

REFERRAL REPORT

Report Date: October 6, 2020
Contact: Michael Naylor
Contact No.: 604-871-6269
RTS No.: 14076
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: 2924 Venables Street

RECOMMENDATION

- A. THAT the application by Ryder Architecture (Canada) Inc. on behalf of Brightside Community Homes Foundation, the registered owner of the lands located at 2924 Venables Street [*PID: 007-625-022, Lot 1 Block 2 North West 1/4 of Section 24 Town of Hastings Suburban Lands PLAN 15707*] to amend CD-1 (109) (Comprehensive Development) District By-law No. 4926 to increase the floor space ratio (FSR) from 0.75 to 2.02 and building height from 10.7 m (35 ft.) to 21 m (68.9 ft.) to allow construction of two residential buildings with a total of 145 social housing units, be referred to Public Hearing, together with:
- (i) plans prepared by Ryder Architecture (Canada) Inc., received March 30, 2020;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, including approval in principle of the form of development, subject to the Conditions of Approval contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at 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 Planning, Urban Design and Sustainability.

- C. THAT Recommendations A and B 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 bylaw 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 amend CD-1 (109) located at 2924 Venables Street to permit the redevelopment of the site with social housing. The proposal is for two certified Passive House residential buildings with a combined total of 145 social housing units for seniors, families and people living with disabilities. A building height of 21.0 m (68.9 ft.) and a density of 2.02 FSR are recommended.

The application helps to advance the policies of the *Hastings-Sunrise Community Vision* (the “Vision”) with respect to the delivery of social housing and would contribute 145 social housing units towards the goals identified in the *Housing Vancouver Strategy*. The application has been assessed and the proposed uses and form of development are supported subject to design development conditions in Appendix B. It is recommended the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the conditions outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- *CD-1 (109) (enacted 1975)*
- *Hastings-Sunrise Community Vision (2004)*
- *Housing Vancouver Strategy (2017)*
- *The Tenant Relocation and Protection Policy (2015, last amended 2019)*
- *High-Density Housing for Families With Children Guidelines (1992)*
- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*
- *Green Buildings Policy for Rezonings (2009, last amended 2018)*
- *Urban Forest Strategy (2014)*
- *Community Amenity Contributions Policy through Rezonings (last amended 2020)*
- *Vancouver Development Cost Levy By-law No. 9755*
- *Vancouver Utilities Development Cost Levy By-law No. 12183*

REPORT

Background/Context

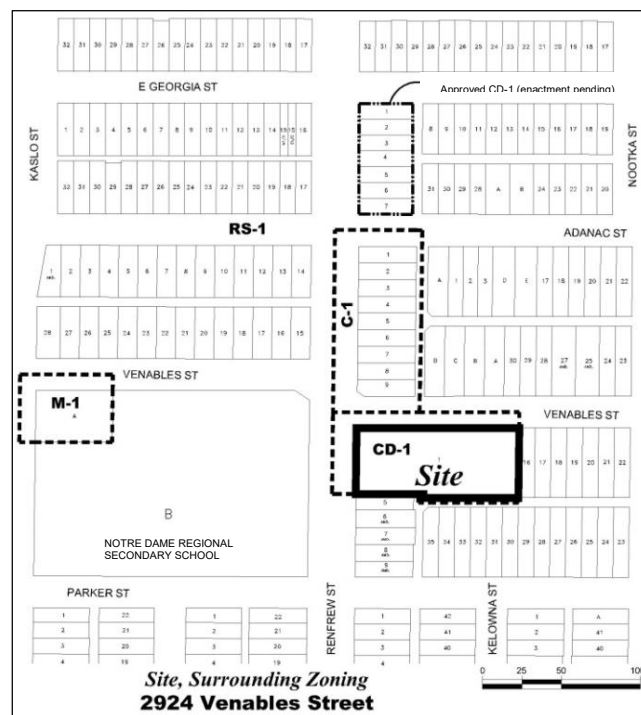
1. Site and Context

The site is located in the Hastings-Sunrise neighbourhood, on the southeast corner of Venables and Renfrew Streets and is currently zoned CD-1 (109). The property is comprised of one legal parcel, with a site area of approximately 4,490 sq. m (48,328 sq. ft.) a frontage of 42 m (138 ft.) along Renfrew Street and frontage of 103 m (337 ft.) along Venables Street (see Figure 1). There is a significant slope on the property with the low point at the northeast corner, sloping up to the southwest corner by 14 ft.

The property is currently developed with a three-storey seniors social housing building, constructed in 1977 and owned by Brightside Community Homes Foundation (“Brightside”). The building, known as the “Alice Saunders House”, contains 64 units of bachelor and one-bedroom units. There are 44 units currently occupied, some of which have long tenancies stretching back several decades. The property is heavily treed and there are 18 City trees on the perimeter of the site.

The surrounding area is predominately zoned RS-1 (low-density housing). In the immediate vicinity is the Notre Dame Regional Secondary School across Renfrew Street to the west and a local serving commercial (C-1) node directly north that includes one- to three-storey mixed-use buildings. A CD-1 was recently approved two blocks north for a five-storey secured rental building. Six blocks to the north is the Hastings Commercial area and a smaller commercial-retail node is located six blocks to the south at East 1st Avenue. Renfrew is a primary arterial and part of TransLink’s Frequent Transit Network.

Figure 1: Site Location and Context



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

- Parks: Hastings Community Park (550 m), Hastings Park (850 m), and Empire Fields (1,100 m)
- Cultural/Community Space: Hastings Community Centre (900 m), and VPL Hastings Branch (1,000 m)
- Fire Hall: Vancouver Fire Hall No.14 (270 m)
- Transit: Frequent Transit Network - Renfrew Street (50 m) and Hastings Street (600 m); Bikeways: Adanac Street (200 m) and Slocan Street (600 m)
- Childcare: three childcare providers within a 900 m radius

Local School Capacity – This site is located within the catchment area of Dr. A.R. Lord Elementary School at 555 Lillooet Street and Vancouver Templeton Secondary School at 727 Templeton Drive. Per the *Vancouver School Board (VSB)'s Draft Long Range Facilities Plan*, dated May 29, 2019, enrolments in 2017 resulted in a surplus of 183 spaces or a capacity utilization of 46%. By 2027 the draft plan forecasts a surplus of 193 spaces. At the secondary level, the capacity utilization is 57% of its 1,400 seat capacity in 2017, with a draft forecasted surplus of 629 spaces in 2027. VSB continues to monitor development and work with the City of Vancouver to help plan for future growth.

2. Policy Context

Hastings-Sunrise Community Vision (2004) – Rezoning potential for the site is guided by the *Hastings-Sunrise Community Vision*. The Vision provides direction on a range of issues in the neighbourhood, such as traffic and transportation, community safety and services, housing, neighbourhood centres, parks, environment and community participation. The Vision supports the creation of new social housing through the rezoning process. Direction 15.11 supports small developments for seniors close to parks, shopping and transit to allow aging in place.

Housing Vancouver Strategy (2017) – In November 2017, Council approved the *Housing Vancouver Strategy and Housing Vancouver Strategy Three-Year Action Plan* (“Strategy and Action Plan”). This seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. Targets were based on the core goals of retaining the diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with government and non-profit 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. Nearly 50% of the new units are to serve households earning less than \$80,000 per year, and 40% are to be family-size units. This rezoning application will contribute towards the 10 year targets for social housing units identified within the *Strategy and Action Plan*.

Tenant Relocation and Protection Policy (2019) – The *Tenant Relocation and Protection Policy* is intended to protect tenants by mitigating the impacts of displacement resulting from redevelopment activity, while recognizing that some renewal is necessary to maintain the health of the overall rental stock. A Tenant Relocation Plan (TRP) is required when tenants are displaced as a result of redevelopment or major renovation activity. Tenants living in social or co-op housing receive a minimum of one month free rent (in line with the *Residential Tenancy Act*), a flat-rate payment toward moving costs, and permanent rehousing options that maintain affordability. Tenants who choose to do so can exercise a First Right of Refusal to return to one

of the replacement units in the new building at rents that are affordable to them, provided that the non-profit can secure sufficient funding to continue to provide the same affordability levels. All tenancies are protected under the *Residential Tenancy Act* that governs how residential properties are rented, and includes specific provisions around ending tenancies. Any disputes would be resolved through the Residential Tenancy Branch.

Strategic Analysis

1. Proposal

This application proposes to amend CD-1 (109) to allow two six-storey residential buildings for social housing. The west building is 19.7 m (64.6 ft.) in height and contains 50 units. The east building is 21.0 m (68.9 ft.) in height and contains 96 units, for a total of 146 units in a combination of studio and one-, two- and three-bedroom units (see Figure 2). The proposed density is 2.06 FSR with a floor area of 9,253.0 sq. m (99,598.5 sq. ft.). Due to the significant slope on the site, the parking access is proposed from Venables Street to minimize the impact of the parking ramp. A total of 36 vehicle spaces and 232 bicycle spaces are provided in one level of underground parking.

Brightside is a non-profit housing provider that owns and operates 26 buildings with a total of 940 social housing units across the City of Vancouver. This portfolio may provide opportunities to relocate existing tenants during construction. Staff are working with the applicant team to confirm their tenant relocation plan (see Housing section of this report and Appendix C). The proposed social housing units will be owned, operated and managed by Brightside with the intention to provide affordable housing for seniors, families and people living with disabilities.

Figure 2: Proposed Development Viewed North of Venables Street



Staff recommend a slight decrease in floor space ratio from 2.06 to 2.02 FSR for a resultant maximum of 9,079.1 sq. m (97,725.4 sq. ft.). The change is in response to public feedback and

the staff review. It will increase the separation between the proposed west building and the neighbours to the south, as well as improve the contextual fit and character. The reduction in density has a corresponding minor change in the proposed unit mix, including a reduction from 146 to 145 units. This report is based on the original submission drawings with recommended conditions in Appendix B.

2. Land Use

The intent of both the existing CD-1 (109) District and the proposed amendments to it is to provide seniors social housing. The Vision supports the creation of social housing through the rezoning process. The provision of seniors housing near parks, shopping and transit allows seniors to age in place.

The intent of the adjacent C-1 zoning is to provide local serving commercial uses that cater to the needs of the local neighbourhood in conjunction with residential uses. The intent of the adjacent RS-1 zoning is to maintain the residential character of the area and permit lower-density forms of housing with an emphasis on neighbourly development by preserving outdoor spaces and views. Further, neighbourhood amenity is to be enhanced in RS-1 areas through the maintenance of healthy trees and planting as reflected in the established streetscape.

3. Density, Height and Form of Development (refer to drawings in Appendix D and project statistics in Appendix F)

New, existing and future local and regional zoning was used as a guide for the urban design analysis. Rezoning potential for residential redevelopment under the Vision is limited to social and seniors housing, although under the *Secured Rental Policy* (SRP), the C-1 zoned block to the north, may redevelop up to six storeys with an FSR of 3.5 if below-market rental units are included. A recently approved CD-1 District two blocks to the north, allows for five storeys of secured market rental units. Lastly, the local RS-1 zoning, serves as a backdrop to the development along Renfrew Street.

To implement the SRP and increase the rental housing supply in the city, staff are developing new rental policy in low-density RS and RT zones which will soon be considered by Council. Under the proposed changes, the majority of Renfrew Street from Oxford Street to Broadway may be eligible for four- to six-storey mixed-use developments, in exchange for secured rental housing.

While the local area has and will continue to change, the proposal has considered the provisions of the RS-1 District Schedule, particularly the yard setbacks, to better integrate the new buildings with the adjacent area. The RS-1 side yard setback is generally 10% to a maximum of 20% of the lot width. Front and rear yard setbacks of 20% and 45% of the lot depth, respectively, are to be provided. The permitted height is 10.7 m (35 ft.) and should seek to minimise overlook, providing generous open spaces between buildings, and ensuring compatibility and transitions in scale and character are considered. Lastly, the rezoning site's existing CD-1 (109) By-law permits seniors housing and allows a maximum height up to 10.7 m (35 ft.) and a density of 0.75 FSR.

The configuration proposed by the applicant is the result of testing various massing and siting iterations. These iterations were evaluated on, but not limited to, the following criteria:

- Unit count and mix,
- Connectivity of the amenity rooms to the shared sunlit courtyard,

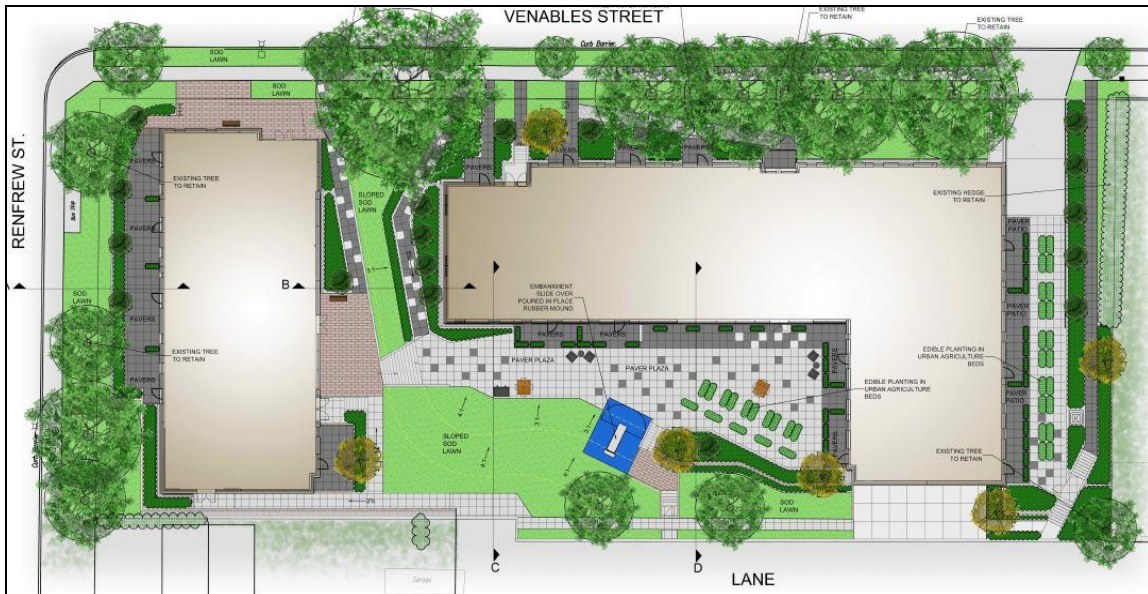
- Adequate spacing from units to the busy arterial to minimise noise and air pollution,
- Efficiency of usable floor area and parking arrangement,
- Passive House considerations,
- Tree retention, and
- Financial implications arising from variations to the above criteria.

The iteration that best satisfies the above criteria is presented in this report for approval.

Figure 3: Venables Street Elevation



Figure 4 Site Plan



Form of Development – Two six-storey buildings are proposed, perpendicular to each other: one aligned on Venables Street, the other aligned on Renfrew Street. The upper two floors of both buildings are stepped in by 1.6 m (5.2 ft.) to 1.9 m (6.2 ft.) on the sides not oriented toward the courtyard. The top two floors have lighter coloured cladding to visually distinguish them from the base comprising of the first four floors.

In terms of site planning, a 11.9 m (39 ft.) gap separates the two buildings, intercepted by landscaped areas and a pathway to the shared courtyard. The courtyard, oriented to the south,

is approximately 19.8 m by 50.2 m (65 ft. by 165 ft.) and is accessible from the indoor amenity rooms in both buildings. The courtyard is also accessible from the lane and can provide a discrete pathway from the neighbourhood, north to Venables Street. Within the 11.3 m (37 ft.) setback along the east property line, there is a second mid-block connection running from the lane to Venables Street. Tree retention of the 18 City-owned trees, two shared trees and two on-site trees, including a western hemlock row and a flowering dogwood along the lane, provides screening of the building for the existing buildings to the south. Due to the parking garage footprint, 18 on-site trees will be removed, but they will be replaced with 23 new trees on site.

Figure: 5 Lane Elevation



Staff have reviewed the proposed design and conclude that the massing, height, general character and site planning are appropriate for the site and context. Staff's support is based on the following urban design analysis:

- **Massing and Height** – The upper-floor step-backs and change in cladding colour and material for both buildings help to reduce the overall scale and the upper-storey bulk. The effect is a primary four-storey base with a secondary two-storey volume on top. Furthermore, by setting the ground floors of both buildings closer to the lower elevation points of the site, the southern faces of the building may read as five to five-and-a-half storeys instead of six.
- **West Setbacks** – The 6.1 m (20 ft.) setback along Renfrew Street is comparable to the front yard depths of the RS-1 lots. This allows the west building's wall-plane to be more aligned with single-family homes fronting Renfrew Street. This setback also allows for tree retention on Renfrew Street which in turn helps to screen the west building, and recede it from view from the pedestrian realm along the street.
- **East Setbacks** – The east setback at 11.3 m (37 ft.) is the width of a typical single-family lot, providing a generous buffer between the proposed building and the single-family dwellings to the east. Pushing the building away from the east property line also helps reduce the extent of the shadows to the front yard of the immediate easterly neighbour. This space also provides ample opportunity for more substantial planting that can act as a privacy screen.
- **Courtyard Location** – The courtyard along the lane provides substantial open space to help ease the transition to the single-family lots to the south. Moreover, while it is not a secured pathway, the courtyard provides a discrete route to the intersection of Renfrew

and Venables Streets, and creates more pedestrian routes, contributing to the area's connectivity and walkability.

- **Tree Retention** – Neighbourhood amenity is enhanced through the retention and maintenance of existing trees, along with replacement trees and planting areas, all of which helps screen the building from the surrounding RS-1 development and is reflective of the established streetscape.

Conditions in Appendix B require the applicant increase the rear yard setback of the west building from 2.2 m (7.2 ft.) to 3.8 m (12.5 ft.) and upper-floor step-back from 1.6 m (5.2 ft.) to 1.9 m (6.2 ft.). The intent is to provide a less abrupt transition of the proposed development to the RS-1 neighbourhood to the south. The north face of the west building upper-floor step-back of 1.6 m (5.2 ft.) has been removed to help reduce the loss of units as a result of the setbacks on the south of the building. The unit mix and count has also slightly changed. Further, a portion of this building's ground floor sits beneath the surrounding grade. As such, the rear elevation of the west building appears as five storeys from the lane.

Figure 6: Proposed Elevation of West Building from Renfrew Street



Conditions in Appendix B require further refinement to the east building's appearance of width by introducing a break at the building's midpoint (e.g. through a slight recess and/or change of material/texture). Furthermore, to punctuate the long wall-faces, the entry frames, especially for the east building, can be made more apparent adding visual interest and improving wayfinding. Conditions in Appendix B outline improvements to the landscape design to signal to the public that it is possible to walk through the courtyard to Venables Street.

Amenity Space – Each building has its own amenity room with an attached laundry room. The amenity rooms open up to the shared courtyard. The size and dimensions of the proposed indoor and outdoor amenity spaces are sufficient to accommodate a broad range of activities for residents and their guests. Conditions in Appendix B recommend the applicant explore glass-wall systems that can fold open entirely to establish greater connection between the interior and exterior spaces, and expand the activities for these areas.

Figure 7: Elevation of West Building from Renfrew Street reflecting Conditions in Appendix B

Liveability and Privacy – A mix of unit types from studios to three-bedrooms are proposed. All units have some form of private outdoor space, such as balconies, to ensure adequate natural lighting and ventilation. The floor heights are approximately 9.5 ft. floor-to-floor to foster a sense of openness within the interior of the units.

The overall unit layouts and location of the unit types are supportable. Staff have noted that the units around the inner corner at the east building contain balconies that face closely to each other. They may have direct sightlines into each other's living spaces. Conditions in Appendix B will require the owner explore screening devices and possibly reconfiguring the unit layout/floorplan at that corner to resolve these privacy issues. Furthermore, balconies and primary windows facing the easterly neighbours should be appropriately sized and/or screened to minimise overlook.

Sustainability – Two certified Passive House buildings are proposed, resulting in more compact massing and an extruded six-storey form with little stepping to minimise wall/roof planes which can contribute to excessive heat loss/gain. The balconies and the underground parkade structure are thermally broken from the buildings to better maintain indoor comfort.

The Passive House approach is supported. Staff recognize that due to the energy performance requirements, stepping in the massing should be minimised to reduce wall/roof planes. From an architectural perspective, it is noted the lower window-to-wall ratio also introduces a new expression to Vancouver's otherwise typical glass and curtain-wall appearance.

Urban Design Panel – The Urban Design Panel reviewed this application on June 10, 2020 and unanimously supported the proposal. Recommendations included design development to the massing, accessibility, location of family units, building entrances, and courtyard. Staff considered the Panel's comments and have included design development conditions in Appendix B which reflect the advice from the Panel, feedback from the public and the staff review.

Staff recommend approval of the application subject to conditions outlined in Appendix B. For detailed Panel comments, refer to Appendix C.

4. Housing

This application would deliver approximately 145 social housing units for seniors, families and people living with disabilities, all owned and operated by Brightside Community Homes Foundation. The 64 replacement units will be targeted to seniors addressing the need for affordable rental options for seniors to “age in place” within the community, close to amenities and in a high-quality well-maintained environment. The two- and three-bedroom units will be targeted for families.

This project, if approved, would advance a number of City housing policy objectives and strategic directions, including those articulated in *Housing Vancouver Strategy* in addition to meeting provincial affordability goals.

In addition to replacing the 64 units to create better livability and security for existing tenants, the 81 new units in this rezoning application would contribute to the targets for new social, supportive and co-op housing units in *Housing Vancouver Strategy (2017)* (see Figure 8 below).

Figure 8: Progress Towards 10 Year Housing Vancouver Targets for Non-Market Housing as of June 30, 2020*

Housing Type	10-Year Targets	Units Approved Towards Targets
Social, Supportive, and Co-op Housing Units	12,000	4,863

*Note that tracking progress towards 10-year Housing Vancouver targets began in 2017, figures include Temporary Modular Housing.

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

Additionally, this application, if approved, would provide:

- New affordable, safe and secure homes for seniors and families struggling to meet the demands of the housing market,
- New affordable homes near a frequent service transit route,
- Vibrant and community-orientated housing and amenity spaces to meet the needs of its residents,
- Increased housing options along the housing continuum for community residents in the local area, and
- Provide greater opportunities for seniors with fixed and/or limited incomes to remain in the community.

Housing Affordability

Brightside intends to redevelop a number of the sites within its portfolio and to diversify its approach in increasing their supply of affordable housing. The Society has been successful in receiving funding from BC Housing to create deeper levels of affordability on this site. The range of rents prescribed by BC Housing’s Community Housing Fund are as follows:

- 20% of units will be offered at “deep subsidy” rates,
- 50% of units will be offered at rent-geared-to-income rates, with an income maximum; set at Housing Income Limit (HILS) levels, and
- 30% of units will be offered at affordable market rents.

The City's requirement is for social housing buildings to include a minimum of 30% of units as affordable to households with incomes which fall under HILS levels, and rented at a rent that is no more than 30% of a household's income. As this proposal has been successful in securing funding from BC Housing, Brightside has agreed to increase such percentage of units in this development to 44% of units and it is intended that the City's minimum affordability requirements will be further exceeded for this project, as described as above.

Security of Tenure – A Housing Agreement pursuant to Section 565.2 of the *Vancouver Charter* and a covenant pursuant to Section 219 of the *Land Title Act* will secure the residential units proposed with this application as Social Housing for a term of the greater of 60 years and the life of the building.

Unit Mix – This project has an intentional alternative housing mix, including seniors who live primarily in studio and one-bedroom units. Staff are supportive of the proposed unit mix as Brightside provides homes primarily to seniors, but is currently expanding its portfolio to include more family units. Future Brightside developments will deliver more family units increasing the overall number across the portfolio. Final details of the overall unit numbers for the rezoning site are confirmed as part of the Development Permit process. The recommended unit mix includes:

- studios: 42 units (29%)
- one-bedrooms: 82 units (57%)
- two-bedrooms: 11 units (8%)
- three-bedrooms: 10 units (7%)

Existing Tenants – Should Council approve this application, the 64 units now existing on the subject site would be replaced with 145 new social housing units. Redevelopment of the site would require the relocation of existing tenants.

The *Tenant Relocation and Protection Policy (TRPP)* acknowledges that non-market housing providers and residents face different needs compared to market housing and so provides a separate framework for tenant protection and relocation. The TRPP requires the non-profit or co-op society to:

1. Ensure permanent rehousing options that limit disruptions to residents;
2. Maintain affordability for existing residents;
3. Support relocation including consideration of tenants' special circumstances;
4. Provide advanced and ongoing communication and engagement with residents;
5. Provide Right of First Refusal to return to the building; and
6. Provide monitoring and reporting to the City.

The applicant has provided a draft Tenant Relocation Plan, which will be secured as a condition of rezoning (summarized in Appendix C). A final Tenant Relocation Plan will be required prior to Development Permit issuance, with an Interim Tenant Relocation Report required prior to Demolition Permit issuance and a final Tenant Relocation Report prior to issuance of the Occupancy Permit.

At the time of application 44 units on site were tenanted. All 44 tenancies are covered by the TRP, the average length of tenancy is 10 years; however, 21 tenants have been in the apartment building for more than 10 years, and four of these tenants have lived in the building for more than 20 years. Rents range from \$475 to \$1,018 per month, with an average of \$726 per month.

5. Transportation and Parking

The application proposes a combined total of 36 vehicle parking spaces including seven visitor spaces and nine accessible spaces over one level of underground parking accessed from Venables Street. In addition, the application proposes 232 bicycle spaces.

In accordance with the Parking By-law and to meet the minimum parking requirements, the applicant is proposing a Transportation Demand Management Plan (TDM) plan which provides for reductions in minimum parking requirements in exchange for providing enhanced transportation demand management measures. Residential parking requirements for social housing are permitted up to a 40% reduction. The development is currently proposing TDM measures, including a bicycle maintenance facility. The TDM plan will be finalized through the development permit stage.

Additionally, if the site has adequate access to transit, further parking reductions are available. Based on this site's proximity (50 m walking distance) to the Frequent Transit Network bus service on Renfrew Street, it is eligible for an additional 20% reduction, for a combined maximum of 60% reduction of required vehicle parking.

Engineering conditions related to transportation and parking are in Appendix B. Improvements for the immediate area include rebuilding the lane south of Venables Street, upgraded street lighting, installation of parking regulatory signage, and improvements to the intersection of Renfrew and Venables Streets including an accessible pedestrian signal.

6. Environmental Sustainability and Natural Assets

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 near zero emissions buildings requirements, and the proposed building has opted to pursue Passive House certification. Passive House is a world-leading standard for energy efficiency in buildings, and the process of design and certification to this standard significantly advances local construction practices toward zero emissions buildings. The applicant has submitted a letter from a certified Passive House designer that the building, as designed, is capable of achieving Passive House certification.

Natural Assets – The *Urban Forest Strategy* was developed to find ways to help preserve, protect, and strengthen Vancouver's urban forest and tree canopy for the future. The *Protection of Trees By-law* aims to maintain a healthy urban forest by requiring permission be granted to remove trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities, and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas. A "by-law sized tree" has a tree trunk diameter of 20 cm or greater and requires a tree permit when it is proposed to be removed.

There are 20 existing trees on site, 18 City-owned street trees and two trees straddling the property line, known as shared trees. Two on-site trees including a western hemlock row and flowering dogwood and two shared trees are proposed for retention, while the remaining 18 on-site trees are proposed for removal as they conflict with the proposed building envelope and

underground parking. An estimated 23 replacement trees are proposed which will be confirmed at the Development Permit stage.

Records indicate that there is a historic stream intercepting the site however, based on review of historical data of the area, staff have confirmed it is unlikely the stream will be encountered during excavation. Further, if a stream was present historically at this location, it was likely a very small ephemeral stream or drainage feature. Conditions in Appendix B state that a legal agreement is required, ensuring that if a watercourse is discovered or impacts the site during development and beyond, that its flow will not be obstructed. Given the unclear historic presence of the stream, “daylighting” the stream is considered unfeasible however, a landscape condition in Appendix B requests the applicant enhance place-making through the landscape design to celebrate the stream’s historic location and natural history.

Public Input

Pre-application Open House – The applicant held a pre-application open house on October 8, 2019 at the Hastings Community Centre, located at 3096 East Hastings Street, to solicit early feedback on the proposal. Approximately 97 people attended this open house. The early feedback indicated overall support for the project with respondents noting support for the provision of social housing, communal spaces and landscaping. Some areas of concern related to unit layouts, communal space, relocation of existing tenants and parking.

Public Notification – A rezoning information sign was installed on the site on April 16, 2020. Approximately 1,155 notification postcards were distributed within the neighbouring area on or about June 3, 2020. Notification and application information, as well as an online comment form, was initially provided on the Rezoning Centre’s applications webpage (vancouver.ca/rezapps) and subsequently re-directed to the City’s new digital engagement platform *Shape Your City Vancouver* (shapeyourcity.ca).

Virtual Open House – In-person open houses were put on hold based on the provincial health authority’s restrictions for public gatherings due to the COVID-19 pandemic. In lieu of an in-person event, a virtual open house was held from June 8, 2020 to June 28, 2020 on the Shape Your City platform. The virtual open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. Digital presentations from the City and the applicant were posted for online viewing, along with a digital model representation of the proposed application.

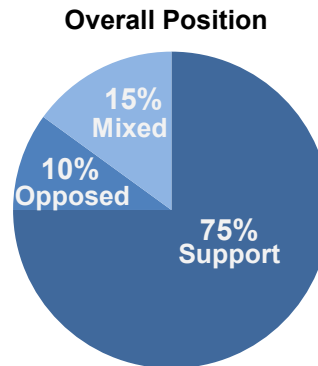
Due to the pandemic, the City’s process for public discussion and obtaining feedback had to shift. Some benefits of the asynchronous approach using Shape Your City include allowing people to access materials online at a time and from a location of their choosing, and an extended timeframe for providing feedback.

Public Response and Comments – Public input was received throughout the application process through online questions and comment forms, and by email and phone. A total of 58 submissions were received. Of the 42 online comment forms submitted, 21 had responded through Shape Your City, which included an optional question asking for an overall position on the application.

Figure 9: Overview of Notification, Responses and Overall Position

Public notification	
Postcards distributed	1,155
Public response	
Online questions	8
Online comment forms	42
Other input	8
Total submissions	58

Note: All reported numbers above are approximate.



Note: Providing an overall position is an optional question and may not directly reflect the qualitative feedback received below.

Below is a summary of feedback received from the public by topic and ordered by frequency.

Generally, comments of support fell within the following areas:

- **Affordable housing:** The provision of affordable housing, particularly for seniors, is needed in the city.
- **Building height, massing, and density:** The proposed height, massing and density would be appropriate, while greater density would be further supported due to its location's proximity to amenities.
- **Green space and open space:** Appreciate the provision of greenspace and gardens. The courtyard would be a suitable gathering place for future residents as well.
- **Sustainability:** The Passive House design is appropriate and the proposed project meets sustainability targets.

Generally, comments of concern fell within the following areas:

- **Building height, massing, and density:** The density of the proposed development is too large in relation to neighbouring buildings. Some respondents, on the other hand, suggested that more density and height is needed to incorporate more housing units.
- **Building setback:** The setback on the building is not necessary as more housing units could be incorporated without the setback.
- **Parking within the development:** Fewer parking spaces could lower the cost of the building, making the units more affordable. One respondent suggested that more parking spaces would be required due to the added density. Similarly, more visitor parking spaces would be appropriate as well since it is primarily a seniors housing project.
- **Sustainability:** Meeting the Passive House standards could make the housing units less affordable. Relaxing the policy should be considered.

A detailed summary of public comments is provided in Appendix C.

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

Building height, massing, and density – The Hastings-Sunrise Community Vision supports the creation of social housing in the neighbourhood through the rezoning process; however, the Vision does not describe a form of development. The proposed form of development responds to smaller RS-1 sites, primarily through building placement, upper-level step-backs, site considerations and tree retention. On balance, the proposed development acknowledges the development opportunities in the area and the existing C-1 zoned site to the north, while increasing the height and density to support the provision of social housing.

Building setback: The building setbacks provide volumetric relief between the proposed building and smaller scaled development in the area. The 37 ft. wide east side yard is a generous buffer providing an opportunity for substantial planting. The 20 ft. setback along Renfrew Street aligns the building face with the houses to the south, while preserving a tree-lined streetscape. Staff recommend increasing the setback of the west building along the interior property line to better transition the development to the single-family dwellings to the south. The step-backs above the fourth-storey further help to break up the bulk and massing to ease the transition to the RS-1 smaller scaled zone to the south and east.

Parking – Reduced parking requirements lower the overall project cost to support the delivery of social housing. The project will comply with the Parking By-law and the applicant is proposing a Transportation Demand Management (TDM) Plan, which provides for reductions in minimum parking requirements in exchange for providing enhanced transportation demand management measures. The site is eligible for up to a 60% reduction to vehicle parking, the maximum allowable reduction.

Sustainability – As part of the rezoning application process, the applicant is required to meet the *Green Buildings Policy for Rezonings* satisfying either the near zero emission buildings or low emissions green buildings conditions within the policy. This application has chosen to satisfy the policy under the near zero emissions requirements, and the proposed building has opted to pursue Passive House certification.

PUBLIC BENEFITS

In response to City policies which address changes in land use and density, this rezoning application offers the following 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 various engineering infrastructure.

This site is subject to City-wide DCL and City-wide Utilities DCL ;however, under provisions of the Vancouver Charter and the City-wide DCL and City-wide Utilities DCL By-laws, the project is exempt from DCLs as social housing; based on the rates in effect as at September 30, 2020 the value of the exemption is estimated at \$2,739,232.

Public Art Program – The *Public Art Policy and Procedures for Rezoned Developments* requires rezoning proposals having a floor area of 9,290 sq. m. (100, 000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu as a condition of rezoning. Residential floor area attributed to social housing is exempt under this policy, 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 to address the impacts of rezoning can be anticipated from the owner of a rezoning site. Such a CAC is typically made through the provision of either 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.

Social Housing – The applicant will secure and deliver the approximately 145 residential units as social housing. The public benefit accruing from these units is their contribution to the City's social housing stock secured for the longer of the life of the building and 60 years.

The units will be secured by a Housing Agreement and covenant pursuant to Section 219 of the Land Title Act to be registered on title and will require that a minimum of 44% of the residential units be rented to households with an income of no more than the BC Housing Income Limits at a rent that is no more than 30 per cent of their household income. The Housing Agreement will also include covenants that will prohibit the stratification and/or separate sale of individual units, and rental for a term of less than one month at a time. Brightside has secured funding from BC Housing (2018 Community Housing Fund) for this site, which is intended to provide the ability for the Society to work with BC Housing to exceed the City's affordability criteria. See Appendix E for a summary of all the public benefits for this application.

FINANCIAL IMPLICATIONS

The development, as social housing, is exempt from both DCLs under the provisions of the Vancouver Charter and the DCL By-law for social housing. Based on rates in effect as of September 30, 2020, the value of the exemption is estimated to be \$2,739,232.

The affordability requirements for the site will be secured through a Housing Agreement and Section 219 Covenant as set out in Appendix B, which will ensure that a minimum of 44% of the units are rented to households with incomes under HILS levels for rents that are no more than 30% of household income.

Consistent with Council policy on social housing projects, the project is expected to be self-sustaining over the long term and does not require further operating subsidies and property tax exemptions from the City.

CONCLUSION

Staff assessment of the rezoning has concluded the proposed development is an acceptable urban design response to the site and the context, and consistent with the objectives of the *Hastings-Sunrise Community Vision*. If approved, this application would contribute to the *Housing Vancouver Strategy* by providing 145 new social housing units with a significant portion at affordable rates.

The General Manager of Planning, Urban Design and Sustainability recommends 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 D, be approved in principle, subject to the applicant fulfilling the Conditions of Approval in Appendix B.

* * * * *

**2924 Venables Street
DRAFT AMENDMENTS TO CD-1 (109) BY-LAW NO. 4926**

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

1. This By-law amends the indicated provisions of By-law No. 4926.
2. In section 2, Council strikes out “and the only uses permitted within the said area and the only uses for which development permits will be issued are Senior Citizen Housing Development (including dwelling units and sleeping units) and customarily ancillary uses, including off-street parking, subject to such conditions as Council may by resolution prescribe”.
3. Council strikes out sections 3 through 5 and substitutes the following:

“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 (109), and the only uses for which the Director of Planning of Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Multiple Dwellings; and
 - (b) Accessory Uses customarily ancillary to the uses permitted in this Section 3.

Conditions of Use

- 4.1 All residential floor area must be used for social housing
- 4.2 The design and layout of the family 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 4,490 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 2.02.

- 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 sundecks 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 roof 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, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 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. Building height, measured from base surface to top of parapet, must not exceed 21.0 m.

Horizontal Angle of Daylight

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

- 7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.
- 7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement if:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m; or
- 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 (109).
- 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 acoustical engineer demonstrating that the noise levels in those portions of 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".

4. Council renumbers section 6 as section 9.

* * * * *

2924 Venables 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 Ryder Architecture (Canada) Inc., stamped received March 30, 2020, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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

Urban Design

- 1.1 Design development for the west building to express a more sensitive relationship to its neighbours by:
- (a) Setting back the west building's south most wall-planes further back to allow more spatial relief between it and the RS properties to its south; and
 - (b) Reorienting any of the west building's south-facing balconies and primary windows on the fifth and sixth floors so they face either the courtyard or Renfrew Street.

Note to Applicant: This condition's intention is to reduce the overall built volume in the area interfacing with the RS-1 houses to the west building's immediate south. Levels 1 to 4 should be setback at least 12 ft. from the south property line. This space can allow for some planting for added privacy screening. Levels 5 and 6 should be setback a further 6 ft. to further reduce bulk and appearance of height at the south end. This will result in a commensurate reduction to the FSR to 2.02. The reduction in floor area is currently included in the FSR in the draft CD-1 By-law. To facilitate this shift, staff acknowledge a rearrangement of floorplans and unit layouts may be necessary. To aid these shifts and intention to transition better to the lower scale fabric, staff can consider allowing the west building's fifth and sixth floors at the north end to extrude a full sixth storey. A full six-storey massing at the corner of Venables Street and Renfrew Street can be considered as those are busier arterial streets. Furthermore, a full six-storey vertically oriented massing can help ground the Renfrew-Venables corner, and offer more massing variation and contrast in contrast to the more horizontally-oriented east building.

- 1.2 Design development for the east building to reduce the appearance of bulk and width, and ensure a sensitive transition to its surroundings by:

- (a) Introducing a break around the centrepoint of the east building;
- (b) Making the entries more apparent so to punctuate the wall-faces; and,
- (c) Maintaining the siting, setbacks and especially the upper-floor step-backs to remain as shown at this rezoning application.

Note to Applicant: The break at the centrepoint of the east building can primarily be within the first four storeys (the base). This break can take the form of a slight recess or marked change in material, colour and/or texture. Its location should factor in alignment with the building's entry in order to produce a verticality that breaks the expressed horizontality that adds to the impression of excessive width. Making the entries more distinct, thus readable even from more than a block's distance, improves not just building identity but also wayfinding. With regards to sub-condition (c), the upper-floor step-backs are partly to ensure the east building's 4:00 pm equinox shadows do not extend past the west half of 2968 Venables' frontyard.

1.3 Design development to improve its general landscape treatment by:

- (a) Introducing elements along the lane that clearly signals a passage through the courtyard to Venable Street; and,
- (b) Developing areas within the courtyard that are accessible to the wider neighbourhood.

Note to Applicant: Ensuring that a minor part of the courtyard is accessible to the wider public is a form of contribution back to the neighbourhood. This publicly accessible area can take the form of some seating around the lane-edge and/or path cutting through the site. Ultimately, it is seeking a balance between having visual and physical porosity through the courtyard while affording its residents an adequate amount of privacy, especially since the courtyard sits a few feet below the lane elevation (see also landscape condition 8).

Crime Prevention through Environmental Design (CPTED)

1.4 Provision at the time of the Development Permit application for Crime Prevention Through Environmental Design (CPTED) strategies, including:

- (a) Having particular regard for mischief in alcoves and vandalism such as graffiti;
- (b) Consideration of mail theft in the design and location of mailboxes;
- (c) Consideration of residential break and enter;
- (d) Provision of outdoor common area and path lighting; and
- (e) Provisions for visibility and security in the underground parking garage in accordance with the Parking By-law, including:
 - (i) Providing 24 hour overhead lighting at exit doors and step lights;
 - (ii) Providing white-painted walls, and;

- (iii) Ensuring a high degree of visibility at doors, lobbied, stairs, and other access routes.

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

Landscape

- 1.5 Design development to explore options which would enable the planting of larger scale replacement trees to mitigate for the loss of significant site trees.

Note to Applicant: Suggested location for larger tree in the amenity courtyard space to provide some opportunities for shade. This will require notching of the parkade structure.

- 1.6 Design development to the south property line interface of west building to create a smoother transition to the neighbouring building by allowing a wider landscape setback at the ground level with significant vegetation, including trees.

Note to Applicant: This will likely require revisions to the building footprint or building setback.

- 1.7 Design development to enhance place-making through plants, soils, engineered structures and other materials, integrated into the landscape design to capture the character and celebrate the original natural water system through the site. This should include interpretive markers to highlight the historic stream's location and natural history.

- 1.8 Design development to improve pedestrian connection between Venables Street and the lane, ensuring accessibility and a smooth transition free of abrupt vertical edges, using grading challenges for a creative open space solution (see also urban design conditions 3(a) and (b)).

- 1.9 Design development to expand programming of the common outdoor space by the provision of a more substantial children's play area, in keeping with *High-Density Housing for Families with Children Guidelines*.

- 1.10 Design development to improve setbacks with more substantial landscape buffering to provide smooth transitions between public realm and private spaces at both Venables Street and Renfrew Street, confirming with larger scale (1/4"=1') sections.

- 1.11 Design development to the common courtyard to provide planting that is flush with the grade, rather than raised planters. This is to achieve a smooth common space, to be confirmed by sections, including planting beds and underground parkade structure, with sufficient depth of soil which exceeds the CSLA standard.

Note to Applicant: Parkade structure may need to be lowered to achieve necessary headroom and depth of soil.

- 1.12 Design development to improve the sustainability strategy and quality, by the following:

- (a) Explore the provision of green roofs to all available flat roof tops;
 - (b) Provide high quality materials to all landscape areas for durability into the future;
 - (c) Add substantially more landscape around all entry areas, to accent and soften them;
 - (d) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems), and;
 - (e) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots.
- 1.13 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.
- 1.14 Provision of coordination between Landscape Plan and Architectural Site Plan, for most updated information.
- 1.15 Provision of complete information, such as detail references and schedules, confirming all landscape elements.
- 1.16 Provision of a detailed Landscape Plan illustrating soft and hard landscape areas.

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.

- 1.17 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.

- 1.18 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.

- 1.19 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.

- 1.20 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 6cm 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*".

- 1.21 Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 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.

- 1.22 Provision of an outdoor Lighting Plan.

Sustainability

- 1.23 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).

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

Engineering Services

- 1.24 Parking, loading and bicycle spaces must be provided and maintained in accordance with the requirements of the Parking By-law.
- 1.25 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.

- 1.26 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 to the site.

Note to Applicant: 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 StreetUseReview@vancouver.ca for details.

- 1.27 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.

- 1.28 Clarify garbage and recycling storage provisions and clearly note them on drawings.

Note to Applicant: Provision of a storage room for residential garbage is required. Currently all that is shown is a staging area. If the garbage and recycling is proposed within the parkade level, clarify garbage pick-up operations. Special attention should be paid to how bins are moved to the lane for pick-up.

- 1.29 Submission of a letter confirmation construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License.

Note to Applicant: Applications for provincial Approvals or Licenses 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.

- 1.30 Submission of an updated landscape and site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning. Where a design or detail is not available, make note of the improvement on the site and/or landscape plans. The landscape plan is to include the following:

- (a) A note that says: "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details."
- (b) Delete proposed pavers shown on City property. Standard City of Vancouver surface treatments for all sidewalks and hardscape boulevards on City of Vancouver dedicated property.

1.31 Provision of City building grades and design elevations.

Note to Applicant: Ensure that all design elevations are located on property line adjacent to all entrances on the site and landscape plans.

1.32 Provision of a finalized Transportation Demand Management (TDM) Plan to the satisfaction of the General Manager of Engineering Services. Provide TDM Plan as a separate package with complete information on TDM measures proposed, including the following clarifications:

Note to Applicant: A TDM Plan totaling 2 points is required for the proposed vehicle reduction.

(a) ACT-05 – Bicycle Maintenance Facilities

- (i) Note and dimension location of facilities on plans.
- (ii) Bicycle maintenance facilities to be located with convenient access to from Class A bicycle spaces.
- (iii) Provision of an operational plan detailing.
- (iv) A description of the amenities to be provided.
- (v) A means of providing access to all residents, commercial tenants, and the public (if applicable), and;
- (vi) Plan for maintaining these amenities.
- (vii) If available, provision of any additional information regarding this measure (e.g. tool receipts, instructions for using an online sign-up portal, or marketing/ instructional materials) that demonstrates how the property owner will operate, administer, and maintain this common facility.

Note to Applicant: Subject to the acceptance and approval of the finalized TDM Plan, the development is eligible for the following reductions to minimum vehicle parking requirements:

3.1.1.1.1 Residential Rental – 6.3% reduction

1.33 Subject to the acceptance of an approved TDM Plan, entry into a TDM agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, which:

- (a) Secures provision of funding towards long-term TDM monitoring fund in the amount of \$280 per parking space waived.
- (b) Secures the provision of TDM measures on the site.

- (c) Permits the City to access and undertake post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed.
 - (d) Agrees to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results.
- 1.34 Subject to the acceptance of the finalized TDM Plan, entry into a TDM agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, which:
- (a) Secures provision of funding towards long-term TDM monitoring funding the amount of \$280 per parking space waived.
 - (b) Secures the provision of TDM measures on the site.
 - (c) Permits the City to access and undertake post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed.
 - (d) Agrees to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results.
- 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 design specifications for stacked bicycle racks including dimensions, vertical and aisle clearances.
- Note to Applicant: Racks must be usable for all ages and abilities. Ensure clearances and aisle widths provide the required space to accommodate the operation of the bicycle racks in the open position with the bicycle racks on the ground.
- 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) Provide a minimum 35 ft. (10.7 m) of stall length for the parallel Class B loading space.
 - (c) Provide a clear unloading area or raised rear dock, minimum 1.8 m wide, with suitable access to facilitate goods loading /unloading.
- 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 sightlines at the top of the parkade ramp at Venables Street. Mirrors are recommended.
- (b) Provision of the Class A passenger space being located at the bottom of the parking ramp.

Note to Applicant: The Class A passenger space is currently shown next to the parking ramp.

- (c) Provision of the required 5.5 m length to be provided for the parking space located next to the parking ramp.
- (d) Provision of improved visibility to reduce conflicts to the parking space located next to the parking ramp, and for the parking spaces at the bottom of the parking ramp outside of the O/H security gate. Mirrors are recommended.

1.38 The following information is required for drawing submission at the development permit stage to facilitate a complete transportation review:

- (a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.
- (b) All types of parking and loading spaces individually numbered, and labelled on the drawings.
- (c) Dimension of column encroachments into parking stalls.
- (d) Show all columns in the parking layouts.
- (e) Dimensions for typical parking spaces.
- (f) Dimensions of additional setbacks for parking spaces due to columns and walls.
- (g) Dimensions of manoeuvre aisles and the drive aisles at the parkade entrance and all gates.
- (h) 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.
- (i) Areas of minimum vertical clearances labelled on parking levels.
- (j) 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.
- (k) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.

- (l) Existing street furniture including bus stops, benches, etc. to be shown on plans.
- (m) The location of all poles and guy wires to be shown on the site plan.

Housing

- 1.39 That the proposed unit mix, including 29% studio units, 57% one bedroom units, 8% two bedrooms and 7% three bedroom units, are included in the Development Permit drawings.

Note to Applicant: The unit mix may only be varied under the discretion of the Director of Planning or Development Permit Board.

- 1.40 Prior to issuance of the development permit, applicant to display a sign on the site, throughout construction, that acknowledges that social 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, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services and the General Manager of Planning, Urban Design and Sustainability (or successors in function), as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering Services

- 2.1 Provision of a natural watercourse agreement.

Note to Applicant: Records indicate a natural watercourse passes through this site. A legal agreement ensuring that, should the watercourse be discovered or impact the site during development and beyond, that its flow will not be obstructed.

- 2.2. 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 is provided.

- (a) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by R.F. Binnie & Associates Ltd. dated March 10, 2020, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 200 mm along Venables Street. Should the development require water service connections larger than 200mm, the developer shall upsize the existing main along Venables Street to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. 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 2924 Venables Street does not require any upgrades but require the following:
 - (i) 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.
 - (ii) Development to be serviced to the 1200 mm COMB sewers in Venables Street.
- (c) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City of Vancouver standards and Illuminating Engineering Society of North America (IESNA) recommendations.
- (d) Provision of lighting upgrades of the entire intersection of Renfrew Street and Venables Street to current COV standards and IESNA recommendations.
- (e) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work. Note: As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.
- (f) Provision of lane lighting on standalone poles with underground ducts. The ducts should be connected to the existing COV street lighting infrastructure.
- (g) Provision of new pad mounted service cabinet/kiosk.

Note to Applicant: The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with Standard Specification of the City of Vancouver for Street Lighting (draft), Canadian Electrical Code (the latest edition) and the Master Municipal Construction Documents (the latest edition).

- (h) Street improvements along Venables Street adjacent to the site and appropriate transitions including the following:
 - (i) Widened, broom finish saw-cut concrete sidewalk (to the preferred width of 2.14 m (7 ft.) where possible while still allowing for the proposed tree retention.

- (ii) Removal of the existing unused driveway crossing and reconstruction of the boulevard, sidewalk, curb and gutter to current COV standards.
 - (iii) Adjustment to all existing infrastructure to accommodate the proposed street improvements.
 - (i) Street improvements along Renfrew Street adjacent to the site and appropriate transitions including the following:
 - (i) Widened, broom finish saw-cut concrete sidewalk (to the preferred width of 2.44 m (8 ft.) where possible while still allowing for the proposed tree retention.
 - (ii) Adjustment to all existing infrastructure to accommodate the proposed street improvements.
 - (j) Provision of improvements at the intersection of Renfrew Street and Venables Street including:
 - (i) Upgrades to the existing traffic signal including APS (accessible pedestrian signal), and associated enabling works to modify or relocate existing infrastructure.
 - (k) Rebuild lane south of Venables Street along the property frontage as per CoV "Higher-Zoned Laneway" specification and install a new catch basin on the eastern side of the development site that ensures drainage from the laneway is directed into the catch basin.
 - (l) Provision of the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- 2.3 Engineering Services will require all utility services to be underground for this "conditional" development. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features. The applicant shall provide written confirmation from BC Hydro that all required electrical plant is provided for on-site.

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.

Sustainability

- 2.4 Enter into an agreement with the City, on terms and conditions acceptable to the Director of Sustainability and the Director of Legal Services, that requires the future owner of the building 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

- 2.5 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or successor in function), the General Manager of Arts, Culture and Community Services, and the Director of Legal Service to enter into a Housing Agreement and Section 219 Covenant securing all dwelling units as social housing for the longer of 60 years and life of the building, which will contain the following terms and conditions:
- (a) A no separate-sales covenant.
 - (b) A no stratification covenant.
 - (c) A provision that none of the units in the building will be rented for less than one month at a time.
 - (d) That the social housing units will be legally and beneficially owned by a non-profit corporation, or by or on behalf of the city, the Province of British Columbia, or Canada as a single legal entity and used only to provide rental housing for terms of not less than one month at a time and prohibiting the separate sale or transfer of legal or beneficial ownership of any such units.
 - (e) Requiring such units to be used for "social housing", as that term is defined in the Vancouver Development Cost Levy By-law No. 9755.
 - (f) Not less that 44% of the social housing units will be occupied by households with incomes below the then current applicable Housing Income Limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission or equivalent publication, and each rented at a rate no higher than 30% of the aggregate household income of the members of the household occupying such social housing unit.
 - (g) Such other terms and conditions as the General Manager of Planning Urban Design and Sustainability and the Director of Legal Services may in their sole discretion require

Note to Applicant: This condition will be secured by a covenant pursuant to Section 219 of the Land Title Act and a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the *Vancouver Charter*.

- 2.6 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Arts, Culture and Community Services and the Director of Legal Services determine are necessary to require the applicant to:
- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Arts, Culture and Community Services as per the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the Development Permit Application.
 - (b) Provide a notarized declaration that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.
 - (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Arts, Culture and Community Services prior to issuance of the Demolition Permit. The Report must outline the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

Note to Applicant: If a long period of time elapses between Public Hearing and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.

- (d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Arts, Culture and Community Services prior to issuance of the Occupancy Permit. The Report must outline the names of tenants; indicate the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

Environmental Contamination

- 2.7 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: 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 site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws.

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

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**2924 Venables Street
ADDITIONAL INFORMATION**

1. SUMMARY OF TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<ul style="list-style-type: none"> Applicant has offered to pay eligible tenants a lump-sum per unit based on length of tenancy. Specifically, 2 months' rent for tenancies up to 5 years; 3 months' rent for tenancies for over 5 years and up to 10 years; 4 months' rent for tenancies over 10 years and up to 20 years; and 6 months' rent for tenancies over 20 years.
Notice to End Tenancies	<ul style="list-style-type: none"> Applicant to provide regular project updates to tenants throughout the development approvals process. Applicant is required to provide a minimum of four months' notice to end tenancy after all permits are issued (e.g. all development, building, and demolition permits in place).
Moving Expenses	<ul style="list-style-type: none"> Applicant to provide \$862.50 for bachelor or \$1,150 for 1-bedroom units upon moving out of existing building and the same again if moving back into new building if First Right of Refusal is taken up.
Ensure permanent rehousing options	<ul style="list-style-type: none"> Applicant to actively engage with tenants on an individual level to provide tenants with options to other units within Brightside's Housing portfolio, consistent with Brightside's current rental levels and the residents incomes, or in comparable units in the City of Vancouver. Where no suitable option can be identified, the applicant will explore other options for suitable alternate accommodation that are affordable to the resident. This may include options in other neighbourhoods or outside of the City of Vancouver, if requested by the tenant. Applicant, to the best of their abilities, will limit the impact of relocation on the existing residents by making every effort to secure a permanent replacement residence option to meet the individual needs of the residents.
Maintain affordability	<ul style="list-style-type: none"> Applicant to relocate tenants into permanent housing that is priced at rents that are no higher than what they are eligible for based on existing subsidy requirements or 30% of gross household income, or the current rent, whichever is higher.

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<ul style="list-style-type: none"> • Applicant has a dedicated team providing the additional support to all residents, mainly senior residents, affected by the relocation. • Additional Support includes priority status in transferring to other Brightside buildings, conducting one-on-one interviews and surveys in an office within the current building, hiring translators as needed, attending office hours in the building on a weekly basis, assisting residents in applying for alternative housing, helping residents submit documents to BC Housing or other non-profit housing providers such as SAFER applications, helping with document completion and delivery, accommodating accessibility upgrades, and supporting and assisting residents in accessing local services based on their individual needs.
First Right of Refusal	<ul style="list-style-type: none"> • Applicant will offer the right of first refusal to the new units, provided that they choose to return to the building once construction is complete and continue to meet Brightside's application and income testing requirements. Residents who choose to return will pay rent in accordance with the existing rental policy of Brightside, which is based on income, and any requirements associated with the Community Housing Fund, the BC Housing program for the project. Based on our policy and the CHF requirements, rents will represent an average discount of 40% to 75% of market.

2. Urban Design Panel Minutes

Address:	2924 Venables St
Permit No.	RZ-2020-00007
Description:	To develop two 6-storey residential building with 146 social housing units over one level of underground parking consisting of 36 vehicle spaces and 232 bicycle spaces. The maximum building height is 21 m (68 ft.), the total floor area is 10,017 sq. m (107,822 sq. ft.), and the floor space ratio (FSR) is 2.06. This application is being considered under the Hastings-Sunrise Community Vision.
Zoning:	CD-1 (109) – CD-1
Application Status:	Rezoning Application (SHORT)
Review:	First
Architect:	Ryder Architecture
Delegation:	Warren Schmidt Jose Lillo, Ryder Architecture, Rebecca Krebs, PMG Landscape Architects, William Azaroff, Brightside Community Homes Foundation
Staff:	Marcel Gelein & Patrick Chan

EVALUATION: Support with Recommendations (9/0)

Introduction:

Rezoning Planner, Marcel Gelein, began by noting, this is a rezoning application from Brightside Community Homes Foundation, a non-profit social housing provider in Vancouver for one lot at 2924 Venables Street located on the se corner of Renfrew and Venables Street. The site is in the Hastings – Sunrise Community Vision Area.

The site is located approximately 600m south of Hastings Street (7 min walk) and along TransLink's Frequent Transit Network. The site has a frontage of approximately 103m (338 ft.) along Venables Street and approximately 42.3 m (138 ft.) along Renfrew Street. The total site area is approximately 4,490 sq. m (48, 328 sq. ft.). There is a significant slope that runs from west to east of approximately 7m. The site is currently zoned CD-1 and developed with a 3.5 storey, 64 unit social housing development for seniors constructed in 1977. The site is surrounded by predominantly RS-1 to the south, east and west. Across Venables to the north, it is zoned C-1 along Renfrew Street including mixed use development one to three storeys in height, 2 blocks to the north at 708-796 Renfrew St. There is a recently approved Affordable Housing Choices project for 73 market rental units.

Rezoning potential for the site is guided by the Hastings-Sunrise Community Vision. Under the community vision, rezoning can be considered for projects proposing social housing.

This proposal is to rezone the existing CD-1 to permit two 6 storey buildings for a total of 146 social housing units targeted for seniors, families and people with disabilities. It proposes a density of 2.06 FSR and a height of 21.0 m (68.9 ft.). The proposal includes one level of underground parking, with access from Venables Street. The applicant is proposing to attain a Passive House certification, ensuring reduced energy use (and associated energy costs).

Development Planner Patrick Chan began by noting the subject-site slopes an average of 6 ft. from the lane to Venables, and nearly 14 ft. from Renfrew to the east PL. Due to this slope, the carpark entry is from Venables. The site is zoned CD-1 currently and allows a 35 ft. height and 0.75 FSR. RS-1 lots with single-family houses sit to the south and immediate east. There is a two- to three-storey secondary school across Renfrew. North of the subject site, a block of C-1 lots line the east side of Renfrew.

In lieu of a specific prescribed form, other than *The Hastings-Sunrise Vision's* consideration for social housing, one may draw from the surrounding zones to evaluate the proposal. This is not to subject the new building to fit within the existing envelopes, but to make clear some urban design and social-spatial objectives the proposal can respond and interpret. Some of the surrounding zones' objectives are:

- **RS-1:** Generous rear yards and open-spaces between buildings are emphasized. Tree retention is also helps to enhance the landscape provide natural screens between neighbours.
- **C-1:** A general 35 ft. (or three-storey) is anticipated. Characteristic of the C zones is the scaling down of bulk at the building's rear to better transition to the lower scale fabric across the lane. Larger developments should also incorporate breaks, projections, recesses and material changes to mitigate appearance of expansive horizontality and bulk. Larger sites should provide some at-grade open space. Finally, a wider sideyard is expected to ease transition if its sideyard is immediately next to a R-zone.

While the proposed building exceeds the current CD-1, C-1 and RS-1 provisions, aspects of the proposal remain attentive to the urban design objectives addressed above. For example:

- **Massing and Height:** The uppermost two floor step in at both buildings help to reduce the appearance of overall, and especially upper-storey, bulk to ease transition.
- **Character:** The warmer palette used for the first four floors' cladding references the brick used in the area. This brick-base also expresses the building-form as a 4-storey base plus 2 top floors, rather than a full six-storey extrusion. Again, this helps to reduce appearance of bulk.
- **Courtyard Location:** The courtyard located at the rear is substantial open space eases the transition to the single family lots to the south, while aiding tree-retention. Moreover, the possibility to cut through the courtyard to Venables contributes to the area's connectivity and walkability.
- **Generous Setbacks:** The 37 ft. wide east sideyard is a generous buffer with opportunity for substantial planting. The 20 ft. setback along Renfrew aligns the building-face to the houses to its south, while preserving a tree-lined streetscape.

Mr. Chan ended the presentation by reminding the panel this project in providing seniors, persons with mobility challenges and low-income families, with well-considered indoor and outdoor spaces offers a form of socio-spatial equity – to be just in this context is to provide shelter for the most vulnerable. As such, urban design objectives should be interpreted with some flexibility with consideration of the viability of meeting housing unit-count and unit-configurations, program operations, on-site open space, amongst other factors.

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

Massing, Siting + Character

- Interpretation of the urban design objectives expressed in its massing, scale, and articulation
- Transition to the surrounding lower-scale fabric
- Wayfinding strategies

Open Space Planning

- Tree retention to aid screening / privacy
- Courtyard's Permeability to aid neighborhood connectivity
- Courtyard's Usability

Applicant's Introductory Comments:

The applicant noted their client Brightside Community Homes Foundation is the largest not-for-profit society in the City, and its service and is very much needed.

The purpose of the project is to provide affordable housing to a neighborhood that has expressed need. The project is proposing a total of 146 units of studios, 1, 2 and 3 bedrooms. This is an increase of 82 new housing units over what is on site currently.

A key planning consideration of the project is minimize the visual impact on the surrounding neighborhood while providing a robust and energy efficient facility in a cost effective and easily maintainable facility.

Key site constraints include site grade-change, and maintaining porosity and connectivity throughout the site with the grade change. The design is also exasperated by a very high water table with a likely presence of a creek below the building.

Regarding the development of the massing, the applicant noted they have worked with planning over the last 2 years, and aims to address as many concerns/targets from City staff.

The applicant is looking to provide a generous set back to the east (to buffer from the adjacent RS-1 lots to the east) and to the south, which also have RS-1 lots.

The applicant is looking to maintain a simple and robust envelope that is cost efficient but still maintains a strain of elegance. The project's design is inspired by the Vancouver Specials around the site. Durability and tactility is a key driver with the material choices.

The mature trees that line the street are quite substantial; these along with the canopy roots define the setbacks. The amenity rooms are visually connected, and functionally they can also be connected to form a more contiguous space.

The existing trees around all 4 edges of the site will be retained to maintain a green perimeter around. There is a shared courtyard space and a shared communal space. All of the units on the ground floor have their own semi private space.

The staff and 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. RAHBAR** and seconded by **MS. LONG** and was the decision of the Urban Design Panel:

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

- Design Development to the overall massing in particular to the treatment of the mass to the South and the East to the adjacent RS-1 zone;
- Design Development to provide further accessibility between the two amenities for a more direct barrier-free connection;
- Consider locating the family units at the ground floor facing the courtyard;
- Design Development to further emphasize the entries;
- Consider planting and low gates to define the courtyard as a semi-private open space both from the lane and Venables.

Related Commentary

There was general support from the panel. There was a lot of support in recognition that more housing is needed. The panel found that overall the project is well handled. The general massing and density appear not to be an issue it is well distributed.

The panel commended the applicant on providing housing for all ages – seniors, families, and all mobilities.

The Panel is appreciating of the site organization and the tree retention strategy. The existing trees aid in reducing the mass.

The panel is supportive of non-market housing; however they have concerns with the scale and mass especially as it relates to the RS-1 zone at the southwest corner. The panel suggested increasing the set back at the south edge of the west building. Furthermore some of the elements are repetitive and the lack of articulation does little to break up the mass.

There was concern with the livability of the ground floor units facing Renfrew as several are lower than the grade of the sidewalk. The panel noted this area will be more compressed with the large tree canopies that can minimize the sunlight.

The windows are small on the north and west elevations. The interface with the lane might be too public, with the many pathways cutting through the semi private courtyard. The panel noted more separation is needed so that courtyard can feel that it belongs to the residents.

A panelist suggested providing a window along the laundry area so there is over sight to the children's play area.

The panel was supportive of the south facing courtyard and the location of the amenity rooms. There were concerns raised about accessibility between the two amenity areas of each building and whether they could be more level with each other. There were also concerns raised about the courtyard being too permeable such that the public may use or cut through the space. One panel member suggested exploring planting and low gates as a means to define the area as semi private, yet still allow views in. The panel also encouraged the applicant to plant some large trees in the courtyard to provide shade and help mitigate the scale of the buildings. The panel also suggested locating the 3 bedroom family units to the courtyard level.

The panel noted the Passive House certification is to be commended.

The panel was supportive of the Vancouver Special as the inspiration of the material palette.

The panel suggested pulling more from this inspiration and using more than one material at the base of the buildings.

The panel commented that the entry gets lost and could benefit from more pronunciation or articulation.

Applicant's Response: The applicant team thanked the panel for their comments.

1. Public Consultation Summary

This section contains:

- List of engagement events, notification, and responses
- Map of the notification area
- Analysis of all comments received

List of Engagement Events, Notification, and Responses

	Dates	Results
Events		
Pre-application open house (applicant led)	October 8, 2019	97 attendees
Virtual open house (City led)	June 8 – June 28, 2020	496 participants (aware)* <ul style="list-style-type: none"> • 237 informed • 25 engaged
Public Notification		
Postcard distribution – Notice of Rezoning Application and Virtual Open House	June 3, 2020	1,155 notices mailed
Public Responses		
Pre-application comment forms	October 8, 2019	43 submittals
Online questions	June 8 – June 28, 2020	8 submittals
Online comment forms <ul style="list-style-type: none"> • via Rezoning Centre website • via Shape Your City platform 	April – May, 2020 June – August, 2020	21 submittals 21 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	May – August, 2020	42 submittals <ul style="list-style-type: none"> • 30 responses • 4 responses • 7 responses
Other input	April – August, 2020	8 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	June – August, 2020	573 participants (aware)* <ul style="list-style-type: none"> • 261 informed • 25 engaged

Note: All reported numbers above are approximate.

*The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware:** Number of unique visitors to the application webpage that viewed only the main page.
- **Informed:** Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged:** Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

Map of Notification Area



Analysis of All Comments Received

Below is a summary of feedback received from the public by topic and ordered by frequency**.

Generally, comments of support fell within the following areas:

- **Affordable housing:** The provision of affordable housing, particularly for seniors, is needed in the city.
- **Building height, massing, and density:** The proposed height, massing and density would be appropriate, while greater density would be further supported due to its location's proximity to amenities.

- **Green space and open space:** Appreciate the provision of greenspace and gardens. The courtyard would be a suitable gathering place for future residents as well.
- **Sustainability:** The passive house design is appropriate and the proposed project meets sustainability targets.

Generally, comments of concern fell within the following areas:

- **Building height, massing, and density:** The density of the proposed development is too drastic in relation to the neighbourhood's existing buildings. Some respondents, on the other hand, suggested that more density and height is needed to incorporate more housing units.
- **Building setback:** The setback on the building is not necessary as more housing units could be incorporated without the setback.
- **Parking within the development:** Fewer parking spaces could lower the cost of the building, making the units more affordable. One respondent suggested that more parking spaces would be required due to the added density. Similarly, more visitor parking spaces would be appropriate as well since it is primarily a seniors housing project.
- **Sustainability:** Meeting the passive house standards could make the housing units less affordable. Relaxing the policy should be considered.
- **Housing units:** There are not enough housing units proposed.
- **Existing building:** The old building should remain rather than develop a new building.

The following are other comments received from the public but were not as frequently occurring as the above topics.

General comments of support:

- The project has general support but would like to ensure there is school capacity for the increase in population.
- Appreciate the tree retention efforts.
- The open space is appropriate as it could be a play area for children.
- The building design is aesthetically pleasing.
- General support for the project

General comments of concern:

- The maintenance and funding of the social housing project may not be sustainable over the long term. Consider converting half of the units into market rental housing to fund the social housing units.
- Bicycle spaces may not be well suited for seniors who will live in the building.

- The proposed development would further impact the current challenges of finding parking.
- Having two additional 6-storey residential buildings in the neighbourhood is excessive.
- Concern on the relocation of seniors who currently live in the Alice Saunders House.

Neutral comments/suggestions/recommendations:

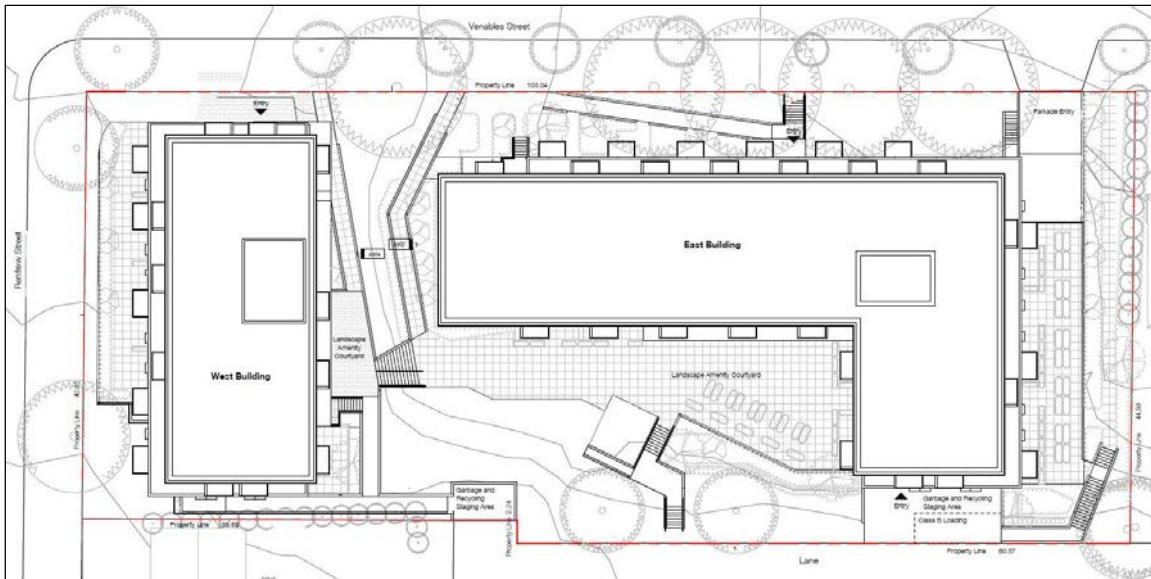
- The proposed development could be further away from a busy arterial road.
- The project is supported but the rezoning process is too long and complex.
- Would like to ensure the number of housing units in the existing building would also be reflected in the new development.
- Gardening is popular in the neighbourhood, would like to see some garden containers devoted a community garden.
- The virtual open house was well put together by staff.
- The proposal responds well the single family dwelling homes to the west, but it should also consider the future development potential of those homes.
- Need to ensure the relocation process is a smooth transition.
- Would need to ensure units are accessible with appropriate showers and doors for seniors.

** Submitted comments may each include statements of support, concern, or neutral or general statements. Staff's analysis emphasizes a qualitative approach. Some duplication of responses may result where respondents chose to provide feedback using different mediums (comment form, email to the planner, petition, etc.).

* * * * *

2924 Venables Street
FORM OF DEVELOPMENT DRAWINGS

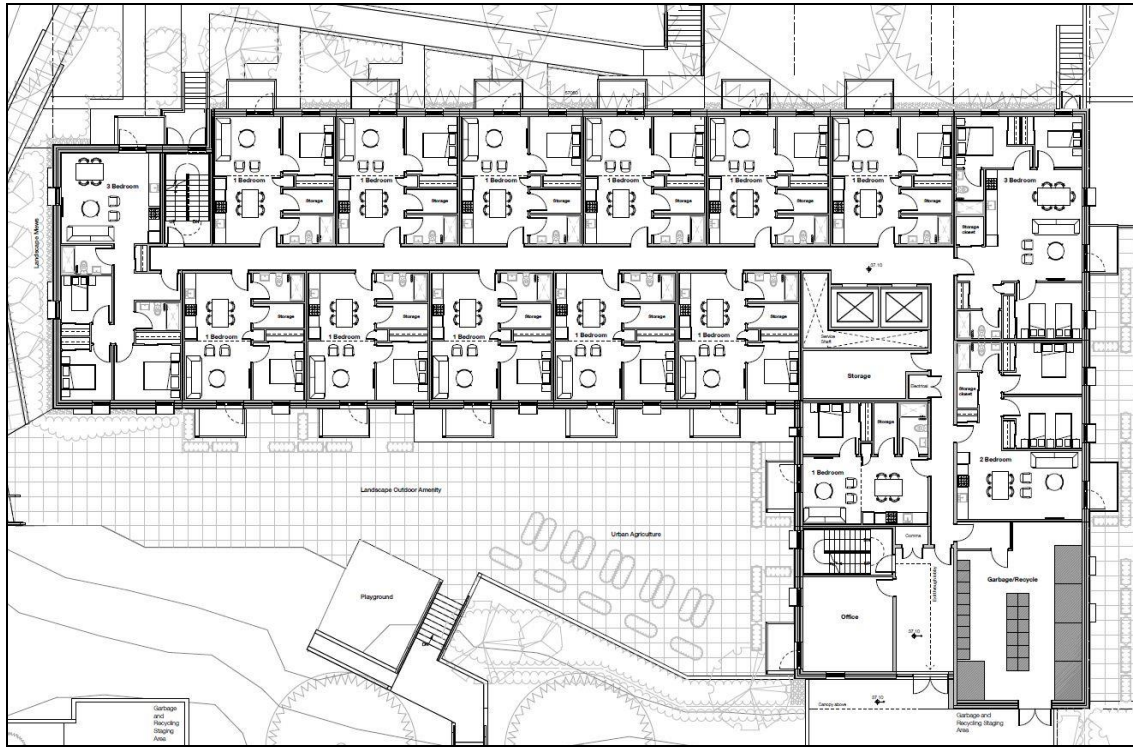
Site Plan



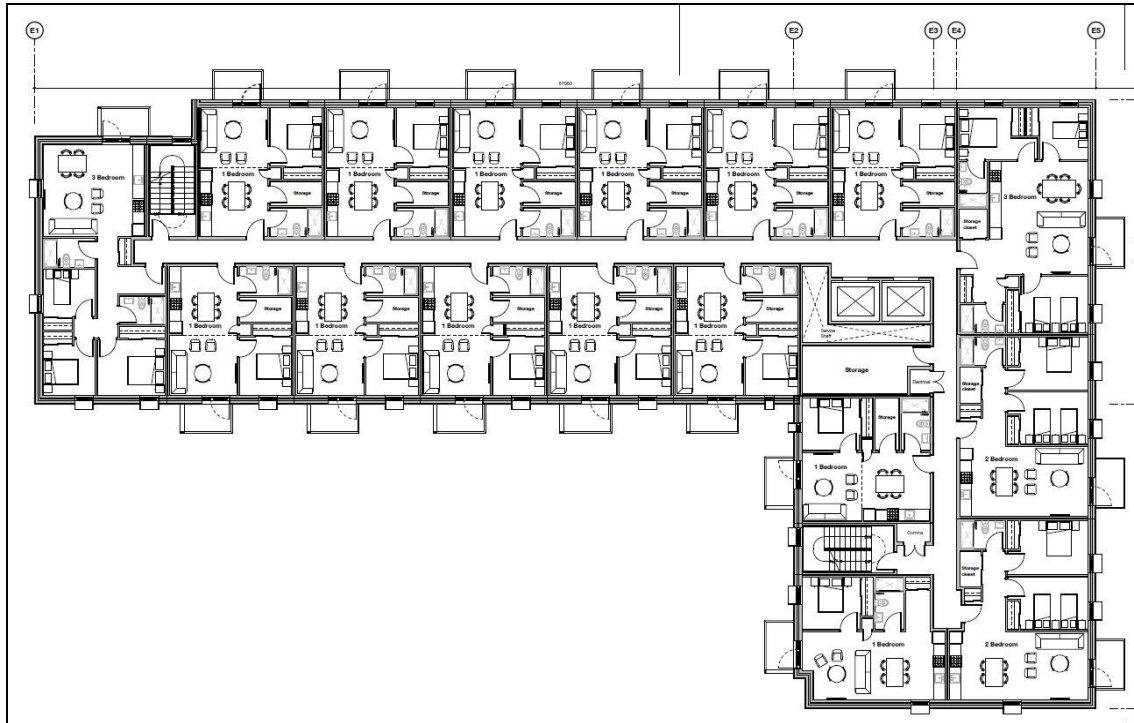
East Building – Ground Floor Plan



East Building - Level 2 Floor Plan



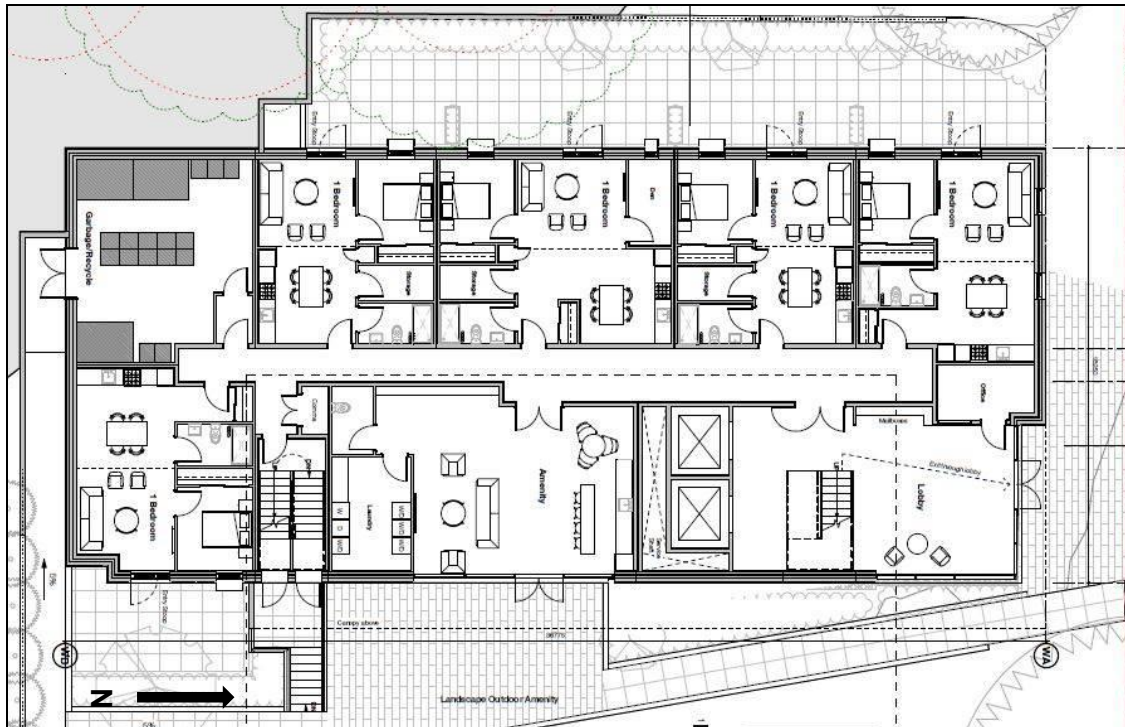
East Building - Level 3-4 Floor Plan



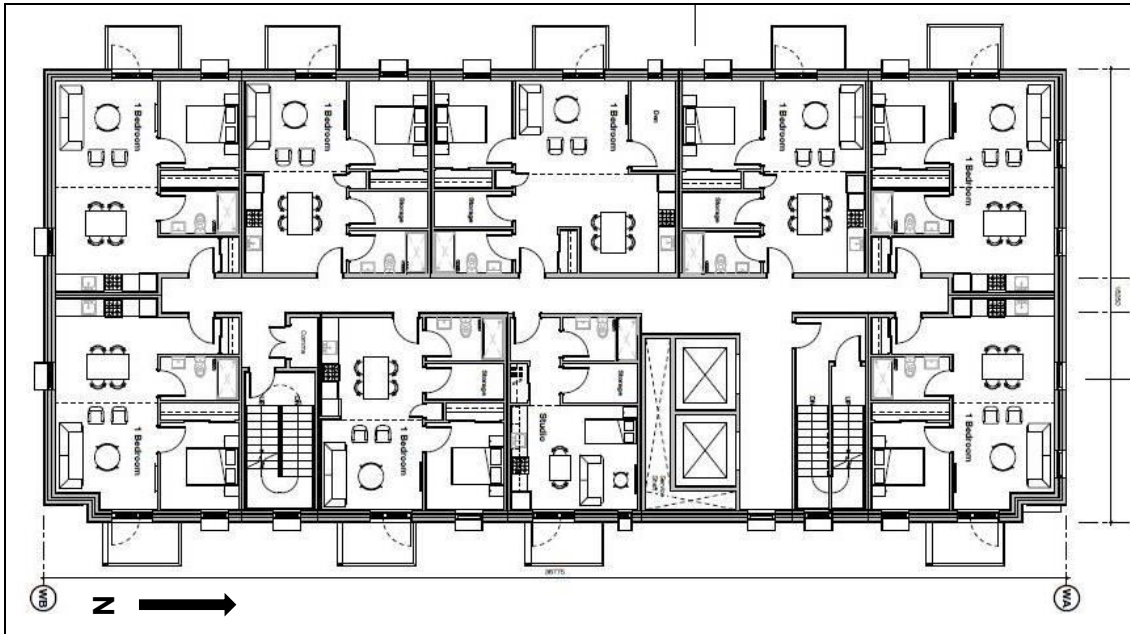
East Building - Level 5-6 Floor Plan



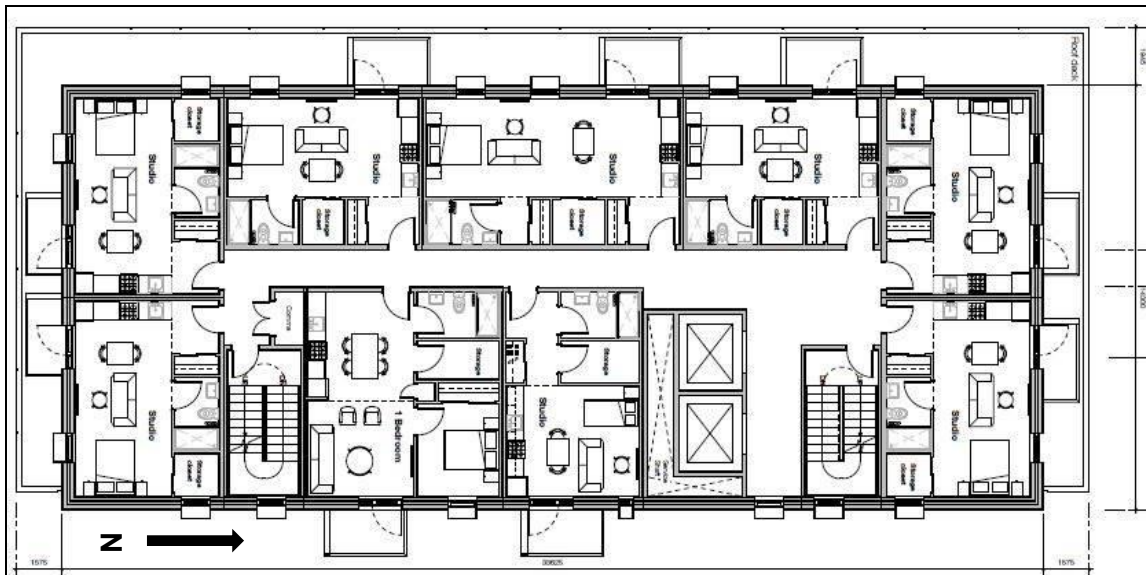
West Building – Ground Floor Plan



West Building – Level 2-4 Floor Plan



West Building – Level 5-6 Floor Plan



East Building – North Elevation



East Building – South Elevation



East Building – East Elevation



East Building – West Elevation



West Building – North Elevation



West Building – South Elevation



West Building – West Elevation



West Building – East Elevation



**2924 Venables Street
PUBLIC BENEFITS SUMMARY**

Project Summary:

Construct two six-storey residential buildings providing a total of 145 social housing units (81 net new).

Public Benefit Summary:

The proposal would provide 145 residential units, secured as social housing for longer of 60 years and the life of the building.

	Current Zoning	Proposed Zoning
Zoning District	CD-1 (109)	CD-1 (109) amended
FSR (site area = 4,490 sq. m sq. m (48,330 sq. ft sq. ft.))	0.75	2.02
Buildable Floor Space	3,367.5 sq.m (36,248 sq.ft)	9,079.1 sq. m (97,725 sq. ft.).
Land Use	Residential	Residential

Summary of development contributions expected under proposed zoning¹

City-Wide DCL	\$0
City-Wide Utilities DCL	\$0
TOTAL	\$0

Other benefits (non-quantified): 145 units of social housing units secured for the longer of 60 years and the life of the building.

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**2924 Venables Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

APPLICANT INFORMATION

Architect	Ryder Architecture (Canada) Inc.
Developer	Brightside Community Homes Foundation
Property Owner	Brightside Community Homes Foundation

PROPERTY INFORMATION

Street Address	Property Identifier (PID)	Legal Description
2924 Venables Street	007-625-022	Lot 1 Block 2 North West 1/4 of Section 24 Town of Hastings Suburban Lands Plan 15707

SITE STATISTICS

Site Area	4,490 sq. m (48,330 sq. ft.)
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DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed	Recommended (Other than Proposed)
Zoning	CD-1 (109)	CD-1 (109) amended	--
Uses	Residential	Residential	--
Floor Space Ratio (FSR)	0.75 FSR	2.06 FSR	2.02 FSR
Floor Area	3367.5 sq.m (36,248 sq.ft)	9,253.0 sq. m (99,599 sq. ft.)	9,079.1 sq. m (97,725 sq. ft.).
Maximum Height	10.7 m (35 ft.)	68.90 ft. (21.0 m)	
Unit Mix	N/A	Studio: 37 (25 %) One-Bedroom: 89 (61 %) Two-Bedroom: 10 (7 %) Three-Bedroom 10 (7 %) Total Units: 146	Studio: 42 (29 %) One-Bedroom: 82 (57 %) Two-Bedroom: 11 (8 %) Three-Bedroom 10 (7 %) Total Units: 145
Parking Spaces	Per Parking By-law	Site total – 36 Visitor – 7	--
Bicycle Spaces	Per Parking By-law	Class A - 232	--
Natural Assets	On-site trees: 20 City-owned street trees: 18 Shared trees: 2 Total: 40 trees	Removal: 18 on-site trees Retention: 2 on-site trees + 2 shared trees + 18 City-owned trees Proposed new trees: 23 (to be confirmed at the development permit stage) Total: 45 trees	--

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