

Public Hearing - July 23, 2020 - Item 3. Amendments to the Zoning and Development By-law to Increase Rental Housing in the C-2, C-2B, C-2C, and C-2C1 Commercial Districts (SUPPORT)

Date Received	Time Created	Subject	Position	Content	Name	Organization	Contact Info	Neighbourhood	Attachment
07/22/2020	19:09	PH2 - 3. Amendments to the Zoning and Development By-law to Increase Rental Housing in the C-2, C-2B, C-2C, and C-2C1 Commercial Districts	Support	Dear Council, I would like to voice my strong support for this amendment, and for anything that will help increase the supply of housing in our beautiful city. We face a housing crisis, and anything helps. Building high is more sustainable and leads to vibrant, active neighbourhoods. Allowing more rentals makes this accessible to more people.	John-Jose Nunez		s.22(1) Personal and Confidential	South Cambie	No web attachments.
07/23/2020	09:58	PH2 - 3. Amendments to the Zoning and Development By-law to Increase Rental Housing in the C-2, C-2B, C-2C, and C-2C1 Commercial Districts	Support	I'm writing in to voice my support for this change. This would allow projects like this that are already uncontroversial to go ahead more easily and allow more rental to be delivered in the city. The long rezoning process makes it much harder for projects to be financially viable. The city desperately needs new rental. I would also ask that Councillors look into expanding the C-2 zones in the city because the commercial zones have not been expanded since the streetcar days; they still only go up to the extent of the original streetcar routes in most places. This work is being done with the Vancouver plan, but that will take at least 2 more years and rental housing is desperately needed now. It would be a fairly easy thing for the staff and council to change, and more commercial is desperately needed, and would be able to be supported by the 5 storeys of rental on top.	Oliver		s.22(1) Personal and Confidential	West Point Grey	No web attachments.
07/23/2020	10:35	PH2 - 3. Amendments to the Zoning and Development By-law to Increase	Support	Please see letter attached regarding C-2 changes.	Duff Marrs	BHA Architecture Inc.	s.22(1) Personal and Confidential	Unknown	APPENDIX A
07/23/2020	11:18	PH2 - 3. Amendments to the Zoning and Development By-law to Increase Rental Housing in the C-2, C-2B, C-2C, and C-2C1 Commercial Districts	Support	Dear Mayor and Council, I write this email in support of the above noted proposal for amendments to the C-2 Zoning Districts to allow for new rental housing stock and commercial space in C-2 Zones. The proposed amendments will go a long way in providing much needed rental housing in the market as it clears a number of costly and time intensive hurdles that currently limit the feasibility of building rental housing. A further benefit is the potential for more commercial retail space, supporting small businesses and bringing more economic viability to commercial areas. The outcome of these amendments moving forward will lead to a positive impact on the disparagingly low vacancy rates in Vancouver by considerably by opening the door to increased supply. I am of the opinion that there should not be any further consultation required on these matters as there has already been a lengthy and comprehensive consulting process with residents and stakeholders. I am hopefully that all council member will appreciate the positive impacts that approving these amendments will have on the future of the City and its residents. Regards, McGregor Wark ? Vice President s.22(1) Personal and Confidential _____ Consider our environment and print only if required.	McGregor Wark		s.22(1) Personal and Confidential	Unknown	No web attachments.

Dear Council,

On behalf of BHA Architecture, I am writing to support the proposed zoning and development by-law amendments for C-2 Commercial Districts, as well as to provide suggestions surrounding the new proposed building heights and how they are calculated.

Firstly, we strongly support the recommendation to allow six-storey mixed-use rental buildings as part of the C-2 zoning. There are many successful examples of this typology along arterials in Vancouver and having provisions for these rental buildings embedded into the zoning will help simplify and expedite the approvals process in the future. We also appreciate the flexibility built into the draft by-law which allows for both simpler building forms, which are more conducive to energy efficiency, as well as courtyard buildings, which can provide a unique sense of place and enhanced livability. Furthermore, we were very pleased to be able to provide feedback, along with other industry participants, in City-led workshops leading up to these proposed changes.

With our support in mind, we do have some suggestions regarding the proposed building heights and how maximum allowable heights should be determined based on experience with several projects along C-2 arterials. We would urge both Council and Planning to consider the following before finalizing the new C-2 bylaw:

HEIGHT CONSIDERATIONS:

Our main concern is that as soon as sloped sites are introduced, the proposed height maximums become problematic. Vancouver is a very hilly place, and in our experience, many C-2 sites have challenging slopes, often in more than one direction. The draft Guidelines only provide relaxations for sites that slope upward from the street to the lane, but do not provide any solutions for sites that slope along the arterial. Perkins & Will, who provided design analysis for these proposed amendments, also touch on these challenges on Page 4 of Appendix G.

When sites slope across the primary street frontage, **so too does the ultimate building height line**. The building height line (for ex. either 22m or 19.8m) is *measured from a plane formed by lines extending horizontally back from the officially established building grades at the front property line* (see Section 4.3.1 Appendix A, Page 4 of 29). Therefore, as soon as a site dips two feet or more across an arterial, a variance is needed (see sketches below). Our suggestion here would be to **use the highest building grade along the front property line and move the maximum building line straight up from there**.

Another case for concern is sloping corner sites. The preferred planning strategy for corner sites is to have retail wrap the corner and to locate the residential lobby entrance on the flanking street, approximately midway between the street and the lane. When a corner site slopes down towards the corner, and/or down toward the lane, the residential lobby (designed to be accessible and to correspond with adjacent building grades) will be at a lower elevation than the building grades along the arterial street. This brings another variable into play – the **18m**

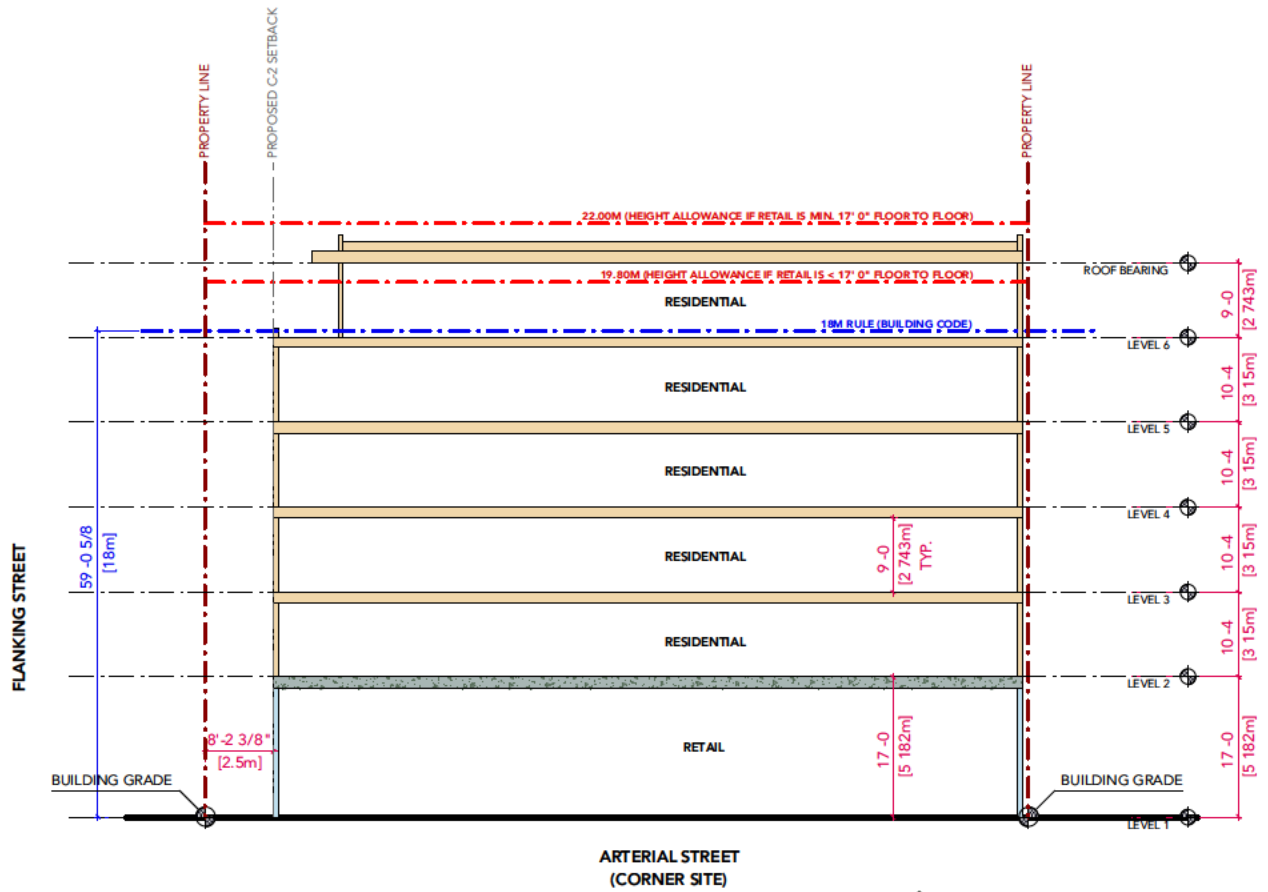
rule. In the building code, if the floor of Level 6 is above 18m measured from the lowest average grade or the residential entrance lobby (fire-fighter's access point), then the building becomes a 'high-rise' and can no longer be combustible construction (wood-frame). **Therefore, the residential lobby elevation becomes the constraint for how high the building can be** (as the cost of concrete construction will be too prohibitive to build for rental). A low residential entrance relative to the arterial elevation will mean that retail has to be lower than 17' in order to be building code compliant and design a 6-storey building. And if you cannot meet the 17', then 19.8m is the new maximum allowable height, which is just not enough. It is our hope that the City recognizes this constraint and makes provisions for sites that slope down towards the lobby entrance. Why even have the secondary 19.8m height allowance?

With so much diversity among C-2 sites, we understand that it is very challenging to design bylaws that are both specific and flexible. In light of this, we would propose to reconsider how height is calculated and to reconsider the 19.8m height restraint where 17' retail floor-to-floor cannot be achieved.

We would like to thank Council for their time in considering this letter, and we look forward to continuing work with the City of Vancouver on C-2 sites in the future!

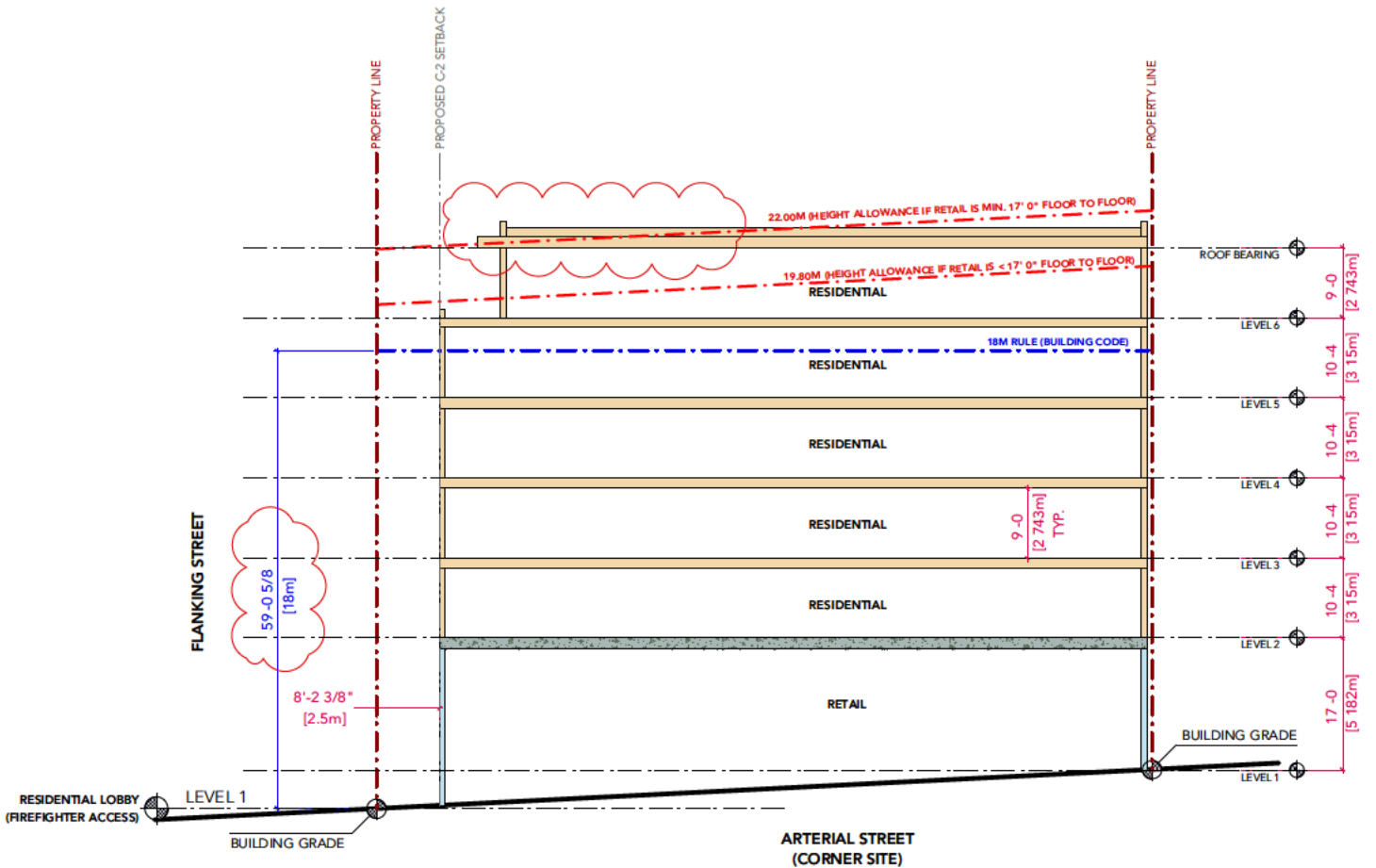
Sincerely,

Duff Marrs (Architect AIBC, Principal at BHA Architecture)



FLAT SITE = HEIGHTS WORK ✓

NOTE: 10' 4" IS TYPICALLY REQUIRED TO ACHIEVE 9'0" CLEAR CEILING HEIGHTS



SLOPED SITE = HEIGHTS DON'T WORK 

NOTE: 10' 4" IS TYPICALLY REQUIRED TO ACHIEVE 9'0" CLEAR CEILING HEIGHTS