



## POLICY REPORT

Report Date: July 9, 2019  
Contact: Karen Hoesse  
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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: 2499 East 48th Avenue

### **RECOMMENDATION**

- A. THAT the application by Integra Architecture Inc., on behalf of 2602106 Ontario Limited (Sunrise Senior Living), the registered owner, to rezone 2499 E 48th Avenue [*PID 030-053-609, Lot 2, Block C and D, North West Quarter, District Lot 336, Group 1, New Westminster District Plan EPP65874*], from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 1.91 and the maximum building height from 10.7 m (35.1 ft.) to 16.0 m (52.4 ft.) to permit the development of a four-storey, 100-unit Community Care Facility for seniors, be referred to a Public Hearing, together with:
- (i) plans prepared by Integra Architecture Inc., received September 12, 2018;
  - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
  - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, including approval in principle of the form of development, subject to the Conditions of Approval contained in Appendix B;

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

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

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

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

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

- D. THAT Recommendations A to C be adopted on the following conditions:

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

### **REPORT SUMMARY**

This report evaluates an application to rezone a site located at 2499 E 48th Avenue from RS-1 (One-Family) District to CD-1 (Comprehensive Development) District to permit the development of a four-storey building to be used as a 100-unit Community Care Facility. The application is being considered under the *Victoria-Fraserview/Killarney Community Vision* (VFK Vision). Staff have assessed the application and conclude that it meets the intent of the VFK Vision which supports provision of more seniors housing and care homes.

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

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

Relevant Council policies for this site include:

- *Victoria-Fraserview/Killarney Community Vision* (2002)
- *Community Care Facility – Class B and Group Residence Guidelines* (2012)
- *Green Buildings Policy for Rezoning*s (2010, last amended 2017)
- *Community Amenity Contributions – Through Rezoning*s (1999, last amended 2018)
- *Urban Forest Strategy* (2014)

## REPORT

### Background/Context

#### 1. Site and Context

The subject site is a vacant lot located on the west side of Clarendon Street between Waverley Avenue and 48th Avenue (see Figure 1). The site has a total area of 4,014 sq. m (43,206 sq. ft.), with no lane, and a frontage of 104 m (341 ft.) along Clarendon Street and a depth of 38 m (126 ft.). The site is currently zoned RS-1.

The site is adjacent to the large playing field of the Corpus Christi School and Parish to the west, detached houses to the south (zoned RS-1), and Waverley school and Nanaimo Park to the north. There are several nearby seniors' housing projects (zoned CD-1 (13B)) across Clarendon St to the east. These projects include Shannon Oaks and Shannon Oaks West, a 3.5-storey independent seniors living facility operated by the Baptist Housing Society. To the south of Shannon Oaks is Clarendon Court, a 4-storey seniors' assisted living facility (see Figure 1).

The neighbourhood is walkable and well-suited to seniors housing. Shopping and other services are located a five minute walk from the site at Elliot St and E 48th Ave, a 10 minute walk from the site along Victoria Dr. In addition, other nearby public amenities include, Killarney Community Centre, a 15 minute walk to the east, and Nanaimo Park located across the street from the subject site. Two local bus routes (#29 along Elliot Street and #49 along E 49th Avenue) serve the site. The site is also in close proximity to three bikeways: Inverness bikeway, E 43rd Avenue and E 45th Avenue bikeway.

**Figure 1: Location Map - Site and Context**



## 2. Policy Context

**Victoria-Fraserview/Killarney Community Vision (VFK)** (2002) – Rezoning potential for the site is guided by the VFK Vision, which was approved by Council in 2002. The Vision supports the consideration of rezoning for low-rise (below six storeys) seniors housing and care facilities that would provide different levels of care in close proximity to parks, shopping and transit to allow seniors to stay in the community as their housing needs change.

### *Strategic Analysis*

#### 1. Proposal

In accordance with the VFK Vision, this application proposes a four-storey building over one level of parking to be used as a 100-unit Community Care Facility - Class B for seniors (see Figure 2). The overall density proposed is 1.91 FSR and the maximum building height is 16.0 m (52.4 ft.)

The facility is proposed to be owned and operated by Sunrise Senior Living as a private care facility. Sunrise Senior Living is owner and operator of a number of seniors' care facilities in Vancouver and elsewhere in British Columbia.

The first two floors of the facility include a total of 19 single occupancy units and 23 double occupancy units. The top two floors of the care facility will be dedicated to memory care needs, with a total of 28 single occupancy units and 30 double occupancy units. As the top two levels are dedicated to memory, they have a higher degree of security built into the layout. As such, the first two levels have their common amenity spaces, kitchen, dining hall, and recreation spaces located on Levels 1 and 2 while the top two floors dedicated to memory care have common areas, kitchen, and dining hall located on each Levels 3 and 4.

**Figure 2: Street View from Clarendon Avenue Showing the Proposed New Development**



## 2. Land Use

This application proposes an institutional use for seniors through a Community Care Facility – Class B which is consistent with the intent of the VFK Vision.

Residential care facilities for seniors have continuously been a permitted use within Vancouver's residential zones. A Community Care Facility - Class B use, licensed and regulated under the provincial *Community Care and Assisted Living Act* of British Columbia, is an institutional facility which provides a home for those who can no longer care for themselves and who require 24-hour access to professional nursing care. Assessment of this use is guided and informed by the *Community Care Facility – Class B and Group Residence Guidelines*, the fundamental intent of which is to “support the integration of Community Care Facility – Class B and Group Residences throughout the city.” The guidelines specify locational criteria and general design considerations for community care facilities to ensure that these institutional uses address resident needs and are sensitively integrated into their surrounding context.

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

The site is currently zoned RS-1 (One-Family Dwelling) which permits a maximum FSR of 0.70. The application proposes a four-storey building to be used for Senior's Community Care Facility Class B with a total of 100 units. At four storeys and 1.91 FSR, the proposal meets the intent of the VFK Vision, which supports low-rise seniors housing under six storeys.

The building has a proposed height of 16.0 m (52.4 ft.) and a building length of 91.0 m. (298.6 ft.). The proposed four-storey height provides a good fit with the neighbourhood through the provision of generous yard setbacks compatible with existing seniors housing projects across Clarendon Street. The overall scale and massing of the building have also been minimized through stepbacks on the top floors, a series of projecting bays, and subtle steps in the roof line providing an appropriate transition to the surrounding residential context. In consideration of the long frontage, the form is further broken up with a large entry canopy located in the middle section of the building.

The building is accessed from Clarendon Street, through a paved entry courtyard with drive-through under a porte cochere. The entry foyer (or “Great Room”) leads directly to the common outdoor amenity space in the rear courtyard which includes space for urban agriculture and a walking path along the south and west sides of the site. Additional amenity space will be required through conditions of approval included in Appendix B, along with other form of development conditions that seek to improve the public-private realm interface along Clarendon Street and Waverley Avenue.

**Urban Design Panel** - The Urban Design Panel reviewed and supported the project with considerations on December 12, 2018. The panel unanimously agreed that the proposed building provides a good contextual fit in the neighborhood in terms of height and expression, and that seniors housing is well suited to this location as it is close to parks and schools. Panel members recommended further design development of the outdoor spaces as well as improvement to the architectural expression at the Development Permit stage.

**Conclusion** - In summary, staff have concluded that the proposed density, height and form of development are generally consistent with the objectives of the VFK Vision. Staff support the form of development subject to the conditions outlined in Appendix B. Specifically, staff expect

further design improvement to architectural expression, better overall landscape response, and improved outdoor amenity spaces.

#### 4. Housing

**Existing Tenants** – The site is currently zoned RS-1 and vacant. As there are no buildings on site the *Tenant Relocation Plan* policy does not apply.

**Housing Mix** – As submitted, this application proposes a 100-unit Community Care Facility for seniors. Given the institutional use, there are no minimum unit mix requirements.

#### 5. Transportation and Parking

The application proposes one level of underground parking accessed from Waverley Avenue. Loading and servicing will be provided at grade from Waverley Avenue while resident pick-up and drop-off will be provided off Clarendon Street through a paved entry courtyard with drive-through under a porte cochere at the main entrance.

A total of 44 vehicle parking spaces and 12 Class A bicycle spaces are currently proposed. Parking, loading and bicycle spaces must be provided in accordance with the requirement of the Vancouver Parking By-law. To meet the by-law, additional bicycle parking, visitor parking and a passenger loading space at the lane will be required. See Appendix G for proposed parking statistics.

Engineering rezoning conditions are included in Appendix B.

#### 6. Environmental Sustainability and Natural Assets

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

This application has opted to satisfy the updated version of the *Green Buildings Policy for Rezoning*s under the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces.

The applicant has submitted preliminary energy modeling analysis detailing building performance strategies to meet the new energy use intensity, greenhouse gas and thermal demand targets. Additionally, all developments will need to meet rainwater management requirements for retention, rate control, cleaning and safe conveyance. Conditions are included in Appendix B.

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

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 19 bylaw-sized trees on site, most of which are recommended to be removed due to poor to moderate tree health and conflict with building envelope. Staff concur with the arborist's recommendations. There are 13 City trees that are proposed to be retained and protected. No viable City trees are to be removed. The applicant is proposing 37 new trees on site and 4 new City trees.

## **PUBLIC INPUT**

**Pre-Application Community Consultation** – Prior to the submission of the rezoning application, the applicant hosted an open house on April 16, 2018, to introduce the preliminary design concept to the neighbourhood. Approximately 22 people attended and the majority of respondents were in support of the proposal. Based on the applicant's analysis of the commentary by surrounding neighbours, the concerns were mostly related to a loss of on-street parking and loss of views.

**Notification of Rezoning Application** – A rezoning information sign was installed on the site on October 22, 2018. Approximately 1,038 notification letters were distributed within the neighbouring area on or about November 7, 2018. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage ([Vancouver.ca/rezapps](http://Vancouver.ca/rezapps)).

**Community Open House** – A community open house was held on November 29, 2018 at Corpus Christi School, located at 6344 Nanaimo Street. Staff, the applicant team, and a total of 22 people attended the open house.

**Public Response** – Staff received a total of 9 responses to the rezoning submission through open house comment sheets, letters, emails and online comments forms.

Overall feedback was supportive for a new seniors development in the area. There was support for the provision of more seniors as well as support for the overall building design, height, massing, and fit in the neighbourhood. Some concerns were expressed regarding an increase in traffic and lack of street parking in the area. A full description of the feedback is provided in Appendix D.

In response to traffic and parking concerns, staff note that the application is required to meet the *Vancouver Parking By-law*. Loading and servicing will be provided at grade from Waverley Avenue and the use of a drive-through under a porte cochere at the main entrance for resident pick up and drop off as part of the proposal should also mitigate impacts on Clarendon Street.

Staff believe this project addresses the need to deliver supportive housing for seniors in the area as well as providing appropriate contextual fit for the neighbourhood context while considering concerns over traffic impacts.

## **PUBLIC BENEFITS**

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

## **Public Benefits – Required by By-law or Policy**

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

This site is subject to City-wide DCLs and City-wide Utilities DCLs on the proposed 7,667 sq. m (82,523 sq. ft.) of new floor area. Based on rates in effect as of September 30, 2018, total DCLs of approximately \$1,619,101 are anticipated from this development.

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

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

## **Public Benefits – Offered by the Applicant**

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

For institutional uses, the City has a practice of securing a nominal CAC contribution towards the growth-related impacts resulting from additional development rights under a site-specific rezoning. In similar institutional rezonings, a \$32.29 per sq. m (\$3.00 per sq. ft.) target CAC has been applied on the net additional floor area of 4,859 sq. m (52,279 sq. ft.). Using this target rate, a CAC of \$156,837 is established which the applicant has offered as a cash contribution. Staff recommend that this offer be accepted and that the CAC be allocated towards pedestrian improvements such as sidewalks, curb ramps and pedestrian crossings in and around the VFK area including an improved connection between the site and Nanaimo Park.

## **FINANCIAL IMPLICATIONS**

As noted in the section on Public Benefits, a cash CAC of \$156,837 has been offered and will be allocated towards pedestrian improvements or other improvements in and around the VFK area.

The site is subject to both the City-wide DCL and the City-wide Utilities DCL. Should Council approve the rezoning application, it is anticipated that the applicant will pay approximately \$1,619,101 in DCLs based on rate in effect on September 30, 2018.



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

### **CONCLUSION**

Staff have reviewed the application to rezone the site at 2499 E 48th Avenue from RS-1 to CD-1 to permit development of a four-storey building to be used as a 100-unit Community Care Facility for seniors. Assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site and neighbourhood context, and the application is generally consistent with the *Victoria-Fraserview/Killarney Community Vision* (VFK Vision).

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

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**2499 E 48th Avenue**  
**DRAFT BY-LAW PROVISIONS**

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

**Zoning District Plan Amendment**

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan 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) Institutional Uses, limited to Community Care Facility – Class B; and
  - (b) Accessory Uses customarily ancillary to the uses permitted in this section.

**Floor area and density**

- 4.1 Computation of floor space ratio must assume that the site area is 4,014 m<sup>2</sup> being the site area at the time of the application for the rezoning evidenced by this By-law, and before any dedications.
- 4.2 The floor space ratio for all uses must not exceed 1.91.
- 4.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
  - (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:

- (i) the total area of all such exclusions must not exceed 12% of permitted floor area, and
    - (ii) the balconies must not be enclosed for the life of the building;
  - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
  - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the minimum exclusion for a parking space must not exceed 7.3 m in length; and
  - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 4.5 The use of floor area excluded under section 4.4 must not include any use other than that which justified the exclusion.

### **Building height**

5. Building height, measured from base surface, must not exceed 16.0 m.

### **Horizontal angle of daylight**

- 6.1 Each habitable room must have at least one window on an exterior wall of a building.
- 6.2 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.
- 6.3 Measurement of the plane or planes referred to in Section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
  - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 6.5 An obstruction referred to in section 6.2 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 ( ).
- 6.6 A habitable room referred to in section 6.1 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**

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

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

### **Zoning and Development By-law**

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

\* \* \* \* \*

**2499 E 48th Avenue  
CONDITIONS OF APPROVAL**

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

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

*Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by Integra Architecture Inc., received September 12, 2018, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.*

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

**Urban Design**

1. Design development to improve neighbourhood compatibility, by further study of massing, roof forms and landscaping, to reduce scale and lessen shading of the adjacent playing field.

Note to Applicant: This could be achieved by sloping the roof of the stair towers on the end elevations, revisiting the mansard roofs to determine where flat portions could be incorporated, particularly near the west side of the building near the playing field, as well as where a roof deck could best be incorporated.

2. Design development to improve the quality of the public realm around the building, as follows:
  - (a) Reduce the length and footprint of the east entry drive off Clarendon Street to provide more space for landscaping and pedestrian seating;
  - (b) Explore improvements to the functionality of the porte cochere, and how best to incorporate parking for wheelchair users and possibly visitors; and
  - (c) Provide generous perimeter landscaping around the site, clarify fencing and security measures, and maximize seating opportunities along the street, especially near entry points and other features.

Note to Applicant: The proposed streetscape treatment should blend with the neighbourhood character, provide pedestrian interest and opportunities for socialization, and also address safety and privacy of seniors.

3. Design development to strengthen the indoor-outdoor connection from the main entry to the west outdoor amenity, to capitalize on sun, natural light and views of the school playing fields.

Note to Applicant: This could be achieved by opening up the central “Great Room” space for more direct visual communication with the adjacent outdoor amenity space. Revising the ground floor layout, and relocating some of the communal spaces to the west (i.e. Great Room or Patio Room), with offices and other ancillary spaces to the east would strengthen this important connection.

4. Design development to provide more generous common indoor and outdoor amenity space, to enhance opportunities for social interaction on the site, within the building, and possibly at the rooftop level.

Note to Applicant: Much of the site is occupied by vehicular circulation, which limits usable outdoor space. Develop additional seating nodes of various sizes throughout the site to facilitate smaller scale gatherings and family interaction. A rooftop amenity with views west over the playing field and a wellness walking path are highly desirable. (Refer to Landscape condition #10)

5. Design development to maintain and maximize seniors’ independence, including maximizing opportunities for daylighting within the facility.
6. Design development to simplify architectural expression by reducing the number of building materials and roof slopes, at time of Development Permit.
8. 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

9. Design development to confirm the retention of trees #102, #103 and #117, and provide the following:
  - (a) Coordination of the arborist report and landscape architectural tree management plan. Confirm the viability for the retention of trees #102 and #103 as proposed by the arborist report. Ensure that the arborist’s tree management plan references the most current building and parkade footprint;

Note to applicant: In the case that the retention of trees #102 and #103 is not viable, provide two significant replacement trees with a minimum caliper of 10 cm. Deciduous trees with large canopies would be desired.

- (b) Accurate illustration of retained on-site trees on Level P1 and L1 architectural drawings and ground level landscape drawings; and

- (c) Confirmation by the arborist that the building and parkade setbacks are sufficient for successful tree retention.
10. Design development to the open spaces along Clarendon Street, as follows:
- (a) Provide a variety of open spaces that are private and semi-private, to accommodate a range of programming opportunities.
  - (b) Consider consolidating some of the small seating areas to create a larger programming area to foster social interactions.

Refer to Urban Design condition #4.

11. Consideration for providing an intensive green roof on the roof level, with additional outdoor amenity space. (Refer to Urban Design condition #4)
12. Design development to incorporate edible plants in the planting plan, especially the planted area around the amenity deck.

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

13. 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 (1.0 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.

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

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

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

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

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

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

#### **Sustainability**

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

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



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**Engineering**

18. 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.
19. 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.
20. 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.
21. 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.*
22. Provision of additional design elevations on both sides of the ramp, at all break points, drive aisles, maneuver aisles, loading bay(s), disability spaces and at all entrances.
23. Design development to locate Class A passenger loading proximal to the main entry independent of 1-way flow required for the porte cochere.

Note to applicant: Consider providing a layby to achieve this.

24. Provision of maximum 5% grade for all required manoeuvring for loading activities.

Note to applicant: Turning analysis for access to proposed loading and passenger loading bays demonstrates use of the 10% sloped ramp is required. Consider lengthening parkade ramp to achieve this.

25. Provision of an additional partial section drawing through proposed loading at grade.
26. Provision of updated plans to label and dimension individual parking, loading, visitor and passenger space(s), columns and column setbacks from manoeuver aisles on plans.
27. Provision of a parabolic mirror on the parkade ramp where opposing motorists cannot readily view each other.

Note to applicant: Consider providing parabolic mirror on the west side of the ramp at gridline 4 to achieve this.

28. Consider relocating overhead security gate further up the ramp so that vehicles may pass each other in a linear fashion.
29. Provision of updated section plans to show minimum 2.3m (7'6½") required vertical clearance to the underside of raised security gate(s) and disability spaces, free of all built obstruction.
30. Provision of an additional partial section plan to show the entire length of the main parkade ramp including section lengths and slopes.

Note to applicant: Slopes of up to 15% may be acceptable if a 7.5%-10% transition ramp or continuous transition curve is provided at the bottom for at least 4.0m (13') in length. Ramps which have a 15% slope and are exposed to the weather must be heated.

31. Provision of updated plans to show individual Class B bicycle spaces with minimum 0.6m (2') x 1.8m (6') required dimensions.
32. Provision of updated plans to show the route for Class A bicycle spaces to reach the outside.

Note to applicant: Route to be stair free and note the use of parkade ramp if required.

33. Provision of automatic door openers for all doors providing access to Class A bicycle spaces.
34. Updated plans to show and note location of visitor and passenger spaces.
35. Delete references to "dedicated on-street parking" from drawing L-1.0.

### **Green Infrastructure**

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

The applicant should take into account the following:

36. As per the Rainwater Management Bulletin, runoff from the first 24 mm of rainfall from all areas, including rooftops, paved areas, and landscape must be retained or reused on site. The method of capture must be prioritized according to three Tiers outlined in the Bulletin and justification must be provided for using Tier 2 and 3.

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- (a) Staff note that no effort has been made to capture rainfall on site beyond rainfall falling onto landscaped areas. Justification must be provided for not using Tier 1 or Tier 2 rainwater management methods.
    - (i) Note that directing water from hardscapes to landscaping (either over native soils or slab) is considered Tier 1 & 2 capture- with only excess water being directed to detention tanks for release.
  - (b) Clarify where and how the first 24 mm of rainwater will be managed by providing a site map detailing each area and surface type and what rainwater management method will be used in each.
  - (c) Staff note that opportunities for onsite infiltration of rainwater exist on this site as the underground parking structure does not extend to the property line. Consider installing permeable pavers and directing rainwater into raingardens /bio-swales or an infiltration trench to manage rainwater.
    - (i) A large detention tank may not be required if appropriate measures to manage rainwater on site are taken.
  - (d) Clarify how the tank size of 108.5 m3 was calculated and consider recalculating the volume required by only including impervious areas that will not capture rainfall
37. 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.
38. As per the Water quality requirements, the volume of water (24 mm for low pollutant generating surfaces like roofs and 48 mm for high pollutant generating surfaces like driveways) that leaves the site must be treated to a standard of 80% TSS removal by mass by using either individual BMPs that meet the standard or treatment trains of BMPs that, when combined, meet the standard.
- (a) Vegetated practices or absorbent landscapes that filter the appropriate water quality volume through a minimum of 450 mm of growing medium are assumed to meet this requirement. Staff note that a topsoil depth of 300 mm is listed.
  - (b) Only those surfaces designed for motor vehicle use and other high pollutant generating surfaces require an additional 24 mm of treatment beyond the first 24 mm retained (for a total of 48 mm treated).
  - (c) For proprietary treatment devices:
    - (i) Provide product information for all treatment practices.

- (ii) Products need to meet the ISO 14034 ETV certification. The applicant may propose other technologies but must provide supporting information that shows the technology meets the standard.
- 39. The applicant is to refer to the Rainwater Management Plan Bulletin <https://vancouver.ca/docs/bulletins/Rainwater-Management-Bulletin.pdf> for full submission requirements.
- 40. Ensure that the following are included in the RWMP submission at the development permit stage:
  - (a) A proposed site plan that delineates building location, underground parking extents, and the drainage areas, and includes area measurements for pervious/impervious areas. The plan will identify which rainwater management practice will be used in each area and where the proposed detention tank and water quality treatment system are to be placed.
  - (b) A geotechnical study if onsite infiltration is proposed.
  - (c) A maintenance and operation guide for the rainwater management system that is provided to the eventual owner or party responsible for the maintenance.
- 41. Legal arrangements will be required to ensure on-going operations of certain rainwater storage, rainwater management and green infrastructure systems.
- 42. A Section 219 Rainwater Management Agreement Covenant will be required once the Final RWMP is accepted by the City. The Final RWMP will be attached to the covenant and be register on the property's title. After construction, the Engineer of Record will be required to inspect the RWM system and determine whether it has been substantially completed according to the covenant and Final RWM Plan. The EOR is to inform the City by letter bearing the Engineer's professional seal whether the system has been so constructed, and, if not, sealed "as-built" drawings showing the details of the modified system must be provided.

## PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

### Engineering

1. Release of Statutory Right of Way and Option to Purchase Agreement CA5756068-71 from both the subject Lot and the adjoining site (Lot 1, Block C and D, North West Quarter District Lot 336, Plan EPP65874) prior to building occupancy. Development of the site as proposed will render the SRW/Option redundant and its release will allow those structures shown within the west 10 feet of the site to remain.

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

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.

The submitted Fire Underwriter’s Survey (FUS) calculations were not performed in accordance with the guidance provided by the FUS. The submitted FUS calculations are not accepted and thus not evaluated. The water system was evaluated based on City of Vancouver minimum required fire flows. Based on City minimum required fire flows, no water main upgrades are required to service the development. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.

Note to applicant: The main servicing the proposed development is 150 mm. Should the development require water service connections larger than 150 mm, the developer shall upsize the existing water main on E 48th Avenue from Nanaimo Street to Clarendon Street.

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

The post-development 5-year flow rate discharged to the storm sewer shall be no greater than the 5-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.

Development to be serviced to the 200 mm SAN in E 48th Avenue.

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

- (i) Provide profile or cross-section schematic of wells/test hole locations and screens, interpreted site stratigraphy, topography, water table(s), planned excavation depth, depth of proposed foundation drainage, tanked foundation location, etc.
    - (ii) Include a Groundwater Management Plan, per conclusions and recommendations outlined in the preliminary report:
      - Provide temporary excavation flows

- Determine pressure head above floor slab in the underlying till
  - Determine seasonal high water table
- (iii) Report must address peat found on site in the impact assessment. The City has concerns with dewatering peat causing subsidence at adjacent properties, buildings, and infrastructure. Note that well point dewatering is not allowed at this site due to the presence of soft soil.
- (iv) Please provide a statement in the report to directly address the permanent post-construction dewatering condition.
- (d) Provision of a plan for monitoring and reporting on the flow discharged to the sewer during the dewatering period. The reported flow monitoring must include daily volume/flow measurements (or more frequent measurements) and can be submitted to [utilities.servicing@vancouver.ca](mailto:utilities.servicing@vancouver.ca).
- (e) Provision of a new light broom finish saw cut concrete sidewalk on Clarendon Street and E 48th Avenue frontages.
- Note to applicant: New sidewalk to have a minimum 1.8m width.
- (f) Provision of new curb ramp on the northwest corner of Clarendon Street and E 48th Avenue to City standard.
- (g) Provision of new curb and gutter on Waverly Avenue adjacent the site and curb bulge on the south side of Waverley Avenue to the west of Clarendon Street.
- Note to applicant: City to provide a geometric design.
- (h) Provision for the completion of T-bulge on the north side of Waverley Avenue at Clarendon Street including but not limited to curb and gutter, ramp, and saw cut concrete sidewalk connector to existing sidewalk.
- Note to applicant: City to provide geometric design.
- (i) Provision of upgraded street lighting adjacent to the site to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required.
- (j) Provision of Streets infrastructure improvements includes the following, but not limited to:
- (i) Off-site civil infrastructure (i.e. curb bulges, sidewalk improvements, curb re-alignments) to follow approved CoV issued Geometric Drawing (if applicable).
    - CoV issued Building Grades may be subject to review based on approved Geometric Drawings.
  - (ii) Should the driveways on Clarendon Street be approved, proposed sidewalk crossfall slopes to be designed between 1-3%.
    - Driveway crossing pavement structure to meet MF137-AF

- (iii) Replace all existing top inlet catchbasins around perimeter of site to top and side inlet catchbasins.
- (iv) Revise curb ramp at the SW corner of Clarendon Street and Waverly Avenue to a single directional ramp crossing the south leg.
- (v) New concrete curb and gutter as per MF137-A-1 on Waverly Avenue.
- (vi) New pavement structure on Waverly Avenue between existing asphalt and proposed curb and gutter to meet MF137-AR specifications with 75mm thickness asphalt.
- (vii) All utility cuts are to be restored as per MF137-AE-2 or match existing to the satisfaction of the City Engineer.
- (viii) All proposed sidewalks to meet MF137-F-4 with sawcut control joints.
- (k) 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.

- (l) 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.

### **Sustainability**

3. Enter into such agreements as the General Manager of Planning, Urban Design & Sustainability and the Director of Legal Services determine are necessary that require the owner to report energy use data, on an aggregated basis, for the building as a whole

and for certain common areas and building systems. Such agreement or agreements will also provide for the hiring of a qualified service provider to assist the owner for a minimum of three years in collecting and submitting energy use data to the City.

### **Community Amenity Contributions**

4. Pay to the City a Community Amenity Contribution of \$156,837 which the applicant has offered to the City, to be allocated to towards pedestrian improvements such as sidewalks, curb ramps and pedestrian crossings in and around the VFK area including an improved connection between the site and Nanaimo Park. Payment is to be made prior to enactment of the CD-1 By-law in the form of a bank draft, certified cheque or wire transfer, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

### **Environmental Contamination**

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

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

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

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



2499 E 48th Avenue  
DRAFT CONSEQUENTIAL AMENDMENTS

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

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting *Lot 2, Block C and D North West Quarter, District Lot 336, Group 1 New Westminster, District Plan EPP65874, 030-053-609* from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

**DRAFT AMENDMENT TO THE PARKING BY-LAW NO. 6509**

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

To Schedule C, Council adds:

“

Address	By-law No.	CD-1 No.	Parking Requirements
2499 East 48th Avenue	( )	( )	Parking, loading and bicycle spaces in accordance with by-law requirements, except that 2 Class A loading spaces can be provided in lieu of 1 Class B loading space, for a total of 2 Class B and 2 Class A loading spaces.

“

\* \* \* \* \*

**2499 E 48th Avenue**  
**ADDITIONAL INFORMATION**

**1. URBAN DESIGN PANEL**

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

**EVALUATION: SUPPORT with recommendations**

- **Introduction:**

Rezoning Planner, Tiffany Rougeau, introduced the project as a rezoning application at 2499 E 48th Avenue proposing to rezone one vacant lot under the Victoria-Fraser View Killarney (VFK) Community Vision.

The site is located between Nanaimo Avenue and Clarendon Street adjacent Corpus Christi School and Parish to the west. The lot is currently vacant and zoned RS-1. The surrounding context is primarily composed of single-family housing zoned RS-1, with several seniors' housing projects across the street.

To the immediate east is Shannon Oaks and Shannon Oaks West, a 3.5-storey independent seniors living facility operated by the Baptist Housing Society and to the south of Shannon Oaks is Clarendon Court, a 4-storey seniors assisted living facility. To the north across the street is Nanaimo Park.

The proposal is for a 4-storey Senior's Community Care Facility, Class B with a total of 100 units. (The top 2 floors will be dedicated to memory care needs.) This will all be over one level of underground parking accessed from Waverley.

The proposal has been made under the VFK Community Vision plan which includes:

- 21.1: Support for small developments designed for seniors near parks, shopping and transit.
- 21.2: Support for provision of low-rise purpose built seniors' housing – some providing for different levels of care

It is also desirable for Class B Community Care Facilities to be located in residential neighbourhoods. This use is conditionally permitted in all residential zones throughout the City, including RS-1.

Development Planner, Brenda Clark, summarized the project as generally attractive and supportable at this location, with good access to public transit, shopping and community services. The Victoria-Fraserview neighbourhood is very walkable and well-suited to seniors housing. Nearby parks include Nanaimo Park, Killarney Park, and Gordon Park. The site measures approximately 126 ft. wide by 341 ft. long, similar to seven single family lots. It is flanked by a large playing field and a school to the west, single family homes (RS-1) to the south, and two large seniors' complexes across Clarendon Street.

The building is proposed as 4 storeys, with a maximum height of 15.01 m (52'-3"), similar to the seniors projects to the east, but considerably more massive than the single family residences to the south. The FSR is proposed as 1.91.

Proposed setbacks are as follows:

East: 3.7 m (12'-3") at corners, 9.24 m (30'-4") to the building face.

North: 4.78 m (15'-8")

South: 5.61 m (18'-5")

West: 3.3 m min., 7.26 m (23'-10") to the building face.

The project generally complies with many aspects of the Seniors Supportive and Assisted Housing Guidelines (SSAHG), Community Care Facility – Class B and Group Residence Guidelines.

Form of Development issues include:

- Four storey building creates morning shadow on adjacent playing field to west;
- Massing transition to single family neighbours to south (2.5 storeys);
- Insufficient common outdoor space for residents and visitors at grade and on upper floor balconies; and,
- Inadequate privacy of ground floor units.

Advice from the Panel is sought on the following:

1. General massing, setbacks, and neighborliness to the RS-1 context and the school playing field to the west.
2. Quality of the shared indoor and outdoor amenity spaces for 100 Community Care residents.
3. Materials and details for the future Development Permit application.

- **Applicant's Introductory Comments:**

This is the 4th Sunrise Living project Integra has worked on locally. Sunrise has a fixed program related to the user groups in the facility. This project includes 2 floors of memory care at the top of the building. Normally, a walking route is provided around the building, but it is becoming more and more difficult to acquire a squarish site in Vancouver.

The design of the building is intended to fit in with the surrounding context. A shoulder set back was provided on the top floor at each end of the building, to fit better with the single family to the south, and the lower seniors' buildings to the east. The mansard roofline was adjusted to lessen shadowing on school playing field, and the east and west facades were articulated to give visual interest to the 300' long building.

Key items of the program is drop off/and pick up area of site, loading and parking for Sunrise bus for residents is at the northwest corner, adjacent to the playing field, to have less impact on the neighbours. The porte cochere entry lines up with the driveway access to Shannon oaks.

The landscape around the building provides some seating nodes and smaller street trees on Waverly. The primary amenity space is on the west of the building, overlooking the playing fields. A central fragrant garden is incorporated, along with vegetable plots. The outdoor

open space is secured by a fence which returns to the building face, leaving the remainder of the site more open.

The applicant team then took questions from the panel.

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

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

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

- Provide rooftop amenity with indoor space and washroom.
- Improve the indoor-outdoor connection, by relocating some ground floor communal spaces (i.e. Great Room or Patio Room) on the west and some offices on the east, to take advantage of outdoor amenity and park spaces.
- Simplify the materials and details, and "calm down" the architectural expression.

- **Related Commentary:**

The panel unanimously agreed that the proposed building is good contextual fit in the neighborhood in terms of height and expression. Seniors housing is well suited to this location, close to open space and the school.

Many panelists encouraged the applicant to revisit and improve the amenity spaces, including a roof top terrace to take advantage of the unused space and views, with a smaller indoor amenity with washroom facilities to support for private and other gatherings.

1. Provision of rooftop amenity space would enable family interaction, as the current configuration provides very little private space for families. A covered outdoor area, as well as a washroom, would be a nice space for families to interact.
2. The location of porte cochere has squeezed building to park and the ground plane needs further study. The indoor and outdoor ground floor amenity spaces could be improved upon, by creating a strong visual connect and good light exposure. Amenity areas should take advantage of the western exposure.
3. 'Calm down' and reduce the number of architectural materials and simplify the detailing.

The amenity spaces should take advantage of the surrounding neighborhood and adjacencies. Seniors love to watch children playing, and overview of the park and school is ideal.

The panel members commented extensively on design development of outdoor amenity areas, as improvements would benefit the residents and their families, whether located on the roof or the main floor, as follows:

- A lot of the site is dedicated to vehicular circulation, including the porte cochere, which has squeezed the building. The porte cochere should be more compact in

- front of the building, in order to enlarge the western outdoor amenity area overlooking the playing fields.
- Consider layby along the street to reduce on site traffic movements, and develop more meaningful and usable outdoor spaces for residents.
  - There should be more “flow through” from the building entry to the western outdoor amenity, which is achievable by reworking the locations of the dining room, offices, etc., and opening up the central space for visual communication from one side to the other, to capitalize on sun and natural light.
  - Provision of rooftop amenity space would enable family interaction, as the current configuration provides very little private space for families. Several private areas should be provided. A covered outdoor area, as well as a washroom, would be a nice space for families to interact.
  - A walking loop was discussed, along with weather protection around the building, particularly for seniors walking outdoors.
  - Overshadowing of the playing field could be ameliorated by reduction or elimination of mansard roofs, which increase the shading.
  - One panel member noted the importance of window design over the park, for privacy as well as sun access.

The possibility of skylighting above the top floor to bring light down to the hallway was discussed.

A number of panelists noted to simplify the number of materials and calm down the architectural expression at the Development Permit stage.

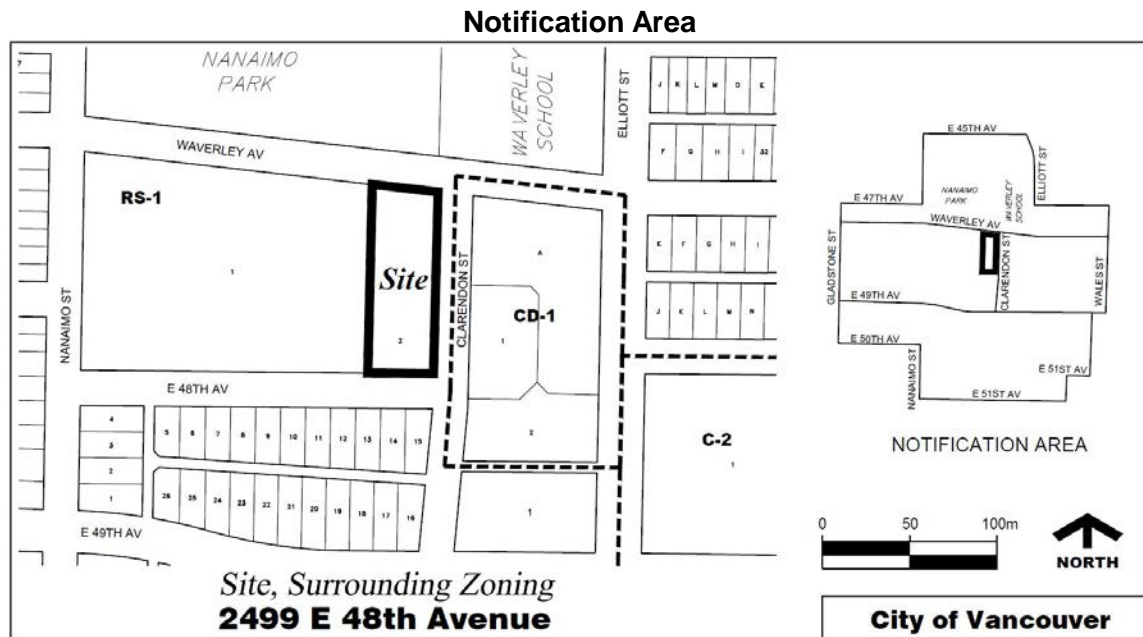
Consideration of heat loss and energy modelling was recommended for the next stages of the project, specifically referencing window mullion patterns and building massing.

- **Applicant’s Response:**

The applicants thanked the Panel for their comments and advised the items discussed would be incorporated in further revisions.

## 2. PUBLIC CONSULTATION SUMMARY





**Public Notification** – A rezoning information sign was installed on the site on October 22, 2018. A community open house was held on November 29, 2018. A total of 1038 notifications were distributed within the neighbouring area on or about November 7, 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)).



**November 29, 2018 Community Open House** – A community open house was held from 5:00-7:30 pm on November 29, 2018, at Corpus Christi School, 6344 Nanaimo Street. Staff, the applicant team, and a total of approximately 22 people attended the Open House.

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

- In response to the November 29, 2018 open house, a total of seven comment sheets were received from the public.
- A total of two letters, e-mails, online comment forms, and other feedback were received from the public.

Total notifications	 1,038
Open House attendees	 22
Open House comment sheets	 7
Online/other feedback	 2

\* 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 by topic, and ordered by frequency:

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

- **Provision of affordable housing and assisted living for seniors:** Respondents demonstrated support for the increase in seniors living units, citing that this housing typology is needed in this local community area.
- **Architecture and building design fit:** Respondents expressed support for the architecture and building design of the proposal, citing that the design is attractive and fits the local context. Additional comments included that the design is suitable for future senior residents.
- **Building height, density, and massing:** Respondents considered the building height, density, and massing of the proposal to fit the local community context as well as the intent of the Victoria-Fraserview/Killarney Community Vision.

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

- **Parking:** Respondents expressed concerns about the lack of existing street parking and inadequate supply of underground parking proposed for residents, staff and public use.
- **Building height, density, and massing:** Respondents cited concerns for the increase in building height, density, and massing with specific concerns about the fit of the proposal within the existing neighbourhood context, as well as obstruction to mountain views.

- **Traffic congestion:** Respondents expressed concerns for an increase in traffic congestion in the local area, particularly during peak school and church hours. Respondents cited concerns for congestion due to a lack of on-street loading areas in the neighbourhood.

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:*

- Proximity to parks and shopping amenities.
- Adequate privacy from the neighbouring school yard.
- Appreciation for the onsite public amenity space for social gathering.
- Good location for parking ramp and traffic circulation.

*General comments of concern:*

- Addition of more residents in the neighbourhood.

*Neutral comments/suggestions/recommendations:*

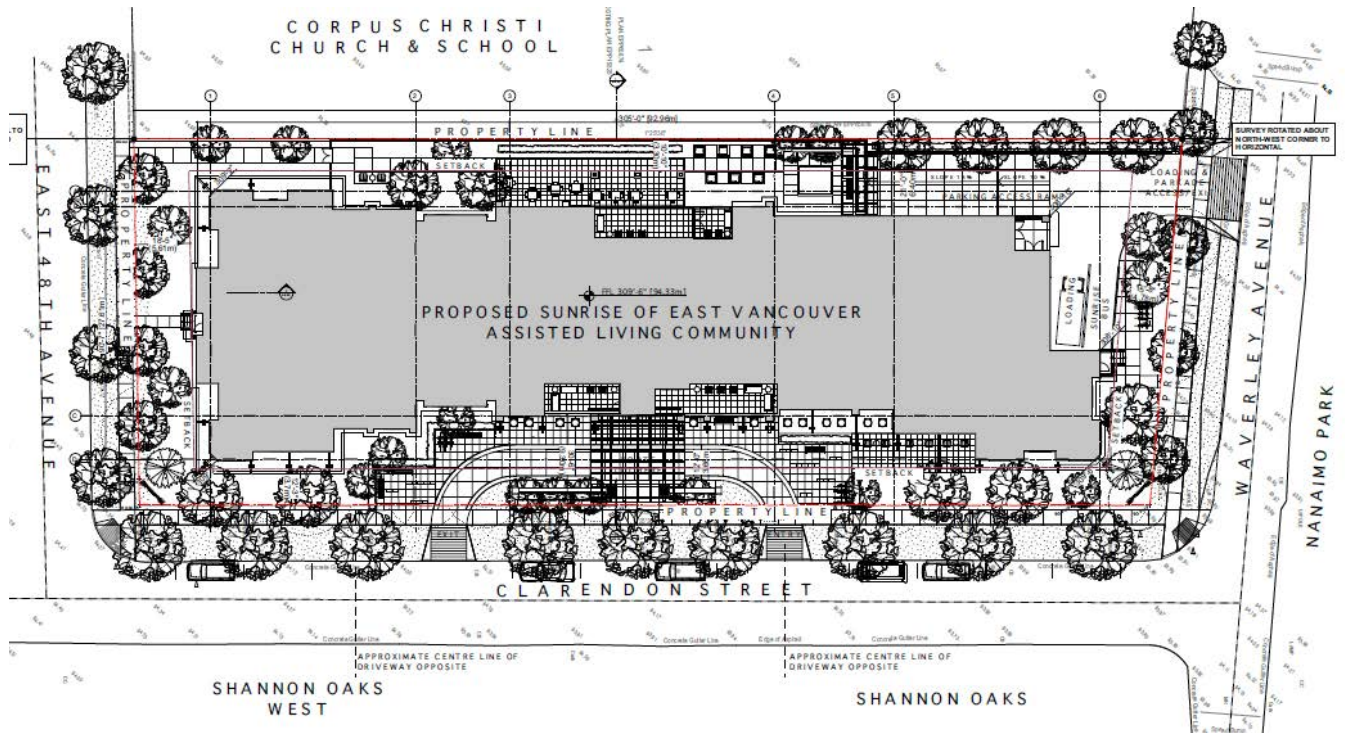
- Desire to see the project fast tracked.
- Suggestion for more interior acoustic buffer to address the noise from school.
- Suggestion to raise crosswalks at nearby intersections.

\* \* \* \* \*



2499 E 48th Avenue  
FORM OF DEVELOPMENT

Site Plan



Landscape Plan



West Elevation



East Elevation



North Elevation

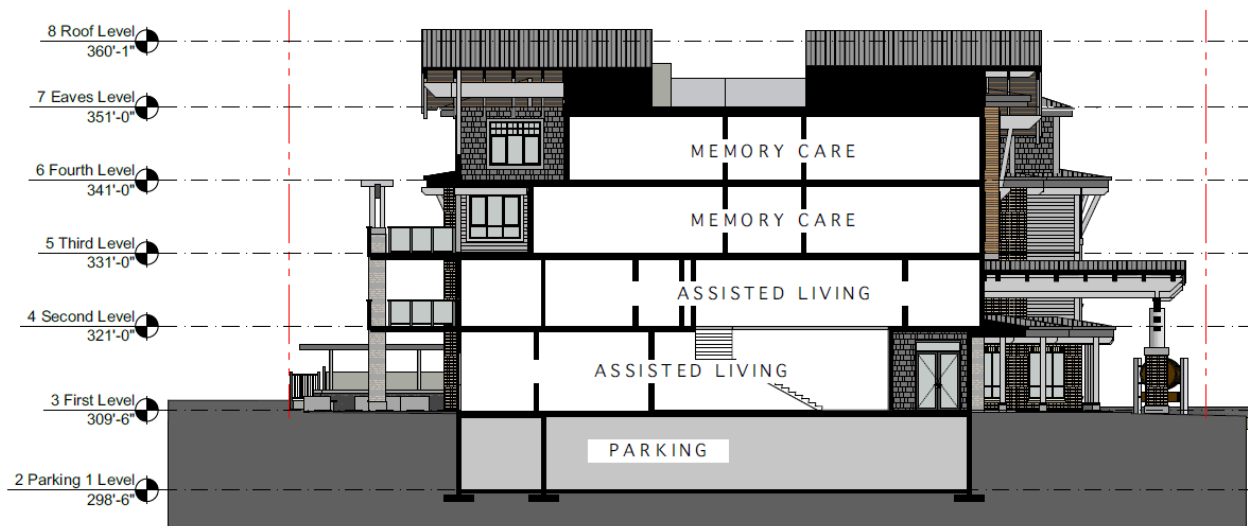




### South Elevation



### Section through E 48th Avenue



**View from the northeast corner of Waverley Avenue**



**View from the east on Clarendon Avenue**





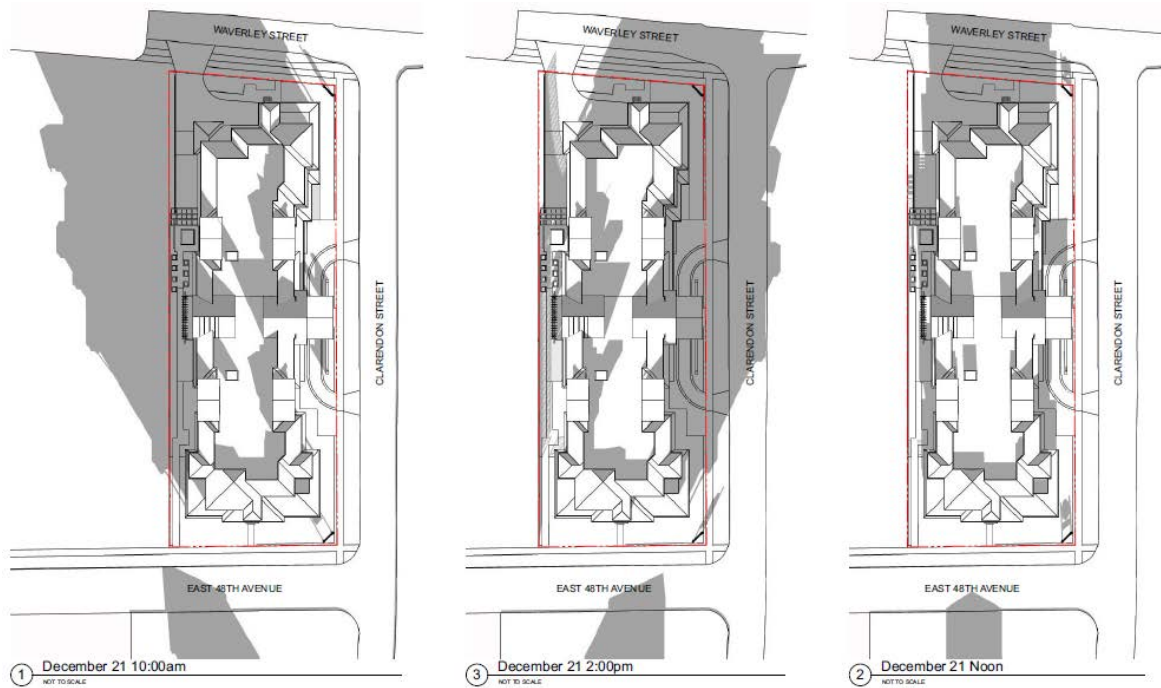
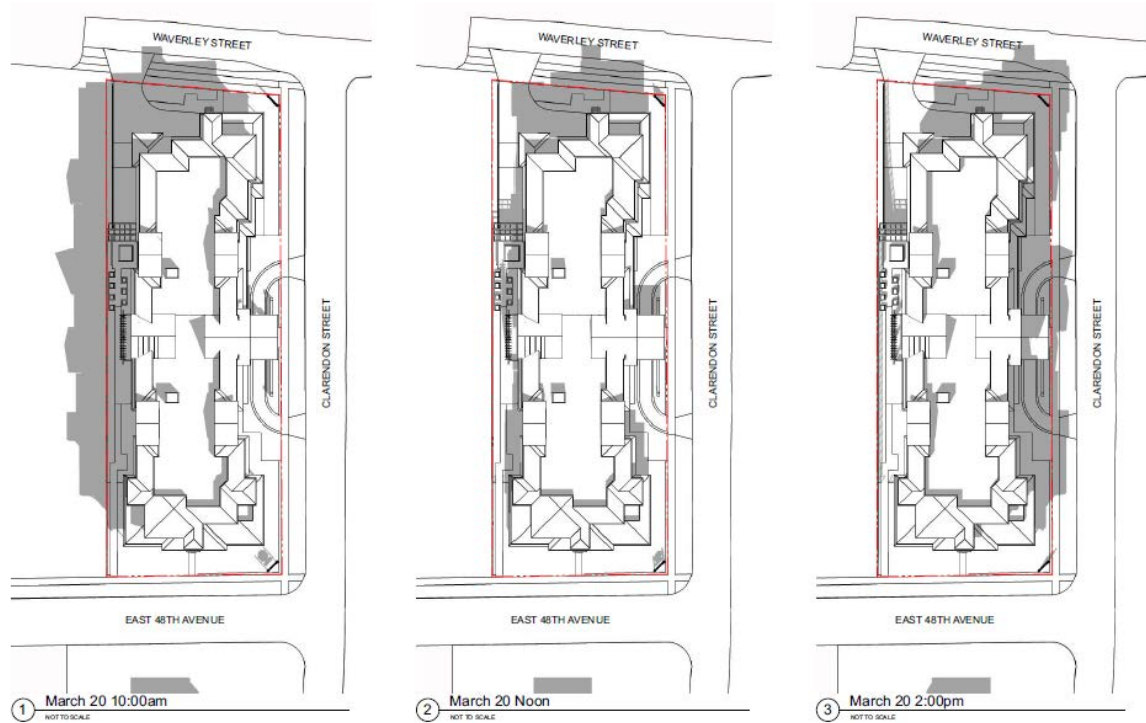
**View from the west at Corpus Christi School playing field**



**View from the proposal looking towards Corpus Christi School playing field**



## Shadow Studies



2499 E 48th Avenue  
**PUBLIC BENEFITS SUMMARY**

**Project Summary**

A four-storey building to be used for a 100-unit community care facility for seniors.

**Public Benefit Summary:**

The project would generate a City-wide DCL payment, a City-wide Utilities DCL payment, and a CAC.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 4,014 sq. m/ 43,206 sq. ft.)	0.7	1.91
Floor Area (sq. ft.)	30,244 sq. ft	82,523 sq. ft.
Land Use	Single-Family Residential	Institutional

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required <sup>1</sup>	City-wide DCL <sup>2,3</sup>	\$127,630	\$1,203,185
	City-Wide Utilities DCL <sup>3</sup>	\$70,166	\$415,916
	Public Art	n/a	n/a
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		\$156,837
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage		
	Affordable Housing		
	Parks and Public Spaces		
	Social/Community Facilities		
	Other		
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>		<b>\$197,796</b>	<b>\$1,775,938</b>

<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.



**2499 E 48th Avenue**  
**APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**Property Information**

Address	Property Identifier (PID)	Legal Description
2499 E 48th Avenue	030-053-609	Lot 2, Block C and D North West Quarter, District Lot 336, Group 1 New Westminster, District Plan EPP65874

**Applicant Information**

Architect	Integra Architecture Inc.
Developer/Property Owner	Sunrise Senior Living / 2602106 Ontario Limited

**Development Statistics**

	Permitted Under Existing Zoning	Proposed Development	Recommended
<b>Zoning</b>	RS-1	CD-1	
<b>Site Area</b>	4,014 sq. m (43,206 sq. ft.)	4,014 sq. m (43,206 sq. ft.)	
<b>Uses</b>	One-Family (Residential)	Institutional (Community Care Facility – Class B)	
<b>Floor Area</b>	2,810 sq. m (30,244 sq. ft.)	7,667 sq. m (82,523 sq. ft.)	
<b>Floor Space Ratio (FSR)</b>	0.70 FSR	1.91 FSR	
<b>Height</b>	10.7 m (35 ft.)	16.0 m (52.4 ft.)	
<b>Unit Mix</b>	n/a	Total units: 100	
<b>Parking, Loading And Bicycle Spaces</b>	38 parking spaces 3 Class B loading spaces 2 Class A bicycle spaces 0 Class B bicycle spaces	44 parking spaces 1 Class B loading space 12 Class A bicycle spaces 6 Class B bicycle spaces	44 parking spaces 2 Class B loading space 2 Class A loading spaces 12 Class A bicycle spaces 6 Class B bicycle spaces
<b>Natural Assets</b>	19 on-site trees 13 City trees	3 retained on-site trees 13 retained city trees 37 new on-site trees 4 new City trees	