



## REFERRAL REPORT

Report Date: October 20, 2020  
Contact: Michael Naylor  
Contact No.: 604-871-6269  
RTS No.: 14094  
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: 7280 Fraser Street

## RECOMMENDATION

- A. THAT the application by Cornerstone Architecture, on behalf of 7280 Fraser Holdings Ltd., the registered owner of the lands at 7280 Fraser Street, [*PID 009-584-935; Lot A Block 2 District Lot 658, Plan 10247*], to rezone the lands from C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.20 to 3.24, and permit a building height of 22.2 m (72.8 ft.) for a six-storey, mixed-use rental building containing a total of 95 rental housing 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, if the application is referred to a Public Hearing, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C, be referred to the same Public Hearing;

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

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

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

- E. THAT Recommendations A to D be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner;
  - (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 7280 Fraser Street to permit a height of 22.2 m (72.8 ft.) and an FSR of 3.24, under the *Affordable Housing Choices Interim Rezoning Policy* (the “AHC Policy”). The application proposes a six-storey, mixed-use building with commercial uses at grade and 95 secured rental housing units.

Staff have assessed the application and conclude that it meets the intent of the *AHC Policy*. The application is also consistent with the Development Cost Levy By-law No. 9755 definition of “for-profit affordable rental housing”, for which certain Development Cost Levies may be waived, as described in this report.

If approved, the application would contribute 95 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 of Approval 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)
- *C-1 District Schedule and Design Guidelines*
- *Secured Rental Policy* (2019)
- *Family Room: Housing Mix Policy for Rezoning Projects* (2016)
- *High-Density Housing for Families with Children Guidelines* (1992)
- *Housing Vancouver Strategy* (2017)
- *Green Buildings Policy for Rezoning* (2010, last amended 2018)
- *Community Amenity Contributions Policy for Rezoning* (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**

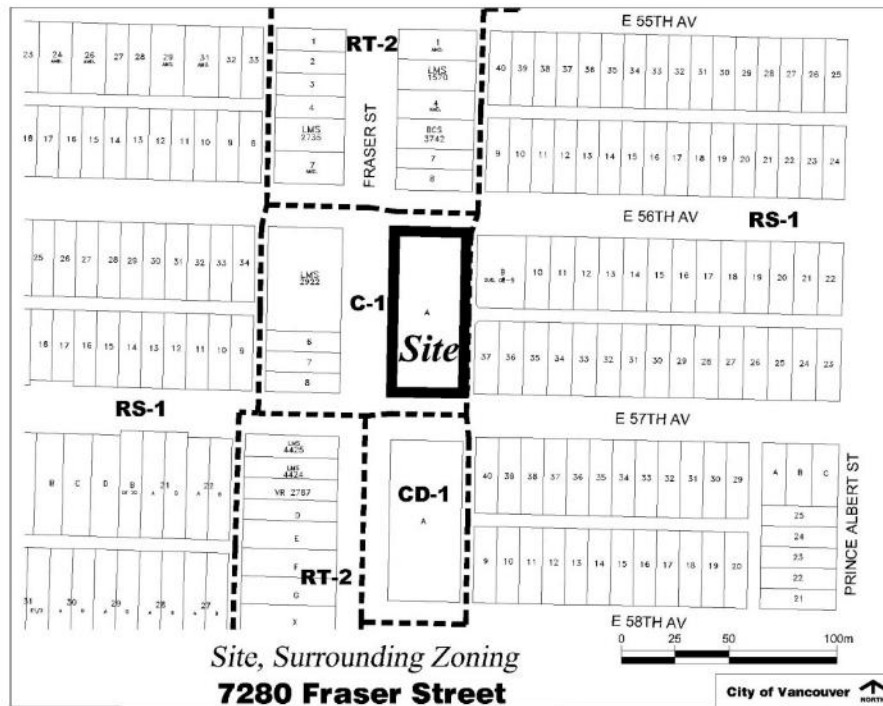
The site is 2,358.8 sq. m (25,390 sq. ft.) in area and occupies the block frontage on the east side of Fraser Street between East 56th and East 57th Avenues (see Figure 1), and is located in the Sunset Community Vision area. The site has a frontage of 73 m (242 ft.) on Fraser Street and a depth of 32 m (105 ft.), and is zoned C-1 (Commercial) district. It is currently developed with a one-storey commercial building with a surface parking lot.

The lots to the west across Fraser Street are zoned C-1 (Commercial) District and are currently developed with one- to three-storey mixed-use buildings. The lots to the north are zoned RT-2 (Duplex and Multiple Dwelling) District and developed with single-detached and duplex housing. The lot to the south is zoned CD-1 (621) (Comprehensive) District and is developed as a five-storey residential rental building. The lots to the east across the lane are zoned RS-1 (Single-detached and Duplex) District. The lot to the northeast at 724 East 56th Avenue is owned by the same developer, who has submitted a CD-1 rezoning application to permit the development of a three-storey townhouse development. The southeast lot is developed with a single-detached house.

**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.

**Figure 1: Site and Surrounding Zoning**



**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 child care facilities within a 10-minute walk from the site.
- **Transit** – Fraser Street is a TransLink frequent transit network route, and the site is located on the No. 8 Fraser bus and the N8 night bus running between Southeast Marine Drive and Waterfront Station.
- **Bike routes** – 59th Avenue, three blocks to the south, is a designated east-west bike route. Prince Edward Street, three blocks to the 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 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. Buildings up to six storeys may be considered on an arterial such as Fraser Street under the *AHC Policy*.

The *AHC Policy* allows for a maximum of two projects to be considered within 10 blocks along an arterial. One other *AHC Policy* project, 724 East 56th Avenue, is within this 10-block limit. It is located directly to the east of 7280 Fraser Street, 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 by 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 RS and RT districts would be accepted under the SRP as a pilot on a time-limited basis.

**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**

The submitted application proposes a six-storey, mixed-use, Passive House-certified building with commercial uses at grade and 95 secured market rental housing units. An FSR of 3.17 and a height of 20.5 m (67.2 ft.) over 1½ levels of underground parking accessed from the lane were proposed in the rezoning application received on December 11, 2019. The application also provides a 2.1 m (7 ft.) dedication along East 57th Avenue for road and sidewalk.

This report recommends a slight increase in density up to 3.24 FSR and a height increase up to 22.2 m (72.8 ft.) above those of the submitted rezoning application (see Appendix B and H). These increases are necessary to permit an additional, expanded, rooftop outdoor amenity space, and to improve the public realm interface with the commercial retail units at grade. Comments received from local area residents and the Urban Design Panel, as well as the staff review, support these changes (see Figure 2).

This report is based on the original submission drawings received on December 11, 2019, as well as recommended changes and corresponding conditions contained in Appendix B.

## 2. Land Use

This site is zoned C-1 (Commercial) District. The intent of the *C-1 District Schedule and Design Guidelines* is to provide for small-scale commercial nodes, catering to the needs of local neighbourhoods and consisting primarily of retail-service uses. Under C-1 zoning, dwelling uses and their design are to be compatible with commercial uses.

**Figure 2: View of Front from Fraser Street and East 57th Avenue\***



\*Drawing updated from original submission by incorporating recommendations in response to UDP.

The proposal includes commercial and residential land uses and is consistent with the intent of the *AHC Policy*, and the *C-1 District Schedule and Design Guidelines*. Proposed are 819.8 sq. m (8,824 sq. ft.) of commercial floor area and 6,821.8 sq. m (73,430 sq. ft.) of residential use.

## 3. Density, Height and Form of Development

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

The *AHC Policy* permits consideration of mid-rise forms up to a maximum of six storeys along this section of Fraser Street to support secured market rental developments, subject to urban design performance. As the policy is informed by local area guidelines, staff have also analyzed the proposal against the intentions set out in the *C-1 Zoning District and Design Guidelines*.

**Density and Height** – Existing C-1 zoning permits a maximum conditional density of 1.2 FSR and a maximum conditional height of 10.7 m (35.1 ft.). Staff recommend the proposed CD-1 By-law permit a maximum density of 3.24 FSR and a building height of 22.2 m (72.8 ft.), as explained in detail in the following sections.

**Massing, Height and Setbacks** – The site occupies a full block frontage along the east side of Fraser Street between East 56th Avenue and East 57th Avenue. The application responds to the *AHC Policy* by proposing a six-storey, Passive House-certified building containing 95 secured rental housing units (see Figure 2).

The site slopes down approximately 2.7 m (9.0 ft.) from East 56th Avenue to East 57th Avenue,

and the building's massing has been stepped to correspond to this change in grade. Therefore, its height as viewed from any localized point is predominantly five storeys facing Fraser Street, including one level of commercial retail space at grade. The top floor is set back by approximately 2.1 m (7.0 ft.) around the building, minimizing visual massing and shadow impacts to the immediate context (see Figure 3).

**Figure 3: Fraser Street Elevation**



*\*Drawing updated from original submission by incorporating recommendations in response to UDP*

The building has a significant and wide frontage against Fraser Street of 70.4 m (231 ft.). To visually break up this long frontage and create the appearance of a separate north and south massing, the applicant provided a central break in the building's front façade. This was created by setting back a portion of the building's face, and varying the façade's colours and materials. Furthermore, following advice received from the Urban Design Panel (UDP), staff recommended that the commercial retail spaces be demised into smaller units to encourage local-serving businesses, and to reduce the apparent length of ground-floor commercial facades. UDP and staff also recommended that the northwest and southwest corners of the building be recessed to create covered outdoor patios suitable for cafe seating. To ensure that the smaller commercial retail units are viable, the applicant has proposed to insert mezzanines into the double-height spaces of some of the smaller units. To accommodate the mezzanine floor area, staff recommend an increase of the FSR to 3.24. The mezzanines do not affect the building's overall massing or height.

At the rear of the building, residential ground-oriented units with patios face the lane, with apartment units on the floors above. The north, rear half of the building faces a lane and 724 East 56th Avenue, where the same applicant is proposing a three-storey townhouse development through a separate rezoning application. The south, rear half of the building faces a lane and an existing single-detached house. To create a respectful transition and appropriate fit with adjacent neighbours to the rear, the proposed building is set back by approximately 6.1 m (20 ft.) from the lane for its residential portions, and 4.6 m (15.0 ft.) for the commercial back-of-house functions, parking ramp and loading areas. The 5th and 6th floors are also stepped back a further 2.1 m (7.0 ft.). The relationship between the rear of this building and its neighbours to the east is illustrated in Figure 4.



**Figure 4: View of the South Elevation of 7280 Fraser Street\***

*\*Drawing updated from original submission by incorporating recommendations in response to UDP. Proposed townhouse development at 724 East 56th Avenue can also be seen on the right side of this figure.*

**Amenity Spaces** – The common indoor amenity room, located on the 6th floor at the south end of the building, is co-located with a south-facing outdoor amenity rooftop deck. Following comments from the public and UDP, staff assessed the proposed amount of semi-private outdoor space against the number of proposed dwelling units, and recommended design development to provide additional outdoor amenity space on the upper roof level. Staff have determined that extending the stair and elevator cores to access an additional rooftop outdoor amenity space would not result in any additional shadow or overview impacts on the adjacent neighbourhood. The additional outdoor rooftop deck will permit more space for urban agriculture, as well as for outdoor seating and tables for building residents.

A visual representation of the proposed expanded outdoor amenity area is shown in Figure 5. The recommended density of 3.24 FSR and the increase in maximum height to 22.2 m (72.8 ft.) are intended to accommodate the creation of this additional upper rooftop deck and its stair and elevator access. The approximate sizes of the indoor amenity room and both outdoor amenity rooftop decks, based on staff recommendations, are 103.6 sq. m (1,115 sq. ft.) and 303.1 sq. m (3,263 sq. ft.) respectively.

The overall form and character of the building are supportable in terms of contextual fit, subject to design development conditions described above and included in Appendix B.

**Landscape** – Landscape conditions require further design development for the public realm, including adding new street trees around the perimeter of the site, and consideration of patterned sidewalks and benches, all in consultation with Engineering Services. The application will add two trees on site, and shrubs and other plants to screen the building's ground floor along East 56th Avenue, East 57th Avenue and the rear lane. Landscape and urban agriculture planters will be provided on the rooftop amenity decks. Landscape conditions are included in Appendix B.

**Figure 5: Proposed Additional Outdoor Amenity Area on the Rooftop**



**Urban Design Panel** – The Urban Design Panel reviewed this application on May 13, 2020 with a vote to support it. Panel members noted general support for the proposed massing and density, Passive House building design, and the proposed preliminary material palette. Recommendations for design development included improving the public realm interface at grade and along the lane, and enlarging the outdoor amenity deck with more programming elements. Staff generally agree with these recommendations, and have included corresponding design conditions in Appendix B.

#### **4. Transportation and Parking**

Vehicle and bicycle parking for this application, as well as for the townhouse development proposed by the same applicant at 724 East 56th Avenue, are located in 1½ underground levels accessed from the rear lane. This arrangement was proposed by the applicant to reduce the construction costs and excavation requirements of the adjacent townhouse development.

Under the Parking By-law, a minimum of 62 vehicle parking and 182 bicycle parking spaces would be required for 7280 Fraser Street. This application meets this requirement, and provides 47 residential spaces, 5 visitor spaces and 12 commercial spaces, as well as the 176 Class A and 6 Class B bicycle spaces.

The proposed townhouse development at 724 East 56th Avenue will require 13 parking spaces and 28 Class A and two Class B bicycle spaces. These spaces, located under 7280 Fraser Street, can be accessed by townhouse residents by crossing the rear lane and using one of two stairwells, or an elevator, located in the 7280 Fraser Street building. A legal agreement is required as a condition of rezoning to ensure that townhouse residents have access to their parking spaces located at 7280 Fraser Street, and that these spaces are constructed and delivered prior to occupancy of the development at 724 East 56th Avenue. Conditions are contained the Engineering section of Appendix B.

The Transportation Demand Management (TDM) provisions of the Parking By-law allow a parking reduction of up to 20% for this site because it is located in proximity to a TransLink Frequent Transit Network. This parking reduction has been applied to the parking requirements for both the 7280 Fraser Street and the 724 East 56th Avenue applications.

## 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 95 rental housing units, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 6).

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

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets
<b>Purpose-Built Market Rental Housing Units</b>	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 project would deliver a variety of unit types in the form of 40 studio, 21 one-bedroom, 20 two-bedroom, and 14 three-bedroom units (see Figure 7). The *Family Room: Housing Mix Policy for Rezoning Projects* policy sets family housing requirements at 35%. This application would deliver 34 family units, approximately 36% of all units, in a mix of two- and three-bedroom units, thereby meeting the policy. These units are to be designed in accordance with the *High Density Housing for Families with Children Guidelines*.

**Figure 7: Proposed Unit Mix**

Type	Count	Percentage
Studio	40	42 %
1-bedroom	21	22 %
2-bedroom	20	21 %
3-bedroom	14	15 %
<b>Total</b>	<b>95</b>	<b>100 %</b>

**DCL Waiver** – The applicant has requested, and is eligible for a DCL waiver for the residential floor area. To be eligible for the waiver, this project must meet the maximum average rental rates and unit size restrictions under the DCL By-law. These requirements will form part of the Housing Agreement contained in Appendix B. See Appendix F for the DCL waiver analysis.

Section 3.1B(c) of the DCL By-law allows for rents to be increased annually from the time of Public Hearing to initial occupancy, as per the maximum allowable increases under the BC Residential Tenancy Act (RTA). A final rent roll that sets out the initial monthly rents for all units will be required prior to issuance of the occupancy permit in order to ensure compliance with the maximum increases authorized by the DCL By-law. After occupancy, rent increases are regulated by the RTA.

Figure 8 provides this project's proposed starting rents, the current allowable DCL By-law maximum average rent rates, average rents in newer buildings on the eastside of Vancouver, and the estimated monthly cost of home ownership. The proposed rents in this application are a lower and viable alternative to the cost of home ownership, particularly for larger units.

**Figure 8: Proposed Rents for Market Rental Units, Market Rents in Newer Eastside Buildings, and Costs of Ownership**

Unit Type	Project's Average Proposed Rents	DCL By-Law Maximum Averages – Eastside <sup>1</sup>	Average Market Rent in Newer Buildings <sup>2</sup>	Monthly Cost Associated with Purchase of Median Priced Unit – Eastside <sup>3</sup>
Studio	\$ 1,641	\$1,641	\$1,584	\$2,270
1-bed	\$ 1,942	\$1,942	\$1,796	\$2,824
2-bed	\$ 2,611	\$2,611	\$2,378	\$3,852
3-bed	\$ 2,977	\$2,977	\$2,603	\$5,394

1. CMHC Jan 2020, Rental Market Report 2019 for studio, 1-, 2-, and 3-bedroom units, the maximum DCL rents are the average rents for all residential units built since the year 2005 in the City of Vancouver.
2. October 2019 CMHC Rental Market Survey for buildings completed in the year 2010 or later, Vancouver Eastside.
3. BC Assessment 2019, 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.

Figure 9 shows the approximate household incomes required to afford the proposed starting rents in this project.

**Figure 9: Household Incomes Relative to Proposed Rents**

Unit Type	Project's Average Proposed Rents	Household Income Ranges to Rent at or below 30% of before-tax income <sup>1</sup>
Studio	\$ 1,641	\$60,000 - \$69,999
1-bed	\$ 1,942	\$70,000 - \$79,999
2-bed	\$ 2,611	\$100,000 - \$110,000
3-bed	\$ 2,977	\$110,000 - \$125,000

1. As per Statistics Canada, affordable housing is defined as shelter costs equal to or less than 30% of total before-tax household income. Income ranges are used above which allow for further analysis at a neighbourhood or citywide level.

Through the development permit application process, staff will ensure that average unit sizes do not exceed the maximum thresholds set out in the DCL By-law.

**Vacancy Rates** – Vancouver has exhibited historically low vacancy rates during the last 30 years. In 2019, the purpose-built apartment vacancy rate was 1.0% in Vancouver. The vacancy

rate based on the CHMC Market Rental Survey for the 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 95 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* (amended by Council on April 28, 2017) requires that residential rezoning applications satisfy either the near-zero-emission-buildings or low-emissions green buildings conditions within the policy.

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 building. 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 two existing permit-sized trees on the development site. However, both will not be retained due to their poor health condition and location within the proposed building's envelope. Six existing street trees along the site's three street frontages will be retained. This application will provide additional street trees, the final number of which will be determined through the Development Permit process.

There are no historical streams on or near 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](http://vancouver.ca/rezapps)) and subsequently re-directed to the City's new digital engagement platform *Shape Your City Vancouver* ([shapeyourcity.ca](http://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

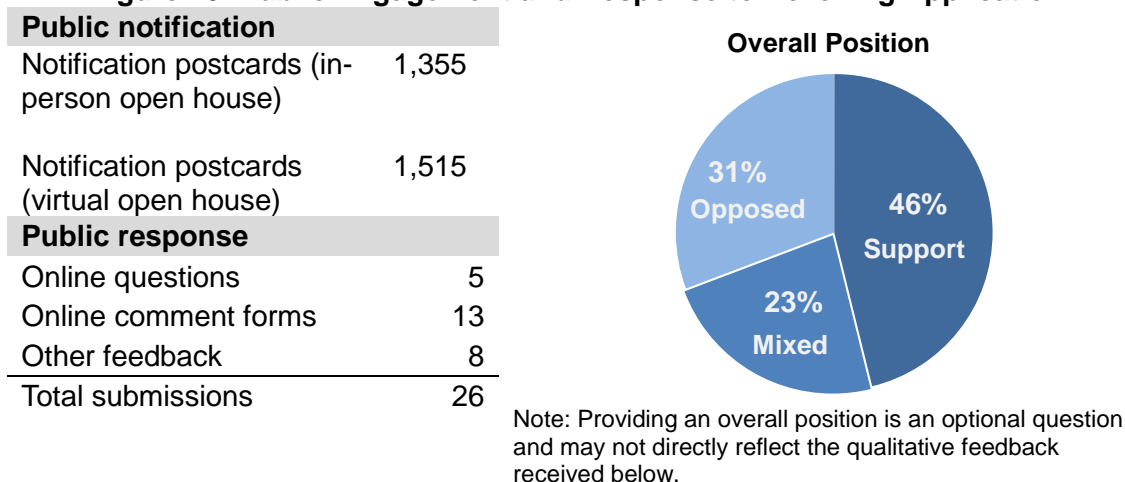
the provincial health authority's restrictions for public gatherings due to the COVID-19 pandemic.

**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 26 submissions were received. 13 respondents optionally indicated their overall position on the application, with 46% in support, 31% opposed, and another 23% expressing mixed thoughts about the application (see Figure 10).

**Figure 10: Public Engagement and Response to Rezoning Application**



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:

- Commercial spaces;
- Location and neighbourhood fit; 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. Traffic and parking impacts may increase with the development as proposed, but Engineering staff have confirmed these changes would be commensurate with development occurring over time in the area.
- **Building height, density, massing and design** – The proposed height and density is commensurate with typical rental apartment development along arterial streets across the City as permitted under various Council rental policies including the *AHC Policy* and the *Secured Rental Policy*. This project is also located in a local commercial node (zoned C-1), and adjacent to a recently-constructed, five-storey rental apartment building to the south.

Various architectural elements have been incorporated into the building's massing and design to mitigate the sense of height and massing. The upper fifth and sixth storeys have been stepped back around all of the building's edges to reduce a sense of massing and shadowing. The ground-oriented residential units with patios facing the lane also reinforce the project's residential character. The building's visual appearance along Fraser Street has been broken into two separate massing blocks with a break centred along the building's frontage. Multiple, smaller commercial retail units are provided along Fraser Street to reduce the perceived length of the commercial frontage and to encourage local-serving businesses.

Staff assessment of the proposed development is that it fits into the surrounding low-rise residential context. The project would deliver much needed rental units in a transit-supported location, which meets the intent of the *AHC Policy*.

- **Lack of green space** – in response to comments from the public about the lack of green space in the area, and to the Urban Design Panel's comments about the need for more outdoor amenity space, an additional outdoor rooftop deck of approximately 185 sq. m (2,000 sq. ft.) in size has been proposed. The additional rooftop deck provides more space for outdoor seating, tables and urban agricultural planters for building residents than was proposed in the original application received in December 2019.

As noted earlier in the report, the developer owns the neighbouring lot at 724 East 56th Avenue, and has submitted a rezoning application for a three-storey townhouse development. The developer has agreed to permit townhouse residents to access the indoor and outdoor rooftop amenity areas located in 7280 Fraser Street. A condition of rezoning will secure access for the townhouse residents to the amenity areas in 7280 Fraser Street.

## **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, child-care facilities, replacement housing (social/non-profit housing) and engineering infrastructure.

The site is subject to the City-wide DCL and the Utilities DCL on the proposed 6,821.8 sq. m (73,430 sq. ft.) of residential floor area, and 819.8 sq. m (8,824 sq. ft.) of commercial floor area.

As permitted under section 3.1A of the DCL By-law, the applicant has requested a waiver of DCLs attributed to the residential floor area qualifying as “for-profit affordable rental housing”. A review of how the application meets the waiver criteria is provided in Appendix F.

In accordance with amendments to the Utilities DCL By-law, effective as of September 30, 2020, the waiver of the Utilities DCL is no longer available.

Based on the rates in effect as of September 30, 2020, it is anticipated that the project will generate approximately \$915,661 in DCLs, while the value of the waiver of the City-wide DCL for the residential floor area is approximately \$1,323,209.

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.

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 Rezoning*s requires lower-density secured market rental applications within the C-1 zones proposing more than four storeys to be subject to a CAC evaluation. Real Estate Services have assessed this application and costs of securing 95 market rental housing units and determined no additional CAC is expected.

**Rental Housing** – The applicant has proposed that all 95 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 G for a summary of all of the public benefits for this application.



## **FINANCIAL IMPLICATIONS**

Based on rates in effect as of September 30, 2020, it is anticipated that the project will pay approximately \$915,661 in DCLs. The residential component of the project is expected to qualify for a waiver of the City-wide DCL of approximately \$1,323,209.

The 95 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 have reviewed the application to rezone the site at 7280 Fraser Street from C-1 to CD-1 to permit the development of a six-storey, mixed-use, Passive House-certified building with 95 secured rental housing units, and conclude the application is consistent with the objectives of the *AHC policy*. The incentives provided, including additional height, density and the DCL waiver, assist with the delivery of much needed rental housing units. Staff further conclude that the recommended form of development represents an appropriate urban design response to the site and its context. If approved, this application would make a contribution to the achievement of key housing goals outlined in the *Housing Vancouver Strategy*.

The General Manager of Planning, Urban Design and Sustainability recommends that the 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.

\* \* \* \* \*

**7280 Fraser Street**  
**DRAFT CD-1 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. 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 Dwelling Units in conjunction with any of the uses listed in this By-law;
  - (b) Cultural and Recreational Uses, limited to Arcade, Artist Studio, Arts and Culture Indoor Event, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, and Theatre;
  - (c) Institutional Uses, limited to Child Day Care Facility and Social Service Centre;
  - (d) Office Uses;
  - (e) Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Grocery Store with Liquor Store, Liquor Store, Public Bike Share, Retail Store, Secondhand Store, and Small-scale Pharmacy;
  - (f) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House,

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

- (g) Utility and Communication Uses, limited to Public Utility and Radio Communication Station; and
- (h) Accessory uses customarily ancillary to the uses permitted in this Section.

### **Conditions of Use**

- 4.1 No portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width shall be used for residential purposes except for entrances to the residential portion.
- 4.2 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building except for the following:
  - (a) Farmers' Market;
  - (b) Neighbourhood Public House;
  - (c) Public Bike Share;
  - (d) Restaurant; and
  - (e) Display of flowers, plants, fruits and vegetables in conjunction with a permitted use.
- 4.3 The design and lay-out 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 2,358.8 m<sup>2</sup> being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 5.2 The floor space ratio for all uses must not exceed 3.24.
- 5.3 Computation of floor area must include:
  - (a) 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; and

- (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

**5.4 Computation of floor area must exclude:**

- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
  - (i) the total area of all such exclusions does not exceed 12% of the residential floor area being provided; and
  - (ii) the balconies must not be enclosed for the life of the building.
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- (d) amenity areas, including child day care facilities, recreational facilities and meeting rooms accessory to a residential use, except that the total exclusion must not exceed 10% of the total permitted floor area; and
- (e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage space 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 22.2 m, except that elevator and stairway enclosures to access the outdoor rooftop amenity deck must not exceed 25.4 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 m<sup>2</sup>.

**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.

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

**Zoning and Development By-law**

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

\* \* \* \* \*

**7280 Fraser 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 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 further break down the building massing along Fraser Street, separating the north and south massing with the central break between them. This may be achieved by the following:
  - (a) Providing recessed massing at commercial level with a small entry plaza to break the building length; and
  - (b) Applying contrasting materials and colours to emphasize the central massing break.
- 1.2 Design development to improve the public realm interface along Fraser Street. This may be achieved by the following design strategies:
  - (a) Providing more entrances along Fraser Street with smaller commercial spaces. Storefronts may not exceed 15.2 m (50 ft.) of frontage;
  - (b) Providing alcoves to create more welcoming commercial entrances, and spatial variety against the public realm; and
  - (c) Providing primary or secondary seating, canopy, and paving to increase the sense of human scale along Fraser Street.
- 1.3 Design development to consider wrapping the commercial frontage around the southwest and northwest corner to increase the amount of useable outdoor patio space. This may be achieved by:
  - (a) Setback southwest commercial space from East 57th Avenue and provide an outdoor seating area on private property; and
  - (b) Setback northwest commercial space from East 56th Avenue and provide an outdoor seating area on private property.

- 1.4 Design development to the lane interface to provide a more pedestrian friendly and safe experience. This may be achieved by:
- (a) Providing a wider walkway and planting area, improving the link for the townhouse residents to access shared underground parking below this development;
  - (b) Reducing the depth of the rear private patio to provide a wider walkway; and
  - (c) Creating a more welcoming entrance experience for the townhouse residents at 724 East 56th Avenue to access the underground parking by providing canopies, recesses and landscape elements.
- 1.5 Design development to consider enlarging the amenity deck and providing more programming elements. This may be achieved by the following design strategies:
- (a) Providing additional rooftop amenity deck at the upper roof level;
  - (b) Extending stair and elevator cores to provide access to the upper rooftop deck;
  - (c) Expanding programming to include urban agriculture; and
  - (d) Relocating the children's play area to be clearly visible from the indoor amenity room.
- 1.6 Design development to allow townhouse residents to access the rooftop amenity deck, including children's play area.
- 1.7 Design development to consider a simplified material expression. The expression of firewall and frame elements may be reconsidered.
- 1.8 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**

- 1.9 Design development to achieve an improved, pedestrian friendly and greener lane interface at the east property line, having a substantial planting buffer, while allowing for a minimum 4 ft.-wide walkway and minimum 3 ft.-wide planting buffer.
- Note to applicant: This will likely result in a narrower private patio. The planting on the lane side of the walkway should be no taller than 3 ft. high, to avoid a "tunnel" effect between the two planting beds.
- 1.10 Design development to improve the East 57th Avenue interface by the provision of increased landscape planting on private property.
- 1.11 Design development of the rooftop outdoor amenity spaces as follows:
- (a) Provide a larger outdoor space and expand programming to include urban agriculture;

- (b) Provide a more articulate and creative children's play area;
- (c) Relocate children's play to ensure clear visibility from the indoor amenity area and maximum solar access.

Note to applicant: Depending on shadow studies, relocation of children's play area and urban agriculture amenities should be explored on higher rooftops.

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

- (a) Explore the provision of green roofs to all available flat roof tops, including Urban Agriculture plots in keeping with City guidelines;
- (b) Provide high quality materials to all landscape areas for durability into the future;
- (c) Add substantially more landscape around all common entry areas, to accent and soften them;
- (d) Add vines to any large 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 Design development to the Integrated Rainwater Management Strategy to explore opportunities for on-site rainwater infiltration and soil absorption, as follows:

- (a) Maximize natural landscape best management practises;
- (b) Minimize the necessity for hidden mechanical water storage;
- (c) Increase the amount of planting to the rooftop areas, where possible;
- (d) Consider linear infiltration bio-swales along property lines, at lower site areas;
- (e) Use permeable paving;
- (f) Employ treatment chain systems (gravity fed, wherever possible); and
- (g) Use grading methods to direct water to soil and storage areas.

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

1.15 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; and
- (c) An overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including 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.

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

Standard Landscape Conditions:

- 1.18 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.

- 1.19 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.

- 1.20 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.

- 1.21 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.

- 1.22 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 6-cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8-feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".*

- 1.23 Provide 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.

- 1.24 Provide an outdoor Lighting Plan.

### **Crime Prevention through Environmental Design (CPTED)**

- 1.25 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.

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

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

### **Sustainability**

- 1.27 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (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**

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

## **Engineering Services**

- 1.29 Water Sustainability Act: Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or 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>

- 1.30 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.
- 1.31 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.
- 1.32 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.
- 1.33 Provision of generous and continuous weather protection on Fraser Street.

- 1.34 Parking, loading, and bicycle spaces shall be provided and maintained according to the provisions of the Parking By-law.

Note to applicant: The required Class A passenger loading to be provided at grade.

- 1.35 Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.

- Provision of automatic door openers for all doors on the route from Class A bicycle spaces to the outside;
- Provision of secure residential Class A bicycle storage independent of visitor spaces;
- Provision of secure Class A commercial bicycle spaces; and
- 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.

- 1.36 Design Development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement.

- Provision of additional loading-bay width for the second and subsequent loading spaces; and
- The slope of the loading bay must not exceed 5%.

- 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:

- Provision of improved two-way flow for vehicles on the ramp and in the parking areas.
  - Provide increased width through the curved section of the main parking ramp to enable two vehicles to pass unobstructed;
  - Provision of maneuver diagrams to demonstrate concurrent two way flow to and from the lane and the full length of the main ramp is required; and
  - Improve visibility for two-way vehicle movement at turns at all turns in the parking levels. Mirrors are recommended.

Note to applicant: 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.

- 1.38 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 eight 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**

- 1.39 The proposed unit mix, including 40 studio units (42%) 21 one-bedroom units (22%), 20 two-bedroom units (21%), and 14 three-bedroom units (15%), is to be included in the Development Permit drawings.

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

- 1.40 The development is encouraged to apply the *High-Density Housing for Families with Children Guidelines*, including 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 the south seven feet of the site for road purposes. 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>

- 2.2 Release of Easement & Indemnity Agreement 291027M (commercial crossing) prior to building occupancy.

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

An application for a Permit to Use City Property must be submitted to Engineering Development Services for the proposed canopies encroaching onto City Street. Canopies must be fully demountable and comply with all applicable requirements of the Vancouver Building By-law (Section 1.8.8).

- 2.3 Provision of a 5.5 m offset distance measured from the back of the existing curb for widened sidewalks along Fraser Street to be achieved through building setback and statutory right of way (SRW) for public pedestrian use over a portion of the site. The SRW will be free of any encumbrance such as vents, structure, stairs, planter walls, and plantings at grade (and is to accommodate the underground parking structure within the SRW agreement).
- 2.4 Provision of a Shared-Use Loading Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the two Class B loading spaces between the commercial and residential uses and label the spaces as 'Residential and Commercial Loading'.
- 2.5 Provision of legal agreements registered against title to 7280 Fraser Street for the benefit of the adjacent property located at 724 East 56th Avenue securing access to, and use of the required number of vehicle parking spaces, and Class A and Class B bicycle 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.
- 2.6 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 Ltd. dated February 28, 2020, no water main upgrades are required to service the development.

Note to applicant: The main servicing the proposed development is 150 mm along E 57th Ave, 200 mm along E 58th Ave, or 300 mm along Fraser Street. Should the development require water service connections larger than the servicing water main, the developer shall upsize the existing water main. 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(s) at 7280 Fraser Street require the following in order to maintain acceptable/improve [TYPE] sewer flow conditions.

Local Servicing Upgrade:

- Separate 35 m of 250 mm COMB sewer on East 57th Avenue to 250 mm of SAN and 375 mm STM. (MH\_\_FJCMYT) to (MH\_\_FJCMXW)
- Separate 61 m of 450 mm COMB sewer on East 57th Avenue 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 10-year flow rate discharged to the storm sewer shall be no greater than the 10-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.

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

Development to be serviced to the proposed 250 mm SAN and 375 mm STM sewers in East 57th Avenue.

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 Fraser Street adjacent to the site and appropriate transitions including the following:
- 1.22 m (4 ft.) wide front boulevard with street trees where space permits;
  - Minimum 3.05 m (10 ft.) wide broom finish saw-cut concrete sidewalk;
  - Hard surface treatment between the sidewalk and the building;
  - Upgraded street lighting (roadway, bikeway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations;
  - Removal of the existing driveway crossings and reconstruction of the boulevard, sidewalk, and curb to current standards; and
  - Adjustment to all existing infrastructure to accommodate the proposed street improvements.
- (d) Provision of street improvements along East 56th Avenue adjacent to the site and appropriate transitions including the following:
- Front boulevard with street trees where space permits;
  - Minimum 2.14 m (7 ft.) wide broom finish saw-cut concrete sidewalk;
  - Upgraded street lighting (roadway, bikeway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations;
  - Relocation of the existing utility kiosk to outside of the future sidewalk; and
  - Adjustment to all existing infrastructure to accommodate the proposed street improvements.
- (e) Provision of street improvements along East 57th Avenue adjacent to the site and appropriate transitions including the following:
- Front boulevard with street trees where space permits;
  - 2.44 m (8 ft.) wide broom finish saw-cut concrete sidewalk;
  - Curb and gutter, including any required road re-construction to current standards;
  - Curb ramps;
  - Upgraded street lighting (roadway, bikeway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations;
  - Relocation of the existing utility kiosk to outside of the future sidewalk; and
  - Adjustment to all existing infrastructure to accommodate the proposed street improvements (including any replacement or modification of related traffic signal equipment).

Note to applicant: The City will provide a geometric design for these street improvements.

- (f) Provision of improvements at the intersection of Fraser Street and East 57th Avenue including:
- Upgrades to the existing traffic signal including APS (accessible pedestrian signal);
  - Upgraded LED lighting at the intersection to meet current lighting standards,
  - Installation of cyclist push buttons on East 57th Avenue; and



- Painted left-turn bays on East 57th Avenue or the painting of a two-lane approach in each direction, and associated enabling works and adjustments to all existing infrastructure to accommodate the proposed street improvements (including any replacement or modification of related traffic signal equipment).

Note to applicant: City to provide geometric design for construction.

- (g) Provision of upgraded LED lighting at the intersection of Fraser Street and East 56th Avenue to meet current lighting standards.
- (h) Provision of new pad-mounted service cabinet/kiosk.
- (i) Provision of the removal and re-installation of the existing bus stop amenities and associated features (bus shelter, advertising panel, bench, litter can, etc.) adjacent to the site on Fraser Street to a location determined by Engineering Services.
- (j) Provision of a new standard concrete pedestrian lane crossing, new curb returns and curb ramps at the existing lane crossings on East 56th Avenue and East 57th Avenue adjacent to the site.
- (k) Provision of lane lighting on standalone poles c/w underground ducts. The ducts should be connected to the existing COV SL infrastructure.
- (l) Provision of speed humps in the lane east of Fraser Street between East 56th and East 57th Avenue and in the lane south of East 56th Avenue between Fraser Street and Prince Albert Street.
- (m) Provision of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- (n) 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.

- (o) Provision of street trees where space permits. Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 ft. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility.

- 2.7 Provision of \$75,000 for partial funding for a future signal at the intersection of Fraser Street and East 56th Avenue.
- 2.8 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 2.6 (b): Sewer local servicing upgrade;
  - (b) Condition 2.6 (f): Provision of improvements at the intersection of Fraser Street and East 57th Avenue; and
  - (c) Condition 2.6 (l): Provision of speed humps.
- 2.9 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](mailto:umb@vancouver.ca).

## **Housing**

- 2.10 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) None of such units will be rented for less than one month at a time;
- (d) A rent roll is to be provided indicating the agreed initial monthly rents for each rental unit when the Housing Agreement is entered into, and prior to development permit issuance and DCL calculations during the building permit application review process;
- (e) The average initial starting monthly rents for each unit type will be at or below the following rents subject to adjustment as contemplated by Section 3.1B(c) of the *Vancouver Development Cost Levy-By-law*:

Unit Type	Proposed Average Starting Rents
Studio	\$1,641
1-bed	\$1,942
2-bed	\$2,611
3-bed	\$2,977

- (f) A final rent roll is to be provided, prior to issuance of an occupancy permit, to the satisfaction of General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services, which reflects the agreed initial monthly rents as of occupancy in order to address potential changes in unit mix and/or sizes between the rezoning and development permit issuance, and to allow for the rents to be increased annually from the time of the Public Hearing to initial occupancy, as per the maximum increases authorized by the *Vancouver Development Cost Levy By-law*;
- (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 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.

- 2.11 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

- 2.12 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**

2.13 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.

\* \* \* \* \*

**7280 Fraser Street**  
**DRAFT CONSEQUENTIAL AMENDMENTS**

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

**DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 11879**

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

"7280 Fraser Street            [CD-1 #]            [By-law #]            C-2"

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

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

"[CD-1#]            [By-law #]            7280 Fraser Street"

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**7280 Fraser Street  
ADDITIONAL INFORMATION**

**1. Urban Design Panel Minutes – May 13, 2020**

Address:	7280 Fraser Street
Permit No.	RZ-2019-00084
Description:	To develop a six-storey mixed-use building with 95 secured market rental units and 4 commercial retail units at grade; all over 1½ levels of underground parking consisting of 71 vehicle spaces and 185 bicycle spaces as well as 18 vehicle spaces and 28 bicycle spaces for a separate, adjacent 724 East 56th Avenue rezoning application proposed by the same applicant. The proposed building height is 20.5 m (67.3 ft.), the gross floor area is 7,865 sq. m (84,661 sq. ft.), and the floor space ratio (FSR) is 3.17. This application is being considered under the Affordable Housing Choices Interim Rezoning Policy.
Zoning:	C-1 to CD-1
Application Status:	Rezoning Application
Review:	First
Architect:	Cornerstone Architecture
Delegation:	Gwill Symons, Scott Kennedy, Cornerstone Architecture
Landscape Architect:	Keith Koroluk
Owners:	Fraser Street Holdings Ltd.
Staff:	Chee Chan and Yuichi Watanabe

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**EVALUATION: Support with Recommendations (8-1)**

**Introduction:**

Chee Chan, Rezoning Planner presented this rezoning application for one lot at 7280 Fraser Street, under the *Affordable Housing Choices Interim Rezoning Policy (AHC Policy)*. Chee began by providing an overview of the site and surrounding context as follows:

The site is located on the east side of Fraser St, spanning the block between East 56th and East 57th Avenues, and located in the Sunset Community Vision Area. It is located directly on the 8 Fraser Street bus line, part of TransLink's Frequent Transit Network. The site has a frontage of approximately 242 ft. along Fraser St., and a 106 ft. depth along East 56th and East 57th Avenues. The site area is approximately 25,398 sq. ft. before dedication.

The site is currently zoned C-1 and developed with a one-storey commercial building for office use and a parking lot. Across the street to the west are one- to three-storey, mixed-use buildings. The properties to the north and east are developed as single-detached or duplex housing. The lot directly to the east is also under rezoning application by the same applicant. Finally, a five-storey apartment building is located on the lot to the south.

The *AHC Policy* allows for consideration of mid-rise forms of up to six storeys at this location, and within 500 m of a local shopping area. This policy does not provide an FSR limit for density, but all projects are subject to urban design performance and meet one of the policy's affordability criteria, which in this case is secured market rental housing.

Chee Chan concluded by noting that the application is proposing to rezone the site from C-1 to CD-1 for a six-storey, Passive House-certified, mixed-use building with 95 secured rental housing units.

He noted that the same applicant is also proposing another CD-1 rezoning project on the lot directly to the east, at 724 East 56th Avenue. This latter CD-1 rezoning is for a 12-unit, 3-storey Passive House-certified townhouse rental project, also under the *AHC Policy*. While the townhouse project is not the subject of this UDP meeting, its parking is located under this six-storey building. Townhouse residents must cross the lane to access their bicycle and vehicle parking stalls.

Development Planner, Yuichi Watanabe began by noting the application is for a six storey passive house mixed-use building with 95 secured rental housing units. The proposed FSR is 3.17 and the proposed height is 67 feet. The proposed setbacks are:

- Over nine feet from Fraser Street;
- Four feet from East 56th Avenue;
- 20 feet for residential, 15 feet for commercial from the lane; and
- Seven feet dedication from East 57th Avenue.

Yuichi continued to describe the project's proposed form of development. The site slopes down approximately nine feet from East 56th Avenue down to East 57th Avenue, and the proposed massing steps down with the grade. It is mostly five stories facing Fraser Street, including one level of commercial space at grade. The top floor is set back by seven feet from the edges, minimizing visual massing and shadow impact to the immediate context.

The building has a total frontage of 231 ft. The design of the building tries to reduce apparent massing by visually breaking up the building facade, separating the north and south massing with the central break between them.

The common amenity room is located at the rooftop. The applicant has made design improvement to create this contiguous outdoor amenity space facing the south. The roof deck is co-located with the interior amenity room, with direct elevator and stair access from the south lobby at grade.

The parking and loading access are provided from the lane. The east elevation is mostly six residential stories with ground oriented units with patio facing the lane. The north half of the building faces a lot directly to the east, where the same applicant is proposing three-storey townhouse development. The south half of the building is facing the existing single-detached houses.

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

- Please comment on overall massing, height and density. In particular, please advise on massing transition to the surrounding context to the west (C-1 zone) and east (RS-1 zone).
- Given the overall building length of 231 ft., has the building frontage been visually broken down enough, separating the north and south massing with the central break between them?
- Please comment on public realm interface, with particular attention to the commercial frontage and the southeast corner of the building.

- Please comments on the architectural expression, composition and materiality of the building to inform the project at Development Permit stage.

The planning team then took questions from the panel.

**Applicant's Introductory Comments:**

On Fraser Street, there is a six-storey building separated into two parts with a five-storey north end and a six-storey south end, with a single-storey commercial frontage on Fraser Street and residential above. There are balconies and juliet balconies, and 1½-storey parkade underground with access from the lane. The building's program and massing is driven by the slope of the site and the need for a firewall separating the north and south portions of the building. A four-storey street wall is provided with a setback, single storey penthouse at level 5 on the northern portion. A four-storey street wall is also provided to the south end with setback single story penthouse at level five. At level six is the common amenity room and roof deck with a southern exposure.

The site provides great views to city and north-shore mountains. Street trees have been preserved on East 56th Avenue. New street trees will be provided along Fraser Street and East 56th Avenue. The residential main entrance is on East 56th Avenue includes trees and landscape lighting and plantings. Residential texture and concrete paving is also included to accent the entrance. The lane way provides access to underground parking, and is framed with trees and landscape lighting, evergreens and shrubs. The lane way treatment also includes pedestrian walkway with special concrete pavement. The lane way patios screened with privacy fences, plantings and trees.

The sixth floor garden provides residents with a secured amenity space with great views of city and north shore mountains. The outdoor roof deck provides casual seating and a separate area for children's play. The play area includes a soft surface for children play and safety and separated from the roof deck with a low planter.

The applicant team then took questions from the panel.

**Panel's Consensus on Key Aspects Needing Improvement:**

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

- Design development to Fraser St. commercial façade to further break down the building length, with particular attention to the gap.
- Design development to public realm along Fraser St. in terms of different paving, seating, canopy and entrance placement.
- Design development to the lane to provide more pedestrian friendly and safe experience.
- Design development to consider wrapping the CRUs around the corners onto 56th and 57th.
- Design development to consider calming the façade, both in terms of materiality and architectural expression, and reconsider the firewall and frame elements.
- Design development to consider enlarging the amenity deck and providing more programming elements.



**Panel Commentary:**

Massing, Height and Density

- There was general support from panel on the massing, density and height.
- The panel felt the building is a good transition to future adjacencies to the east.
- One panel member struggled with the massing, height and density and felt that there needs to be a transition to the single family zone to the east.

Breaking Down the Building Length

- The break itself is successful.
- The commercial frontage is long and needs to be broken down, or another point of entry, or further recess the current entry location. Also the window heights are the same the entire length.
- Consider further accentuating the gap – set back and make it more dominate with glazing (and decrease the solid wall). Also reconsider the balcony at the top level 6 north.
- Okay with lane frontage not being broken up but Fraser needs it given its eccentric architectural character.
- The firewall placement reinforces the building where the building is trying to dematerialize – the fire wall sticks out.
- Some panel members suggested that the fire wall on the building move further north.
- Some panel members noted the long continuous commercial frontage and asked whether it can be broken with additional entries along the commercial frontage; Suggest recessing the current entry location to help break up the building volume at that location.

Public Realm Interface

- There were some concerns with the density and what the project gives back to the neighbourhood in the form of public realm improvements.
- Some panel members noted the lane could use more work, some suggestions were setting back patios, putting trees where the walkways are and encouraged to use examples from other Mount Pleasant laneways.
- The commercial frontage is tall and the CRU entries are not well defined.
- Some Panel members suggested activating the public realm with street furniture, paving pattern and landscape within setback.
- Consider an outdoor café at the northwest and southeast corners – they are the flattest spots on the site. This will also provide more activation and wrap the retail along 56th and 57th.
- Some Panel members suggested lowering of the canopy on the north side to the same height as the south side to mitigate the livability on the first floor.
- Some Panel members suggested moving the retail lobby on the north end to the northeast corner. Some panel members noted the lane could use more work, setting back the patios to get more trees, add trees to the walkways, and the parkade can be pulled back and more trees added.
- Panel member suggested more design development to encourage the engagement between this development and the adjacent townhomes.
- Some panel members suggesting a different location for the transformer, BC Hydro infrastructure, to better activate the space.
- The south end of the lane is unfriendly – loading, parking ramp and back of house.
- Consider adding bike parking.

Architectural Expression, Composition, Materiality

- General support by Panel for the material palette presented.
- Some panel members suggested wrapping the retail space around East 56th instead of East 57th.
- Some panel members noted the change from a dark façade to light colour on the northwest corner of the building. Balcony recesses are a lighter material than the façade, and suggest design development to enhance the depth, making it darker than the facades on either side.
- Some panel members suggested reconsidering the frames.
- Simplify and calm down the architectural expression and consider decreasing the number of materials.
- Concern with dark palette and passive house/overheating.

Other

- General support from Panel on the Passive House building.
- Some Panel members noted the townhouse site on East 56th Ave should have more of a townhouse feel and be distinct from the 7280 Fraser site.
- Some Panel members were supportive of the amenity deck and suggested the applicant review the shaft that comes up to the amenity deck and if it could be re-located. Review the weight of trees and whether they can be achieved on a wood frame building.
- Some Panel members encouraged further design development of the play area, such as more passive play elements for children under 5 years old.
- Some panel members also asked for plant types in the children's play area are reconsidered so that they are non-toxic.
- Some Panel members noted the relationship between this building and the townhouse building on East 56th Ave and to improve their connectivity, and whether parking can be accommodated on East 56th Ave site.
- One panel member did not support the Fraser site being the location of the parking for the E56th Ave townhouse building – it will not be easy getting groceries to ones' front door
- There was general support from panel on the landscape plan.
- Some panel members noted the units provided little storage.
- Some panel members noted units are well designed and livable.
- There are a good number of family units.
- Some panel members noted there could be improvements to the size of the amenity space.
- Some panel members suggested locating the amenity deck to the north to take advantage of the views of the mountains.
- Some of the balconies are dark and small. So are the 49 sq. ft. enclosed balconies at the three-bedroom units.
- Some panel members suggested lowering the rain cover canopy along the façade.
- Some panel members encouraged the link between this building and the townhomes by providing an access walkway aligned with the courtyard of the townhomes.

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

## 2. PUBLIC CONSULTATION SUMMARY

### List of Engagement Events, Notification, and Responses

	Dates	Results
<b>Events</b>		
Pre-application open house (applicant-led)	September 25, 2019	25 attendees
Virtual open house (City-led)	June 8 – 28, 2020	223 participants (aware)* <ul style="list-style-type: none"> <li>• 94 informed</li> <li>• 13 engaged</li> </ul>
<b>Public Notifications</b>		
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
<b>Public Responses</b>		
Pre-application comment forms	September 25, 2019	13 submittals
Online questions	June 8 – 28, 2020	5 submittals
Online comment forms <ul style="list-style-type: none"> <li>• via Rezoning Centre website</li> <li>• via Shape Your City platform</li> </ul>	February – May, 2020 May – August, 2020	0 submittals 13 submittals
Overall position <ul style="list-style-type: none"> <li>• support</li> <li>• opposed</li> <li>• mixed</li> </ul>	June – August, 2020	13 submittals <ul style="list-style-type: none"> <li>• 6 responses</li> <li>• 3 responses</li> <li>• 4 response</li> </ul>
Other input	February – August, 2020	8 submittals
<b>Online Engagement – Shape Your City Vancouver</b>		
Total participants during online engagement period	June – August, 2020	497 participants (aware)* <ul style="list-style-type: none"> <li>• 189 informed</li> <li>• 18 engaged</li> </ul>

*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:*

- **Commercial spaces:** The proposed ground floor commercial spaces would help generate more services, amenities, and economic benefits for the neighbourhood where retail services are lacking. Walkability would also be improved as a result of these amenities.
- **Location and neighbourhood fit:** The proposed development would be suitable in this intersection as there are already existing rental buildings located in the neighbourhood.
- **Housing affordability:** The project would create more housing options and rental opportunities.

*Generally, comments of concern fell within the following areas:*

- **Building design:** The overall building design is not pleasing. Respondents suggested a re-evaluation of the facade design for more natural colours and a better building mass articulation.
- **Building height, density, and massing:** The increased density and height would not fit in with the surrounding neighbourhood.
- **Parking:** The number of parking spaces proposed within the development is insufficient. There are also parking spillover to neighbouring streets due to a lack of street parking availability.
- **Green space:** There is a lack of green space around the project.

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

*General comments of support:*

- The proposed retail space would create a more welcoming public realm on the street level.
- The development would be well served by neighbouring amenities such as the Moberly Arts Centre and Ross Park.

*General comments of concern:*

- There are too many one-bedroom units as opposed to two- or three-bedroom units that are family oriented.
- Since the bus stop is directly in front of the proposed building, the building is not setback sufficiently from Fraser Street.
- The project would result in an increase in traffic to an already busy intersection.

*Neutral comments/suggestions/recommendations:*

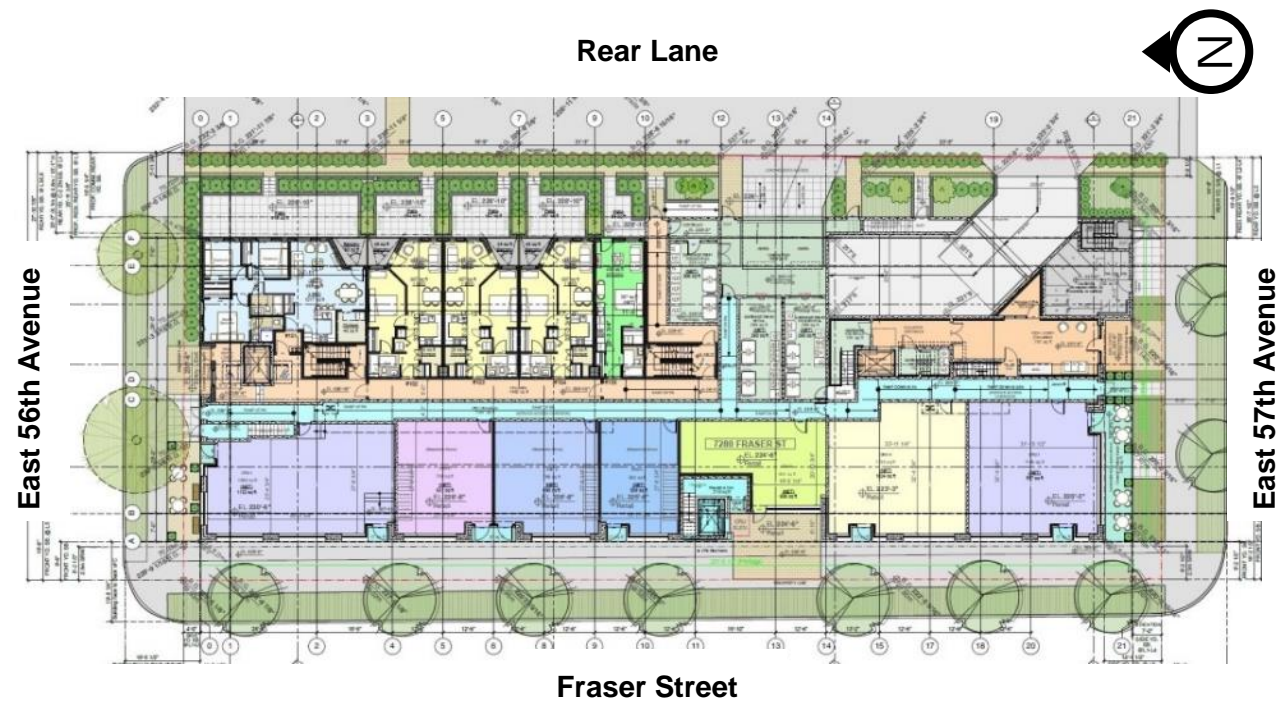
- The virtual open house was not very accessible for people who do not speak English and those who may not have computers.
- The virtual open house was carried out very well by City staff with easy to access information and quick responses to questions.
- Additional non-market housing units should be considered and managed by BC Housing.
- More outdoor patio space for potential restaurants should be considered.

\*\* 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.).

\* \* \* \* \*

7280 Fraser Street  
FORM OF DEVELOPMENT

Site Plan and Ground Floor



2nd Floor

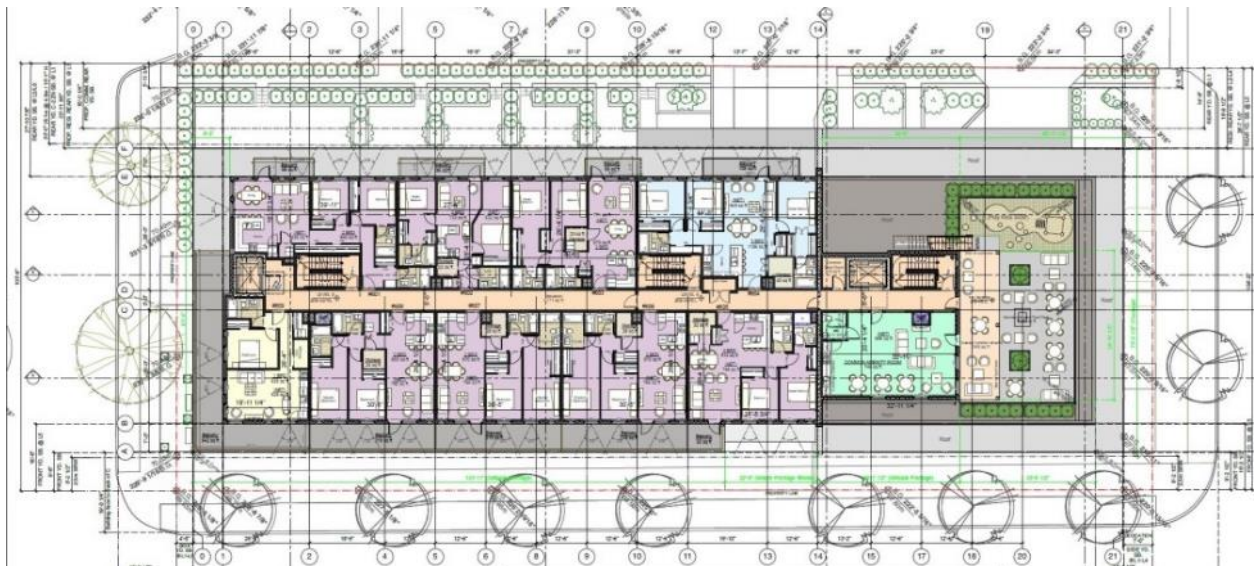




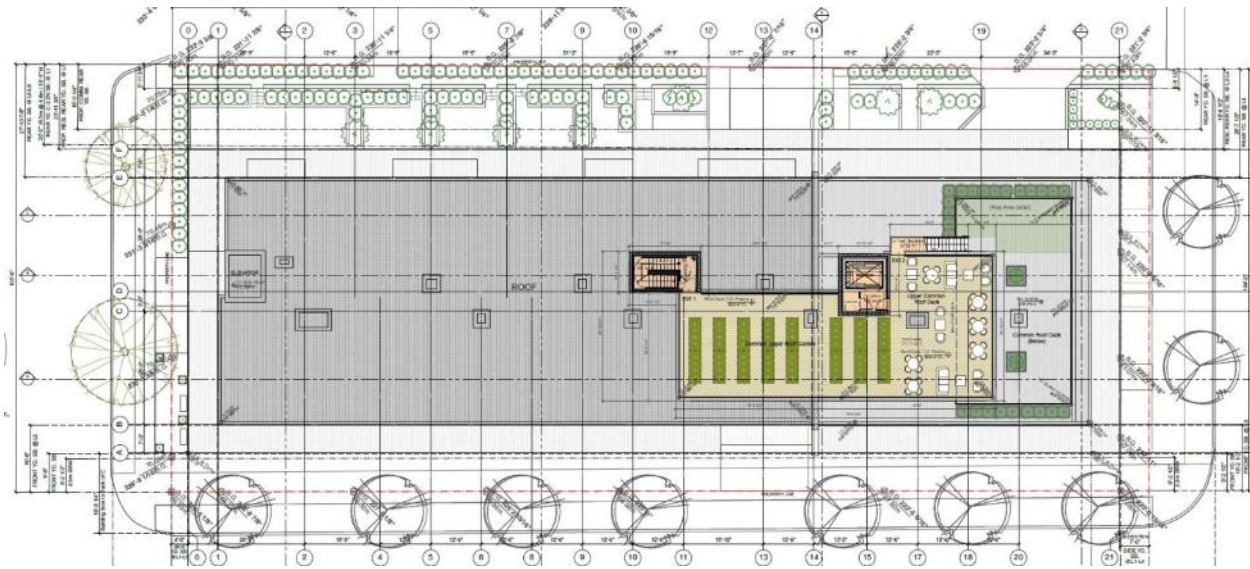
5th Floor



6th Floor



## Rooftop



## Front (Fraser Street) Elevation



## Rear (Lane) Elevation





### North (East 56th Avenue) Elevation\*



\*724 East 56th Avenue townhouse proposal on the left.

### South (East 57th Avenue) Elevation\*



\*724 East 56th Avenue townhouse proposal on the right.

**7280 Fraser Street**

**DEVELOPMENT COST LEVY WAIVER ANALYSIS**

To qualify for waiver of the Development Cost Levy (DCL) for the residential floor space, the application must meet the criteria set out in the relevant DCL By-law under section 3.1A. This application qualifies as outlined below.

- (a) All dwelling units proposed in the building will be secured as rental through the Housing Agreement called for in the Conditions of Approval (Appendix B).
- (b) None of the proposed dwelling units will be strata units, as required through the Housing Agreement.
- (c) The average size of all the proposed dwelling units will not be greater than specified in the DCL By-law.

<b>Unit Type</b>	<b>No. units proposed</b>	<b>DCL By-law maximum average unit size</b>	<b>Proposed average unit size</b>
Studio	40	42 sq. m (452 sq. ft.)	36.2 sq. m (390 sq. ft.)
1-bedroom	21	56 sq. m (603 sq. ft.)	48.4 sq. m (521 sq. ft.)
2-bedroom	20	77 sq. m (829 sq. ft.)	71.8 sq. m (773 sq. ft.)
3-bedroom	14	97 sq. m (1,044 sq. ft.)	92.1 sq. m (991 sq. ft.)

- (d) The average initial rents for all proposed rental housing units do not exceed rents specified in section 3.1A(d) of the DCL By-law.

<b>Unit Type</b>	<b>No. units proposed</b>	<b>DCL By-law maximum average unit rent</b>
Studio	40	\$1,641
1-bedroom	21	\$1,942
2-bedroom	20	\$2,611
3-bedroom	14	\$2,977

By way of the Housing Agreement, the tenure of the housing will be secured as rental for the longer of the life of the building and 60 years, and the initial rents at occupancy will be secured to meet the averages set out under (d) above.

\* \* \* \* \*

## 7280 Fraser Street PUBLIC BENEFITS SUMMARY

### Project Summary:

To rezone the site from the C-1 to CD-1 to allow for a six-storey mixed-use, Passive House-certified building with 95 secured rental housing units under the *Affordable Housing Choices Interim Rezoning Policy*.

### Public Benefit Summary:

The proposal would provide 95 secured rental housing units for the longer of 60 years and the life of the building. The project would also contribute a DCL payment for the commercial and residential floor area.

	Current Zoning	Proposed Zoning
Zoning District	C-1	CD-1
FSR (site area = 2,358.8 sq. m (25,390 sq. ft.))	1.2	3.24
Buildable Floor Space (sq. ft.)	30,462	82,253
Land Use	Mixed-use	Mixed-use

### Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL <sup>1</sup>	\$134,213
Utilities DCL <sup>1,2</sup>	\$781,448
<b>TOTAL</b>	<b>\$915,661</b>

### Other Benefits (non-quantified components):

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

<sup>1</sup> 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.

<sup>2</sup> Based on rates in effect as of September 30, 2020; 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).

**7280 Fraser Street**  
**APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**PROPERTY INFORMATION**

Address	Property Identifier (PID)	Legal Description
7280 Fraser Street	009-584-935	Lot A Block 2 District Lot 658 Plan 10247

**APPLICANT INFORMATION**

Architect	Cornerstone Architecture
Property Owner	7280 Fraser Holdings Ltd.

**DEVELOPMENT STATISTICS**

	Permitted Under Existing Zoning	Proposed	Staff Recommended
<b>Zoning</b>	C-1	CD-1	
<b>Site Area*</b>	2,358.8 sq. m (25,390 sq. ft.)	2,358.8 sq. m (25,390 sq. ft.)	
<b>Land Use</b>	Mixed-use	Mixed-use	
<b>Maximum FSR</b>	1.2	3.17	3.24
<b>Maximum Height</b>	10.7 m (35.10 ft.)	20.5 (67.2 ft.)	22.2 m (72.8 ft.)
<b>Floor Area</b>	2,830 sq. m (30,462 sq. ft.)	7,477 sq. m (80,482 sq. ft.)	7,642 sq. m (82,253 sq. ft.)
<b>Unit Mix</b>	-	<b>Market Rental Units</b> Studio      40 1-Bed        21 2-Bed        20 3-Bed        14 <b>Total      95 units</b>	
<b>Parking and Bicycle Spaces</b>	As per Parking By-law	<b>7280 Fraser Street</b> 47 residential spaces, including 2 accessible spaces, 5 visitor spaces, 12 commercial spaces, including 1 accessible space. 176 Class A and 6 Class B bicycle spaces. 1 residential and 1 commercial loading space.  <b>724 East 56th Avenue</b> 11 residential spaces, 1 visitor space. 28 Class A and 2 Class B bicycle spaces	
<b>Natural Assets</b>	2 existing on-site bylaw trees 6 existing street trees	No existing trees retained New street trees to be planted Approximately 2 new on-site trees to be planted.	

\* \* \* \* \*