2, 2016	September 1, 2016	34	3-br main floor

The newly amended *Tenant Relocation and Protection Policy* (amended June 11, 2019) extends policy coverage to projects involving consolidation of two or more lots that contain existing secondary rental. This includes single-family homes, basement suites, duplexes, or individually-rented condos where the new development is proposing five or more dwelling units. Because the proposal involves consolidation of four lots that containing secondary rental, the *Policy* applies to the rezoning application.

There are currently tenants residing in the seven units. Two of the units are occupied by renters with tenancies that exceed a length of two years as of the application date (commencing

September 1, 2016), so these two tenancies are eligible for tenant protections (i.e. compensation and assistance). A *Tenant Relocation Plan* will be required as a condition of Development Permit issuance, an Interim Tenant Relocation Report will be required prior to Demolition Permit issuance, and a final Tenant Relocation Report will be required prior to issuance of an Occupancy Permit (see Appendix B).

Under the *Policy*, eligible tenants are entitled to receive a minimum of four months free rent or more based on length of tenancy, assistance with moving costs, and assistance finding alternative accommodation including one option within the neighbourhood. Eligible tenants who choose to do so can exercise a First Right of Refusal to return to one of the replacement units in the new building at 20 per cent below market rates.

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

**DCL Waiver** – The applicant has requested and qualifies for a waiver of DCL fees for the residential floor area (see Appendix E) in exchange for meeting maximum average rental rates and unit sizes. The applicant has estimated the rental rates for each unit type. Figure 8 shows proposed rents and corresponding income levels.

**Figure 8: Proposed Rents and Household Incomes**

	<b>1535 – 1557 Grant St Average Proposed Rents</b>	<b>Household Income Ranges at which the Proposed Rents are Affordable<sup>1</sup></b>
1-bed	\$1,869	\$70,000 - \$79,999
2-bed	\$2,457	\$90,000 – \$99,999
3-bed	\$3,235	\$125,000 - \$149,999

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

Figure 9 provides a comparison of the current DCL rental levels and the proposed rents, including a comparison of proposed rents to average rents in newer buildings in the east area of Vancouver. The proposed rents are below the monthly costs associated with purchasing a comparable strata unit, particularly for the larger units.

**Figure 9: Comparable Average Market Rents and Home-Ownership Costs (Eastside)**

	<b>1535 – 1557 Grant St Average Proposed Rents</b>	<b>Average Market Rent in Newer Buildings - Eastside (CMHC, 2018)<sup>1</sup></b>	<b>DCL By-Law Maximum Averages - Eastside (CMHC, 2018)<sup>2</sup></b>	<b>Monthly Costs Associated with Purchase of a Median- Priced Unit – Eastside (BC Assessment 2018)<sup>3</sup></b>
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1-bed	\$1,869	\$1,746	\$1,869	\$3,009
2-bed	\$2,457	\$2,339	\$2,457	\$4,112
3-bed	\$3,235	\$2,828	\$3,235	\$5,897

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

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

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

## 5. Transportation and Parking

As there is no existing lane for this block, parking access is proposed from Grant Street. One level of underground parking is proposed.

A total of 20 parking spaces are required to meet the Parking By-law requirement. The application meets the City's Parking By-law as it proposes a total of 23 vehicle parking spaces, including one car share space, for the 35 dwelling units. There are no loading requirements for this site given the number of dwelling units.

Further, under the Parking By-law, the minimum required bicycle parking is 67 Class A spaces and two Class B spaces. The application proposes 61 Class A bicycle spaces but no Class B bicycle spaces. The application will be required to provide an additional six Class A bicycle parking spaces and two Class B bicycle parking spaces to meet the Parking By-law (see Engineering condition in Appendix B).

Also noted in Appendix B, 10 m (32.8 ft.) will be dedicated along the north property line for a future lane when the adjacent properties develop.

## 6. Environmental Sustainability and Natural Assets

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

This application is pursuing the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more

efficient, healthy and comfortable homes and workplaces. The applicant has submitted preliminary energy modeling analysis detailing building performance strategies to meet the new energy use intensity, greenhouse gas and thermal demand targets and a preliminary Rainwater Management Plan.

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

A 'bylaw 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 three bylaw-sized trees on site, all of which are recommended to be removed due to poor tree health, or conflict with building envelope. Staff concur with the arborist's recommendations. There are three City trees and three off-site trees that are proposed to be retained and protected. No City trees are to be removed. The applicant is proposing ten new trees on site.

## **PUBLIC INPUT**

### **Original Application (May 31, 2018)**





**Proposal:** Six-storey residential building with 38 rental housing units, a 2.25 FSR, 2,732.4 sq. m (29,411.3 sq. ft.) and a height of 19.7 m (64.6 ft.)

**Notification** — A rezoning information sign was installed on the site on July 31, 2018. A total of 1,871 notifications were distributed within the neighbouring area on or about August 24, 2018. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)).

**Public Open House** — A community open house was held from 5:00-8:00 pm on September 11, 2018, at Britannia Secondary School, 1001 Cotton Drive. Staff, the applicant team, and a total of 91 members of the public attended the Open House.

**Public Response (received up to November 16, 2018)** — Public responses to the proposal have been submitted to the City as follows:

- 83 comment sheets, and 100 letters, e-mails, online comment forms, and other feedback were received from the public in response to the September 11, 2018 open house.

Total notifications		1871
Open House attendees		91
Comment sheets		83
Other feedback		100

\* Note that all reported numbers above are approximate.

### **Revised Application (November 16, 2018)**

**Proposal:** Six-storey residential building with 38 rental housing units, a 2.22 FSR, 2,690 sq. m (28,952 sq. ft.) floor area, and a height of 19.5 m (63.9 ft.).

*Notification* — A revised rezoning information sign was installed on the site on November 30, 2018. A total of 1,885 notifications were distributed within the neighbouring area on or about November 28, 2018. In addition to residents and owners within the notification area, this mailing included attendees from the original open house who indicated a desire for further project updates. Open house attendees who preferred email updates were also contacted. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)). The notification area was the same as the first open house.

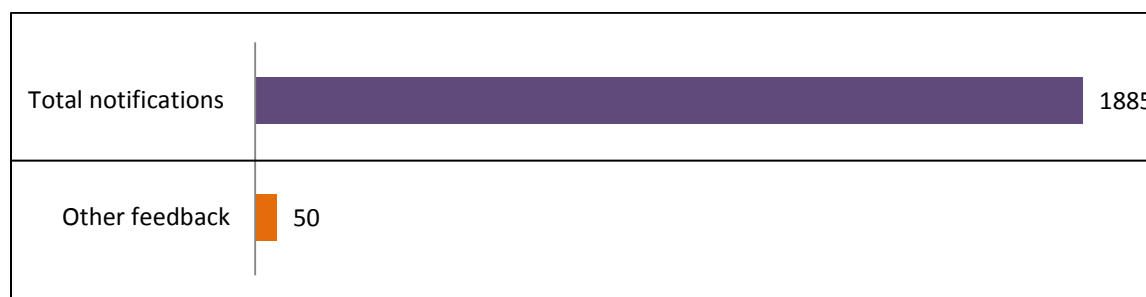
### **Revised Application (March 19, 2019)**

**Proposal:** Five-storey residential building with 35 rental housing units, a 2.19 FSR, 2,656 sq. m (28,591 sq. ft.) floor area, and a height of 17.2 m (56.7 ft.).

*Notification* — A revised rezoning banner was installed on the site on April 8, 2019. Notification and application was provided on the City of Vancouver Rezoning Centre webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)). No notification was distributed by mail.

*Public Response (received after November 16, 2018)* — Public responses to this proposal have been submitted to the City as follows:

- 50 letters, e-mails, online comment forms, and other feedback were received from the public in response to the resubmissions updated on November 16, 2018 and March 19, 2019.



\* Note that all reported numbers above are approximate.

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

*Support for the proposal cited the following:*

- Creation of new purpose-built rental homes
- Proposed height and density is appropriate considering proximity to transit

- Building location and neighbourhood fit is appropriate
- Building design is appealing

*Concerns expressed by respondents included the following:*

- Inappropriate height, density, and shadow impact on the neighbourhood
- Improper building design and neighbourhood fit that does not conform to character
- Lack of adequate parking and concerns for reduced road safety
- Rental affordability

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

*Staff Response* — As discussed in detail under the Form and Development section, staff have evaluated the application and subsequent feedback, and conclude that it meets the intent of the *Grandview-Woodland Plan*. Staff note that the existing detached houses generate less shadowing than that can be permitted under the current RM-4 zone. Shadow studies demonstrate that shadowing of the current revised proposal has been minimized, not only in comparison with the allowable six storeys anticipated, but also in comparison with the existing zoning. Staff have concluded that the proposed building massing and height (which is one storey less than the Plan anticipates) are generally appropriate for this site. The application meets the Parking By-law in relation to vehicle spaces and will be required to comply with the bicycle parking spaces. In terms of rents, the applicant is proposing to meet the average maximum rents for Vancouver East area for one, two and three bedroom units as outlined in the *Rental Incentive Guidelines*.

## **PUBLIC BENEFITS**

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

### **Required Public Benefits:**

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

This site is subject to City-wide DCLs and City-wide Utilities DCLs on the proposed 2,656.1 sq. m (28,591 sq. ft.) of residential floor area.

In accordance with the provisions of Section 3.1A of the DCL By-law, the applicant has requested a waiver of the DCLs attributed to the residential floor area proposed to qualify as for-profit affordable rental housing. Based on rates in effect as of September 30, 2018, the value of the DCL waiver is approximately \$663,597. A review of how the application meets the waiver criteria is provided in Appendix E.

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



**Offered Public Benefits:**

**Rental Housing** – The application proposes that all 35 residential (28 net new) units will be secured as rental housing. The public benefit accruing from these units is their contribution to the city's rental housing stock. As set out in Appendix B, a Housing Agreement and a Section 219 Covenant are required to ensure that all dwelling units in the development be secured as rental housing for the longer of the life of the building and 60 years and to preclude the stratification and/or separate sale of individual units.

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

The *Community Amenity 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 (2019)*. However, because this application involves loss of existing rental units on site, a proforma review is still required. Staff have reviewed the applicant's pro forma and have concluded that, after factoring in the costs associated with the rental housing units for the longer of the life of the building and 60 years, no further contribution towards public benefits is anticipated in this instance.

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

**Grandview-Woodland Community Plan Public Benefits Strategy** — The *Grandview-Woodland Public Benefit Strategy (PBS)* identifies public benefits and infrastructure to support growth in the area, including both short-term and long-term priorities in and around the plan area. To monitor and track progress towards the achievement of community amenities in accordance with the Grandview-Woodland Community Plan, a summary of public benefits and progress to date is provided in Appendix F.

**Financial Implications**

The site is subject to both City-wide DCL and City-wide Utilities DCL; however, the 35 rental housing units are expected to qualify for a DCL waiver. The estimated value of the foregone DCL is \$663,597.

The rental housing, 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.

No additional CAC or public art contribution is applicable.

**CONCLUSION**

Staff conclude that the proposed form of development represents an appropriate design response to the site and context and is consistent with the Grandview-Woodland Community Plan and the Plan's Pace of Change Policy. The application qualifies for incentives provided through the *Rental Incentive Guidelines*, including a DCL waiver. If approved, this application would contribute both to city-wide and Plan's goals with the achievement of 35 rental housing

units, while protecting tenants through the redevelopment process under the *Tenant Relocation and Protection Policy*.

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

\* \* \* \* \*

**1535-1557 Grant Street**  
**DRAFT BY-LAW PROVISIONS**

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

**Zoning District Plan Amendment**

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

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

**Designation of CD-1 District**

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

**Uses**

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

**Conditions of use**

4. The design and layout of at least 35% of the dwelling units must:
  - (a) be suitable for family housing;
  - (b) include two or more bedrooms, of which:
    - (i) at least 25% of the total dwelling units must be two-bedroom units;
    - (ii) at least 10% of the total dwelling units must be three-bedroom units; and

- (c) comply with Council's "*High Density Housing for Families with Children Guidelines*".

**Floor area and density**

- 5.1 Computation of floor space ratio must assume that the site consists of 1,213.4 m<sup>2</sup>, being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 5.2 The floor space ratio for all uses combined must not exceed 2.19.
- 5.3 Computation of floor area must include all floors of all buildings, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
  - (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
    - (i) the total area of all such exclusions must not exceed 12% of the permitted residential floor area; and
    - (ii) the balconies must not be enclosed for the life of the building;
  - (b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
  - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
  - (d) amenity areas, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10% of the total permitted floor area; and
  - (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m<sup>2</sup> for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.5 The use of floor area excluded under section 5.4 must not include any use other than that which justified the exclusion.

### **Building height**

6. Building height, measured from base surface to top of parapet, must not exceed 17.3 m.

### **Horizontal angle of daylight**

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.
- 7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement if:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
  - (b) the minimum distance of the unobstructed view is not less than 3.7 m.
- 7.5 An obstruction referred to in section 7.2 means:
- (a) any part of the same building including permitted projections; or
  - (b) the largest building permitted under the zoning on any site adjoining CD-1 ( ).
- 7.6 A habitable room referred to in section 7.1 does not include:
- (a) a bathroom; or
  - (b) a kitchen whose floor area is the lesser of:
    - (i) 10 % or less of the total floor area of the dwelling unit, or
    - (ii) 9.3 m<sup>2</sup>.

### **Acoustics**

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

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

**Zoning and Development By-law**

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

\* \* \* \*

1535-1557 Grant Street  
**CONDITIONS OF APPROVAL**

*Note: If the application is referred to a public hearing, these Conditions of Approval will be referenced in the Summary and Recommendations include in the hearing agenda package. Any changes to the conditions by staff prior to the hearing will be noted in the Summary and Recommendations. Any further changes to the conditions approved by Council will be contained in its decision. Please consult the hearing minutes.*

**PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT**

*Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by Stuart Howard Architects Inc, received March 19, 2019, 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 neighbourhood fit and compatibility with the following;
  - a) Refine articulation of massing to include individual unit expression in keeping with the finer grain scale of the residential neighbourhood.  
  
Note to Applicant: Vertical expression could be developed to offer a better relationship to the context.
  - b) Minimize perceived bulk and massing by deleting balconies at the second storey (North Elevation).  
  
Note to Applicant: Two storey units, similar to townhouses, allow for private outdoor space at the porch entry. Juliette balconies at the second level can be provided to maintain ventilation and daylighting.
  - c) Enhance entry to ground oriented units to be more integrated with the composition of the building.
  - d) Limit number of materials and colours (North Elevation) to allow for a more harmonious relationship within the neighbourhood.
  - e) Maintain high quality brick cladding through to Development Permit application.
2. Design development to the minimize impacts to adjacent properties with the following:
  - a) Design development to minimize impacts of vehicular parking ramps through proper treatment such as enclosure, screening, quality finishes, sensitive lighting, and/or landscaping.

- b) Maintain proposed opaque windows (West Elevation) or reduce number of windows or window size.
- c) Delete west facing roof decks at Fourth Floor Plan.
- d) Reduce depth of balconies at northwest and southeast corner to be consistent with other balconies.

Note to Applicant: Although increased balcony depth improves livability of the two bedroom units, a generous amenity room and co-located outdoor space has been provided in addition to the rear yard to offset a reduced balcony depth.

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

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

## **Landscape**

- 4. Design development to ensure the retention and protection of site tree #271.

Note to Applicant: Confirm with the arborist that the re-landscaping under tree #271 will not affect its successful retention.

- 5. Design development to confirm the planting on the southeast corner of the site. Accurately show the existing retaining wall on the landscape plans, and verify that there is no conflict between the retaining wall and proposed planting.
- 6. Design development to confirm that the proposed planting along the western edge on Level 5 provides privacy screening but will not result in additional shadowing on the west neighbour's property.
- 7. Consideration for the provision of an accessible route to the children's play area at the northwest corner of the site.
- 8. Consideration for including urban agriculture plots on the fifth floor amenity patio.
- 9. Design development to the landscape treatment to increase the volume of soil, tree canopy cover and planting on slab.

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



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

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

Note to Applicant: Refer to the City of Vancouver Integrated Rainwater Management Plan (IRMP), 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.

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

- detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets;
- a separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones;
- 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.

12. 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.

- (a) Provision of north arrows on all landscape plans.

13. 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.

14. 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.

15. 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.

16. 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*".

17. 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.

18. Provision of enlarged detailed elevations for all vertical landscape structures and features (i.e. green walls, trellis).

19. Provision of an outdoor Lighting Plan.

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

20. Design development to respond to CPTED principles, having particular regard for:

- (a) Theft in the underground parking;
- (b) Residential break and enter;
- (c) Mail theft; and
- (d) Mischief in alcoves and vandalism, such as graffiti.

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

## **Sustainability**

21. All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning (amended May 2, 2018), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>

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

## **Zero Waste**

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

## **Engineering**

24. Parking, loading and bicycle spaces shall be provided and maintained in accordance with the requirements of the Vancouver Parking By-law.

Note to Applicant: Changes to the Parking By-law were approved by City Council on July 25, 2018. 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 (TDM).

- (a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces per the new by-law and the number of spaces being provided.
- (b) A TDM plan will be required to achieve parking reductions. This may include car share; however, the vehicle space reduction achievable will be assessed under the new TDM policy point system. For more information:  
<https://vancouver.ca/home-property-development/parking-policies-guidelines.aspx>

Note to Applicant: Other provisions to achieve parking reductions may include but are not limited to:

- Provision of minor signal modifications at Commercial & Grant including LED lighting and an accessible pedestrian signal
  - Provision of curb ramps to current City standards at all corners of Grant St and Woodland Drive.
- (c) Note to Applicant: The new by-law requires 5% of Class A bicycle spaces to be oversized spaces with 1.5 m (5 ft.) access aisle, and 20% Class A bicycle lockers.
25. 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.
26. 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.
27. 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.
28. 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.*

29. Garbage pick-up operations appear challenging adjacent small car space and bollards with 5 foot access aisle for 4 yard bins. Manoeuver diagrams and a confirmation letter from the waste hauler provider is requested.
30. Provision of a 6.1 m (20 ft.) ramp for all parkades requiring 20 or more vehicle spaces.
31. Design development to provide entire length of parkade ramp on private property.  
  
Note to Applicant: Currently ramping down from back of walk on City right-of-way. Ensure no more than a 5% crossfall on ramp after first 6.1 m (20 ft.) from property line.
32. Provision of columns and column encroachments to be dimensioned on plans.
33. Provision of updated plans to dimension and show minimum 2.7 m (8'10") required width for standard spaces and 2.6m (8'6") required width for small car spaces against one wall or column.  
  
Note to Applicant: Standard parking space #01 showing 2.5 m (8'2") width. Small car spaces #10 and #11 showing 2.3 m (7'6") widths.
34. Provision of updated plans to remove 'safety bollard' encroachment from parking spaces.  
  
Note to Applicant: Currently encroaching into disability space #8/9 and small car space #10.
35. Provision of minimum 1.2 m (4 ft.) required access aisle for Class A bicycle parking.  
  
Note to Applicant: Class A bicycle access aisle conflicting with vehicle manoeuver and drive aisle adjacent proposed car share.
36. Provision of automatic door openers for all doors providing access to Class A bicycle spaces.
37. Provision of updated plans to show the route for Class A bicycle spaces to reach the outside.  
  
Note to Applicant: Note the use of parkade ramp if required.
38. Provision of updated plans to show and label Class B bicycle spaces located entirely on private property.

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## **GREEN INFRASTRUCTURE**

Staff is seeking a more detailed response toward the Citywide Integrated Rainwater Management Plan (IRMP) requirements outlined in the “Green Buildings Policy for Rezoning”, and detailed fully in the Rainwater Management Bulletin. The Applicant should take into account the following:

39. As per the Rainwater Management Bulletin, runoff from the first 24 mm of rainfall from all areas, including rooftops, paved areas, and landscape must be treated and retained or reused on site.
- (a) Clarify which impervious areas (decking, patios) will be directed to which absorbent landscaping feature as the calculations provided only speak to overall capacity provided.
  - (b) Staff note that deck planters appear to be raised and therefore can only be considered to retain the 24 mm falling directly on them regardless of storage capacity unless they receive water directed from another source.
  - (c) Staff note there may be a potential to direct runoff into Entry Drive Planters and lawn area behind property. If so, please specify how much water would be directed to these features and from where.
  - (d) No access to the green roof for maintenance was noted.
  - (e) Rainwater Management Plan Bulletin targets to be achieved on site i.e. without using street right of way.

Refer to the Rainwater Management Plan Bulletin  
<https://vancouver.ca/docs/bulletins/Rainwater-Management-Bulletin.pdf> for the submission requirements. Contact Robb Lukes at 604.296.2975 or Karli McCawley at 604.296.2977 for plan specific information).

40. 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.
- (a) Note that only the first 24 mm from low pollutant generation surfaces need to be treated, not an additional 48 mm as detailed in your rainwater management plan submission.
  - (b) 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 450 mm of growing medium are assumed to meet the quality requirement.
  - (c) Staff note that a Jelly Fish type treatment system has been proposed for any excess runoff leaving the site is acceptable.
41. The rainwater management system for the building(s) and site shall be designed such that the peak flow rate discharged to the sewer under post-development conditions is not greater than the peak pre-development flow rate for the return period specified in the City of Vancouver’s Intensity-Duration-Frequency curve (IDF curve). The City of Vancouver’s 2014 IDF curve shall be utilized for pre-development design flow calculations, and the City’s 2100 IDF curve, which takes into account the effects of climate change, shall be utilized for post-development design flow calculations.

Note to Applicant: There is no mention of meeting pre-development peak flows in the submitted plan.

42. Arrangements shall be made to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for the rainwater management and green infrastructure systems.
43. Legal arrangements will be required to ensure on-going operations of certain rainwater storage, rainwater management and green infrastructure systems.
44. A Section 219 Rainwater Management Agreement Covenant will be required once the Final RWMP is accepted by the City. The Final RWMP will be attached to the covenant and be register on the property's title. After construction, the Engineer of Record will be required to inspect the RWM system and determine whether it has been substantially completed according to the covenant and Final RWM Plan. The EOR is to inform the City by letter bearing the Engineer's professional seal whether the system has been so constructed, and, if not, sealed "as-built" drawings showing the details of the modified system must be provided.

### **Housing**

45. Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Arts, Culture and Community Services in accordance with the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the Development Permit Application.
46. Provide a notarized declaration that demonstrates that:
  - (a) each tenant has been given written notice of the intent to redevelop the property;
  - (b) indicates the number of units occupied on the date of the notice; and,
  - (c) includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.
47. Provide an Interim Tenant Relocation Report prior to issuance of the Demolition Permit. The Report must outline the:
  - (a) names of any tenants who have ended their tenancy;
  - (b) reason for its end (e.g. Tenant Decision or Mutual Agreement to End Tenancy);
  - (c) outcomes of their search for alternate accommodation (if assistance was requested by the tenant);
  - (d) names of tenants still remaining in the building;
  - (e) status of the applicant's search for relocation options (if assistance was requested by the tenant); and/or
  - (f) additional assistance rendered, as required through their Tenant Relocation Plan.

Note to Applicant: If a long period of time elapses between Public Hearing and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.

48. Provide a final Tenant Relocation Report prior to issuance of the Occupancy Permit. The Report must outline the names of tenants; indicate the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and, include a summary of all communication provided to the tenants.
49. Include the proposed unit mix: 46 per cent 1-bedroom, 31 per cent 2-bedroom and 23 per cent 3-bedroom units, in the Development Permit drawings.

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

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

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

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

## **PART 2: CONDITIONS OF BY-LAW ENACTMENT**

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

### **Engineering**

1. Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following.
  - (a) Consolidation of Lots 9 to 12, all of Block 52, District Lot 264A, Plans 1091 and 1771 to create a single parcel and subdivision of that site to result in the dedication of the north 10 feet for lane purposes.
  - (b) A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at:  
<http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>



(c) Dedication of the northern 10 feet of the site for future lane purposes.

2. Provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called the “services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.

(a) Provision of adequate water service to meet the fire flow demands of the project.

Note to Applicant: The main servicing the proposed development is 200mm. Should the development require water service connections larger than 200mm, the developer shall upsize the existing main on Grant Street from Woodland Drive to Cotton Drive. The developer is responsible for 100% of the cost of the upgrading.

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.

The applicant'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.

Development to be serviced to the existing storm and sanitary sewers on Grant Street.

(b) Provision for the removal of the existing driveway crossings and reconstruction of the sidewalks and curb to current standards.

(c) Provision of a minimum 2.14 m (7 ft.) wide broom finish saw-cut concrete sidewalk on Grant Street frontage.

Note to Applicant: Maintain or extend existing front boulevard width as required to accommodate the existing street trees.

(d) 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.

(e) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

Note to Applicant: As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their

final locations and depths.

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

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

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

## Housing

4. Make arrangements to the satisfaction of the General Manager of Arts, Culture and Community Services and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant securing all dwelling units in the building as for-profit affordable housing units for the longer of 60 years and life of the building, subject to the following additional conditions:
  - (a) A no separate-sales covenant.
  - (b) A no stratification covenant.
  - (c) That none of such units will be rented for less than one month at a time.
  - (d) That a rent roll be provided indicating the agreed initial monthly rents for each rental unit, when the Housing Agreement is entered into and again prior to development permit issuance.
  - (e) That the average initial starting monthly rents for each unit type will be at or below the following rents subject to adjustment as contemplated by Section 3.1B(c) of the *Vancouver Development Cost Levy-By-law*:

Unit Type	1535-1557 Grant Street Proposed Average Starting Rents
1 bedroom	\$1,869
2 bedroom	\$2,457
3 bedroom	\$3,235

- (f) That a final rent roll be provided, prior to issuance of an occupancy permit, to the satisfaction of General Manager of Arts, Culture, and Community Services and the Director of Legal Services, that reflects the agreed initial monthly rents as of occupancy in order to address potential changes in unit mix and/or sizes between the rezoning and development permit issuance, and to allow for the rents to be increased annually from the time of the public hearing to initial

- occupancy, as per the maximum increases authorized by the Vancouver Development Cost Levy By-law.
- (g) Such other terms and conditions as the General Manager of Arts, Culture, and Community Services and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter prior to enactment of the rezoning by-law.

### **Sustainability**

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

### **Environmental Contamination**

6. If applicable:
- (i) Submit a site profile to Environmental Services (Environmental Protection);
  - (ii) 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
  - (iii) 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.
7. A qualified environmental consultant must be available to identify, characterize and appropriately manage any environmental media that may be contaminated and may be encountered during subsurface work at the site.

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws.

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

\* \* \* \* \*

## 1535-1557 Grant Street ADDITIONAL INFORMATION

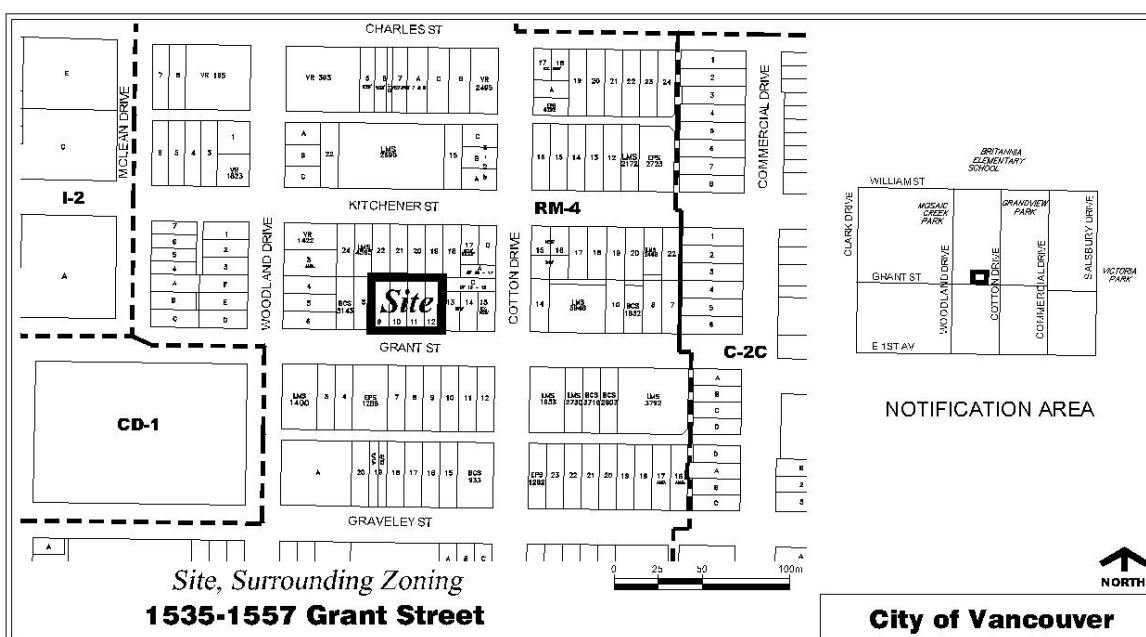
### 1. PUBLIC CONSULTATION SUMMARY

#### Original Application (May 31, 2018)

##### Public Notification

A rezoning information sign was installed on the site on July 31, 2018. A total of 1,871 notifications were distributed within the neighbouring area on or about August 24, 2018. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)).

##### Notification Area



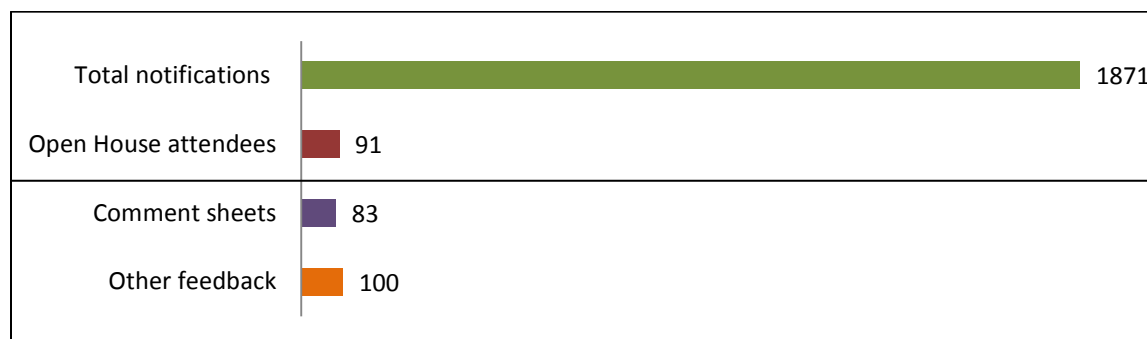
#### September 11, 2018 Community Open House

A community open house was held from 5:00-8:00 pm on September 11, 2018, at Britannia Secondary School, 1001 Cotton Drive. Staff, the Applicant team, and a total of 91 members of the public attended the Open House.

#### Public Response (received up to November 16, 2018)

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

- 83 comment sheets, and 100 letters, e-mails, online comment forms, and other feedback were received from the public in response to the September 11, 2018 open house.



\* Note that all reported numbers above are approximate

**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 before November 16, 2018 by topic, and ordered by frequency:

*Generally, comments of support fell in the following areas:*

- **Proposal supports the need for new rental housing in the community:** Respondents emphasized the need for rental housing in the neighbourhood that is affordable.
- **Building design and aesthetics:** Respondents felt that the modern design and overall aesthetics are appealing.
- **Proposed density is appropriate:** Respondents were supportive of the project's density or suggested that additional density could be achieved in order to increase the number of rental units.
- **Building location and neighbourhood fit:** Respondents considered the building's location appropriate as it is well connected by transit and bike networks and is in a walkable neighbourhood.
- **Proposed building height is appropriate:** Respondents considered the proposed six-storey building height to be appropriate or would like to see increased height, given the surrounding context.
- **Proposal provides sufficient family units:** Respondents felt that the proposal provided a sufficient number of units suitable for families.

- **Aligned with *Grandview-Woodlands Community Plan*:** Respondents felt that the proposal is aligned with the *Grandview-Woodlands Community Plan*.
- **Sufficient parking:** Respondents felt that the number of parking spaces is sufficient considering access to rapid transit, car share, and a bike network, as well as neighbourhood walkability.

*Generally, comments of concern fell into the following areas:*

- **Inappropriate height, massing, and scale:** Respondents indicated that the proposed height and scale of the application was out of proportion with the surrounding buildings. Three- to four-storeys were considered to be more desirable.
- **Improper building design and neighbourhood fit:** Respondents were concerned that the building's design does not fit with the architectural style and character in the neighbourhood. Some suggested that the design of the roof should be changed to better fit in with the surrounding heritage and character buildings.
- **Lack of adequate parking:** Respondents suggested that the proposal lacks adequate parking to support nearby residential and commercial uses. It was suggested that there should be an equal number of parking spaces to total units to reduce an influx of on-street parking on already narrow roads.
- **Project will not alleviate affordable housing concerns:** Respondents suggested that rental rates are likely to be outside of many people's income levels.
- **Inconsistent with neighbourhood character:** Respondents expressed concern with the loss of character.
- **Increased traffic congestion and road safety:** Respondents felt that the lack of adequate parking and the increase in residents will worsen traffic congestion on Grant Street, reduce visibility, and decrease road safety especially in the winter months when snow and ice affects driving conditions.
- **Building location:** Respondents suggested that the building's location to surrounding detached homes and on a sloped lot without a lane is inappropriately chosen. Some suggested that the building is better suited on a corner lot or arterial road.
- **Shadow impacts:** Respondents were concerned that the proposed development would cast shadows and lead to a loss of sunlight which may impact how residents use their yards and gardens. Shadowing is of particular concern for the properties north of the proposed development. Many respondents cited the slope as exasperating shadowing.
- **Privacy impacts:** Respondents were concerned that the building will overlook surrounding detached homes and impact livability.

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:*

- Appreciative of rooftop amenity spaces
- Modern projects like this proposal will attract younger people to the neighbourhood
- Proposal addresses housing affordability and will attract young families to the neighbourhood
- Proposal will contribute to building diversity in the neighbourhood
- Supportive of building location as it will help enhance create community
- Supportive of eco-building standards and sustainable elements such as the green roof
- The application will help provide housing options for the “missing middle”
- Supportive of building location as renters deserve to live on quiet and less polluted streets like this proposal
- Appreciative of landscaping

*General comments of concern:*

- The project will set precedent for future development
- Too much parking provided considering access to transit and active transportation options
- Concern for tree retention such as mature vine maples as they provide access to green space and privacy between lots
- Concern that the lack of laneway will make it difficult for emergency vehicles to access the building
- Concern that unit sizes were small with awkward layouts. It was suggested that the proposed development could provide more units that are suitable for families
- Proposal will cause an influx of noise and affect livability
- Concern that the proposed density cannot be supported. Preference for others forms of densification such as laneway homes, infill houses, duplexes, triplexes, and quadraplexes
- Proposal will change the way community interacts with one another
- Concerns that community input is not properly considered
- Concerns that property values will decrease
- Project will restrict views and sight lines
- Proposal does not meet community needs
- Concern for the displacement of existing tenants
- Concern for garbage collection without access to lane
- Preference that setbacks are increased on the north side of the proposed development and decreased on the south side
- Existing community green space like parks are already crowded
- Inconsistent with *Grandview-Woodlands Community Plan*
- Wasteful to replace existing homes
- Use of hedges will reduce neighbourhood connectedness

*Neutral comments/suggestions/recommendations:*

- Preference for densification to be concentrated on corners and arterials roads
- Preference to see some below-market units
- Would like to see more bicycle parking



- Preference for a mix of both rental and strata units
- Traffic calming measures are needed in this neighbourhood
- Would like to see a faster process to accommodate projects that provide necessary rental housing
- Preference that rooftop deck and amenities are accessible by all tenants
- Would like to see more pet-friendly rental housing
- Would like to see high quality materials used for guardrails and panelling
- Would like to see more accessible units on the ground floor in all new buildings
- A transportation study is needed for Grant Street
- Few people of colour present at the open house. Would like to see a diversity consultant involved in the community engagement process
- The Pace of Change policy shouldn't apply to detached homes with basement suites
- More effort should be made to regulate housing affordability
- The City should consider a minimum unit size for family units
- Preference to see more co-ops built
- Would like to see staff housing for businesses along Commercial Drive
- Would like to see a portion of all new developments to include social housing or other forms of affordable housing units
- Would like to see amenity space for children and parents
- Preference for permit parking or resident only parking on this block
- Effort should be made to work with homeowners to renovate existing properties and create rental suites

### **Revised Application (November 16, 2018)**

#### **Public Notification**

A revised rezoning information sign was installed on the site on November 30, 2018. A total of 1,885 notifications were distributed within the neighbouring area on or about November 28, 2018. In addition to residents and owners within the notification area, this mailing included attendees from the original open house who indicated a desire for further project updates. Open house attendees who preferred email updates were also contacted. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)). The notification area was the same as the first open house.

### **Revised Application (March 19, 2019)**

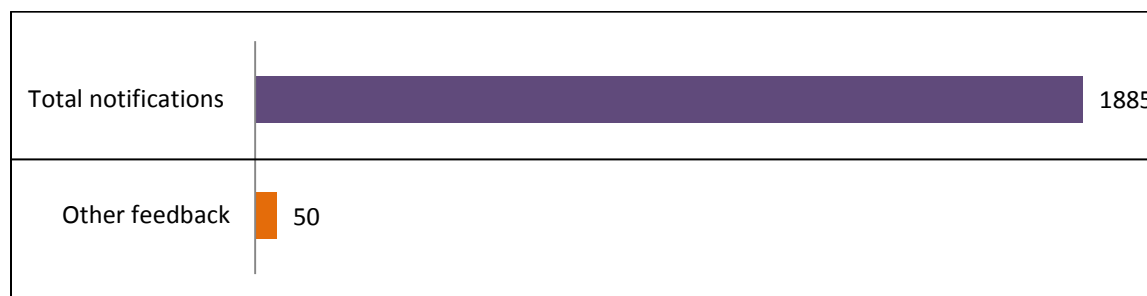
#### **Public Notification**

A revised rezoning banner was installed on the site on April 8, 2019. No public notification was distributed.

### **Public Response (received after November 16, 2018)**

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

- 52 letters, e-mails, online comment forms, and other feedback were received from the public in response to the resubmissions updated on November 16, 2018 and March 19, 2019.



\* Note that all reported numbers above are approximate

**Note:**

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

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

Comments may not be in direct response to the resubmission as online responses have been continuously received since the September 11, 2018 open house. Efforts were made to analyze all comments based on the date it was received and the

Below is a summary of all feedback received from the public after November 16, 2018 by topic, and ordered by frequency:

*Generally, comments of support fell in the following areas:*

- **Proposal supports the need for new rental housing in the community:** Respondents emphasized the need for purpose-built rental housing in the neighbourhood that is affordable.
- **Proposed building height is appropriate:** Respondents considered the proposed six-storey building height to be appropriate or would like to see increased height, given the surrounding context.
- **Proposed density is appropriate:** Respondents were supportive of the project's density or suggested that additional density could be achieved in order to increase the number of rental units.
- **Building design and aesthetics:** Respondents felt that the modern design and overall aesthetics are appealing. Some noted preference to the building design prior to the application's resubmission.

- **Building location and neighbourhood fit:** Respondents considered the building's location appropriate as it is well connected by transit and bike networks and is in a walkable neighbourhood.

*Generally, comments of concern fell into the following areas:*

- **Inappropriate height, massing, and scale:** Respondents indicated that the proposed height and scale of the application was inappropriate for the neighbourhood considering the proximity to single-detached buildings. Some expressed concerns that this development will set precedent for similar proposals in the future.
- **Lack of adequate parking:** Respondents felt that the proposal lacks adequate parking to support both residential and commercial uses.
- **Improper building design and neighbourhood fit:** Respondents were concerned that the building's design does not fit with the architectural style and character in the neighbourhood. Some expressed preference for townhouses to better reflect neighbourhood character.
- **Insufficient building height:** Respondents expressed frustration with the reduction in building height in the revised proposals. Of those who commented, respondents preferred the building height of the original proposal.
- **Shadow and privacy impacts:** Respondents were concerned that the proposed development would cast shadows on yards and gardens while also impacting privacy for detached homes near the building.

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:*

- Proposal aligns with *Grandview-Woodlands Community Plan*
- Proposal provides greater housing diversity and housing options in neighbourhood

*General comments of concern:*

- Revised level of density is insufficient considering the need for rental housing in the area
- Concern for affordability of units
- Road safety concerns regarding slope, narrowness, and congestion on Grant Street
- Proposed building will alter neighbourhood streetscape
- Concern for garbage collection without access to lane

*Neutral comments/suggestions/recommendations:*

- Revisions don't address concerns expressed at September 11, 2018 open house
- Diversity of housing typologies in neighbourhood can produce vibrant streetscapes
- Would like to see more parking spaces allocated for car shares and bicycles
- Preference for a mix of both rental and strata units
- Would like to see focus on housing demand policies

## **Urban Design Panel**

**FIRST REVIEW: August 22, 2018**

### **EVALUATION: RESUBMISSION**

- **Introduction:**

Michelle Yip, Rezoning Planner, introduced the project as a proposal comprised of four parcels on the north side of Grant Street, 1.5 blocks west of Commercial Drive under the Grandview-Woodland Community Plan. The site is located within the Britannia-Woodland sub-area, which is anticipated to have a mixed-scale character that ranges from single-family houses to 10-storey apartment buildings, and will remain a neighbourhood that accommodates existing and new residents in affordable market rental housing. The surrounding area is currently zoned RM-4 and the Plan allows for consideration of 6- storey apartment forms containing rental housing.

In order to manage the initial take up of policies involving the demolition of existing rental housing in areas covered by the Rental Housing Stock ODP (which includes RM zoned areas), the Plan limits redevelopment of existing rental housing to no more than five developments in the first three years of the Plan, or a maximum of 150 existing market rental units. The five developments under this pace of change policy have been received, and there is currently a waitlist. Staff expect to report back to Council in 2020 on the rate of development and the outcome of activity. In short, no rezoning applications on sites containing existing rental housing in the RM zone will be considered until staff receive direction from Council in 2020. The proposal is for a 6-storey residential development containing 38 secured market rental housing units at a density of 2.25 FSR. The Plan allows for consideration of up to 2.4 FSR.

Susan Chang, Development Planner, introduced the site as located in the residential core of the Britannia-Woodland sub-area. The current zoning is RM-4 which permits medium-density residential development. Per the Plan, one of the Urban Design Principles for this area is to allow for a variety of building heights and scales within multi-family residential areas. As you can see on nearby blocks, there are various apartment building forms. However, this block is occupied predominantly by single family houses with one multiple dwelling at the northwest corner of the block. For 100% secured rental housing, the Plan allows up to 6 storeys and up to 2.4 FSR. Setbacks required are 20 ft. for front and rear yards and 6.9 ft. for side yards, and ground-level access for first floor units. The proposal is seeking 2.25 FSR and a 6-storey stepped form.

The site measures 132 ft. wide x 99 ft. deep with a significant cross fall of 17 ft. to the northwest corner. It should be noted that the lot depth is less than the standard 122 ft. and there is no intervention of a lane. In terms of setbacks, the proposal adheres to the 20 ft. rear yard along with a 10 ft. lane dedication (long-term aspiration). As a comparable, RM-4 requires a 35 ft. rear yard setback if there is no lane. The RM-4 containment angle has been followed as well as side yard setbacks. A front yard relaxation has been considered to 12 ft. as existing front yards of the block range from 8 ft. to 12 ft., bearing in mind balconies and framing elements are exempt. In terms of massing, there is a stepped shoulder setback on all sides of the building to transition to the context. Given the sloped site condition, an additional shoulder setback has been provided at the rear above the third storey and significant stepping of the massing on the west face presenting 30 ft. and 40 ft. side yards at the upper storeys. Comparable shadow studies provided show the proposed stepped 6 storey, as well as 5- and 4-storey options. There is a tree retained in the rear yard. An amenity room is located at the fifth storey with access to a roof deck at the west exposure. Parking access is along Grant Street.

There are pre-1940 character houses on this block, however, the Plan does not identify this block as containing key character streetscape clusters and therefore is not exempt from consideration of up to 6 storeys for secured market rental. Although the plexiglass forms [*staff note: this refers to the practice of showing potential development in the area in clear, plexiglass boxes in the scale model*] are per the Plan, the Pace of Change policy does apply which is intended for development to be incremental in nature.

Advice from the Panel is sought on the following:

1. Noting the mixed context of single-family houses and apartment buildings, and the direction envisioned in the Grandview-Woodland Community Plan with regard to height for rental buildings, is the proposed form an appropriate contextual fit?
2. Considering the immediate context, shadowing and the sloped site, please comment on;
  - a. number of storeys
  - b. density and massing

- **Applicant's Introductory Comments:**

Although this block is predominantly single-family owned, it is zoned RM-4, multi-family. The Plan asked for varied height, scales and typology within the neighbourhood to reinforce the eclectic nature of the Commercial Drive area. We are a block and half west of Commercial Drive, well serviced by transit and within two blocks of two major parks. Our approach was to sculpt the project as much as possible on the downhill side. There are significant step backs due to shading concerns and the massing from the pedestrian point of view. We have done several shadow studies analyses. We wanted to utilize high-quality robust materials and also give a sense of grounding of the project. At grade and a portion of the lower floors, we have chosen to clad the building in brick. On the upper floors, we are proposing to use a combination of oko skin Panels and wood Panels. We think this will give it a west coast contemporary response that is appropriate to the eclectic nature of the neighbourhood.

The intent behind the landscape plan is to create an attractive streetscape, serves the privacy needs of the building, surround residents, and supports sustainability goals. The design will be contemporary but also have areas of softer planting, both at grade and at the upper levels, and use perennials and deciduous material to extend the flowering season. Existing trees on adjacent sites are retained, and one on-site tree has been retained in the rear.

The Applicant team then took questions from the Panel.

- **Panel Consensus:**

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

**THAT the Panel recommends the Applicant to review the recommendations and present again to the Panel**

- Design development of grading of the site and how the building fits into the grades to mitigate the impact of massing on adjacent houses.
- Further design development to East and West elevations.
- Further design development to garage entry and the area above.

- Enhancement to amenities space and programming in particular outdoor amenities in consideration of the large number of family units

- **Related Commentary:**

The area has been zoned RM-4 which allows for 4-storey buildings. However there has not been an uptake on this zoning. Some Panel members felt the building is competently designed although somewhat aggressive for the site. The number of materials and colour could be more harmonized. All the members are supportive of rental housing and height however there is division on contextual fit. The number of floors was less a concern but how the building sits on the site and the grading of the site as needing further consideration. The PMT location and the parking ramp at the street edge needs to be reviewed. There were some comments on the amenities space being in a good location and there could be more programming and that the outdoor space could be lacking given the number of families units on the site.

- **Applicant's Response:**

The Applicant team thanked the Panel for their comments.

The Applicant agreed on the need for some design development on the East and West elevations. Grading will be revisited especially at the Northwest corner. The building could be a better fit, but it is difficult as this is the first one on this block. The pace of change restricts it to a certain number of rental buildings being demolished. That only controls the removal of rentals and not the addition of 6- storey rentals. This is a challenging site due to shallow depth and slope.

## **SECOND REVIEW: November 28, 2018**

### **EVALUATION: RESUBMISSION**

- **Introduction:**

Rezoning Planner, Karen Wong, introduced the site. Located mid-block between Woodland Dr. and Cotton Dr., it is comprised of 4 parcels on the North side of Grant St. and 1.5 blocks West of Commercial Dr. The total site area is 13,060 sq. ft.

The Application is being considered under the Grandview Woodland Community Plan, within the Britannia-Woodland sub-area which anticipates mixed-scale character that ranges from SF to 10- storey apartment buildings. The area is to accommodate existing and new residents in affordable market rental housing.

The surrounding area is currently zoned RM-4 and the plan allows consideration of up to 6-storey apartments containing rental.

The rental housing stock ODP limits redevelopment of existing rental housing to no more than 5 developments from 2016-2019, the first 3 years of the plan, or a max of 150 existing market rental units. This is intended to manage the demolition of existing rental housing in the area. Five applications have already been received under the pace of change policy and there is currently a waitlist. A staff report is expected to go to Council in 2020 summarizing the rate of development and the outcomes.

With this revision, proposal remains as a 6-storey market rental residential and 38 units. The FSR has been slightly reduced from 2.25 in the original submission to 2.22 FSR with the current proposal. The plan allows up to 2.4 FSR.

This is a second review of the rezoning proposal by the Panel.

Development Planner, Susan Chang, provided additional comments for the project. The site is located in the residential core of the Britannia-Woodland sub-area which is primarily an apartment area that also has detached housing and townhouses. Per the Plan, one of the Urban Design principles for this area is to allow for a variety of building heights and scale within multifamily residential areas. Zoning district is RM-4 with surrounding blocks with one CD-1 comprised of apartment building forms. However, this block is occupied predominantly by single family houses. For secured rental housing, the Plan allows up to 6 storeys and up to 2.4 FSR.

The site is a mid-block site measuring 132'x99' depth with a significant cross fall of approximately 17' to the northwest corner. The lot depth is less than the standard 122' without a lane. In terms of the setbacks, the proposal adheres to the 20' rear yard plus a 10' lane dedication. The RM-4 containment angle has been respected as well as side yards. A front yard relaxation is considered to 12' from the required 20' as front yards of the block range from 8'-12', bearing in mind balconies are exempt.

In the previous review, the panel had concerns with regards to massing and compatibility with the neighbouring context of detached houses. Recommendations were made to review how the building sits on the site, development of the east/west side elevations, parking entry as well as programming of the outdoor amenity space. To address the massing impacts, the building height has been reduced to 63' and FSR to 2.22 FSR. The upper 2 storeys have been carved back to read more as partial storeys. The resulting FSR is less than a 5 storey proposal which would have been more impactful given the sloping topography. The garage entry has been revised to vertical proportions along with higher quality cladding. Amenity room location has been revised to minimize massing at the fifth storey.

Advice from the Panel is sought on the following:

1. Does the proposed design address the key aspects the Panel identified as needing improvement?

- **Applicant's Introductory Comments:**

The Applicant noted that the project is located in a multifamily zone that was determined since the 1930s and was reaffirmed in 1970 and in the recent community plan. The Applicant held open houses and met with neighbours to get an all-encompassing response to the project.

The Applicant expressed that their choices were either to put in a 6 storey below market or a 4 storey condo.

The Applicant introduced the concerns from the previous UDP.

In the previous UDP, it was determined that the massing was too horizontal. The Applicant tried to resolve the conflicting point of view.

On the Western side of the building, ACN panels and various materials and planes were used to

created vertical elements with some horizontality retained. A similar approach was adopted on the Eastern side as well.

Some of the horizontality was broken up with the framing element.

To make the East and the West elevation more gracious and sensitive to neighbours, the massing was broken up by introducing more glazing with discernment to put in obscure windows where privacy is a factor. We buried materiality in planes and we emphasized warmer, softer, wood materials and introduced living landscape elements that would climb up and spill over the top.

On the amenity programming, there will be an increased amount of shared amenity deck on the 5<sup>th</sup> floor. On the northern side of the deck, where there are city views, there will be a common dining area, a food prep area, some private tables, shared harvest tables, and a lounge area. On the southern side of amenity deck will be some urban farming planters.

After looking at all the options available, the original proposal for the location of the PMT on the Southeast corner remains the most optimal. There will be plans to obscure it through the use of a screen and by using stickers of plants.

In order to lessen the impact on neighbours, we changed the palette and materials, allowing the building to be lighter on top and to blend into cloudy skies.

We sculpted back the 5th and 6th floors along the downhill side.

## Landscape

The landscape was designed to provide an appropriate fitting to the contemporary design of the building and at the same time, give it softness. Along the sloping street, stepped planters are placed to give a natural variety that allows a contemporary approach to planting.

There are upper level planters to provide privacy and a guard giving generous green separation.

The rear walkway was lowered and changed the relationship of the building to the walkway and made the transition from the walkway to the existing right of way to the building.

There are hedges on both the East and West sides.

The gradient at the Northwest corner was challenging and with the changes to the building, the grade is now adjusted by adding conifers and vine maples providing density of planting and providing height and depth. The grade is 3:1, making it considerably more natural.

The existing trees have concrete walls holding up the grade provide root barriers so that protects the property from roots growing in.

There will be a green roof which holds over 24 mm/hour, exceeding the retention capacity of rain.

The patios in the back are on grade and most on the front, extra infiltration. Don't need catchment



Most of the plants are native inspired.

The Applicant team then took questions from the panel.

- **Panel Consensus:**

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

THAT the Panel recommend RESUBMISSION of the project after incorporating recommendations by the panel:

- **Related Commentary:**

A number of panel members are still struggling with massing.

A number of panel members like the improvements to the sloping sites.

Mr. Huffman commented that this is a really nice neighbourhood and the zoning has been around for a long time but noted that the rental aspect is a new introduction. Mr. Huffman commended the Applicant for everything that is done and landscaping has helped.

Mr. Sharma commented that this project has nice 3BR suites. Mr. Sharma did not have any problem with the massing and felt it lowered the effect of grade.

Mr. Wen commended the Applicant's response to Urban Design Panel's previous comments. Mr. Wen acknowledges that this is a very nice neighbourhood but the City needs the density and he would support the idea of rental than expensive condos. Mr. Wen commented that the project has done everything it can to fit all the policies provided by the City and is contributing to the neighbourhood.

Ms. Shieh appreciated the difficulty of this project and the policy and design parameters but is still struggling with the context and the neighbourhood fit.

Ms. Parsons commended the Applicant on the improvements with the work on the grades, the amenities space, the East and West elevation, and the garage entry. Ms. Parsons continues to struggle with contextual fit and the challenging grades, commenting that this building is surrounded by relatively intact single family housing and the neighbourhood would have to live with this building for a long time. Ms. Parsons commented that there was no lane and small lots surrounding the building.

Ms. Ockwell found this project was an anomaly with the character and the nature of neighbourhood block. Ms. Ockwell appreciated that pulling the back of top two levels helped with the slope of the site but felt that a four storey building may fit in better.

Mr. Neale congratulated the Applicant on their response to the previous Urban Design Panel recommendations, noting that they addressed the UDP's concerns. Mr. Neale noted that this is a broader discussion that goes beyond the UDP and should not hinder the Applicant's project.

Ms. Besharat commented that if the City wants to get density and affordable housing, then this project would fit into the guidelines, even though it's not a signature building. Ms. Besharat appreciated that the Applicant went to the neighbours and tried to satisfy their concerns and

commended the Applicant on their improvements. Ms. Besharat suggested that in order to make the parti read a little stronger, the frame area can be differentiated from the background.

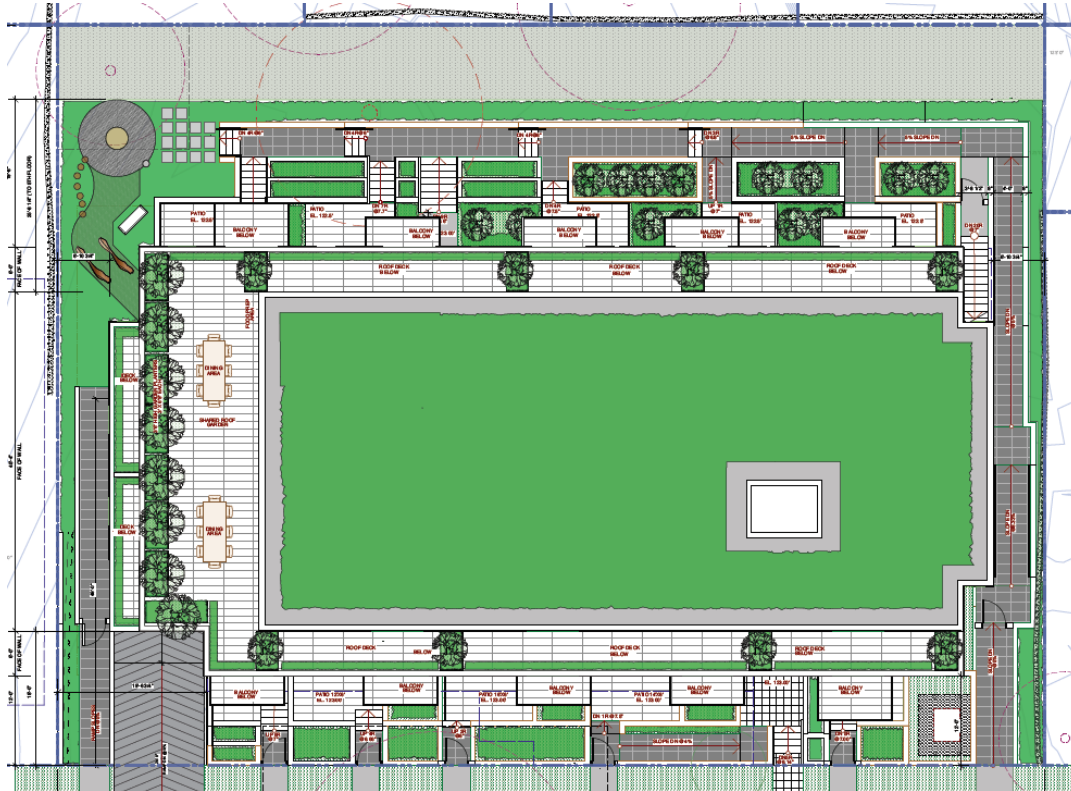
- **Applicant's Response:**

The Applicant noted that the client has decided to secure these units at below market rates and worked hard on affordability.

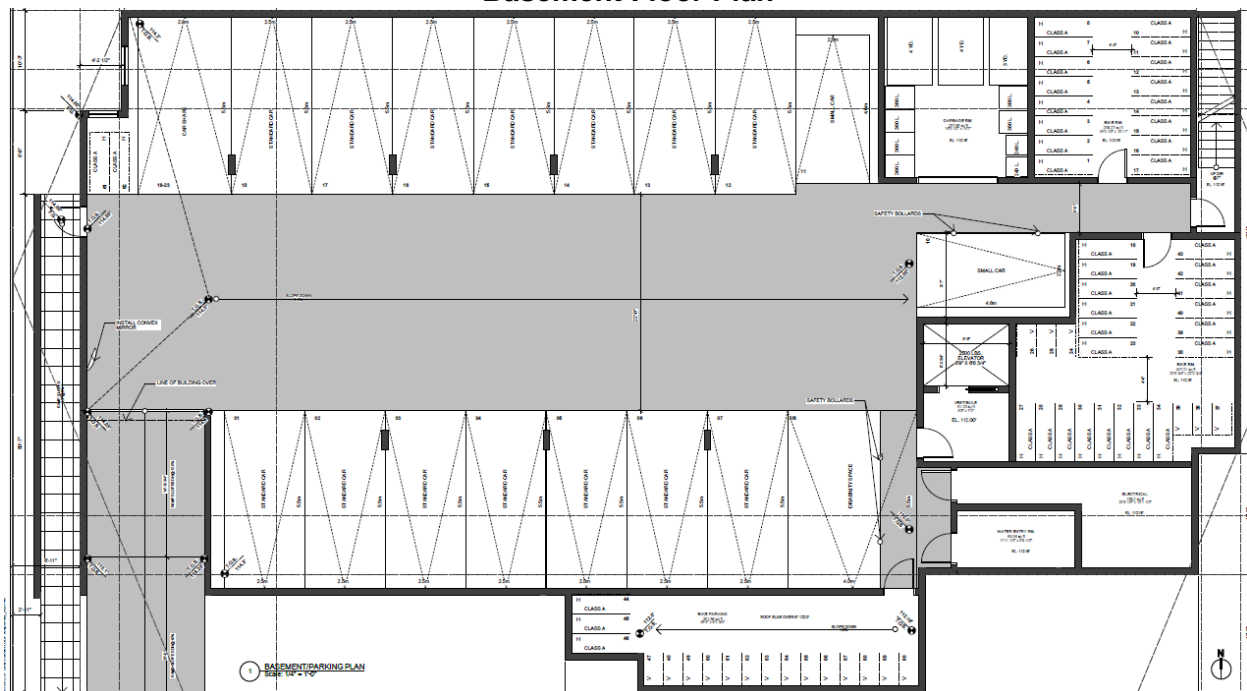
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1535-1557 Grant Street  
FORM OF DEVELOPMENT DRAWINGS

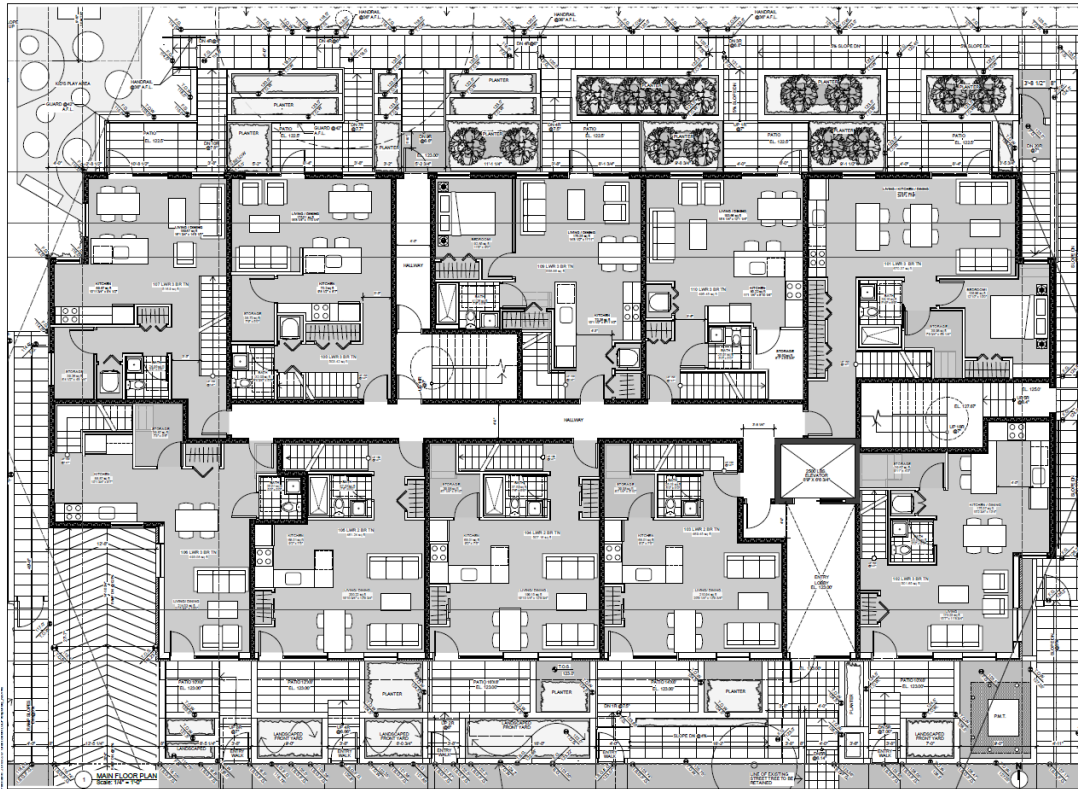
Site Plan



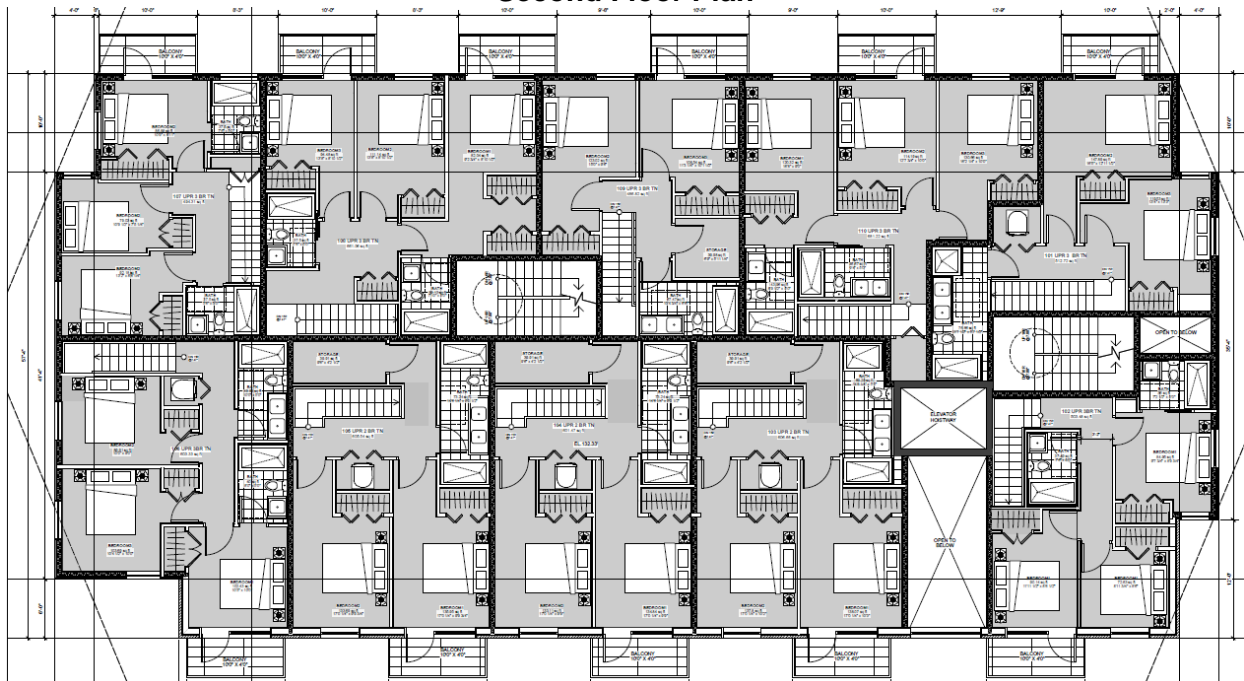
Basement Floor Plan



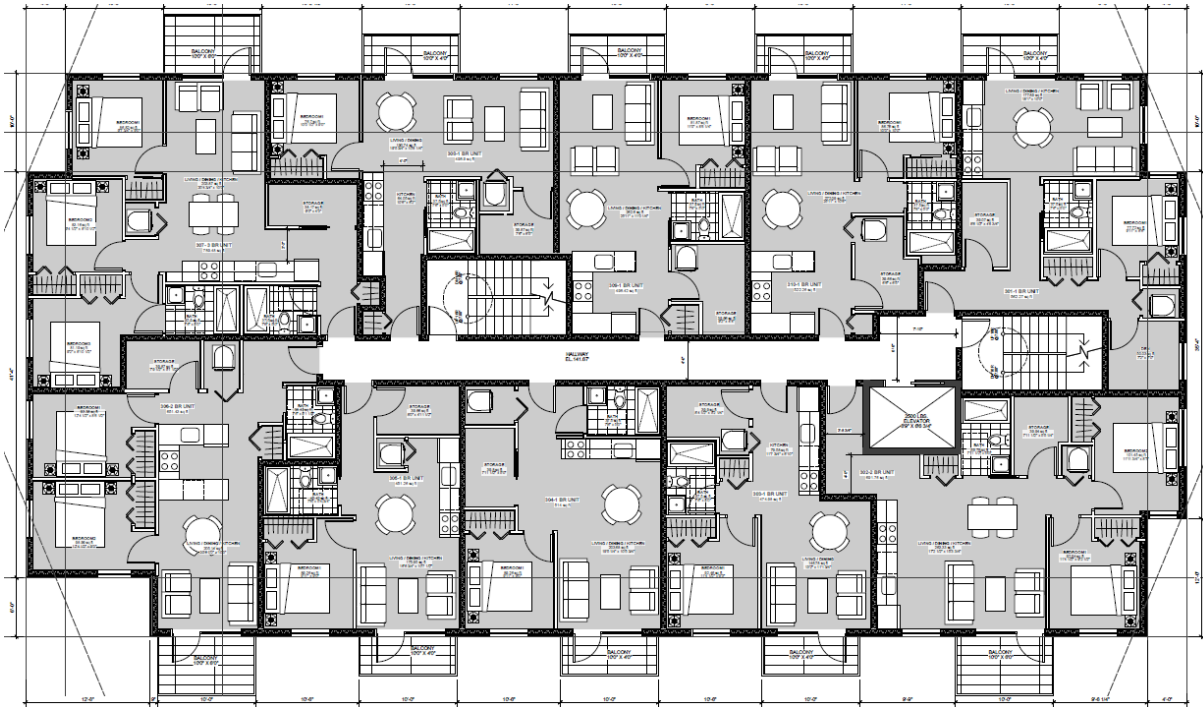
Main Floor Plan



Second Floor Plan



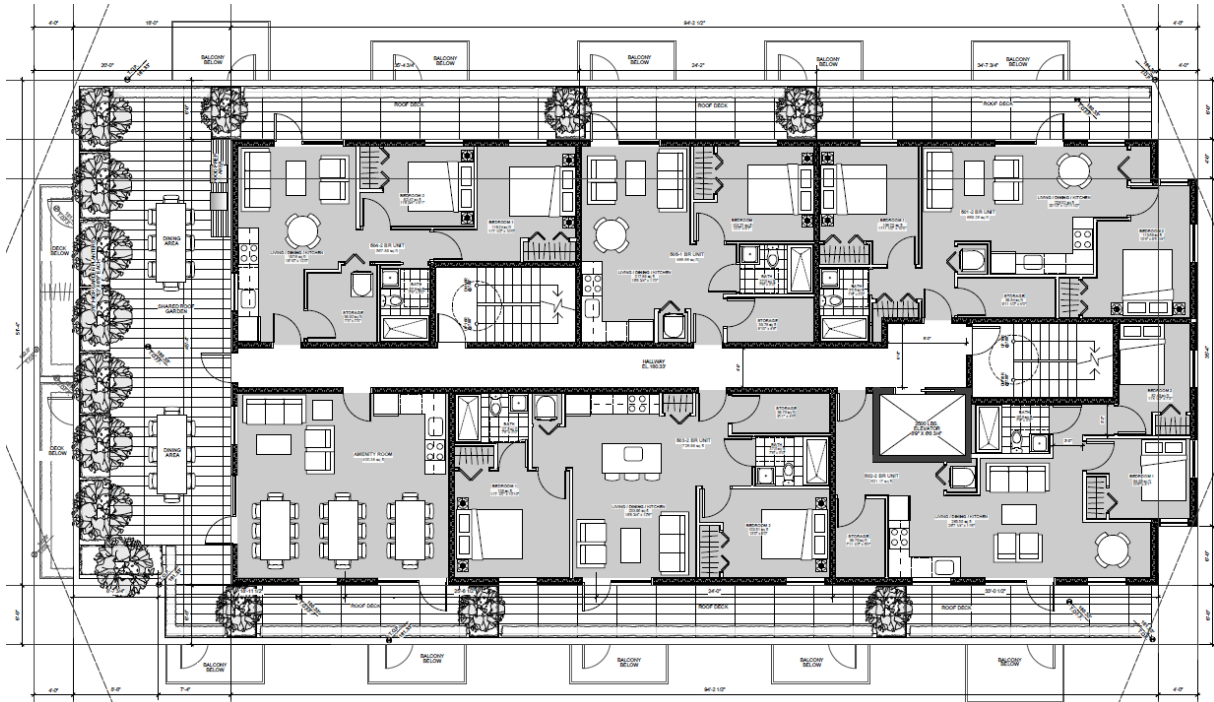
Third Floor Plan



Fourth Floor Plan



Fifth Floor Plan



North Elevation



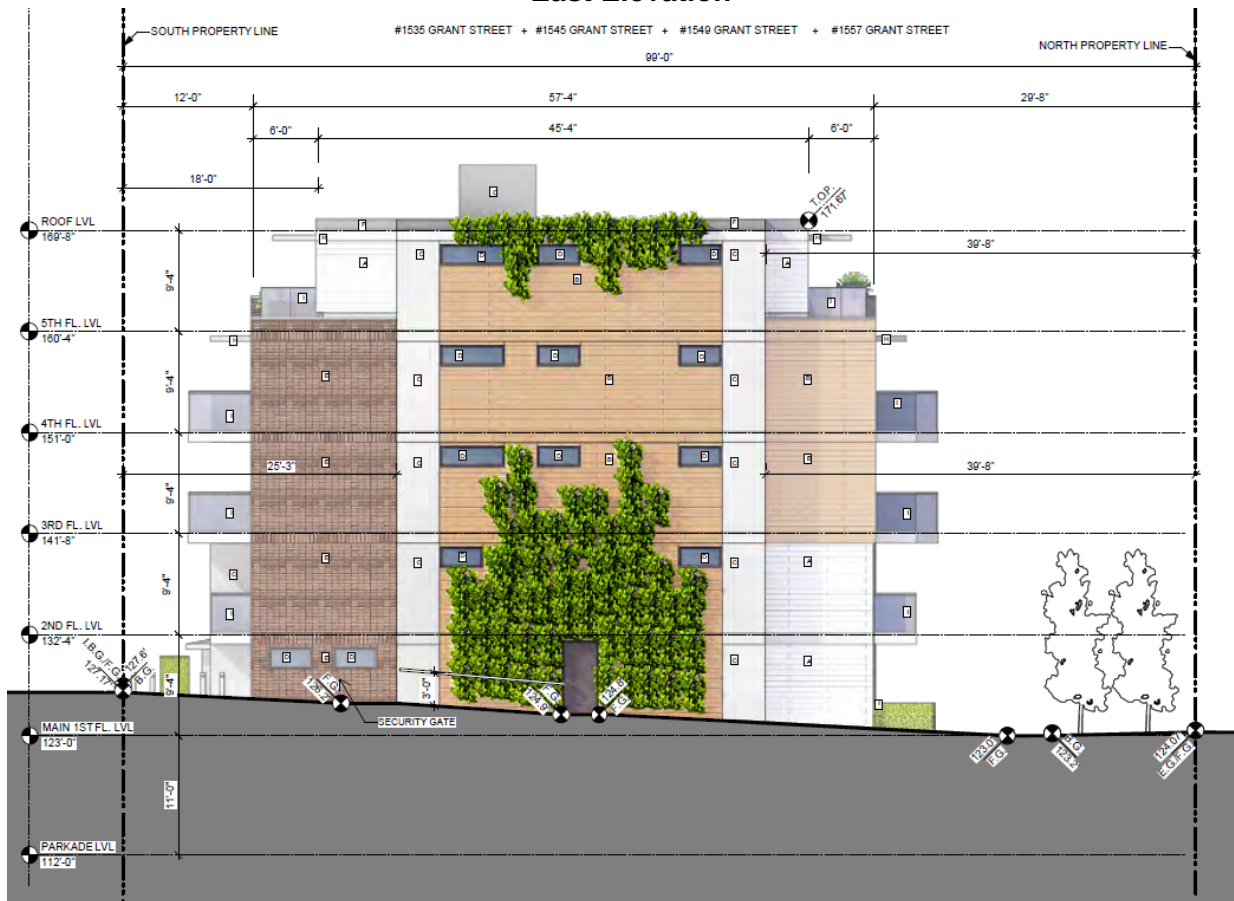
North Elevation



## South Elevation



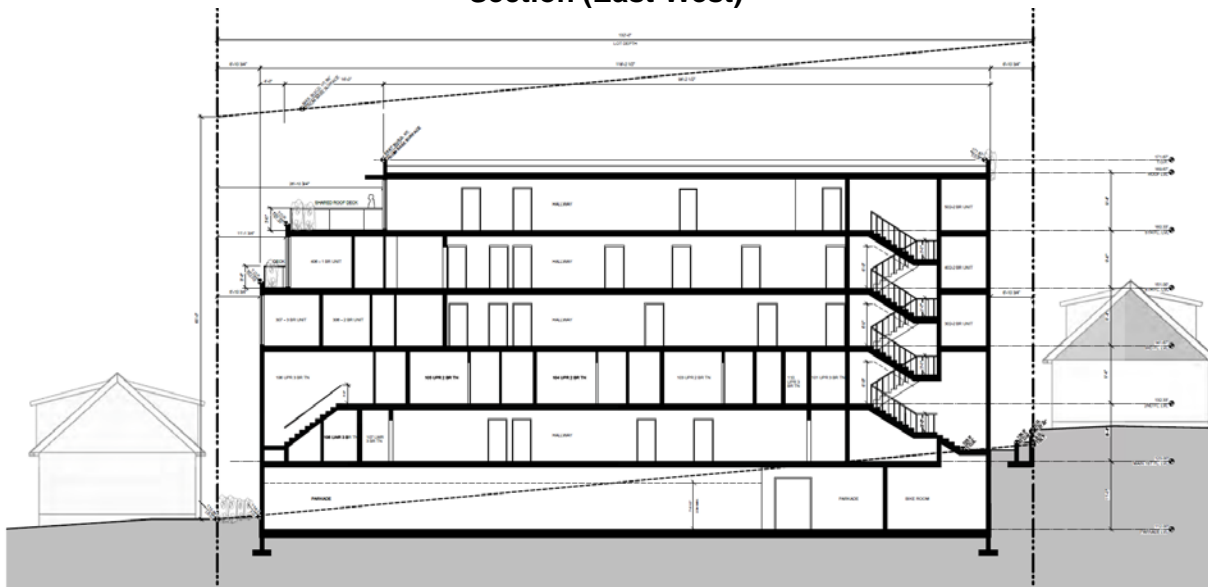
## East Elevation



## West Elevation



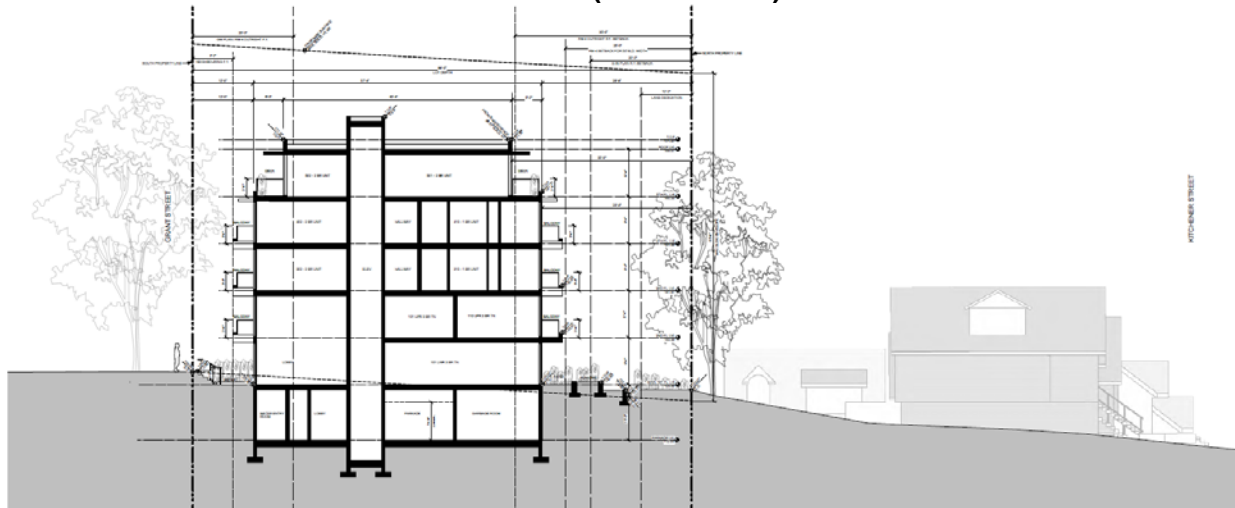
## Section (East-West)



2 Section 1-1 Looking North  
Scale: 1/8" = 1'-0"



**Section (North-South)**



**Rendering (View from Southwest)**





**Rendering (View from Northwest)**

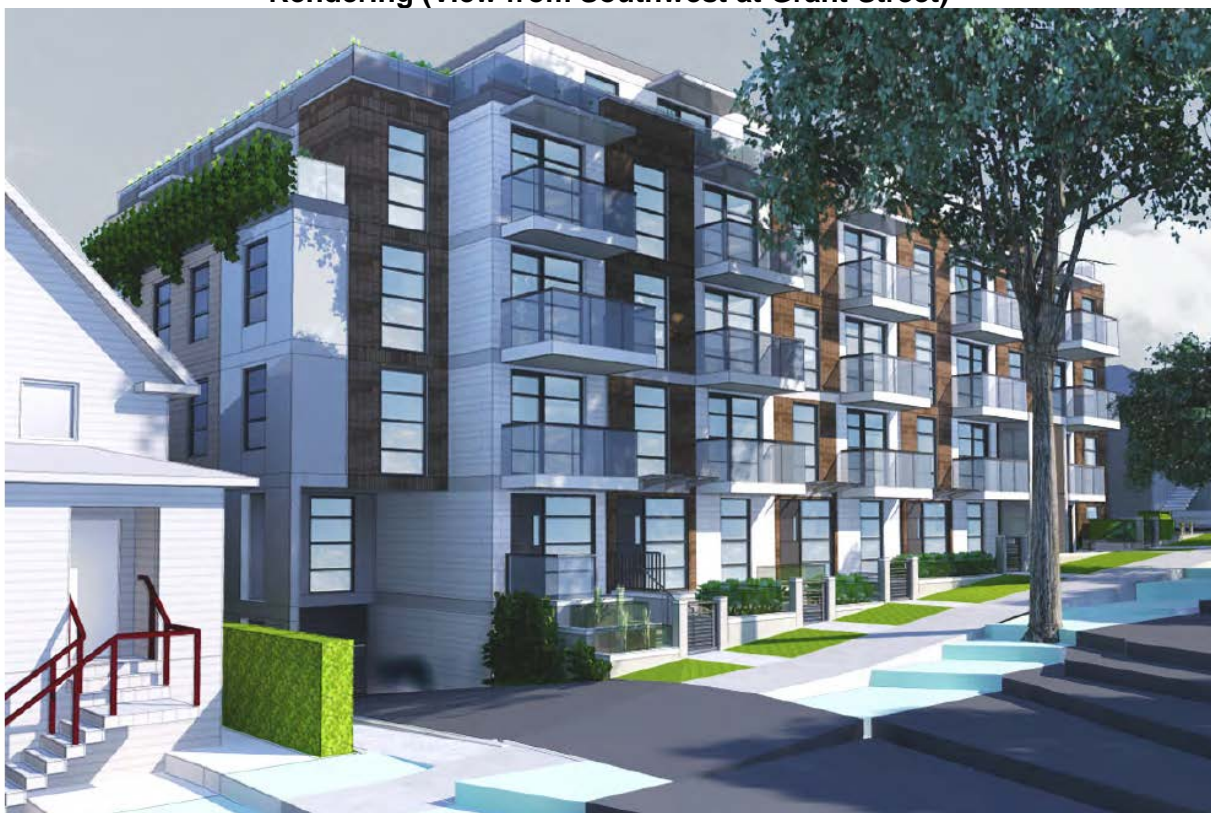


**Rendering (View from Southeast)**





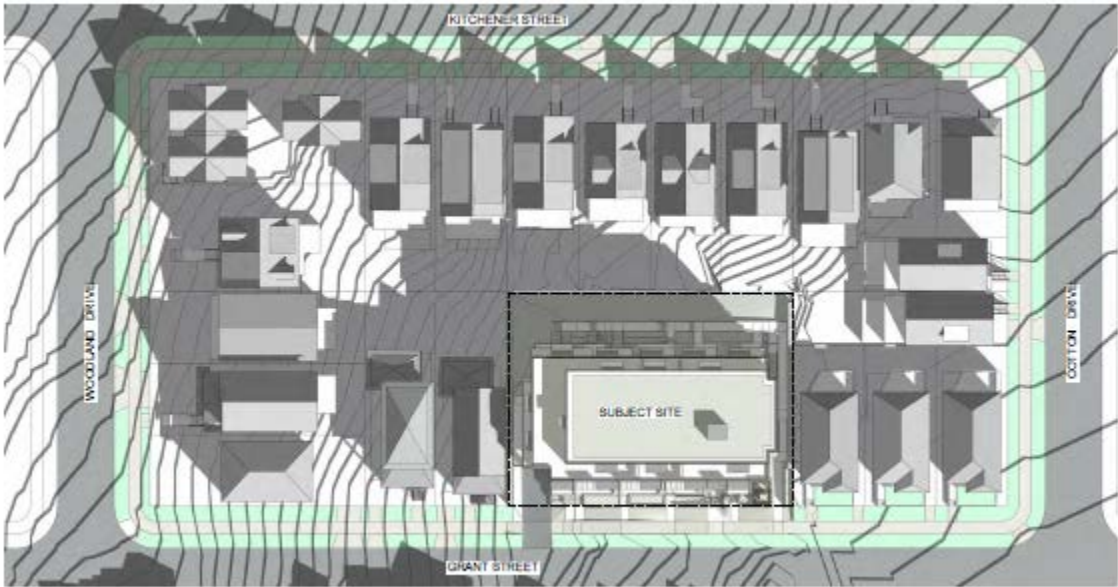
**Rendering (View from Southwest at Grant Street)**



**Rendering (View from Northwest at Grant Street)**



Shadow Study - Spring/Fall Equinox 10am



21 MARCH / SEPTEMBER - 10:00 AM

Shadow Study - Spring/Fall Equinox 12pm



21 MARCH / SEPTEMBER - 12:00 PM

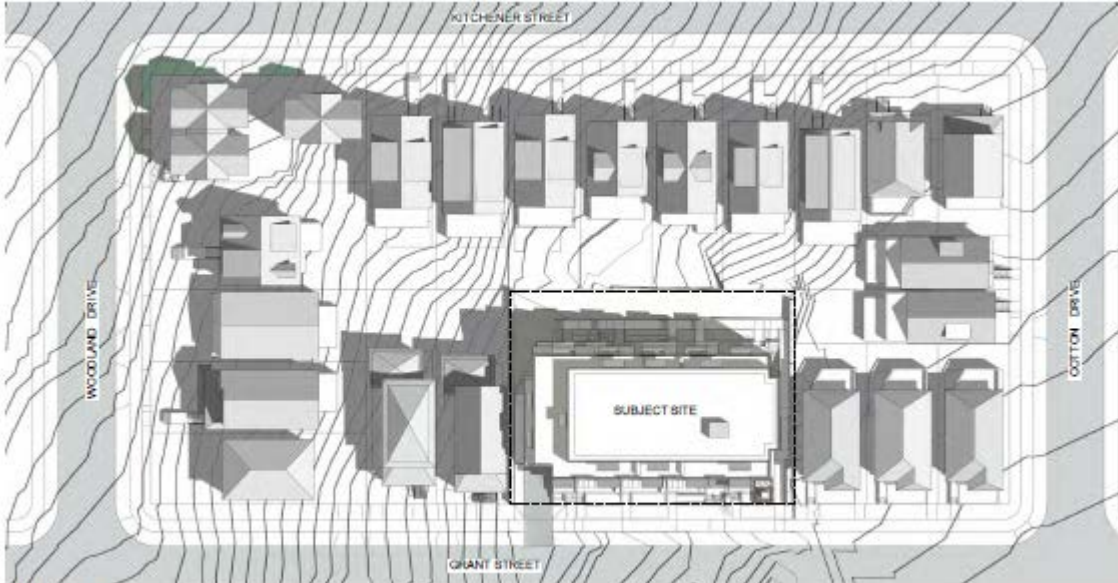


Shadow Study - Spring/Fall Equinox 2pm



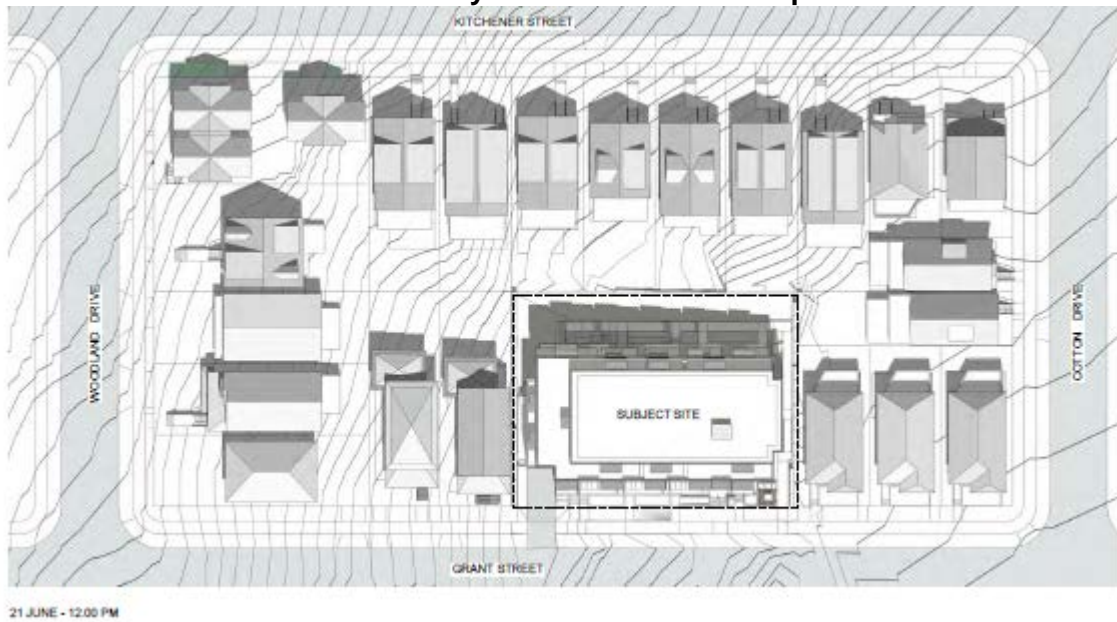
21 MARCH / SEPTEMBER - 2:00 PM

Shadow Study - Summer Solstice 10am

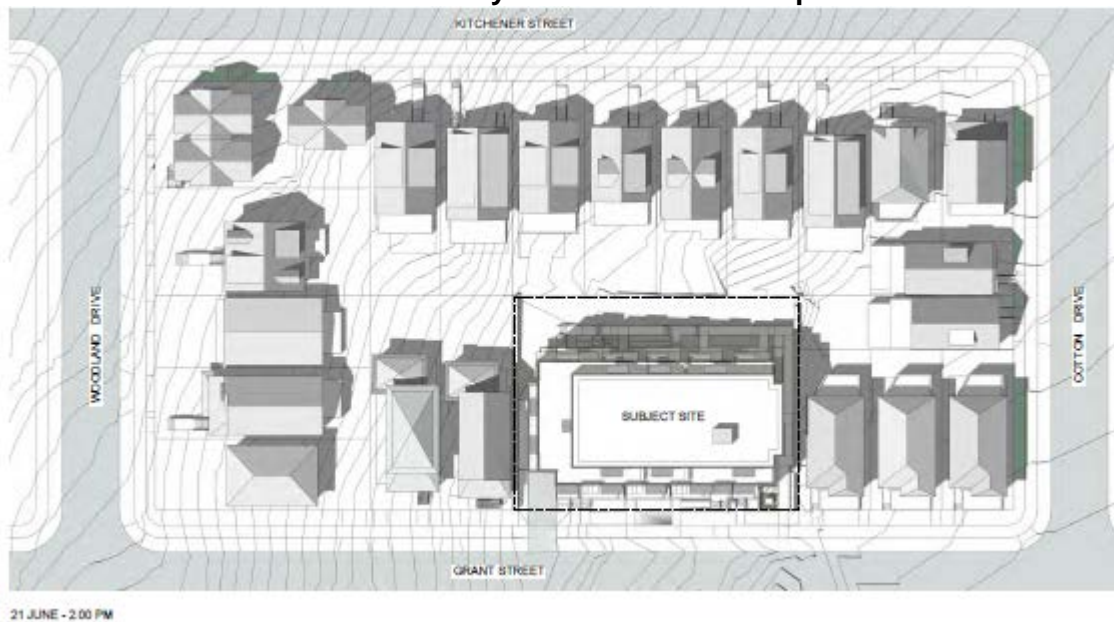


21 JUNE - 10:00 AM

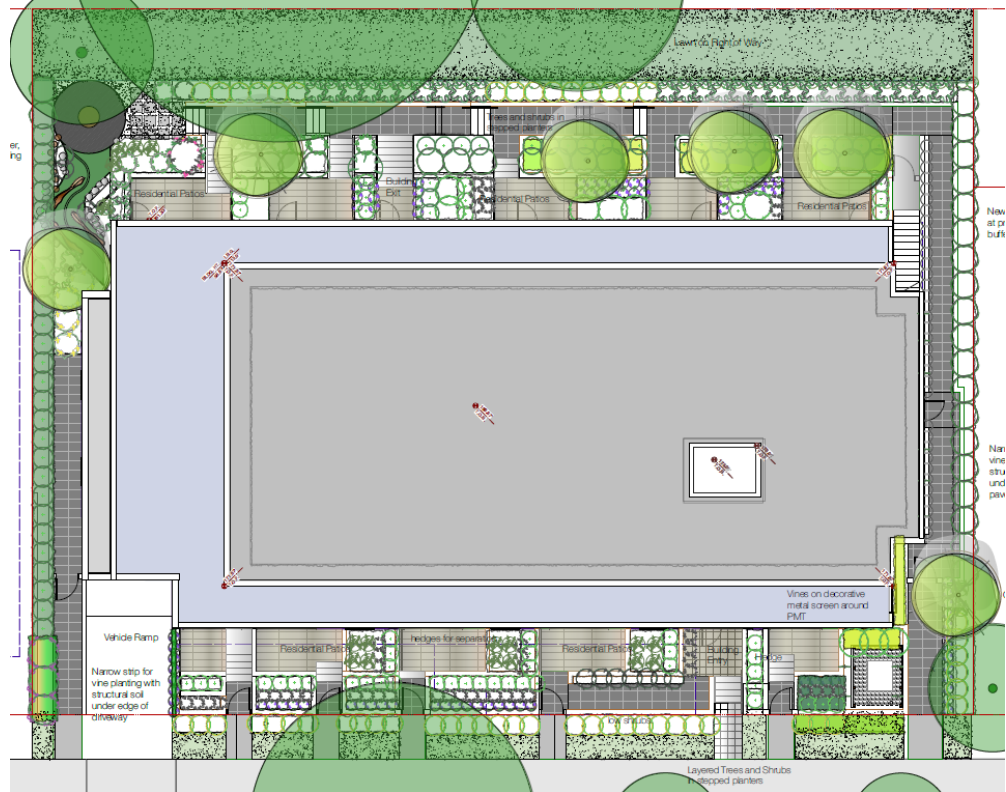
**Shadow Study - Summer Solstice 12pm**



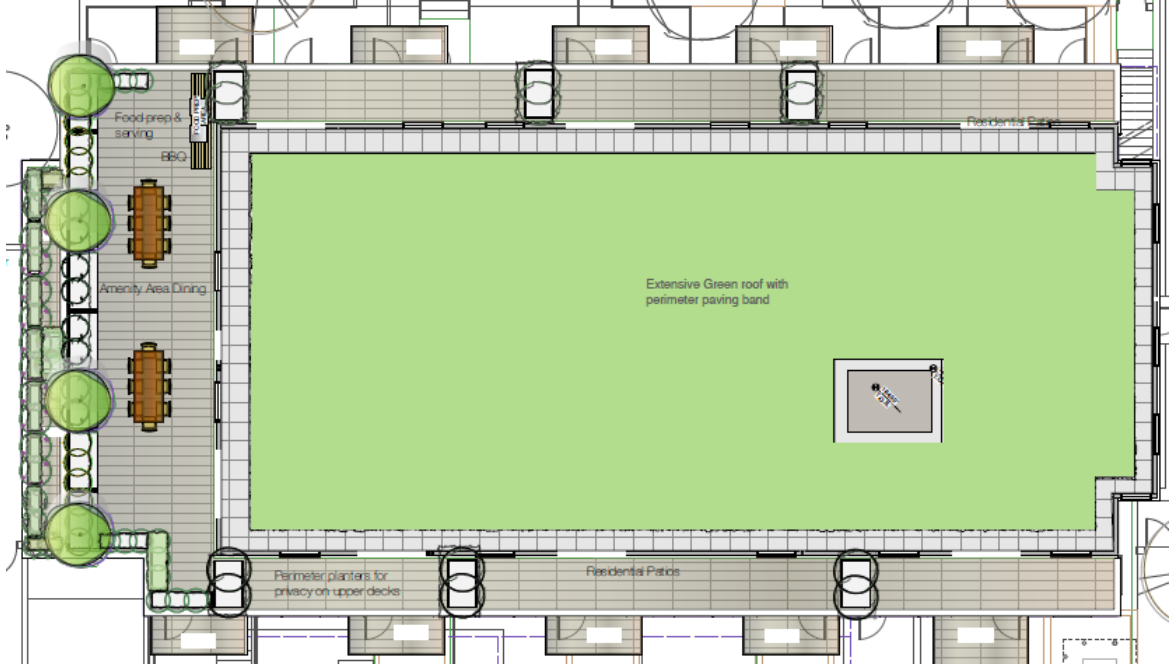
**Shadow Study - Summer Solstice 2pm**



Landscape Concept Plan



Landscape Concept Plan (Upper Floor)



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**1535-1557 Grant Street**  
**DEVELOPMENT COST LEVY WAIVER ANALYSIS**

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

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

<b>Unit Type</b>	<b>No. units proposed</b>	<b>DCL By-law maximum average unit size</b>	<b>Proposed average unit size</b>
Studio	N/A	42 m <sup>2</sup> (450 sq. ft.)	N/A
1-bedroom	16	56 m <sup>2</sup> (600 sq. ft.)	43.0 m <sup>2</sup> (466 sq. ft.)
2-bedroom	11	77 m <sup>2</sup> (830 sq. ft.)	74 m <sup>2</sup> (794 sq. ft.)
3-bedroom	8	97 m <sup>2</sup> (1,044 sq. ft.)	95 m <sup>2</sup> (1020 sq. ft.)

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

<b>Unit Type</b>	<b>No. units proposed</b>	<b>DCL By-law maximum average unit rent*</b>	<b>Proposed average unit rent*</b>
Studio	N/A	\$1,607	N/A
1-bedroom	16	\$1,869	\$1,869
2-bedroom	11	\$2,457	\$2,457
3-bedroom	8	\$3,235	\$3,235

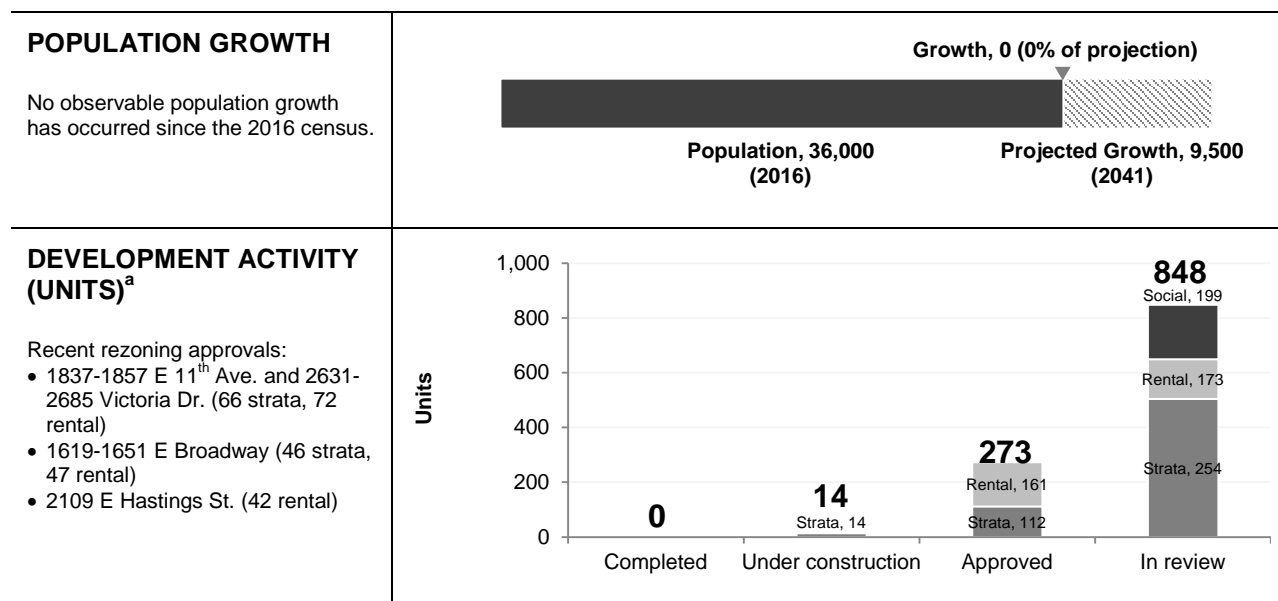
\*Both the maximum and proposed rents are subject to annual adjustment as per the DCL By-law.

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

\* \* \* \* \*



**1535-1557 Grant Street**  
**PUBLIC BENEFITS IMPLEMENTATION TRACKING**  
**GRANDVIEW-WOODLAND COMMUNITY PLAN (2016)**  
Updated Year-End 2018



**PUBLIC BENEFITS ACHIEVED**

Category	Anticipated Public Benefits (+) <sup>b</sup>	Completed (●) or In Progress (○)	% <sup>c</sup>
Housing <sup>a</sup>	+ 1,400 additional non-market units + 1,400 secured market rental units		0%
Childcare	+ Approx. 270 spaces for children 0-4 + Approx. 180 spaces for children 5-12		0%
Transportation/ Public Realm	+ Safety improvements for all modes with a focus on vulnerable road users and complete street designs + Upgrades and additions to cycling network + Street network and signal upgrades + New and enhanced plazas as part of redevelopment of key sites	○ Street trees between Clark Dr. & Nanaimo St.	0%
Culture	+ 23,000 ft <sup>2</sup> of artist work space integrated with mixed-use sites containing low-income housing for artists and cultural workers + Seek 18,000 ft <sup>2</sup> of non-profit creation/production studios		0%
Civic/Community	+ Britannia Community Centre renewal and expansion + Fire Hall #9 renewal + Community Policing Centre lease renewal		0%
Heritage	+ 5% allocation from cash community amenity contributions in Grandview-Woodland		0%
Social Facilities	+ Kettle redevelopment (including non-market and supportive housing) + Aboriginal Mother Centre Society renewal and expansion + Kiwassa Neighbourhood House renewal and expansion + Urban Native Youth Association redevelopment		0%
Parks	+ Renewal and improvement of 8 parks + Synthetic turf to replace existing field (location TBD) + Upgrade one track facility (location TBD)		0%

**EXPLANATORY NOTES**

The Public Benefits Implementation Tracker assists in monitoring progress toward the delivery of public benefits anticipated from the community plans. Data in this tracker reflects activity within the plan boundaries since Plan approval.

### **Population Growth**

Base population is determined by the latest census year available when the Plan was approved. Projected growth numbers are determined by the numbers quoted in the Plan (if available). Growth is calculated by taking the difference between the latest census year and the base population and adding an estimate based on floor area completed since the latest census.

### **Development Activity**

The Development Activity Chart tracks projects with 3 or more housing units and includes Development Permits, Building Permits, rezoning applications and enquiries:

- “Completed” projects have achieved Building Permit completion.
- “Under Construction” projects have achieved Building Permit issuance, but have yet to be completed.
- “Approved” projects include rezoning applications approved by Council and Development Permits that have been approved by the City. Any rezoning applications approved by Council that advance into the Development Permit stage are still counted as “Approved” projects until it achieves Building Permit issuance.
- “In review” projects include any rezoning applications, enquiries, or Development Permits that are under review by the City.

Recent rezoning approvals listed in this section reflect the last five rezonings (excluding minor text amendments) approved by Council within the last five years in the plan area.

### **Public Benefits Achieved**

Public benefits that have either been completed or are under construction are included in this section. In addition, this tracker provides some insight on the progression of Major Projects or other City programs.

### **Other Notes**

<sup>a</sup> Gross numbers of units reported. In some instances, existing units may be demolished and replaced with new units. These numbers represent units that have been replaced and any additional units included as a part of new developments.

<sup>b</sup> See chapter 16 of the [Grandview-Woodland Community Plan](#) for detailed information about the City's commitments to deliver public benefits in Grandview-Woodland.

<sup>c</sup> Percentages reflect estimated progress toward overall Public Benefits Strategy targets outlined in chapter 16 of the [Grandview-Woodland Community Plan](#).

\* \* \* \* \*

**1535-1557 Grant Street**  
**PUBLIC BENEFITS SUMMARY**

**Project Summary:**

A five-storey building with 35 rental units.

**Public Benefit Summary:**

The proposal would provide 35 rental housing units through a Housing Agreement for the longer of life of the building and 60 years.

	Current Zoning	Proposed Zoning
Zoning District	RM-4	CD-1
FSR (site area =1,213.4 sq. m (13,061 sq. ft.))	1.45	2.19
Buildable Floor Space (sq.ft.)	18,939	28,591
Land Use	Residential	Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	City-wide DCL <sup>2,3</sup>	\$344,122	\$0
	City-Wide Utilities DCL <sup>3</sup>	\$95,453	\$0
	Public Art	N/A	N/A
	20% Social Housing	N/A	N/A
Other Public Benefits Offered	Housing (e.g. supportive, seniors)	N/A	N/A
	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Social, Community and Civic Facilities		
	Parks and Public Spaces		
	Heritage		
	Unallocated		
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>		<b>\$439,575</b>	<b>\$0</b>

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

35 units of rental housing units secured for the longer of the life of the building and 60 years

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

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

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

**1535-1557 Grant Street**  
**APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**PROPERTY INFORMATION**

Street Address	Property Identifier (PID)	Legal Description
1535 Grant Street	014-979-667	Lot 9 Block 52 District Lot 264A Plans 1091 and 1771
1545 Grant Street	014-979-756	Lot 10 Block 52 District Lot 264A Plans 1091 and 1771
1549 Grant Street	014-979-675	Lot 11 Block 52 District Lot 264A Plans 1091 and 1771
1557 Grant Street	014-979-691	Lot 12 Block 52 District Lot 264A Plans 1091 and 1771

**APPLICANT INFORMATION**

<b>Applicant/Architect</b>	Stuart Howard Architects Inc
<b>Property Owner</b>	1121613 B.C. LTD., (1535 & 1545 Grant Street), Gavin Ronald McLeod and Jillian Alexandra McLeod (1549 Grant Street), and Pathfinder Expeditions Ltd. (1557 Grant Street)
<b>Developer</b>	Britannia Ridge Developments Inc.

**SITE STATISTICS**

<b>Site Area</b>	1,213.4 sq. m (13,061 sq. ft.)
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**DEVELOPMENT STATISTICS**

	Permitted Under Existing Zoning	Proposed	Recommended
<b>Zoning</b>	RM-4	CD-1	
<b>Uses</b>	Residential	Residential	
<b>Max. Density</b>	1.45 FSR	2.19 FSR	
<b>Floor Area</b>	1,759.5 sq. m (18,939 sq. ft.)	2,656.1 sq.m (28,591 sq. ft.)	
<b>Maximum Height</b>	10.7 m (35.1 ft.)	17.3 m (56.7 ft.) / 5 storeys	
<b>Unit Mix</b>	7 rental units	Studio N/A One-bedroom 16 Two-bedroom 11 Three-bedroom 8 Total 35	
<b>Parking, Loading and Bicycle Spaces</b>	As per Parking By-law	23 Parking spaces 61 Class A Bicycle spaces 0 Class B Bicycle spaces	67 Class A Bicycle Spaces 2 Class B Bicycle spaces
<b>Natural Assets</b> Trees	<b>On-site Trees</b>  3  <b>City Trees</b>  3	<b>On-site Trees</b> Existing 3 Remove 3 New 10 <b>Total 10</b>  <b>City Trees</b> Existing 3 Remove 0 New 0 <b>Total 3</b>	

\* \* \* \* \*