

Report Date: October 22, 2019
Contact: Karen Hoese
Contact No.: 604-871-6403
RTS No.: 13437
VanRIMS No.: 08-2000-20
Meeting Date: November 5, 2019

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 1805 Larch Street

RECOMMENDATION

- A. THAT the application by Metric Architecture, on behalf of 1157013 B.C. Ltd., the registered owner, and Jameson Larch & 2nd Avenue Limited Partnership (Jameson Developments), the beneficial owner, to rezone 1805 Larch Street [*Lots 8, 9, and 10, Except the South 2 Feet Now Lane, all of Block 220A District Lot 526 Plan 1058; PIDs 014-980-789, 014-980-894, and 014-980-908 respectively*] from RT-8 (Two-family Dwelling) to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.75 to 2.53 and building height from 10.7 m (35.1 ft.) to 20.5 m (67.1 ft.) to permit development of a five-storey residential building which would contain 63 secured rental housing units, with 20 per cent of the residential floor area being secured as moderate income units, under the *Moderate Income Rental Housing Pilot Program*, be referred to Public Hearing together with:
- (i) plans prepared by Metric Architecture, received January 24, 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 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, if after Public Hearing, Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for

enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

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 three parcels located at 1805 Larch Street from RT-8 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District under the *Moderate Income Rental Housing Pilot Program* ('MIRHP Program'). The application proposes development of a five-storey residential building containing 63 secured rental units, with 20 per cent of the residential floor area secured for households earning a moderate income and rented at rates affordable to such households. A height of 20.5 m (67.1 ft.) and an FSR of 2.53 are recommended.

Staff have assessed the application and conclude that it meets the intent of the MIRHP Program. The application is also consistent with the Development Cost Levy By-law definition of "for-profit affordable rental housing", for which Development Cost Levies (DCLs) may be waived.

If approved, the application would contribute 63 secured rental housing units towards 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

- *Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements And Available Incentives* (2017)
- *Rental Incentive Guidelines* (2012, last amended 2019)
- *Kitsilano RT-7 and RT-8 Guidelines* (1994, last amended 2018)
- *Housing Vancouver Strategy* (2017)
- *High-Density Housing for Families With Children Guidelines* (1992)

- *Family Room: Housing Mix Policy for Rezoning Projects* (2016)
- *Green Buildings Policy for Rezonings* (2010, last amended 2018)
- *Community Amenity Contributions — Through Rezonings* (1999, last amended 2018)
- *Vancouver Development Cost Levy By-law No. 9755* (2008, last amended 2018)
- *Urban Forest Strategy* (2014)

REPORT

Background/Context

1. Site and Context

The site is located in the Kitsilano neighbourhood at the southwest corner of Larch Street and West 2nd Avenue, with a site area of approximately 1,644 sq. m (17,700 sq. ft.) (See Figure 1). The site, which slopes 5.2 m (17.2 ft.) from northeast to southwest, is currently developed with a two-storey church originally constructed in 1962. The church does not include any historic features and there are no residential units on site.

The current zoning is RT-8 (Two-family Dwelling) and permits residential development up to 0.75 FSR and 10.7 m (35 ft.) in height. The site fronts onto a zoning boundary along Larch Street, with RT-8 zoning to the west and RM-4 zoning to the east. RM-4 (Multi-family Dwelling) zoning permits 1.45 FSR and building heights to a maximum of 10.7 m (35 ft.). In addition, there are several taller residential strata-titled towers to the east, constructed in the 1960's and 1970's prior to zoning changes to the RM-4 District Schedule.

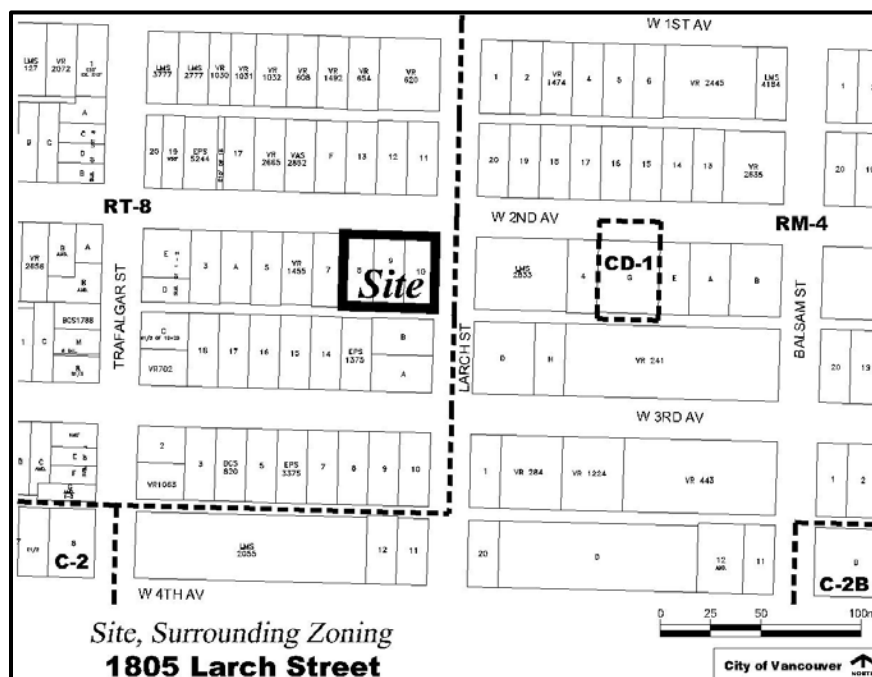
Neighbourhood Amenities – The following neighbourhood amenities exist in the area:

- **Parks:** *Kitsilano Beach Park, Tatlow Park, Point Grey Park Site (6 min walk), Point Grey Park Site at Trafalgar, Point Grey Park Site at Stephens, Margaret Pigott Park (8 min walk).*
- **Cultural/Community Space:** *Kitsilano Neighbourhood House (10 min walk), Kitsilano Vancouver Public Library Branch (12 min walk).*
- **Child Care:** *Kit's Cottage (Infant), Bumble Bear Daycare (3-5 years), and Kits Kids Club (5-12 years) (10 min walk); and Mosaic Montessori Preschool (3-5 years) and Jericho Kids Club (5-12 years) (12 min walk).*

Under the previous owner, the church provided space for scout groups, recovery groups, voting places, a cold-weather men's shelter, and other similar community uses. A Montessori day care operated on the site until shortly after submission of the rezoning application, and the recent church congregation relocated to a site nearby in October 2019.

Local School Capacity – This site is located within the catchment area of General Gordon Elementary at 2268 Bayswater Street. Per the *Vancouver School Board (VSB)'s Draft Long Range Facilities Plan*, dated May 29, 2019, enrolments in 2017 resulted in a shortage of six spaces. By 2027, the draft plan forecasts a shortage of 90 spaces. Greater capacity is available at the secondary level, with Kitsilano Secondary at 419 E 24th Avenue utilizing 91 per cent of its 1500 seat capacity in 2017, forecasting a surplus of 38 spaces in 2027. VSB continues to monitor development and work with the City of Vancouver to help plan for future growth.

Figure 1: Location Map



2. Policy Context

Moderate Income Rental Housing Pilot Program – On November 29, 2017, Council approved the application process, project requirements and incentives for the MIRHP Program which is intended to deliver moderate income rental housing across the city. Between January 1, 2018 and July 1, 2019, the City accepted rezoning proposals for new buildings where 100 per cent of the residential floor area is secured as rental housing and at least 20 per cent of the residential floor area is permanently secured as moderate income units. Those moderate income units are to be rented at rates targeted to meet the affordability needs of moderate income households earning between \$30,000 and \$80,000 per year and there are to be caps on rental increases at rates set under the provincial *Residential Tenancy Act*, even on a change in tenant. The purpose of the pilot is to test the level of interest from the development industry and demonstrate financial and operational feasibility of these projects in different parts of the city, including the level of affordability that can be achieved. Staff will report back to City Council with lessons learned from the pilot, and if appropriate, recommendations for a new, long term program to encourage the construction of moderate income rental housing.

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

application, if approved, will contribute towards the targets for purpose-built market rental units, family units, and rental units geared to incomes below \$80,000 per year.

Development Cost Levy (DCL) 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 application proposes a five-storey residential building consisting of 63 secured rental units of which 20 per cent of the residential floor area being secured as moderate income rental units, at a height of 20.5 m (67.4 ft.) and an FSR of 2.55 (see Figure 2).

Staff recommend lowering the proposed height to 20.5 m (67.1 ft.) and the density to 2.53 FSR in response to public feedback, urban design recommendations, and the staff review (see conditions in Appendix B). The changes will increase the separation between the proposed building and the existing buildings to the south, and improve the contextual fit and character. In addition, the amenity area will be increased and moved to the roof. This report is based on the original submission drawings with recommended conditions in Appendix B and the recommended reductions in height and density are set out in the draft by-law attached as Appendix A.

Figure 2: Proposed Development as Viewed from Corner of Larch St and W 2nd Ave



2. Land Use

This site is currently zoned RT-8 (Two-Family Dwelling) District. The intent of the RT-8 District Schedule and the Kitsilano RT-7 and RT-8 Guidelines are to encourage retention and renovation of existing buildings which maintain an architectural style and building form consistent with the historical character of the area. Redevelopment is encouraged on underdeveloped sites or sites that do not contribute to the local character. New development is intended to be compatible with the existing character of the area. In all cases, neighbourly building scale and placement is emphasized.

This proposal includes residential land uses, is consistent with the intent of the MIRHP Program and the Kitsilano RT-8 District Schedule, and is compatible with the adjacent RM-4 zone.

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

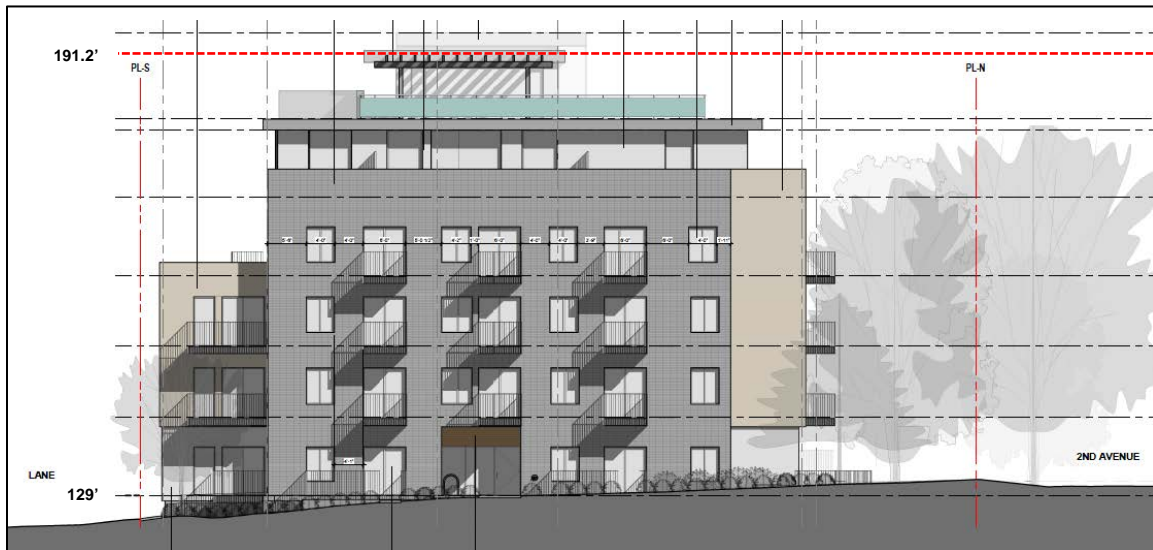
This application meets the location criteria under the MIRHP Program for RT zones which limits development to a maximum of six storeys, provided the site is adjacent to an arterial roadway or is a large site off an arterial. As the MIRHP Program does not contain detailed design guidelines, each proposal is evaluated against local context, how the proposal transitions to its immediate neighbours, the intent of the base zoning and design guidelines, and other urban design performance criteria.

Existing Zoning – If development were to occur under the existing RT-8 zoning, the maximum conditional development potential of the site would be multiple dwelling use to a maximum 10.7 m (35 ft.) in height, and 0.75 FSR, most likely in the form of rowhouses up to two or two and a half storeys containing a maximum of 10 dwelling units. Any such development above 0.50 FSR and higher than two storeys would be at the discretion of the Director of Planning, provided the Director of Planning first considers all applicable policies and guidelines adopted by Council, and any further conditional provisions within the RT-8 District Schedule.

Density – A density of 2.55 FSR has been proposed for this application. While the overall height and massing are generally appropriate for the site and neighbourhood context, staff recommend lowering the density to 2.53 FSR to increase the setback at the lane and reduce the massing to more appropriately respond to the immediate context (see conditions in Appendix B, and Figures 3 and 4).

Height – The application proposes a building height of 20.5 m (67.4 ft.) from base to the rooftop trellis. The building reads as five storeys from West 2nd Avenue and Larch Street, and six storeys from the lane including the ground-oriented laneway units. As noted earlier in this report, the site is on the eastern boundary of the RT-8 zoning, under which existing buildings are primarily low-rise houses and duplexes. The area to the east is zoned RM-4, and includes many low apartment developments along with older strata-titled residential towers up to 14 storeys which predate RM-4 zoning changes from several decades ago.

Following the review, it was determined the proposed building is an appropriate response to the overall context, and a decrease in overall height of approximately 3 ft. measured to the rooftop amenity room is recommended. Conditions included in Appendix B to achieve this lowered height include reducing the floor-to-floor height, reducing the solid guardrail height above the fourth storey, and minimizing the massing of rooftop features (see Figures 3 and 4).

Figure 3: Proposed Elevation from Larch Street**Figure 4: Elevation from Larch Street reflecting Conditions in Appendix B**

Transition – The MIRHP Program requires proposals to consider and respect the existing context and transition effectively to surrounding lower scaled buildings. The proposed massing terraces down to four- and three-storeys at the southern and western edges of the building, and the northwest and southwest corners of the fourth floor are notched to enhance this transition. Staff generally support the proposed massing transition and recommend significantly increasing the rear setback for the full width of the building, and providing an intensive landscape buffer to further assist with transitioning the building to the lane and decreasing the impact to lower scaled development to the south (see Figures 3 and 4).

Neighbourliness – The base RT-8 zoning anticipates new development to be compatible with the traditional character of the area. This existing character dominantly features large single-family homes with generous front yard landscaping and trees. The proposal retains the mature trees in the West 2nd Avenue front yard, and proposes a building footprint in line with

the adjacent house to the west. On Larch Street, the building proposes the same setback as the existing building, with a further setback along the lane to match the adjacent house across the lane.

The design of the proposed building exhibits a simple contemporary architectural style. Adjacent buildings within the RT-8 zoning display strong traditional character, and a number of them are heritage-designated buildings. Further design development is recommended to improve the compatibility of the building with its immediate context through exploring architectural references to contextually appropriate character elements, such as size and proportion of windows, articulation of the building facades, and prominence of individual unit entries. In order to enhance the overall character and neighbourliness, conditions in Appendix B include recommendations to further develop the ground-oriented units with front gardens, porches, and patios on both the West 2nd Avenue and Larch Street frontages, and to explore more character elements.

Amenity – The proposal includes a small indoor amenity room on the fifth storey with a large outdoor amenity space including urban agriculture on the roof. In order to improve the amenity areas, it is recommended to relocate the indoor amenity room to the roof adjacent to the outdoor rooftop space, and increase the size of the amenity room to accommodate a broad range of activities. It is anticipated the rooftop amenity room will be centrally situated and appropriately set back from the edges of the building along with landscape screening to reduce over-look onto adjacent neighbouring lots. Design conditions related to these recommendations are included in Appendix B.

Livability – The MIRHP Program allows consideration of the relaxation of unit sizes and configurations, subject to project location, evaluation of livability, design performance, and affordability. Considerations include the relaxation of dwelling unit size from a minimum of 37 sq. m (398 sq. ft.) to 29.7 sq. m (320 sq. ft.), and inboard bedrooms (bedrooms without external windows) within three-bedroom moderate income rental units.

This application proposes three market rental studios less than 37 sq. m (398 sq. ft.), with clear widths of approximately 12.2 ft. and a layout that supports livability. The application also proposes inboard bedrooms in three-bedroom units, which can be considered for the moderate income household units. Further design development should occur to maximize the livability of any inboard bedrooms through varied design measures, including internal cross-ventilation, borrowed light, and flexible usage. Conditions are included in Appendix B to require detailed unit plans including future layouts and sections to assist further evaluation of the livability of these units.

Some of the units proposed in this application are relatively small. With the consideration of increased affordability and overall viability of the project, staff agree with the general approach for this development under the MIRHP Program, subject to the conditions in Appendix B.

Landscape – The site includes 28 trees within the front and side yards, and five City-owned street trees are directly adjacent along West 2nd Avenue. This dense greenery is consistent with the maturing RT-8 character of the area to the west of the site. In recognition of this character, the application proposes retention of 24 trees, including two Douglas-fir trees measuring approximately 16 m (52 ft.) in height. In addition, landscape conditions in Appendix B will further increase landscaping, screen parking and loading areas, and better integrate the building onto the site.

Urban Design Panel – The Urban Design Panel reviewed and supported this application on April 17, 2019 with recommendations to reduce the apparent height, simplify the architectural expression and further develop the proportions and character of the building. For detailed panel comments, refer to Appendix C.

It is concluded that, subject to conditions in Appendix B which will result in a slight reduction in height and FSR, the proposed form, massing and height are appropriate for this context. The design responds well to the MIRHP Program and intent of the Kitsilano RT-7 and RT-8 Guidelines while balancing the goal of securing moderate income rental housing units. Staff support this application subject to conditions outlined in Appendix B.

4. Housing

The *Housing Vancouver Strategy* (Housing Vancouver) and associated 3 Year Action Plan is the culmination of a year-long process of gathering, synthesizing and testing new ideas and approaches to addressing housing affordability in Vancouver. The MIRHP Program is a new approach to help provide an important supply of homes for households who are not eligible for or do not want to live in social housing but cannot afford market rental housing. The addition of new moderate income rental units and market rental units to the City's inventory contributes towards the Housing Vancouver target as shown in Figure 5.

Figure 5: Progress Toward 10 Year Housing Vancouver Targets for Purpose-Built Market and Developer-Owned Below Market Rental Housing as of September 30, 2019

Housing Type	CATEGORY	10-YEAR TARGETS	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	Market Rental	16,000	2,472
	Developer-Owned Below Market Rental	4,000	26
	Total	20,000	2,498

**Note that tracking progress toward 10-year Housing Vancouver targets began in 2017.*

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

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2018, the purpose-built rental apartment vacancy rate was 0.8 per cent, equivalent to approximately 463 available units. The vacancy rate (based on the Canadian Mortgage and Housing Corporation (CMHC) Market Rental Survey) in Kitsilano was the same as the Citywide rate at 0.8 per cent, meaning 8 out of every 1,000 market rental units in Kitsilano were empty and available for rent. Further, Kitsilano has a vacancy rate of zero for three-bedroom units (IBID). A vacancy rate of three per cent is considered to be a balanced rental market.

Market rents continue to be high in light of significant demand and limited supply, and new market rental and moderate income rental units are important parts of the housing continuum which help reduce pressure on the existing rental stock. The high cost of land and construction means that new market rental units will rent at higher rates than existing, older apartment rental units. The MIRHP Program is intended to ensure that more rental housing options are created

that meet the affordability needs of those annually earning between \$30,000 and \$80,000 and restricts market access to these units through the use of eligibility criteria.

Housing Mix – On July 13, 2016, Council adopted the *Family Room Housing Mix Policy for Rezoning Projects* which includes family housing requirements set at 35 per cent. These units are to be designed in accordance with the *High Density Housing for Families with Children Guidelines*.

This application provides for a broad cross-section of household types. Taking into account staff's recommended changes to the proposal, it would deliver approximately 41 per cent family units (26 units), exceeding the 35 per cent requirement.

Proposed Rents and Income Thresholds – In 2016, the median household income in the Kitsilano neighbourhood was \$72,839. Under the MIRHP Program, the application must provide 100 per cent secured rental units with a minimum of 20 per cent of residential floor area as moderate income rental units. This application would deliver approximately 13 units to be rented at rates that meet the affordability requirements of moderate income households under the MIRHP Program, as illustrated in Figure 6.

Figure 6: Proposed Rents for Moderate Income Units versus Market Rents in Newer Westside Buildings, and Household Incomes Served

Unit Type	Moderate Income Units - Average Starting Rents	Average Household Income Served ¹	Average Market Rent in Newer Buildings - Westside ²	Average Household Income Served ¹
Studio	\$950	\$38,000	\$1,694	\$68,000
One Bedroom	\$1,200	\$48,000	\$1,873	\$75,000
Two Bedroom	\$1,600	\$64,000	\$2,689	\$108,000
Three Bedroom	\$2,000	\$80,000	no data available	no data available

¹ These rates represent the average minimum household income required for the average unit. The actual rents and income required will be a range. As per CMHC, affordable housing is defined as shelter costs equal to or less than 30 percent of total before-tax household income.

² Data from the October 2018 CMHC Rental Market Survey for buildings completed in the year 2008 or later on the Westside of Vancouver.

To be eligible for moderate income rental housing, a household must have a gross annual income that meets the requirements for the specific unit type, and there must be at least one household member per bedroom. The eligibility requirements are described in further detail in the *Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives* document. All residents in the building will have equal access to common indoor and outdoor amenities and facilities illustrated in the architectural drawings in Appendix E.

Based on median incomes for Metro Vancouver, a one-bedroom moderate income rental unit would be affordable to a variety of occupations such as services workers, trades workers, entry-level researchers and non-profit workers. A three-bedroom moderate income rental unit would meet the needs of a two-income family employed in sectors such as trades, industrial arts, and human resources.

A market rental studio unit would be affordable to a single person in occupations such as administrative services management, etc. A two-bedroom market rental unit could be affordable by a couple working in occupations such as technical roles in construction or engineering.

The market rental housing component will provide options that are significantly more affordable than home ownership as illustrated in Figure 7.

Figure 7: Housing Costs and Household Incomes Served for Market Rental versus Home Ownership

Unit Type	Market Units – Average Starting Rents	Average Household Income Served ¹	Monthly Costs of Ownership for Median-Priced Unit – Westside (BC Assessment 2018) ²	Average Household Income Served ¹
Studio	\$1,950	\$78,000	\$2,920	\$117,000
One Bedroom	\$2,200	\$88,000	\$3,628	\$145,000
Two Bedroom	\$2,925	\$117,000	\$5,676	\$227,000
Three Bedroom	\$4,000	\$160,000	\$9,053	\$362,000

¹ These rates represent the average minimum household income required for the average unit. The actual rents and income required will be a range. As per CMHC, affordable housing is defined as shelter costs equal to or less than 30 percent of total before-tax household income.

² Based on the following assumptions in 2018: median of all BC Assessment recent sales prices in Vancouver Westside 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.

MIRHP Program proposals that meet the requirements of the DCL By-law are eligible for a DCL waiver, and the applicant has applied for the waiver. Housing staff have evaluated this application and have determined that it qualifies. The average proposed rents across the project, including both moderate income units and market units, meet the maximum average rents as outlined in the DCL By-law and *Rental Incentive Guidelines*.

The DCL By-law allows for rents of the market rental units to be increased annually from the time of the public hearing to initial occupancy, as per the maximum allowable increases under the *Residential Tenancy Act* (RTA). 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. Rents for the moderate income units cannot be increased ahead of initial occupancy, and subsequent increases are permanently capped at the annual allowable rate permitted under the RTA, regardless of turnover.

Through the Development Permit application process, the City will ensure that average unit sizes do not exceed the maximum thresholds set out in the DCL By-law. More information on the Development Cost Levy Waiver can be found in Appendix F.

Security of Tenure – All 63 units in the project will be secured as rental through a Housing Agreement and a Section 219 Covenant for the longer of 60 years or the life of the building. The agreement is to be enacted by Council by by-law and registered on title to secure starting rents for both the moderate income and market units (as per Figures 6 and 7), and will prohibit the stratification and separate sale of individual units. The agreement will also limit the rates at which rents for the moderate income units may be increased, even on a change in tenant. Annual reporting on the operation of the moderate income rental housing units will be required

and will contain information including rents and verification of tenant eligibility. The addition of new moderate income rental and market rental housing units contributes towards Housing Vancouver targets. Conditions related to securing the units are contained in Appendix B.

Existing Tenants – As there are no existing residential units on this site, a Tenant Relocation Plan is not required.

5. Transportation and Parking

The application proposes 56 vehicle parking spaces in two levels of underground parking for the residential uses on site, exceeding the Parking By-law requirement of 37 spaces. In addition, the application proposes 113 Class A bicycle spaces, and 6 Class B bicycle spaces.

Frequent bus service is available on West 4th Avenue one block to the south, Cornwall Avenue three blocks to the north, and Macdonald Street three blocks to the west. In addition, the Seaside Greenway is located four blocks to the north.

Engineering conditions related to transportation and parking are included in Appendix B.

6. Environmental Sustainability

Green Buildings – The *Green Building Policy for Rezonings* (2010, last amended 2018) requires that residential rezoning applications satisfy either the near zero emission buildings or the low emissions green buildings conditions within the policy. These new requirements are mandatory for all rezoning applications received on or after May 1, 2017.

This application is required to satisfy the *Green Buildings Policy for Rezonings* and is pursuing the low emissions green buildings requirement. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces.

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

Natural Assets – The *Urban Forest Strategy* was developed to find ways to help preserve, protect, and strengthen Vancouver's urban forest and tree canopy for the future. In April 2014, Council amended the *Protection of Trees By-law* to maintain a healthy urban forest by requiring permission to be granted to remove trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities, and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas. A 'by-law sized tree' has a tree trunk diameter of 20 cm or greater and requires a tree permit when it is proposed to be removed.

There are 28 trees on site, all in fair condition. As noted within the Landscape section of this report, the application proposes retention of 24 trees.

PUBLIC INPUT

Public Notification – A rezoning information sign was installed on the site on February 25, 2019. Approximately 2,745 notification postcards were distributed within the neighbouring area on or about March 13, 2019. Notification and application information, as well as an online comment form, was made available on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

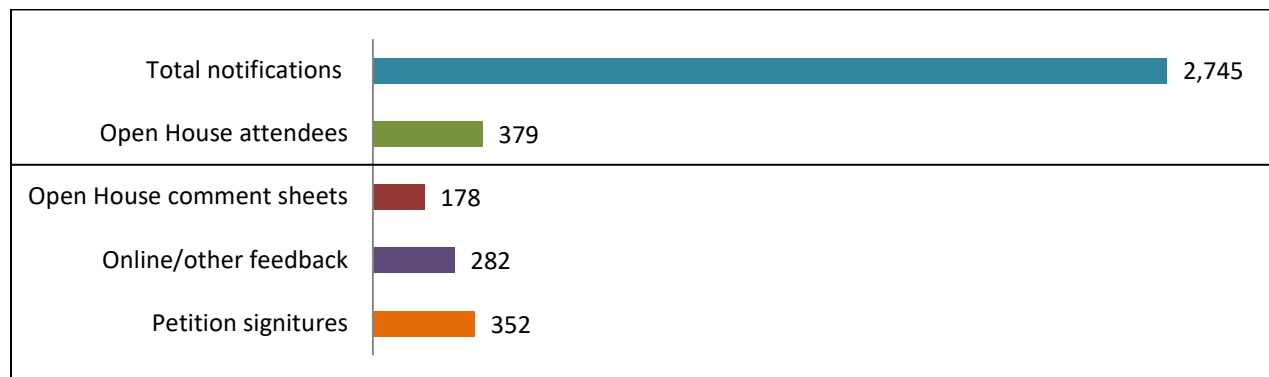
Community Open House – A community open house was held on April 10, 2019 at Kitsilano Neighbourhood House, located at 2305 West 7th Avenue. Staff, the applicant team, and approximately 379 people attended the open house.

Neighbour Group Meeting – A small meeting was held on May 28, 2019 at City Hall with staff and six local neighbours to receive detailed concerns regarding the proposal.

Public Response – Responses to the proposal have been submitted to the City as follows (see Figure 8):

- 178 written comment sheets in response to the April 10, 2019 open house.
- 282 letters, emails, online comment forms, and other feedback, including letters and material submitted at the May 28, 2019 local neighbour meeting.
- 1 petition including 352 signatures.

Figure 8: Notification and Public Response



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

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

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

Key themes of support included:

- Housing affordability
- Contextual fit with neighbourhood character
- Walkability
- Building height

Key themes of concern included:

- Contextual fit with neighbourhood character
- Building height
- Lack of consultation
- Precedence
- Loss of church and community space

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

Contextual Fit with Neighbourhood Character – Staff have reviewed the application and have concluded the building generally responds well to the context and neighbourhood character. However, further revisions are required to better integrate the building into the site and neighbourhood. Based on feedback received from the public and the Urban Design Panel, along with the staff review, recommendations have been included in Appendix B to further improve the contextual fit and character.

Building Height – The proposed building relates well to the taller building heights found within a short walk of the site and the mature trees help transition the building to its immediate smaller context to the west, however staff recommend a slight reduction in the overall building height to better relate to the immediate context. See conditions in Appendix B.

Lack of Consultation – The MIRHP Program was approved by Council in 2017 to assist with achieving targets set out in the *Housing Vancouver Strategy*, specifically around housing moderate income households. Throughout the rezoning review, staff received over 450 pieces of feedback at the City-led open house on April 10, 2019, at a meeting with concerned local residents on May 28, 2019, and directly via email, letter, phone call, or other means. All feedback received has assisted staff with the review of this rezoning application and directly contributed to the recommendations included within this report.

Precedence – The MIRHP Program is a pilot program limited to 20 proposals. Staff have concluded the proposal achieves a supportable form, compatible with the neighbourhood context, and contributes towards Council's Housing Vancouver goals.

Loss of Church and Community Space – The previous owner chose to sell the site and relocate the church services to another location along with the accompanying community serving programs. Projects including secured rental units along with a portion of below market rental units are financially challenging. Securing floor area for non-residential uses within the project further challenges the financial viability. In 2018 Council approved the *Making Space for Arts and Culture – Cultural Infrastructure Plan*, which supports the development of policies for the retention and expansion of arts and cultural spaces, including community spaces such as churches. Staff are monitoring the change of community spaces throughout the city to inform this work and consideration of long-term policy options to promote retention and renewal of community-serving spaces.

PUBLIC BENEFITS

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

1. Required Public Benefits

Development Cost Levies (DCLs) – DCLs 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 a City-wide DCL and a City-wide Utilities DCL on the proposed 4,158.34 sq. m (44,760 sq. ft.) of residential floor area.

In accordance with 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 the rates in effect as of September 2019, the value of the DCL waiver is approximately \$1,264,918. A review of how the application meets the waiver criteria is provided in Appendix F.

Section 3.1B(c) of the DCL By-law allows for rents in the market rental units to be increased annually from the time of public hearing to initial occupancy, as per the maximum allowable increases under the RTA. Rents in the moderate income rental units may not be increased above the established maximums prior to occupancy. 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, annual rent increases are permitted subject to RTA limits, and such limits will also apply for the moderate income units, even on a change in tenant.

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.

Public Art Program – As the proposed floor area is below the minimum threshold of 9,290 sq. m (100,000 sq. ft.), no public art contribution will arise from this application.

2. Offered Public Benefits

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 of City services.

The *Community Amenity Contributions – Through Rezonings* policy requires lower-density secured market rental applications within the RT zones proposing more than 4 storeys to be subject to a CAC evaluation. Real Estate Services have assessed the application and costs of securing 20 per cent of the residential floor area for moderate income rental units and determined no additional community amenity is required.

Rental Housing – The applicant has proposed that all of the residential units will be secured as rental housing (non-stratified) for the longer of 60 years and the life of the building. No less than 20 per cent of the residential floor area will be secured as moderate income units, while the remainder will be market rate units. The public benefit accruing from this application is the contribution to the City’s secured rental housing stock serving a range of income brackets.

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

Financial Implications

The site is subject to both City-wide DCL and City-wide Utilities DCLs. The project is expected to qualify for a DCL waiver as for-profit affordable rental housing, forgoing approximately \$1,264,918 of DCLs.

The 63 rental housing units, secured by a Housing Agreement and Section 219 Covenant for the longer of the life of the building of 60 years, will be privately owned and operated.

No additional CAC or public art contribution is applicable.

CONCLUSION

Staff have reviewed the application to rezone the site at 1805 Larch Street from RT-8 to CD-1 to permit development of a five-storey building containing 63 rental housing units, including 20 per cent of the floor space permanently secured for moderate income households, and conclude the application is consistent with the objectives of the *Moderate Income Rental Housing Pilot Program* (MIRHP Program). The incentives provided of additional height, density, and a DCL waiver, assist with the delivery of needed rental housing units. Staff further conclude that the recommended form of development, subject to the conditions in Appendix B, represents an appropriate urban design response to the site and context. If approved, this application would make a contribution to the achievement of key housing goals outlined in the *Housing Vancouver Strategy*.

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

* * * * *

**1805 Larch Street
DRAFT BY-LAW PROVISIONS**

Note: A By-law 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 appends 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 ().

Definitions

3. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:
 - (a) for the purpose of calculating the total dwelling unit area for section 5.1 of this By-law, "Dwelling Unit Area" is the floor area of each dwelling unit, measured to the inside of all perimeter walls excluding any floor area as required by section 6.4 of this By-law; and
 - (b) "Moderate Income Rental Housing Units" means dwelling units that meet the requirements of approved Council policies and guidelines for Moderate Income Rental Housing, as secured by a housing agreement registered on title to the property.

Uses

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

Conditions of Use

- 5.1 A minimum of 20% of the total dwelling unit area must be Moderate Income Rental Housing Units.
- 5.2 The design and lay-out of at least 35% of the dwelling units must:
- (a) be suitable for family housing;
 - (b) include two or more bedrooms; and
 - (c) comply with Council's "High-density Housing for Families with Children Guidelines".
- 5.3 The uppermost storey is limited to amenity areas, recreational facilities and meeting rooms accessory to dwelling uses, to be made available only to occupants of dwelling units within the building.

Floor Area and Density

- 6.1 Computation of floor space ratio must assume that the site consists of 1,644.38 m² being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 6.2 The floor space ratio for all uses must not exceed 2.53.
- 6.3 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.
- 6.4 Computation of floor area and dwelling unit area must exclude:
- (a) open residential balconies or sundecks and any other appurtenances, which in the opinion of the Director of Planning are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the permitted floor area; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens, if the Director of Planning first approves the design of the 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, whose 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 m² for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

6.5 The use of floor area excluded under section 6.4 must not include any use other than that which justified the exclusion.

Building Height

7. Building height, measured from base surface to top of parapet, must not exceed 20.5 m.

Horizontal Angle of Daylight

8.1 Each habitable room must have at least one window on an exterior wall of a building.

8.2 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.

8.3 Measurement of the plan or planes referred to in section 8.2 must be horizontally from the centre of the bottom of each window.

8.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement if the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council, and:

- (a) The minimum distance of unobstructed view is not less than 3.7 m; or
- (b) The habitable room is within a unit assigned to moderate income households and containing a minimum of three bedrooms, where the horizontal angle of daylight requirement is relaxed for no greater than one of the habitable rooms in the unit.

8.5 An obstruction referred to in section 8.2 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 ().

8.6 A habitable room referred to in section 8.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:

- (i) 10% or less of the total floor area of the dwelling unit; or
- (ii) 9.3 m²;

Zoning and Development By-law

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

* * * * *

**1805 Larch Street
CONDITIONS OF APPROVAL**

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by Metric Architecture, stamped received January 24, 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 significantly mitigate the privacy, noise, and visual impacts to the neighbours across the lane to the south through the following recommended changes:
 - (a) Providing a minimum of 10 ft. rear setback for the full width of the site to allow for a substantial landscape buffer including large trees along the lane;

Note to Applicant: This condition moves the south massing of the building away from the lane including the southeast wing, laneway units, and the parkade access. It significantly improves the lane interface, livability of laneway units, as well as vehicle movement safety. The revision will result in a reduction in floor area to a maximum density of 2.53 FSR. Note that the condition is not to fill in the rear elevation to the minimum 10 ft. setback line. The existing rear setbacks that are larger than 10 ft. should be maintained. Minor encroachments into this setback may be considered for exit stairs no taller than one-storey.
 - (b) Enhancing landscape screening along all south-facing edges of roof decks on the upper levels through the inclusion of including tall hedges; and
 - (c) Reducing the projecting depth of south-facing balconies and employing translucent material for guardrails.
2. Design development to significantly reduce the actual and perceived height of the building to achieve a better compatibility with the surrounding low density properties through the following recommended strategies:

- (a) Reducing the height of the building by approximately 3 ft. by providing a typical 10 ft. floor-to-floor height. Note: Staff have reviewed a test fit the applicant submitted and support the approach;
 - (b) Reducing the apparent parapet height on all sides of the 4th floor by replacing the solid guardrail with a transparent/semi-transparent material such as glass, recessing the guardrail back from the edges of the roof, and providing landscaping to soften the roof edges; and
 - (c) Minimizing the massing of appurtenance on the uppermost rooftop.
3. Design development to ensure a high standard of livability for all dwelling units by providing the following:
- (a) Adequate daylight, ventilation, and external views for all habitable rooms;

Note to Applicant: All habitable rooms should meet the Horizontal Angle of Daylight (HAD) requirement set out in the CD-1 By-law. An inboard bedroom may be considered by demonstrating the ability to maximize internal cross-ventilation, borrowed light and flexibility of use. Detailed unit plans and sections are to be included as part of a Development Permit application. No more than one inboard bedroom is permitted in a moderate income rental unit with three or more bedrooms. Inboard bedrooms are not permitted in market rental units. Also note that the two-bedroom unit at southeast corner of ground floor would not have adequate daylight due to the small unit size and depth below grade. The livability of this corner unit can be improved by revising the unit into a lane-facing one bedroom unit, removing the sunken patio and providing street access and an at-grade garden to the unit above.
 - (b) Adequate room sizes to accommodate reasonable furniture layouts;

Note to Applicant: Any changes in the recommended unit count and unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board. Detailed unit plans and furniture layouts are to be included as part of a Development Permit application. Livable units are a goal of the City. Staff will work with you through the Development Permit process to ensure unit layouts are viable.
 - (c) Usable private open space for all residential units.

Note to Applicant: This can be achieved by providing balconies measuring 1.8 m (6 ft.) deep with a minimum area of 4.6 sq. m (50 sq. ft.). Reductions to this depth may be considered by demonstrating the ability to accommodate elements such as a table and seating for two people and offer generous common amenity spaces on site. Reductions may also be considered as necessary to maintain the health of any immediately-adjacent trees in conflict with a larger balcony. Refer to the *High Density Housing Guidelines for Families with Children* for more information.

4. Design development to strengthen the features of street-facing, ground-oriented units to create a better integration with grade and a more compatible streetscape with the surrounding area, including:
- (a) Providing direct access from each unit to the adjacent public sidewalk;
 - (b) Providing individual private patios and/or front gardens interfacing with the sidewalk with substantial landscaping and fencing defining the edge; and
 - (c) Incorporating entry porches or similar treatment to enhance the expression of each individual unit entrance.

Note to Applicant: The deep sunken patio facing Larch Street is not supported. Existing grades and tree retention may limit the ability to fully address conditions 4 (a) and (b).

5. Design development to the architectural form and character to achieve a better contextual fit with the surrounding area through the following recommended strategies:
- (a) Providing high-quality windows with appropriate size, proportion, and operation to maintain a feeling of solidness and geometric order;

Note to Applicant: Large vertical window with spandrel panels should be avoided. Window operation should be single/double-hung or casement. Horizontal sliders are not acceptable. Substantial mullions and deep recessed window surfaces are recommended.
 - (b) Articulating the building facades to better relate to the scale and proportion of the surrounding buildings;

Note to Applicant: The proposed massing does not have any variation to the wall planes. This condition is to encourage a more sensitive design approach, which may be achieved by incorporating varied setbacks, colour and material changes, and projections and voids to enhance the overall architectural expression.
 - (c) Providing individual entry doors, porches and stairs to each street-facing ground-floor unit; and

Note to Applicant: Raised porches and entries are desired wherever possible. The doors and porches should have visual prominence from the street and developed with quality design and materials. Sliding doors are not supported as entry doors.

6. Design development to provide an amenity room commensurate with the number of rental units.

Note to Applicant: The intent is to accommodate a range of activities and gatherings for adults and children on site. The amenity room must include an accessible washroom, a kitchenette and a storage room and should be approximately 600 sq. ft. in area. Recommend co-locating the amenity room with the outdoor amenity space on the

rooftop, provided the amenity room is centrally located and set back from the edges of the building to minimize overlook and visibility from the street and lane.

7. Submission of a bird-friendly strategy for the design of the building in the application for a development permit.

Note to Applicant: Refer to the *Bird-Friendly Design Guidelines* for examples of built features that may be applicable. For more information, see the guidelines at: <http://guidelines.vancouver.ca/B021.pdf>.

Crime Prevention through Environmental Design (CPTED)

8. 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.

Landscape

9. Design development to ensure the viability of proposed tree retention strategy by the following:
 - (a) Enable the existing retaining wall at the north façade to remain undisturbed for root protection;
 - (b) Enable and maintain existing grades around all Critical Root Zones; and
 - (c) Ensure arborist recommendations are adhered to, including arborist supervision.
10. Design development to ensure a smooth transition at W 2nd Avenue interface from building façade to street, to be confirmed by a section.

Note to Applicant: Building grades at the north corners and/or revisions to the parkade may need to be reconfigured to achieve this. (See Urban Design Condition 4)

11. Design development to further enhance the natural landscape concept and improve sustainability by the following:
 - (a) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems);
 - (b) Add planters with overarching shrubs to common upper level decks, to be visually accessible from below, softening the edges and consisting of woody evergreen plant material for year-round presence;
 - (c) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots;
 - (d) Provide high quality hard and soft materials which are in keeping with the local, native and natural concept; and

- (e) Add substantially more soft landscape to achieve a more “forest-like” character.
- 12. Design development to enhance the lane interface and reduce impact to properties across the lane by the addition of layered planting of a variety of heights, including trees and shrubs.
- 13. Design development to enhance Larch Street interface by the addition of lower, friendlier planting in front of hedges, layered and oriented to the street.

Note to Applicant: Any planting on City property must adhere to Engineering Guidelines for Planting on City Boulevards, which limits ultimate planting height to 3’.

- 14. Design development to expand programming to include Children’s Play areas in common outdoor spaces, suggested to be located on rooftops, for maximum solar orientation.
- 15. Design development to the landscape treatment to increase the volume of soil, tree canopy cover and planting on slab, by lowering the slab for planting on the main level to the greatest extent possible, rather than planting in raised planters;

Note to Applicant: Wherever possible, planted landscapes on slab should be designed to maximize soil depths. This will require integration of the landscape design and the structural plan. Soil depths should exceed CSLA Landscape Standard. At the perimeter of the building the slab can be angled downward (1 m across and 1.2 m down) to maximize contiguous soil volumes.

- 16. Design development to locate, integrate and fully screen parking garage vents in a manner which minimizes their impact on the architectural expression and the project’s open space and public realm.
- 17. Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:
 - (a) maximize natural landscape best management practices;
 - (b) minimize the necessity for hidden mechanical water storage;
 - (c) increase the amount of planting to the rooftop areas, where possible;
 - (d) consider linear infiltration bio-swales along property lines, at lower site areas;
 - (e) use permeable paving;
 - (f) employ treatment chain systems (gravity fed, wherever possible);
 - (g) use grading methods to direct water to soil and storage areas;

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

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

- (a) detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets;
- (b) a separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones;
- (c) an overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.

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

- 19. Provision of a full-size, to scale and dimensioned Tree Management Plan, coordinated with survey and arborist report.
- 20. Provision of coordination between Landscape Plan and architectural Site Plan, for most updated information.
- 21. 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.

- 22. 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.

- 23. 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.

- 24. 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.

25. 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 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 deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

26. 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.

27. Provision of an outdoor Lighting Plan.

Sustainability

28. All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (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*s – Process and Requirements (amended April 28, 2017 or later).

Engineering Services

29. 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.

30. 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.

Note to Applicant: 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.

31. 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.
32. Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown without reliance of the lane for extended bin storage. If this cannot be confirmed then an on-site garbage bin staging area is to be provided adjacent the lane.
33. Provision of an updated landscape and/or site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning, where a design or detail is not available please make note of the improvement on the site and/or landscape plans. Please submit a copy of the updated plan to engineering for review.
34. The following statement is to be added 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.*
35. Staff notes that a Rainwater Management Plan has been submitted and that green roofs, absorbent landscaping and a bio-swale are proposed to meet the Volume Reduction, Water Quality and Release Rate requirements. Based on the preliminary information provided, this approach is acceptable to the city. To ensure that the final design is viable, coordination with the Arborist and Landscape designer is required to ensure there is minimal disturbance to the root systems of the mature trees.
- (a) For the next submission, detailed design calculations for all BMPs shall be provided in a design brief that, at a minimum outlines the site-specific criteria and constraints, assumptions, collected field data, operational characteristics and confirmation of adherence to the design objectives.
- (b) Provide a plan and profile of the bioswale and at least two (2) cross-sections per run that illustrates how the swale topographically is situated between the property line, building footprint and parkade extents.
- (c) Detailed grading must be provided to demonstrate / verify the calculated rainfall capture for each BMP. Detailed specifications on materials shall be provided.

The design is encouraged to refer to the Metro Vancouver Stormwater Source Control Design Guidelines (May, 2012)

Note to Applicant: Legal arrangements may be required to ensure on-going operations of certain rainwater storage, rainwater management and green infrastructure systems

36. Provision of an Erosion and Sediment Control Plan to the satisfaction of Integrated Water Management Branch. The plan shall account for construction phasing guidelines which should address the following, but not limited to:
- (a) Construction staging guidelines, which included a commitment to provide the City with a Contractor's Construction Plan to avoid disturbance, compaction or sedimentation of infiltration areas;
 - (b) Growing medium materials, amendments mixing, installation and maintenance for the establishment period;
 - (c) Specifications for Construction shall include either references to accepted standards or customized clauses on the following topics for installation and maintenance during construction:
 - (i) reservoir and drainage materials;
 - (ii) geotextile materials;
 - (iii) erosion control materials;
 - (iv) plants and planting materials;
 - (v) seeding and sodding materials;
 - (vi) watering or irrigation materials;
 - (vii) specialty materials for green roof such as lightweight soils, root barrier, drainage barrier, etc.

Note to Applicant: Please contact Integrated Water Management Branch for further information.

37. Provision of an Operation & Maintenance (O&M) Manual for all rainwater systems (i.e. green infrastructure), to the satisfaction of the Integrated Water Management Branch and may ultimately be included in the covenant registered on title referred to in condition 35. The O&M Manual shall be tailored specifically for the Green Infrastructure practices proposed on-site and submitted as a standalone document. The O&M Manual shall include, but not limited to the following components:
- (a) Phasing Considerations (i.e. early stage requirements immediately following construction, and on-going requirements once the site is established).
 - (b) A table or schedule that describes the level of effort and frequency of tasks required to maintain optimal performance for *each individual component* of the system.
 - (c) Fact sheets (or similar reference material), for proposed plantings.

- (d) Contact information for any proprietary systems to be located on-site (for example oil/grit separators).
- (e) Checklists to assist non-technical persons in assessing operation and maintenance performance and requirements.

Note to Applicant: Please contact Integrated Water Management Branch for further information.

38. Design development to improve the parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:
- (a) Class A Passenger loading space to be located in front of the residential overhead gate.
 - (b) Provision of 6.0m (20'-0") drive aisle width and through the residential gate for two way flow.
 - (c) Provision of 2.3m (7'-6") vertical clearance under the overhead gates. Refer to A407.
 - (d) Modify column encroachments. Columns not to encroach more than 6" into stalls. Column encroachments are not permitted in single module stalls.

Note to Applicant: Engineering recommends designing development to co-locate all of the Class A bicycle parking to level P1.

39. The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:
- (a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.
 - (b) All types of parking and loading spaces individually numbered, and labelled on the drawings.
 - (c) Dimension of column encroachments into parking stalls.
 - (d) Dimensions for typical parking spaces.
 - (e) Dimensions of additional setbacks for parking spaces due to columns and walls
 - (f) Dimensions of manoeuvre aisles and the drive aisles at the parkade entrance and all gates.
 - (g) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions.

- (h) Areas of minimum vertical clearances labelled on parking levels.
- (i) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.
- (j) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.
- (k) Existing street furniture including bus stops, benches etc. to be shown on plans.
- (l) The location of all poles and guy wires to be shown on the site plan.

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by CREUS Engineering Ltd. dated December 19, 2018, no water main upgrades are required to service the development.

Note to Applicant: The water main servicing the proposed development is 150mm. Should the development require water service connections larger than 150mm, the developer shall upsize the existing main on Larch Street from W 2nd Avenue to W 3rd Avenue if water servicing is proposed on Larch Street, or upgrading W 2nd Avenue, from Larch Street to Trafalgar Street if water servicing is proposed on W 2nd Avenue. The developer is responsible for 100% of the cost of the upgrading.

Note to Applicant: Groundwater requirements are not currently an immediate concern at this site. The City may require a Hydrogeological Study, Groundwater Management Plan, and/or Impact Assessment if dewatering rates are significant or concerning, to the City's discretion. The developer is advised to undertake adequate investigations to understand the site groundwater conditions early on in the planning and design process.

Housing

40. The unit mix to be included in the Development Permit drawings, including studio units, one-bedroom units, two-bedroom units, and three-bedroom units, generally complies with the unit mix guidelines in the *Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives*, for both the market and below market (moderate income) units, and must include 35 per cent family units (two-bedroom and three-bedroom units).

Note to Applicant: Any changes in the unit mix from the rezoning application may only be considered under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35 per cent of the dwelling units designed to be suitable for families with children and meets the intent of the unit mix guidelines in the *Moderate Income Rental Housing Pilot Program* (<https://vancouver.ca/files/cov/moderate-income-rental-housing-pilot-program-administrative-bulletin-may-2018.pdf>).

41. Building should be designed in accordance with *High-Density Housing for Families with Children Guidelines*, including:

- (a) provision of an outdoor children’s play area of at least 130 sq. m (1,400 sq. ft.) in size (S. 3.3.2 (a));
 - (b) if the play area is situated on the rooftop in a location where parents in family units are unable to overlook children playing, provision of seating on the rooftop with direct line of sight to the play area (S. 2.5.2);
 - (c) provision of a shadow study that demonstrates efforts to ensure a minimum of two hours of sunlight on the outdoor play areas between 10:00 a.m. and 5:00 p.m. on December 21st (S. 3.3.2 (a));
 - (d) provision of multi-purpose indoor amenity space of approximately 600 sq. ft. with a wheelchair accessible washroom and kitchenette. Consider positioning this space on the rooftop adjacent to the children’s play area to enable parental supervision from the amenity room. See Urban Design Condition 6;
 - (e) exploration of opportunities to provide each family unit with a balcony meeting the minimum dimensions described in Urban Design Condition 3 (S. 4.3.2).
42. Prior to issuance of a development permit, applicant to display a sign on the site, throughout construction, that acknowledges that secured market and moderate income 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 Services

1. Consolidation of Lots 8, 9 and 10, All Except the South 2 Feet Now Lane, Block 220A, District Lot 526, Plan 1058 to create a single parcel.
2. Release of Easement & Indemnity Agreement 347150M (commercial crossing) and Easement & Indemnity Agreement BX315528, Statutory Right of Way BX315529 and Equitable Charge BX315530 (all pertaining to a Kindergarten play area encroaching onto street) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to CD-1 by-law enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition.

3. 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 is provided.

- (a) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. The following will be required to improve sewer flow conditions:
 - (i) Separate existing 375 mm combined sewer main on W 3rd Avenue: 10 m – 750 mm storm and 375 mm sanitary from the manhole adjacent 1848 MacDonald St to the manhole on the center of MacDonald St and W 3rd Avenue intersection.
 - (ii) The applicant may submit a flow monitoring study to confirm the extent of the upgrade, which is to be reviewed and accepted by City Engineer. The study shall provide data for minimum 3 months of wet weather flow and dry weather flow, to allow for model calibration and flow estimate verification. The required upgrades may be modified based on the outcomes of the flow monitoring study, at the discretion of the City Engineer.
 - (iii) The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.
 - (iv) 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.
 - (v) Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including upgrade design drawings (90% design stage or better) are required to be reviewed and accepted by the City Engineer prior to development permit issuance.
 - (vi) Development to be serviced to the existing 200 mm sanitary sewers in the lane south of W 2nd Avenue.
- (b) Provision of a 1.53 m (5'-0") sod grass front boulevard and 2.14 m (7'-0") light broom finish saw cut concrete sidewalk on the Larch St frontage
- (c) Provision of 2.14 m (7'-0") light broom finish saw cut concrete sidewalk on the W 2nd Ave frontage.

Note to Applicant: The sidewalk may be narrowed to 1.83 m (6'-0") where required to accommodate the root protection zone of the existing trees being retained.

- (d) Provision of concrete curb and gutter on W 2nd Avenue and Larch Street adjacent the site including asphalt paving and any necessary adjustment to existing infrastructure to accommodate the proposed street improvement.

Note to Applicant: City to provide a geometric design.

- (e) Provision of a curb bulge on Larch St at the corner of W 2nd Ave adjacent the site including new curb ramps and adjustment to all existing infrastructure to accommodate the proposed street improvement.

Note to Applicant: City to provide a geometric design.

- (f) Provision of a standard pedestrian lane crossing including new curb returns and curb ramps on both sides of the lane entry as per City standard.

- (g) Provision of funding for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

- (h) Provision of asphalt paving in the lane adjacent the site.

- (i) Provision of street trees where space permits.

- (j) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site, which includes intersection lighting at Larch Street and W 2nd Avenue and pedestrian lighting at southwest corner of Larch Street and W 2nd Avenue (by bench) to current City of Vancouver standards and Illuminating Engineering Society of North America (IESNA) recommendations.

- (k) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work. Note: as-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

- (l) Confirmation that any relocated/removed wood poles in the lane adjacent the site will not impact existing lane lighting. Should any relocated pole impact existing lane lighting then upgrading or new lane lighting that includes underground conduit to current standard will be required.

Note to Applicant: The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services and in conformance with Standard Specification of the City of Vancouver for Street Lighting (draft), Canadian Electrical Code and the Master Municipal Construction Documents (the latest edition).

- 4. 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.

5. Parking, loading and bicycle spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.

Sustainability

6. 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.

Housing

7. Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant to secure all residential units as rental housing units, with at least 20 per cent of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law secured as moderate income units subject to the conditions set out below for such units and in accordance with the requirements set out in the Moderate Income Rental Housing Pilot Program, for the longer of 60 years or the life of the building, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

The agreement or agreements will include but not be limited to the following terms and conditions:

- (a) A no separate sales covenant;
- (b) A no stratification covenant;
- (c) A provision that none of such units will be rented for less than one month at a time;
- (d) All rental units will be secured as rental for a term of 60 years or the life of the building, whichever is greater;

- (e) 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;
- (f) That the average initial starting monthly rents for all rental housing units in the project 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:

Rental Housing Type	Maximum Average Starting Rents
Studio	\$1,739
1-bedroom	\$2,013
2-bedroom	\$2,646
3-bedroom	\$3,556

- (g) That the average initial starting monthly rents for each moderate income unit will be at or below the following rents, not subject to adjustment, as set out in section 2a of the *Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements And Available Incentives Administration Bulletin*:

Moderate Income Rental Housing Type	Maximum Average Starting Rents
Studio	\$950
1-bedroom	\$1,200
2-bedroom	\$1,600
3-bedroom	\$2,000

and that a rent roll indicating the agreed maximum average initial monthly rents for the units secured at moderate income rates will be required prior to Development Permit issuance, and again prior to issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;

- (h) That rent increases for the moderate income units will be capped at the Residential Tenancy Act maximum annual allowable increase, as published by the Province of British Columbia, regardless of a change in occupancy;
- (i) That the applicant will verify eligibility of new tenants for the units secured as moderate income units based on the following:
 - (i) For new tenants, annual household income cannot exceed four (4) times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
 - (ii) There should be at least one occupant per bedroom in the unit;
- (j) That the applicant will verify the ongoing eligibility of existing tenants in the units secured at moderate income rates every five (5) years after initial occupancy:

- (i) For such tenants, annual household income cannot exceed five (5) times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
- (ii) There should be at least one occupant per bedroom in the unit;
- (k) That on an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the moderate income Rental Housing Units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the moderate income units, and a summary of the results of eligibility testing for all units; and
- (l) On such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

Note to Applicant: This condition will be secured by a Section 219 Covenant and 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.

Environmental Contamination

8. If applicable:

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

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

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject sites as is considered

advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws.

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

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**1805 Larch Street
ADVISORY PANEL REVIEW**

Urban Design Panel, April 17, 2019

EVALUATION: SUPPORT with Recommendations (6/3)

• **Introduction:**

Rezoning Planner, Robert White, began by noting, this is a rezoning application for a site at 1805 Larch St, located in Kitsilano on the southwest corner of Larch Street at West 2nd Avenue. The site is zoned RT-8, and this zoning continues to the west of the Larch St. To the east across Larch St, and south along at W 4th Ave, sites are generally zoned RM-4. The site is comprised of three tied parcels developed with a two-storey church originally built in 1962.

This application is in response to the Moderate Income Rental Housing Pilot Program or MIRHPP, which is a limited pilot program that enables up to 20 rezonings city-wide for new buildings that provide 100% secured rental housing, with a minimum of 20% of the residential floor area permanently secured for moderate income households. This program addresses a critical gap in our rental housing market by encouraging development of new units for households earning between \$30,000 and \$80,000 per year. As part of the MIRHPP process, early proposals were considered during an initial pre-enquiry application period in early 2018 before proceeding through the standard rezoning enquiry and application submission process.

The policy outlines strict location criteria. This site met the criteria as a larger site within an RT zone, off an arterial, in an area with existing precedent for higher buildings; where a height of up to 6 storeys could be considered. Neighborhood context is an important consideration, and all projects must consider and respect transitions to surrounding areas and homes.

This proposal is to rezone from RT-8 to CD-1 for a five-storey, secured rental residential building with 63 market rental residential units, and 13 moderate income rental residential units. It proposes an FSR of 2.55 and a height of 20 m (66 ft.), and includes:

- 56 underground vehicle parking spaces and 113 bicycle parking spaces;
- A unit mix with 45% family units;
- And an outdoor rooftop amenity, with indoor amenity located on the 5th floor below.

Development Planner, Grace Jiang, began by noting, this site is situated at the eastern edge of Kitsilano neighborhood. The Larch St is the boundary between RT-8 and RM-4 zones. The built form and neighborhood character are evidently different on the two sides of Larch St. On the west side of Larch St is RT-8 zone, the majority of buildings are in a form of 2 to 2.5 storey duplex and the traditional neighborhood character retains intact in past decades. The subject site is surrounded by heritage properties and pre-date character homes; On the other side of Larch St is RM-4 zone, the primary building form is 3 to 6 storey apartment building with simple contemporary architectural expression;

The size of the site is relatively larger than regular duplex site. It has a 150 ft. frontage along W 2nd and 118 ft. deep along Larch. The site is very sloping with a 17 ft. cross fall from northeast to southwest corner. Currently the site is occupied by a two-storey church built in

1962 and intense mature trees along the edges. Heritage staff has undertaken a high-level screening. There is no heritage potential and community interest is identified at this point.

The rezoning application is for a 5 storey secured rental development under MIRHPP rezoning policy. At rezoning enquiry, the proposed building height is 6 storeys, which is the maximum allowable height under MIRHPP policy. At pre-application open house public raised strong concern to the overall massing and height. This application reduces the building height to 5 storeys as a response to the public voices. Since the lane is significantly lower than the street level, 3 dwelling units are proposed at lane level, which makes the building read as 6 storeys from the lane. The proposed absolute building height is 51 ft. from northeast street corner and 66 ft. from the low point at lane.

The proposed setbacks include:

- 10 ft. from Larch St;
- 12 ft. from west property line with additional 21 ft. on the 5th floor;
- 25 ft. from W 2nd Ave. It is generally in line with the original position of the existing building, which allows for large front yard to accommodate existing trees. This pushes the building to the back of the site;
- for the rear massing, the ground floor is 6 ft. from the lane, and the primary massing of upper levels is 22 ft. from the lane;
- for the southeast end, the first 4 storeys massing are 3 ft. from the lane and the top two storeys are stepped back to 18 ft.; and
- the top floor is recessed 8 ft. on all sides to manage the apparent massing and height.

The residential entrance is on Larch St, commemorating the original location of the church's entrance. An indoor amenity room is provided on level 5 and the outdoor amenity space is located on the main roof deck in conjunction with a provision of green roof.

Advice from the Panel is sought on the following:

1. Does the panel support the overall massing, height and density? In particular advise on whether it is compatible with the neighbourhood context.
 2. Has the proposal successfully respected transitions to surrounding areas and buildings, particularly the relationship to the adjacent properties to the west and south of the site?
 3. Please comment on the architectural approach in terms of respecting the character of the area.
 4. Please comment on the overall landscape proposal, in particular the lane and the proposed amenity areas.
- **Applicant's Introductory Comments:** This is a unique transitional neighborhood with no loss of housing. This site is all about the trees. This is accepted because the trees are a buffer and it is a contextual neighborhood. In essence this site is doing a lot of things that are neighborly and is a bit taller than what it is in the area.

The building footprint, mostly on the north side, is where the existing buildings were therefore many features were retained.

There are some units with views between trees that allow for eyes on the street. The lane is where the lower levels are approached.

The stepping down on the lane side and on the RT-8 side will be dealt with. There is street level access for two units. There are step planters which will still allow for access.

Originally there were Juliet balconies, but there was a request to have something more substantial. There was also a recommendation to place more balconies on the tree side.

The balconies and windows will add light and comfort and a nice residential feel to 2nd avenue as presently it is quite dark and dense.

There is an amenity on the roof with urban agriculture, children's play area, and seating along with fantastic views to the North Shore and English Bay.

Existing trees have been retained to give a generous setback. The entire thick dense green buffer remains so much of the streetscape has character. The roof is a green roof. The way the roof deck has been laid out to keep things central and away from the edges. This keeps the roof active and the agriculture back from the edges to avoid all overlook risk.

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

Having reviewed the project it was moved by Ms. Stamp and seconded by Mr. Muneesh and was the decision of the Urban Design Panel:

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

- Design development to reduce the apparent height;
- Simplify architectural expression , design development of the lane elevation and the south east units at the grade level;
- Further development of proportions and character.

- **Related Commentary** There was support for this application at the rezoning stage.

The panel noted it struggled with the need to provide rental housing and how the building fits within the neighborhood.

It is commendable that all the trees are being retained; however, the panel acknowledged the applicant is struggling with meeting the urban design criteria while doing all the tree preservation.

The tree preservation is driving a lot of setback of massing. There is no freedom to change grade with the tree preservation. It comes down to planning staff making a decision between tree retention and trades off for massing and density.

The majority of the units are livable. It was nice to see all the use of brick and the way the top floors are black. The majority of the landscape is done well.

It is the first large building on the block, the building needs to be given a lot of attention as it will set the precedent for future developments.

The buildings have a lot of "ins and outs" makes it more complicated than it needs to be.

The project form and character, such as the balconies, expression, materiality, fenestrations will need improvement at the DP level.

The applicant started to do good job to lower height but could do more. Work with engineering to see if there are opportunities to bring the massing down.

The higher floor heights on the 4th floor threw the proportions out and make it look a lot higher than needed. The height and massing is much more than a foot or two. A concern is that it appears deliberate to give the perception of height; there are some vertical elements on west 2nd on the elevation, requires a more sensitive approach especially considering the area.

The building looks boxy, the top floor looks choked. With the floor to floor height you can still develop the structure, however there needs to be more understanding of the floor to floor heights. The parapet on the top of the 4th floor adds to the apparent massing to the building, appears no effort was made to bring the scaling down. By reducing the 4th floor you could bring the top floor within the parapet height of the 4th floor and really reduce the massing of the building by increasing the affected area.

Another issue are the units on the lane are only 3ft away with the windows and balconies 3ft off the lane they are somewhat raised, but the one unit below is quite setback.

The livability of the ground floors on the south west corner is not working. Simplify the units at grade.

Struggling with the northwest corner as it sits so high at grade, additionally there is an exit door at the midway point of the elevation which will have a large hang. Look into avoiding having dark lonely spaces behind the trees.

Would like to see some stepping in the west, the lane does need more attention. The Lane elevation is the element that should be the “wow factor.”

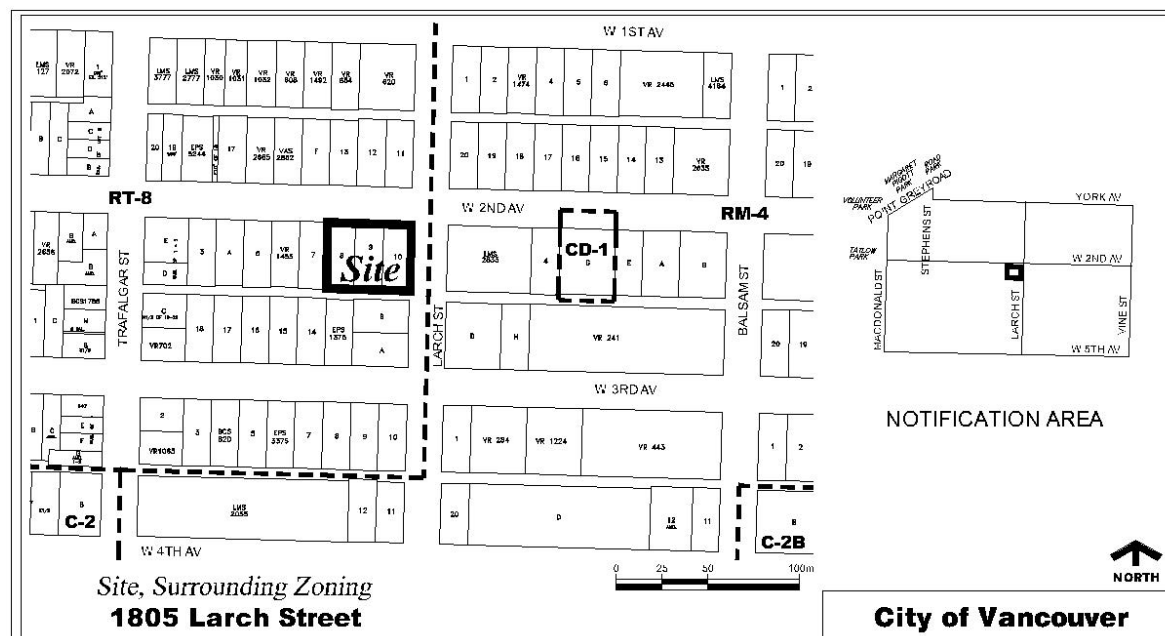
The use of the rooftop for amenity is nice, be aware more equipment will be going up there. The bike storage accessibility will be problematic. Check with the arborist there level of comfort with additional water on top of the tree roots, related to the proposed bioswales.

- **Applicant’s Response:** The applicant team thanked the panel for their comments.

1805 Larch Street PUBLIC CONSULTATION SUMMARY

Public Notification

A rezoning information sign was installed on the site on February 25, 2019. A community open house was held on April 10, 2019. A total of approximately 2,745 notifications were distributed within the neighbouring area on or about March 13, 2019. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).



Community Open House

A community open house was held from 5:00-8:00 pm on April 10, 2019, at Kitsilano Neighbourhood House (Community Hall), 2305 West 7th Avenue. Staff, the applicant team, and a total of approximately 379 people attended the open house.

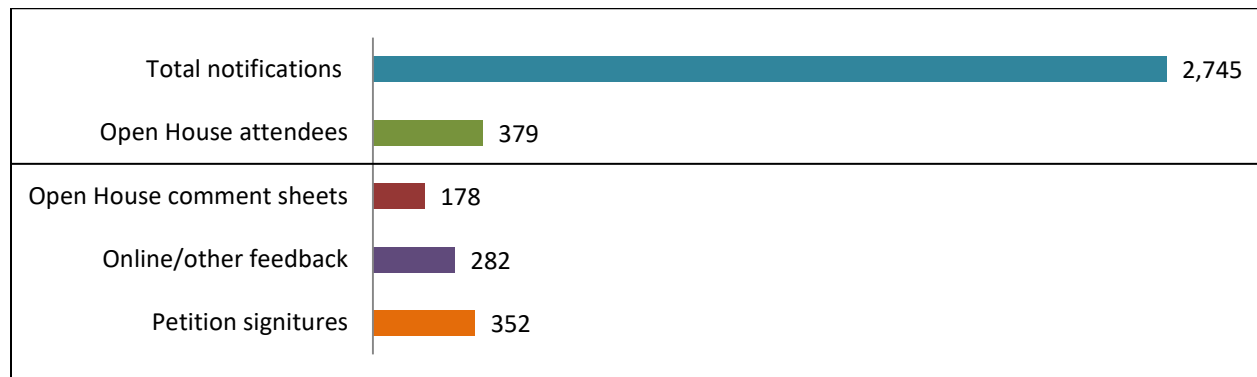
Local Neighbour Meeting

A small meeting was held on May 28, 2019 at City Hall with staff and six local neighbours to receive detailed concerns regarding the proposal.

Public Response

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

- 178 written comment sheets in response to the April 10, 2019 open house.
- 282 letters, emails, online comment forms, and other feedback, including letters and material submitted at the May 28, 2019 local neighbour meeting.
- 1 petition including 352 signatures.



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.).

In addition, signs were posted around the neighbourhood around the time of rezoning application submission, with designs noting opposition to this proposal.

*Themes of **support**, ordered by frequency include:*

- **Housing affordability:** The provision of affordable rental housing to address the housing crises, citing that the City and the neighbourhood need more of these types of projects.
- **Building and neighbourhood character:** The proposed building as it is an appropriate fit to the neighbourhood character, noting it as a great opportunity for the area.
- **Diverse income and job retention:** The proposed development as it allows people of diverse incomes to live in the neighbourhood and provides the opportunity to live in close proximity to work.
- **Walkability and active transportation:** The proposed building is situated in a walkable area with close proximity to transit, bike routes, employment areas, and community amenities.
- **Building height:** The proposed building height, while many also noted that they support even greater heights to provide more moderate income units.
- **Building density and massing:** The building density, noting that more density is acceptable. Respondents also expressed support for increasing overall neighbourhood density in the area.
- **Housing security and options:** The proposed development as it provides housing security and options for households to remain in the neighbourhood.

*Themes of key **concerns**, ordered by frequency include:*

- **Building and neighbourhood character:** The proposed building will alter the character of an established heritage neighbourhood. It was also noted that while some respondents understood the intention of the project, the proposed character of the building is lacking.
- **Building height:** The proposed building height needs to be decreased, citing the building's situation on top of a hill creates an illusion of more than five storeys in height.
- **City Plan and consultation:** Further consultation with residents for affordable housing in the neighbourhood and to develop a better strategy that is aligned with the City Plan.
- **Building design:** The proposed building design is poor and does not reflect the character of the neighbourhood. Further suggestions were made to enhance the building design.
- **Church and community space:** The loss of community space and amenities, especially the church, citing that the church provided space for community programs, needs, and schooling. Respondents expressed the desire to see amenity space included in the proposed development.
- **Setting precedence:** This proposed development will set precedence for future developments that would result in the loss of heritage homes. It was cited that there are other ways to address affordability and multi-storey developments should be limited to arterials.
- **Parking space:** The underground parking spaces within the proposed development is too high, suggesting greater affordability could be achieved in the development if there are fewer parking spaces. Contrarily, respondents also voiced concerns that the underground parking space needs to be increased to accommodate residents with more than one vehicle.
- **Affordable housing:** The proposed MIRHPP units rental rates are not considered affordable, and the at-market rental units will result in gentrification of the neighbourhood.
- **Narrow lane:** The narrow lane way where the underground parking access is located. Respondents noted the narrowness will result in traffic congestion and safety due to the blind spot when vehicles exit the underground parking.
- **Disturbance:** The proposed building, especially the rooftop, will result in increased noise from the tenants and a lack of privacy for surrounding homes.
- **Building density and massing:** The high density and large massing of the proposed building that will be situated in a RT-8 zone.
- **Dedicated MIRHPP units:** The proposed number of MIRHPP units is not significant, noting that they should be increased in order to make a greater impact on the City's housing crises.

- **Street parking:** The proposed development will create more stress on the existing limited street parking.
- **Increased traffic congestion:** The proposed development will result in increased traffic congestion, especially during festival season, while one respondent noted the appreciation for the underground parking and bike space to address traffic concerns.
- **Building location:** The proposed building is not suitable in a heritage location, citing it should be located on main arterials or other neighbourhoods where there are existing tall buildings and density.
- **Shadowing:** The large building mass will cause shadowing on adjacent neighbours.
- **Quality of life and unit size:** The unit sizes are too small for acceptable livability, while also noting the proposed development needs more family units.
- **Building setback:** The proposed building setback is not adequate for acceptable livability, citing that it is too close to the adjacent building and raises privacy concerns.

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

*General comments of **support**:*

- **MIRHPP:** The MIRHPP in addressing unaffordable housing.
- **Amenity space:** The outdoor amenity space located on the proposed building's rooftop.
- **Dedicated MIRHPP units:** The dedicated number of MIRHPP units to ensure affordability for moderate income households.
- **Rezoning:** Higher density zoning, citing this proposed development will benefit the community, business, and residents.
- **Family friendly housing:** The proposed three bedroom apartment units, specifically the MIRHPP units
- **Parking space:** Reduced parking space as the proposed development is in close proximity to public transit, while one respondent voiced support but addressed the need to steer away from underground parking due to climate change and allocate more money towards affordable housing units.
- **Building design:** The building design as it is attractive.
- **Inclusive and diverse:** The proposed development brings vibrancy and diversity to the neighbourhood, adding a valuable addition to the community.
- **Bike parking space:** The number of bike parking spaces within the proposed development.

- **Building massing:** The proposed building massing, with one respondent suggesting the massing should be larger in order to increase efficient use of the land.
- **Back alley:** The alleyway design, while questioning if the proposed development will include back alley improvements.
- **Private operation:** The proposed development, noting that rental housing should be operated by private companies due to higher maintenance standards in comparison to co-op housing.
- **Building setback:** The proposed building setback on the upper storey as it creates an illusion of a four-storey building.
- **Underutilized property:** The proposed development will be an improvement to the existing underutilized property.
- **Younger generation:** This proposed development will give the younger generations the opportunity to live in the city rather than being priced out.
- **Social benefits:** The social benefits of this proposed development outweigh any costs.
- **Pet friendly development:** The proposed development is pet friendly, highlighting many housing in the city does not allow pets which creates a barrier for pet owners.
- **Vancouver rental market:** The proposed development overall, citing the experience of finding affordable housing in the Vancouver housing market is discouraging and challenging.

General comments of concern:

- **Rezoning:** The rezoning, expressing the desire to keep the current zoning in order to maintain the character of the neighbourhood. It was cited that spot rezoning does not bring benefits to residents and rezoning west of Larch is not aligned with the City Plan.
- **MIRHPP:** The MIRHPP is not the best method to increase housing affordability, noting the incentives given to develop the project are not appropriate for a development with a small amount of affordable housing units. Respondents were also unclear about the income range for MIRHPP and its policy approach to address affordability.
- **Public space:** The loss of community space and valuable community amenities, while some noted they are generally in favour of more affordable rental units despite concerns about public space.
- **Property value:** The proposed development will compromise property values, with two respondents concerned about the decrease in value, while three respondents were concerned about the increase in value.

- **Displacement of residents:** The proposed development will result in resident displacement due to unaffordability, resulting in further financial hardship in finding affordable housing elsewhere.
- **Social connection:** The proposed development will alter the existing shared social connections in the neighbourhood, citing short term rentals would result in a more transient population.
- **Safety:** The proposed development will increase crime and litter.
- **Reduction in units:** The number of units was reduced from the original proposal.
- **Views:** The proposed development will block their skyline views.
- **Bike space:** There is not enough visitor bike parking stalls, citing the decrease of bike space from the original proposal.
- **Rezoning process:** This proposed development will require a long process and could result in a strata building in the future, citing the rezoning process needs to be simplified to encourage more rental development in the neighbourhood.
- **Additional rental housing:** Increasing rental housing in the neighbourhood, resulting in the increase of residents in a quiet neighbourhood.
- **Sidewalks and street trees:** The proposed development is not improving the sidewalks, curbs, and street trees.
- **Neighbourhood rents:** The neighbourhood high rental range, expressing the desire to live closer to the workplace.
- **Tree hazard:** The trees surrounding the proposed development present a fire hazard due to fallen branches that could catch on fire from the tenants' cigarettes.
- **Vulnerable older rental buildings:** The older rental buildings in the neighbourhood are vulnerable to development, resulting in tenant displacement.
- **Rent control of MIRHPP units:** MIRHPP unit tenants will sublet their space, resulting in no control over rentals.
- **Existing heritage homes:** There are already existing heritage homes that are rented out at below-market rates, noting they are a more affordable option than the proposed development.
- **City services:** City services, maintenance, air quality, and water supply.

Neutral comments/suggestions/recommendations:

- **Commercial venture:** Commented that the proposed development is a commercial venture for the developer, bringing no benefits to local residents.

- **Transition block:** Commented that the proposed development is not located in a transition block as expressed by the applicant and the development plans.
- **Renewal of old housing stock:** Commented that there is a need for new rental developments to renew old housing stock.
- **Current housing incentives:** Suggested that homeowners should be assisted in renovating their basements so they can be rented out and given incentives to encourage retention of housing stock.
- **Sustainability plans:** Commented on the well thought out sustainability plans for the proposed development.
- **Citizen needs:** Commented that Council needs to consider the needs of everyone, from homeowners, renters, newcomers, to young professionals, rather than just prioritizing renters' needs.
- **Proximity to work:** Commented on the proposed development's close proximity to their respective workplace.
- **Multi-family housing:** Commented on developing more multi-family housing in single family zones.
- **Support for developers:** Commented on the City needing to support developers who are willing to develop rental housing to address the affordability crises.
- **Housing space:** Commented that there is plenty of land for housing but not enough housing developments.
- **Design and engagement:** Commented that the process seems robust and engaging, while questioning how this proposed development and its design will add to the neighbourhood's vibrancy.
- **Church building:** Commented that the existing church building is of little use to the residents.
- **Unaffordable neighbourhood:** Commented that Kitsilano neighbourhood is unaffordable.
- **Unsanitary environment:** Commented on the squatters who are living in close proximity to the proposed site, creating an unsanitary environment.
- **Community cost:** Commented on appreciating the rezoning and MIRHPP, however, citing community cost outweighs the gains of affordable housing.
- **Focus on affordable housing provision:** Suggested the City should focus on providing affordable housing and less on development form and details.

- **Car share space:** Suggested more car share parking stalls within the proposed development, as car share is growing among young people.
- **Green wall:** Suggested adding more greenery on the proposed building façade to create a more welcoming experience.
- **Unit design and layout:** Suggested better design of the units to increase sunlight penetration to ensure high quality of life.
- **Co-op housing:** Suggested that the proposed development should be co-op housing as these type of housing are more affordable.
- **Trees and landscaping:** Suggested there should be more trees around the proposed development, especially the south side of the building as this will elevate the quality of life and reduce the presence of the building from the sidewalk.
- **Senior housing:** Suggested the units be dedicated for people who are seniors as this demographics of people are in need for housing as well.
- **Lease land:** Suggested that the City could purchase the site and make it leased land.
- **Floor Square Ratio (FSR) for heritage homes:** Suggested that heritage homes should have more FSR allowance in order to accommodate rental units.
- **Corner bench:** Commented on the consideration for the temporary relocation of a corner bench in the neighbourhood between Larch Street and West 2nd Avenue, noting this bench as an important resting place for senior residents.

SUMMARY OF MEETING WITH NEIGHBOUR GROUP

May 28, 2019 Meeting with Neighbour Group

On Tuesday May 28, 2019 at City Hall, staff met with a small group of neighbours to receive detailed feedback on the proposal.

Neighbour Group Response

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

*Generally, themes of key **concerns** fell into the following areas:*

- **Building design:** The proposed building lacks character and distorts the neighbourhood and its heritage values.
- **Quality of life and livability:** The proposed development will result in a lower quality of life, citing the MIRHPP units that are located on the bottom floors create community alienation to the market rental units above. Respondents also demonstrated concerns that the proposed development will impact tangible community assets and social capital.
- **Church space and community amenities:** The loss of the church space and amenities, citing the church provided space for community programs, needs, schooling, and a space to socialize.
- **Traffic safety and lane:** Safety issues, especially when there is an increase in traffic, noting that the lane on the south side of the proposed building is too narrow. Respondents also voiced concerns that the lane is very close to the building, resulting in livability issues of ground floor units.
- **Building height:** The proposed building is situated on a slope, resulting in the illusion of more than five-storeys.
- **Building massing:** The proposed building massing is too big, citing that the massing needs to be smaller in scale.
- **Building units:** The unit sizes are small and the design does not promote socializing among residents.
- **Setting precedence:** The proposed development will set precedence for developments of similar nature, affecting the heritage character of the neighbourhood.
- **MIRHPP units:** The thirteen MIRHPP units are insignificant to make an impact on the housing affordability crises, citing the sizes are small and cluttered on the lower levels.
- **Transitional block:** The proposed development site is considered a transitional block, citing the proposal does not transition well to the surrounding area and homes.

The following miscellaneous comments, organized by frequency, were received.

*General comments of **concern**:*

- **Building density:** The densification over the quality of life is not aligned with the City's goals affordable rental housing.
- **Privacy:** The proposed development will result in a loss of privacy, citing the higher storeys will invade the privacy of adjacent homes.
- **Noise:** The increase of people and activity in and around the proposed development will result in greater noise level, disturbing the quiet neighbourhood.
- **Affordability:** Workers in the area will not be able to afford living in the proposed development.
- **Zoning:** The proposed development puts the history of the neighbourhood at risk, citing the RT-8 zoning was created to reflect the values of residents, re-use of character buildings, and rental-ownership occupation.
- **Street parking:** There is already limited street parking, citing the proposed development will create further parking pressures.
- **Proposed parking:** There is not enough proposed parking space within the development to accommodate more vehicles in the neighbourhood.
- **Social and cultural benefits:** The proposed development will limit the enjoyment of the community culturally and socially.
- **Tree retention:** Trees will not be retained.
- **Developer misconception:** The developer has a misconception of the neighbourhood, overlooking the heritage value and interest of established residents in the area.

Neutral comments/suggestions/recommendations:

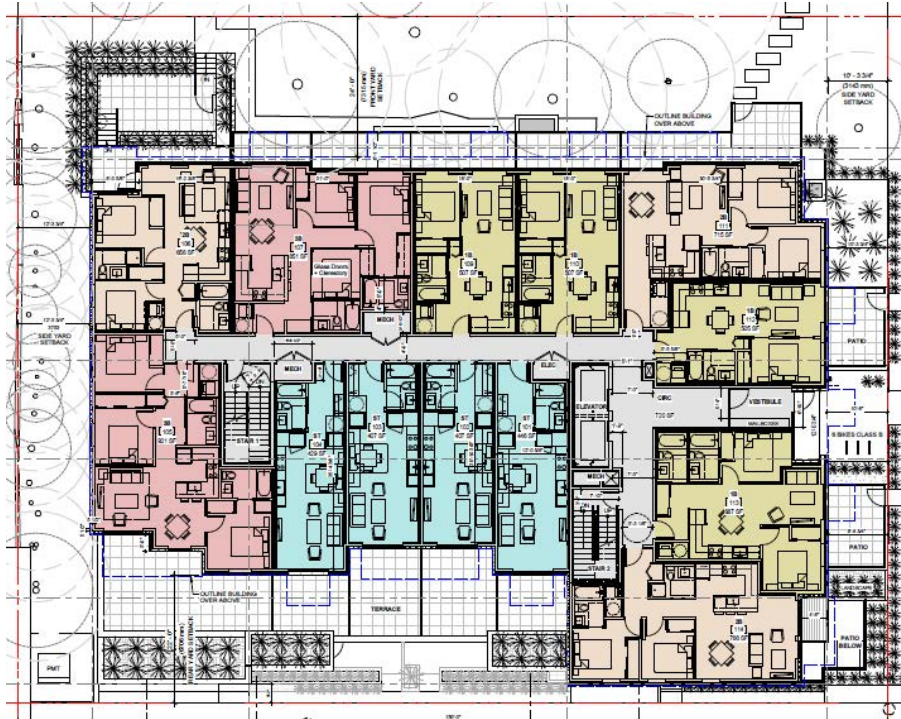
- **Sense of community:** Their connection to the neighbourhood, citing it as a tight knit community and safe haven for families to raise their children. Respondents question how this proposed development will improve the experience of the existing community.
- **Consultation process:** Meaningful consultation is required to engage citizens through changes in their neighbourhood, noting that the City needs to listen to the collective voices of community members.
- **Building setback:** The taller buildings to the east do not crowd the neighbourhood due to a greater setback, as opposed to the proposed development.
- **Rental community:** The densely populated rental community, citing it consist of people in all walks of life.

- **Developer profit:** The developer is seeking high profit with little benefit to adjacent neighbours.
- **MIRHPP applications:** The City received numerous interests for MIRHPP, questioning why this proposal was chosen over other applications.
- **Experimental program:** The experimental MIRHPP program cost to the neighbourhood far outweighs the benefits of thirteen MIRHPP units.
- **Tenant relationship:** The good relationship with the landlord, demonstrating human connectedness in the neighbourhood, which the proposed development will not offer.
- **Squamish Nation reserve housing:** The proposed units by the Squamish Nation reserve housing makes more difference in comparison to the site's proposed number of units.
- **Site suitability:** The site is more suitable for townhouse developments, which is more aligned to the neighbourhood context.
- **Development strategy:** The City needs to rethink their development strategy for affordable and livable housing rather than profit-driven development.

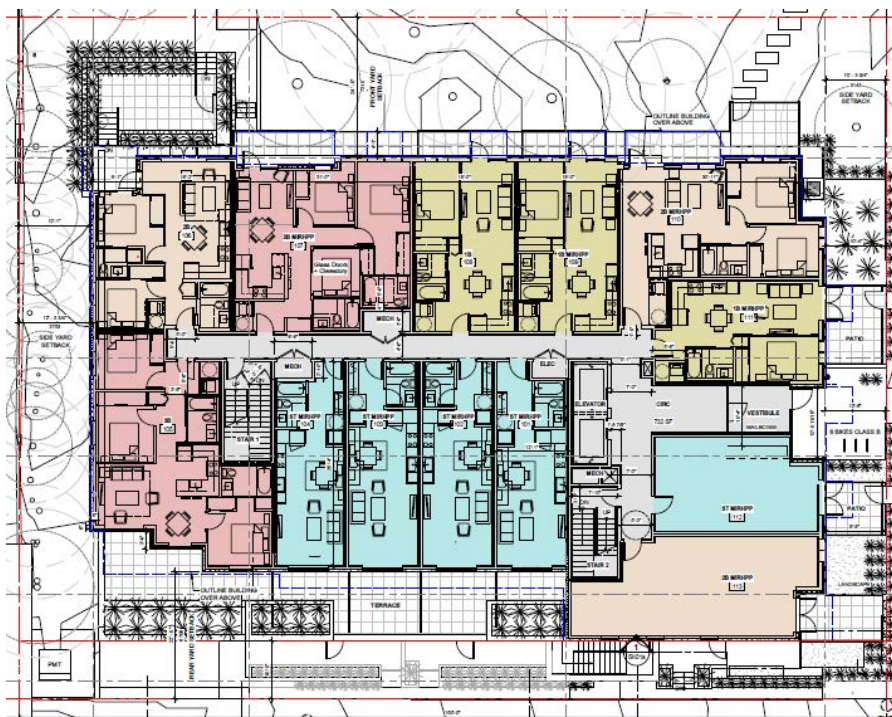
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1805 Larch Street
FORM OF DEVELOPMENT DRAWINGS

Proposed Site Plan



Site Plan reflecting Conditions in Appendix B



Proposed North Elevation (W 2nd Ave)



North Elevation (W 2nd Ave) reflecting Conditions in Appendix B



Proposed East Elevation (Larch St)



East Elevation (Larch St) reflecting Conditions in Appendix B



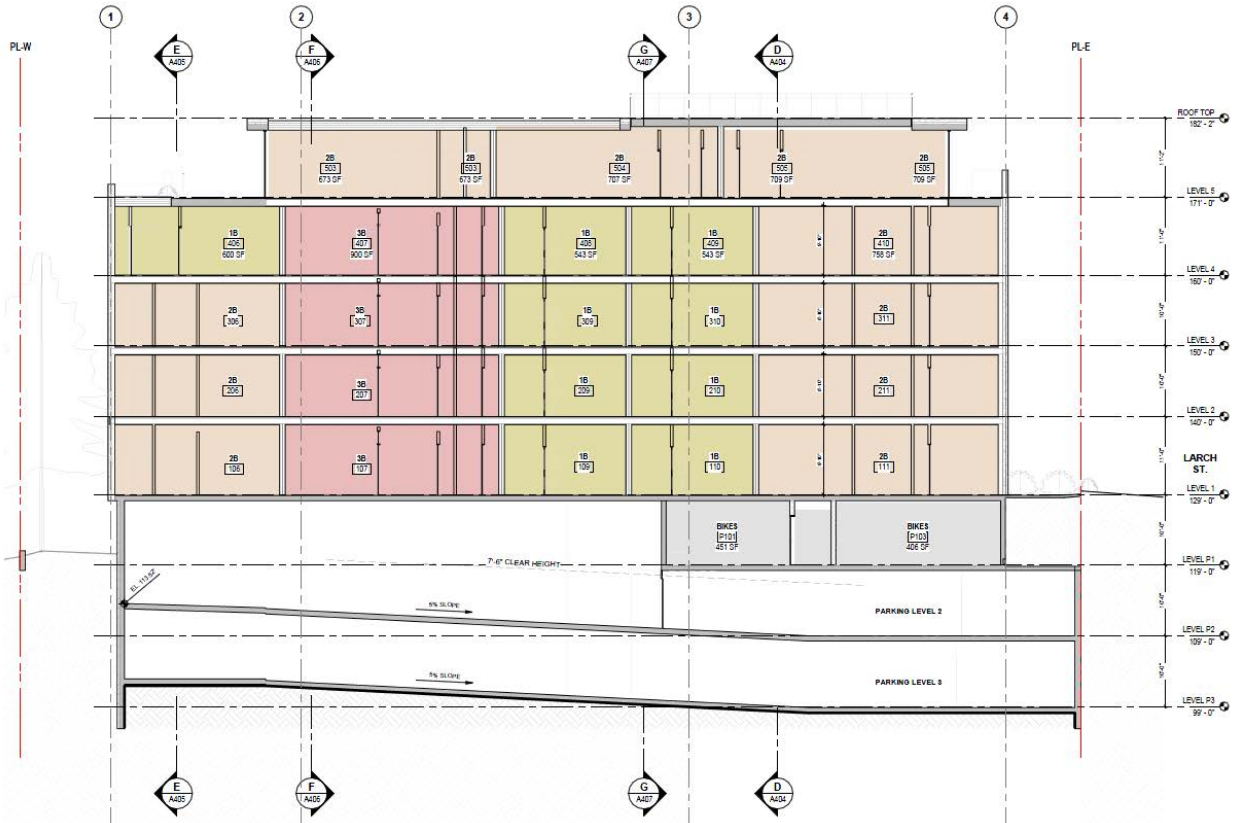
Proposed South Elevation (Lane)



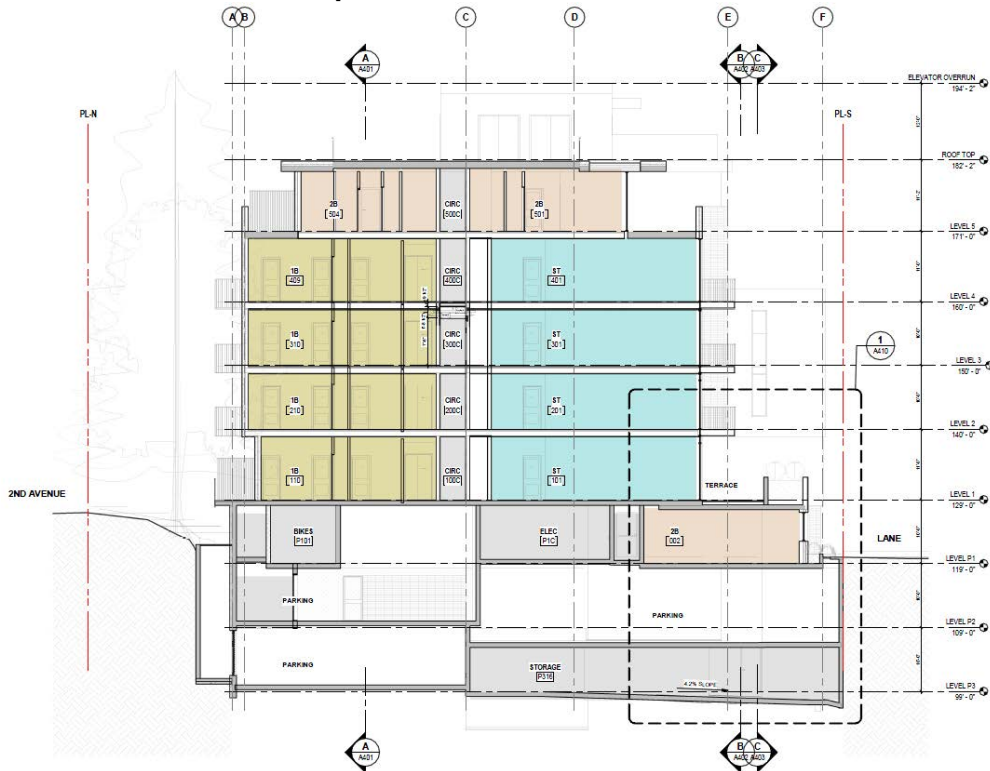
Proposed West Elevation (Side Yard)



Proposed East-West Section



Proposed North-South Section



Proposed Perspective from W 2nd Ave



Perspective from W 2nd Ave reflecting Conditions in Appendix B



Proposed Perspective from Larch St



Perspective from Larch St reflecting Conditions in Appendix B



1805 Larch 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 under Condition 7 in Part 2 of 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.

Unit Type	No. units proposed	DCL By-law maximum average unit size	Proposed average unit size
Studio	22	42 m ² (452 sq. ft.)	39.1 m ² (421 sq. ft.)
1-bedroom	15	56 m ² (603 sq. ft.)	50.1 m ² (539 sq. ft.)
2-bedroom	20	77 m ² (829 sq. ft.)	67.4 m ² (726 sq. ft.)
3-bedroom	6	97 m ² (1,044 sq. ft.)	83.8 m ² (902 sq. ft.)

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

Unit Type	No. units proposed	DCL By-law maximum average unit rent*	Proposed average unit rent*
Studio	22	\$1,768	\$1,739
1-bedroom	15	\$2,056	\$2,013
2-bedroom	20	\$2,703	\$2,646
3-bedroom	6	\$3,559	\$3,556

*Both the maximum and proposed average 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.

* * * * *

**1805 Larch Street
PUBLIC BENEFITS SUMMARY**

Project Summary:

To build a 5-storey building with 63 secured rental residential units, including 13 moderate income rental units.

Public Benefit Summary:

The proposal would provide 63 dwelling units, including 13 moderate income units, secured as rental housing for 60 years or the life of the building, whichever is longer.

	Current Zoning	Proposed Zoning
Zoning District	RT-8	CD-1
FSR (site area = 17,700 sq. ft.)	0.75	2.53
Buildable Floor Space	13,275 sq. ft.	44,760 sq. ft.
Land Use	Residential	Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required	City-Wide DCL ¹	\$56,021	\$0
	City-Wide Utilities DCL ¹	\$30,798	\$0
	Public Art	N/A	N/A
	20% Social Housing		
Other Public Benefits Offered	Heritage and Amenity Bonus Density	N/A	N/A
	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social, Community and Civic Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$86,819	\$0

Other benefits (non-quantified): 63 rental housing units secured for the longer of 60 years or the life of the building.

¹ Based on rates in effect as at September 30, 2019; 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.

**1805 Larch Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

APPLICANT INFORMATION

Applicant/Architect	Metric Architects
Developer	Jameson Developments Ltd.
Property Owner	1157013 B.C. Ltd (registered owner) and Jameson Larch & 2nd Avenue Limited Partnership (beneficial owner)

PROPERTY INFORMATION

Street Address	Property Identifier (PID)	Legal Description
1805 Larch Street	014-980-789	Lot 8, Except the South 2 Feet Now Lane, Block 220A, District Lot 526, Plan 1058
1805 Larch Street	014-980-894	Lot 9, Except the South 2 Feet Now Lane, Block 220A, District Lot 526, Plan 1058
1805 Larch Street	014-980-908	Lot 10, Except the South 2 Feet Now Lane, Block 220A, District Lot 526, Plan 1058

SITE STATISTICS

Site Area	1,644.38 sq. m (17,700 sq. ft.) Site Dimensions: 45.72 m (150 ft.) x 35.97 m (118 ft.)
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DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed		Recommended (Other Than Proposed)	
Zoning	RT-8	CD-1		--	
Uses	Residential	Residential		--	
Floor Space Ratio (FSR)	0.75 FSR	2.57 FSR		2.53 FSR	
Floor Area	822.19 sq. m (8,850 sq. ft.)	4,231.73 sq. m (45,550 sq. ft.)		4,158.34 sq. m (44,760 sq. ft.)	
Maximum Height	10.70 m (35.10 ft.)	20.5 m (67.4 ft.)		20.5 m (67.1 ft.)	
Unit Mix	N/A	Market	Moderate Income	Market	Moderate Income
		Studio 15	Studio 4	Studio 17	Studio 5
		1-bed 13	1-bed 3	1-bed 11	1-bed 4
		2-bed 15	2-bed 4	2-bed 17	2-bed 3
		3-bed 7	3-bed 2	3-bed 5	3-bed 1
		Total 50	Total 13	Total 50	Total 13
		Total 63 Units		Total 63 Units	
Parking Spaces	Per Parking By-law	Required: Residential 34 Visitor 3 Total 37	Proposed: Residential 48 Visitor 7 Total 56	--	
Bicycle Spaces	Per Parking By-law	Class A 114 Class B 4	Class A 113 Class B 6	Per Parking By-law	
Natural Assets	28 on-site trees (and 5 off-site City-owned trees)	24 retained on-site trees (and 5 off-site City-owned trees)		--	

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