



REFERRAL REPORT

Report Date: October 20, 2020
Contact: Michael Naylor
Contact No.: 604.871.6269
RTS No.: 14095
VanRIMS No.: 08-2000-20
Meeting Date: November 3, 2020
[Submit comments to Council](#)

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 724 East 56th Avenue

RECOMMENDATION

- A. THAT the application by Cornerstone Architecture, on behalf of 7280 Fraser Holdings Ltd., the registered owner of the lands at East 56th Avenue [*PID 014-268-329; Lot B Block 2 District Lot 658 Plan 1810*], to rezone the lands from RS-1 (Single-detached and Duplex) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 1.40, and permit the development of 12 rental townhouse units, be referred to a Public Hearing together with:
- (i) Plans prepared by Cornerstone Architecture received on December 11, 2019;
 - (ii) Draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application 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 draft CD-1 By-law, generally in accordance with Appendix A, for consideration at Public Hearing.

- B. THAT, subject to approval in principle of the rezoning and the Housing Agreement described in Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, after the Housing Agreement has been agreed to and signed by the applicant and its mortgagee(s) and prior to enactment of the CD-1 By-law contemplated by this report.

- C. THAT, subject to approval of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C;

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

- D. THAT Recommendations A to C be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner;
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone the site at 724 East 56th Avenue to permit an FSR of 1.40, under the *Affordable Housing Choices Interim Rezoning Policy* (the “AHC Policy”). The proposal is for two residential townhouse buildings with a total of 12 secured rental housing units.

Staff have assessed the application and conclude that it meets the intent of the *AHC Policy*. If approved, the application would contribute 12 secured rental housing units towards the City’s housing goals as identified in the *Vancouver Housing Strategy*. Staff 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 a Public Hearing and the conditions outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- *Affordable Housing Choices Interim Rezoning Policy* (2012, last amended 2018)
- *Rental Incentive Programs Bulletin* (2012, last amended 2020)
- *Secured Rental Policy* (2019)
- *RS-1 Design Guidelines* (1993, last amended 2004)
- *Family Room: Housing Mix Policy for Rezoning Projects* (2016)
- *High-Density Housing for Families with Children Guidelines* (1992)
- *Housing Vancouver Strategy* (2017)
- *Green Buildings Policy for Rezonings* (2010, last amended 2018)
- *Community Amenity Contributions Policy for Rezonings* (1999, last amended 2020)

- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Sunset Community Vision (2001)
- Urban Forest Strategy (2014)

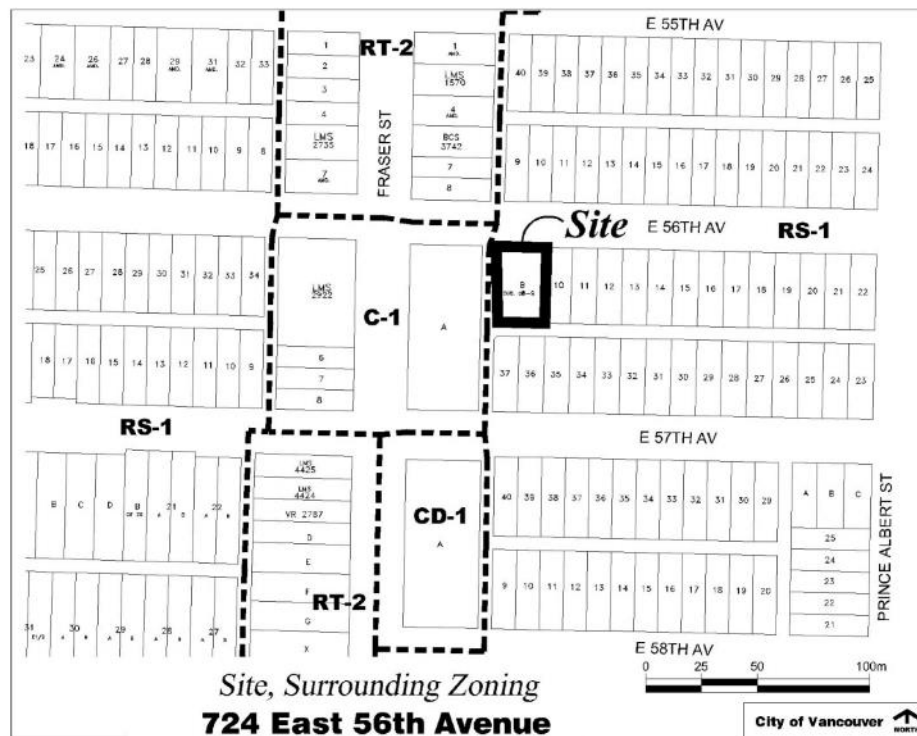
REPORT

Background/Context

1. Site and Context

The site is 763.4 sq. m (8,217 sq. ft.) in area and located on East 56th Avenue, one lot east of Fraser Street (see Figure 1). The site has a frontage of 22.6 m (74 ft.) on East 56th Avenue and a depth of 33.7 m (110 ft.). It is bounded by a lane to the west and south, and a single-detached house to the east. The site is zoned RS-1 (Single-detached and Duplex) District and is currently developed as a parking lot.

Figure 1: Site and Surrounding Zoning



The lot to the west, 7280 Fraser Street, is zoned C-1 (Commercial) District and is currently developed with a single-storey commercial building. It is owned by the same developer, who has submitted a CD-1 rezoning application to permit the development of six-storey, mixed-use rental building. The area to the north, south and west of the site is zoned RS-1 (Single-detached and Duplex) District and developed with single-detached houses.

Local School Capacity – The site is located within the catchment area of Walter Moberly Elementary School (1000 East 59th Avenue), less than a 10-minute walk to the southeast, and

John Oliver Secondary School (530 East 41st Avenue), a 20-minute walk to the north. Walter Moberly Elementary currently has an operating capacity of 677 students. The *Vancouver School Board (VSB)'s Draft Long Range Facilities Plan (LRFP)* dated May 29, 2019, indicates a 2019 enrolment of 468 students (69% of capacity), which is forecast to remain the same by 2027. John Oliver Secondary has an operating capacity of 1,700 students. According to the *LRFP*, there were 1,151 students enrolled (68% of capacity) in 2019, while the forecasted enrolment by 2027 decreases to 62%. Therefore, both schools are estimated to be operating under-capacity in the coming years.

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

- **Public Parks** – Moberly Park and Ross Park, located within a five-minute walk to the southeast. Sunset Park, located just over a 10-minute walk to the northwest.
- **Community Centres** – The Moberly Arts and Culture Centre is located within a five-minute walk to the south. The Sunset Community Centre is located just over a 10-minute walk to the northwest.
- **Child Care Facilities** – There are four childcare facilities within a 10-minute walk.
- **Transit** - Fraser Street is a TransLink frequent transit network route, and the site is located one lot east of the No. 8 Fraser bus and the N8 night bus running between Southeast Marine Drive and Waterfront Station.
- **Bike routes** – 59th Avenue, three blocks south, is a designated east-west bike route. Prince Edward Street, three blocks west, and Inverness Street, two blocks to the east, are designated north-south bike routes.

Policy Context

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

On November 26, 2019, Council approved the *Secured Rental Policy (SRP)*, which consolidates opportunities for rezoning for secured rental housing previously contained in the *AHC Policy* and the previous *Secured Market Rental Housing Policy (R100)*. While the *AHC Policy* was formally closed to new rezoning enquiries after June 30, 2019, applications received up to this date will continue to be reviewed and assessed under the *AHC Policy*. The enquiry for this rezoning application was submitted on February 14, 2019, and therefore may be considered under the *AHC Policy*.

Rezoning applications considered under the *AHC Policy* must meet a number of criteria such as providing 100% of the residential floor area as secured rental housing, fitting contextually with neighbouring development and meeting location requirements. For properties within 100 m of an arterial street such as Fraser Street, buildings up to 3½ storeys in ground-oriented townhouse forms or four-storey apartment forms may be considered.

The *AHC Policy* allows for a maximum of two projects to be considered within 10 blocks along an arterial. One other *AHC Policy* project, 7280 Fraser Street, is within this 10-block limit with respect to this rezoning application, and is currently proposed for rezoning by the same developer.

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

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

On November 26, 2019, Council also directed staff to prepare new rental zones for use in future site-specific rezonings considered under the *SRP*, to simplify the process for new rental housing projects. As of the date of this report, implementation work on these changes is still underway, and during this interim period, new rezoning proposals in RS- and RT-zoned areas are not being accepted. Should new rental zones be approved by Council in the future, rezoning applications in the RS and RT districts would be accepted under the *SRP* as a pilot on a time-limited basis.

RS-1 Zoning - The intent of *RS-1 District Schedule* is to maintain a small-scale residential character. RS-1 zoning permits one- and two-family dwellings with a height up to 10.7 m (35 ft.), or approximately 2½ storeys, and a density up to 0.70.

Development Cost Levy By-Laws – Under Section 3.1A of the Vancouver Development Cost Levy By-law No. 9755 (the “DCL By-law”), projects which meet the by-law’s definition of “for-profit affordable rental housing”, a term specifically used by the province in Section 523D(10.3)(a) of the Vancouver Charter, are eligible for a waiver of the City-wide DCL for the residential portion of the development. The DCL By-law establishes maximum unit sizes and maximum average rents by unit type for the project to be eligible for the waiver. Current rental rates and unit sizes are outlined in the *Rental Incentive Programs Bulletin* and are updated on an annual basis.

Prior to September 30, 2020, eligible projects were also entitled to a waiver under the Vancouver Utilities Development Cost Levy By-law No. 12183 (the “Utilities DCL By-law”). In-stream rate protection provided under the Vancouver Charter allows eligible projects to apply for a waiver of the Utilities DCL provided that the corresponding building permit is issued before September 30, 2021 (within 12 months of the effective date of the Utilities DCL By-law change).

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

Strategic Analysis

1. Proposal

This application proposes the development of two ground-oriented townhouse buildings with a total of twelve secured market rental housing units (see Figure 2). The front building on East 56th Avenue will contain eight units and the rear building on the lane will contain four units. A density of 1.40 FSR is proposed representing a total floor area of 1,069 sq. m (11,506 sq. ft.). This application is consistent with the maximum building height permitted under the existing RS-1 zoning of 10.7 m (35.1 ft.).

Vehicle and bicycle parking for this application will be located under the adjacent building at 7280 Fraser Street, proposed under a separate rezoning application by the same developer.

Figure 2: Birds Eye View of Proposed Townhouses



2. Land Use

The application proposes residential use, which is consistent with the intent of the *AHC Policy* and with the surrounding RS-1 zoning, for which one- and two-family dwellings, secondary suites, and laneway houses are permitted.

3. Density, Height and Form of Development

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

The *AHC Policy* permits consideration of additional height and density along this section of East 56th Avenue up to 3½ storeys in ground-oriented townhouse forms to support secured market rental developments. The policy requires applications to demonstrate a “transition-zone” concept, where ground-oriented affordable housing types provide a transition between higher density forms along arterial streets and lower density residential areas. As the policy is informed by local area guidelines, staff have also analyzed the proposal against the *RS-1 District Schedule*, which seeks to maintain a small-scale residential character.

Density and Height – Existing RS-1 zoning permits consideration of development with a maximum conditional density of 0.70 FSR and a maximum conditional height of 10.7 m (35.1 ft.). The rezoning application proposes a maximum density of 1.40 FSR and is consistent with the RS-1 permitted height of 10.7 m (35.1 ft.).

Form of Development – The application responds to the policy by proposing Passive House-certified, ground-oriented stacked townhouses containing 12 secured rental housing units (see Figure 3). The front building is a three-storey stacked townhouse with four ground-floor units accessed directly from East 56th Avenue, and four units located above that are accessed from the interior courtyard. The rear building contains four 2½-storey townhouse units accessed from the lane. A courtyard of 7.3 m (24.0 ft.) separates the two buildings, enabling livable units with daylight access and cross ventilation.

Figure 3: Front View – from East 56th Avenue



To respond to the context of the single-detached residential neighbourhood, the maximum building height is the same as the maximum height permitted in the RS-1 zone. The front setback along East 56th Avenue is 3.65 m (12 ft.), while the south building is set back from the lane by 3.05 m (10 ft.). These setbacks help to create a respectful and inviting streetscape and an appropriate fit within the neighbourhood context, and they provide small yard spaces for the units. Staff recommend further design development to the townhouse facades to better differentiate individual units and enhance the project’s fit within the neighbourhood context. The overall form and character of the townhouse buildings are supportable in terms of contextual fit, subject to the design development conditions listed in Appendix B.

Amenity Spaces – The outdoor courtyard between the two rows of townhouses serves as an outdoor amenity space for townhouse residents. However, there is no indoor amenity space located on-site due to the relatively small size of the development. The developer has proposed to allow townhouse residents to access the indoor and outdoor rooftop amenity spaces located in the proposed rezoning application at 7280 Fraser Street (see Figure 4). A legal agreement will be secured as a condition of rezoning to ensure that townhouse residents have access to the amenity spaces at 7280 Fraser Street (see Appendix B).

Figure 4: Townhouse Courtyard and Proposed Amenity Spaces on 7280 Fraser Street



Landscape – This application will provide landscaped ground-floor patios for units facing East 56th Avenue and the rear lane, as well as a landscaped courtyard. Approximately 13 new trees will also be planted on-site in the central courtyard and ground-floor patios. Landscape conditions are included in Appendix B.

Urban Design Panel – Lower scale developments such as townhouses are generally not subject to Urban Design Panel review, and this project was not reviewed by the Panel. Staff recommend that, if this application proceeds to a development permit application, Panel review be considered at that time. Should the rezoning be approved, staff expect to see continued design improvement through the development permit stage, as outlined in the conditions contained in Appendix B.

4. Transportation and Parking

Vehicle and bicycle parking for this application is to be provided under the adjacent building at 7280 Fraser Street. Under the Parking By-law, a minimum of 12 vehicle parking and 28 bicycle parking spaces are required. This application proposes 12 off-street parking spaces, one visitor space, 28 Class A bicycle spaces, and two Class B bicycle spaces, which exceed the minimum requirements for this project.

Townhouse residents can access their vehicle and bicycle spaces under 7280 Fraser Street by crossing the rear lane and using one of two stairwells, or an elevator in the building's lobby. A legal agreement will be secured as a condition of rezoning to ensure that townhouse residents have access to their off-site parking and bicycle spaces (see Appendix B).

5. Housing

The *Housing Vancouver Strategy* (Housing Vancouver) and associated *3-Year Action Plan* is the culmination of a year-long process of gathering, synthesizing and testing new ideas and approaches to addressing housing affordability in Vancouver. This application, if approved, would add 12 rental housing units, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 5).

Figure 5: Progress Towards 10-Year Housing Vancouver Targets for Purpose-Built Market Rental Housing as of June 30, 2020

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

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

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

Unit Mix – This proposal would deliver a variety of unit types in the form of four (4) one-bedroom units, two (2) two-bedroom units, and six (6) three-bedroom units. The *Family Room: Housing Mix Policy for Rezoning Projects* policy sets family housing requirements at 35%. This application would deliver eight family units (approximately 66%) in a mix of two-bedroom and three-bedroom units, thereby exceeding the policy. These units are to be designed in accordance with the *High Density Housing for Families with Children Guidelines*.

CACs – This rezoning application is exempt from CACs as per the *Community Amenity Contributions - Through Rezoning Policy* (see Public Benefits).

Development Cost Levy Waiver – This application is eligible to seek a DCL waiver. If the applicant seeks the waiver, they will be required to request it during the Development Permit application process by submitting a DCL Waiver Form, including a final rent roll that sets out the starting monthly rents at the time of the occupancy permit, in order to ensure compliance with the DCL By-law. Through the Development Permit application process, the City would also ensure that the average unit sizes do not exceed the maximum thresholds set out by the DCL By-law.

Average Rents and Income Thresholds – The average rents on the eastside for various units are shown in Figure 6. Rent increases over time are subject to the *Residential Tenancy Act*.

Average market rents in newer rental buildings on the eastside are shown in Figure 6. An average two-bedroom market rental unit could be affordable to a couple employed in occupations such as technical roles in engineering or manufacturing. Market rental housing provides options which are significantly more affordable than average home ownership costs as illustrated in Figure 6.

Figure 6: Market Rents in Newer Eastside Buildings, Costs of Ownership and Household Incomes Served

Unit Type	Newer Rental Buildings Eastside Side ¹		Monthly Costs of Ownership for Median-Priced Unit – Eastside ²	
	Average Rent	Average Household Income Served	Monthly Costs Associated with Purchase	Average Household Income Served
1 Bedroom	\$1,796	\$71,840	\$2,824	\$112,960
2 Bedroom	\$2,378	\$95,120	\$3,852	\$154,080
3 Bedroom	\$2,603	\$104,120	\$5,394	\$215,760

¹ Data from the October 2019 CMHC Rental Market Survey for buildings completed in the year 2010 or later on the Eastside of Vancouver

² Based on the following assumptions in 2019: median of all BC Assessment recent sales prices in Vancouver Eastside in 2019 by unit type, 10% down payment, 5% mortgage rate, 25-year amortization, \$150 – 250 monthly strata fees and monthly property taxes at \$2.56 per \$1,000 of assessed value.

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2019, the purpose-built apartment vacancy rate was 1.0% in Vancouver. The vacancy rate (based on the CHMC Market Rental Survey) for the Southeast Vancouver area within which this site is located is 2.7%. A vacancy rate of 3% to 5% represents a balanced market.

Security of Tenure – All 12 units would be secured through a Housing Agreement and/or a Section 219 Covenant for the longer of 60 years and the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units. The addition of new market rental housing units contributes toward the Housing Vancouver targets. Conditions related to securing the units are contained in Appendix B.

Existing Tenants – There are no existing tenants on this site.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning* (2010, last amended 2018) requires that residential 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* under the near-zero-emissions-buildings requirements, and the applicant is pursuing Passive House certification for the proposed buildings. 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 – There are currently no trees on the existing site, which is developed as a parking lot. There are two existing street trees along East 56th Avenue in front of this site which will be preserved. On-site trees are requested as part of this rezoning application. There are no historical streams located in proximity to the site.

7. Public Input

Pre-Application Community Consultation – The applicant held a pre-application open house on September 25, 2019 at the Sunset Community Centre to get early feedback on the proposal. A total of approximately 1,460 notification letters were sent out. Approximately 25 people attended this event and 13 written comments were received. Most of the concerns expressed were with respect to parking availability, open space and neighbourhood fit.

Public Notification – A rezoning information sign was installed on the site on February 21, 2020. The 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).

Approximately 1,355 notification postcards were distributed within the neighbouring area on or about March 9, 2020 to notify residents about this application’s in-person open house, scheduled for March 30, 2020. However, the in-person open house was cancelled because of the provincial health authority’s restrictions for public gatherings due to the COVID-19 pandemic.

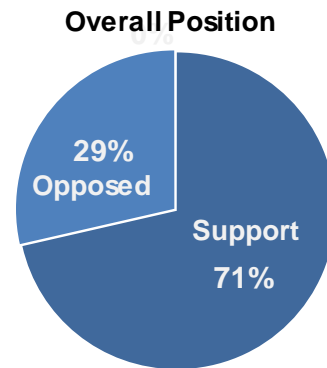
Virtual Open House – A virtual open house was held on the Shape Your City platform from June 8 to 28, 2020 in lieu of the in-person event. Approximately 1,705 notification postcards were distributed to residents within two blocks of the site on or about June 3, 2020 to inform them about it. The virtual open house consisted of a three-week, open-question online event, where questions submitted by the public were posted along with responses from staff. Digital presentations from the City and the applicant were also posted online, along with a digital model representation of the proposed application.

Due to the pandemic, this virtual engagement strategy was put in place to ensure the City’s process for public discussion and obtaining feedback was maintained. This virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing.

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 seven submissions were received. These seven respondents also indicated their overall position on the application, with five people (71%) in support and two people (29%) opposed to the application (see Figure 7).

Figure 7: Public Engagement and Response to Rezoning Application

Public notification	
Notification postcards (In-person Open House)	1,355
Notification postcards (Virtual Open House)	1,705
Public response	
Online questions	3
Online comment forms	7
Other feedback	0
Total submissions	10



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

Appendix D provides a detailed summary of the results of the public consultation. The numbers above do not include multiple correspondence received from the same respondent, however all comments were assessed. Generally, comments of support fell within the following areas:

- Appropriate building height, density, and massing; and
- Increased housing options.

Generally, comments of concern fell within the following areas:

- Insufficient parking;
- Building height, density, massing and design; and
- Lack of green space.

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

- **Parking** – The proposed project meets the minimum off-street parking requirements under the Parking By-law and does not require any parking variances. Traffic and parking impacts may increase with the development as proposed but this would be commensurate with development occurring over time in the area.
- **Building height, density, massing and design** – The proposed density is commensurate with typical single-parcel development in transitional zones such as RM townhouse and apartment zones, where densities typically range from 0.75 FSR to 1.5 FSR. The proposed height of the buildings is the same as the maximum permitted height in the RS-1 zoning. The proposed buildings contain ground-oriented units, landscaped patios and multi-level townhomes, which reinforce the residential character of proposed development. Another benefit of the proposal is that it provides sunlight access through the central 7.3 m (24.0 ft.) courtyard. The courtyard also provides visual relief for the adjacent neighbours, as compared to what a single-building mass would have provided.
- **Lack of green space** – While townhouse residents have access to semi-private ground-floor patios and a common central courtyard, comments were received from the public regarding

the lack of green space in the area. In response, the developer proposes to permit townhouse residents to access the indoor and outdoor rooftop amenity areas in its adjacent project at 7280 Fraser Street. These outdoor rooftop amenity areas will provide townhouse residents with additional outdoor seating opportunities and access to urban agriculture planter boxes.

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 engineering infrastructure.

The site is subject to the City-wide DCL and Utilities DCL on the proposed 1,069 sq. m (11,506 sq. ft.) of residential floor area. Based on the rates in effect as of September 30, 2020, total DCLs of \$161,084 would be anticipated from this project.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's [DCL Bulletin](#) for details on DCL rate protection.

In accordance with amendments to Section 3.1B of the Vancouver DCL By-law approved by Council on November 26, 2019, rezoning projects that are not subject to Community Amenity Contributions (CACs) may request a DCL waiver at the development permit application stage. This application is exempt from CACs and is eligible to request a DCL waiver.

In accordance with amendments to the Utilities DCL By-law, effective as of September 30, 2020, the waiver of Utilities DCL is no longer available. However, under in-stream rate protection, this project will remain eligible for the Utilities DCL waiver on qualifying rental residential floor area, provided that the corresponding building permit is issued before September 30, 2021 (within 12 months of the effective date of the Utilities DCL By-law change).

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

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

The *Community Amenity Contributions Policy for Rezonings* provides an exemption for routine, lower-density secured market rental rezoning applications that comply with the City's rental policies. As this site is currently zoned RS-1 and proposes to rezone to three storeys, the application is eligible for this CAC exemption. The offered public benefit for this application is 12 secured rental housing units.

Rental Housing – The applicant has proposed that all 12 of the residential units will be secured rental housing units. The public benefit accruing from these units is their contribution to the City’s rental housing stock for the longer of the life of the building and 60 years. As set out in Appendix B, a Housing Agreement and Section 219 Covenant are required to be registered on title to preclude the stratification and/or separate sale of individual units.

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

FINANCIAL IMPLICATIONS

Based on rates in effect on September 30, 2020, the proposed project would be subject to approximately \$161,084 in DCLs. As discussed in the Public Benefits section of this report, the project is eligible to request a DCL waiver at the development permit application stage.

The 12 secured rental housing units will be privately owned and operated, secured by a Housing Agreement and Section 219 Covenant for the longer of 60 years and the life of the building.

No additional CAC or public art contribution is applicable.

CONCLUSION

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

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

* * * * *

**724 East 56th Avenue
DRAFT BY-LAW PROVISIONS**

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Uses

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

Conditions of Use

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

Floor Area and Density

- 5.1 Computation of floor space ratio must assume that the site consists of 763.4 m² being the site size at the time of the application for the rezoning evidenced by this by-law, prior to any dedications,
- 5.2 The floor space ratio for all uses must not exceed 1.40.
- 5.3 Computation of floor area must include all floors, having a minimum ceiling height of 1.2 m, including earthen floors and accessory buildings, both above and below ground level, measured to the extreme outer limits of the buildings.
- 5.4 Computation of floor area must exclude:
 - (a) areas of undeveloped floors which are located:
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch; or
 - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m.
 - (b) floors below finished grade with a ceiling height of less than 1.2 m.
 - (c) open covered porches, residential balconies, or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total floor area of all such exclusions must not exceed eight percent of the permitted floor area, and
 - (ii) balconies must not be enclosed for the life of the building.
 - (d) patios, roof gardens, and roof decks, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (e) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
 - (f) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.5 The use of floor area excluded under Section 5.4 must not include any use other than that which justified the exclusion.

Building Height

6. Building height, measured from base surface, must not exceed 10.7 m.

Horizontal angle of daylight

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.3 Measurement of the plane or planes referred to in Section 7.2 must be horizontally from the centre of the bottom of each window.
- 7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
- (a) the Director of Planning or Development Permit Board first considers all of the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 7.5 An obstruction referred to in Section 7.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted on adjoining parcels.
- 7.6 A habitable room referred to in Section 7.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

Acoustics

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

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

Number of Principal Buildings

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

Zoning and Development By-law

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

* * * * *

**724 East 56th Avenue
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 Cornerstone Architecture, received December 11, 2019, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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

Urban Design

- 1.1 Design development to be more compatible with the neighbouring residential context by providing a more pronounced individual townhouse unit expression. This may be achieved by one of the following:
 - (a) Providing more pronounced individual townhouse unit expression; and
 - (b) Use of contrasting materials and colour to emphasize each unit.
- 1.2 Design development to improve livability by improving daylight access and cross ventilation while minimizing overlook impacts. This may be achieved by one of the following:
 - (a) Adding windows for improved cross ventilation and daylighting at corner units to take advantage of two exterior walls;
 - (b) Providing additional windows on the west facade facing the lane to reduce the extent of a blank wall;
 - (c) Providing additional windows on the east facade while minimizing overlook impacts to the neighbouring house. Partial translucent glazing may be considered to offset privacy concerns; and
 - (d) Consider locating a living room and kitchen along exterior walls with additional windows.
- 1.3 Design development to activate the shared courtyard to be more inviting and usable. This may be achieved by one of the following:
 - (a) Integrating seating and landscaping area to create place for social interaction among residents;

- (b) Providing additional planting areas with larger trees, taking advantage of no underground parking below the development;
- (c) Replacing a partial wall and fence at the east end of the courtyard with trees, landscaping, or planters, providing access to the side yard with a gentle sense of enclosure; and
- (d) Identification on the architectural and landscape drawings of any built features intended to create a bird friendly design.

Note to applicant: Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/gudelines/B021.pdf>

Landscape

- 1.4 Design development to achieve an improved, pedestrian-friendly and greener lane interface at the west property line, having a substantial planting buffer, while allowing for a minimum 4 ft.-wide walkway.

Note to applicant: The planting on the lane side of the walkway should be no taller than 3 ft. maximum, to avoid a “tunnel” effect between the planting bed and building facade.

- 1.5 Design development to ground level outdoor courtyard amenity space to expand programming as follows:
- (a) Include a small children’s play area;
 - (b) Include urban agriculture plots, or provide on rooftops;
 - (c) Reduce paving and replace with additional planting areas; and
 - (d) Provide additional passive seating areas.
- 1.6 Design development to improve the sustainability strategy, by the following:
- (a) Provide larger growing, more substantial trees at the private patios and in the central courtyard, as there is no underground parkade and larger trees can be accommodated on grade;
 - (b) Explore the provision of green roofs to all available flat roof tops, including Urban Agriculture plots in keeping with COV guidelines;
 - (c) Provide high quality materials to all landscape areas for durability into the future;
 - (d) Add substantially more landscape around all common entry areas, to accent and soften them;
 - (e) Add vines to any large blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems);
 - (f) Add edible plants, which can be used as ornamentals as part of the landscape design in addition to urban agriculture plots.
- 1.7 Design development to the Integrated Rainwater Management Strategy to explore opportunities for on-site rain water infiltration and soil absorption, as follows:
- (a) Maximize natural landscape best management practises;
 - (b) Minimize the necessity for hidden mechanical water storage;
 - (c) Increase the amount of planting to the rooftop areas, where possible;

- (d) Consider linear infiltration bio-swales along property lines, at lower site areas;
- (e) Use permeable paving;
- (f) Employ treatment chain systems (gravity fed, wherever possible); and
- (g) Use grading methods to direct water to soil and storage areas.

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

- 1.8 Provide plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:

- (a) Detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets;
- (b) A separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones;
- (c) An overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.

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

- 1.9 Coordinate Landscape Plan and architectural Site Plan to reflect most updated information.
- 1.10 Provide complete information, such as detail references and schedules, confirming all landscape elements.

Standard Landscape Conditions:

- 1.11 Provide a detailed Landscape Plan illustrating soft and hard landscape areas.

Note to applicant: The plans should be at 1/8 in.: 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.

- 1.12 Provide detailed architectural and landscape cross sections (minimum 1/4 in. 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.

- 1.13 Provide 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.

- 1.14 Provide 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.

- 1.15 Provide coordination 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*".

- 1.16 Provide a high-efficiency irrigation system 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.

- 1.17 Provide an outdoor Lighting Plan.

Crime Prevention through Environmental Design (CPTED)

- 1.18 Identify on the drawings strategies that consider the principles of CPTED including the following conditions:

- (a) Limiting opportunities for nuisance activities, mischief in alcoves, and blind corners;
- (b) Limiting unobserved access or activity and encouraging natural visual surveillance;
- (c) Mail theft;
- (d) Site lighting developed with considerations for safety and security; and
- (e) Reduced opportunities for graffiti.

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

Sustainability

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

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

Zero Waste

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

Engineering

- 1.21 Water Sustainability Act: Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License. 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. Provide a letter confirming acknowledgement of the condition.

For more information: <https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights/water-licences-approvals>

- 1.22 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.

- 1.23 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.
- 1.24 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
- 1.25 Parking, loading, bicycle, and passenger loading spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.
- 1.26 The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:
- A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided;
 - All types of parking and loading spaces individually numbered, and labelled on the drawings;
 - Dimension of column encroachments into parking stalls;
 - Show all columns in the parking layouts;
 - Dimensions for typical parking spaces;
 - Dimensions of additional setbacks for parking spaces due to columns and walls;
 - Dimensions of manoeuvring aisles and the drive aisles at the parkade entrance and all gates;
 - 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;
 - Areas of minimum vertical clearances labelled on parking levels;
 - 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;
 - Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable;
 - Existing street furniture including bus stops, benches etc. to be shown on plans; and
 - The location of all poles and guy wires to be shown on the site plan.
- 1.27 When submitting Landscape Plans, please place the following statement on the Landscape Plan:

This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please

contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details.

Housing

- 1.28 The proposed unit mix, including 4 one-bedroom units (33%), 2 two-bedroom units (17%), and 6 three-bedroom units (50%) is to be included in the Development Permit drawings.

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

- 1.29 The development is encouraged to apply the *High-Density Housing for Families with Children Guidelines*, and include the provision of a minimum of 2.3 sq. m. (24.7 sq. ft.) of bulk storage for each dwelling unit.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services and the General Manager of Arts, Culture and Community Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering Services

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following.

- 2.1 Dedication of an additional portion of the site in the SW corner to increase the current 5'x5' corner-cut lane dedication to a standard 10'x10' corner-cut. The dedication area is to be free of building structure.

A subdivision is required to effect the dedication. A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at:

<http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>

Note to applicant: Delete any portion of the canopy above the patio at unit #TH-105 which would encroach into the corner-cut lane dedication, as appears to be illustrated on Page A-6.0.

- 2.2 Provision of legal agreements registered against title to the adjacent property located at 7280 Fraser Street for the benefit of 724 East 56th Avenue, securing access to and use of the required number of vehicle and bicycle parking spaces, as stipulated by the Parking By-law No. 6059, all located on 7280 Fraser Street, including a Section 219 covenant in favour of the City.

2.3 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the “services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the services are provided. No development permit for the site will be issued until the security for the services are provided.

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

Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by Integral Group Inc. dated July 10, 2019, no water main upgrades are required to service the development.

Note to applicant: The main servicing the proposed development is 150 mm. Should the development require water service connections larger than 150 mm, the developer shall upsize the existing main on East 56th Avenue from Fraser Street to Prince Albert Street. The developer is responsible for 100% of the cost of the upgrade.

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 at 724 East 56th Avenue requires the following in order to improve COMB sewer flow conditions.

Local Servicing Upgrade:

- Separate 142 m of COMB mains on L/E Fraser St. and E 57th Ave. from MH__FJCMYU to the MH__FNKLTQ
- Separate 46 m of 200 mm COMB sewer on L/E Fraser St. to 200 mm of SAN and 200 mm STM. (MH__FJCMYU) to (MH__FJCMYT)
- Separate 35 m of 250 mm COMB sewer on E 57th Ave. to 250 mm of SAN and 375 mm STM. (MH__FJCMYT) to (MH__FJCMXW)
- Separate 61 m of 450 mm COMB sewer on E 57th Ave. to 250 mm of SAN and 600 mm STM. (MH__FJCMXW) to (MH__FNKLTQ)

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

The post-development five-year flow rate discharged to the storm sewer shall be no greater than the 5 year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.

Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance.

Development to be serviced to the proposed 200 mm SAN and 200 mm STM sewers in L/E Fraser St.

Note to applicant: Groundwater requirements are not currently an immediate concern at this site. The City may require a Hydrogeological Study, Groundwater Management Plan, and/or Impact Assessment if dewatering rates are significant or concerning, to the City's discretion. The developer is advised to undertake adequate investigations to understand the site groundwater conditions early on in the planning and design process.

(c) Provision of street improvements along East 56th Avenue adjacent to the site and appropriate transitions including the following:

- 2.14 m (7 ft.) wide broom finish saw-cut concrete sidewalk;
- Upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations; and
- Adjustment to all existing infrastructure to accommodate the proposed street improvements.

(d) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

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

(e) Provision of a new standard concrete lane crossing, new lane returns and lane ramps (on both sides of the lane) at the lane crossing on East 56th Avenue.

(f) Provision to mill and regrade lane south of East 56th Avenue to centerline to accommodate CoV supplied building grades.

(g) Provision of speed humps in the lane east of Fraser Street between East 56th and East 57th Avenues and in the lane south of East 56th Avenue between Fraser Street and Prince Albert Street.

(h) Provision of lane lighting on standalone poles c/w underground ducts. The ducts should be connected to the existing COV SL infrastructure (to be coordinated with 7280 Fraser St. development).

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)

- (i) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- 2.4 Provision of \$25,000 for partial funding for a future signal at the intersection of Fraser Street and East 56th Avenue.
- 2.5 Provision of a legal agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services whereby the applicant is entitled to receive latecomer charges for a period of 24 hours following completion of the works contemplated by the following condition(s), which may as a result of their implementation provide excess or extended services:
- (a) Condition 2.3 (b): Sewer local servicing upgrade; and
 - (b) Condition 2.3 (g): Provision of speed humps.
- 2.6 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.

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

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

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

Housing

- 2.7 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant securing all residential units as secured rental housing units for the longer of 60 years and life of the building, subject to the following additional conditions:
- (a) A no separate-sales covenant;
 - (b) A no stratification covenant;
 - (c) That none of such units will be rented for less than one month at a time;
 - (d) That, if a waiver of the Development Cost Levies is sought pursuant to the Development Cost Levy By-law, all proposed residential units will meet the definition of “for-profit affordable rental housing” in the Development Cost Levy By-law and accordingly, the average size of all residential units will not be greater than specified for for-profit affordable rental housing in the Development Cost Levy By-law, and the average initial rents for all proposed residential units will not exceed rents specified for for-profit affordable rental housing in the Development Cost Levy By-law. A rent roll would be provided indicating the agreed initial monthly rents for each rental unit, when the Housing Agreement is entered into, prior to development permit issuance and prior to DCL calculation during building permit; and
 - (e) 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 Housing Agreement to be entered into by the City at by-law enactment pursuant to Section 565.2 of the Vancouver Charter and/or a Section 219 Covenant.

- 2.8 Provision of a legal agreement to the satisfaction of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability that includes, among other things, one or more easements and a Section 219 Covenant in favour of the City, to provide residents of 724 East 56th Avenue with access to and the use of the indoor and outdoor amenity spaces at 7280 Fraser Street, and cost sharing and maintenance responsibilities of the amenity spaces.

Sustainability

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

Environmental Contamination

2.10 If applicable:

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

Note to applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject sites as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws, and at no cost to the City.

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

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724 East 56th Avenue
DRAFT CONSEQUENTIAL AMENDMENTS

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

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting:

- *724 East 56th Avenue [PID 014-268-329; Lot B Block 2 District Lot 658 Plan 1810]*

from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

* * * *

724 East 56th Avenue
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

	Dates	Results
Events		
Pre-application open house (applicant-led)	September 25, 2019	25 attendees
Virtual open house (City-led)	June 8 – 28, 2020	249 participants (aware)* <ul style="list-style-type: none"> • 92 informed • 6 engaged
Public Notifications		
Postcard distribution – Notice of rezoning application and in-person open house	March 9, 2020	1,355 notices mailed
Postcard distribution – Notice of rezoning application and virtual open house	June 3, 2020	1,705 notices mailed
Public Responses		
Pre-application comment forms	September 25, 2019	13 submittals
Online questions	June 8 – 28, 2020	3 submittals
Online comment forms <ul style="list-style-type: none"> • via Rezoning Centre website • via Shape Your City platform 	February – June, 2020 June – August, 2020	0 submittals 7 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	June – August, 2020	7 submittals <ul style="list-style-type: none"> • 5 responses • 2 responses • 0 response
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	June – August, 2020	518 participants (aware)* <ul style="list-style-type: none"> • 169 informed • 7 engaged

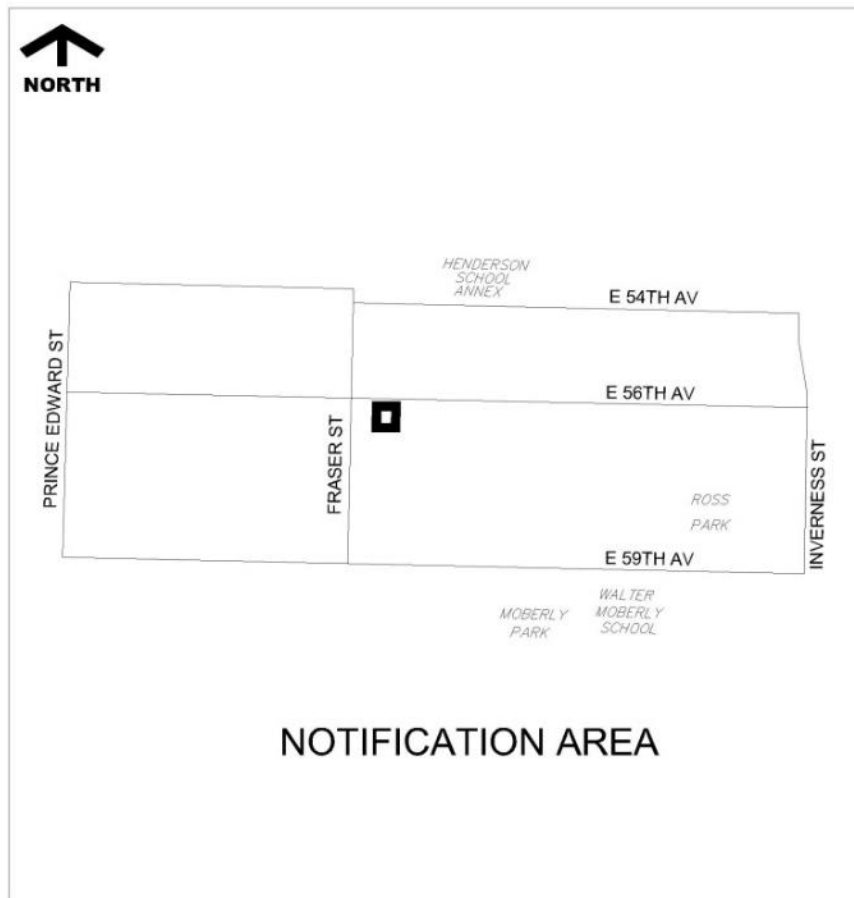
Note: All reported numbers above are approximate.

* 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.

2. Map of Notification Area



3. 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:

- **Building height, density, and massing:** The proposed height and density would be appropriate for this neighbourhood.
- **Housing Options:** Appreciate rental housing in this area.

Generally, comments of concern fell within the following areas:

- **Building height, density, and massing:** The increased height and density would negatively impact the skyline and cause overcrowding in a family-friendly neighbourhood.
- **Parking:** The project would cause more street-parking challenges as residents in the area are already struggling to find parking spaces. One respondent cited that the proposed number of visitor parking would not be sufficient as well.
- **Building design:** The proposed building design would not fit well with the neighbourhood character.
- **Displacement:** The development would price out existing residents in the area.
- **Crime and safety:** Increase in crime and safety concerns would arise from the proposal.
- **Liveability and disturbance:** The project would result in disturbance and liveability concerns for the quiet neighbourhood.

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

Neutral comments/suggestions/recommendations:

- The use of City funds towards a public engagement process for a simple rezoning project should not be necessary.
- The proposed ground floor commercial spaces are unnecessary, as neighbouring retail stores are not visited frequently by the community.
- The proposed development could have a public realm and laneway activation to connect this proposal with 7280 Fraser Street rezoning.

** 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.).

* * * * *

724 East 56th Avenue
FORM OF DEVELOPMENT

Ground Floor Plan



3rd (Top) Floor



Front (East 56th Avenue) Elevation



Rear (Lane) Elevation



Side (West Lane) Elevation



724 East 56th Avenue

PUBLIC BENEFITS SUMMARY

Project Summary:

To rezone the site from the RS-1 to CD-1 to allow for two buildings containing 12 secured market rental residential units under the *Affordable Housing Choices Interim Rezoning Policy*.

Public Benefit Summary:

The proposal would provide 12 market rental housing units, 66% of which are suitable for families, secured as rental housing for 60 years and the life of the building, whichever is longer.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 763.4 sq. m (8,217 sq. ft.))	0.70	1.40
Buildable Floor Space (sq. ft.)	5,752	11,506
Land Use	Residential	Residential

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL ^{1,2}	\$103,554
Utilities DCL ^{1,2}	\$57,530
TOTAL	\$161,084

Other Benefits (non-quantified components):

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

¹ Based on rates in effect as of September 30, 2020; rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's [DCL Bulletin](#) for details.

² The proposal is currently eligible for a DCL waiver if it provides units with a maximum rent consistent with the requirements of the Rental Incentive Programs Bulletin. The applicant has not requested a DCL waiver for the residential floor area of the proposal. However, they will be eligible to request a DCL waiver at the Development Permit stage of the approval process.

724 East 56th Avenue

APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

PROPERTY INFORMATION

Address	Property Identifier (PID)	Legal Description
724 East 56th Avenue	014-268-329	Lot B Block 2 District Lot 658 Plan 1810

APPLICANT INFORMATION

Architect	Cornerstone Architecture
Property Owner	7280 Fraser Holdings Ltd.

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed
Zoning	RS-1	CD-1
Site Area*	763.4 sq. m (8,217 sq. ft.)	763.4 sq. m (8,217 sq. ft.)
Land Use	Residential	Residential
Maximum FSR	0.70 FSR for new development (not including Laneway Housing)	1.40
Maximum Height	10.7 m (35.1 ft.)	10.7 m (35.1 ft.)
Floor Area	534 sq. m (5,752 sq. ft.)	1,069 sq. m (11,506 sq. ft.)
Unit Mix	-	Market Rental Units One-bedroom 4 Two-bedroom 2 Three-bedroom 6 <hr/> Total 12
Parking and Bicycle Spaces	As per Parking By-law	13 vehicle spaces and 28 Class A and 2 Class B bicycle spaces located under 7280 Fraser Street
Natural Assets	No on-site bylaw trees 2 existing City trees	City trees to be retained. 13 additional on-site trees to be planted.

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