



REFERRAL REPORT

Report Date: June 9, 2020
Contact: Theresa O'Donnell
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RTS No.: 13879
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: 4750 Granville Street and 1494 West 32nd Avenue

RECOMMENDATION

- A. THAT the application by Stuart Howard Architects Inc., on behalf of Domus Homes (1225413 BC Ltd), the registered owners, to rezone 4750 Granville Street and 1494 West 32nd Avenue [*PID 010-998-292; Lot 12, Block 790, District Lot 526, Plan 601; and PID 010-998-276; Lot 1, Block 791, District Lot 526, Plan 6011 respectively*]; from RS-5 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 1.6 and the height from 10.7 m (35 ft.) to 13.3 m (43.6 ft.) to permit the development of a four storey building containing a total of 81 secured market rental housing units, be referred to a Public Hearing together with:
- (i) Plans prepared by Stuart Howard Architects Inc., received on December 11, 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 4750 Granville Street and 1494 West 32nd Avenue. The proposal is for a four-storey residential building with a total of 81 secured market rental housing units, a total floor area of 5,635 m² (60,666 sq. ft.), height of 13.3 m (43.6 ft.) and floor space ratio (FSR) of 1.6. The application meets the intent of the *Affordable Housing Choices Interim Rezoning Policy* (the “AHC Policy”) and would contribute 81 housing units towards the goals identified in the *Housing Vancouver Strategy*.

The application has been assessed, and the proposed use and form of development are supported subject to design development and other conditions outlined in Appendix B. It is recommended 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 Guidelines* (2012, last amended 2018)
- *Secured Rental Policy* (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/Shahughnessy Community Vision* (2008)
- *Urban Forest Strategy* (2014)

REPORT

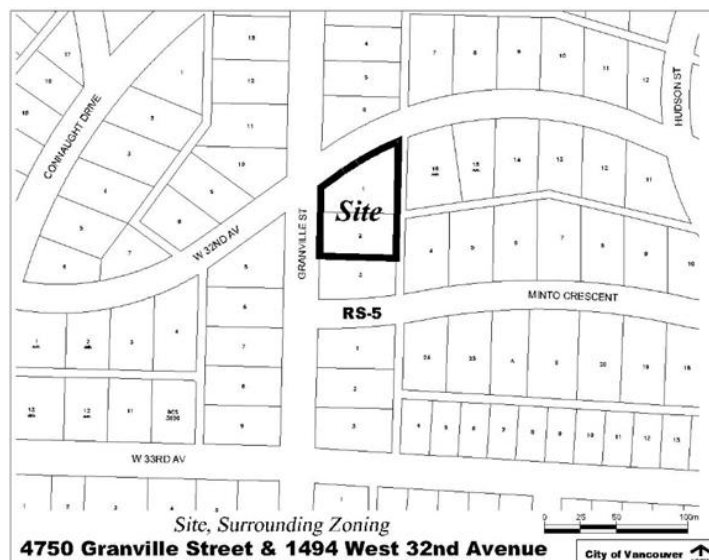
Background/Context

1. Site and Context

The site is 3,522 m² (37,917 sq. ft.) in area (prior to any required dedications) and is located on the east side of Granville Street at the corner of West 32nd Avenue (see Figure 1). The site has a frontage of 48.1 m (156.5 ft.) along Granville Street and 63.5 m (206.5 ft) along West 32nd Avenue, and a site depth of 54 m (175 ft.). Currently the site is occupied by two single family houses. Sites in the immediate vicinity are large lots developed with one-family dwellings, all zoned RS-5. Granville Street is a major transit corridor and is part of Translink's Frequent Transit Network (FTN). The site does not contain any heritage or character features and there are no residential tenants on site.

The application requires the dedication of 3.3 m (10 ft.) along Granville Street due to the presence of a building line, which allows for a wider public realm and street right-of-way. A six metre (twenty foot) wide paved lane exists at the rear of the site.

Figure 1: Site and surrounding zoning



Neighbourhood Amenities - The following amenities are within the local area:

- **Public Parks** - Two parks are located within 5 – 15 minute walking distance from the site - Devonshire Park to the east and Quilchena Park to the west..
- **Child Care Facilities** - The Shaughnessy Heights Day Care is located within a 5 minute walk (1500 block of West 33rd Avenue). No other childcare sites are within a 10 min. walking distance. Two child care facilities are located within 1.6 km. of the site to the south-east: the Oakridge Child Care Centre and the Jewish Community Centre Daycare.

Local School Capacity - The site is located within the catchment area of Shaughnessy Elementary School (three blocks to the north) which currently has an operating capacity of 433 students. The *Vancouver School Board (VSB)*'s *Draft Long Range Facilities Plan* dated May 29, 2019, indicates a 2017 enrolment of 480 students, which is forecast to increase approximately 8 per cent over the next decade. Therefore the school will be operating marginally overcapacity in the near future. Two private schools, Little Flower Academy and York House (student enrolment approximately 480 and 640 respectively), also exist approximately three blocks to the north.

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 4750 Granville Street was submitted on March 12, 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 *AHC Policy* location map in Appendix F). For the subject site's location, which is 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 the arterial. No other *AHC Policy* projects were submitted within this 10 block limit with respect to 4750 Granville 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 retitled it 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 buildings 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*, which will continue to be in effect in the surrounding area, 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 DCL waiver for the residential portion of the development. The DCL By-law and the Utilities DCL By-law establish 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 changes to the DCL By-law and the Utilities DCL By-law, including changes 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 Utilities DCLs for the residential portion of the project under the Utilities DCL By-law 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).

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 DCL waiver 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

The application proposes development of a four storey apartment building with a total of 81 secured market rental housing units (see Figure 2). A density of 1.6 FSR (based on the site area prior to required dedications) and a maximum building height of 13.3m (43.6 ft.) are proposed for a total floor area of 5,635 m² (60,666 sq. ft.) One level of underground parking is proposed, accessed from the rear lane.

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.

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 a four storey secured rental apartment building along an arterial (see Figure 4). 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 surrounding building scale and massing, including consideration of privacy and solar access.

Contextual Fit - Under the *RS-5 District Schedule*, a building height of up to 10.7 m (35 ft.) and density up to 0.70 FSR can be considered for new development, or up to approximately 0.86 FSR for developments which include a laneway house. The proposed building height is 13.3 m (43.6 ft.), one additional floor above the maximum permitted under RS-5 zoning.

The RS-5 zone emphasizes compatibility with the established streetscapes including front yards and open space. In response to this, front yards of 7.6 m (25 ft.) on Granville Street and 5.5 m (18 ft.) on West 32nd Avenue, and a side yard of 4.9 m (16 ft.) on the south side of the site, are provided. The rear yard varies between 6.7 m (22 ft.) and 9.8m (32 ft.). Extensive landscaping is provided throughout the site. The fourth floor is setback from the perimeter of the building to reduce the visible massing, and the building cladding materials including brick and cedar panels, are consistent with housing in the area. Vehicle and bicycle parking as well as storage are provided in a one-level underground parkade accessed by ramp off the rear lane (see the drawings in Appendix E and the zoning comparison in Appendix F).

Figure 3: Perspective View – Looking Southwest from West 32nd Avenue



Urban Design Panel - On March 4, 2020, the project was reviewed and supported by the Urban Design Panel with recommendations related to the simplification of roof forms and materials, improved accessibility, livability of courtyard units, and the programming of outdoor spaces. A link to the March 4, 2020 meeting of the Urban Design Panel is provided here: <https://vancouver.ca/your-government/urban-design-panel.aspx>

Recommendations of the Urban Design Panel have been reviewed and incorporated into design conditions listed in Appendix B. Overall, staff consider that the proposed height, massing and setbacks, as well as the proposed landscaping, respond well to the surrounding context.

4. Housing

The *Housing Vancouver Strategy* (Housing Vancouver) and associated *3 Year Action Plan* is the culmination of a year-long process of gathering, synthesizing and testing new ideas and approaches to addressing housing affordability in Vancouver. This application, if approved, would add 81 rental housing units, 35 per cent of which are suitable for families, to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 4).

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.*

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. The vacancy rate in the South Granville/Oak CMHC zone was lower than the city-wide average, at 0.5 per cent.

Housing Mix - The application includes 81 rental housing units in the form of apartment units with 52 one-bedroom units, 19 two-bedroom units, and 10 three-bedroom units, thereby meeting the minimum 35 per cent family housing requirement (two- or three-bedroom units) under *the Family Room: Housing Mix Policy in Rezoning Projects*. In particular, 12 per cent of the units are three-bedroom units, which addresses a goal of securing larger family units.

Secured Market Rental Housing - This proposal meets this requirement of the *AHC Policy* by proposing 100 per cent of the residential floor area as secured rental housing. All units would be secured through a Housing Agreement and/or a Section 219 Covenant for the longer of the life of the building or 60 years, which would preclude the stratification and/or separate sale of individual units.

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 will be pursued. If sought, the applicant will be required to submit a DCL Waiver Request Form at the development permit application stage and 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 *DCL By-law* (see Appendix B, Part 2, for a list of the maximum unit sizes and starting rents permitted under the *DCL By-law* to be eligible for a DCL waiver).

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 *Rental 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 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 81 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 two One-Family Dwellings. According to the owner, no tenants currently reside on site who are subject to 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 46 vehicle parking and 154 bicycle parking would be required. The proposal indicates 70 vehicle parking spaces (including 4 disability spaces) and 154 bicycle storage spaces provided on one level of underground parking, accessed from the lane. No reduction in required off-street parking spaces is proposed. Conditions related to the parking level and vehicular access are included in Appendix B.

A 10 foot dedication for an established building line is required which will allow for an enhanced public realm and a wider street right-of-way. Conditions related to the dedication are included in Appendix B.

6. Environmental Sustainability and Natural Assets

Green Buildings - The *Green Buildings Policy for Rezoning*s (amended by Council on April 28, 2017) requires that residential rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy. These new requirements are mandatory for all rezoning applications received on or after May 1, 2017. As this application was received after May 1, 2017, this policy will apply.

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

The applicant has submitted preliminary energy 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 twenty-two trees with trunk diameters greater than 20 cm (8 inches) exist on the site which are subject to the *Tree By-law*. Five of these are proposed to be retained and 17 trees to be removed. Of those retained, the largest is a Western Red Cedar located on the west side of the site. The design of the building incorporates a courtyard facing Granville Street which is approximately 16.5m (54 ft.) wide and (9.1 m) 30 ft. deep in order to retain the cedar (see drawings in Appendix E). The building is also setback at the rear to allow for the retention of a cluster of four trees along the lane on the east side of the site.

Regarding the 17 trees to be removed, 16 are to be removed because of proximity to the proposed building and parkade ramp. The seventeenth, a large Norway Maple on the north-east corner of the site, is outside the building footprint but is in poor condition and is recommended for removal by the applicant's arborist. Five existing City trees along West 32nd Avenue will be

retained and protected. Four trees along the south property line on the neighbouring property will also be protected. A total of 10 new on-site trees are proposed (modifications to the number of new on-site trees provided along Granville Street may be required once the final hedge location is determined). Additional street trees may be required on Granville Street at the development permit application phase. See Appendix B for related Landscape conditions.

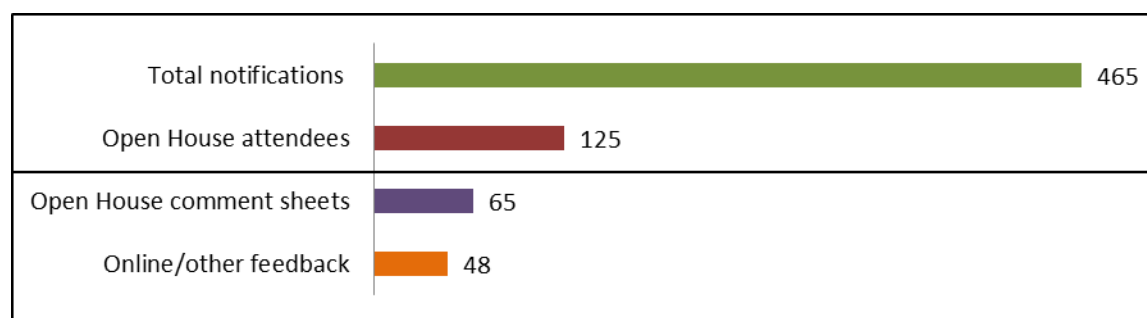
PUBLIC INPUT

Pre-Application Community Consultation - Prior to the submission of the rezoning application, the applicant brought a smaller project to a community open house which involved only the parcel for 4750 Granville Street, on December 3, 2018. A total of 64 people attended and 49 comments were received. Subsequently, the parcel at 1494 West 32nd Avenue was purchased and included into the project. A new, larger project was designed and another community open house was held on October 19, 2019 to review the revised proposal. A total of 30 people attended and 17 comments were received for the second open house. Approximately a third of the attendees supported the larger project. The remaining expressed concerns primarily related to traffic and parking impacts, the number of units proposed, and the impact the project might have on property values in the area.

Public Notification and City-led Community Open House - A rezoning information sign was installed on the site on February 5, 2020. Approximately 465 notification postcards were distributed within the neighbouring area on or about February 14, 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).

A City-led community open house was held on March 5, 2020 at VanDusen Botanical Garden, located at 5251 Oak Street from 5:30 pm to 8:00 pm. Staff, the applicant team, and approximately 125 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 (see Figure 5):

- 65 comment sheets, and 48 letters, e-mails, online comment forms, and other feedback were received from the public in response to the March 5, 2020, open house, and public notification.

Appendix D provides a detailed summary of the results of the public consultation. The numbers noted above do not include multiple responses by the same respondents. However, all comments received have been reviewed. Overall, people who supported the project stated they support the provision of rental housing and noted a lack of rental units in the area.

Responses expressing a concern, noted the following issues:

- Density and number of dwelling units;
- increased traffic impacts and loss of on-street parking;
- incompatibility of a modern-style apartment form in the area, including height;
- impact on the heritage character of the neighbourhood including the First Shaughnessy Historic Conservation Area (HCA);
- negative impact on Granville Street as a welcoming 'green corridor';
- precedence for similar development throughout the neighbourhood;
- lack of affordability, given the affluent nature of the neighbourhood; and
- lack of amenities in the area.

Staff responses to the concerns are noted below:

Density - the number of dwelling units (81) and the floor space ratio (FSR) proposed (1.6 FSR) are consistent with typical rental apartment forms of this scale (three to four storeys) which often occur in areas of mixed housing types, including single family housing and townhouses, throughout the City.

Form of Development – The *AHC Policy* permits four storey apartment forms in RS zoned areas within 100 metres of an arterial street, subject to design performance. Staff assessment of the proposed development is that it has managed to appropriately fit a four storey apartment form into the surrounding low-rise residential context. The proposed height at the highest point is 13.3 m (43.6 ft.) which is 2.6 m (8.6 ft.) greater than the maximum permitted height of 10.7 m (35 ft.) under the RS-5 zoning. Staff conclude this height is typical for a four storey apartment building and is supportable. Further design development improvements are included as conditions Appendix B.

Street parking and traffic - A total of 70 off-street parking spaces are proposed in the underground parkade and the application indicates that 46 spaces are required. Staff conclude that the site is well served by off-street parking spaces. Traffic frequency will likely increase with the development as proposed but this would be commensurate with development occurring overtime in the area. Engineering staff have concluded that a signal light at West 32nd Avenue and Granville Street is not required.

Heritage Character - The First Shaughnessy Heritage Conservation Area (HCA) has its southern boundary located six blocks to the north of the site. *AHC Policy* projects are not permitted in the HCA. Of the 22 sites fronting onto the east and west sides of the 4500-4700 blocks of Granville Street, none were developed prior to 1940, and therefore are not subject to the “character house” provisions in the Zoning and Development By-law. *AHC Policy* projects are only allowed within 100 m of arterial streets, not further along side streets. Staff have concluded that the proposal will likely not impact or diminish the heritage character of the community including the HCA to the north.

Granville Street Corridor - Granville Street in the South Shaughnessy neighbourhood is characterized by tall hedges and trees on both sides of the street. The proposed landscaping for the site would contribute to this character which has taken the landscape context into consideration (see conditions in Appendix B). The design of the building has taken this context into consideration as well through setbacks and the stepping of the uppermost floor so as to reduce the visual impact of the building.

Precedence – Development under the *AHC Policy* is only permitted within 100 m of arterials or 500 m of a Local Shopping Area. No more than two within 10 blocks on a street may be considered. Only two projects under the *AHC Policy* were received in the South Shaughnessy area (4750 and 4575 Granville Street). The policy does not allow applications to be accepted after June 30, 2020 and no further enquiries or applications under the *AHC Policy* were accepted after this deadline (see Secured Rental Policy for details on current policy).

Proximity to Amenities - The site is located near several parks, schools, and a child care facility. It is not within a convenient walking distance to a local shopping area (the nearest is located at King Edward and Oak Streets). However, as the site is located on Granville Street, regular bus service allows for access to shopping areas and other amenities along transit routes.

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 very low vacancy rate (see Rental Vacancy). For more information on average rents on the west side see Figure 5.

Staff assessment of the proposed development is that it successfully inserts a four storey apartment form 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 in a transit supported location, which meets the intent of the *AHC Policy*.

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 5,635 sq. m (60,666 sq. ft.) of residential floor area.

Based on the rates in effect as of September 30, 2019, total DCLs of \$1,714,421 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 which 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, such as this one, 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 sq. m (100,000 sq. ft.) allocate a portion of their construction budgets to public art or provide cash in lieu as a condition of rezoning. As the proposed floor area is below the minimum threshold, no public art contribution will arise from this application.

Rental Housing - The applicant has proposed that all 81 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 or 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 which comply with the City's rental policies. Staff note that as the site is currently zoned RS-5 and proposes to rezone to 4 storeys, the application is eligible for this CAC exemption. The offered public benefit achieved for this application is 81 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 \$1,714,421 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 81 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 that 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.

* * * * *

4750 Granville 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
 - (b) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of Use

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

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 5,635 m² being the site area at the time of the application for the rezoning application evidenced by this By-law, and before any dedications.
- 5.2 The floor space ratio for all uses must not exceed 1.6
- 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) open residential balconies, porches, covered entries, and sun decks or 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 permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building”.
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the 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 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area, provided the Director of Planning first approves the design and location of all amenity areas.
- 5.6 The use of floor area excluded under sections 5.4 and 5.5 must not include any use other than that which justified the exclusion.

Building Height

6. Building height, measured from base surface, must not exceed 13.3 m.

Horizontal angle of daylight

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.3 Measurement of the plane or planes referred to in Section 7.2 must be horizontally from the centre of the bottom of each window.
- 7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
- (a) the Director of Planning or Development Permit Board first considers all 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 under the zoning on any adjoining site.
- 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

Zoning and Development By-law

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

* * * * *

4750 Granville 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 Stuart Howard Architects Inc. on behalf of Domushomes (1225413 BC Ltd), the registered owners, received December 11 2020, 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. The following design development changes are required to respond to a focus on a finer grained pedestrian experience along Granville Street, and to address other impacts, through the following:
 - Create a more open, inviting and safe interface along Granville Street by providing sufficient building setback to allow for an adequate transition from public to private property including safe external circulation paths with landscape buffers. Any walls, fences, gates and landscaping should be maximum 0.6 m (4 ft.) in height to maintain visual connectivity.

Note to Applicant: Refer to the City's bulletin on fence design:
<https://bylaws.vancouver.ca/bulletin/bulletin-fences-guide.pdf>
 - Remove proposed trees from road dedication. Providing new trees or a replacement hedge on private property may require further building setbacks than currently proposed.
 - Provision of direct external individual entries from ground level units to public sidewalk.
 - Provision of a site lighting strategy intended to provide for user comfort and a sense of security at all hours.
 - Consideration to relocate the main residential lobby to Granville Street.

Note to applicant: Transportation's intent is to provide a wider sidewalk and a new treed curbside boulevard along Granville Street to improve pedestrian safety and experience and future design will not include existing or replacement hedge on City property.

- (a) Provide a more open, inviting and safe interface along Granville Street by providing sufficient building setback to allow for safe and/ or adequate external landscape buffers.
- (b) Minimize overlook onto the neighbouring property to the south and provide adequate screening at the south common property line.
- (c) Eliminate unnecessary walkways to maximize green space, landscaping, and privacy. However, direct access from ground patios of units to the boulevard is acceptable.

Note to Applicant: Consider relocating the building entrance to the corner of West 32nd Avenue and Granville Street including a modest partial four storey expression at such a corner entrance to strengthen the prominence of both the corner and building entrance. At the development permit stage further design development will be required in terms of materials selection and expression, such as the dark coloured cladding and banding, as well as roof top projections with respect to de-watering.

2. Design development to increase prominence of the residential entry through the following potential strategies:

Consideration to relocate main entrance to corner of Granville Street and W 32nd Avenue, and to explore a modest partial 4 storey expression at the corner entrance to strengthen prominence of both the corner and building entrance.

3. Design development to improve the overall performance and the visual and physical connectivity between common indoor and outdoor amenity, including children's play area, through the following potential strategies:

- Exchange proposed amenity room with unit 116; or
- Consideration to relocate indoor and outdoor amenity to the corner of Granville Street and W 32nd Avenue to increase solar access.

Note to applicant: The amount of floor area dedicated to indoor amenity should not be reduced as a result of satisfying this condition.

4. Design development to improve unit livability, as follows:

- Raise the building to ensure that dwelling units on the lowest storey and sunken patios are located no more than 0.6 m (2 ft.) below grade of fronting path and no greater than 0.9 m (3 ft.) below the existing grade along the shared property line.

Note to Applicant: This condition may result in a building height increase. Exposed foundations should be limited to 30 cm (1 ft.).

- Provision of stepped landscape planters to provide for maximal access to daylight and sense of openness for private outdoor space wherever possible.

Note to Applicant: Individual planter steps should be no more than 1'-11" tall to mitigate the need for guardrails.

- Consideration of larger glazing units for dwelling units located below grade.

Maximize privacy and landscape screening for bedrooms in units x01, x13, x16, x17, x19, x21, and x22.

Note to applicant: Due consideration should be given to the privacy effects of orienting glazing units from individual dwelling units in close proximity. Measures to mitigate security and privacy concerns must be demonstrated at the time of the Development Permit application. Detailed unit layouts will be further evaluated for livability performance at Development Permit stage.

5. Design development to ensure successful proposed retention of existing trees by demonstrating on plans and through an Arborist report that adequate setbacks, including buffers, from all excavation and construction are being achieved.
6. Future design development to architectural expression, including:
 - Exploration of a distinct townhouse expression along 32nd Avenue.
 - Consideration to limit extent of dark brick cladding to ground storey only.
 - Exploration of alternative approaches to horizontal banding.
7. Design consideration to improve Crime Prevention Through Environmental Design (CPTED), including;
 - a. Increasing width and design of external pathways so as no to attract mischief and vandalism.
 - b. having particular regard for mischief in alcoves and as a result of defensive landscape design;
 - c. mail theft;
 - d. outdoor common area and path lighting; and
 - e. visibility and security in the underground parking garage in accordance with the Parking By-law including:
 - i. providing 24 hour overhead lighting at exit doors and steps lights;
 - ii. providing white-painted walls, and;
 - iii. ensuring a high degree of visibility at doors, lobbies, stairs, and other access routes.

Note to Applicant: Light fixture types, locations, and illumination levels should be indicated on the landscape or site plans, and should be integrated into the site and building design. Site lighting should address strategies for path and exit lights, wayfinding, security, decoration, and mail delivery. Exterior lights should be oriented away from adjacent residential properties.

8. Design Development to note on the drawings N architectural and landscape drawings any built and landscaped features intended to create a bird friendly design:

Note to Applicant: Consider including bird friendly plants on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at: <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

Landscape Design

9. Design development is required to minimize privacy impacts to the southern neighbouring property through landscaping and screening where possible.
10. Design development is required to achieve an improved public realm interface at Granville Street, while responding to the future dedication for road and sidewalk widening as follows:
- i. Maximize the depth of green open space on the west side of the building and allow for a transition from public to private space.
 - ii. Provide a new, fast growing hedge on the site at the new property boundary (i.e. after dedication) along Granville Street, or comparable landscaping noise and visual impact mitigation.
 - iii. Provide a row of trees in the widened boulevard in coordination with, and/or as directed by, Engineering Services and the Park Board.
11. Confirm arboricultural viability for the proposed tree retention strategy by the provision of an updated arborist report, outlining detailed methods of protection during construction.
12. Design development is required to explore opportunities to improve the sustainability measures for the site including, but not limited to green roofs, edible landscape, durable landscape features and materials, etc.

Note to Applicant: Urban agriculture plots should follow the City's *Urban Agriculture Guidelines for the Private Realm* and include infrastructure required, such as potting benches, hose bibs, etc.

13. Improvements to the landscape treatment in common areas on slab is required to allow for planting flush with the ground, while providing adequate planting depths, by lowering the slab to the greatest extent possible, rather than planting in raised planters. Wherever possible, planted landscapes on slab should be designed to maximize soil depths. This will require integration of the landscape design and the structural plan. Soil depths should exceed CSLA Landscape Standard. At the perimeter of the building the slab can be angled downward (1 m across and 1.2 m down) to maximize contiguous soil volumes.

14. Identify on the plans high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 9m² in area.
 15. Explore opportunities for onsite rain water infiltration and soil absorption. Refer to the City of Vancouver Integrated Rainwater Management Plan (I.R.M.P), Vol.1 & 2 for further information. A consulting engineer (subject matter expert) will need to be engaged and early phase soil analysis will be needed. Further comments may be outstanding at the development permit stage.
 16. Plans, details, and documentation/calculations which support rainwater management, are to be provided, including absorbent landscapes, soil volumes and detention systems. The following are to be provided
 - (a) A detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets.
 - (b) A separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones.
 - (c) An overlay plan which shows amount and ratio of vegetative cover. Permeable and impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.
- Note to applicant: The sustainable summary water balance calculations, assuming soil volumes are capable of receiving rainwater, are only valid if water is directed from hard surfaces to infiltration zones.
17. At the time of the Development Permit Application the following will be required, which may entail further landscape reviews:
 - i. a detailed landscape plan;
 - ii. architectural and landscape cross sections;
 - iii. a Tree Management Plan;
 - iv. a letter of undertaking related to landscape requirements; and
 - v. an outdoor lighting plan,

Sustainability

18. 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. 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.

19. All utility services are to be underground from the closest existing suitable service point. In addition, submission of a written confirmation from BC Hydro that all required electrical plant is provided for on the development property. BC Hydro service to the site shall be primary. All BC Hydro infrastructure (e.g., pad mounted transformer, vista switch and control kiosks) shall be located on the development property after any required dedications. There is to 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.
20. Gas service is to connect directly to the building without any portion of the service connection above grade within the building line dedication area or the road right-of-way. Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan. All third party service lines to the development shall be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant shall acquire written acceptance from the third party utilities prior to submitting to the city. The review of third party utility service drawings will not be initiated until the Key Plan is completed. As noted in the previous condition, all electrical services to the site must be primary with all electrical plants including pad mounted transformers located on private property with no reliance on public property for placement of these features.

Note to Applicant: For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

21. The removal of trees from the back-boulevard is required. The old driveway crossing on West 32nd Avenue is to be scarified. New street trees are to be provided where possible (to be concluded on at the development permit application phase).
22. 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 are to be returned to storage areas immediately after emptying.
23. Ensure compliance with the Parking By-law and the Parking and Loading Design Supplement and Bicycle Parking Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:

- (a) Design elevations on both sides of the parking ramp at all breakpoints, additional design elevations within the parking level, and at all entrances, are required.
- (b) Ensure sufficient visitor parking spaces are provided, which are to be separated from the tenant parking areas (Note: this requirement has been identified as being insufficiently addressed in the rezoning application. As the project has more parking spaces proposed than required it may be possible to over-supply visitor parking to enable a security gate to be installed).
- (c) Provide at least the minimum vertical clearance for the main ramp and security gate, noting there are greater clearances required for handicap parking spaces.

Note to applicant: A section drawing is required showing elevations, and vertical clearances. The minimum vertical clearance should be noted on plans.

24. Implement details to support the Rainwater Management Plan (RWMP) if required (see Part 2 of Appendix B) which details how rainwater will be managed on site utilizing best management practices, including, but not limited to.
- (a) Consideration of green roofs on all acceptable roof areas. Utilize a blue-green roof system to increase water retention and reduce irrigation needs.
 - (b) Installation of permeable pavers on all pathways over native soils or grading of pathways into on-grade landscaping for rainwater capture.
 - (c) Increase water retention of landscaping in central courtyards through the use of soil cells or structural soils. Grade courtyard impervious areas into these features and ensure that safe overflows and underdrains are provided.
 - (d) Direct roof leaders to planter boxes or gardens around the property wherever possible. Ensure additional capacity is provided in the planter similar to a lined bio-retention system and that safe overflows and underdrains are provided.

Housing

25. The final proposed unit mix is to be included in the Development Permit drawings. The amount of family units proposed meets the minimum requirement of 35 per cent (minimum) family units (comprising 2+ bedrooms). The proposal comprises 52 x one-bedroom units, 19 x 2-bedroom units and 10 x 3-4 bedroom units (35.8 per cent family units).

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

26. 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.

27. The proposal in general appears to comply with the *High-Density Housing for Families with Children Guidelines*. The following recap some of the requirements for reference:
- I. A minimum of 2.3 m² (25 sq. ft.) bulk storage for each dwelling unit (in the unit or within easy access of the unit).
 - II. A private open space (e.g. balcony) for each unit which is a minimum of 1.8m (6 ft.) deep by 2.7 m (8.8 ft.) wide. Maximized private open space for each unit in the proposal is encouraged.
 - III. Outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture, ranging in size from 130 m² (1,399 sq. ft.) to 280 m² (3,014 sq. ft.) and situated to maximize sunlight access.
 - IV. An indoor amenity room of at least 37 m² (398 sq. ft.) to allow for the greatest range of uses is required, and should include a kitchenette and accessible washroom. Notes on compliance: The proposals include an indoor amenity room with kitchenette measuring 561 sq. ft. located on the ground floor. Design development is required to show an accessible washroom. Consideration should be given to swapping the amenity room and unit 117 to provide visual access and adult supervision from the amenity room to the children's outdoor play area (see Urban Design conditions in this section for other considerations).
28. 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 proponent 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 size. 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. Arrangements are to be made to the satisfaction of the General Manager of Engineering Services, the DLS and the Approving Officer for the consolidation of Lots 1 and 2, Block 791, District Lot 526, Plan 6011 to create a single parcel and subdivision of that site to result in the dedication of the west 10 feet of the site (the building line area) for road purposes. A subdivision is required to effect the dedication. A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at:
<http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>

2. 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 that 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 or applicable:
- (a) Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by Creus Engineering Ltd. Dated September 16, 2019, no water main upgrades are required to service the development:
 - (i) 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.
 - (b) A fire hydrant fronting the development will be required.
 - (c) The following will be required to improve COMB sewer flow conditions: 37 m of 450 mm combined sewer main on W 29th Ave from the L/W of Granville St (MH__G65753) to MH in front of 1551 W 29th Ave (MH__FJCS2C) to a 675 mm STM main, and a 250 mm SAN main.

Note to Applicant: The developer may submit a flow monitoring study to confirm the extent of the upgrade, which is to be reviewed and accepted by the City Engineer. The study shall provide data for minimum 3 months of wet weather flow and dry weather flow, to allow for model calibration and flow estimate verification. The required upgrades may be modified based on the outcomes of the flow monitoring study, at the discretion of the City Engineer. Contact utilities.servicing@vancouver.ca for direction prior to initiating any flow monitoring work. The COMB sewer upgrade on W 29th Ave from L/W Connaught Dr to Marguerite St is included in DCL program and will be delivered by the City. The lengths and diameters of these improvements are approximate and subject to detailed design by Developer’s Engineer.

Note to Applicant: 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.

- (d) The Developer’s Engineer is to submit a 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.
- (e) Groundwater requirements are not currently an immediate concern at this site. The City may require a Hydrogeological Study, Groundwater Management Plan, and/or Impact Assessment if dewatering rates are significant or concerning, to

the City's discretion. The developer is advised to undertake adequate investigations to understand the site groundwater conditions early on in the planning and design process.

- (f) Provide the following improvements adjacent to the site with appropriate transitions as follows.
- Granville Street:
 - 1.83m (6') wide front boulevard with street trees where space permits;
 - 2.44m (8') wide broom finish saw-cut concrete sidewalk;
 - curb ramp; and
 - adjustment to all existing infrastructure to accommodate the proposed street improvements.
 - West 32nd Avenue:
 - 2.14 m (7 ft.) wide broom finish saw-cut sidewalk; and
 - Adjustments to all the existing infrastructure to accommodate the proposed street improvements.

Note to Applicant: These improvements will require the removal of the existing hedge within the building line area adjacent the site on Granville Street and any new trees proposed outside of the front boulevard must be located fully on private property outside of the dedication area

- (g) Provision a new standard concrete lane crossing including new curb returns and curb ramps at the existing lane access adjacent to the site to City standards.

Housing

3. 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; and
 - (d) That, if a waiver of the Development Cost Levies is sought, as provided for in the *Development Cost Levy By-law*:
 - 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

4. 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

5. If applicable:
 - (a) Submit a site profile to Environmental Services (Environmental Protection);
 - (b) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and

- (c) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 covenant that there will be no occupancy of any buildings or improvements on 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.

* * * * *

4750 Granville 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 *Lot 12, Block 790, District Lot 526, Plan 6011; PID 010-998-292; and Lot 1, Block 791, District Lot 526, Plan 6011; PID 010-998-276* from the RS maps forming part of Schedule A of the Subdivision By-law.

* * * *

4750 Granville Street PUBLIC CONSULTATION SUMMARY

Public Notification

A rezoning information sign was installed on the site on February 5, 2020. Approximately 465 notification postcards were distributed within the neighbouring area on or about February 14, 2020 (see Figure B). Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

Figure B: Site and Notification Area



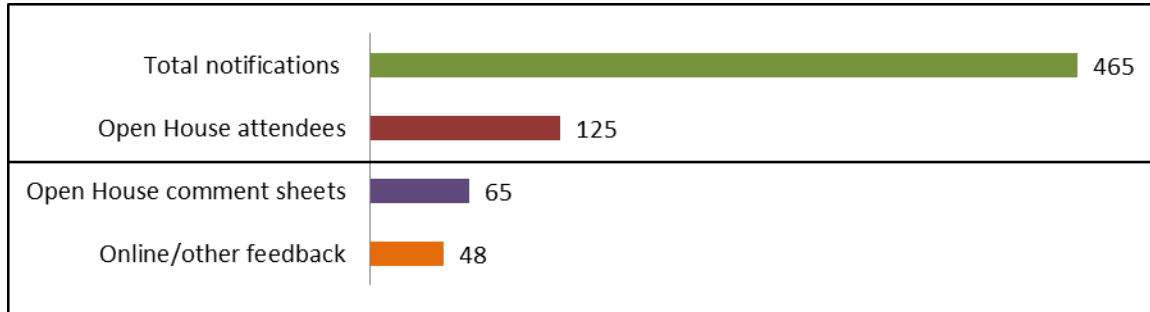
Community Open House

On March 5, 2020 a community open house was held from 5:30-8:00 pm at the VanDusen Botanical Garden, 5251 Oak Street. Staff, the applicant team, and a total of approximately 125 people attended the Open House.

Public Response

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

- 65 comment sheets, and 48 letters, e-mails, online comment forms, and other feedback were received from the public in response to the March 5, 2020, open house and to public notification.



* 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:

- **Affordable housing:** This proposal would deliver much needed affordable housing for families and young professionals, especially in this neighbourhood. Respondents also noted that it would help create more vibrancy in an area with a dwindling population.
- **Building height, density, and massing:** The proposed height, density, and massing are suitable for the low density area as it is along an arterial and conforms to City policy. Individuals also expressed further height should be considered.
- **Location:** The project would be appropriate in this location due to its proximity to hospitals, schools, downtown, and public transit.
- **Overall support:** Respondents expressed overall support for the proposed development.
- **Building design:** The proposed building design would fit well with the neighbourhood character.
- **Unit mix:** The proposed unit mix is appropriate for families and individuals.

- **Neighbourhood growth:** Neighbourhoods in the west side of Vancouver, such as Shaughnessy, need multi-family developments and this area should be the focus of future growth.
- **Parking within the development:** There is more than enough parking space within the development to alleviate street parking concerns.

Generally, comments of concern fell into the following areas:

- **Neighbourhood fit:** The proposal does not fit in the single-dwelling neighbourhood and would negatively impact its heritage character. Respondents also highlighted that this project would disrupt existing families in the area.
- **Outdoor and community amenity space:** The limited amenities in Shaughnessy would not be able to service the population increase, noting that schools have already reached their capacity.
- **Entrance to the city:** As the entrance to the city, the area should remain at its current form, citing that rental developments would spoil the character and history of this neighbourhood.
- **Traffic and street parking:** Traffic would increase as a result of this development and would pose safety concerns for children and seniors. Individuals cited that the disruption would worsen because of parked cars along the narrow streets.
- **Building height, density, and massing:** The proposed height, density, and massing would not be appropriate for the neighbourhood. Individuals noted that the development should not be over four storeys and suggested townhouses would be more suitable.
- **Affordability:** Respondents raised questions on the proposed development's affordability in an affluent neighbourhood.
- **Building design:** The proposed building design is too modern and does not reflect the neighbourhood character.
- **Location:** There are other locations that would be more suitable for affordable housing with adequate amenities, transit network, and existing density.
- **Parking within the development:** The number of parking spaces for residents and visitors are not adequate, which could result in vehicles parking on the street. The inconvenient underground parking access was also noted by a respondent.

- **Affordable housing:** The neighbourhood is opposed to affordable housing developments in the area where low income residents would reside in.
- **Rezoning process:** Community members are concerned with the consultation and city planning process for this project.
- **Pollution, noise, and privacy:** The development would result in pollution, more noise and privacy concerns for neighbouring residents.
- **Views and sunlight:** This project would block views and sunlight regarding neighbouring properties.
- **Arterial street development:** Rental projects such as this proposal should be considered on side streets rather than just arterials due to noise and pollution.
- **Bus route:** This development is not located in a good bus route area.
- **Rental household shields:** The community vision's statement that rental housing are used as shields to protect the sound and air quality of single dwelling homes is concerning.
- **Precedent setting:** This project would set precedence for similar developments along Granville Street.
- **Underground parking exit:** The exit pathway of the underground parking is very constrained and could result in congestion.

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

General comments of support:

- The tree retention and overall landscape design is appreciated.
- The proposal provides respectful transition to neighbouring homes.
- The outdoor and indoor amenity space is suitable for community gatherings.
- The developer's work in proposing affordable housing is appreciated.
- The number of proposed bicycle stalls within the development is adequate.
- The proposed development would support underutilized schools and new families.
- The revised proposal reflects the feedback and concerns of community members.
- This project would be a good option for those who are hoping to downsize.
- The neighbourhood would be better balanced with a mix of housing types.

General comments of concern:

- Overall non-support for the proposed development.
- The application should not proceed during a global pandemic as it impacts the community and the consultation procedures.
- This proposal would allow speculation of surrounding homes, resulting in a pathway for developers to continue developing in the neighbourhood.
- The project would result in the loss of natural habitats and greenspace.
- Property values would decrease as a result of this proposal.
- The local community is opposed to this project and which should ensure that it will not be approved.
- The project is driven by developer profit.
- Liveability would be a concern when density is introduced into the neighbourhood.
- Question on whether there would be traffic control measures due to the proximity of the laneway entrance to Granville and West 32nd Avenue.
- More units should be proposed as part of the development.
- There are numerous empty homes in the neighbourhood and this development would contribute to the issue.
- There is concern that this development has a public misconception as low-income housing that would negatively impact the neighbourhood.
- The project should be put on hold until the Vancouver Plan is completed to avoid spot rezoning.

Neutral comments/suggestions/recommendations:

- Ensure proposed rents are not higher than market rents.
- There is no need to preserve the greenway along Granville by lowering the height of affordable housing projects.
- Question on whether this project would be referred to Council as is or it would be adjusted based on community feedback before going to Council.
- Question on the provisions for storm water retention on site.

* * * * *

4750 Granville Street
FORM OF DEVELOPMENT



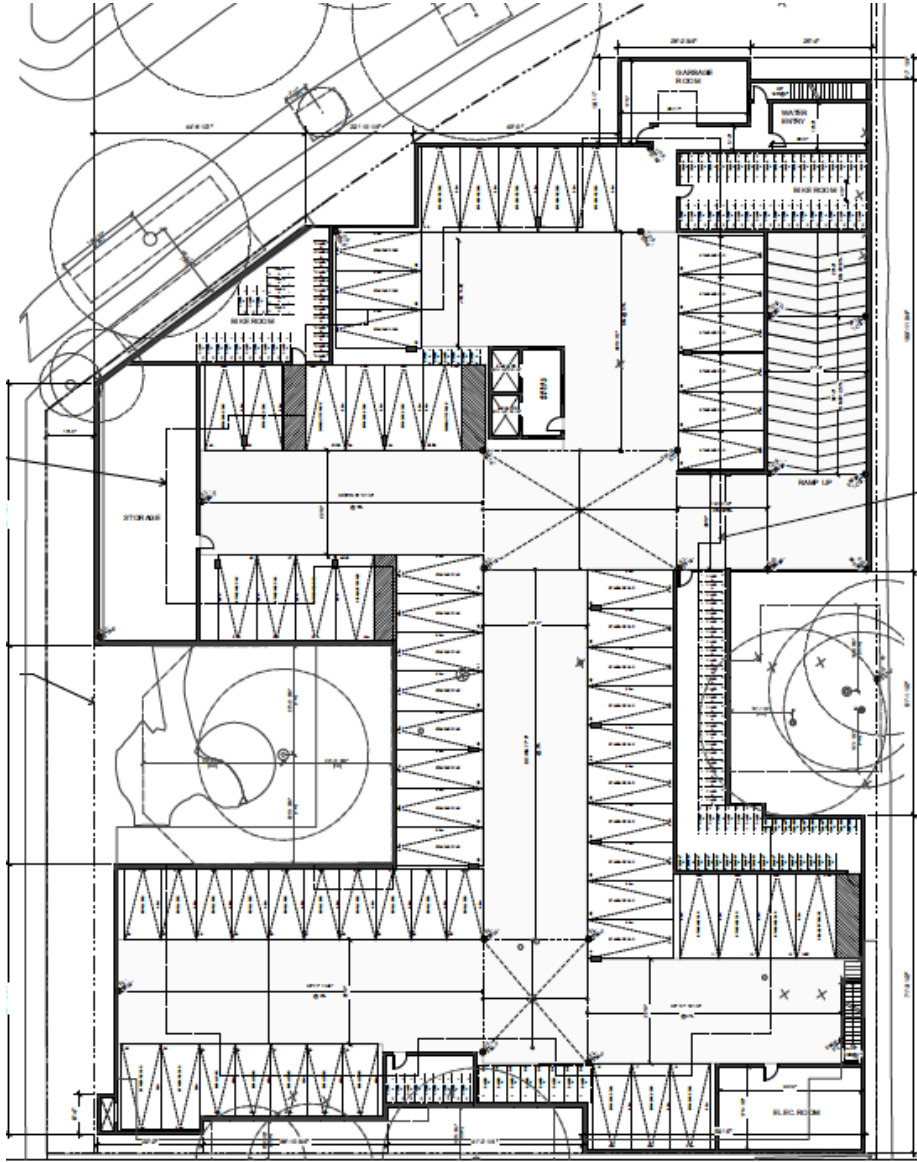
Site Plan



Perspective Street Views: West 32nd Avenue, Looking Southeast (top) and From Granville Street Looking East (bottom)



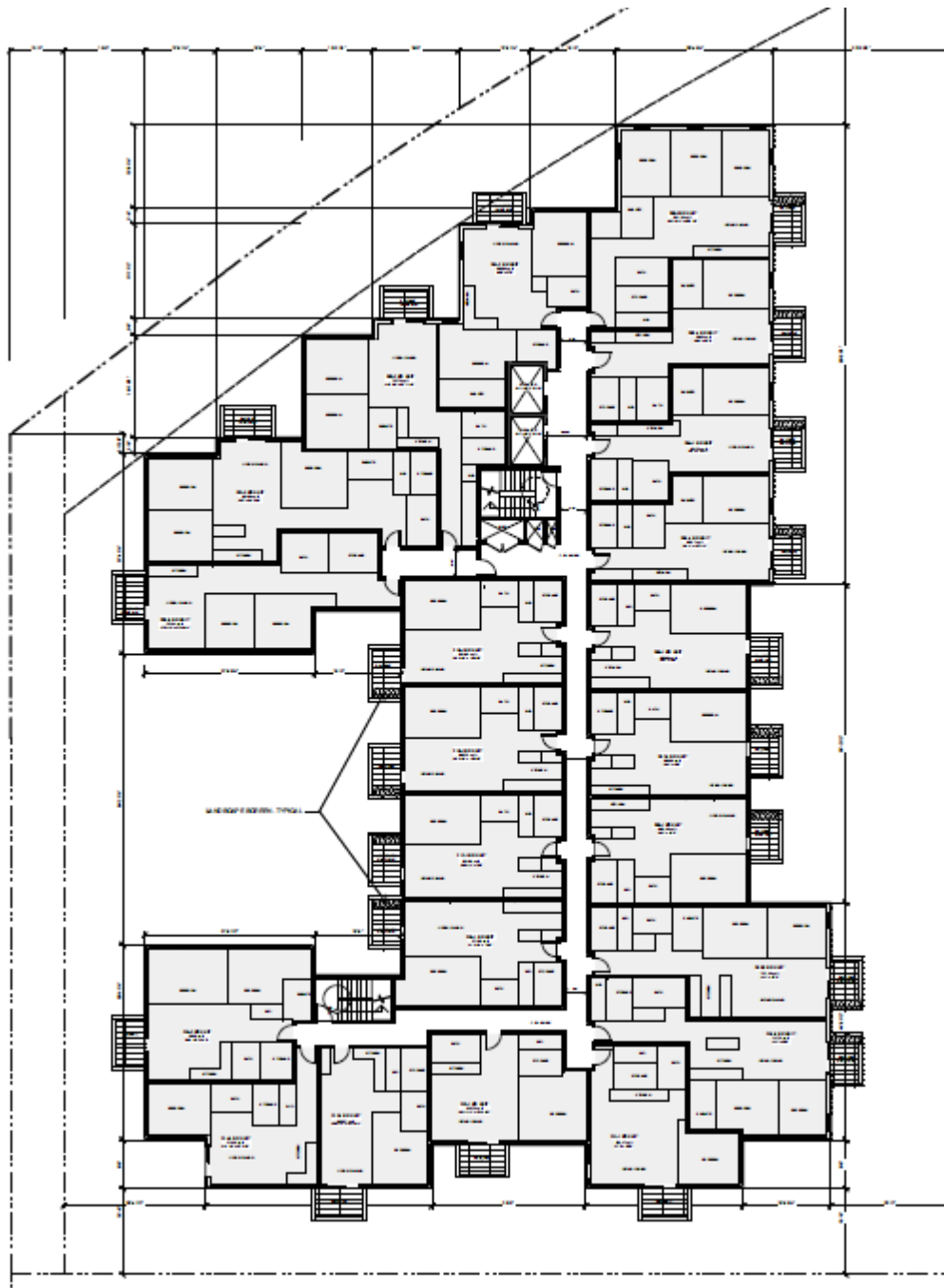
Perspective Street Views Looking from the Lane Access at West 32nd Avenue Looking Southwest (Top), and from Granville Street, Looking East (Bottom)



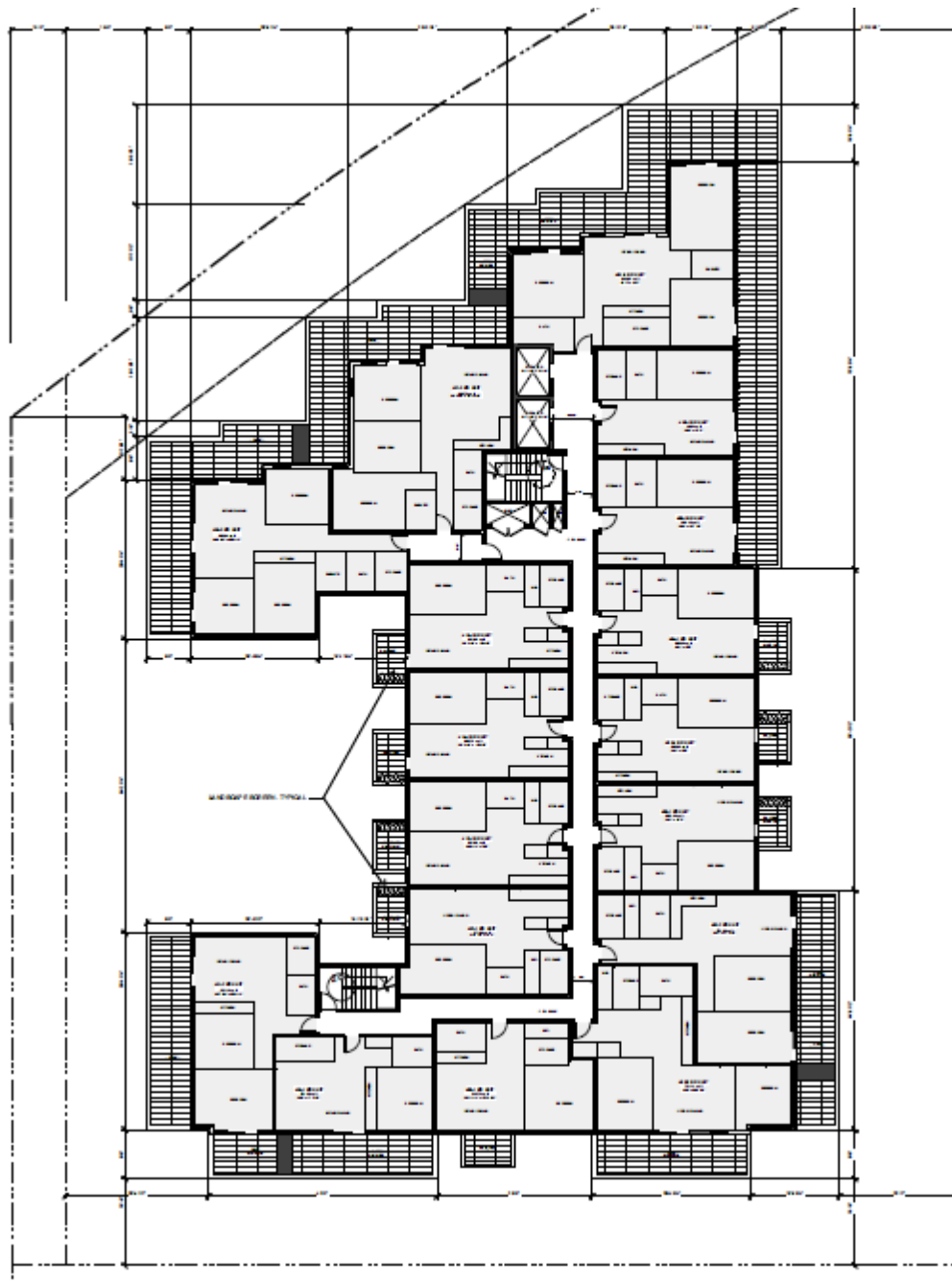
Basement Plan



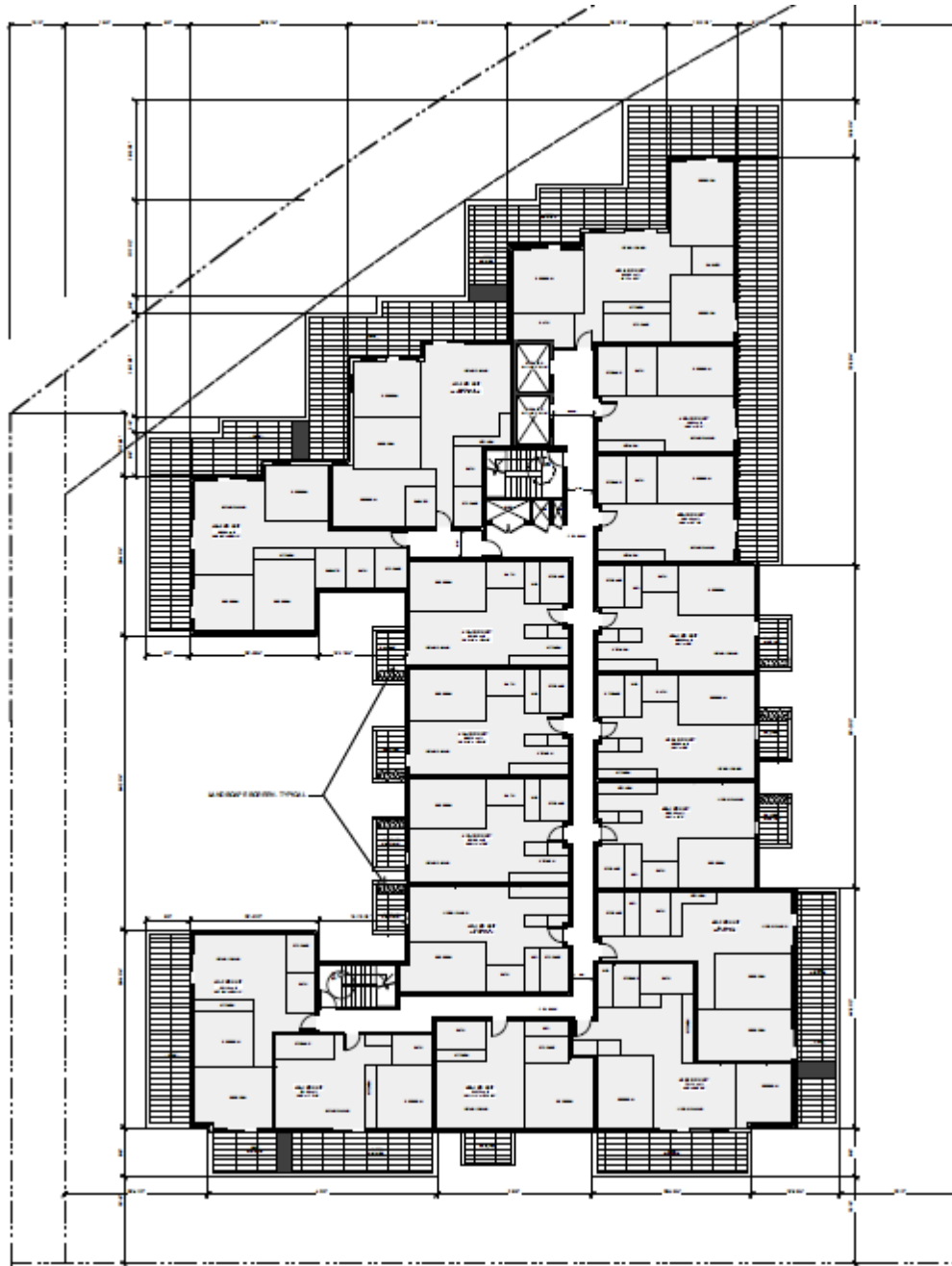
Main Floor Plan



Second Floor Plan



Third Floor Plan



Fourth Floor Plan



S ELEVATION
1/8" = 1'-0"



N ELEVATION
1/8" = 1'-0"

Elevations: South Elevation (top) and North Elevation (bottom)



Elevations: West Elevation (top) and East Elevation (bottom)

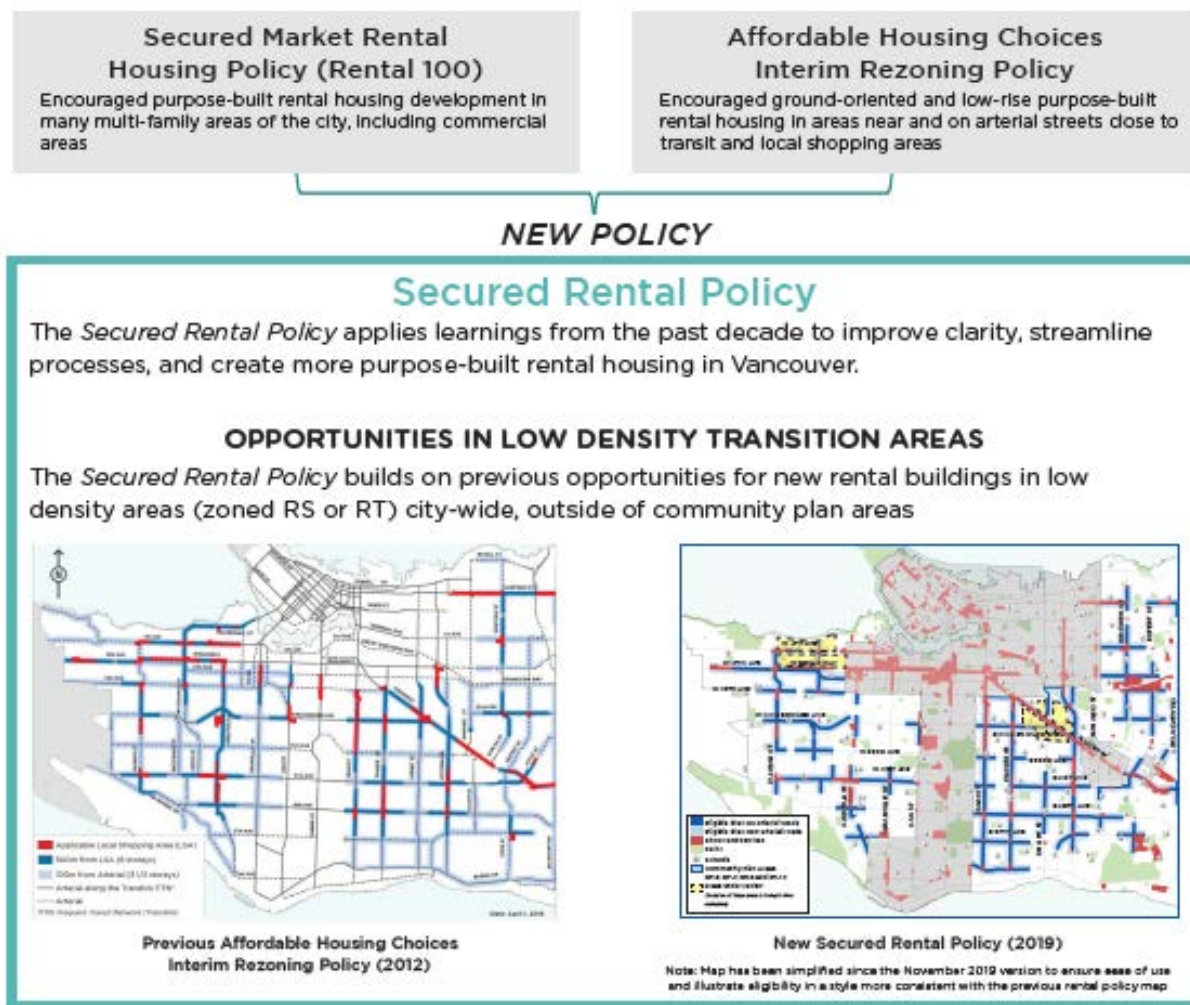


Streetscape: Looking East from Granville Street

4750 Granville Street ADDITIONAL INFORMATION

Secured Rental Policy

In November 2019, Vancouver City Council approved an amended Secured Rental Policy: Incentives for New Rental Housing, which 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 explains the new policy direction:



Policy Improvements

The Secured Rental Policy 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.

Zoning Comparison Summary – A comparison between the zoning provisions of the *RS-5 District Schedule* and the proposed rezoning is provided in Figure B below.

Figure B – Zoning Comparison Table

Item	RS-5 Zoning – Permitted or Required	Proposed
Front Yard ¹	10.7 m (35 ft.) Minimum (20% of site depth)	7.6 m (25 ft.) Granville Street 5.5 m (18 ft.) West 32nd Avenue
Side Yards*	3.1 m (10 ft.) Minimum	4.9 m (16 ft.)
Rear Yard	10.7 m (35.1 feet) Minimum	6.8 m (22.2 ft.)
Building Depth ¹	40% Maximum	71%
Height	10.7 m (35.1 ft.) Maximum	13.3 m (43.6 ft.)
FSR (New Development)	0.7 FSR or up to 0.86 FSR with a Laneway House. ²	1.6

* Based on the site width of 4750 Granville Street, if developed with single family zoning as permitted under the zoning, which is 30.5m (100 ft.).

¹ Based on sites prior-to a building line dedication (single family development would typically not require a dedication with respect to the building line).

² Laneway Houses are permitted to be approximately 0.16 FSR maximum.

* * * * *

4750 Granville Street
PUBLIC BENEFITS SUMMARY

Project Summary:

To rezone the site from the RS-5 Zoning District Schedule to CD-1 to allow for a four storey apartment building with approximately 81 secured rental residential dwelling units under the affordable Housing Choices Interim Rezoning Policy.

Public Benefit Summary:

The proposal would provide approximately 81 dwelling units which would be secured as rental housing for 60 years or the life of the building, whichever is longer.

	Current Zoning	Proposed Zoning
Zoning District	RS-5	CD-1
FSR (site area = 3,522 m ² (37,917 sq. ft.))	0.70	1.6
Buildable Floor Space (sq. ft.)	26,542	60,666
Land Use	Residential	Residential

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL ¹	\$1,102,301
City-Wide Utilities DCL ¹	\$612,120
TOTAL	\$1,714,421

Other Benefits (non-quantified components):

Approximately 81 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.

4750 Granville Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
4750 Granville Street	011-002-689	Lot 13, Block 790, District Lot 526, Plan 6011
1494 W 32nd Avenue	010-998-276	Lot 1, Block 791, District Lot 526, Plan 6011

Applicant Information

Architect	Stuart Howard Architects Inc.
Applicant/Property Owner	Domus Homes (1225413 BC Ltd)

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	RS-5	CD-1
Site Area*	3,522 m2 (37,917 sq. ft.)	3,522 m2 (37,917 sq. ft.)
Land Use	Residential	Residential
Maximum FSR (New Development)	0.70, up to 0.86 with Laneway House*	1.6*
Maximum Height	10.7 m (35.10 ft.)	13.3 m (43.6 ft.)
Floor Area	2,467 m2 (26,542 sq. ft.)	5,635 m2 (60,666 sq. ft.)
Unit Mix	-	Market Rental One-bedroom 52 Two-bedroom 19 Three-bedroom 10 <hr/> Total 81
Parking and Bicycle Spaces	As per Parking By-law	70 vehicle spaces and 154 bicycle spaces (complies with Parking By-law)
Natural Assets	22 existing onsite bylaw trees 4 existing impacted neighbour bylaw trees 5 existing City trees	5 on-site trees retained plus 10 new on-site trees 4 impacted neighbour by-law trees retained 5 existing City trees retained plus new City trees on Granville Street

* Prior to the building line dedication.

* Laneway Houses typically are permitted to be approximately 0.16 FSR maximum.

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