



## REFERRAL REPORT

Report Date: May 12, 2020  
Contact: Theresa O'Donnell  
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VanRIMS No.: 08-2000-20  
Meeting Date: May 26, 2020

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning and Heritage Designation: 6825 West Boulevard

### RECOMMENDATION

- A. THAT the application by Formwerks Architectural Inc., on behalf of FB West Boulevard Development Ltd., to rezone 6825 West Boulevard [*Lot 7, Except Parcel A (See B47424L) Block 2 South District Lot 526 Plan 3271, PID: 013-006-096*] from RS-5 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to maintain an overall density of 0.60 FSR and permit the protection, rehabilitation and conversion of the existing building and the development of infill residential buildings containing a total of nine dwelling units, be referred to a Public Hearing, together with:
- (i) plans prepared by Formwerks Architectural Inc., received on March 31, 2017;
  - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
  - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, including approval in principle of the form of development, subject to the Conditions of Approval contained in Appendix B;

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

- B. THAT subject to the approval in principle of the rezoning, Council re-affirm the existing building (the "Heritage Building") at 6825 West Boulevard [*PID: 013-006-096; Lot 7, Except Parcel A (See B47424L) Block 2 South District Lot 526 Plan 3271*], known as the "Twiss Residence" and formerly on the Vancouver Heritage

Register in the 'C' evaluation category, as reclassified on the Vancouver Heritage Register in the 'A' evaluation category.

- C. THAT the heritage designation of the Heritage Building's exterior at 6825 West Boulevard [*PID: 013-006-096; Lot 7, Except Parcel A (See B47424L) Block 2 South District Lot 526 Plan 3271*] as protected heritage property be referred to the same Public Hearing;

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

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

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

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

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

## **REPORT SUMMARY**

This report evaluates an application to rezone the site at 6825 West Boulevard from RS-5 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit protection, rehabilitation and conversion of the existing Heritage Building (known as the "Twiss Residence"), and the construction of four residential infill buildings. The proposal includes a total of nine dwelling units, 15 parking spaces and 14 bicycle spaces.

The proposal is being considered under the Heritage Policies as well as the Arbutus Ridge/Kerrisdale/Shaulhnessy (ARKS) Community Vision, which provides a direction to allow consideration of rezoning for heritage retention projects and infill and duplex housing on large lots and on or near arterial roads including West Boulevard.

Staff have assessed the application and support the use and form of development, subject to design development and other conditions outlined in Appendix B. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the Public Hearing.

As a housekeeping measure, the report also recommends Council to re-affirm the category “A” Vancouver Heritage Register listing of the Heritage Building to correct a minor administrative error in the Register.

## **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

Relevant Council Policies for this site include:

- *Heritage Policies (March 10, 2020)*
- *Arbutus Ridge/Kerrisdale/Shaghnessy (ARKS) Community Vision (2005)*
- *Green Buildings Policy for Rezonings (2009, last amended 2018)*
- *Urban Forest Strategy (2014)*
- *Community Amenity Contributions Policy for Rezonings (1999, last amended 2020)*
- *Housing Vancouver Strategy (2017)*
- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*

## **REPORT**

### **Background/Context**

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

This 2,651.5 sq. m (28, 541 sq. ft.) site is located on the west side of West Boulevard between 51st and 53rd avenues (see Figure 1), in the Arbutus Ridge/Kerrisdale/Shaghnessy (ARKS) Community Vision area (the “Vision”). The site has a 37.8 m (124 ft.) of frontage along West Boulevard and a significant depth of approximately 76.2 m (250 ft.), with no lane. Surrounding the site are detached houses (RS-5 zoning) with many pre-1940s character houses. Directly north, the adjacent property contains a house listed on the Vancouver Heritage Register in the ‘B’ evaluation category.

The site is across the street from the Arbutus Greenway and within a 5 to 10 minute walk to bus stops of regular transit services along West Boulevard.

**Figure 1 – Site and Context**

The Heritage Building on site is known as the Twiss Residence (see Figure 2). Built in 1912, it is significant for its Craftsman Style, architectural details and its siting on one of the few remaining large estate-like properties associated with the early residential development of the Point Grey municipality.

**Figure 2 – Twiss Residence**

## 2. Policy Context

**Heritage Policies** – On March 10, 2020, Council approved updated Heritage Policies. With the updated policies, the Vancouver Heritage Program embraces the principles of diversity, inclusivity and equity in identifying and protecting tangible and intangible heritage assets for the benefit of all Vancouver's communities. This includes the use of a heritage designation by-law as a tool to protect resources listed on the Vancouver Heritage Register.

**Arbutus Ridge/Kerrisdale/Shaghnessy (ARKS) Community Vision** (the “Vision”) – In 2005, Vancouver City Council approved the Vision, which provides directions on a range of issues in the neighbourhood, such as housing, heritage, parks and community safety. Specifically, the Vision provides a direction to support for projects involving heritage retention, infill and duplex housing forms. The Vision suggests that for buildings listed in the Vancouver Heritage Register, the City should encourage retention by implementing additional incentives which are suitable in ARKS. It also advises that new housing types should be permitted on large lots and on or near arterial roads, subject to detailed planning and impact mitigation.

**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. In particular, relevant to this application, the strategy establishes a target of 10,000 new ground-level homes such as townhouses, rowhouses and infills for the next ten years.

### **Strategic Analysis**

#### **1. Proposal**

The application proposes to rezone one lot located at 6825 West Boulevard from RS-5 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District for a market strata residential development with an overall density of 0.60 FSR. The proposal includes protection, rehabilitation and conversion of the Heritage Building into residential units. Four residential infill buildings are also proposed on the site (see Figure 3). In total, the proposal includes nine market strata residential units (one 2-bedroom unit and eight 3-bedroom units) and a maximum building height of 12.4 m (41 ft.). Proposed are 15 parking spaces and 14 bicycle spaces. Attached garages provide seven of the vehicle parking spaces and the remaining are surface parking spaces, all having vehicular access from West Boulevard.

**Figure 3 – Site Plan**



## 2. Land Use

The proposed residential land use is consistent with the surrounding low-density residential context. The site, if developed under existing zoning, could be developed with a single-family or two-family dwelling both with secondary suites. With the retention of a qualifying pre-1940 character or heritage house, additions to the house and a maximum of six dwelling units can be permitted to 0.85 FSR. The character home retention incentives and changes to the RS-5 zoning came into effect January 2018, after this application was submitted.

The *ARKS Community Vision* provides direction for infill housing, as well as for the retention of heritage and character buildings. Although the proposed density of 0.60 FSR is below the permitted FSR, the nine dwelling units exceed the maximum number of allowable units and density allocated to infill units within a context of existing single family dwellings. Staff support the increase to the permitted dwelling units in light of the large site area and the provision of additional family housing in proximity to neighbourhood amenities and transit.

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

The application is comprised of four infill buildings and the protection and rehabilitation of the existing three-storey Heritage Building, Twiss Residence.

The Heritage Building will be converted into two residential units and will share a courtyard with an (two and a half storey) infill duplex and a (two-storey) coach house infill unit on the north side of the site. The two remaining (two-storey) infill duplexes will be located at the rear of the property with a rear setback equivalent to a lane width. Generous setbacks are provided at the perimeter of the site to minimize impacts to neighbouring properties and to retain mature trees. The infill buildings are comprised of gabled roof forms with dormers, robust detailing, and quality exterior cladding materials that are consistent and compatible with the residential scale and character of the surrounding detached houses.

The proposed height is 9.2 m (30 ft.) for infill buildings and the Heritage Building is 12.4 m (40 ft.).

Given the low scale and density of the project, the application was not reviewed by Urban Design Panel.

## 4. Housing

**Existing Tenants** – The newly amended *Tenant Relocation and Protection Policy* (the “TRP Policy”) extends policy coverage to projects involving consolidation of two or more lots that contain existing secondary rental. This includes single-family homes, basement suites, duplexes, or individually-rented condos where the new development is proposing five or more dwelling units.

As the applicant is on a single site and does not involve consolidation of two or more lots containing secondary rental units, the updated TRP Policy does not apply. The TRP Policy exempts secondary rental for non-consolidated sites.



All tenancies are protected under the *BC Residential Tenancy Act* that governs how residential properties are rented, and includes specific provisions around ending tenancies. Any disputes would be resolved through the Residential Tenancy Branch.

**Housing Unit Mix** – The application includes nine strata residential units (eight 3-bedroom townhouse units [89%] and one 2-bedroom unit [11%]). The proposed unit mix is supportable given the project's focus on the delivery of in-demand townhouse units for families while supporting heritage retention in an existing low density context.

## 5. Heritage Designation

**Heritage Value and Character of the Heritage Building** – Built in 1912, the Heritage Building is significant for its Craftsman details and siting on one of the few remaining large estate-like properties associated with the early residential development of the Point Grey municipality. Its features include large gables, steep roofs, deep eaves, robust open knee brackets, and a prominent porch on the north and west sides of the house supported on tall granite piers and foundations (see Figure 4).

Figure 4 – Twiss Residence



Despite subsequent surrounding subdivisions, the Heritage Building exists in its original condition and represents the semi-rural character once found in this part of the old Municipality of Point Grey.

On April 4, 2016, the Vancouver Heritage Commission reviewed the heritage character and value of the Heritage Building and recommended upgrading its evaluation category from “C” to “A” in the Vancouver Heritage Register. On December 19, 2018, Council approved the reclassification; however, the address of the building was erroneously noted as 6825 East Boulevard. Therefore, Council is requested to re-affirm the classification of the Heritage Building as an A-listing as a housekeeping measure (Recommendation B of this report).

**Condition of Heritage Building and Conservation Approach** – The Heritage Building is in excellent shape and requires only minor repairs and upgrades. The interior will be modified to provide for more modern living arrangements but otherwise the project proposes a high level of conservation.

***Economic Viability of the Site and Financial Support to Enable Heritage Conservation –***

Section 595 of the Vancouver Charter requires that, if sought, Council must compensate an owner for any reduction in the market value of property caused by a heritage designation. Prior to enactment of the Heritage Designation By-law, the owner will sign an agreement to be registered on title to the site explicitly accepting the resulting development advantages to be gained thereby, as full compensation for the heritage designation of the Heritage Building's exterior and the obligations to rehabilitate and conserve the Heritage Building. The agreement will be executed by the City and registered on title to the site before a development permit for the project may be issued.

On June 19, 2017, the Vancouver Heritage Commission reviewed and supported the proposal.

**6. Transportation and Parking**

Vehicle parking is provided on above grade garages (included within buildings) plus a number of uncovered parking spaces which includes visitor parking. The provision of 15 vehicle parking spaces meets the Vancouver Parking By-law minimum of 9. The parking spaces are accessed from a shared driveway on the south end of the site.

Engineering rezoning conditions are included in Appendix B.

**7. Environmental Sustainability and Natural Assets**

***Green Buildings*** – The *Green Buildings Policy for Rezoning*s (amended May 2018) requires that residential rezoning applications satisfy either the near zero emission buildings or the low emissions green buildings conditions within the policy. The new requirements are mandatory for all rezoning applications received after May 1, 2017. Applications received prior to May 1, 2017 may choose to meet this updated version of the policy or the preceding version.

This application was received on March 31, 2017 and has opted to satisfy the preceding version of the Green Buildings Policy for Rezoning, which requires that rezoning applications achieve a minimum of LEED Gold rating, with targeted points for water efficiency, stormwater management and a reduction in energy use, along with registration and application for certification of the project. As this project features small buildings, they have opted to use the LEED for Homes rating system and an EnerGuide rating for energy efficiency, as permitted by the policy. The applicant submitted a preliminary LEED review, which generally conforms to the Green Buildings Policy for Rezoning, indicating that the project could attain the required LEED criteria, and therefore would be eligible for a LEED Gold rating.

Where a project includes heritage retention, the heritage components can be exempted from one or all of the requirements of the *Green Buildings Policy for Rezoning*s. Reasonable design efforts are expected to improve green performance where appropriate while respecting heritage aspirations and promoting heritage retention.

Conditions related to environmental sustainability are included in Appendix B.

***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 permits 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. For this application, there are 16 by-law trees on site, ranging in conditions from 'poor' to 'good'. Thirteen of these are proposed for removal due to their health and their location in conflict with the proposed new development. Three are proposed for retention. Twenty-three new replacement trees are proposed as part of this application. There are also eleven adjacent property trees. Of these, ten are proposed for retention and one for removal. The single adjacent tree proposed for removal is identified as a failed tree needing a separate tree removal application accompanied by a neighbour's letter of consent or may be retained, if consent cannot be granted.

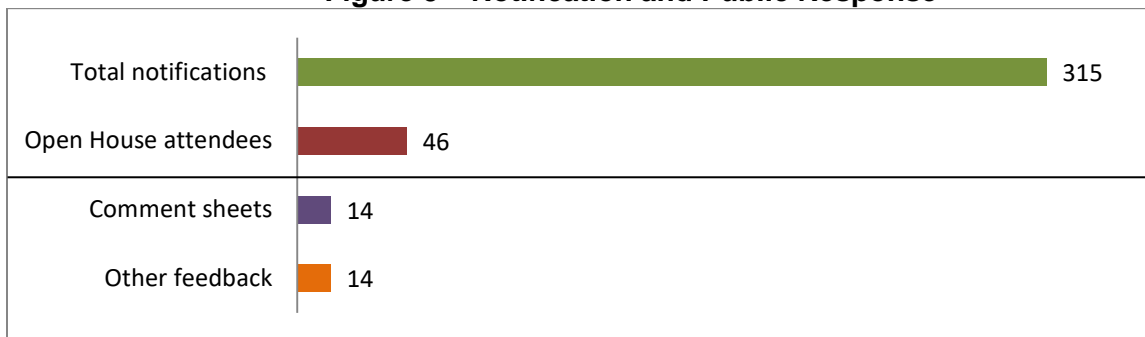
Landscape conditions of approval are set out in Appendix B.

## **PUBLIC INPUT**

**Public Notification and Open House** – A rezoning information sign was installed on the site on May 29, 2017, after the rezoning application submission. Approximately 315 notification cards were distributed within the neighbouring area on or about June 15, 2017. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)). On June 26, 2017 a community open house was held from 5:00-7:00pm at the Kerrisdale Community Centre, 5851 West Boulevard. Staff, the applicant team, and a total of 46 people attended the open house.

**Public Response and Comments** – Staff received a total of 28 responses regarding the rezoning application (see Figure 5). A summary of the feedback is provided below.

**Figure 5 – Notification and Public Response**



\* Note that all reported numbers above are approximate

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

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

Comments in support cited the building design and its provision of new housing in the area. Concerns were that the additional units would increase traffic, have impacts of parking supply in the neighbourhood, and that the development would be too dense and an inappropriate fit within the neighbourhood.

**Staff Response** – Public feedback has assisted staff with assessment of the application. Staff have considered the additional vehicle movements generated from the rezoning and are satisfied that the added volume will not create a significant burden on the existing road network. Regarding concerns about contextual fit, staff have reviewed the application's form of development, and believe the generous setbacks at the perimeter of the site and buffering provided by new on site trees and mature trees on adjacent sites will minimize impacts to neighbouring properties.

A more detailed summary of public comments on this application is provided in Appendix D.

## **PUBLIC BENEFITS**

### **Required Public Benefits**

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

This site is subject to City-wide DCLs and City-wide Utilities DCLs on the proposed new floor area of 1,146 sq. m (12,335 sq. ft.). Based on rates in effect as of September 30, 2019, total DCLs of approximately \$80,667 would be anticipated from this development.

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

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

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

**Heritage Benefit** – The owner has offered to conserve and rehabilitate the existing heritage elements and to accept the designation of the Heritage Building as protected heritage property. If approved, the designation will be effected by enactment of a Heritage Designation By-law and the owner will enter into a Heritage Restoration Covenant which, among other things, will secure the conservation and rehabilitation of the heritage building. The cost to the applicant of the proposed on-site heritage conservation is estimated to be approximately \$837,989.

**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 made through the provision of either on-site amenities or a cash contribution towards other public benefits and take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

As part of this application, the applicant has offered a cash CAC of \$550,000 through a negotiated CAC process, which will be allocated to the following community needs:

- \$275,000 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply.
- \$275,000 (50%) toward the renewal and renovation of community facilities in or near Kerrisdale (subject to section 2.4 of the CAC Policy for Rezoning).

Real Estate Services staff have reviewed the applicant's development pro-forma and concluded that the total CAC value offered by the applicant is appropriate and recommend that the offer be accepted.

### ***Financial Implications***

As noted in the section on Public Benefits, the applicant has offered the on-site conservation and rehabilitation of the heritage elements estimated at \$837,989. The applicant has also offered a cash CAC of \$550,000 which will be allocated as follows:

- \$275,000 (50%) to the Affordable Housing Reserve to increase the City's supply of affordable housing.
- \$275,000 (50%) toward the renewal and renovation of community facilities in or around the Kerrisdale area (subject to section 2.4 of the CAC Policy for Rezoning).

The site is subject to both the City-wide DCL and City-wide Utilities DCL. Based on the rates in effect as of September 30, 2019, it is anticipated that the project will generate approximately \$80,667 in DCLs from the recommended residential floor area.

There are no public art contributions associated with this rezoning.

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

### ***CONCLUSION***

Assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site and neighbourhood context. Staff support the application that includes housing units suitable for families with children in addition to preserving the Heritage Building. The proposed heritage retention and preservation elements of the application are also generally consistent with Heritage Policies.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a Public Hearing, together with a draft CD-1 By-law and Heritage Designation By-law generally as set out in Appendix A and Appendix C, respectively. Further it is recommended that, subject to the Public Hearing, the application including the form

of development, as shown in plans in Appendix E, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

\* \* \* \* \*

**6825 West Boulevard**  
**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, to 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.]*

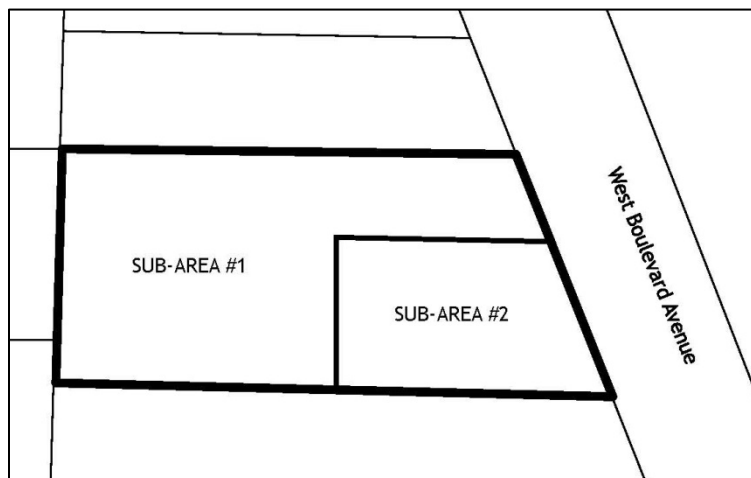
**Designation of CD-1 District**

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

**Sub-Areas**

3. The rezoning site is to consist of two sub-areas approximately as illustrated in Figure 1, for the purpose of allocating maximum heights.

**Figure 1**



**Uses**

4. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 ( ), and the only uses for

which the Director of Planning or Development Permit Board will issue development permits are:

- (a) Dwelling Uses, limited to Multiple Dwelling; and
- (b) Accessory uses customarily ancillary to the uses permitted in this section.

### **Conditions of Use**

- 5. The design and layout of at least 35% of the dwelling units must:
  - (a) be suitable for family housing; and
  - (b) include two or more bedrooms.

### **Floor Area and Density**

- 6.1 Computation of floor area must assume that the site area is 2,651.5 sq. m, being the site area at the time of the application for the rezoning application evidenced by this By-law, and before any dedications.
- 6.2 The floor space ratio for all uses must not exceed 0.60.
- 6.3 Computation of floor area must include all floors of all buildings, having a minimum ceiling height of 1.2 m, including earthen floors and accessory buildings, both above and below ground level, measured to the extreme outer limits of the buildings.
- 6.4 Computation of floor area must exclude:
  - (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
    - (i) the total floor area of all such exclusions must not exceed 12% of the residential floor area, and
    - (ii) the balconies must not be enclosed for the life of the building;
  - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
  - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
  - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 sq. m per dwelling unit,

there will be no exclusion for any of the residential storage area above base surface for that unit.

- 6.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 6.6 The use of floor area excluded under section 6.4 and 6.5 must not include any use other than that which justified the exclusion.

### **Building Height**

7. Building height, measured from base surface to the top of roof parapet above the uppermost storey, must not exceed the maximum heights set out in the table below.

<b>Sub-area</b>	<b>Maximum building height</b>
1	9.2 m
2	12.4 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 plane 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:
- (a) the Director of Planning or Development Permit Board first considers all of the applicable policies and guidelines adopted by Council; and
  - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 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 m<sup>2</sup>.

**Acoustics**

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

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

**Zoning and Development By-law**

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

\* \* \* \* \*

**6825 West Boulevard**  
**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 Formwerks Architectural Inc. on behalf of FB West Boulevard Development Ltd., Inc. No. BC1079445, stamped received March 31, 2017 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 of site plan to enhance public realm, outdoor amenity spaces, and soft landscaping. This can be achieved with the following:
  - (a) Provide a differentiated pedestrian pathway to all unit entries from the street;
  - (b) Driveway in the front yard should be limited to access. Additional pavement for maneuvering in the front yard should be deleted;
  - (c) Show transformer location screened from the street;
  - (d) Surface parking (space 3) is located at a significant entry point. Space should be deleted in order to provide an opportunity for soft landscaping to frame forecourt entry;
  - (e) Delete one surface parking space (north side of forecourt) to be better integrated with site topography and increase soft landscaping; and
  - (f) Relocate patios (infill buildings 2 & 3, east units) to the east side to improve solar access, minimize impacts to nearby neighbours and activate courtyard area).
2. Design development to improve resolution of integrated traditional roof forms (infill units).

Note to Applicant: Consider a primary pitched roof form with a consistent spring height. Any dormers or secondary gable forms should be integrated with a planar change on the building façade.

3. Design development to provide a more prominent entry that is distinct from the garage doors (Infill 1/Front Elevations).

Note to Applicant: This can be achieved by raising the entry slab or lowering the garage slab and increasing the entry porch roof pitch.

4. Provide high quality and durable exterior finishes consistent with the rezoning application.

Note to applicant: The intent is to maintain the proposed quality in all aspects, including but not limited to appearance, durability and performance.

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

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

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

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

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

### **Landscape Design**

7. 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 Landscape 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.

8. Provision of a Tree Management Plan.

Note to Applicant: Provide a large scale tree plan that is separate from the landscape plan. The plan should clearly illustrate all trees to be removed and retained, including dimensioned tree protection barriers and important construction management directives drawn out of the arborist report(s) such as clearly illustrating the limit of excavation and footing design strategy.

9. Provision of detailed architectural and landscape cross-sections (minimum 1/4" inch scale) through tree protection zones, all proposed common open spaces and semi-private patio areas.

Note to Applicant: In tree protection areas, the sections should illustrate and dimension the limit of excavation, 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.

10. Application of universal design principles in the outdoor spaces, such as wheelchair accessible walkways and site furniture.

11. Provision of a partial Irrigation Plan.

Note to Applicant: Provide high efficiency irrigation for all planted areas and individual hose bibs for all private patios of 100 sq. ft. (9.29 sq. m). On the plan, illustrate hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed.

12. Provision of an outdoor Lighting Plan.

Note to Applicant: Consider "Crime Prevention through Environmental Design" (CPTED) principles and avoid any lighting that can cause glare to residential uses.

13. Provision of an updated and detailed Arborist Report.

Note to Applicant: The expanded report should inform design and discuss all development limitations. Include any construction limitations such as the location of construction storage materials, temporary structures, utility conflicts, site access, development phasing and temporary irrigation requirements.

14. Provision of a letter of assurance for arborist supervision.

Note to Applicant: Arborist supervision is typically necessary when any work is required within a minimum root protection zone of a retained tree. The arborist should discuss the details of any supervision requirements within the arborist report, particularly if the plans depict any work that encroaches into a minimum root protection zone. Typically, an assurance letter will outline up to four key construction points where the arborist shall be contacted to attend the site. The letter must be signed by the owner, the contractor and the arborist.

15. Design development to reduce the amount of re-landscape activity proposed within the dripline of trees #2, 4 & 16.

Note to Applicant: All site disturbance associated with soft and hardscaping in proximity to the trees should be relocated outside the radial dripline, to the greatest extent practicable. Further comments may be outstanding at time of development permit review.

16. Design development to location of utilities.

Note to Applicant: Avoid the awkward placement of utilities (pad mounted transformers, “Vista” junctions, underground venting) visible to the public realm. Where utilities must be located near a street or sidewalk, a secondary circulation route is the preferred location. Every effort should be made to integrate utility access into structures and behind lockable, decorative gates or screened with landscaping.

17. Integration of design options that respect the City of Vancouver Bird Friendly Design Guidelines.

Note to Applicant: For more information, see the guidelines at <http://vancouver.ca/parks-recreation-culture/vancouver-bird-strategy.aspx>

## Sustainability

18. All new buildings in the development will meet the requirements of the preceding Green Buildings Policy for Rezoning (as amended up to January 14, 2016), including LEED Gold rating, with demonstrated improvements for water efficiency and stormwater or rainwater management, and achieve an EnerGuide rating of 84, along with registration and application for certification of the project.

For the existing heritage house, achievement of these requirements does not apply, however reasonable design efforts shall be made to improve green performance towards that goal where appropriate, while respecting heritage aspirations and promoting heritage retention.

Note to Applicant: A Sustainable Design Strategy must be submitted as part of the Development Permit that articulates which credits the applicant will be pursuing and how their building application, as submitted, incorporates strategies, features or technologies that will help achieve these credits. The strategy, along with the LEED checklist, must be incorporated into the drawing submission. A letter from a LEED Accredited Professional or Administrator must confirm that the proposed strategy aligns with the applicable goals of the rezoning policy. Proof of registration of the CaGBC must be provided with the application and the project registration number incorporated into the drawings. Application for Certification will be required at a subsequent stage.

19. In lieu of the requirements in Condition 18, the applicant may choose to meet the requirements of the *Green Buildings Policy for Rezoning* (amended May 2, 2018), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>

For the existing heritage house, achievement of these requirements does not apply, however reasonable design efforts shall be made to improve green performance towards that goal where appropriate, while respecting heritage aspirations and promoting heritage retention.

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For more detail on the above requirements and what must be submitted at each stage, refer to the most

recent bulletin *Green Buildings Policy for Rezoning – Process and Requirements* (amended June 14, 2019 or later).

## **Engineering**

20. 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.
21. 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.
22. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
23. Clarify garbage storage and pick-up space. Please show containers and toters on plans for recycling and garbage needs and refer to the Engineering garbage and recycling storage facility design supplement for recommended dimensions and quantities of bins. and note; pick up operations should not rely on bins being stored on the street for pick up, bins are to be returned to storage areas immediately after emptying.
24. Provision for the removal of the encroaching hedge from public property to accommodate the proposed street improvements.
25. Provision of a landscape or site plan that reflects the off-site improvements sought for this application.
26. Provision of the following note on the landscape or site plan:  
"The landscape/site plan is to be noted as "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."
27. Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.
  - (a) Provide 1.2m access aisle for Class A bicycle spaces in garages.

Note to applicant: Residents will need to have access to bicycle spaces while vehicles are parked in the garages.

28. Design development to accommodate the required Class A bicycle parking as per by-law.
29. Design development to accommodate the required accessible parking space as per by-law.
30. Design development to improve the parking 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) Provision of improved two way flow for vehicles in the parking areas.
    - (i) Provide 6.1m (20') wide driveway to allow for vehicle passing opportunities.
  - (b) Provision of maneuvering swaths for vehicles entering and exiting the parking garages for Infill 2 and Infill 3 buildings and stalls 4 and 5 on Parking Plan A1.02.

Note to Applicant: the following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:

- (i) Additional design elevations for the parking garages to ensure slope and crossfall do not exceed 5%;
- (ii) Dimension driveway width adjacent to SC1 and SC2 and additional width dimensions along the length of the driveway;
- (iii) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided;
- (iv) All types of parking and loading spaces individually numbered, and labelled on the drawings;
- (v) Dimensions for typical parking spaces;
- (vi) Dimensions of additional setbacks for parking spaces due to columns and walls;
- (vii) Dimensions of manoeuvre aisles and the drive aisles at the parkade entrance and all gates;
- (viii) 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;
- (ix) Areas of minimum vertical clearances labelled on parking levels;



- (x) 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;
- (xi) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable;
- (xii) Existing street furniture including bus stops, benches etc. to be shown on plans; and
- (xiii) The location of all poles and guy wires to be shown on the site plan.

## **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. Provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called the “services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
  - (a) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands, sprinkler demand, hydrant load, and domestic water demands to determine if water main upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
  - (b) Implementation of development at 6825 West Boulevard will require the following in order to maintain acceptable sewer flow conditions.
    - (i) Construct approximately 130m of 200mm SAN and 250mm STM on West Boulevard from the north property line of 6825 W Boulevard to 53rd Avenue. The new sanitary and storm mains are required to have separate manholes.
    - (ii) Sewers are required to be designed and constructed considering the upstream properties (6745-6795 West Boulevard) can tie to them in

future. Install and cap an inlet bore hole on the north side of each MH for future tie-ins.

- (iii) Development to be serviced to the proposed STM and SAN on West Boulevard.
- (iv) The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.
- (v) The applicant is to verify the location of the existing 200mm COMB through the sewer easement on the property to ensure it is not impacted by construction activities.
- (vi) 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.
- (vii) 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.
- (viii) This property is under the Provincial Well-Drilling Advisory Area, and subsurface flowing artesian conditions may exist.

Note to Applicant: The existing easement through the site is required to be maintained for the existing 200mm COMB sewer which conveys flow from upstream areas. No permanent structures within the easement area will be permitted.

As an alternate solution, the applicant can relocate the existing 200mm COMB running through their site by installing a new sewer adjacent to the north property line to divert the flow from upstream to the proposed sewers and remove the section of 200mm COMB running through their site. MH \_\_FJCNEB should remain.

Note to Applicant: The required sewer upgrades on public land are located in or near an archeologically sensitive area. Archeological review/studies will be required prior to construction.

- (c) Developer to submit a Hydrogeological Study to be reviewed and accepted by a City Engineer. The Study shall include a Groundwater Management Plan and an Impact Assessment, respectively, to demonstrate that no groundwater is to be discharged to the City's sewer network post construction, and that groundwater extraction/diversion shall have no significant negative impacts. The final Hydrogeological Study is required prior to rezoning enactment.
- (d) Provision of a stormwater and rainwater management plan that meets the objectives of the Citywide Integrated Rainwater Management Plan and complies

with the Sewer and Water Course Bylaw. The plan shall achieve the following objectives;

- (i) Retain or infiltrate the 6-month storm event volume (24 mm) onsite;
- (ii) Treat the 6-month event (48 mm) onsite; and
- (iii) Maintain the pre-development 5 year storm event rate. The pre-development estimate shall utilize the 2014 IDF curve, whereas the post development estimate shall use the 2100 IDF curve to account for climate change.

Note to Applicant: Legal arrangements may be required to ensure on-going operations of certain stormwater storage systems.

- (e) Provision of street improvements along West Boulevard adjacent to the site and appropriate transitions including the following:
  - (i) 1.53m (5'-0") wide front boulevard with street trees where space permits;
  - (ii) 1.83m (6'-0") wide light broom finish saw-cut concrete sidewalk;
  - (iii) Road re-construction (to centerline) including new asphalt surface, granular base and sub-base, pavement markings, curb and gutter; and
  - (iv) Adjustment to all existing infrastructure to accommodate the proposed street improvements.

Note to Applicant: The City will provide a geometric design for these street improvements.

- (f) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations.
- (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 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.
  - (i) 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.

### **Environmental Contamination**

2. 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.

### **Heritage**

3. The owner enters into a Heritage Restoration Covenant (219 Covenant) prior to CD-1 By-law enactment, for 6825 West Boulevard (the heritage building) to the satisfaction of the Director of Planning and the Director of Legal Services, and that the agreement is registered on title to the lands in the Land Title Office to the satisfaction of the Director of Legal Services.

Note to Applicant: Please contact Hugh McLean in the Heritage Group at [hugh.mclean@vancouver.ca](mailto:hugh.mclean@vancouver.ca) regarding the restoration covenant.

4. Council designates the heritage building as protected heritage property and that the associated Heritage Designation By-law is enacted by Council.

5. An electronic (pdf) copy of the final version of the Statement of Significance and Conservation Plan by John Atkin, incorporating any required changes requested by city staff, is sent to the Heritage Planner, Hugh McLean at [hugh.mclean@vancouver.ca](mailto:hugh.mclean@vancouver.ca) for inclusion in related City files, and that the Heritage Planner confirms receipt of these files.

### **Community Amenity Contribution**

6. Pay to the City a Community Amenity Contribution of \$550,000 which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City, and on terms and conditions satisfactory to the Director of Legal Services.

The \$550,000 is to be allocated as follows:

- (a) \$275,000 towards the Affordable Housing Reserve to increase the City's supply of affordable housing.
- (b) \$275,000 toward the renewal and renovation of community facilities in or around the Kerrisdale area (subject to section 2.4 of the CAC Policy for Rezoning).

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

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

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

\* \* \* \* \*

**6825 West Boulevard**  
**DRAFT CONSEQUENTIAL AMENDMENTS**

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

A consequential amendment is required to delete PID: 013-006-096; Lot 7 Except Parcel A (See B47424L), Block 2 South, District Lot 526, Plan 3271 from the RS-5 maps forming part of Schedule A of the Subdivision By-law.

**DRAFT HERITAGE DESIGNATION 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.

1. Council considers that the real property described as:

Structure and exterior  
envelope of the  
improvements and exterior  
building materials of the  
heritage building.

6825 West  
Boulevard  
Vancouver, B.C.

PID: 013-006-096;  
Lot 7 Except Parcel A  
(See B47424L),  
Block 2 South,  
District Lot 526, Plan  
3271

has heritage value or heritage character, and that its designation as protected heritage property is necessary or desirable for its conservation.

2. Council designates the real property described in section 1 of this By-law as protected heritage property under Section 593 of the Vancouver Charter.

\* \* \* \* \*

**6825 West Boulevard**  
**ADDITIONAL INFORMATION**

**1. Vancouver Heritage Commission**

**June 19, 2017**

**Conservation Review**

**6825 West Boulevard (Twiss House) Rezoning and Heritage Designation**  
**VHR 'C'**

[Note: At the time of presentation to the Heritage Commission, the Twiss Residence was a C-listing.]

**Issues:**

- Conversion of the heritage building to contain two Dwelling Units;
- Relationship to new infill development and compatibility of new development; and
- Opportunities to retain sense of semi-rural estate character.

**Applicants:** Jim Bussey, Formwerks Architectural Inc.

**Staff:** James Boldt, Heritage Planner

Staff and the applicant team reviewed the application and responded to questions and comments from the Commission.

MOVED by Commissioner Kim Maust

SECONDED by Commissioner Mollie Massie

THAT the Vancouver Heritage Commission supports the rezoning application for the heritage restoration and designation of 6825 West Boulevard, the Twiss House, including the addition of three infill duplexes plus coach house on the property, as presented at its meeting on June 19, 2017, noting the following:

- The Commission supports the effort of the applicant to add to this site with gentle densification staying within its current allowable density but asks that further design consideration be given to adjusting the size of the infill adjacent to the heritage house and moving it to the north west to the extent feasible thereby allowing for greater sight lines around the heritage house; and
- Further consideration be given to removing the parking structure addition to the heritage house and leaving the parking adjacent at surface.

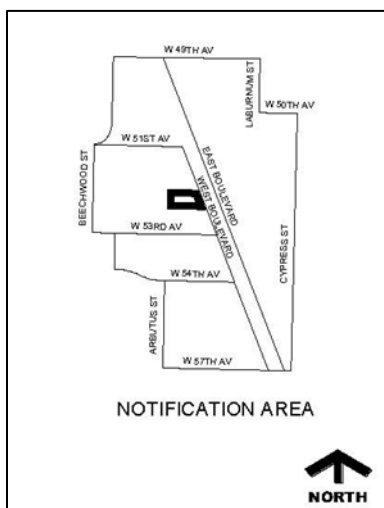
**CARRIED UNANIMOUSLY**



## 2. Public Consultation Summary

### Public Notification

A rezoning information sign was installed on the site on May 29, 2017. Approximately 315 notification cards were distributed within the neighbouring area on or about June 15, 2017. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)).



### Community Open House

A community open house was held from 5:00-7:00 pm on June 26, 2017 at the Kerrisdale Community Centre, 5851 West Boulevard. Staff, the applicant team, and approximately 46 people attended the Open House.

### Public Response

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

- In response to the June 26, 2017 open house, a total of 14 comment sheets were received from the public.
- A total of 14 letters, e-mails, online comment forms, and other feedback were received from the public.

Total notifications	315
Open House attendees	46
Comment sheets	14
Other feedback	14

\* Note that all reported numbers above are approximate

**Note:**

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

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

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

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

- **Design and Contextual Fit:** The proposed development is architecturally pleasing and responds well to the surrounding context.
- **Density:** An appropriate level of density is proposed and the overall provision of new homes is supported.

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

- **Neighbourhood Character:** The proposed development could have negative impacts on the neighbourhood's character.
- **Density:** The nine dwelling units are too many for the subject site and the existing neighbourhood context.
- **Traffic and Parking:** The development could generate significant traffic and congestion and limit neighbourhood parking.
- **Noise and Pollution:** The application will generate noise and pollution, disrupting the daily lives of residents.
- **Precedent:** The application could set a precedent, encouraging other unwanted rezoning applications in the neighbourhood

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

*General comments of support:*

- The proposal will allow for a community lifestyle
- Tree retention is positive and supported
- Development will set a positive precedent for other rezoning applications

*General comments of concern:*

- The development will result in a loss of green space and would deprive children of play space
- Long term property owners rights are being violated
- Far from public transit

- The development will provide no significant benefit to the local community
- Neighbourhood schools, transit, and parks will be negatively impacted
- The maximum height should be three floors
- The development will encroach on sightlines, as it will be visible from Arbutus Street and West 53rd Avenue
- The parking pads are too close to the western property line

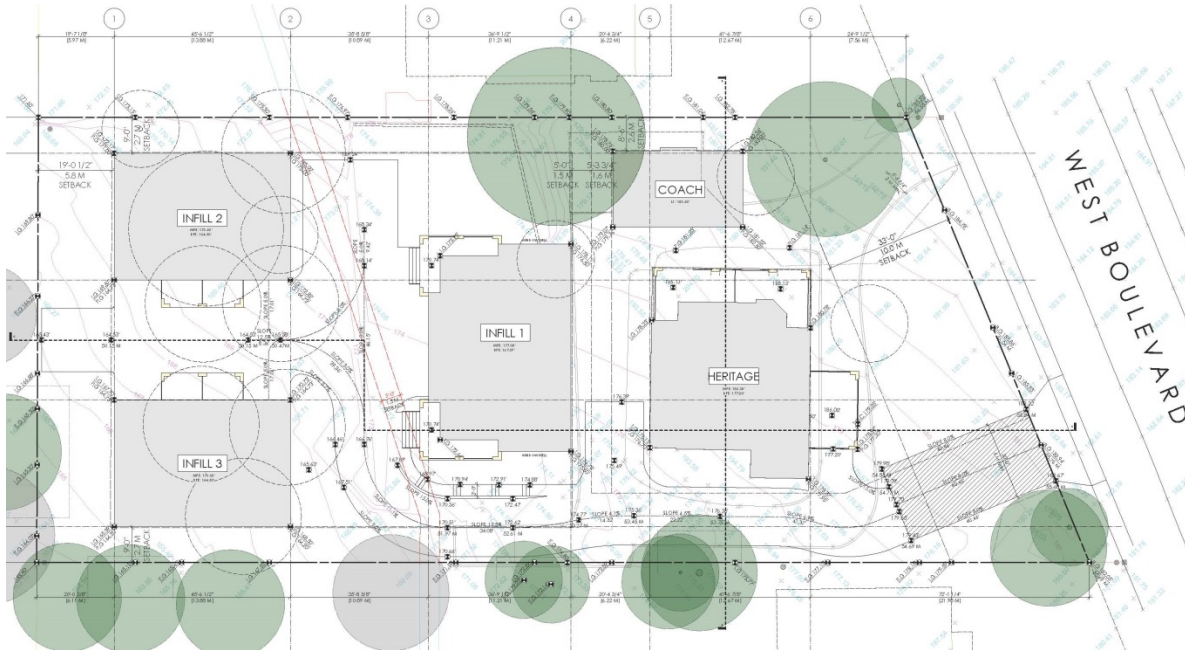
*Neutral comments/suggestions/recommendations:*

- Vancouver needs to increase its supply of affordable housing
- More units should be provided
- The homes should be passive or LEED
- A geological study should be provided to prevent drainage issues
- The architecture is uninspiring and drab
- The development represents a wealth transfer from homeowners to developers
- The development will diminish property values
- The existing home has questionable historic value
- The development is encroaching on what is historically an upscale neighbourhood
- Decision process for the rezoning application is too ad hoc
- The developer intentionally misled the public in terms of what was being proposed
- Historic lot sizes of this block should be preserved
- New homes might be left vacant
- Shaughnessy should accept some density
- The rezoning is unnecessary and should take place in a different neighbourhood

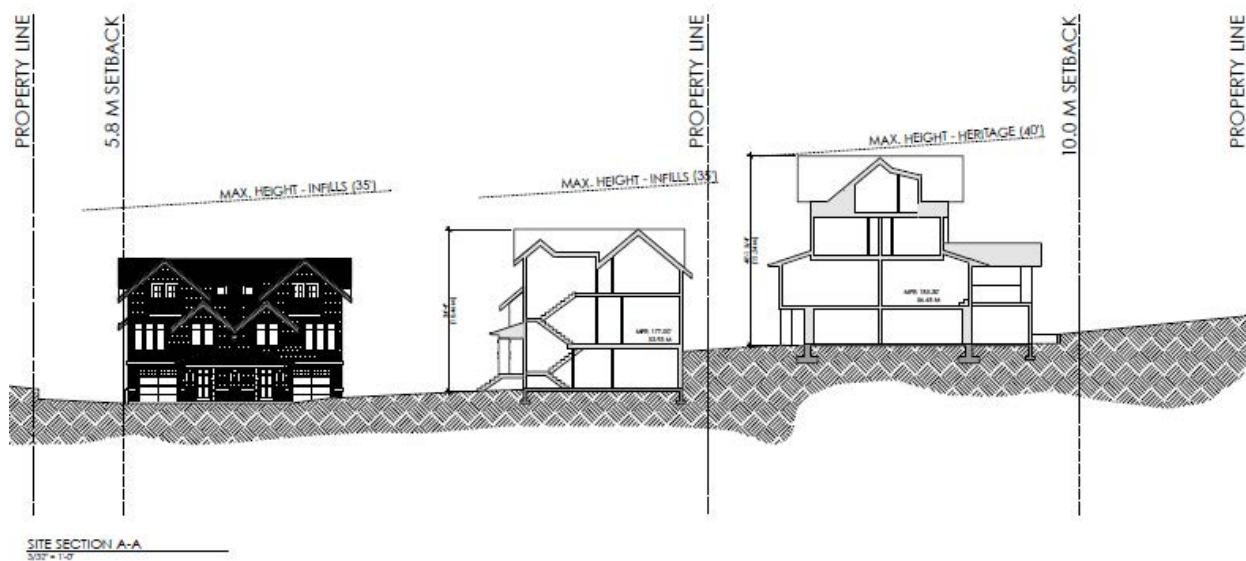
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# 6825 West Boulevard FORM OF DEVELOPMENT

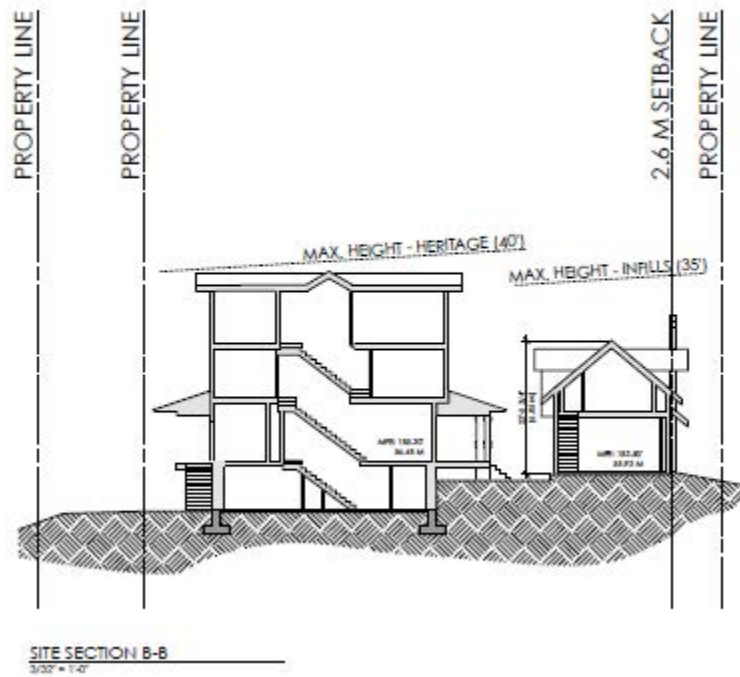
Site Plan



Section (East-West)



### Section (North-South)



### North Elevation



### South Elevation



### Perspectives (East Boulevard looking West)



**6825 West Boulevard  
PUBLIC BENEFITS SUMMARY**

**Project Summary:**

Residential development including heritage protection and conversion of existing building and addition of one two-storey coach house and three 2.5-storey two-family houses with a total of nine residential units.

**Public Benefit Summary:**

Rehabilitation and designation of the existing building as protected heritage property, a cash CAC and a DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	RS-5	CD-1
FSR (site area = 2,651.5 sq. m / 28,541 sq. ft.)	0.60	0.60
Buildable Floor Space (sq. m)	1,602	1,602 456 (existing); 1,146 (new)
Land Use	Single family residential	Multiple family residential

**Summary of development contributions expected under proposed zoning:**

City-wide DCL <sup>1</sup>	\$52,051
City-wide Utilities DCL <sup>1</sup>	\$28,616
Community Amenity Contribution (CAC)	\$550,000
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>	<b>\$630,667</b>

**Other Benefits (non-quantified):** The value of protection and rehabilitation of on-site heritage resources is \$837,989.

<sup>1</sup> 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.

\* \* \* \* \*



**6825 West Boulevard**  
**APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION**

**Property Information**

Address	Property Identifier (PID)	Legal Description
6825 West Boulevard	013-006-096	Lot 7, Except Parcel A (See B47424L) Block 2 South District Lot 526 Plan 3271

**Applicant Information**

Architect	Formwerks Architectural Inc.
Developer	Formwerks Boutique Properties
Property Owner	FB West Boulevard Development Ltd., Inc.

**Development Statistics**

	Permitted Under Existing Zoning	Proposed Development
<b>Zoning</b>	RS-5	CD-1
<b>Site Area</b>	2,651.5 sq. m (28,541 sq. ft.)	2,651.5 sq. m (28,541 sq. ft.)
<b>Land Use</b>	Residential	Residential
<b>Maximum Floor Space Ratio (FSR)</b>	0.60	0.60
<b>Maximum Height</b>	10.7 m (35 ft.)	12.4 m (41 ft.)
<b>Floor Area</b>	1,601.6 sq. m (17,240 sq. ft.)	1,601.6 sq. m (17,240 sq. ft.)
<b>Unit Mix</b>	n/a	Total: 9 units 2-bedrooms: 1 unit 3-bedrooms: 8 units
<b>Parking, Loading And Bicycle Spaces</b>	As per Parking By-law	15 vehicle spaces 16 Class A bicycle spaces
<b>Natural Assets</b>	16 on-site by-law trees	3 trees proposed for retention 23 on-site replacement trees

\* \* \* \* \*