



REFERRAL REPORT

Report Date: June 9, 2020
Contact: Theresa O'Donnell
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RTS No.: 13880
VanRIMS No.: 08-2000-20
Meeting Date: June 23, 2020

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 6031 Dunbar Street

RECOMMENDATION

- A. THAT the application by Diamond Group Architecture Inc., on behalf of Pinghan Holdings Ltd, the registered owners, to rezone 6031 Dunbar Street [*PID 010-064-141; Lot F Block 4 District Lot 320 Plan 6858*]; from RS-5 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 1.1 and the height from 10.7 m (35 ft.) to 11.5 m (37.4 ft.) to permit the development of two secured residential rental buildings containing a total of nine rental housing units, be referred to a Public Hearing together with:
- (i) Plans prepared by Diamond Group Architecture received on December 20, 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, 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 enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C;

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

- C. THAT, if after Public Hearing Council approves in principle this rezoning and the Housing Agreement described in Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, after the Housing Agreement has been agreed to and signed by the applicant and its mortgagee(s) and prior to enactment of the CD-1 By-law contemplated by this report.
- D. THAT Recommendations A to C be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner;
 - (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 6031 Dunbar Street. The proposal is for two residential townhouse buildings with a total of nine secured rental housing units. The application meets the intent of the *Affordable Housing Choices Interim Rezoning Policy* (the “AHC Policy”) and would contribute nine housing units to the targets identified in the *Vancouver Housing Strategy*.

The application has been assessed and the proposed use and form of development generally meet the intent of the *AHC Policy* subject to design development and other conditions outlined in Appendix B. It is recommended that the application be referred to Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to Public Hearing and to the conditions in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- *Affordable Housing Choices Interim Rezoning Policy* (2012, last amended 2018)
- *Rental Incentive Programs Bulletin* (2012, last amended 2020)
- *Secured Rental Policy* (2012, last amended 2019)

- *RS-5 Design Guidelines* (1993, last amended 2004)
- *Family Room: Housing Mix Policy for Rezoning Projects* (2016)
- *High-Density Housing for Families with Children Guidelines* (1992)
- *Housing Vancouver Strategy* (2017)
- *Green Buildings Policy for Rezoning* (2010, last amended 2018)
- *Community Amenity Contributions – Through Rezoning* (1999, last amended 2018)
- *Vancouver Development Cost Levy By-law No. 9755*
- *Vancouver Utilities Development Cost Levy By-law No. 12183*
- *Arbutus Ridge/ Kerrisdale/ Shaughnessy Community Vision* (2008)
- *Urban Forest Strategy* (2014)

REPORT

Background/Context

1. Site and Context

The site is 723 m² (7,783 sq. ft.) in area and located on the west side of Dunbar Street between West 41st Avenue and SW Marine Drive (see Figure 1). The site has a frontage of 18.3 m (60 ft.) on Dunbar Street and a depth of 39.6 m (130 ft.). Currently the site is occupied by a One-Family Dwelling, and there is one tenant on the site. The existing zoning is RS-5 and developed with single family housing. Dunbar Street is a transit route and a bikeway (the Dunbar Bikeway). Dunbar Bus Loop is located three blocks to the north at the intersection of West 41st Avenue.

Figure 1: Site and surrounding zoning

A three block long, six metre (twenty foot) wide lane exists at the rear of the site. The lane is paved and narrow in certain locations due to encroachments (landscaping, fencing, trees etc.). At the site the dedicated lane is full width (six metres) but only approximately three to four metres of its width is traversable by vehicles due to encroachments, as noted above, and the paving is weathered in locations. The block face on Dunbar Street is also very long, extending from West 41st Avenue to SW Marine Drive.

Neighbourhood Amenities - The following amenities are within walking distance of the site:

- **Public Parks** – Musqueam Park is located within a five minute walk to the south.
- **Child Care Facilities** - Marineview Pre-school, located in the 4000 block of W 41st Avenue, is approximately a 10 minute walk to the north-west. Creative Child Care Centre is located approximately 1 km. away to the north-west.

Local School Capacity - The site is located within the catchment area of the Southlands Elementary School (5351 Carnarvon Street), a 15 minute walk to the north-west. It currently has an operating capacity of 317 students. The *Vancouver School Board (VSB)'s Draft Long Range Facilities Plan* dated May 29, 2019, indicates a 2017 enrolment of 254 students, which is forecast to increase to approximately 269 over the next decade, which would be 85 per cent of the maximum capacity of the school. Therefore the school is estimated to be operating under-capacity for the next decade. A private school, Crofton House (student enrolment approximately 824 students), also exist approximately a half kilometre away to the east of the subject site at 5701 Balaclava Street.

Policy Context

Affordable Housing Choices Interim Rezoning Policy (AHC Policy) - On October 3, 2012, Council approved the *AHC Policy*, which aims to encourage housing delivery innovation and, to enable a variety of housing opportunities throughout the City, such as market rental housing and ground-oriented/mid-rise housing types. Council originally established a limit of 20 rezoning applications to be considered under the policy. On June 20, 2018, Council removed the 20 project limit as an interim measure to support progress towards meeting the *Housing Vancouver Strategy* target for 20,000 new purpose-built rental housing units over the 10 year period from 2018 to 2027. At the same time Council introduced a deadline of June 30, 2019 for new rezoning enquiries to be accepted under the *AHC Policy*.

On November 26, 2019, Council approved the *Secured Rental Policy (SRP)*, which consolidates opportunities for rezoning for secured rental housing previously contained in the *AHC Policy* and the previous *Secured Market Rental Housing Policy*. The *AHC Policy* was formally closed to new rezoning enquiries, however applications received on or prior to June 30, 2019 will continue to be reviewed and assessed under the *AHC Policy*. The enquiry application for 6031 Dunbar Street was submitted on March 6, 2019, and therefore may be considered under the *AHC Policy*.

Rezoning applications considered under the *AHC Policy* must meet a number of criteria such as providing 100 per cent of the residential floor area as secured rental housing, contextual fit with neighbouring development and location requirements (see the *AHC Policy* location map in Appendix F). For the subject site's location along an arterial street, buildings of up to three and a half storeys in ground-oriented townhouse forms or four-storey apartment forms can be considered.

The *AHC Policy* allows for a maximum of two projects to be considered within 10 blocks along an arterial. No other *AHC Policy* projects were submitted within this 10 block limit with respect to 6031 Dunbar Street.

Housing Vancouver Strategy - In November 2017, Council approved the *Housing Vancouver Strategy* (2018-2027) and *3-Year Action Plan* (2018-2020). The strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The Housing Vancouver targets were based on the core goals of retaining the current diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with partners to deliver housing for the lowest income households. Overall, 72,000 new homes are targeted for the 10 year period from 2018 to 2027, including 12,000 social, supportive and non-profit co-operative units, and 20,000 purpose-built rental units. This application will contribute towards the targets for purpose-built rental units.

Secured Rental Policy (SRP) - On November 26, 2019, Council approved amendments to the *Secured Market Rental Housing Policy* approved May 2012, and renamed the policy to the *Secured Rental Policy*. The amended *SRP* expands on the *Secured Market Rental Housing Policy*, by consolidating rezoning opportunities for secured rental housing previously contained in the *Affordable Housing Choices Interim Rezoning Policy* and introducing new green building requirements. The *SRP* also includes new locational criteria for rezoning applications in RS or RT zoned areas.

On November 26, 2019, Council also directed staff to prepare new standard rental zones for

use in future site-specific rezonings considered under the *SRP*, to simplify the process for new rental housing projects in these areas. As of the date of this report, implementation work on these changes is still underway, and during this interim period, new rezoning proposals in RS and RT zoned areas are not being supported, as per the *SRP*. Should new standard rental zones be approved by Council in the future, new rezoning proposals in these zones would be accepted under the *SRP* as a pilot on a time-limited basis.

RS-5 Zoning - the intent of the *RS-5 District Schedule* is to maintain a single family residential neighbourhood character with emphasis placed on design compatibility with the established residential streetscapes in the area, and the enhancement of neighbourhood amenity through the maintenance and addition of healthy trees and plants.

Development Cost Levy By-Laws - Under Section 3.1A of the *Vancouver Development Cost Levy By-law No. 9755* (the “DCL By-law”), and Section 3.2 of the *Vancouver Utilities Development Cost Levy By-law No. 12183* (the “Utilities DCL By-law”), projects which meet the by-laws’ 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 waiver of DCLs and Utilities DCLs for the residential portion of the development. The *DCL By-law* establishes 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 Programs Bulletin* and are updated on an annual basis.

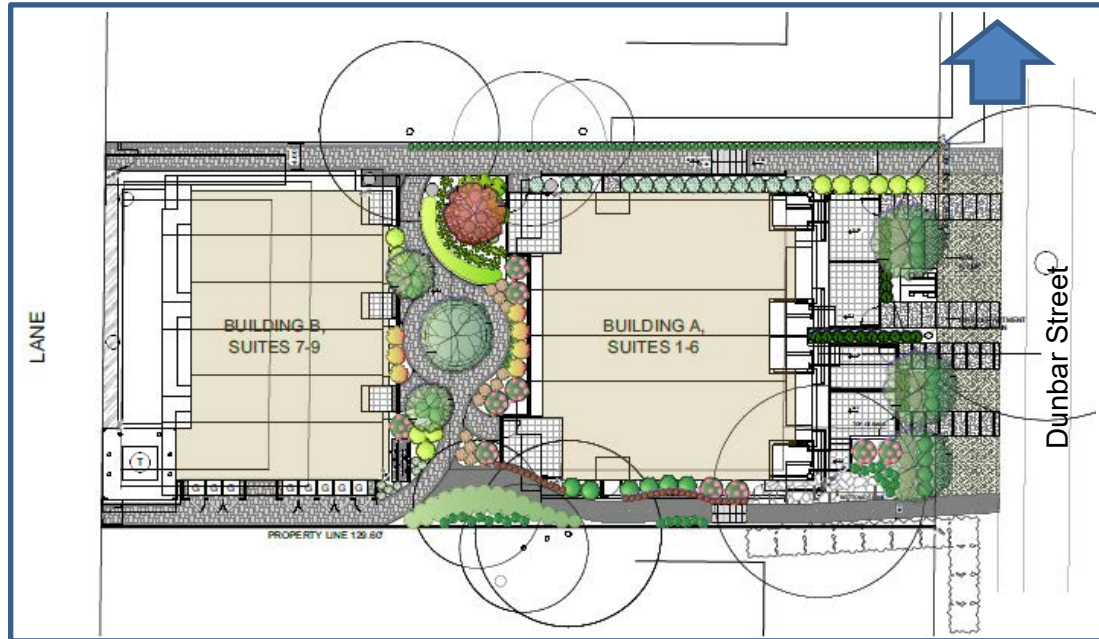
On November 26, 2019, Council approved in-principle to changes to the *DCL By-law* and the *Utilities DCL By-law*, including changes to simplify the application process and improve administration of the waiver, as well as changes to the *Utilities DCL By-law* to remove the waiver for “for-profit affordable rental housing,” effective September 30, 2020. However, applications submitted before this date will remain eligible for a waiver of the DCLs under the *Utilities DCL By-law*, provided that the corresponding building permit is issued before September 30, 2021 (within 12 months of the effective date of the *Utilities DCL By-law* change).

Staff note that the term “for-profit affordable rental housing” as defined by the *Vancouver Charter*, and used in relation to the *DCL By-law* and *Utilities DCL By-law* does not necessarily create rental units which are affordable to all Vancouver residents. The waiver of both the DCLs and the Utilities DCLs provides opportunities for the creation of a range of rental levels, in accordance with the housing continuum objectives of the Vancouver Housing Strategy.

Strategic Analysis

1. Proposal

This application proposes the development of two ground-oriented multiple dwelling buildings with a total of nine secured market rental housing units in the form of townhouses (see Figure 2). The front building ‘A’ on Dunbar will contain six units and the rear building ‘B’ on the lane will contain three units. Four off-street parking spaces are proposed, accessed from the rear lane. An overall density of 1.1 FSR is proposed representing a total floor area of 795 m² (8,561 sq. ft.).

Figure 2: Site Plan

2. Land Use

The application proposes residential use which is consistent with the intent of the *AHC Policy* and with the surrounding RS-5 zoning for which one-family dwellings, secondary suites, and laneway houses are permitted. Two-family dwellings with secondary suites on larger lots and with lock-off units on smaller lots, and infill and multiple conversion dwellings in conjunction with retention of character houses, may also be permitted in the surrounding RS-5 zoning.

3. Density, Height and Form of Development

(Refer to drawings in Appendix E and statistics in Appendix H)

This application responds to the *AHC Policy* by proposing two secured rental residential buildings in ground-oriented (townhouse) forms along an arterial street (see Figure 3). As the policy is informed by local area guidelines, staff have evaluated the proposal against the *RS-5 Design Guidelines*, which encourage development compatible with the scale and massing of surrounding buildings including impacts on privacy and solar access.

The front building is three-storeys with a walk-out basement. The rear building is three-storeys with attached parking which is partially covered by a roof deck. A courtyard of 7.3 metres (24 ft.) separates the two buildings and serves as open space for the residents.

The Dunbar facing building has a two and a half storey expression when viewed from the street. Its uppermost storey is mostly contained within steep gable roofs, which brings the eave-lines down to approximately 7.6 m (25 feet) when viewed from Dunbar Street. The rear townhouse building has its topmost floor contained within a sloped roof and is setback approximately 2.9 m (9.5 ft.) from the rear property line (not including the parking structure) to provide openness at and across the lane.

Contextual Fit - Under the *RS-5 District Schedule*, a building height of up to 10.7 m (35 ft.), two and a half storeys and a density of 0.86 FSR for sites containing a laneway house, can be considered. Laneway houses typically achieve a maximum of 0.16 FSR. A zoning comparison is provided in Appendix F.

The RS-5 zone emphasizes compatibility with the established streetscapes including front yards and open space. Houses are typically asymmetrically massed with steeply sloped roofs and lower eave-lines. The materials, overall articulation, and details are also expected to be contextual with the adjacent houses. Many houses have opened porches which are treated as extension of the front yards. There is usually a 4.9 m (16 foot) to 7.3 m (24 foot) wide courtyard between the main house and an infill building or Laneway House, where permitted.

In response to the RS-5 zone's emphasis on fit with the surrounding context and landscape the following are noted:

- The site is approximately 18.3 m (60 ft.) wide and 39.6 m (130 ft.) deep, which is larger than a standard City lot and able to accommodate a townhouse development.
- The heights and front yards proposed are commensurate with the RS-5 zoning.
- The townhouse form is appropriate in addressing the lower scale single-family context (see Figure 3).
- The façade facing the street has an overall fenestration composition and sizes which are comparable with surrounding houses.
- The gable and hipped roof-forms proposed are common in the streetscape.
- The courtyard size is comparable to the typical backyard separation between an RS-5 house and an infill building.
- The proposed landscaping, tree retention and replacement program address the RS-5 Guideline recommendations for robust landscaping.

Figure 3: Front View – Looking West From Dunbar Street



The overall form and character of the buildings are supportable in terms of contextual fit, subject to further design development conditions as listed in Appendix B. See Appendix F for a comparison of the proposal with the RS-5 zoning.

Urban Design Panel - Overall, the proposed height, massing and setbacks respond well to the surrounding context and the intent of the *AHC Policy*. As lower scale developments such as townhouses are generally not subject to Urban Design Panel review at the rezoning stage, staff recommend that, if this application proceeds to a development permit application stage, it should be presented to the Panel at that time. Should the rezoning be approved, staff expect to see continued design improvement through the development permit stage, which usually involves further public consultation.

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 needs in Vancouver. This application, if approved, would add nine rental housing units, 100 per cent of which are suitable for families (see Housing Mix), to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 4).

Vacancy Rates – Vancouver has one of the lowest vacancy rates in Canada. In the fall of 2019, the vacancy rate in the city was 1.0 per cent. That means only 10 out of every 1,000 market rental units were empty and available for rent. A vacancy rate of 3 per cent is considered to be a balanced rental market.

Figure 4: Progress towards 10-Year Housing Vancouver targets for Secured Market Rental Housing as of March 31, 2020

| Housing Type | 10-Year Targets | Units Approved Towards Targets* |
|---|-----------------|---------------------------------|
| Purpose Built Market Rental Housing Units | 20,000 | 3,503 |

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

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

Housing Mix – Applications under the AHC Policy are to provide at least 35 per cent of the Dwelling Units as being suitable for families and containing two or more bedrooms. The application includes nine ground-oriented rental housing units with 4 two-bedroom units, 3 three-bedroom units, and 2 four-bedroom units, thereby providing 100 per cent family oriented units and exceeding the minimum requirement, and addressing the City's goal of providing larger units suitable for families. In particular, the proposed three- and four-bedroom units are highly supportable.

CACs and Waiver of DCLs - This rezoning application is exempt from CACs as per the *Community Amenity Contributions - Through Rezoning Policy* (see Public Benefits), and at this point in time the applicant has not concluded on whether a DCL waiver would be pursued. If sought, the applicant will be required to submit a DCL Waiver Form, including a final rent roll that sets out the starting monthly rents prior to issuance of the occupancy permit in order to ensure compliance with the *DCL By-law*. Through the Development Permit application process, the City would also ensure that the average unit sizes do not exceed the maximum thresholds set out by the *DCL By-law*.

Average Rents and Income Thresholds - The average rents on the west-side for various units are shown in Figure 5. Rent increases over time are subject to the *Residential Tenancy Act*:

Figure 5 – Market Rental Units, Market Rents in Newer West Side Buildings, Costs of Ownership and Household Incomes Served

| | Newer Rental Buildings West Side ² | | Median-Priced Strata Unit West Side ³ | |
|-----------|--|---|---|---|
| Unit Type | Average Rent | Average Household Income Served ¹ | Monthly Costs Associated with Purchase | Average Household Income Served ¹ |
| Studio | \$1,804 | \$72,160 | \$2,819 | \$112,760 |
| 1 Bedroom | \$1,999 | \$79,960 | \$3,413 | \$136,520 |
| 2 Bedroom | \$3,059 | \$122,360 | \$5,191 | \$207,640 |
| 3 Bedroom | \$3,876 | \$155,040 | \$8,571 | \$342,840 |

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

² October 2019 CMHC Rental Market Survey for buildings completed in year 2008 or later on the west side of Vancouver.

³ BC Assessment 2019, based on the following assumptions in 2019: median of all BC Assessment recent sales prices in Vancouver Westside by unit type, 10% down payment, 5% mortgage rate, 25-year amortization, \$150 – 250 monthly strata fees and monthly property taxes at \$2.56 per \$1,000 of assessed value.

Average market rents in newer rental buildings on the west side are shown in the middle two columns in Figure 5. An average market rental studio unit could be affordable to a single person working in occupations in the education sector and industrial sector. A two-bedroom market rental unit could be affordable to a couple employed in occupations such as technical roles in engineering or manufacturing. The market rental housing component will provide options which are significantly more affordable than average home ownership costs as illustrated in Figure 5

Security of Tenure – Purpose-built rental housing offers permanent rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All nine units in the project will be secured as rental through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building. The Housing Agreement is to be authorized by Council by enactment of a by-law and registered on title to the development lands, and will prohibit the stratification and separate sale of individual units. Conditions related to securing the units are contained in Appendix B.

Existing Tenants – The site is currently zoned RS-5 and developed with a One-Family Dwelling occupied by a single tenant. Sites which do not involve consolidation of two or more parcels are exempt from requirements under the *Tenant Relocation and Protection Policy*, and therefore a *Tenant Relocation Plan* is not required. Should any tenancy issue arise in the future it should be noted that all rental tenancies are protected under the BC *Residential Tenancy Act* which governs how residential properties are rented, and includes specific provisions around ending tenancies. Any disputes would be resolved through the Residential Tenancy Branch.

5. Transportation and Parking

Under the *Parking By-law*, a minimum of eight vehicle parking and 22 bicycle parking would be required. The Transportation Demand Management (TDM) Plan provisions of the *Parking By-law* allow a parking reduction of up to 60 per cent subject to certain criteria, such as proximity to local transit and proposed residential tenure. In this case would mean that a minimum of three off-street parking spaces would be required. Details of the final TDM plan would be due at the development permit application phase. The application proposes four off-street parking spaces, which would meet or exceed the minimum required parking under the TDM if all the criteria were met.

6. Environmental Sustainability and Natural Assets

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

This applicant has proposed to satisfy the low emissions green building requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces.

The applicant has submitted preliminary energy modelling analysis detailing building performance strategies to meet the new energy use intensity, greenhouse gas and thermal demand targets. Additionally, all developments will need to meet rainwater management requirements for retention, rate control, cleaning and safe conveyance. Conditions 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 permission to be granted to remove trees which 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 total of 10 trees with trunk diameters greater than 20 cm (8 inches) exist on the site which are subject to the *Tree By-law*. A large City-owned Japanese Cherry tree exists in front of the site on the boulevard. Five neighbouring trees could possibly be impacted by the project and are subject to protection measures. Three on-site trees are proposed to be retained, as well as the boulevard tree. Seven on-site trees are proposed to be removed due to their proximity to the proposed new building foundations. A total of seven new trees are proposed - three in the front yard and four in the courtyard.

In review of the application and in response to concerns raised from the community about the loss of trees on the site, the opportunity to retain a large Douglas Fir in the north-west corner of the site was identified by staff and the applicant. Initial investigation by the architect and the applicant's arborist indicates that retention of this tree may be viable with modifications to the rear building, including creating un-enclosed parking spaces near the tree's root zone. Further analysis will be required at the Development Permit application phase. Conditions related to this tree are included in Appendix B. It should be noted that the trees on or adjoining the site would

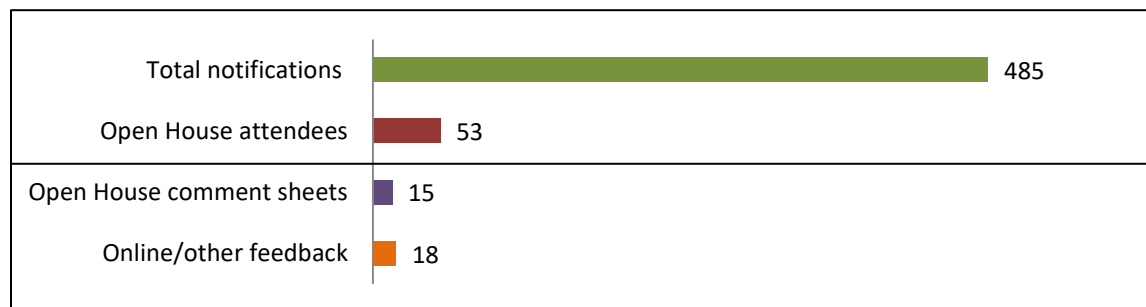
likely be affected in a similar manner if the site was redeveloped with single family housing with a garage or Laneway House, due to the proximity of structures.

7. Public Input

Pre-Application Community Consultation – Prior to the submission of the rezoning application, the applicant held an open house on October 9, 2019. A total of approximately 404 notification letters were sent out. Approximately 30 people attended and 17 responses were received. Most of the concerns expressed were with respect to density, number of renters, lane interface, and precedence.

Public Notification and City-led Community Open House – A rezoning information sign was installed on the site on February 14, 2020. Approximately 485 notification postcards were distributed within the neighbouring area on or about February 20, 2020. Notification and application information, as well as an online comment form, were provided on the City of Vancouver Rezoning Centre webpage.

On March 10, 2020 a community open house was held from 5:00-7:30 pm at the Dunbar Community Centre at 4747 Dunbar Street. Staff, the applicant team, and a total of approximately 53 people attended the open house (see Figure 6).

Figure 6- 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.).

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

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

- 15 comment sheets, and 18 letters, e-mails, online comment forms, and other feedback were received from the public in response to the March 10, 2020, open house, and from public notification.

Appendix D provides a detailed summary of the results of the public consultation. The numbers above do not include multiple correspondence received from the same respondent, however all comments were assessed. Overall, people who supported the project expressed comments related to.

- acceptable massing and design;
- adequate parking for renters; and
- location with respect to UBC student rental needs.

Responses expressing concern noted the following issues:

- excessive height, density, and massing, in particular at the lane;
- incompatibility of an apartment form with neighbourhood character, with preference being for a single townhouse building;
- lack of a larger land assembly at the proposed location could result in adjoining or nearby “locked in” sites which could not be rezoned in the future;

- insufficient off-site parking, and impact on street parking and traffic, as well as increased traffic noise and congestion;
- inadequate lane for multi-family development, being too long and narrow in sections;
- garbage pick-up, recycling, and site maintenance impacts;
- insufficient tree retention, in particular at the lane (west side of the site);
- insufficient room sizes and possible number of renters who could occupy the units (i.e. students);
- lack of rental affordability, given the pricier nature of the neighbourhood; and
- lack of amenities in the area.

Staff responses to the concerns are noted below:

Density, Height and Massing - The proposed density is commensurate with typical single parcel development in transitional zoning such as RM townhouse and apartment zones, where densities typically range from 0.75 FSR to 1.5 FSR. Developments in these transitional RM areas are good examples of how to integrate larger buildings into a smaller context. The proposed height of the buildings is generally compatible with the maximum permitted height in the RS-5 zoning, and the “saw-tooth” roof form has been designed with low-headroom, vaulted areas to help minimize massing and shadowing impacts (see Appendix F and drawings in Appendix E).

Form of the Development - The proposed buildings contain ground oriented units, designed as multi-level townhomes. Appendix B contains additional design development conditions to further emphasize a townhome façade versus an apartment building.

A single building with a similar density would have approximately the same aggregate massing as the two proposed buildings. A benefit of the proposal is that it provides for sunlight access through the central 7.3 m (24 foot) courtyard area of the site, and visual relief for the adjacent neighbours, than a single building mass would have created.

Land Assembly - The *AHC Policy* does not require a minimum frontage for sites nor does it specify land assembly requirements. The adjacent lots would be able to rezone under the future *SRP* provisions, if approved, and could achieve similar development potential.

Street parking and traffic - The proposed project meets the minimum off-street parking requirements under the Parking By-law using the Traffic Demand Management Plan provisions. Traffic and parking impacts may increase with the development as proposed but this would be commensurate with development occurring over time in the area.

Lane Condition – The lane adjacent to the subject site is the typical 20 feet width. However, the useable lane surface at the site is narrower (three to four metres). A minimum setback of 0.6 m (2 ft.) for the parking structure is proposed at the lane. A setback to garages or laneway housing of 0.6 m (2 foot) from the lane edge is a minimum standard for garages and infill buildings. The project will have to ensure there is adequate vehicle manoeuvring depth, which is 6.3 to 6.7 metres under the Parking By-law, for cars moving into and out of the parking spaces. The lane condition and vehicle manoeuvring depths will be further assessed by Engineering staff at the time of the development application review phase.

Garbage and Maintenance – The project will be subject to all city requirements with regard to garbage and recycling pick-up and standards of maintenance.

Tree Retention – Staff are satisfied that the tree removal program is reasonable and would likely be similar if development occurred under the RS-5 zoning. The Douglas Fir in the north-west corner may be able to be retained (see Green Sites and conditions in Appendix B). The number of new trees proposed is appropriate and the landscaping proposed is of high quality.

Room Sizes and Number of Tenants- The proposed project contains two-, three-, or four-bedroom units. While some bedrooms are minimally sized, the provision of 100 per cent multi-bedroom units suitable for families is highly supportable as these types of units are in short supply in the City. All room sizes would have to comply with the *Vancouver Building By-law* and other related requirements. Generally, a family (which can include up to three unrelated people) and a maximum of two boarders or lodgers may occupy a Dwelling Unit (including single family housing) as prescribed in the *Zoning and Development By-law*.

Proximity to Amenities – The site is located near a park, several schools, and a child care facility, and is located on a transit route near a bus loop (see Neighbourhood Amenities).

Affordability - The *AHC Policy* is not intended to create rents affordable to all Vancouver residents. The main intent of the policy is to increase the supply of secured rental units to address Vancouver's low vacancy rate (see Rental Vacancy). For more information on average rents on the west side see Figure 6.

Concerns were also raised that the notification for the city-led Open House on March 10, 2020 was inadequate in that a number of properties, in particular those on one side of a block on Dunbar Street, did not receive notification of the event. Staff followed up with Canada Post who confirmed that all the properties in the notification area were on their list and would have received postcard notifications.

Staff assessment of the proposed development is that it fits into the surrounding low-rise residential context, and that the applicant has been responsive to concerns expressed by the community. The project would deliver much needed rental units, 100 per cent containing two or more bedrooms, in a transit supported location, which meets the intent of the *AHC Policy*.

8. Public Benefits

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

The site is subject to City-wide DCLs and City-wide Utilities DCLs on the proposed 795.3 m² (8,561 sq. ft.) of residential floor area.

Based on the rates in effect as of September 30, 2019, total DCLs of \$55,989 would be anticipated from this project.

In accordance with amendments to Section 3.1B of the Vancouver DCL By-law approved in principle by Council on November 26, 2019, projects such as this requiring a rezoning that are not subject to Community Amenity Contributions (CACs) may request a DCL waiver at the development permit application stage.

Council also approved in-principle to amendments to the Utilities DCL By-law which make the Utilities DCL waiver no longer be available to projects that qualify as “for-profit affordable rental housing” effective as of September 30, 2020. In-stream applications submitted before this date will remain eligible for a waiver of the Utilities DCLs provided that a corresponding building permit is issued before September 30, 2021 (within 12 months of the effective date of the *Utilities DCL By-law* change).

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 m² (100,000 sq. ft.) allocate a portion of their construction budgets to public art or provide cash in lieu as a condition of rezoning. As the proposed floor area is below the minimum threshold, no public art contribution will arise from this application.

Rental Housing - The applicant has proposed that all nine of the residential units will be secured rental housing units. The public benefit accruing from these units is their contribution to the City’s rental housing stock for the longer of the life of the building and 60 years. As set out in Appendix B, a Housing Agreement and Section 219 Covenant are required to be registered on title to preclude the stratification and/or separate sale of individual units.

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

The *Community Amenity Contributions - Through Rezoning Policy* provides an exemption for routine, lower density secured market rental rezoning applications that comply with the City’s rental policies. Staff note that as the site is currently zoned RS-5 and proposes to rezone to 3 storeys, the application is eligible for this CAC exemption. The offered public benefit achieved for this application is nine secured rental housing units.

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

FINANCIAL IMPLICATIONS

Based on rates in effect on September 30, 2019, the proposed project would be subject to approximately \$55,989 in DCLs. As discussed in the Public Benefits section of this report, the project may be eligible to request a DCL waiver at the development permit application stage.

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

No additional CAC or public art contribution is applicable.

CONCLUSION

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

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

* * * *

6031 Dunbar Street
DRAFT BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Uses

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

Conditions of Use

4. The design and layout of the Dwelling Units must:
 - (a) be suitable for family housing;
 - (b) include at least 35% of the Dwelling Units as having two or more bedrooms; and
 - (c) comply with Council's "*High-Density Housing for Families with Children Guidelines*".

Floor Area and Density

- 5.1 Computation of floor space ratio must assume that the site consists of 723 m² being the site size at the time of the application for the rezoning evidenced by this by-law, prior to any dedications,
- 5.2 The floor space ratio for all uses must not exceed 1.1.
- 5.3 Computation of floor area must include all floors, 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.
- 5.4 Computation of floor area must exclude:
 - (a) areas of undeveloped floors which are located:
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m.
 - (b) floors below finished grade with a ceiling height of less than 1.2 m.
 - (c) floors existing, proposed or as may be extended over open-to-below space located directly below space located directly below sloping roof rafters or a sloping ceiling where the ceiling is directly attached to the underside of sloping roof rafters, and where the roof joists have a minimum 7:12 pitch and the related ceiling maintains the same pitch as the roof joists, provided that:
 - (i) the distance from the floor to any part of the ceiling is no higher than 2.3 m and no lower than 1.2 m, both measured vertically; and
 - (ii) the excluded floor area does not exceed 10% of the permitted floor area above finished grade.
 - (d) open covered porches, 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 floor area of all such exclusions must not exceed 13% of the permitted floor area, and
 - (ii) balconies must not be enclosed for the life of the building;
 - (e) patios, roof gardens, and roof decks, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (f) 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

- (g) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

5.5 The use of floor area excluded under Section 5.4 must not include any use other than that which justified the exclusion.

Building Height

6. Building height, measured from base surface, must not exceed 11.5 m.

Horizontal angle of daylight

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

7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

7.3 Measurement of the plane or planes referred to in Section 7.2 must be horizontally from the centre of the bottom of each window.

7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:

- (a) the Director of Planning or Development Permit Board first considers all of the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of unobstructed view is not less than 3.7 m.

7.5 An obstruction referred to in Section 7.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted on adjoining parcels.

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

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

Acoustics

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

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

Number of Principal Buildings

9. A maximum of two principal buildings are permitted for the site.

Zoning and Development By-law

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

* * * * *

6031 Dunbar 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 Diamond Group Architecture Inc. on behalf of Pinghan Holdings Ltd., the registered owners, received December 20, 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 is required to provide mitigate privacy impacts by:
 - Ensuring primary windows for all units are oriented toward Dunbar Street the courtyard and/or the lane;
 - Using obscure glass on north- or south-facing windows from the second level up; and
 - Providing some planters as screens on lane-side decks to minimize overlook into the neighbouring yards.
2. Design development is required to retain the tree at the northwest corner and overall landscape treatment by:
 - Converting the northwest enclosed parking stall into an open one; and,
 - Ensuring patios in the front yard and courtyard are not enclosed with solid walls to maintain a sense of openness.

Note to Applicant: Cross-reference Landscape Design and Engineering conditions.

3. Design development is required to vary window sizes and material hierarchies as well to introduce articulation where possible to emphasize the smaller residential expression of the building and townhouse form.
4. Create a bird friendly environment for the project including landscaping (see <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>).

Landscape Design

5. Further Design development is required as follows:
 - (a) Improve the courtyard by providing seating elements and/or play landscape features for children such as rocks and seating stones. A minor reduction in the planting area can be accepted to accommodate seating elements.
 - (b) Explore providing an accessible route to the courtyard from Dunbar Street.
 - (c) Provide sections in both north-south and east-west directions through the rain garden to confirm functionality with regard to rainwater management.
6. Maximize tree retention along the lane where possible. The trees along the western property line are in fair to good conditions, in particular tree #16 (Douglas Fir) is viable for retention with minimal impact to the building and parking spaces. Consult the arborist regarding tree protection methods. Provide updated arborist report and a tree management plan at the development permit application stage.
7. Provide Urban Agriculture opportunities where viable, following the City's *Urban Agriculture Guidelines for the Private Realm* and include infrastructure required, such as potting benches, hose bibs, etc.
8. Plans, details, and documentation/calculations which support rainwater management, if sought by the City, are to be provided, including absorbent landscapes, soil volumes and detention systems.

Crime Prevention through Environmental Design (CPTED)

9. Further design development may be required at the development permit application stage to respond to CPTED principles.

Sustainability

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

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

Engineering

The owner or representative is advised to contact Engineering to acquire the project's permissible street use if applicable. Prepare a mitigation plan to minimize street use during

excavation & construction. A minimum 60 days lead time is required for any major crane erection / removal or slab pour which requires additional street use beyond the already identified project street use permissions. All City of Vancouver infrastructure elements are to follow the current City of Vancouver Design and Construction Standards,

11. Provide street trees where space permits with final spacing, quantity, and location to the satisfaction of the General Manager of Engineering Services, and the tree species as approved by the City Arborist. Street tree planting is to include appropriate soil volumes and approved root barriers of rigid construction, 8 feet long and 18 inches deep, centred on each street tree adjacent to the sidewalk. See related conditions in Part 2 of Appendix B.
12. Indicate garbage and recycling containers and bins on the plans and refer to the Engineering garbage and recycling storage facility design supplement for recommended dimensions and quantities of bins. Pick up operations cannot rely on bins being stored on the street or lane for pick up. All bins and containers are to be returned to storage areas immediately after emptying.
13. Remove proposed pavers from City property. When submitting Landscape plans, place the following statement on the landscape plan; this plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services, and/or the appropriate Building Site Inspector, for details.
14. Show City supplied building grades on Architectural and Landscape plans,

Housing

15. The final proposed unit mix is to be included in the drawings at the development permit application stage.
16. Prior to issuance of a Development Permit, applicant may be required to display a sign on the site, throughout construction, which acknowledges that secured market rental housing is being provided as part of the City of Vancouver's initiatives. Sign design, format, and location to be approved by the City if a sign is required.
17. Refer to the *High-Density Housing for Families with Children Guidelines* for any additional requirements or recommendations.
18. The DCL waiver regulates maximum unit size and rents by unit type. If the applicant chooses to seek the DCL Waiver, to assist staff in checking for compliance the applicant will be required to complete the DCL Waiver Request Form. In addition, the Architect of Record must also submit a signed Letter of Confirmation verifying the average unit sizes. The rental tenure must be secured for the longer of a term of 60 years and the life of the building through legal agreements (e.g. Housing Agreement pursuant to section 565.2 of the Vancouver Charter, including no stratification and no separate sales covenants).

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, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering Services

1. A Services Agreement is required 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. The Service Agreement shall include, but is not limited to, the following:
 - (a) Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by Cardinal Engineering LTD. dated April 5th, 2020, no water main upgrades are required to service the development.
 - (b) A fire hydrant fronting the development needs to be installed. 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 new hydrant installation. The developer is responsible for 100% of the cost.
 - (c) The main servicing the proposed development is 300 mm along Dunbar Street. Note: Should the development’s Fire Underwriter’s Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.
 - (d) The site is located in an area identified as a Provincial Well Drilling Advisory Area. In addition to the Hydrological Study provided, if required by the City Engineer, a Groundwater Management Plan, and/or Impact Assessment may be required if dewatering rates are significant or concerning, at the City’s discretion. The developer is advised to undertake adequate investigations to understand the site groundwater conditions early on in the planning and design process.
 - (e) Standard City of Vancouver surface treatments for all sidewalks and hardscape boulevards on City of Vancouver dedicated property and right-of-ways are required.
 - (f) All utility cuts on Dunbar Street are to be restored to City “Industrial, Arterial and Bus Routes” specification and utility cuts on the lane to be restored to the City’s “Higher Zoned Streets/Lanes” specification.
 - (g) Milling and regrading the lane adjacent to the development site to accommodate City supplied building grades will be required.

- (h) New sidewalks with saw cut joints along Dunbar Street free of any encumbrances are to be provided.
- (i) All City of Vancouver infrastructure elements are to follow the current City of Vancouver Design and Construction Standards.
- (j) Where required, at the discretion of the City Inspector or City Engineer, adjacent infrastructure elements are to be removed and replaced as per the current City of Vancouver Design and Construction Standards. This may be required at locations where the infrastructure is at the end of the design life or the functionality of the infrastructure is now not acceptable due to the rezoning of the property.
- (k) Should any existing City infrastructure adjacent to the site be damaged during construction activities then the existing infrastructure is to be replaced to current City standards. Sidewalks are to be installed with light broom finish and saw cut joints. Replacement is to be determined at the sole discretion of the General Manager of Engineering Services.
- (l) Provision of street trees where space permits is required. Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8' long and 18" deep, centre on each street tree adjacent to the sidewalk and any off street bike facility.
- (m) All public realm treatments are to be to the approval of the General Manager of Engineering Services. Provision of a detailed Landscape Plan to the satisfaction of the General Manager of Engineering Services may be required.
- (n) Engineering Services will require all utility services to be underground for this development. 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 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. The applicant plants are provided for on-site.
- (o) Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings may be required. The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan (<https://vancouver.ca/files/cov/2015-002-clearances-from-the-existing-bc-hydro-high-voltage-overhead-conductors-and-transformers.pdf>). All third party service lines to the development shall be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc. The review of third party utility service drawings will not be initiated until the Key Plan is defined. For questions on this requirement, please contact the Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

Housing

2. Make arrangements to the satisfaction of the General Manager of Arts, Culture and Community Services and the Director of Legal Services to enter into a Housing Agreement securing all residential units as market rental housing units for the longer of 60 years and the life of the building, subject to the following additional conditions:

- (a) A no separate-sales covenant;
- (b) A no stratification covenant;
- (c) That none of such units will be rented for less than one month at a time;
- (d) If a waiver of the Development Cost Levies is sought, as provided for in the *Development Cost Levy By-law*, confirmation of the following will be required:
 - The average size of all the proposed dwelling units will not be greater than specified in the DCL By-law:

| Unit Type | DCL By-law maximum average unit size |
|------------------|---|
| Studio | 42 sq. m (452 sq. ft.) |
| 1-bedroom | 56 sq. m (603 sq. ft.) |
| 2-bedroom | 77 sq. m (829 sq. ft.) |
| 3-bedroom | 97 sq. m (1,044 sq. ft.) |

- The average initial rents for all proposed rental housing units do not exceed rents specified in section 3.1A(d) of the DCL By-law:

| Unit Type | DCL By-law maximum average unit rent |
|------------------|---|
| Studio | \$1,641 |
| 1-bedroom | \$1,942 |
| 2-bedroom | \$2,611 |
| 3-bedroom | \$2,977 |

- (e) Such other terms and conditions as the General Manager of Community Services and the Director of Legal Services may in their sole discretion require.

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

Sustainability

3. Enter into such agreements as the General Manager of Planning, Urban Design & Sustainability and the Director of Legal Services determine are necessary that require the owner to report energy use data, on an aggregated basis, for the building as a whole and for certain common areas and building systems. Such agreement or agreements will also provide for the hiring of a qualified service provider to assist the owner for a minimum of three years in collecting and submitting energy use data to the City.

Environmental Contamination

4. 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 this 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 issued 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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6031 Dunbar Street
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting *PID 010-064-141; Lot F, Block 4, District Lot 320, Plan 6858*; from the RS maps forming part of Schedule A of the Subdivision By-law.

* * * *

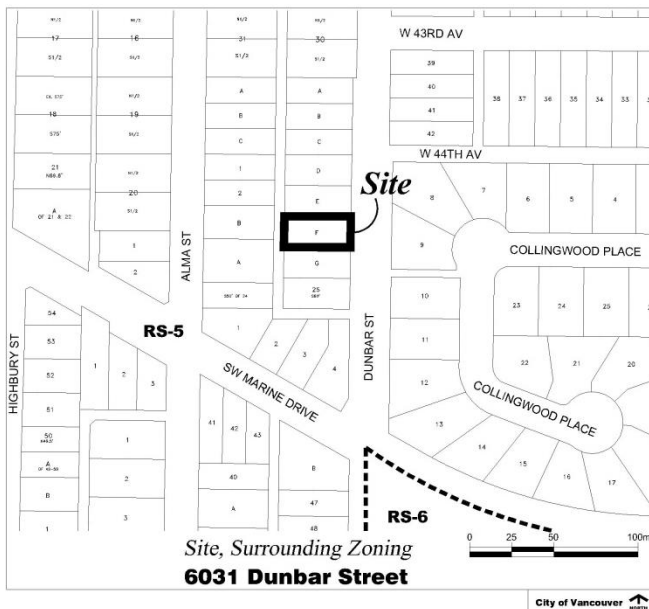
6031 Dunbar Street PUBLIC CONSULTATION SUMMARY

Public Notification

A rezoning information sign was installed on the site on February 14, 2020. Approximately 485 notification postcards were distributed within the neighbouring area on or about February 20, 2020. Notification and application information, as well as an online comment form, were provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

Community Open House

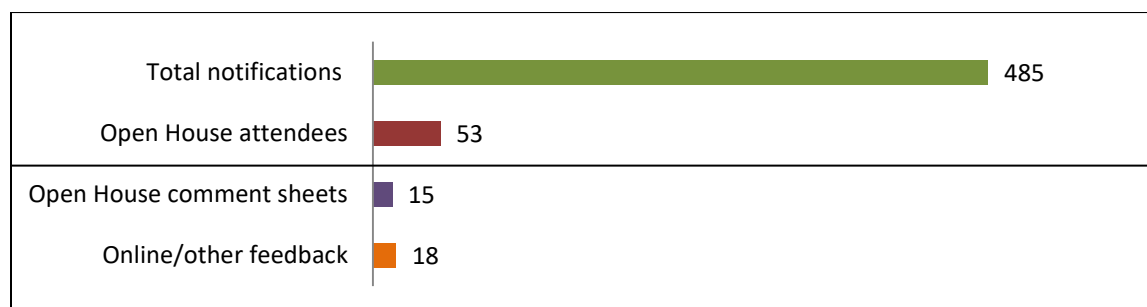
On March 10, 2020 a community open house was held from 5:00-7:30 pm at the Dunbar Community Centre, 4747 Dunbar Street. Staff, the applicant team, and a total of approximately 53 people attended the open house.



Public Response

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

- 15 comment sheets, and 18 letters, e-mails, online comment forms, and other feedback were received from the public in response to the March 10, 2020, open house.



* Note that all reported numbers above are approximate

Note:

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

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

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

Generally, comments of support fell in the following areas:

- **Building height, density, and massing:** The proposed height and density are acceptable to allow more rental units, while other respondents also noted they would support greater height than what is currently proposed.
- **Parking within the development:** The number of parking spaces within the development would be appropriate due to the site's close proximity to public transit.
- **Housing provision:** The development would be able to provide housing for students and employees at UBC, and young families.

Generally, comments of concern fell into the following areas:

- **Building height, density, and massing:** There is too much height and density for a single dwelling area, resulting in liveability concerns. Other respondents accept density in the neighbourhood, but would prefer other forms of development, such as townhouses.
- **Community notification:** There was a lack of awareness about this rezoning project as notifications that were mailed out did not arrive in some neighbours' mailboxes. Respondents also highlighted that they do not feel heard during the public consultation process.

- **Parking within the development:** There is a lack of proposed parking spaces within the development, which would be a concern as the neighbourhood is not very walkable and residents, especially seniors, are not able to rely on public transit.
- **Neighbourhood character:** The proposed project does not consider the neighbourhood character.
- **Garbage pick-up:** The proposal does not leave enough space for garbage bins, citing that there is already a current issue with garbage pick-up and cleanliness which would worsen with more residents who would occupy the new development.
- **Lane Condition:** The lane is very narrow, steep, has drainage issues, and access challenges for garbage trucks to collect neighbourhood garbage. Residents are also finding it challenging for vehicles to pass each other, resulting in further concerns for the proposed development that would introduce more residents and exacerbate the laneway problem.
- **Tree preservation:** The removal of trees does not prioritize the environment and should be preserved for privacy and young families to enjoy, especially on the west side of the site.
- **Unit size:** The proposed unit sizes are not considered liveable. Concern was also expressed about the number of tenants who could occupy the units.
- **Single lot application:** A I development such as this rezoning would be more appropriate on consolidated lots rather than one single lot.
- **Location:** The proposal is located on a steep hill which makes it not accessible and not well connected to commercial areas. Respondents cited there are other areas in the City which would be more suitable.
- **Community amenities:** There are insufficient community amenities, especially for families with children.
- **Environment and quality of life:** The environment and quality of life are the reasons that attract people to this neighbourhood; the area would be downgraded due to the proposed project.
- **Infrastructure:** Question on whether there is sufficient infrastructure to support the proposed development (i.e. sewers etc.).
- **Street parking:** There is currently not enough street parking and the project would worsen the situation

- **Traffic congestion and noise:** The development would increase traffic, noise, and safety issues in a scenic neighbourhood.
- **Housing affordability:** Question on how the developer and City would ensure that rents are affordable.

The following miscellaneous comments were received from the public (note: these were topics which were mentioned less frequently or only once).

General comments of support:

- The building design would fit well with the neighbourhood character.
- The proposal would make good use of a single dwelling lot.
- The housing entry near the street is appreciated.
- This type of development should be allowed all over the city.
- The unit layout is inviting and comfortable.
- The project animates the laneway appropriately.
- The proposed greenery is appreciated.

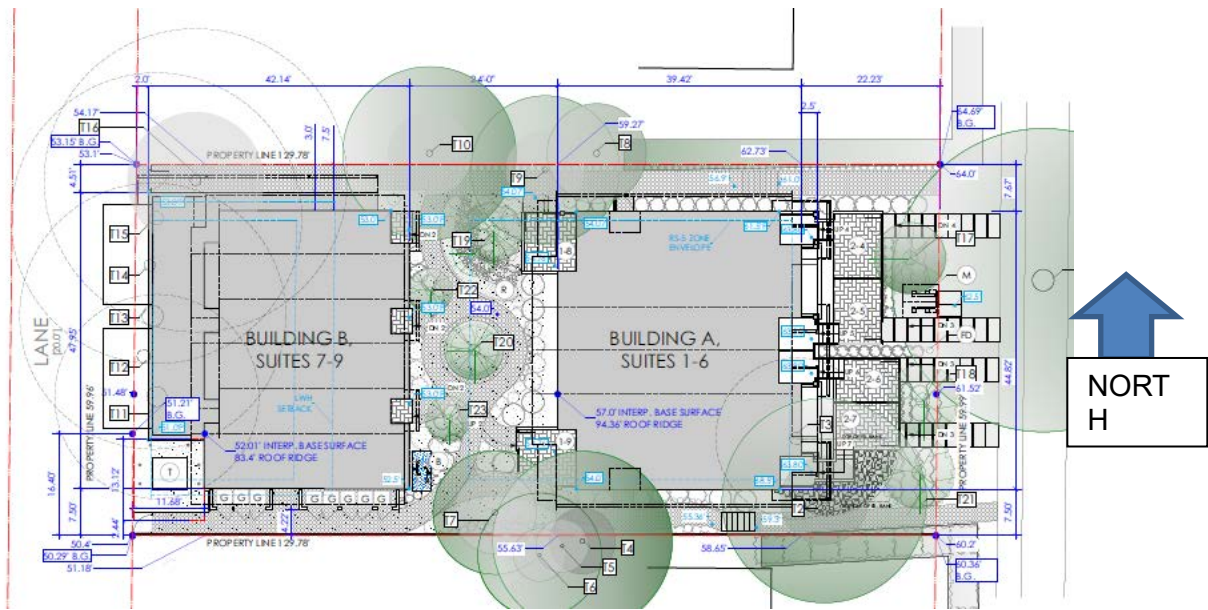
General comments of concern:

- The proposed site is at the edge of a school catchment district which may cause school enrolment concerns for children.
- There will be no green space left for families if this proposal goes forward.
- This project is an example of spot rezoning with no Community Plan.
- The proposed development is close to the neighbouring homes' property line with no setback.
- This proposal would set precedence to future developments without considering building form and social and community needs.
- There is not enough public transit service in the area to support this proposal.
- The development would result in property devaluation.
- This rezoning application is profit driven.
- Both of the proposed buildings would block sunlight to neighbouring homes and outdoor areas.
- The *AHC policy* does not take into account various factors which can impact a neighbourhood. Rather it just considers sites that have transit network access and adequate services.
- The parking entrance should be relocated to allow for better landscaping.

Neutral comments/suggestions/recommendations:

- A simple proposal as this application should not go to Urban Design Panel as it would be a waste of City resources.
- A flat roofline design would make this development more liveable.
- It is not clear who will rent the units.

6031 Dunbar Street
FORM OF DEVELOPMENT



Site Plan



Aerial View

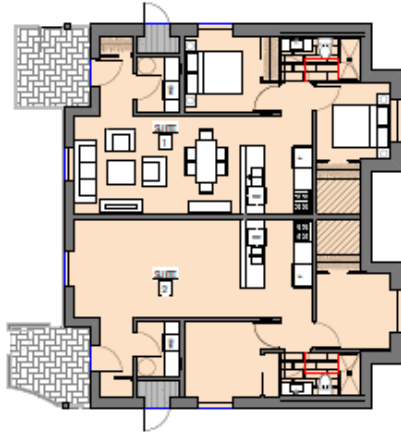


RENDER 1 DUNBAR STREET VIEW

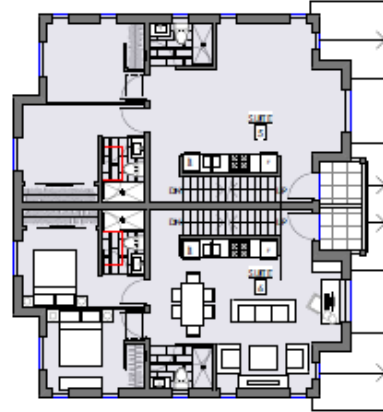


RENDER 2 - LANE VIEW

Perspective Street Views: Looking West From Dunbar Street (top) and Lane View Looking North (bottom)



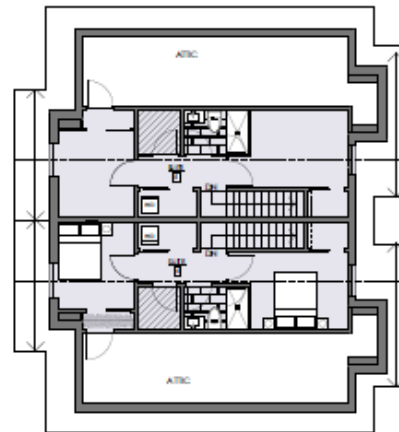
○ BASEMENT BUILDING A
Scale: 1/8" = 1'-0"



○ SECOND FLOOR BUILDING A
Scale: 1/8" = 1'-0"



○ MAIN FLOOR BUILDING A
Scale: 1/8" = 1'-0"

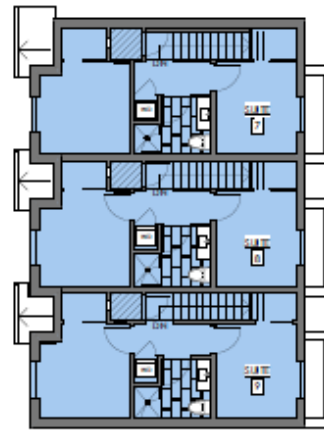


○ THIRD FLOOR BUILDING A
Scale: 1/8" = 1'-0"

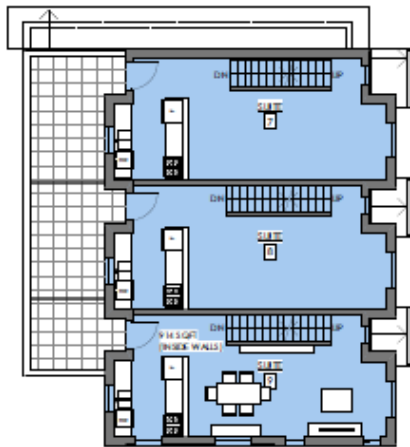
Plans of Building A (Front Building)



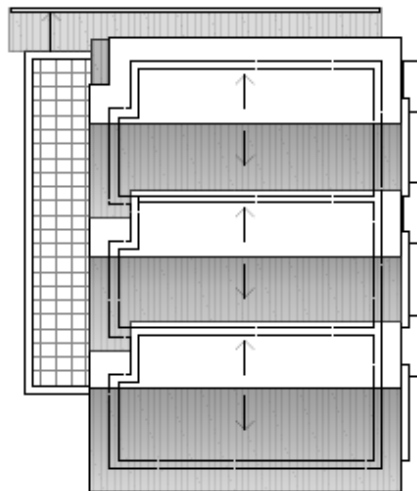
GROUND FLOOR BUILDING B
Scale: 1/8" = 1'-0"



THIRD FLOOR BUILDING B
Scale: 1/8" = 1'-0"

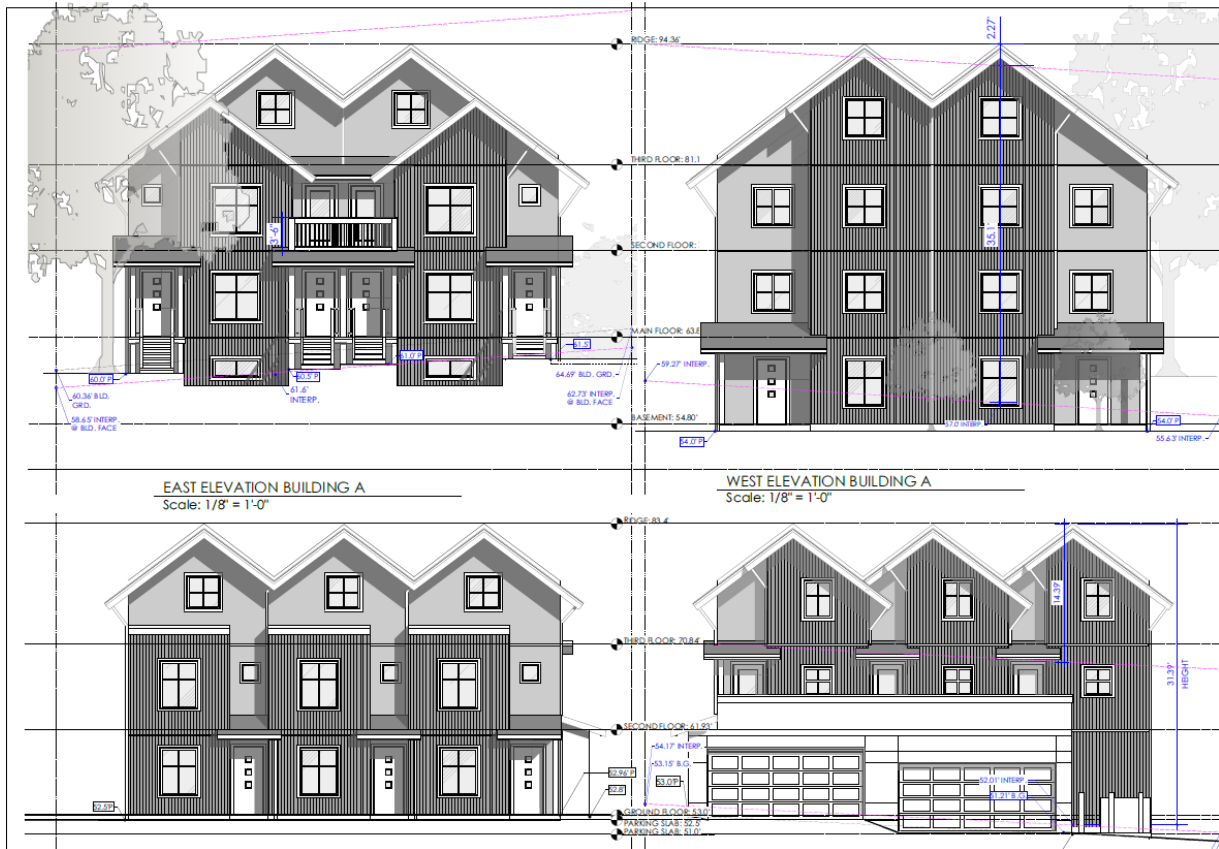


SECOND FLOOR BUILDING B
Scale: 1/8" = 1'-0"

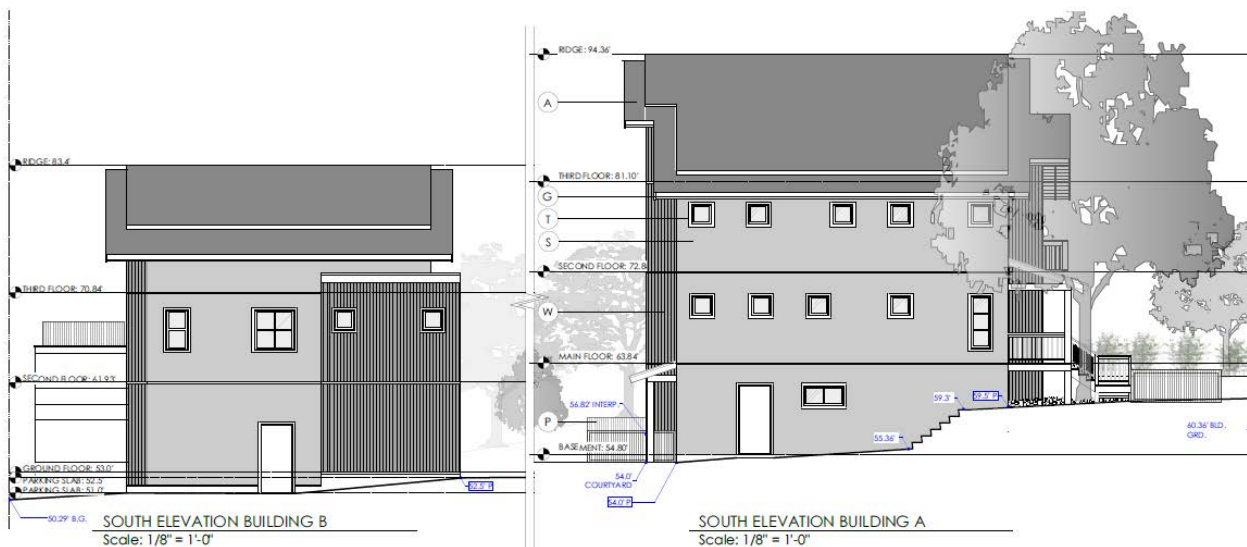


ROOF PLAN BUILDING B
Scale: 1/8" = 1'-0"

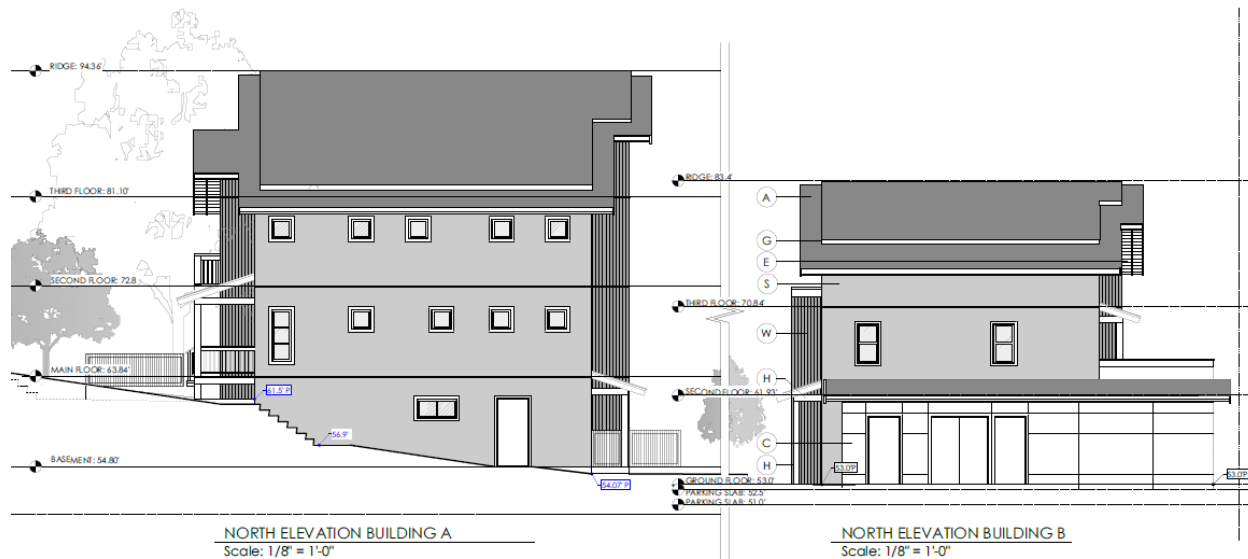
Plans of Building B (Rear Building)



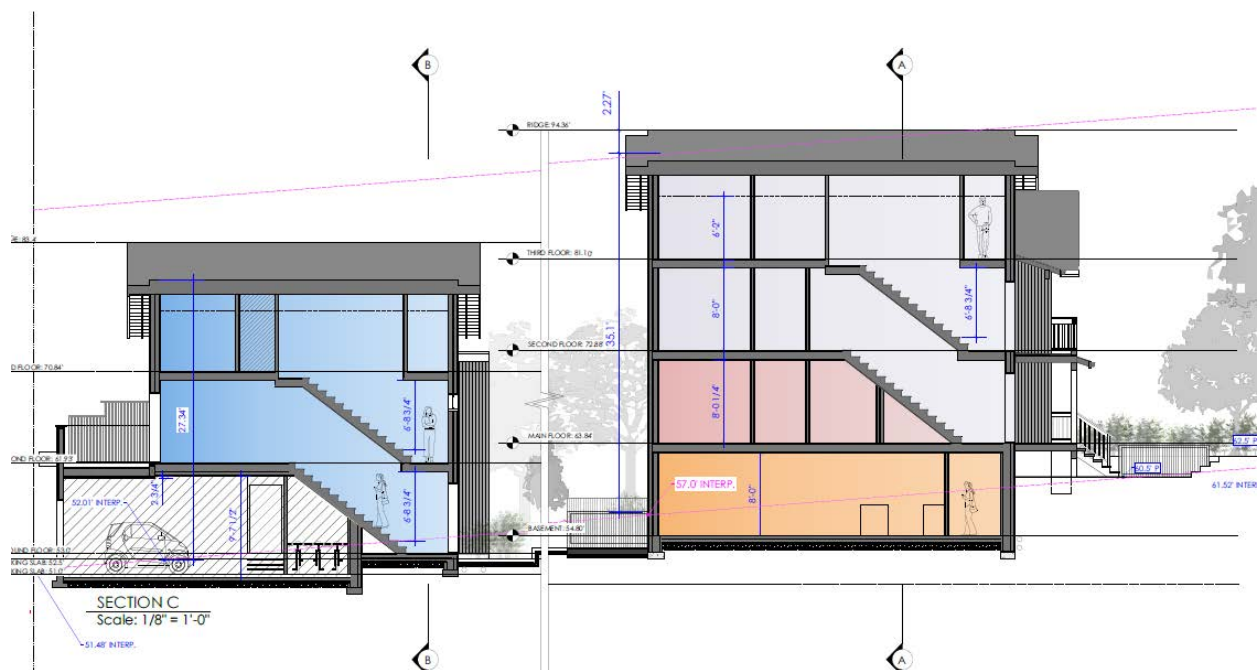
Elevations



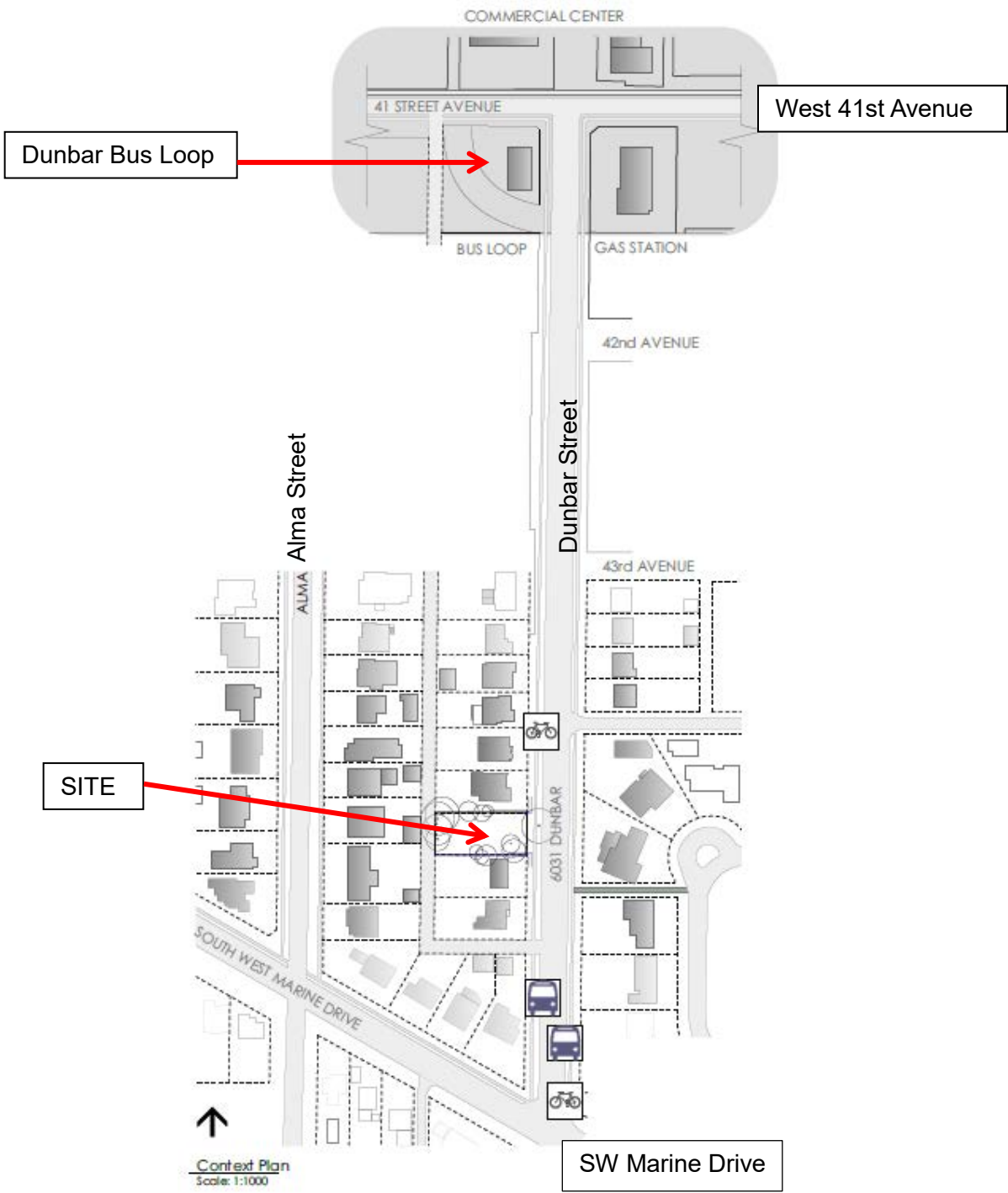
Side Elevations - Looking North



Side Elevations - Looking South

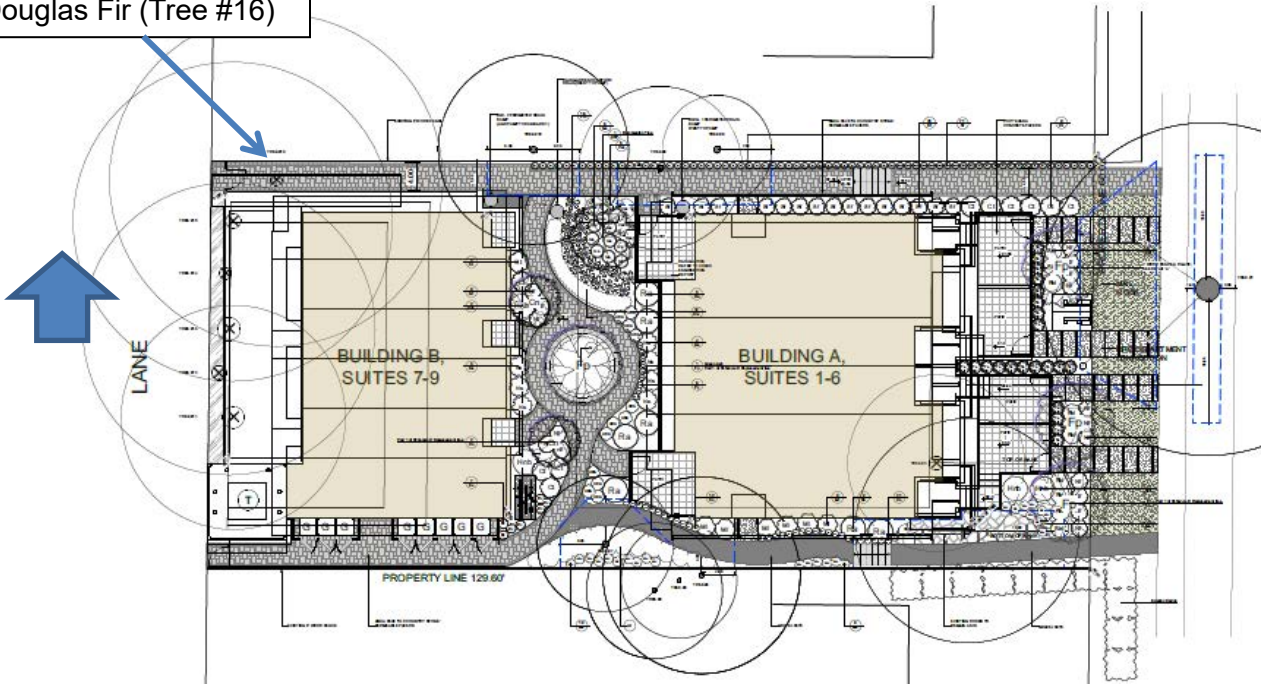


Site Section - Looking North



Context Diagram

Douglas Fir (Tree #16)



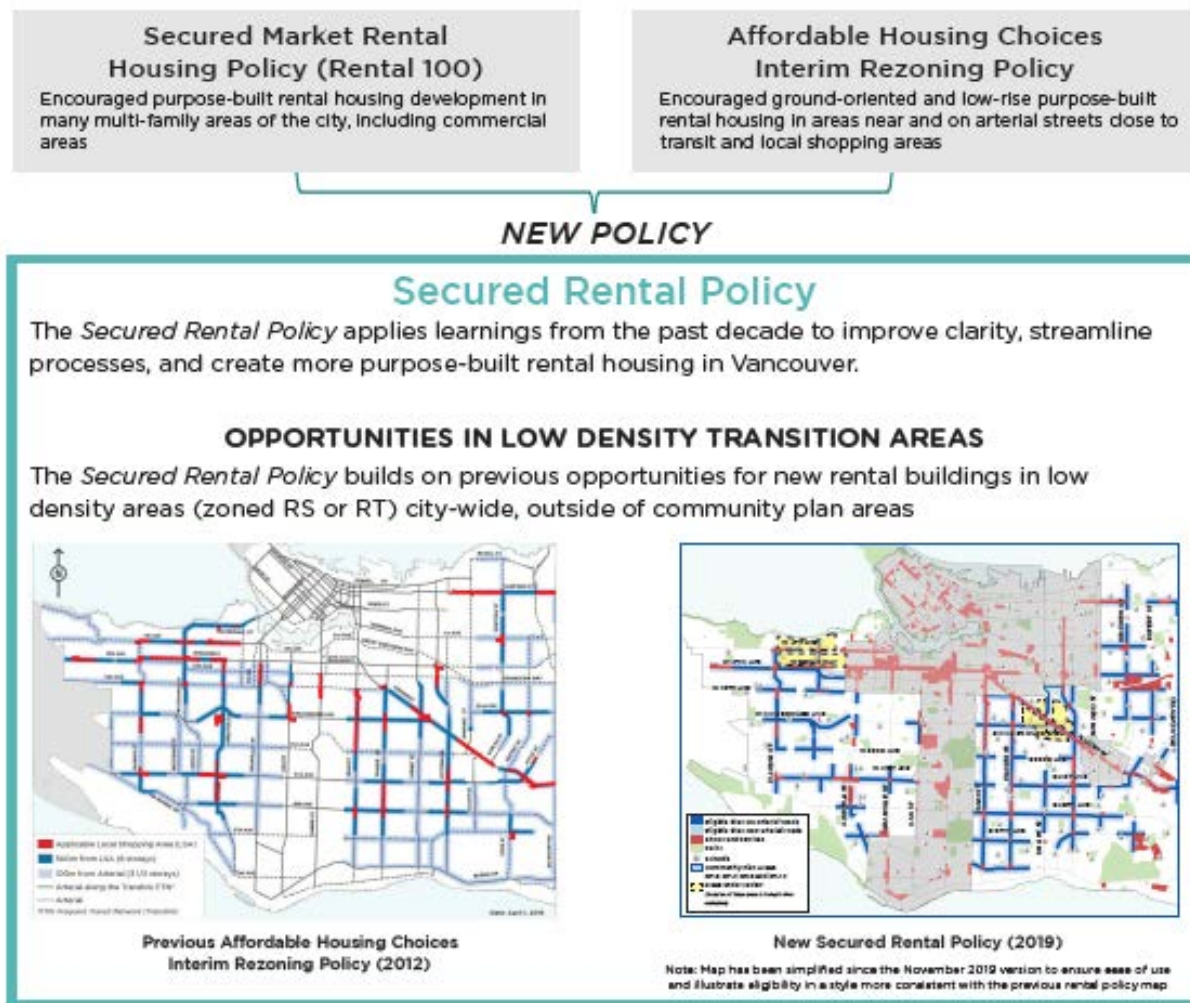
Landscape Plan



Shadow Analysis

6031 Dunbar Street ADDITIONAL INFORMATION

1. Secured Rental Policy (SRP) - In November 2019, Vancouver City Council approved the *SRP*, which amends and consolidates previous rental housing programs into a single policy and continues to provide incentives to increase purpose-built rental housing options in the city. The following diagram, which has been made available at public open houses in 2020, explains the new policy direction:



Policy Improvements - The *SRP* enhances previous rental incentive policies by:

- Enabling greener buildings with zero emissions heating and hot water systems.
- Allowing reduced parking, including surface parking options.
- Locating new rental housing near daily needs (including transit, schools, parks and shopping) to build on Big Move #1 of the Climate Emergency Response.

2. Zoning Comparison – Figure B shows a comparison of the technical zoning requirements of the *RS-5 District Schedule* with the proposal.

Figure B – Zoning Comparison

| Item | Permitted or Required RS-5 District Schedule | Proposed |
|--|--|---|
| Uses | One- and Two-Family Dwellings with Secondary Suites, Infill Dwellings, Laneway Houses | Multiple Dwellings (Townhouses) |
| Number of Habitable Buildings | 2 maximum (Principal Building + Infill Building or Laneway House) | 2 |
| Number of Dwelling Units | 3 or 4 Maximum (depending on use) | 9 |
| Front Yard | 7.2 m (23.7 ft.) Minimum | 6.8 m (22.2 ft.) |
| Side Yards | 2.7 m (9 ft.) Minimum | 2.3 m (7.5 ft.) |
| Rear Setback to garage or laneway home | 0.6 m (2 ft.) Minimum | 0.6m (2 ft.) |
| Height | 10.7m (35 ft.) Maximum | 11.5 m (37.4 ft.) Building A 9.6 m (31.4 ft.) Building B |
| Number of Storeys | 2.5 storeys | 2.5 storeys Building A 3 storeys Building B |
| FSR (New Development) | 0.7 (or up to 0.86 with Laneway House)* | 1.1 |

* A Laneway House typically adds approximately 0.16 FSR to a site.

* * * * *

6031 Dunbar Street
PUBLIC BENEFITS SUMMARY

Project Summary:

To rezone the site from the RS-5 Zoning District Schedule to CD-1 to allow for two new Multiple Dwellings containing nine secured market rental residential units under the *Affordable Housing Choices Interim Rezoning Policy*.

Public Benefit Summary:

The proposal would provide nine market rental housing units, 100% of the units suitable for families, secured as rental housing for 60 years and the life of the building, whichever is longer.

| | Current Zoning | Proposed Zoning |
|--|-----------------------|------------------------|
| Zoning District | RS-5 | CD-1 |
| FSR (site area = 723 m ² (7,782 sq. ft.)) | 0.70 | 1.1 |
| Buildable Floor Space (sq.ft.) | 5,448 | 8,561 |
| Land Use | Residential | Residential |

Summary of Development Contributions Expected Under Proposed Zoning

| | |
|--------------------------------------|-----------------|
| City-wide DCL ¹ | \$36,127 |
| City-Wide Utilities DCL ¹ | \$19,862 |
| TOTAL | \$55,989 |

Other Benefits (non-quantified components):

Nine dwelling units which will be secured for rental housing for the life of the building and 60 years, whichever is longer.

¹ Based on rates in effect as of 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.

6031 Dunbar Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

| Address | Property Identifier (PID) | Legal Description |
|--------------------|----------------------------------|--|
| 6031 Dunbar Street | 010-064-141 | Lot F Block 4 District Lot 320 Plan 6858 |

Applicant Information

| | |
|--------------------------|---------------------------------|
| Architect | Diamond Group Architecture Inc. |
| Applicant/Property Owner | Pinghan Holdings Ltd. |

Development Statistics

| | Permitted Under Existing Zoning | Proposed |
|----------------------------|---|--|
| Zoning | RS-5 | CD-1 |
| Site Area* | 723 m ² (7,782 sq. ft.) | 723 m ² (7,782 sq. ft.) |
| Land Use | Residential | Residential |
| Maximum FSR | 0.70 FSR for new development (not including Laneway Housing) | 1.1 |
| Maximum Height | 10.7 m (35.10 ft.) | Building A: 11.5 m (37.4 ft.) Building B: 9.6 m (31.4 ft.) |
| Floor Area | 506 m ² (5,448 sq. ft.) | 795.3 m ² (8,561 sq. ft.) |
| Unit Mix | - | Market Rental Units Two-bedroom 4 Three-bedroom 3 Four-bedroom 2 Total 9 |
| Parking and Bicycle Spaces | As per Parking By-law | 4 vehicle spaces and 24 bicycle spaces (is to comply with Parking By-law TDM Plan provisions) |
| Natural Assets | 10 existing onsite bylaw trees 3 existing impacted neighbour bylaw trees 1 existing City tree | 3 by-law trees retained, 7 trees replaced 3 retained neighbour by-law trees 1 existing City tree retained. |

* * * * *