



REFERRAL REPORT

Report Date: October 6, 2020
Contact: Michael Naylor
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RTS No.: 14091
VanRIMS No.: 08-2000-20
Meeting Date: October 20, 2020

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 4745-4795 Main Street

RECOMMENDATION

- A. THAT the application by Strand Development on behalf of Riley Park Project Nominee Inc., the registered owner of the lands at 4745-4795 Main Street [*PID 008-802-581, Lot B Block 6 District Lot 634 Plan 12771; PID 008-802-564 Lot A Block 6 District Lot 634 Plan 12771; and PID 013-290-801 Lot 1, Except the East 10 Feet Now Road, Block 6 District Lot 634 Plan 2959*] to rezone the lands from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 2.5 FSR to 3.7 FSR and the building height from 13.8 m (45.3 ft.) to 22 m (72.2 ft.) to permit the development of a six-storey, mixed use building with 89 secured rental residential units, be referred to Public Hearing together with:
- (i) plans prepared by Yamamoto Architecture, received October 4, 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 the Public Hearing.

- B. THAT, if after Public Hearing, Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and

conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Arts, Culture and Community Services.

- C. THAT, if the application is referred to a Public Hearing, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C, be referred to the same Public Hearing;

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

- D. THAT, subject to approval of the rezoning application, the Noise Control By-law be amended to include this CD-1 in Schedule A, generally as set out in Appendix C;

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

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

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and 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; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone the site at 4745-4795 Main Street. The application is for a mixed-use, six-storey building with a total of 89 secured market residential units with commercial spaces at grade. A height of 22 m (72.2 ft.) and an FSR of 3.7 are proposed, with a total floor area of 6,932.7 sq. m (74,623 sq. ft.). The rezoning application is being considered under the *Secured Market Rental Housing Policy (Rental 100)*. If approved, the application would contribute 89 secured rental housing units towards the City's housing goals as 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 the Public Hearing and to the conditions in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- *Secured Market Rental Housing Policy* (2012, last amended 2019)
- *Secured Rental Policy* (2019)
- *Rental Incentive Programs Bulletin* (2019, amended 2020)
- *Riley Park South Cambie Community Vision* (2005)
- *Housing Vancouver Strategy* (2017)
- *Family Room: Housing Mix Policy for Rezoning Projects* (2016)
- *High-Density Housing for Families With Children Guidelines* (1992)
- *C-2 District Schedule* (1996, last amended 2019)
- *Green Buildings Policy for Rezoning* (2010, last amended 2018)
- *Community Amenity Contributions Policy for Rezoning* (1999, last amended 2020)
- *Vancouver Development Cost Levy By-law No. 9755* (2008, last amended 2020)
- *Vancouver Utilities Development Cost Levy By-law No. 12183* (2018, last amended 2020)
- *Urban Forest Strategy* (2014)

REPORT

Background/Context

1. Site Context

The site, zoned C-2 (Commercial), is located in the Riley Park South Cambie neighbourhood on the western side of Main Street between East 30th and East 32nd Avenue. It has an area of approximately 1,873.3 sq. m (20,164 sq. ft.), with a frontage to Main Street of 67.6 m (221.8 ft.) and a depth of 27.7 m (90.9 ft.) (See Figure 1). The site is comprised of three lots and is currently occupied by a car dealership. The three lots that make up the subject site have reduced depths when compared to adjacent lots to the north, as the rear lane is located further east in this location.

Both sides of Main Street are zoned C-2 (Commercial), which permits mixed-use buildings up to 2.5 FSR and four storeys in height. Properties located to the west are zoned RS-1 and are developed with single-family homes. Main Street is part of TransLink's Frequent Transit Network (FTN), and includes bus route #3.

Recent development in the area includes approval of a six-storey rezoning project located at 4906-4970 Quebec Street, one block southwest of the site. This application was approved in May 2019.

Figure 1 - Location Map



Local School Capacity – There are two elementary schools located within a one kilometre catchment of the subject site. The Vancouver School Board (VSB)'s Draft Long Range Facilities Plan dated May 29, 2019, indicates that General Brock Elementary and David Livingstone Elementary both have enrolment capacity for 2020.

Projected enrolment capacities are expected to increase to 2027 at both General Brock Elementary (52% utilization) and David Livingstone Elementary (87% utilization).

Sir Charles Tupper Secondary School is located approximately 900 m northwest of the site and has an operating capacity of 1,500 students. The current enrolment capacity is 74% (1,113 students) and enrolments are forecast to increase to 82% of capacity in 2027. VSB continues to monitor development and to work with the City of Vancouver to help plan for future growth.

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

- **Parks:** Riley Park is located 100 m to the west of the site, while Queen Elizabeth Park is located 250 m to the west.

- Cultural/Community Space: Hillcrest Community and Aquatics Centre is 400 m to the northwest of the site at 4745 Clancy Loranger Way, adjacent Queen Elizabeth Park. This centre also includes the Terry Salman Library and a range of sports facilities.
- Child Care: Four licensed group childcare facilities are currently located within 1 km of the site for children aged infant to five years old.

2. Policy Context

Secured Market Rental Housing Policy – In May 2012, Council approved the *Secured Market Rental Housing Policy*, commonly known as *Rental 100*, which provides incentives for new developments where 100% of the residential floor space is secured rental housing. Rezoning applications considered under this policy must meet a number of criteria, including security of tenure, location and form of development.

Secured Rental Policy – On November 26, 2019, Council approved amendments to the *Secured Market Rental Housing Policy*, and retitled it the *Secured Rental Policy (SRP)*. The SRP expands on *Rental 100*, by consolidating rezoning opportunities for secured rental housing previously contained in the *Affordable Housing Choices Interim Rezoning Policy* and introducing new green buildings requirements. New rezoning applications and enquiries are required to meet the provisions of the SRP. However, in order to ensure consistency and fairness for in-stream applications, the policy requirements of the previous *Secured Market Rental Housing Policy* will continue to apply to applications where a formal rezoning enquiry was submitted prior to November 26, 2019. The rezoning application for 4745-4795 Main Street was received on October 4, 2019, and therefore is considered under the previous *Secured Market Rental Housing Policy*.

Rental Incentive Guidelines – The intent of the *Rental Incentive Guidelines* is to inform the way in which City incentives, taken at the applicant's discretion, are applied to eligible secured rental projects. The guidelines also provide further information on the incentives approved by Council in May 2012 through the *Secured Market Rental Housing Policy*, including general direction for the consideration of additional density through rezoning.

Rental Incentive Programs Bulletin – To correspond with Council's approval of the *Secured Rental Policy* in November 2019, a new *Rental Incentive Programs Bulletin* was issued. This bulletin provides updated information on Development Cost Levy (DCL) waivers and other incentives available to eligible secured rental projects. The additional density considerations provided in the *Rental Incentive Guidelines* will continue to apply to applications considered under the *Secured Market Rental Housing Policy*.

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

Strategic Analysis

1. Proposal

This application proposes a six-storey, mixed-use building with commercial uses at grade, a total of 89 secured rental housing units, and two levels of underground parking (see Figure 2). The proposal satisfies the 35% family unit mix with 32 units of two or more bedrooms. The proposed building height is 22 m (72.2 ft.) and the proposed density is 3.7 FSR with a total floor area of 6,932.7 sq. m (74,623 sq. ft.). The application has not requested a DCL waiver for the residential floor area of the development.

Figure 2 – Main Street Frontage of Proposed Development



Staff have recommended alterations to the form and massing of the proposal from the original application to improve urban design performance and to allow for a larger amenity area. This has resulted in minor alterations to the unit mix and a modest increase in the FSR from 3.67 to 3.70. Floor area has been reallocated from the ground floor of the southwestern corner and added to the west-facing upper levels to create a landscaped area adjacent to the residential entry on East 32nd Avenue. Comparisons between the original and the revised proposal can be seen in Figures 3, 4 and 5 and are described in the Density, Height and Form of Development section below. The recommendations in this report reflect the draft CD-1 By-law in Appendix A and the conditions in Appendix B.

Figure 3 – Revised Main Street Frontage after Urban Design Panel review

Original proposal



Revised Massing

2. Land Use

This site is currently zoned C-2 (Commercial) District). The intent of the C-2 District Schedule is to provide for a wide range of commercial uses serving both local and city-wide needs, as well as residential uses, along arterial streets. The C-2 District Schedule emphasizes building design that furthers compatibility among uses, ensures livability, limits impact on adjacent residential sites, and contributes to pedestrian interest and amenity.

This proposal includes commercial retail units and residential uses, consistent with the intent of the C-2 zoning and the *Secured Market Rental Housing Policy*. A total of 1,155 sq. m (12,432 sq. ft.) of leasable commercial space is proposed on the Main Street and East 32nd Avenue frontages.

3. Density, Height and Form of Development

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

The *Secured Market Rental Housing Policy (Rental 100)* (revised to the *Secured Rental Policy*) and the accompanying *Rental Incentive Programs Bulletin* provides general direction for the consideration of additional height and density to facilitate the provision of rental housing. On sites zoned C-2, increases up to six storeys with commensurate achievable density may be considered, subject to urban design performance evaluated on the consideration of base zoning, neighbourly fit, streetscape, and standard of livability.

Height and Density – This application proposes a building height of 22 m (72.2 ft.) over six storeys and a floor space ratio (FSR) of 3.7. The existing C-2 District Schedule has a maximum permitted height of 13.8 m (45.3 ft.) and a FSR of 2.5. The proposed additional height and density is compliant with the *Rental Incentive Guidelines* and is generally consistent with Council's direction to explore six-storey, mixed-use, rental-only buildings in C-2 areas.

Neighbourhood Fit – The area across the lane to the west of the site is zoned RS-1 and contains low-density housing. The existing C-2 zoning requires a stepping form at the rear to interface with the lower density neighbouring properties.

The proposed six-storey building includes a four-storey base, which is generally in line with the C-2 stepping form, and two additional storeys which have been further stepped back. The visual and overlook impacts to the neighbours are reduced by the upper-floor setbacks, by the separation created by the rear lane and by the location of established trees on neighbouring properties. However, the two additional upper storeys do cause an increase in shadows when compared to a four-storey building conforming to the existing zoning. The shallow lot depth in this location creates a scenario where some shadowing is created in order to maintain a viable floor plate width on the fifth and sixth floors. Staff have reviewed the shadow study at the equinoxes from 10 am to 2 pm and conclude that the proposed additional two storeys would cast some additional shadow onto the adjacent RS-1 zoned sites, but would not significantly impact the rear yards of these single-family homes. Staff have also recommended that the building massing be further concentrated at the southern end of the site to reduce impacts on properties to the west. The proposal is considered an appropriate contextual fit, balancing the mitigation of impacts on neighbouring properties with the increased delivery of secured market rental housing in the city.

Figure 4 – Design Development of East 32nd Avenue View of Proposed Development



Original proposal



Revised Massing

Streetscape – Main Street is a primary arterial, with a width of 85 ft. in this location. The existing zoning anticipates an engaging streetscape including a four-storey massing with a three-storey street wall expression, vibrant commercial services, and pedestrian-oriented frontages.

The subject site is at the corner of a C-2 block. Properties to the north and west are also zoned C-2 and are eligible to be developed to six storeys through a rezoning under the Secured Rental Policy. To the south across 32nd Avenue is a recently constructed four-storey mixed-use building, also zoned C-2.

The proposed six-storey building is divided into three distinct elements on the Main Street frontage, expressing a four to six-storey street wall that seeks to break down the massing of the 67.6 m (222 ft.) site frontage. This is considered to be compatible with the existing and anticipated streetscape. Staff seek to reduce the appearance of uninterrupted facades and to incorporate finer grain details on sites with frontages over 150 ft. Recommendations to achieve this are included in Appendix B and can be seen in Figure 5 below.

The development also contributes a 5.5 m (18 ft.) wide sidewalk and right-of-way on the Main Street frontage, with street-facing commercial units at grade.

Further design development is expected to achieve a more pedestrian-oriented street-level frontage and a high quality overall architectural expression. Design conditions related to these recommendations are included in Appendix B.

Figure 5 – Design Development of Main Street View of Proposed Development



Original proposal



Revised Massing

Livability – The application proposes an indoor and outdoor amenity space on the second floor. The outdoor amenity space is on the west-facing rooftop deck and is small in size. The conditions in Appendix B recommend providing a significantly larger amenity area, with sufficient space for outdoor activities and to enable adequate access to sunlight. A slightly smaller outdoor amenity area is considered acceptable given the proximity of the site to Riley Park. Staff also include other recommendations to further improve livability, such as providing an inviting and comfortable entrance lobby adjacent to a small landscaped area and enhancing the commercial frontages at-grade with adequate weather protection. Design conditions related to these recommendations are included in Appendix B.

Landscape – There are currently no trees, on the site. All six existing street trees on Main Street and 32nd Avenue will be retained, with additional street trees planted where space permits. The removal of the existing vehicle crossing on Main Street will allow for additional street tree planting. This application proposes to add new landscaping on the second-storey amenity space. Staff have included recommendations to increase the size of this amenity space and to provide a small landscaped area with seating and raised planters at the corner of 32nd Avenue and the rear lane. A landscape buffer will also be required between the rear lane and the side wall of the loading ramp to the underground parking. Landscape conditions are provided in Appendix B.

Urban Design Panel Review – The Urban Design Panel reviewed and supported this application on January 22, 2020 (see Appendix D).

Staff conclude the proposal responds well to the *Secured Mark Rental Housing Policy* and the *Rental Incentive Programs Bulletin*, and support this application subject to the design development conditions outlined in Appendix B.

4. Housing

The *Housing Vancouver Strategy* strives to enhance access to rental housing and sets a number of short- and long-term rental housing targets. This application, if approved, would contribute 89 secured market rental housing units to the City's rental housing targets set out in the *Housing Vancouver Strategy* (see Figure 6).

Figure 6 – Progress towards 10 Year Housing Vancouver Targets for Purpose-Built Market Rental Housing as of June 30, 2020

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	20,000	3,728

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

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

***Includes Developer-Owned Below-Market Rental Housing

Housing Mix – On July 13, 2016, Council adopted the *Family Room: Housing Mix Policy for Rezoning Projects* policy which includes family housing requirements set at 35%. These units are to be designed in accordance with the *High Density Housing for Families with Children Guidelines*. This proposal would deliver a variety of unit types in the form of 16 studios, 41 one-bedroom units, 28 two-bedroom units, and four three-bedroom units. The two- and three-bedroom units account for 35% of all units.

Figure 7 – Proposed Unit Mix

Type	Count	Percentage
Studio	16	18%
1-bed	41	46%
2-bed	28	31%
3-bed	4	4%
Total	89	100%

Security of Tenure – All 89 units would be secured as rental housing through a Housing Agreement and/or a Section 219 Covenant for the longer of 60 years and the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

Vacancy Rates – Vancouver has exhibited historically low vacancy rates during the last 30 years. In 2019, the purpose-built apartment vacancy rate was 1.0% in Vancouver. The vacancy rate based on the CHMC Market Rental Survey for the Mt. Pleasant/Renfrew Heights area within which this site is located is 1.3%. This means that 13 out of every 1,000 market rental

units in this area were empty and available for rent. A vacancy rate of 3.0 to 5.0% represents a balanced market.

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

Development Cost Levy Waiver – The proposal is currently eligible for the DCL waiver as it is consistent with the requirements of the *Rental Incentive Programs Bulletin*. The applicant has not requested a DCL waiver for the residential floor area of the proposal. However, they will be eligible to request a DCL waiver at the Development Permit stage of the approval process.

5. Transportation and Parking

The application proposes 75 vehicle parking spaces for the commercial and residential uses, including resident and visitor spaces. Staff have included a condition for the applicant to provide vehicle parking in accordance with the Parking By-law. In addition, the application proposes one Class A and one Class B loading space, one Class A passenger space, 154 Class A bicycle spaces, and 12 Class B bicycle spaces, consistent with the Parking By-law.

Recent collection of groundwater monitoring data has shown that groundwater levels in this location are higher than initially expected. To mitigate the substantial costs associated with parkade construction under these conditions, it is recommended that the applicant reduce the number of car parking spaces through submission of a Transportation Demand Management Plan at the Development Permit stage. Additional rainwater management measures have also been recommended to offset any potential groundwater discharge to the City's sewer system.

Frequent bus service is available on Main Street which includes bus route #3 between Marine Drive and Downtown. The project is eligible for a 20% reduction to residential parking and a 10% reduction to commercial parking requirements due to proximity to frequent transit.

As part of the rezoning, the applicant will also be required to fund streetscape and transportation upgrades in the vicinity of the site to address neighbourhood traffic impacts from the rezoning.

All Engineering conditions are included in Appendix B.

6. Environmental Sustainability

Green Buildings – The *Green Buildings Policy for Rezoning*s requires that rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy.

This application has opted to satisfy 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 modeling analysis detailing building performance strategies to meet the energy use intensity, greenhouse gas and thermal demand targets.

Natural Assets – The *Urban Forest Strategy* helps preserve, protect and strengthen Vancouver’s urban forest and tree canopy for the future. The Protection of Trees By-law aims to maintain a healthy urban forest by requiring permission 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 tree with a diameter greater than 20 cm is subject to the Tree By-law and requires a permit if it is proposed to be removed. There are no existing trees on the site. There are seven street trees on City lands adjoining the site, and protection of these street trees during construction is required. No new street trees are proposed as part of this application. See Appendix B for landscape and tree conditions.





Public Input

Public Notification – A rezoning information sign was installed on the site on November 6, 2019. Approximately 1,200 notification postcards were distributed within the neighbouring area on or about November 4, 2019. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

Community Open House – On November 27, 2019 a community open house was held at Phoenix Gymnastics, 4588 Clancy Loranger Way. Staff, the applicant team, and approximately 33 people attended the Open House.

Public Response – Responses to the proposal have been submitted to the City as follows:

- 10 comment sheets and 32 letters, emails, online comment forms, and other feedback were received from the public in response to the November 27, 2019 open house.

Total notifications		1,200
Open House attendees		33
Open House comment sheets		10
Online/other feedback		32

* 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.).

A summary of the key themes from the public feedback is provided below:

Generally, comments of support fell in the following areas:

- **Affordable housing provision:** The provision of new rental housing in this neighbourhood would be appreciated due to the lack of newer rental stock. The project would benefit families and young professionals who are seeking more affordable housing. One respondent would like to see affordable housing developed off arterials as well.
- **Retail space provision:** The proposed retail space at grade is welcomed as it would create more vibrancy along Main Street and businesses could service families living in the neighbourhood.
- **Site and location:** The proposed location is appropriate and a good use of the current site to provide more housing along an arterial for families.
- **Building height, density, and massing:** The height and density is appropriate along Main Street and would support a growing population.
- **Neighbourhood fit:** The proposed development fits well within this growing neighbourhood.

Generally, comments of concern fell into the following areas:

- **Building height and density:** The height and density would be too tall in the area, suggesting that four storeys would be more appropriate. Respondents also cited concerns for views and sunlight being blocked.
- **Parking within the development:** The proposed number of parking spaces would be a concern, noting that the need for parking for the peak summer season, Nat Bailey Stadium, and surrounding businesses should be taken into consideration. Residents noted that they already struggle to find parking in their own neighbourhood and this project would result in traffic flow issues.
- **Building design:** The overall building design could be improved to better fit with adjacent buildings and the neighbourhood character. Other individuals suggested more variation in massing and better balcony design for privacy would be appreciated.
- **Location:** The project could be accommodated elsewhere as it would not add any benefits to the area. Residents are also concerned that this proposal is an ad hoc development.

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

General comments of support:

- Appreciate the work that is done on the building design.
- The top two floors that are not set back would be appropriate in relation to the street.

General comments of concern:

- There would not be enough amenities such as parks, schools, and community space to support this proposed development.
- The proposed unit sizes, especially the family units, would be too small.
- The rezoning process is too long and would like to see a faster approval for this project.
- The height of the building would shade a neighbour's property
- The project is driven by developer profit, resulting in no added benefits for the community.
- This would set precedence for projects of similar height in the neighbourhood.
- Questions whether the current infrastructure could handle additional sewage, drainage, and water supply needs of the proposed project.

Neutral comments/suggestions/recommendations:

- Request for a crosswalk to be installed at the intersection as children from General Brock Elementary School could cross safely to Riley Park.

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

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

Building height and density – The proposal is consistent with the Rental 100 policy that allows secured rental proposals of six storeys in all C-2 zoned areas. The shadowing impacts have been assessed and are appropriate when considering the context surrounding the site.

On-site parking – The applicant will be required to provide parking in accordance with the Parking By-law. The proposal is able to provide a reduced number of car parking spaces due to the location of the site in close proximity to transit and local services. On-site parking will be provided for the proposed commercial uses.

Building Design – The design of the building has been updated in response to community concerns and recommendations from the Urban Design Panel.

Location – The proposal will provide the benefits of increased local rental housing stock and a range of commercial services at the ground floor. The location is appropriate due to the underlying zoning, proximity to transit and the accessibility of local amenities.

Public Benefits

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

This site is subject to the City-wide DCL and the Utilities DCL on the proposed 1,155 sq. m (12,432 sq. ft.) of commercial floor area and 5,777.7 sq. m. (62,191 sq. ft.) of residential floor area. Based on DCL rates effective September 30, 2020 it is anticipated that this proposal will generate approximately \$1,997,697 in DCLs.

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

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 Policy for Rezoning*s provides an exemption for routine, lower density secured market rental housing rezoning applications that align with the *Secured Market Rental Housing Policy* and the *Rental Incentive Programs Bulletin*. Staff note that as this site is currently zoned C-2 and proposes to rezone to six storeys, the application is eligible for this CAC exemption. The offered public benefit achieved through this application is securing 89 market rental housing units.

Rental Housing – The applicant has proposed that all of the residential units will be secured as rental housing (non-stratified) for the longer of 60 years and the life of the building. The public benefit accruing from this application is the contribution to the City's secured rental housing stock serving a range of income levels.

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

Financial Implications

Based on rates proposed to take effect as of September 30, 2020, it is anticipated that the project will generate approximately \$1,997,697 in DCLs.

The 89 rental housing units, secured by a Housing Agreement and Section 219 Covenant for 60 years and the life of the building, will be privately owned and operated.

No additional CAC or public art contribution is applicable.

CONCLUSION

Staff have reviewed the application to rezone the site at 4745-4795 Main Street from C-2 to CD-1 to permit development of 89 secured market rental housing units, and conclude the application is consistent with the objectives of the *Secured Market Rental Housing Policy*. The

application qualifies for incentives provided for secured market rental housing, including additional height, density, and parking reductions. Staff further conclude that the proposed form of development represents an appropriate urban design response to the site and context. If approved, this application would make a contribution to the achievement of key housing goals outlined in the *Housing Vancouver Strategy*.

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

* * * * *

4745-4795 Main Street
DRAFT BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

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 the Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
 - (b) Cultural and Recreational Uses, limited to Artist Studio, Arcade, Arts and Culture Indoor Event, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, and Theatre;
 - (c) Institutional Uses, limited to Child Day Care Facility and Social Service Centre;
 - (d) Office Uses;
 - (e) Retail Uses, limited to Farmer's Market, Furniture or Appliance Store, Grocery or Drug Store, Grocery Store with Liquor Store, Liquor Store, Public Bike Share, Retail Store, Secondhand Store, Small-scale Pharmacy and Vehicle Dealer;
 - (f) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House,

Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop – Class A, Repair Shop – Class B, Restaurant, School – Arts or Self-Improvement, School – Business, School – Vocational or Trade, and Wedding Chapel;

- (g) Utility and Communication Uses; and
- (h) Accessory Uses customarily ancillary to the uses listed in this section.

Conditions of Use

- 4.1 No portion of the first storey of a building facing Main Street, within a depth of 10.7 m of the front wall of the building and extending across its full width, shall be used for residential purposes except for entrances to the residential portion.
- 4.2 All commercial uses and accessory uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:
 - (a) Farmer's Market;
 - (b) Neighbourhood Public House;
 - (c) Public Bike Share;
 - (d) Restaurant;
 - (e) Outdoor seating in conjunction with Retail Uses; and
 - (f) Display of flowers, plants, fruits and vegetables in conjunction with a permitted use.
- 4.3 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 space ratio must assume that the site consists of 1,873.3 m² being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 5.2 The floor space ratio for all uses must not exceed 3.7.
- 5.3 Computation of floor area must include all floors of all buildings, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.

5.4 Computation of floor area must exclude:

- (a) open residential balconies or sun decks and any other appurtenances, which in the opinion of the Director of Planning are similar to the foregoing, except that:
 - (i) the total 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 rooftop gardens, if the Director of Planning first approves the design of the sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
- (d) amenity areas, including recreational facilities and meeting rooms accessory to a residential use, except that the total exclusion must not exceed 10% of the total permitted floor area; and
- (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

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

Building Height

6.1. Building height, measured from base surface to top of parapet, must not exceed 22 m.

6.2. Despite the provisions of section 6.1 and of section 10.18 of the Zoning and Development By-law, the Director of Planning may permit a greater height than otherwise permitted for rooftop appurtenances such as stairs, elevators, elevator machine rooms, mechanical screens, a vestibule accessing a green roof, or similar features, if the Director of Planning first considers:

- (a) siting and sizing in relation to views, overlook, shadowing, and noise impacts; and
- (b) all applicable policies and guidelines adopted by Council.

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 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 site adjoining CD-1 ().
- 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 ().

* * * * *

4745-4795 Main 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 Yamamoto Architecture, stamped received October 4, 2019, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to the following:

Urban Design

- 1.1 Design development to the building frontage to provide a more contextual response to the fine-grain nature of Main Street. This can be achieved by employing the following strategies:
 - (a) Breaking up the scale of the building frontage to express individual building bays with a width of approximately 75 ft.;
 - (b) Variegating the streetwall heights and roof lines to reinforce the visual pattern of the building bays;
 - (c) Subordinating the upper massing to the principal façade to reduce the perceived massing and height above the streetwall; and
 - (d) Articulating the façade with rich textures and architectural detailing to enhance visual interest.

- 1.2 Design development to the commercial frontage and public realm to strengthen the unique character of Main Street's shopping area, including:

- (a) Designing the commercial frontage with narrow individual shopfronts to support the diversity and accessibility of local retail provision;

Note to Applicant: Ensure that each individual commercial unit is provided with an at-grade entry and an access to the loading bay.

- (b) Emphasizing an engaging southeast corner by incorporating an active commercial unit and an enhanced setback area with amenities including outdoor seating, greening entryway, special paving, weather protection, and landscaping (also see Urban Design Condition 1.3);

- (c) Introducing varied ground plane setbacks to accommodate attractive pedestrian amenity areas and encourage sidewalk merchandise displays;

Note to Applicant: The pedestrian amenities may include benches, container plantings, sandwich boards, and display racks to add pedestrian comfort and street vitality.

- (d) Creating a clearly defined street level façade with fine-grained frontage expression to respond to the character of the existing shopping street, and emphasize the intimate scale and visual interest for pedestrians; and

Note to Applicant: The design of the street level façade should take cues from the character of the existing shopping street, such as small storefronts with a width of approximately 25 ft., recessed entries, large transparent glazing with thick window frames, raised window sills, and distinctive awnings. The design should be further developed with high quality materials and intensive detailing. Enlarged commercial frontage elevations and relevant details should be provided for further review at the Development Permit stage.

- (e) Providing generous and continuous weather protection to the full width of the frontage on both streets.

Note to Applicant: The design of weather protection should be integrated into the overall building design and relate to the pedestrian scale. A comfortable depth-to-height ratio is approximately 1:1.5 and 10-12 ft. above sidewalk level.

- 1.3 Design development to the pedestrian realm on 32nd Avenue to enhance the connectivity to the nearby Riley Park and create placemaking opportunities to foster neighbourhood social interaction and pedestrian activities.

Note to Applicant: This may be achieved by increasing the setback of the ground plane on 32nd Avenue to allow for a wider public realm to accommodate outdoor seating, gathering spaces, a large canopy, planters, a generous sidewalk and landscaped boulevard. Upper floors may be cantilevered over the ground plane setback by a maximum of 1.5 ft. for no more than one half of the 32nd Avenue frontage (also see Urban Design condition 1.2 (b) and Engineering condition 2.3).

- 1.4 Design development to the lane interface to make a more pedestrian friendly lane environment through architectural treatment and landscaping, as follows:

- (a) Increasing the visual interest of the building walls abutting the lane, including the guardrail of the second level rooftop deck, through varied setbacks, articulation, and use of quality materials and finishes. Large blank walls facing the lane are discouraged; and
- (b) Exploring a minimum 2 ft. setback of the parkade access ramp to allow for landscaping along the lane.

- 1.5 Design development to increase the size and usability of the indoor and outdoor amenity spaces to accommodate on-site activity for both children and adults.

Note to Applicant: Given the site is close to Riley Park and Queen Elizabeth Park, an on-site outdoor amenity space slightly smaller than the area recommended in *High Density Housing for Families with Children Guidelines* may be considered. The outdoor amenity area should be carefully designed to the proportion of the space to enhance the usability and the mitigation of impacts to the adjacent on-site units and neighbouring properties.

- 1.6 Design development to the residential entrance to improve the arrival experience through the following design measures:
- (a) Increasing the setback of the residential entry to allow for a transition space from the public sidewalk to a semi-private residential entrance; and
 - (b) Distinguishing the residential entrance through quality design details related to residential scale and character, including customization of the canopy and entryway.
- 1.7 Design development to mitigate the visual impact of the exposed party walls and sidewalls by emphasizing articulation and material finish that complements the architectural character of the main building facades.
- 1.8 Submission of a bird-friendly strategy for the design of the building in the application for a development permit.

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

Crime Prevention through Environmental Design (CPTED)

- 1.9 Design development to respond to CPTED principles, having particular regard for:
- (a) Limiting opportunities for nuisance activities, mischief in alcoves, and blind corners;
 - (b) Limiting unobserved access or activity and encouraging natural visual surveillance;
 - (c) Mail theft;
 - (d) Site lighting developed with considerations for safety and security; and
 - (e) Reduced opportunities for graffiti.

Note to Applicant: Alcoves and other similar visually hidden areas should be designed so as to not be covered or have limited cover and be well lit. Opportunities for graffiti can be mitigated by reducing areas of exposed wall or by covering them with vines, hedges or a rough finish material.

- 1.10 Design development to improve visibility and security in the underground parking in accordance with the Parking By-law including:

- (a) Overhead and step lighting at exit stairs and doors;
- (b) 24-hour lights and white painted walls; and
- (c) Ensuring visibility at doors, lobbies, stairs and other access routes.

Landscape

1.11 Design development to improve landscape at ground level by the following:

- (a) Increase setback at 32nd Avenue to enable the safe retention and protection of the two street trees, integrating the trees into the public realm;
- (b) Provide a more active street life on Main Street, by additional landscape articulation more in keeping with the Main Street character;
- (c) Improve the lane interface by providing a larger, more usable outdoor amenity space and increasing the landscape buffering to the lane; and
- (d) Provide an opportunity for additional landscaping at the southwest corner.

1.12 Design development to consider a larger outdoor amenity area on the podium, allowing for increased space and expanded programming, including Urban Agriculture.

Note to Applicant: Outdoor amenity area minimum dimensions should be increased to provide sufficient space that allows for a variety of programming and diverse planting. Urban agriculture should adhere to the City's guidelines for urban agriculture, including supporting infrastructure.

1.13 Design development to improve the sustainability strategy, by the following:

- (a) Consider intensive and extensive green roofs that are commonly accessible and usable with adequate solar orientation;
- (b) Add substantially more landscape around all entry areas, to accent and soften them;
- (c) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular "green wall" systems);
- (d) Add planters with overarching shrubs to common upper level decks, to be visually accessible from below, softening the edges and consisting of woody evergreen plant material for year-round presence; and
- (e) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots.

1.14 Design development to the landscape treatment in common areas on slab to allow for planting flush with the ground where possible, while providing adequate planting depths,

by lowering the slab to the greatest extent possible, rather than planting in raised planters.

Note to Applicant: Where 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.

- 1.15 Design development to locate, integrate and fully screen parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.
- 1.16 Design development to the Integrated Rainwater Management Strategy to explore opportunities for on-site rainwater infiltration and soil absorption, as follows:
- (a) Maximize natural landscape best management practises;
 - (b) Minimize the necessity for hidden mechanical water storage;
 - (c) Increase the amount of planting to the rooftop areas, where possible;
 - (d) Consider linear infiltration bio-swales along property lines, at lower site areas;
 - (e) Use permeable paving;
 - (f) Employ treatment chain systems (gravity fed, wherever possible); and
 - (g) Use grading methods to direct water to soil and storage areas.

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

- 1.17 Provision of plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:
- (a) Detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets;
 - (b) A separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones; and
 - (c) An overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including rooftops.

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

- 1.18 Provision of coordination between Landscape Plan and architectural Site Plan, for most updated information.

- 1.19 Provision of complete information, such as references on the outdoor amenity area, confirming all landscape elements.
- 1.20 Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8": 1 ft. scale minimum. The Plant list should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The Landscape Plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

- 1.21 Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through common open spaces, semi-private patio areas and the public realm.

Note to Applicant: The sections should illustrate, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

- 1.22 Provision of a "Tree Management Plan".

Note to Applicant: It is preferred that the arborist tree management plan become the primary document for tree removal/ protection related matters.

- 1.23 Provision of an arborist "letter of undertaking" to include signatures by the owner, contractor and arborist.

Note to Applicant: The signatures confirm that all parties are aware of the roles and responsibilities and that the project is on track to satisfy the steps and recommendations outlined by the arborist. For example, advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated.

- 1.24 Coordination for the provision of new street trees or any proposed City-owned tree removals adjacent to the development site, where applicable.

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

- 1.25 Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 200 sq. ft.

Note to Applicant: On the plan, illustrate irrigation connection points and hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed. Hose bibs are requested to encourage patio gardening and hand watering on private patio and amenity decks.

- 1.26 Provision of an outdoor Lighting Plan.

Sustainability

- 1.27 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning (amended May 2, 2018), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>

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)."

Zero Waste

- 1.28 In order to minimize waste, a salvage strip-out must be done to remove fixtures, systems, and elements such as doors, deck, and fencing, for reuse. Any buildings which are not already subject to the Green Demolition By-law must achieve a 75% recycling rate for demolition. Buildings subject to the Green Demolition By-law must meet the by-law requirements in place at the time of the demolition permit application.

Engineering Services

- 1.29 Water Sustainability Act: Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or Licence. Applications for provincial Approvals or Licences can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act. Provide a letter confirming acknowledgement of the condition.
- 1.30 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
- 1.31 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final

design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

- 1.32 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- 1.33 Ensure elevations along property line shown in the architectural and landscape drawings match City-supplied building grades.
- 1.34 Provision of generous and continuous weather protection on both frontages.
- 1.35 Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.
 - (a) Provision of automatic door openers on the doors providing access to the bicycle storage rooms.
 - (b) Provision of alcoves for the bike room access off the vehicle parking ramp and manoeuvring aisle.
 - (c) All Class B bike parking to be provided on private property and should not encroach in any way on public property.
 - (d) Provision of bicycle storage rooms to accommodate a maximum of 40 bicycles.

Note to Applicant: This number may be increased to 120 if the room is compartmentalized and providing independent access to each section within the bicycle storage room.
 - (e) Provision of design specifications for stacked bicycle racks including dimensions, vertical and aisle clearances.

Note to Applicant: Racks must be usable for all ages and abilities.
 - (f) Provision of commercial Class A bicycle parking spaces and the required clothing lockers as per the Parking By-Law.
- 1.36 Design Development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement.
 - (a) Provision of convenient, internal, stair-free loading access to/from all site uses.
 - (b) Provision of updated turning swaths for the Class B loading spaces using an SU-9 Design Vehicle. The turning swaths provided in the Transportation

Assessment and Management Study dated October 11, 2019 are using a smaller LSU Design Vehicle.

- 1.37 Design development to improve the parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:

- (a) Provision of improved two way flow for vehicles on the ramp and in the parking areas.
- (b) Improve two-way traffic flow at the bottom of the main ramp on Level P1 and Level P2 through provision of a (3m x 3m) corner cut.
- (c) Provision of convex mirrors at the parkade access along the rear lane. Sightlines are limited by the wall adjacent the parkade ramp and mirrors will improve visibility and safety for vehicle ingress and egress.

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

- (d) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.
- (e) All types of parking and loading spaces individually numbered, dimensioned, and labelled on the drawings.
- (f) Dimension of column encroachments into parking stalls.
- (g) Show all columns on the parking level drawings.
- (h) Dimensions for typical parking spaces.
- (i) Dimensions of additional setbacks for parking spaces due to columns and walls.
- (j) Dimensions of manoeuver aisles and the drive aisles at the parkade entrance and all gates.
- (k) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions.
- (l) Areas of minimum vertical clearances labelled on parking levels.
- (m) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.
- (n) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.

- (o) Provide wheel-stops for parking spaces that are perpendicular to other parking spaces.
- (p) Gridlines to be provided on the development permit drawings for reference.
- (q) Existing street furniture including bus stops, benches etc. to be shown on plans.
- (r) The location of all poles and guy wires to be shown on the site plan.

Hydrogeological

Prior to Development Permit, provide a finalized Hydrogeological Study report and *Impact Assessment* as per the *Groundwater Management Bulletin*. The finalized Hydrogeological Study Report should also address the following:

- 1.38 Per the Preliminary Hydrogeological Study dated September 16, 2019, include the results of the proposed investigation:
 - (a) Installation of 3 groundwater monitoring wells to 2 m below final excavation depths.
 - (b) 3 uninterrupted months of water table monitoring during the yearly high groundwater table.
 - (c) Hydraulic conductivity testing.
 - (d) Seepage analysis for temporary and permanent conditions.
 - (e) Finalized Hydrogeological Report.
- 1.39 Provide a table summarizing the excavation depth, foundation depth, and static water level(s) depth/elevation in both metres below ground surface as well as geodetic elevations.
- 1.40 Include one clear map of the site showing the property boundary, surrounding sites, proposed building footprint(s), existing and proposed wells/test pits/boreholes, and any other relevant information.
- 1.41 Provide one cross-section schematic(s) showing: location(s) and depth(s) of any test pits, boreholes, or wells including screen intervals; interpreted site stratigraphy; topography; static water level(s) (perched aquifers or otherwise); base of excavation(s); foundation(s); and any proposed groundwater management solutions.
- 1.42 Discuss any expected seasonal variation of the water level depth(s), including perched groundwater, and whether the high water level could impact the development.
- 1.43 Should additional data provide evidence of a saturated lens above the till, provide a plan for managing groundwater from this perched aquifer which demonstrates that the conditions in the Groundwater Management Bulletin have been met.

- 1.44 Provide a quantitative estimate (in litres per minute) of both the anticipated construction dewatering/drainage rate and the permanent (post-construction) dewatering/drainage rate. Note that the Groundwater Management Bulletin defines groundwater as all water occurring below the surface of the ground within voids within a soil or rock matrix, and includes perched aquifers. Note also that terms such as “negligible” are not acceptable;
- 1.45 Comment on the proximity of the proposed development to any nearby wells in the area;
- 1.46 Confirm that any groundwater discharged to the City’s sewer will be monitored during the construction dewatering period, and that the daily average groundwater flow rate measurements (or as requested by the City) will be submitted monthly to utilities.servicing@vancouver.ca.

Rainwater management

Provision of an updated Rainwater Management Plan (RWMP) submitted with the Development Permit application which includes the following:

- 1.47 Demonstrate all possible methods to increasing rainwater retention on-site have been adequately explored as the current proposal only achieves 5% of the performance target via Tier 1 and 2 measures.

Note to Applicant: For any Rainwater Harvest and Reuse system, refer to The City of Vancouver Plumbing By-law 2019 as it specifies a number of requirements for Alternate Water Source Systems, which includes rainwater harvesting and re-use.
- 1.48 Peak flow calculations using the 10-year return period with an inlet time of 5 minutes. Assume/calculate travel time as appropriate.
- 1.49 Clarification on the location and function of the proposed permeable paving.

Housing

- 1.50 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.
- 1.51 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:
 - (a) An outdoor amenity space of at least 130 sq. m (1,400 sq. ft.) in size (S. 3.3.2 (a));
 - (b) A seating area with direct line of sight to the play area (S. 2.5.2);

- (c) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit;
- (d) A multi-purpose indoor amenity space at least 37 sq. m (398 sq. ft.) with a wheelchair accessible washroom and kitchenette; and
- (e) A balcony for each family unit with minimum dimensions of 1.8 m by 2.7 m (S. 4.3.2).

Variances to the conditions above may be permitted at the discretion of the Director of Planning through the development permit process.

- 1.52 Prior to issuance of a development permit, applicant to display a sign on the site, throughout construction, that 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.

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 and to the General Manager of Planning, Urban Design and Sustainability, the General Manager of Arts, Culture and Community Services, the General Manager of Engineering Services, the Director of Facility Design and Management and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering Services

- 2.1 Consolidation of Lot 1, Except the East 10 Feet Now Road, Plan 2959, and Lots A and B, Plan 12771; all of Block 6, District Lot 634 to create a single parcel.
- 2.2 Release of Easement & Indemnity Agreement 121659M (support agreement) prior to building occupancy.

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

- 2.3 Provision of a building setback and statutory right of way ("SRW") for public pedestrian use to achieve a minimum of 5.5 metres measured from the building face to the back of the existing curb along both Main Street and 32nd Avenue.

Note to Applicant: The SRW will be free of any encumbrance such as vents, structure, stairs, planter walls, benches, bicycle parking, and plantings at grade (and is to accommodate the underground parking structure within the SRW agreement).

- 2.4 Provision of a Shared Use Loading Agreement for one of the Class B loading spaces between the commercial and residential uses. Label the space 'Residential and Commercial Loading', and provide times of use for the shared Class B loading space.
- 2.5 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such

that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.

- (a) Provision of adequate water service to meet the fire flow demands of the project.

Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by R.F. Binnie & Associates Ltd. dated September 18, 2019, no water main upgrades are required to service the development.

Note to Applicant: 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) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

Implementation of development(s) at 4745-4795 Main Street requires the following in order to maintain acceptable SAN sewer flow conditions.

Local Servicing Upgrade:

Separate 24 m of COMB main from MH fronting 4655 Main Street (MH__FJCR6J) to front of 4745 Main Street. Remove 9 m of STM main from MH fronting (MH_FJCR6J) to MH (__FJCR6K).

- Separate 24 m of 200 mm COMB main to 30 m of 200 mm SAN and 300 mm STM on Main Street from MH fronting (MH__FJCR6J) to fronting 4745 Main Street.

Off-site Servicing Upgrade: None

The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.

The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 10-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.

Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including upgrade design drawings (90% design stage or better) are required to be reviewed and accepted by the City Engineer prior to development permit issuance.

Development to be serviced to the 200 mm SAN and 250 mm STM sewers in Main Street.

- (c) Street improvements along Main Street adjacent to the site and appropriate transitions including the following:

- (i) 1.22m (4') wide front boulevard with street trees where space permits;
 - (ii) Minimum 3.05m (10') wide broom finish saw-cut concrete sidewalk;
 - (iii) Hard surface treatment between the sidewalk and the building;
 - (iv) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations;
 - (v) Removal of the existing driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards;
 - (vi) Curb ramps; and
 - (vii) Adjustment to all existing infrastructure to accommodate the proposed street improvements.
- (d) Street improvements along 32nd Avenue adjacent to the site and appropriate transitions including the following:
 - (i) Minimum 3.05m (10') wide broom finish saw-cut concrete sidewalk;
 - (ii) Hard surface treatment between the sidewalk and the building;
 - (iii) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations;
 - (iv) Curb ramps; and
 - (v) Adjustment to all existing infrastructure to accommodate the proposed street improvements.
- (e) Provision of funding contributions towards improvements at the intersection of Main Street and 32nd Avenue including:
 - (i) Design and installation of a new traffic signal;
 - (ii) Entire intersection lighting upgrade to current COV standards and IESNA recommendations; and
 - (iii) New curb ramps and associated adjustments to all existing infrastructure to accommodate the proposed improvements (including any replacement or modification of related traffic signal equipment).
- (f) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

Note to Applicant: As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

- (g) Provision for mill and regrade of the lane adjacent to the development site, to centerline, along the property frontage.
 - (h) Confirmation that any relocated wood poles in the lane adjacent the site will not impact existing lane lighting, should any relocated pole include lighting impacts, upgrading of the lane lighting to current standard will be required.
 - (i) Provision of a new standard concrete pedestrian lane crossing, new curb returns and curb ramps at the existing lane crossing on 32nd Avenue adjacent to the site.
 - (j) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
 - (k) Provision of street trees where space permits. Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8' long and 18" deep, centre on each street tree adjacent to the sidewalk and any off street bike facility.
- 2.6 Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features.

This proposed development is adjacent to existing BC Hydro electrical works. The applicant shall submit a surveyed clearance drawing to BC Hydro showing all BC Hydro plant and dimensioned clearances from the plant to the development. The applicant shall provide written confirmation from BC Hydro that all required clearances from BC Hydro plant have been satisfied. See BULLETIN 2015-002-EL - Clearances from Existing BC Hydro High Voltage Overhead Conductors and Transformers for more information (<https://vancouver.ca/files/cov/2015-002-clearances-from-the-existing-bc-hydro-high-voltage-overhead-conductors-and-transformers.pdf>).

Note to Applicant: Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings. The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan (<https://vancouver.ca/files/cov/2015-002-clearances-from-the-existing-bc-hydro-high-voltage-overhead-conductors-and-transformers.pdf>). All third party service lines to the development shall be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc. The review of third party utility service drawings will not be initiated until the Key Plan is defined.

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

In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

Sustainability

- 2.7 Enter into such agreements as the General Manager of Planning, Urban Design and 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 certain common areas and building systems. Such an agreement will further provide for the hiring of a qualified service provider to assist the building owner for a minimum of three years in collecting and submitting energy use data to the City.

Housing

- 2.8 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 and/or Section 219 Covenant to secure all 89 residential units as secured market rental housing units pursuant to the City's Rental 100 Program, for the longer of 60 years and the life of the building, including a no-separate-sales covenant and a no-stratification covenant, and such other terms and conditions as the General Manager of Arts, Culture and Community Services and the Director of Legal Services may require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City authorized by by-law pursuant to Section 565.2 of the Vancouver Charter and/or a Section 219 Covenant.

Environmental Contamination

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

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as 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 at no cost to the City.

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

* * * * *

4745-4795 Main Street
DRAFT CONSEQUENTIAL AMENDMENTS

Note: By-laws will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 11879

Amend Schedule A (CD-1 Zoning Districts Regulated by Part 9) by adding the following:

“4745-4795 Main Street [CD-1 #] [By-law #] C-2”

DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW No. 6555

Amend Schedule B [Intermediate Zone] by adding the following:

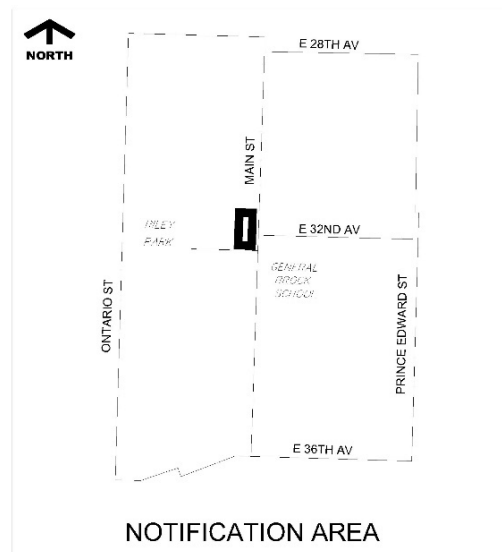
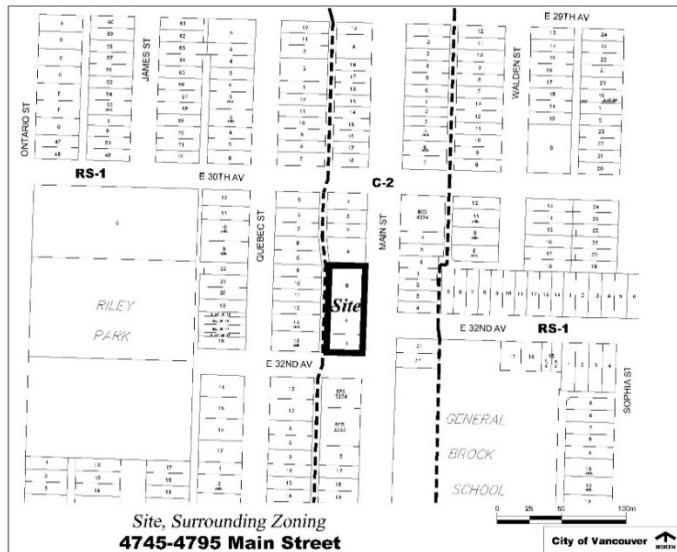
“[CD-1#] [By-law #] 4745-4795 Main Street”

**4745-4795 Main Street
ADDITIONAL INFORMATION**

1. Public Consultation Summary

Public Notification

A rezoning information sign was installed on the site on November 6, 2019. Approximately 1,200 notification postcards were distributed within the neighbouring area on or about November 4, 2019. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).



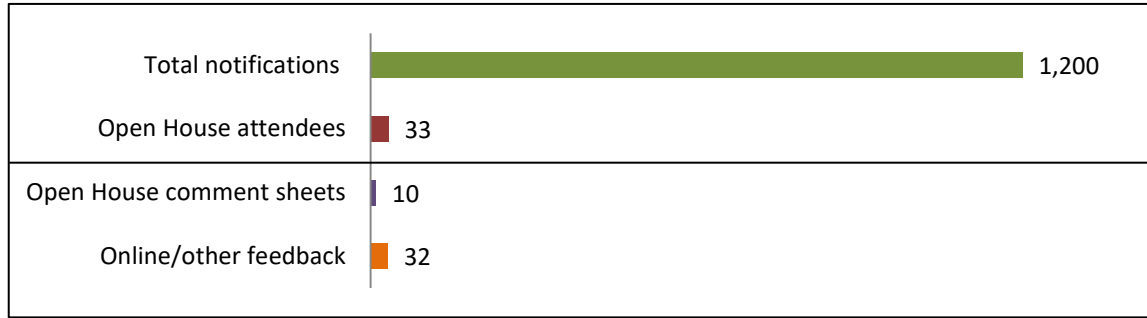
Community Open House

On November 27, 2019 a community open house was held from 5:00-8:00 pm at Phoenix Gymnastics, 4588 Clancy Loranger Way. Staff, the applicant team, and approximately 33 people attended the Open House.

Public Response

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

- 10 comment sheets, and 32 letters, e-mails, online comment forms, and other feedback were received from the public in response to the November 27, 2019, open house.



* Note that all reported numbers above are approximate

Note:

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

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

A summary of the key themes from the public feedback is provided below:

Generally, comments of support fell in the following areas:

- **Affordable housing provision:** The provision of new rental housing in this neighbourhood would be appreciated due to the lack of newer rental stock. The project would benefit families and young professionals who are seeking more affordable housing. One respondent would like to see affordable housing developed off arterials as well.
- **Retail space provision:** The proposed retail space at grade is welcomed as it would create more vibrancy along Main Street and businesses could service families living in the neighbourhood.
- **Site and location:** The proposed location is appropriate and a good use of the current site to provide more housing along an arterial for families.
- **Building height, density, and massing:** The height and density is appropriate along Main Street and would support a growing population.
- **Neighbourhood fit:** The proposed development fits well within this growing neighbourhood.

Generally, comments of concern fell into the following areas:

- **Building height and density:** The height and density would be too tall in the area, suggesting that four-storeys would be more appropriate. Respondents also cited concerns for views and sunlight being blocked.
- **Parking within the development:** The proposed number of parking spaces would be a concern, noting that peak summer season, the Nat Bailey Stadium, and surrounding business' need for parking should be taken into consideration. Residents noted that they already struggle to find parking in their own neighbourhood and this project would result in traffic flow issues.
- **Building design:** The overall building design could be improved to better fit with adjacent buildings and the neighbourhood character. Other individuals suggested more variation in massing and better balcony design for privacy would be appreciated.
- **Location:** The project could be accommodated elsewhere as it would not add any benefits to the area. Residents are also concerned that this proposal is an ad hoc development.

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

General comments of support:

- Appreciate the work that is done on the building design.
- The top two floors that are not set back would be appropriate in relation to the street.

General comments of concern:

- There would not be enough amenities such as parks, schools, and community space to support this proposed development.
- The proposed unit sizes, especially the family units, would be too small.
- The rezoning process is too long and would like to see a faster approval for this project.
- The height of the building would shade a neighbour's property, resulting in the potential need to move to a less affordable area.
- The project is driven by developer profit, resulting in no added benefits for the community.
- Before this proposed development, an individual would like to see the City address the garbage issue in the neighbourhood.
- This would set precedence for projects of similar height in the neighbourhood.
- With the current increase of retail spaces for lease, this project would cause property values to increase and business bankruptcy.
- The proposed retail spaces could be unaffordable, causing businesses to relocate elsewhere.
- The increased density given for affordable housing is questionable and would fail to achieve any true benefits for taxpayers.

- A six-storey building that would be dedicated to moderate income households is questionable.
- There would not be enough two to three-bedroom units.
- The proposed parking would not add any benefits to the community aesthetics and tax revenue.
- Questions whether the current infrastructure could handle additional sewage, drainage, and water supply needs of the proposed project.

Neutral comments/suggestions/recommendations:

- Request for a crosswalk to be installed at the intersection as children from General Brock Elementary School could cross safely to Riley Park.

2. Urban Design Panel

The Urban Design Panel (UDP) reviewed this application on January 22, 2020. The application was supported with recommendations.

EVALUATION: Support with Recommendations (8-2)

Rezoning Planner, Robert White, began by noting this rezoning application is for a site on the northwest corner of Main Street and East 32nd Avenue in the Riley Park neighborhood. The site, measuring approx. 222 ft. along Main Street and 91 ft. along 32nd Avenue, is comprised of three parcels zoned C-2 (Commercial), and is currently developed with a surface parking lot, used by a car dealership. C-2 zoning extends north and south on both sides of Main Street, where properties are generally developed with one to 4-storey commercial or mixed-use buildings. Properties off Main are zoned RS-1 and generally developed with single-family homes.

General Brock Elementary School is located to the southeast across Main and 32nd Avenue, and Riley Park is located approximately 100 m to the west. Further west is Hillcrest Park, including the Hillcrest Community Centre and Nat Bailey Stadium. Nearby rezoning applications for 5- and 6-storey strata residential buildings have recently been proposed and approved south of 33rd Avenue under the Little Mountain Adjacent Policy Area.

This application is in response to Rental 100, or the Secured Market Rental Housing Policy, which allows for consideration of increases in C-2 zones of up to 6 storeys and commensurate achievable density for projects where 100% of the residential floor space is rental. There's no maximum FSR under this policy, however typical Rental 100 projects fall between 3.2 and 3.6 FSR.

Approved directions within the Riley Park Community Vision related to this site include strengthening the important shopping area along Main St between 16th and 33rd Aves, providing additional housing near the Main St shopping area, ensuring continuity of shops and services, and improving pedestrian comfort and safety.

Proposal

This proposal is to rezone the site from C-2 to CD-1 to permit a six-storey, mixed-use building with a total of 89 secured market rental residential units and commercial units at grade. It proposes an FSR of 3.67 and a height of 21.9 m (72 ft.). The proposal includes 2 levels of underground parking and a Unit Mix of approximately 35% family units.

Development Planner, Grace Jiang, began by noting this site is long and shallow and is relatively flat. The long frontage is on Main St taking up more than half of the block, and the short side is on East 32nd Avenue with an exceptional shallow depth of 101 ft.

Main St is a north-south oriented commercial street. Riley Park Community Vision states that the shopping area along Main St between 16th and 33rd Ave should be strengthened as a major neighborhood shopping area and special community place. The unique Main St character should be retained and enhanced.

Currently Main St is primarily lined by one to three storey commercial buildings on both sides and featured with diverse commercial use at grade, wrapping-corner retails and sidewalk

displays. There are incremental changes in this area, including two 4-storey C2 developments across East 32nd Avenue, a couple other 4-storey C2 developments on the nearby blocks. Most of these development sites have a small frontage.

East 32nd Avenue has large mature trees on both sides and provides convenient access to Riley Park from nearby school and residential properties. There are two large street trees on the south side of the site with a small encroachment. On the west side of the site, there are typical low-density residential properties. Many of them have mature trees in the back yards.

The application is for a 6-storey mixed use development with commercial at grade and residential on the second floor and above. The proposed rear setbacks of the building are smaller than C2 zoning requirements and other typical rental 100 developments due to the shallowness of the site. The building expresses a 4-storey streetwall on both streets through stepping backs above the 4th floor. It also emphasizes a full 6-storey expression at the corner and a height variation on the north end to further articulate the front massing.

The shadow study illustrates that, in comparison to the existing C2 zoning, the proposed additional height casts morning shadow onto the edge of the neighbouring properties in equinoxes. It shadows on Main St in the afternoon and will impact the east sidewalk around 3pm in equinoxes.

The application proposes a restaurant wrapped from Main St onto East 32nd Avenue. The main residential entrance is pushed to the corner flanking the lane. The parkade access is from the lane and the ramp is parallel to the lane. The indoor and outdoor amenity spaces are proposed on second floor and the adjacent rooftop deck. They appear small in size considering the anticipated residents it will serve.

Advice from the Panel on this application is sought on the following:

1. Does the panel support the proposed height, massing, and setbacks?
2. Take into account the existing and anticipated developments on Main St, has the long frontage of the building been effectively broken down to achieve a compatible and appealing streetscape?
3. Does the design of ground plane successfully strengthen the unique character of Main St's shopping area with regards to diverse commercial use, wrapping-corner retail, active commercial frontage, and engaging pedestrian realm?
4. Please comment on the lane interface and proposed indoor/outdoor amenity space with regards to the location, size, solar exposure, and impact to the neighbouring sites.
5. Please provide preliminary comment on the architectural expression and materiality to inform development application.

The planning team then took questions from the panel.

Applicant's Introductory Comments:

The applicant noted this is a typical rental 100 project. The applicant is looking at how to manage the additional height with a site that is extremely shallow. There is a sidewalk requirement from the City of Vancouver which adds limitations to the project.

The street wall and building length have been broken up in a few elements with different heights, but still want to have a single language that connects the buildings. The applicant noted

they are looking to use project piers at the whole length of the building and the upper floors setback are treated the same as the front.

The amenity is located at the center of the building. The applicant noted there will be patios on the second floor for some of the units and an atrium amenity space. There is planting on the edge with the guard rail on top to provide separation and privacy for units on Quebec Street. The ground floor is responding to the rhythm of Main Street. At the lane there is parking and loading. The applicant team then took questions from the panel.

The applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

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

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

- Design development to the architectural expression through exploration of change in materiality, repetition and break down of massing to provide a more contextual response;
- Design development to provide a more contextual response to the fine grain nature of Main Street in using different materiality to break down the massing and provide further articulation;
- Design Development to provide more variation between the building and public realm, further exploration of the relationship to the residential entry to the commercial portion;
- Reconsider the size, location, and programming of indoor and outdoor amenity spaces as presented; and
- Design development to improve the character and activation of the lane.

Related Commentary:

There was general support from the panel for the height, massing and setbacks.

The panel noted the heights and setback are well handled.

The panel noted concern with the massing, architectural expression and materiality. The verticality is making the building appear higher than it is, and it is contributing to the mass at the top of the building.

The materiality should be explored to further breakdown the mass, provide a more contextual response in regards to Main Street and treatment at the corner.

The main concern was the Main Street frontage; expression of building is long and repetitive, consider something to relieve frontage and this will enhance the public realm.

The residential entry is in the right location however it is too plain with the commercial. The immediacy of doors to the sidewalk is uneasy.

The panel noted to consider a smaller store front while opening it up.

The amenity areas are too small, consider other program opportunities such as common workspace or a kitchen as the units are fairly compact. The outdoor amenity is tight. The stepping at the laneway is appropriate however develop more character and activation.

A panelist noted on East 32nd Avenue at the north side there are a lot of large setbacks and two large street trees look at opportunities to provide some more public realm.

Ensure the passive cooling requirements are met without over cooling the units. Look at the overheating requirements.

Massing: Main Street is eclectic and has a fine grain nature and small CRUs Further break down the massing Articulate the building at the ground plane – the long frontage needs variation. Consider treating the corners differently to break down the massing/expression. Consider smaller storefront/retail expression – reconsider column/pilasters. Consider different materiality and expression to assist in breaking down the mass.

Long Frontage + Expression: The building does not respond to the context – it is not a Main Street building. It's not varied and textural like Main Street. The frontage is long, relentless, monotonous and repetitive. A change in expression at the corner should be explored to distinguish the corner. The building does not interface with the current Main Street context. It's a bit lifeless. No small CRU language.

Ground Plane: The UDP asked the applicant to challenge city engineering to do more with Main Street to enrich the public realm. The current design does not strengthening the Main Street ground plane – it's reliant on a tenant to do that. Like how the building steps back. More variation is needed between the building and the public realm.

Lane Interface + Amenities: Like residential lobby at lane corner. Lane is fine – little to no impact on neighbours. The stepping is good. Lane needs more character – it's a pedestrian way too. More activation, planting, public art is needed. The outdoor amenity is too small. Consider amenity on the roof (even though the building is wood frame). Look to get more space at the ground plane. Patios at level 2 are too big for res. Units and the amenity patio is too small – consider placing amenity room at the corner above the res. Lobby.

Architectural Expression and materiality: Quieter expression at top of building – set back. Repetitive expression. The design emphasizes the wrong things – relentless vertical pilasters make it look larger. The pilasters are continued at the upper level in the setback area – not good. Consider skipping every other pilaster. Step or break the canopy to relieve the length of the building. Consider different materiality to further break down the mass.

Other: Reconsider balconies over balconies. Level 5 and 6 balconies need privacy screen between decks.

Insulation/windows – consider better performance. Consider passive cooling east – west and shading. Consider weather protection at the long level 5 decks like variation in balconies.

Residential entry needs to feel more garden like – more greenery, a canopy, bench, further set back from the street. It reads like a CRU rather than a residential lobby.

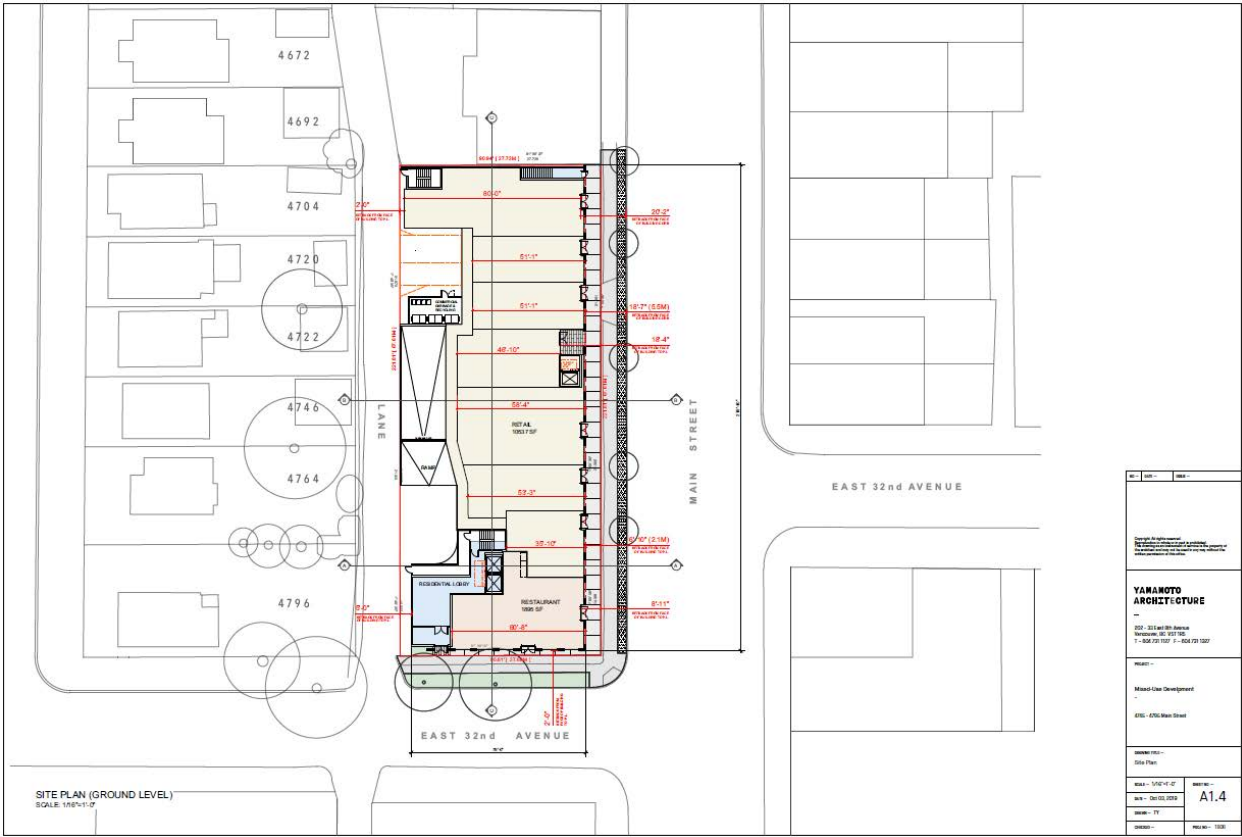
Review the retention of the existing street tree on 32nd Avenue. There is a concern that the building excavation is too close to the root protection zone, and the design relies heavily on the existing street trees to help soften the massing and contribute to the public realm.

Applicant's Response: The applicant team thanked the panel for their comments and will take the comments into consideration for further improvement.

* * * * *

4745-4795 Main Street
FORM OF DEVELOPMENT DRAWINGS

Site Plan / Ground Floor Plan



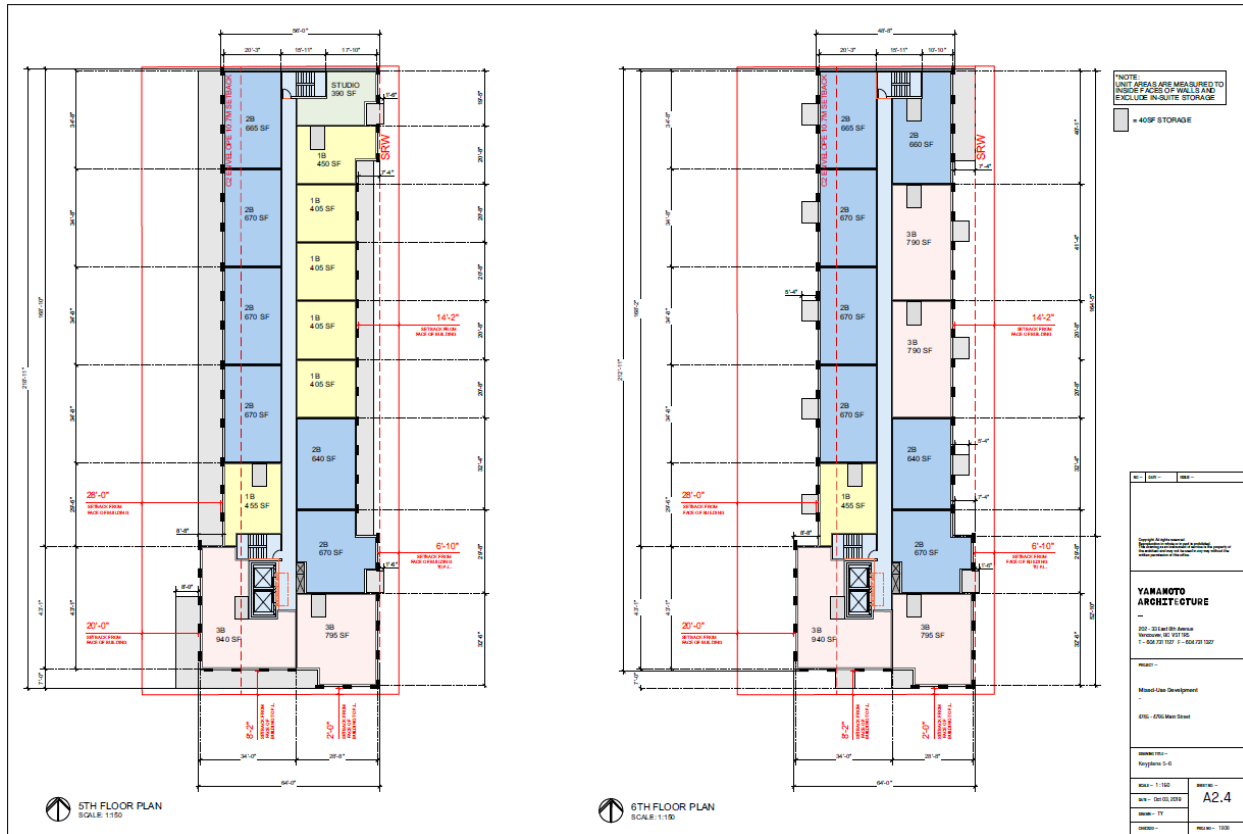
Ground Floor and Second Floor Plan



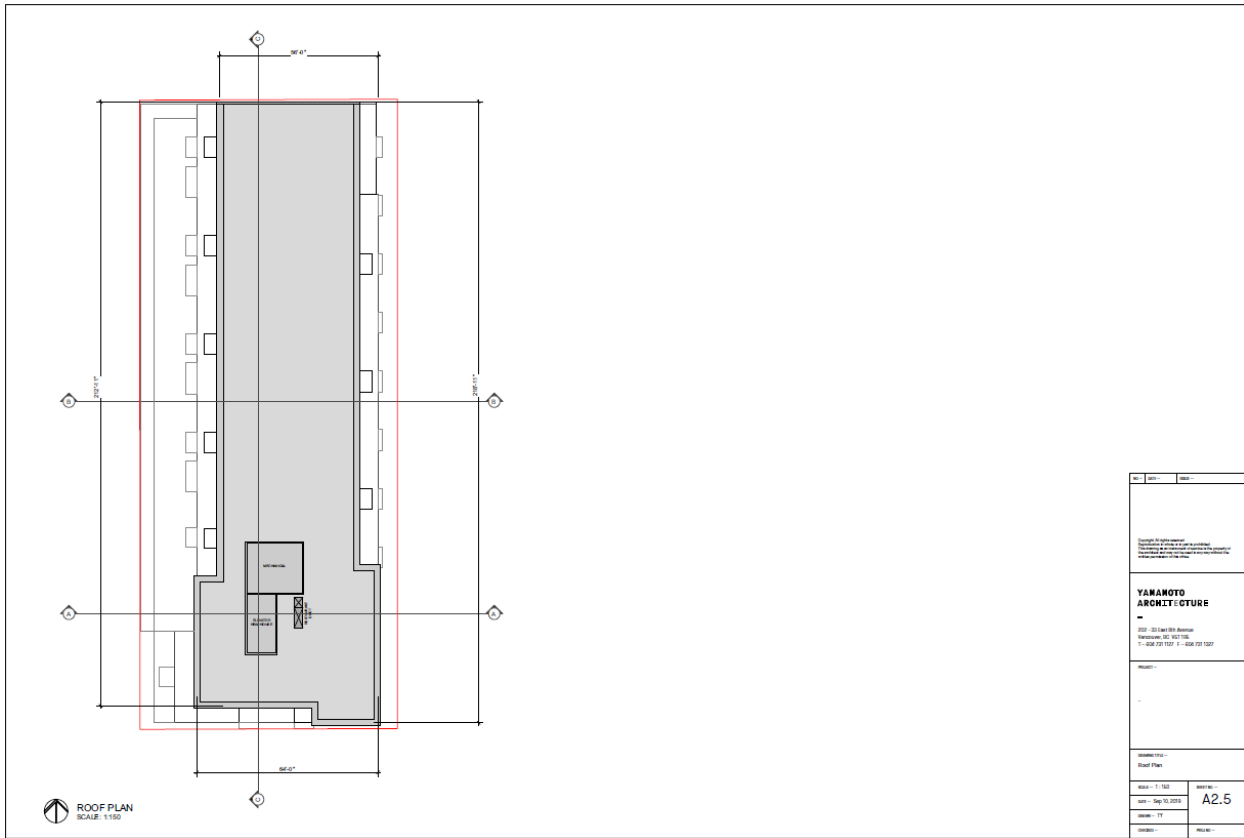
Third Floor and Fourth Floor Plan



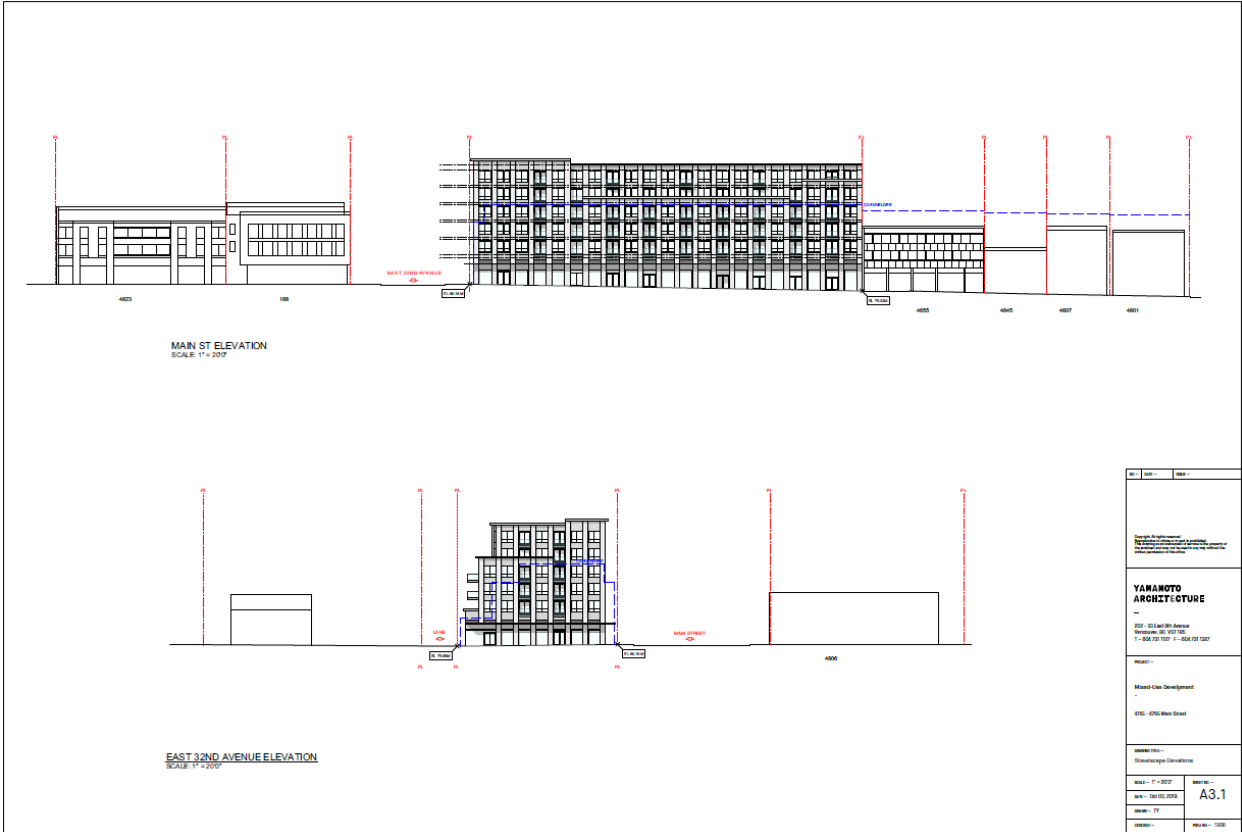
Fifth Floor and Sixth Floor Plan



Rooftop Plan



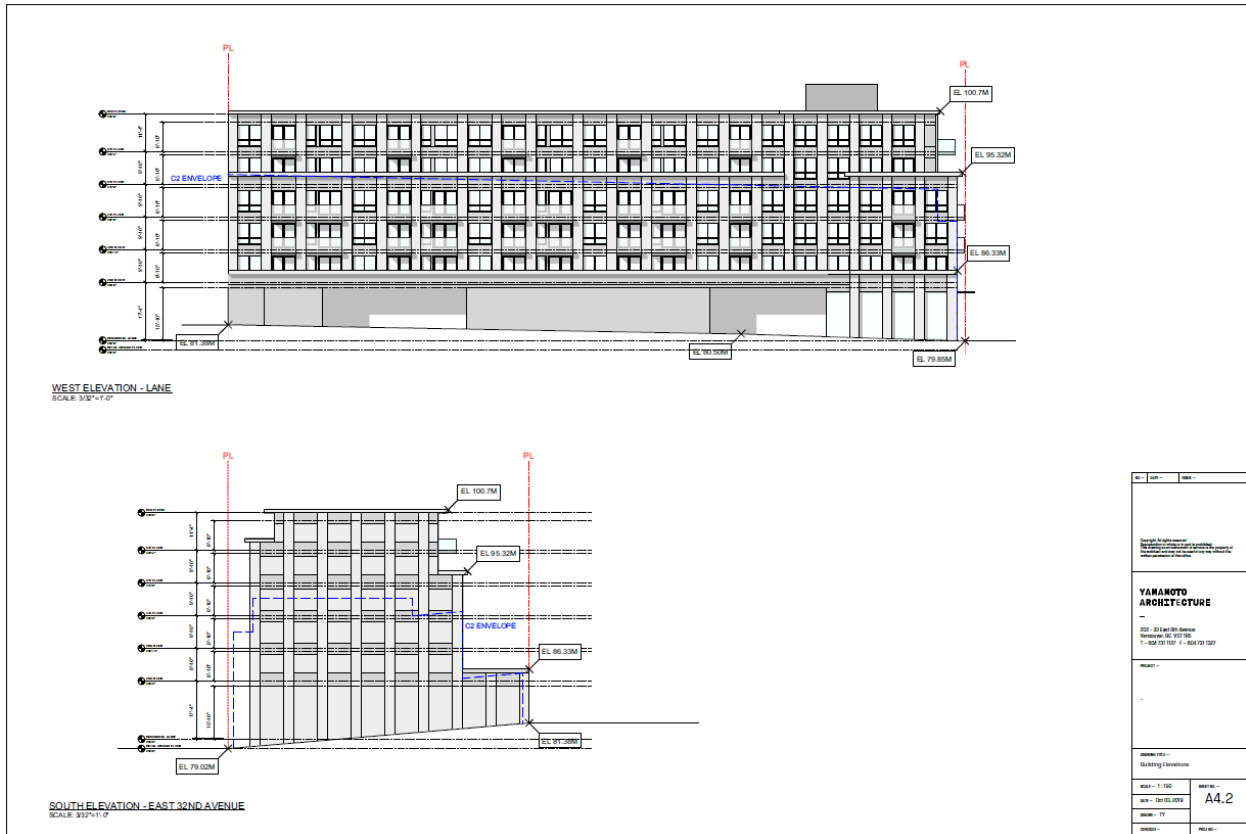
Main Street Elevation and East 32nd Avenue Elevation



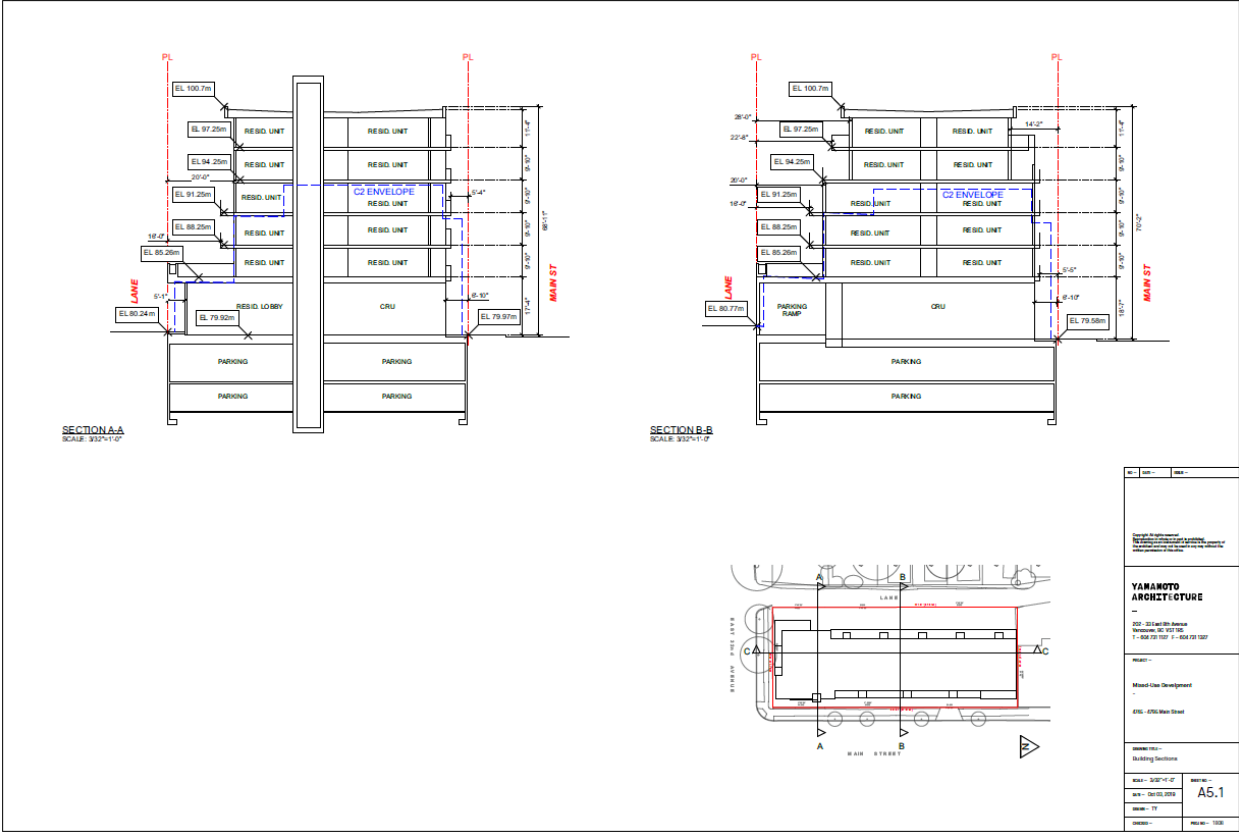
East Elevation and South Elevation



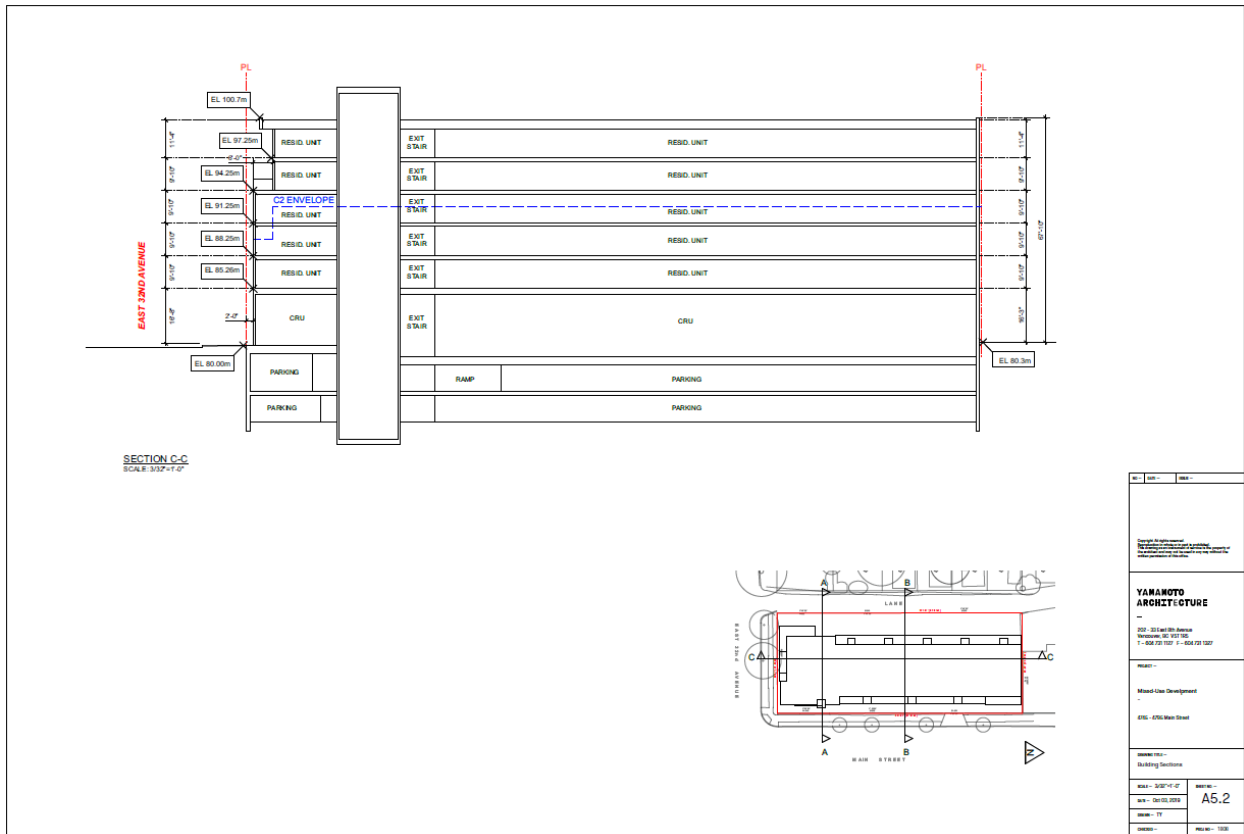
West Elevation and South Elevation



East-West Sections



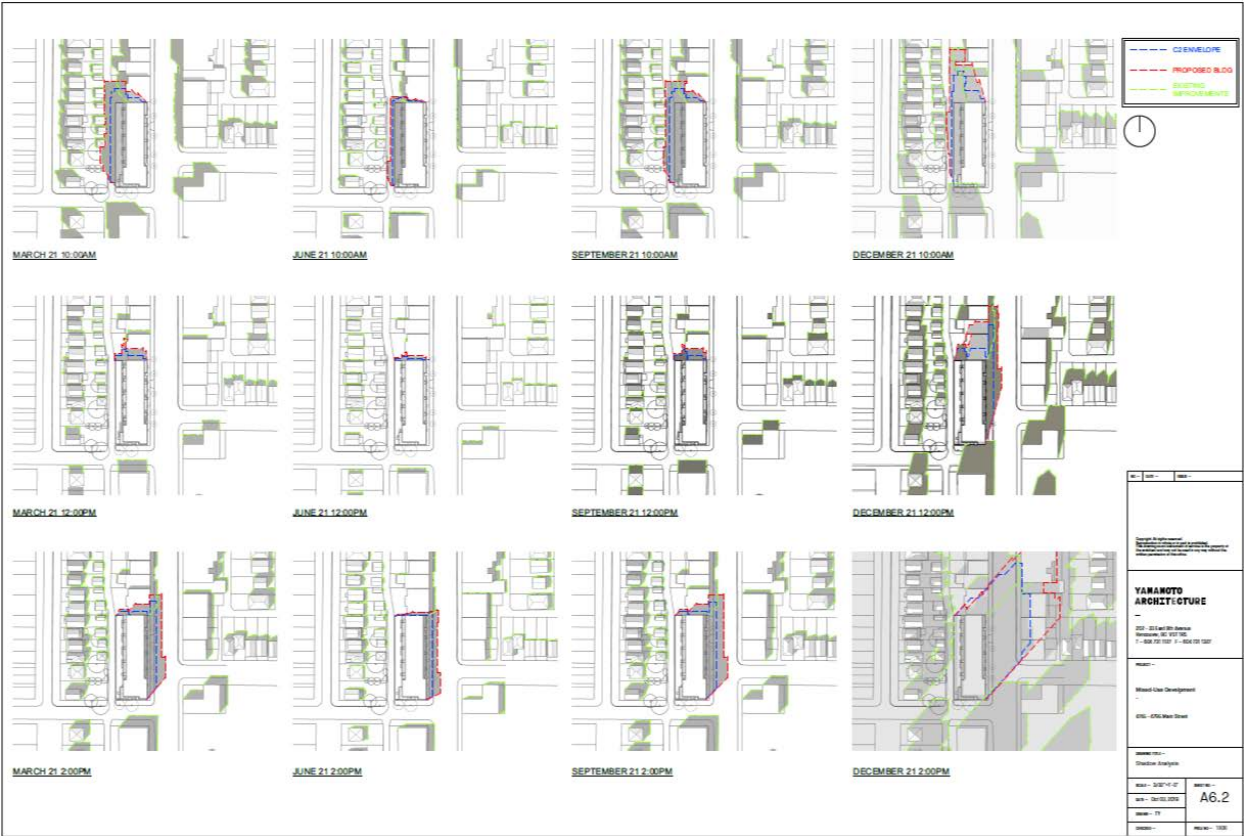
North-South Section



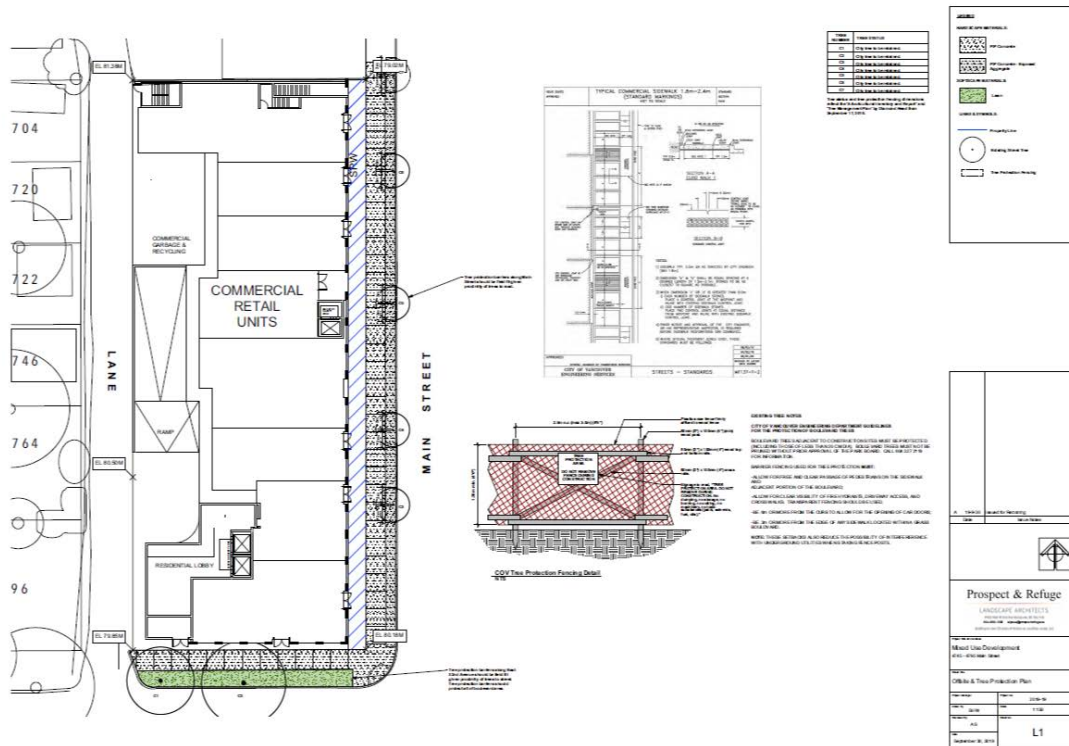
Shadow Analysis



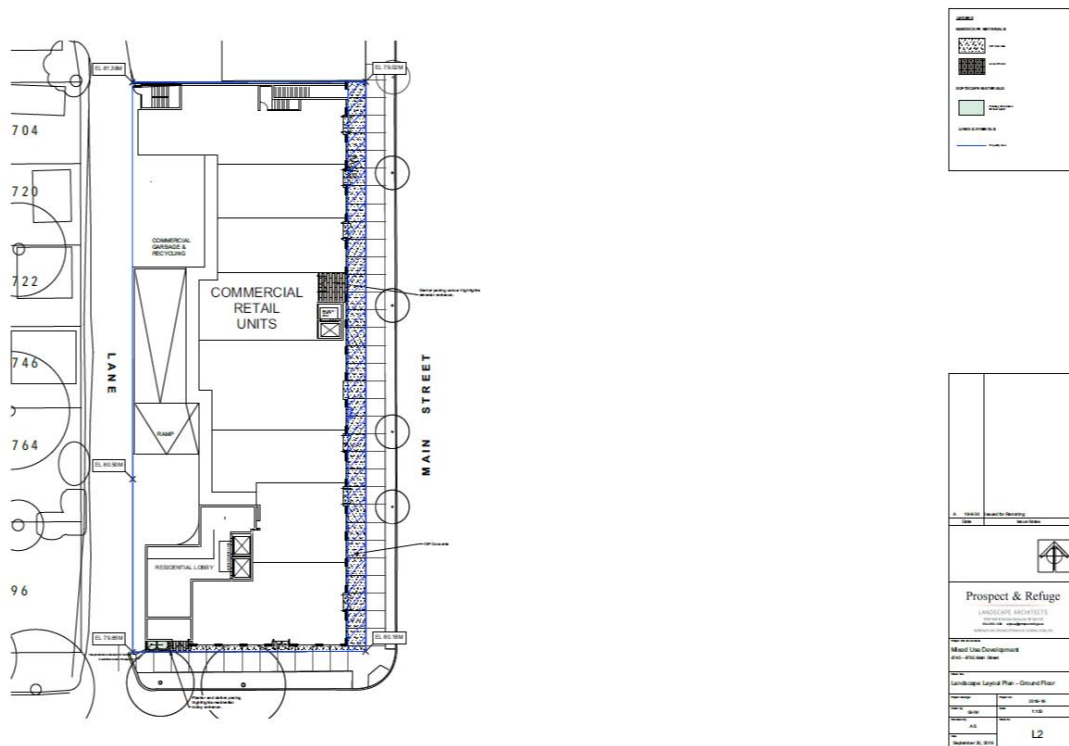
Shadow Analysis



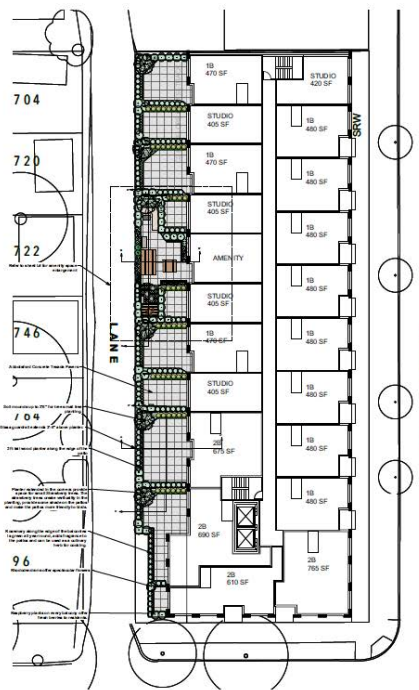
Tree Protection plan



Ground floor landscape plan



Second floor Landscape Plan



LANDSCAPE MATERIALS

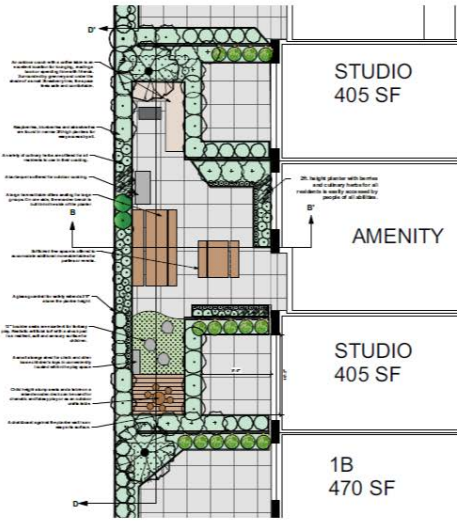
The landscape plan shows the use of various materials for the landscape, including trees, shrubs, and planters. The materials are listed in the table below.

Material	Quantity
Trees	10
Shrubs	20
Planters	10

LANDSCAPE MATERIALS	
	LANDSCAPE MATERIALS
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Prospect & Refuge
LANDSCAPE ARCHITECTS
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Project: Mixed Use Development
4000 4th Avenue, Suite 100
San Francisco, CA 94103
Project: Landscape Layout Plan - Second Floor
Scale: 1/8" = 1'-0"
Date: 10/10/18
Author: J.A.
Checker: J.A.
Revised: 10/10/18
Sheet: L3

Amenity space Landscape Plan



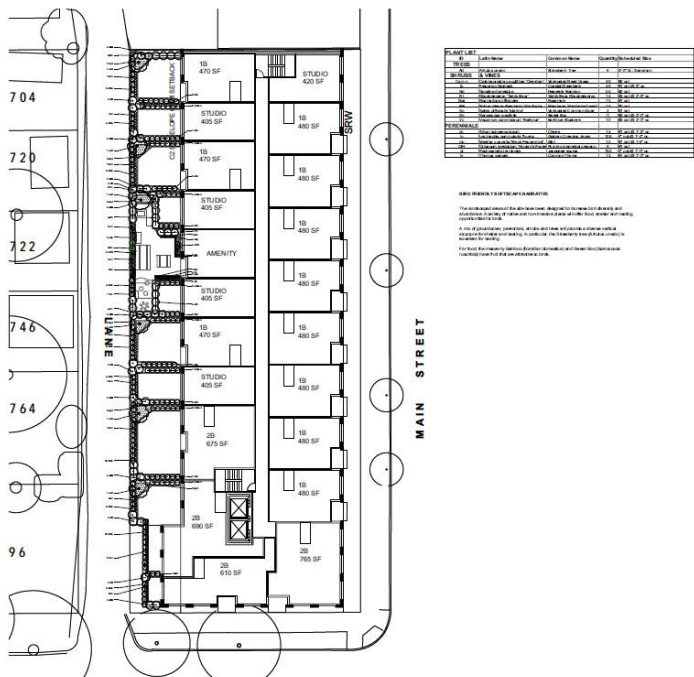
LANDSCAPE MATERIALS

The landscape plan shows the use of various materials for the landscape, including trees, shrubs, and planters. The materials are listed in the table below.

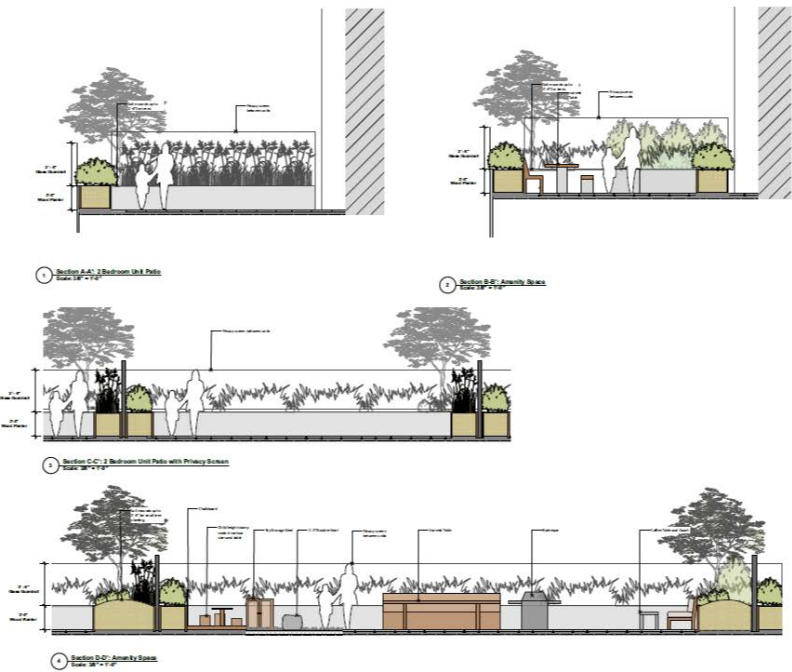
Material	Quantity
Trees	10
Shrubs	20
Planters	10

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Landscape Planting Plan



Landscape sections



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Sheet: [Sheet Number]

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Sheet: [Sheet Number]

**4745-4795 Main Street
PUBLIC BENEFITS SUMMARY**

Project Summary:

Six-storey, mixed-use building with 89 secured rental units and commercial uses at grade.

Public Benefit Summary:

The proposal would provide 89 secured rental housing units through a Housing Agreement for the life of the building or 60 years, whichever is longer. The project would also contribute a DCL payment for the residential and the commercial floor area.

	Current Zoning	Proposed Zoning
Zoning District	C-2	CD-1
FSR (site area = 1,873.3 sq. m. (20,164 sq. ft.))	2.5	3.7
Buildable Floor Space (sq. ft.)	50,410	74,623
Land Use	Mixed-use	Mixed-use

Summary of Development Contributions Expected under Proposed Zoning

City-wide DCL ¹	\$1,309,773
City-wide Utilities DCL ¹	\$687,924
Total	\$1,997,697

Other benefits (non-quantified): 89 rental housing units secured for the longer of 60 years and the life of the building.

¹ Based on rates in effect as of September 30, 2020; 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.

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4745-4795 Main Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

PROPERTY INFORMATION

Street Address	Property Identifier (PID)	Legal Description
4745-4795 Main Street	008-802-581 008-802-564 013-290-801	Lot B Block 6 District Lot 634 Plan 12771 Lot A Block 6 District Lot 634 Plan 12771 Lot 1, Except the East 10 Feet Now Road, Block 6 District Lot 634 Plan 2959

APPLICANT INFORMATION

Applicant/Developer	Strand Development
Property Owner	Riley Park Project Nominee Inc.
Architect	Yamamoto Architecture

SITE STATISTICS

Site Area	1,873.3 sq. m. (20,164 sq. ft.)
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DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed
Zoning	C-2	CD-1
Uses	Mixed-Use	Mixed-Use
Max. Density	2.5 FSR	3.7 FSR
Floor Area	4,683.2 sq. m (50,410 sq. ft.)	6,932.7 sq. m (74,623 sq. ft.)
Maximum Height	13.8m (45.3 ft.)	22 m (72.2 ft.)
Unit Mix	N/A	Market Rental Studio 16 1-bed 41 2-bed 28 3-bed 4 <hr/> Total 89
Parking, Loading and Bicycle Spaces	Per Parking By-law	Vehicle Parking spaces – 75 Class A Bicycle spaces - 154 Class B Bicycle spaces – 12 Class B Loading Space – 2 Class A Loading Space – 1
Natural Assets	Existing: 0 on-site trees at grade 6 off-site City-owned trees	Proposed (including existing): 0 on-site trees at grade 6 off-site City-owned trees to be retained and added to at the development permit stage.

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