



REFERRAL REPORT

Report Date: October 20, 2020
Contact: Michael Naylor
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RTS No.: 14099
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: 349 East 6th Avenue

RECOMMENDATION

- A. THAT, subject to referral of the accompanying amendment to the Rental Housing Stock Official Development Plan which would enable replacement rental units on sites that are in adjacent zoning districts, the application by Brunswick & 6th Development Ltd., the registered owner of the lands, on behalf of itself and the developer Wall Financial Corporation, located at 349 East 6th Avenue [*Strata Lots 1 to 23, all of District Lot 200A Strata Plan VR. 259; PIDs 003-768-139, 003-768-163, 003-768-171, 003-768-198, 003-768-210, 003-768-244, 003-768-261, 003-768-279, 003-768-295, 003-768-333, 003-768-350, 003-768-376, 003-768-406, 003-768-414, 003-768-449, 003-768-465, 003-768-481, 003-768-503, 003-768-554, 003-768-571, 003-768-601, 003-498-077, 003-768-619 respectively, and the Common Property of Strata Plan VR.259*] to rezone the lands from RM-4 (Multiple Dwelling) to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.45 to 4.87 and building height from 10.7 m (35.1 ft.) to 38.7 m (127 ft.) to allow construction of a new development containing 82 social housing units, be referred to Public Hearing, together with:
- (i) plans prepared by IBI Group Architects (Canada) Inc., received May 6, 2020;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) subject to enactment of the amendment to the Rental Housing Stock Official Development Plan which enables replacement rental units on sites that are in adjacent zoning districts; and the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, including approval in principle of the form of development, subject to the Conditions of Approval contained in Appendix B; ;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at the Public Hearing.

- B. THAT, subject to approval of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT Recommendations A through B be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone 349 East 6th Avenue to permit the development of a residential building with a total of 82 social housing units for seniors, families and people living with disabilities. A building height of 38.7 m (127 ft.) and a density of 4.87 FSR are proposed.

The application helps to advance the policies of the *Mount Pleasant Community Plan* with respect to the delivery of social housing and would contribute 82 social housing units towards the goals identified in the *Housing Vancouver Strategy*. The application has been assessed and the proposed uses and form of development are supported subject to design development conditions in Appendix B. It is recommended the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the conditions outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- *Mount Pleasant Community Plan (2010)*
- *Broadway Planning Program (2018) and Broadway Plan Guiding Principles (2019)*
- *Interim Rezoning Policy on Consideration of Rezoning Applications during the Broadway Planning Process (2018)*
- *Rental Housing Stock Official Development Plan*
- *Zoning and Development By-law (last amended date 2020)*

- *Housing Vancouver Strategy (2017)*
- *RM-4 and RM4N Districts Schedule (2018)*
- *Mount Pleasant RM-4 and RM-4N Design Guidelines (1990, last amended 1998)*
- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*
- *High-Density Housing for Families with Children Guidelines (1992)*
- *Green Building Rezoning Policy (2010, last amended 2017)*
- *Urban Forest Strategy (2014)*
- *Community Amenity Contributions Policy through Rezoning (2020)*
- *Vancouver Development Cost Levy By-law No. 9755*
- *Vancouver Utilities Development Cost Levy By-law No. 12183*

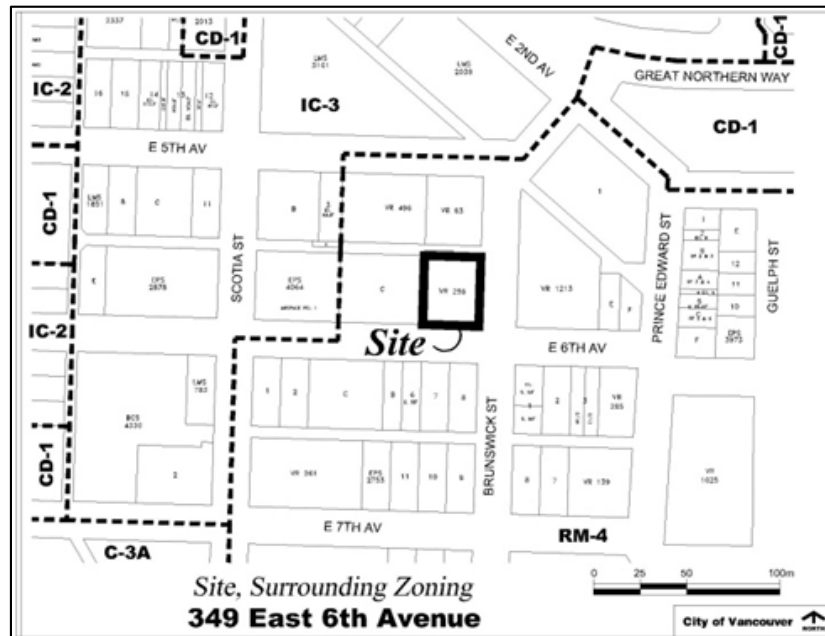
REPORT

Background/Context

1. Site and Context

The site is located in the Mount Pleasant Community Plan area, on the northwest corner of East 6th Avenue and Brunswick Street. The property is comprised of 23 strata lots and common property, with a site area of approximately 1,122.3 sq. m (12,077 sq. ft.), a frontage of 30.2 m (99.1 ft.) along 6th Avenue and a depth of 37.2 m (122.0 ft.) along Brunswick Street (see Figure 1). The site falls within the Broadway Subway expansion project area.

The property is currently developed with a three-storey, 23-unit strata-titled residential building constructed in 1975. All units have been sold to the applicant and the strata corporation is in the process of being dissolved in accordance with Provincial regulations. At the time of report writing, three of the units have been rented back to previous owners. All past owners have agreements to vacate the premises by September 30, 2020 as part of the purchase and sale agreements.

Figure 1: Site Location and Context

The immediate area is zoned RM-4 (Multiple Dwelling) which permits a maximum of 1.45 FSR and building heights up to of 10.7 m (35.1 ft.). The built form is predominantly two- and three-storey multiple dwellings with some single-detached houses. In addition, there is one taller (eight-storey) social housing building for seniors, constructed in the 1970s prior to zoning changes to the RM-4 District Schedule.

The area to the west and north is zoned IC-3 (light industrial and commercial mixed-use) which permits a mix of light industrial, cultural and residential uses along with related uses that are generally compatible with adjoining residential and commercial districts. A maximum height of 18.3 m (60 ft.) and density of 3.0 FSR are permitted under the IC-3 District Schedule. The building at the end of the block at the corner of Scotia Street and 6th Avenue is six storeys and developed as a market strata-titled residential building.

One block to the west, the *Mount Pleasant Community Plan Implementation (2013)* seeks to provide greater development potential through increased height and density for mixed-use residential development along Main Street. Buildings can achieve up to 13 storeys or higher, pending view cone impacts.

This area is within the Broadway Plan study area of the *Broadway Planning Program* which is anticipated to be considered by Council in 2021. The site is located within a 10-minute walk of the Emily Carr University Campus and between two future underground subway stations at Great Northern Way and at Main and Broadway, proposed as part of the (Millennium Line Skytrain extension) from VCC-Clark to a new terminus at Arbutus Street. Broadway has the highest frequency transit in the city with four local bus routes and the 99 B-Line which has been recorded as the busiest bus route in Canada and the United States and accommodates approximately 61,000 passengers daily. The Broadway Subway is intended to contribute to a city of neighbourhoods connected by convenient, viable transportation options that meet residents' needs as places to live, work, shop and play result in a vibrant community. This

project is strategically located to benefit from these improved facilities and amenities as the network of communities become established over time.

Figure 2: Broadway Plan Study Area and Proposed Broadway Subway Station Locations



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

- Parks: Guelph Park (180 m), Sahalli Park (800 m), Jonathan Rogers Park (1,000 m), and China Creek North Park (1,100 m)
- Community Space: Mount Pleasant Community Centre (400 m), and Vancouver Public Library Mount Pleasant Branch (400 m)
- Childcare: St. Francis Xavier Montessori Preschool (3-5 years) (280 m), Mount Pleasant YMCA Kids Club (5-12 years) (350 m), and St. Michael's Church Daycare Centre (3-5 years) (350 m).

Local School Capacity – This site is located within the catchment area of Mount Pleasant Elementary School at 2300 Guelph Street and Vancouver Technical Secondary at 2600 East Broadway. Per the *Vancouver School Board (VSB)'s Draft Long Range Facilities Plan*, dated May 29, 2019, elementary enrolments in 2017 resulted in a capacity of 59 spaces. By 2027, the draft plan forecasts a shortage of 58 spaces. At the secondary level, Vancouver Tech has a utilization rate of 97% of its 1,700 seat capacity in 2017 and forecasts a shortage of 25 spaces by 2027. VSB continues to monitor development and work with the City of Vancouver to help plan for future growth.

The lot to the west of the subject site, at 325 East 6th Avenue (the “Adjacent Site”) is developed with a 36-unit social housing building called Mount Pleasant Lions Manor, constructed in 1968 and owned by Brightside Community Homes Foundation (“Brightside”). Brightside is a non-profit housing provider that owns and operates 26 buildings across the City of Vancouver, comprising 940 social housing units. Brightside, BC Housing and the applicant have entered into an agreement to relocate these 36 seniors social housing units to the subject site, pending approval of this rezoning. Further information about the replacement housing is contained in the Proposal section of this report.

2. Policy Context

Mount Pleasant Community Plan (2010) – Rezoning potential for the site is guided by Section 4.1 of the plan, which seeks to ensure that more affordable housing is available in Mount Pleasant for low to middle income households, especially for families, seniors, new immigrants, and indigenous people. Section 4.1(ii) pertains to non-market housing and supports the distribution of non-market housing throughout the community to retain neighbourhood diversity of population and services.

Broadway Planning Program and Broadway Plan Guiding Principles – This program will set out policy directions over the next 30 years for the area along Broadway between Clark Drive to Vine Street, and from 1st Avenue to 16th Avenue. The Broadway Plan will focus on opportunities to integrate development of new job space, amenities, and housing along the Broadway Subway alignment. Guiding principles for the Broadway Plan were adopted in October 2019. These include supporting affordable, diverse, equitable and inclusive complete neighbourhoods, encouraging contextual design such that new development should respond to the evolving local context, including topography and elements of neighbourhood character (i.e. terracing, access to views and light, green and leafy streetscapes, variety of building materials, gardens, etc.). The draft Broadway Plan is expected to be considered by Council in 2021.

Interim Rezoning Policy on Consideration of Rezoning Applications during the Broadway Planning Process (“Interim Rezoning Policy”) – The Interim Rezoning Policy from June 2018 set out the circumstances under which new rezonings would be considered while the Broadway Planning Program was underway. This direction stated rezoning applications will be considered for projects involving social and supportive housing, community care facilities or group residences, secured market rental housing, secured below market rental housing, and affordable student housing associated with educational institutions. The proposed rezoning application is covered under this provision and is allowed to proceed.

Rental Housing Stock Official Development Plan – The Rental Housing Stock Official Development Plan (“RHS ODP”) applies to developments of three or more residential units. The RHS ODP regulates the demolition, change of use or occupancy of rental housing units that are within the RM-2, RM-3, RM-4, RM-4N, RM-5, RM-5A, RM-5B, RM-5C, RM-5D, RM-6, FM-1 or CD-1 District or District Schedules of the Zoning and Development By-law. The intent of the RHS ODP is to protect rental housing by requiring one-for-one replacement units on the same site or in the same zoning district or, subject to an amendment of the RHS ODP, as discussed below, on sites that are in adjacent zoning districts.

The Rental Housing Stock ODP is applicable to this rezoning site as the 36 social housing units on the Adjacent Site at 325 East 6th Avenue are being replaced on this site as part of the land swap arrangement described under the *Strategic Analysis* section of this report. The replacement of the 36 social housing units located on the Adjacent Site on this rezoning site will occur prior to the Adjacent Site being redeveloped and any redevelopment of the Adjacent Site will acknowledge those units having been replaced on this rezoning site, but will remain subject to any further requirements under the Rental Housing Stock ODP and other applicable by-laws at that time and any other requirements or conditions as may be required for such redevelopment.

Further, replacement of these units within the rezoning proposal for 349 East 6th Avenue, will comply with the provisions of the RHS ODP, subject to approval of the amendment of the Rental Housing Stock ODP being proposed concurrently with this rezoning application to permit the

provision of replacement rental units on sites that are in adjacent zoning districts. The rezoning application cannot proceed without the amendment proposed to the RHS ODP also proceeding being enacted prior to the rezoning by-law for this site.

Housing Vancouver Strategy (2017) – In November 2017, Council approved the *Housing Vancouver Strategy and Housing Vancouver Strategy Three-Year Action Plan* (“**Strategy and Action Plan**”). This seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. Targets were based on the core goals of retaining the diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with government and non-profit partners to deliver housing for the lowest income households.

Overall, 72,000 new homes are targeted for the next 10 years, including 12,000 social, supportive and non-profit co-operative units and 20,000 purpose-built rental units. Nearly 50% of the new units are to serve households earning less than \$80,000 per year, and 40% are to be family-size units. This rezoning application will contribute towards the 10 year targets for social housing units identified within the *Strategy and Action Plan*.

Strategic Analysis

1. Proposal

The application proposes demolition of the existing three-storey condo building on the site and construction of a new 12-storey residential building including a rooftop amenity space, consisting of 82 social housing units for seniors, families, and people living with disabilities. The proposed density is 4.87 FSR with a floor area of 5,461.8 sq. m (58,791 sq. ft.), and building height of 38.7 m (127 ft.). Parking access for 19 underground vehicle spaces and 106 bicycle spaces is proposed from the lane (see Figure 3).

Figure 3: Proposed Development as Viewed from 6th Avenue & Brunswick Street

In 2019, the applicant approached the City with a proposal that would involve an agreement between Brightside the owner of the existing social housing on the Adjacent Site at 325 East 6th Avenue, BC Housing and the applicant. The agreement would entail a land swap, replacement of the 36 units of social housing located on the Adjacent Site on this rezoning site and increase of the number of social housing units to a total of 82.

The applicant has partnered with BC Housing to acquire this rezoning site at 349 East 6th Avenue and all parties have come to an agreement to develop this site into a new social housing building. As part of the agreement, the applicant is providing development management services and BC Housing is providing financing to the applicant to facilitate development of the new building on the rezoning site.

Upon completion of construction of the new building, Brightside will purchase the rezoning site and the current tenants from Brightside's Adjacent Site will be moved into it. Then, as part of the land swap, the applicant will acquire the Adjacent Site from Brightside. In the end, the new social housing building at 349 East 6th Avenue will be completely owned and operated by Brightside.

The existing social housing building on the Adjacent Site is an aging two-storey wood-frame building that will require replacement in the near future. Redevelopment of the social housing on that Adjacent Site would require a Tenant Relocation Plan and result in displacing tenants for several years during demolition and reconstruction; however the units on the Adjacent Site will be acknowledged to have been replaced by the units to be constructed on this rezoning site, subject to any further requirements under the Rental Housing Stock ODP and other applicable

by-laws at that time and any other requirements or conditions as may be required for such redevelopment. The land swap agreement reached between the three parties would allow Brightside to limit the disruption to the residents in the existing building on the Adjacent Site through a seamless transition from the old building to the new, without the need for temporary relocation.

2. Land Use

The site is zoned RM-4 (Multiple Dwelling) District. The intent of the *RM-4 and RM4N Districts Schedule* is to permit medium density residential development, including a variety of multiple dwelling types, to encourage the retention of existing buildings and good design, and to achieve a number of community and social objectives by permitting increases in floor area. The *Mount Pleasant RM-4 and RM-4N Guidelines* are also applicable, with their intent to achieve high quality development and residential livability, and to enhance the character and identity of each neighbourhood.

The *Mount Pleasant Community Plan* supports the creation of social housing in the neighbourhood for low to middle income households including seniors and families. The delivery of non-market housing is also supported to retain neighbourhood diversity of population and services. This proposal includes residential uses and is consistent with the intent of the base zoning and the Mount Pleasant Plan.

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

Many factors influenced how staff assessed the development potential for this site. The goals of the Housing Vancouver Strategy seek to deliver social housing within areas close to transit and local-serving uses. Section 4.1(a) of the Mount Pleasant Community Plan, supports increased density for affordable housing next to transit hubs, commercial centres and parks. The mix of zoning provisions in the area allow for a variety of building heights, notably 4 to 6 storeys in the immediate vicinity. However the area is changing as evidenced by higher development along Main Street and by the development of the subway expansion. Lastly, while the recommendations of the pending Broadway Plan are not yet known, the future for this area will likely seek to optimize opportunities to expand on the vibrant character of Mount Pleasant and support the growth of this complete community. On balance, the application seeks to optimize the opportunity to develop affordable housing within walking distance of two subway stations, while respecting the character of the local area.

The Mount Pleasant Plan aligns with the existing RM-4 and RM-4N District Schedule and Design Guidelines provisions around the height of 10.7 m (35 ft.) and density of 1.45 FSR for this area. To the north, the plan supports development up to six storeys on Broadway, from Prince Edward to Prince Albert Street. For Main Street, the plan anticipates mixed-use developments up to 13 storeys or more, pending view cone constraints and other urban design objectives.

The Design Guidelines anticipate the north portion of the building should be recessed back to minimise shadows to the north. The building's massing on larger and wider sites, should aim to break massing bulk and excessive horizontality. More prominent recesses allowing for generous landscape features may also assist in breaking up lengthy frontages. Portions of the building facing an interior side yard should also be set back more at the front and rear corners to open up the side yard. Furthermore, as most of the developments are multiple dwelling, balconies

and private patios should be provided. The RM-4 District Schedule allows the Director of Planning to relax all provisions, except for height and density.

Spacious front and exterior side yards are recommended to maintain and enhance the public realm, the landscaping and the open character of this portion of Mount Pleasant. The side and front yards should be seen as extensions of the open public realm. The landscape approach should present as a large contiguous open space rather than a series of smaller isolated planting areas.

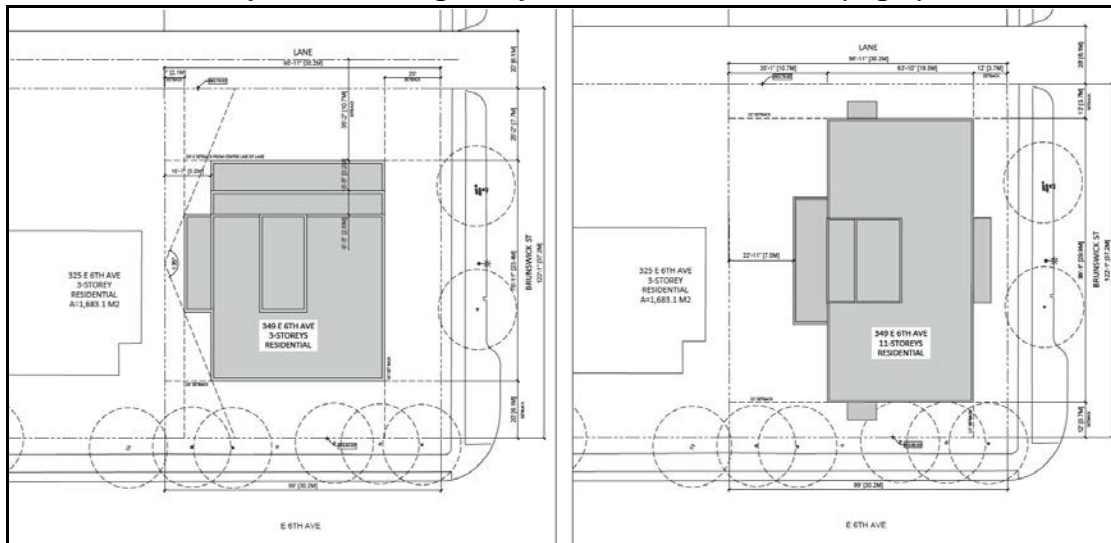
Form of Development – A 12-storey tower with a north-south orientation is proposed with an average floor plate size of 5,500 sq. ft. (approximately 100 ft. x 51 ft.). The massing is an extruded tower with cantilevered open balconies, similar to existing older residential towers in Mount Pleasant.

In terms of its siting and interface with the public realm, the proposed interior side yard is set back 10.7 m (35 ft.) and the other yard setbacks are at 3.7 m (12 ft.). The primary outdoor amenity space is located in this interior side yard, while a minor outdoor amenity space wraps the corner of East 6th Avenue and Brunswick Street. Some residential units face directly onto the north lane and are buffered by patios and planters. The building is partially set into the sloping topography such that its lowest floor is a partial basement. The back-boulevard street trees along East 6th Avenue and front-boulevard street trees along Brunswick Street are to be retained, thereby preserving the existing pedestrian experience of the site and the local public realm.

While the proposed building is denser and taller than current RM-4 allowances, staff note there are aspects of this proposal that remain attentive to the RM-4 urban design objectives. Support for the proposed massing is based on, but not limited to, the following:

- **Massing and Composition** – The tower's north-south orientation presents a slim wall-face of 20 m (64 ft.) to East 6th Avenue and the lane. This form together with the wider interior setback will help to reduce the width of the shadows cast by it. Furthermore, a slimmer frontage, along with a composition of the glazed and solid walls, presents a clear vertical expression which aligns with the RM-4 Guidelines' objective to avoid the appearance of horizontal bulk and massing.
- **Siting and Open Space Treatment** – The proposed 10.7 m (35 ft.) interior side yard is wider than the typical 2.1 m (7 ft.) setback required for RM-4 lots. This provides a greater sense of openness between the proposed building and its present and future neighbours to the west. This larger side yard also makes for a larger more contiguous usable outdoor amenity space and for opportunities for more robust planting. The wider side yard also allows for slot views to the north. While a portion of the west wall-face projects into the 35 ft. side yard setback, this portion is well pushed back from the northwest and southwest corners and does not extend more than half the width of the west wall-face, maintaining the appearance of a narrow frontage (see Figure 4).

**Figure 4: Typical RM-4 Building Footprint with 7 ft. setback (Left);
Proposed Building Footprint with 35 ft. setback (Right)**



- **Shadows** – Staff acknowledge the shadows from the proposed building will be longer than a typical RM-4 building. The equinox shadows will cover the rear yards of the properties on the north side of the lane at various times of the day, but will not enter the south sidewalk on East 5th Avenue
- **Public Realm Interface** – The side and front yards are developed with patios to act as an extension of the public realm.

By way of comparison, if the density proposed was within a typical RM-4 building footprint, the building would likely be taller and wider along 6th Avenue, resulting in a narrower interior side yard and less open space. Using an RM-4 footprint, the building would be approximately 13 to 14 storeys, taller than the proposed building. The RM-4 footprint, though wider on the East 6th Avenue frontage, is actually smaller overall due to wider exterior and rear yard setbacks. Additional height is needed to accommodate the proposed density with a smaller footprint (see Figure 5).

Figure 5: Building Footprint and Height: Base Zoning (Blue), RM-4 with Proposed Density (Orange), and Proposed Development



Again, comparing the density proposed within a typical RM-4 building footprint, the resulting RM-4 footprint shadow would be slightly wider. But the shadow extent for a building with a RM-4 footprint is comparably as long as the one cast by the proposed massing. Generally, the slim tower, while taller than surrounding development, will produce a narrow shadow that traverses the site, but does not shadow these areas all day (see Figure 6).

Figure 6: 12:00 pm Equinox Shadows: Base Zoning (Blue), RM-4 footprint with Proposed Density (Orange), and Proposed Development



Overall, the current design results from interpreting differently some of the RM-4 Urban Design objectives, such as providing a larger at-grade open space and vertical expression, in order to minimize the impacts of the proposed building while addressing the objective of delivering social housing.

Conditions in Appendix B have been added to minimize the impact of the development onto the surrounding areas (e.g. shadows cast and diminishing sense of openness), and to require the setbacks and height shown in this application be maintained throughout the development and building permitting process. Additional conditions require balconies to remain open to minimize further bulk to the building. Conditions also call for maintaining the building expression of a slim vertical tower and the proposed alignment of windows, walls and fins. Further refinement of the rooftop mechanical screen is necessary to give the building an identity that can enhance the area's skyline. Lastly, further conditions seek refinement to the ground-floor expression, specifically to develop a more sensitive transition to the surrounding landscaped areas, as well to retain City trees along 6th Avenue to preserve the tree-lined streetscape.

Livability and Privacy – A mix of studio, one-bedroom and family-sized units are proposed. All have some private outdoor spaces such as balconies or decks. The floors are approximately 8.5 to 9.5 ft. floor-to-floor to foster a sense of openness and to achieve better natural light penetration to the unit interiors. All units, as shown in this application, are adequately distanced from adjacent developments.

The overall unit layouts and location of the unit types are supportable; however, privacy should also be considered for the neighbours. Conditions in Appendix B require that the west-side units have their primary view away from the interior side yard. Further, the studio units are required to be more than 320 sq. ft. and inboard bedrooms are to be avoided at the Development and Building Permit stages to ensure livability.

Urban Design Panel – The Urban Design Panel reviewed this application on July 29, 2020 and unanimously supported the proposal. The recommendations include design development to the rooftop mechanical screening, to the west façade to improve residential quality and to capitalize on the views, and to the expression of the base of the building. Staff considered the Panel's advice and have included design development conditions in Appendix B that reflect this advice, the feedback from the public and the staff review.

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

4. Housing

This application proposes 82 social housing units, to be owned and operated by Brightside Community Homes Foundation. Brightside currently operates a 36-unit social housing building on the Adjacent Site at 325 East 6th Avenue. This proposal seeks to replace and expand the social housing on the rezoning site. The 36 replacement social housing units will be targeted to seniors, addressing the need for affordable rental options for seniors to "age in place" within the community, close to amenities and in a high-quality well-maintained environment. The project's two- and three-bedroom units will be targeted for families.

If approved, the project would advance a number of City housing policy objectives and strategic directions, including those articulated in *Housing Vancouver Strategy* (2017), in addition to meeting provincial affordability goals.

By delivering 82 new social housing units for seniors, families and people living with disabilities, this rezoning application would contribute to the targets for new social, supportive and co-op housing units in the *Housing Vancouver Strategy* (2017) (see Figure 7 below).

**Figure 7: Progress Towards 10 Year Housing Vancouver Targets for
Non-Market Housing as of June 30, 2020***

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

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

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

Additionally, this application, if approved, would provide:

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

Affordability – The City's requirement is for social housing buildings to include a minimum of 30% of units as affordable to households with incomes which are equal to or less than the BC Housing Income Limits (HILs) levels, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication, while the remaining 70% can be at market rents. As this proposal will involve replacement of 36 social housing units from the Adjacent Site, the applicant will exceed the affordability requirements of social housing by securing a minimum 44% of the units (36 units) as affordable to households with incomes below HILs. The Housing Agreement will secure the property as social housing for the greater of 60 years and the life of the building.

Brightside is pursuing funds through BC Housing's Community Housing Fund (CHF) program and may achieve deeper levels of affordability for the project with a successful application. The range of rents prescribed by BC Housing's Community Housing Fund are as follows:

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

Unit Mix – The project will include studio and one-bedroom units for seniors to replace the existing social housing units in the Brightside building, the Lion's Manor on the Adjacent Site at 325 East 6th Avenue. The 46 additional social housing units will comprise approximately 48% family units or 22 units. Staff are supportive of the proposed unit mix as Brightside provides homes primarily to seniors and are currently expanding their portfolio to include more family units. Future Brightside developments will deliver more family units increasing the overall number across the portfolio. The overall unit mix includes:

- studios: 35 units (43%)
- one-bedrooms: 25 units (30%)
- two-bedrooms: 18 units (22%)
- three-bedrooms: 4 units (5%)

Existing Tenants – At the time of report writing, there were three existing tenants living on site who are previous strata owners and are not covered by the City's Tenant Relocation and Protection Policy (TRPP). As per the agreement outlined above, the proposed redevelopment provides replacement units for the Adjacent Site. As such, if the application is approved, the 36 existing social housing units on the Adjacent Site will be replaced with 82 new social housing units on the rezoning site.

As this application will result in relocation of tenants in the Adjacent Site's social housing building, a Resident Relocation Proposal was submitted to the City. The relocation proposal is in line with the City's tenant relocation policy for non-market housing. The TRPP acknowledges that non-market housing providers and residents face different needs compared to market housing and so provides a separate framework for tenant protection and relocation. The TRPP requires the non-profit or co-op society to:

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

The applicant has been in regular communication with the social housing tenants throughout the project development. At the time of application 28 of the 36 units on site were tenanted.

In summary, the rezoning and its accompanying agreement between the applicant, BC Housing and Brightside would allow Brightside to relocate their existing tenants on the Adjacent Site and moving them into the new building on the rezoning site. As a result, this would allow replacement and expansion of rental units to advance the City's housing priorities.

5. Transportation and Parking

The application proposes a combined total of 19 vehicle parking spaces including four visitor spaces and four accessible spaces over one level of underground parking accessed from the lane. In addition, the application proposes 106 bicycle spaces.

In accordance with the Parking By-law and to meet the minimum parking requirements, the applicant is proposing a Transportation Demand Management Plan (TDM) plan which provides for reductions in minimum parking requirements in exchange for providing enhanced transportation demand management measures. Reductions up to 40% of residential parking requirements are permitted for social housing projects. The development is currently proposing TDM measures, such as additional Class A bicycle spaces, bicycle maintenance facilities, transportation marketing services and multimodal wayfinding signage. The TDM plan will be finalized at the development permit stage.

Additionally, if the site has adequate access to transit, further parking reductions are available. Based on this site's proximity to the planned underground station at Great Northern Way for the

Millennium Line, it is eligible for an additional 20% reduction, resulting in a total reduction of 60% to vehicle parking requirements. Currently, they are proposing an overall reduction of 50% to vehicle parking requirements.

Engineering conditions related to transportation, public realm and parking are in Appendix B. Improvements for the immediate area include provision of street trees where space permits, lane speed humps and upgraded street lighting.

6. Environmental Sustainability and Natural Assets

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

This application has opted to satisfy the *Green Buildings Policy for Rezoning*s under the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces. The applicant has submitted preliminary energy modeling analysis detailing building performance strategies to meet the energy use intensity, greenhouse gas and thermal demand targets.

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

There are three existing trees on site and 12 adjacent City trees. Four City trees (Gleditsia – Honeylocust) along the back boulevard of Brunswick Street will be removed to allow for sidewalk widening to accommodate future foot traffic to the future Skytrain Station at Great Northern Way. In consultation with the Parks Board, staff preference is to preserve the front boulevard trees along Brunswick Street. Three on-site trees are within the proposed building footprint and targeted for removal. As a result of early work with staff, the design reflects the retention of six significant City trees along East 6th Avenue. An estimated 15 replacement trees are proposed, to be confirmed at the Development Permit stage, along with additional landscape buffers as described in Appendix B.

Records indicate there is a historic stream intersecting the Adjacent Site at 325 East 6 Avenue; however, based on review of historical data of the area, staff have confirmed it is unlikely the stream will be encountered during excavation. Conditions in Appendix B require a legal agreement ensuring that, if a watercourse is discovered or impacts the site during development and beyond, its flow will not be obstructed

Public Input

Pre-application Open House – The applicant held a pre-application open house on March 2, 2020 at Creekside Community Centre, located at 1 Athletes Way, to solicit early feedback on the

proposal. Approximately 60 people attended this open house. The early feedback indicated support and concern for the proposed development. Comments of support included: the provision of affordable rental homes in the neighbourhood and support for the project in general including neighbourhood fit. Comments of concern focused on building height and setting precedence in the neighbourhood, lack of consistency with surrounding development and increasing traffic.

Public Notification – A rezoning information sign was installed on the site on May 25, 2020. Approximately 2,740 notification postcards were distributed within the neighbouring area on or about June 24, 2020. Notification and application information, as well as an online comment form, was initially provided on the Rezoning Centre’s applications webpage (vancouver.ca/rezapps) and subsequently re-directed to the City’s new digital engagement platform *Shape Your City Vancouver* (shapeyourcity.ca).

Virtual Open House – In-person open houses were put on hold based on the provincial health authority’s restrictions for public gatherings due to the COVID-19 pandemic. In lieu of an in-person event, a virtual open house was held from June 29, 2020 to July 19, 2020 on the Shape Your City platform. The virtual open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. Digital presentations from the City and the applicant were posted for online viewing, along with a digital model representation of the proposed application.

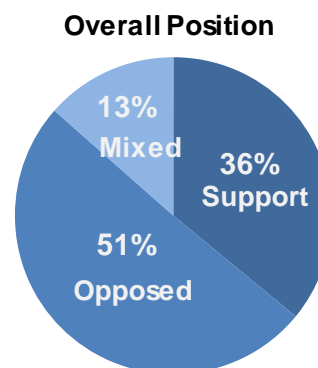
Due to the pandemic, a virtual engagement strategy was put in place to ensure the City’s process for public discussion and obtaining feedback was maintained. This virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. An extended virtual open house period allowed people to ask questions regarding the proposal, which staff actively monitored and responded to publicly.

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 178 submissions were received. Of the 137 online comment forms submitted, 89 had responded through Shape Your City, which included an optional question asking for an overall position on the application.

Figure 8: Overview of Notification, Responses and Overall Position

Public notification	
Postcards distributed –	2,740
Public response	
Online questions	21
Online comment forms	137
Other input	20
Total submissions	178

Note: All reported numbers above are approximate.



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

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

Generally, comments of support fell within the following areas:

- **Affordable housing:** This project would provide much needed social housing that would be part of a diverse and thriving community.
- **Building height, density and massing:** Overall support for more density to provide affordable housing in a transit friendly location would be welcomed.
- **Building design:** Appreciate the proposed building design and quality.
- **Location:** The location of this proposal would be suitable as it is close to amenities, services, and public transit.
- **Amenity space:** The indoor and outdoor amenity space is appropriate.

Generally, comments of concern fell within the following areas:

- **Building height, density and massing:** The building height and density does not align with the community context, particularly as it is not on the Main Street arterial. Some respondents cited that they support social housing if the height is more appropriate.
- **Neighbourhood context:** The proposed development would not be in character with the low-midrise neighbourhood. The building, its construction, and increasing crime would also be disruptive to a quiet family friendly area.
- **Precedence:** The proposed development would set precedence in Mount Pleasant.
- **Parking within the development:** There would not be enough parking spaces within the development, with assumptions that seniors do not own vehicles. Limited street parking would be problematic as well, causing congestion and safety issues.
- **Shadow, sunlight, and views:** The development would shadow neighbouring buildings and block views.

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

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

Building height, massing, and density – The Mount Pleasant Plan supports the creation of social housing in the neighbourhood; however, it does not prescribe a specific form of development. Staff acknowledge the proposed development is a departure from the base zoning, however, increased height and density is necessary to support the financial viability of social housing projects. If the proposed development utilized the RM-4 footprint, the proposed development would have a much reduced interior side yard minimizing the usability of the space for outdoor amenity and reduce the sense of openness. Further, providing social housing away from a busy

arterial is beneficial to the residents, in particular to seniors who are more vulnerable to the effects of pollution from traffic.

Neighbourhood context – Again, staff acknowledge that the proposed development height and density is greater than the low-midrise context of the neighbourhood. There is an existing eight-storey building to the south of the proposed development and anticipated mixed-use developments up to 13 storeys on Main Street which provide a taller built-form context. The building responds to the existing street character of the neighbourhood by retaining eight City trees and providing an expansive outdoor amenity space that activates the streetscape. The proposed redevelopment will provide independent homes for seniors, families, and people living with disabilities. Brightside Homes does not provide supportive housing specifically for people struggling with mental health and/or addiction issues.

Precedence – The proposed development is located outside of specific areas that permit rezoning under the Mount Pleasant Plan and as such, there is no avenue for rezoning unless it is for the provision of social housing as outlined in the plan and in the Broadway Interim Rezoning Policy. Proposed rezonings under these policies must respond to the existing neighbourhood context appropriately and provide a considerable community asset such as social housing. Further, this area is under the Broadway Planning Area and all future development will be guided by the policies outlined in that plan, if approved by Council in 2021.

Parking – Reduced parking requirements lower the overall project cost to support the delivery of social housing. The project will comply with the Parking By-law and the applicant is proposing a Transportation Demand Management (TDM) Plan, which provides for reductions in minimum parking requirements in exchange for providing enhanced transportation demand management measures. Currently, the applicant is proposing an overall reduction of 50% to vehicle parking requirements.

Shadow, sunlight, and views – New development is anticipated to cast additional shadows. This proposal would shadow neighbouring buildings to the north, however, it does not shadow any significant public spaces, such as parks. Staff recognize the potential impact of development on views within the City of Vancouver and has applicable policy to protect public views. The site is not located within a view cone that seeks to protect view corridors for the public.

PUBLIC BENEFITS

In response to City policies which address changes in land use and density, this rezoning application offers the following public benefits:

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

This site is subject to City-wide DCL and City-wide Utilities DCL; however, under provisions of the Vancouver Charter and the City-wide DCL and City-wide Utilities DCL By-laws, the project is exempt from DCLs as social housing; based on the rates in effect as of September 30, 2020 the value of the exemption is estimated at \$1,637,008.

Public Art Program – The *Public Art Policy and Procedures for Rezoned Developments* requires rezoning proposals having a floor area of 9,290 sq. m. (100, 000 sq. ft.) or greater to

contribute public art as a condition of rezoning. Residential floor area attributed to social housing is exempt under this policy, therefore no public art contribution is applicable.

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

The *Community Amenity Contributions Policy for Rezonings* provides an exemption for social housing that meets the DCL By-law definition and accordingly no CAC will arise from this application. The public benefit accruing from these units is their contribution to the City's social housing stock secured for the longer of the life of the building and 60 years

Social Housing – The applicant has proposed that the 82 residential units be delivered and secured as social housing.

The units will be secured by a Housing Agreement pursuant to Section 565.2 of the *Vancouver Charter* and covenant pursuant to Section 219 of the *Land Title Act* to be registered on title and will require that a minimum of 44% of the rental units shall be rented to households with an income of no more than the BC Housing Income Limits at rents that are no more than 30% of household income. The Housing Agreement will also include covenants that will prohibit the stratification and/or separate sale of individual units, and rental for a term of less than one month at a time.

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

FINANCIAL IMPLICATIONS

The site is subject to both the City-wide DCL and Utilities DCL. The development is expected to be exempt from both DCLs under the provisions of the Vancouver Charter and the DCL By-law for social housing. Based on rates in effect as of September 30, 2020, the value of the exemption is estimated to be \$1,637,008.

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

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

CONCLUSION

Staff assessment of the rezoning has concluded the proposed development is an acceptable urban design response to the site and the context, and consistent with the objectives of the *Mount Pleasant Community Plan*. If approved, this application would contribute to the *Housing Vancouver Strategy* by providing 82 new social housing units with a significant portion at affordable rates.

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

* * * * *

**349 East 6th Avenue
DRAFT BY-LAW PROVISIONS**

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Uses

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

Conditions of Use

- 4.1 All residential floor area must be used for social housing.
- 4.2 The design and layout of the dwelling units having two or more bedrooms must:
 - (a) be suitable for family housing; and
 - (b) comply with Council's "High-Density Housing for Families with Children Guidelines".
- 4.3 There shall be no dwelling units above the 11th storey.

Floor Area and Density

- 5.1 Computation of floor space ratio must assume that the site consists of 1,122.3 m² being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 5.2 The floor space ratio for all uses must not exceed 4.87.
- 5.3 Computation of floor area must include all floors of all buildings, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
- (a) open residential balconies or sun decks and any other appurtenances, which in the opinion of the Director of Planning are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the permitted floor area; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens, if the Director of Planning first approves the design of the sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
 - (d) amenity areas, including recreational facilities and meeting rooms accessory to a residential use, except that the total exclusion must not exceed 10% of the total permitted floor area; and
 - (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.5 The use of floor area excluded under section 5.4 must not include any use other than that which justified the exclusion.

Building Height

6. Building height, measured from base surface to the top of the roof deck amenity, must not exceed 38.7 m.

Horizontal Angle of Daylight

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.
- 7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement if:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 7.5 An obstruction referred to in section 7.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 ().
- 7.6 A habitable room referred to in section 7.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit; or
 - (ii) 9.3 m²;

Acoustics

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

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

Zoning and Development By-law

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

* * * * *

349 East 6th Avenue
CONDITIONS OF APPROVAL

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by IBI Group Architects (Canada) Inc., stamped received May 6, 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 ensure impacts on the surrounding area will not increase by:
 - (a) Maintaining setbacks for all levels, and height. as shown in this Rezoning Application through to the Development and Building Permit Stages;
 - (b) Keeping the portion of the building that is setback only 22.83 ft. at the interior sideyard to no more than 50% of the width of that building face in order to preserve a slim frontage; and,
 - (c) Ensuring the balconies remain opened to avoid adding bulk to the basic massing.
- 1.2 Design development to further refine its character and articulations to better relate and add to the area by:
 - (a) Maintaining a slim vertical expression so as to avoid appearance of bulk;
 - (b) Refining the screen design for the rooftop mechanical units so as to strengthen the building's identity and appearance, and add to the area's skyline; and,
 - (c) Refining the residential entry and overall ground floor walls and windows to improve wayfinding and project a smoother transition to the surrounding landscaped areas.
- 1.3 Design development to present a landscape treatment that can add to the public realm by:
 - (a) Ensuring retention of back boulevard trees along East 6th Avenue;

- (b) Keeping the open area at the interior sideyard free of any structures to allow that space to read as contiguous with the wider pedestrian realm; and,
- (c) Considering some publicly accessible seating at the edges of the open spaces.

Note to Applicant: The vertical elements can be more pointedly included on the west façade as well, so as to have that façade present a more visually interesting “face” to the public. The point of exploring some publicly available seating at the edge of the open spaces is a form of contribution back to the neighbourhood. As such, some of the uses in this development can be said to connect back to its surroundings.

1.4 Design development to ensure livability and privacy for the future residents and neighbours by:

- (a) Ensuring the primary living space’s outlook for the west-side studios on Levels 2 to 10 will face either East 6th Avenue or the lane, via their balconies, rather than the sideyard to minimise overlook;
- (b) Ensuring Studio sizes do not be smaller than 320 sq. ft.; and,
- (c) Avoiding inboard bedrooms.

Crime Prevention through Environmental Design (CPTED)

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

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

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

Landscape

- 1.6 Design development to the ground-floor outdoor amenity space to accommodate a range of programming opportunities and activities.

Note to Applicant: Provide detailed illustration of the informal children's play area that clearly shows the size of the area, proposed plantings and play features. Natural play features would be supported.

- 1.7 Design development to ensure successful retention of back boulevard trees along East 6th Avenue.

Note to Applicant: Provide a strategic grading strategy to minimize disturbance for the tree roots. Simply filling the slope to make the grade flush with the sidewalk will create significant damage to the trees and will not be supported. Consult the arborist and landscape architect regarding an alternative solution that works for both the grading and tree retention. For instance, explore using different layers of soils fill the slope and using perforated pipes to allow for gas exchange. Provide a detailed section in the north-south direction through these retained trees to illustrate grading, as well as tree protection and construction methods.

- 1.8 Design development to the landscape treatment to provide adequate soil volumes for all planting areas over slab especially tree planting areas.

Note to Applicant: Soil depths should exceed Canadian Landscape Standards, specifically, a minimum of 3 ft. of growing medium depth should be provided for all tree plantings. Structural slab should be sloped or lowered where possible. Provide detailed sections with dimensions for typical planting areas on all levels.

- 1.9 Further design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:

- (a) Maximize natural landscape best management practices;
- (b) Minimize the necessity for hidden mechanical water storage;
- (c) Increase the amount of planting on the roof level, 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.

- 1.10 Provision of improved sustainability by the provision of edible plants, in addition to urban agriculture plots.

Note to Applicant: Edible plants can be used as ornamentals as part of the landscape design.

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

- 1.12 Provision of complete information, such as detail references and schedules, confirming all landscape elements.

- 1.13 Provision of a detailed Landscape Plan illustrating soft and hard landscape areas.

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

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

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

- 1.15 Provision of a "Tree Management Plan."

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

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

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

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

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

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

Note to Applicant: On the plan, illustrate irrigation connection points and hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be

designed and constructed. Hose bibs are requested to encourage patio gardening and hand-watering on private patio and amenity decks.

- 1.19 Provision of an outdoor Lighting Plan.

Sustainability

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

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

Engineering Services

- 1.21 Parking, loading, bicycle, and passenger loading spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.
- 1.22 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- 1.23 Provision of 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.

Note to Applicant: Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact StreetUseReview@vancouver.ca for details.

- 1.24 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.
- 1.25 Submission of an updated landscape and site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning. Where a design or detail is not available, make note of the improvement on the site and/or landscape plans. The landscape plan is to include the following note:

“NOT FOR CONSTRUCTION” and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details.”

- 1.26 Clarify garbage pick-up operations. Confirmation that a waste hauler can access and pick up from the location shown is required. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

- 1.27 Provision of all City supplied building grades on the landscape and architectural plans.

Note to Applicant: To minimize grade differences, interpolate between the building grade points shown on the COV building grades drawing.

- 1.28 Delete references of the designated area shown on East 6th Avenue for passenger pick up/drop off area.

Note to Applicant: 50'-0" area along East 6th Avenue is shown on page 22 for passenger pick up and drop off. Passenger loading is to be provided on site.

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

(a) ACT-02 – Improved Access to Class A bicycle Parking

- (i) Provision of concept design for excellent design of lighting, finishes, grades, convenience.
- (ii) Provision of operational and design specifications for automated bicycle parking (if applicable).
- (iii) Identify the number and location of the Class A bicycle parking provided above grade on plans, as well as note the access route to reach the Class A bicycle parking from the outside.

(b) ACT-05 – Bicycle Maintenance Facilities

- (i) Note and dimension location of facilities on plans.
- (ii) Bicycle maintenance facilities to be located with convenient access to from Class A bicycle spaces.
- (iii) Provision of an operational plan detailing:
 - A description of the amenities to be provided,

- A means of providing access to all residents, commercial tenants, and the public (if applicable), and
 - Plan for maintaining these amenities.
 - (iv) If available, provision of any additional information regarding this measure (e.g. tool receipts, instructions for using an online sign-up portal, or marketing/ instructional materials) that demonstrates how the property owner will operate, administer, and maintain this common facility.
 - (c) SUP-01 – Transportation Marketing Services
 - (i) Provision of a description of the services to be provided.
 - (ii) If available, provision of any additional information regarding this measure (e.g., online signup portals or additional marketing materials) that demonstrates how the property owner will offer this service.
 - (d) SUP-03 – Multimodal Wayfinding Signage
 - (i) Identify the general locations for proposed displays on plans.
 - (ii) Provide conceptual design of the content (e.g. transit lines, walk time to transit locations, availability of on-site car share vehicles, availability of nearby shared bicycles, etc.) to be displayed.
 - (e) OTH-01 – Innovative Strategies
 - (i) Identify the location of the on-site or off-site amenities and services on plans. Provision of a description/operational plan of the amenities and/or services to be provided, a means of providing access to all residents, tenants, and employees and a plan for maintaining these amenities.
 - (ii) Provision of acceptable rationale, justification, and assessment completed by a transportation consultant.
- 1.30 Subject to the acceptance of an approved TDM Plan, entry into a TDM agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, which:
- (a) Secures provision of funding towards long-term TDM monitoring fund in the amount of \$280 per parking space waived.
 - (b) Secures the provision of TDM measures on the site,
 - (c) Permits the City to access and undertake post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed,
 - (d) Agrees to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results,

- 1.31 Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.
 - (a) Provision of automatic door openers on the doors providing access to the bicycle storage rooms.
 - (b) Provision of a minimum 1.5m access aisle width in front of each oversized bicycle space.
- 1.32 Design development to improve the parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:
 - (a) Provision of review of the parking design considering vehicle turning movements and show vehicle turning swaths for the accessible space adjacent the southwest corner of the parkade.

Note to Applicant: Show all columns in the turning analysis. A standard P-TAC Vehicle to be used.
 - (b) Provision of additional section drawings showing the entire length of the main access ramp, all areas in the parkade, and the overhead security gate. Show minimum vertical clearances, clearances must consider mechanical projections and built obstructions.
- 1.33 The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:
 - (a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.
 - (b) All types of parking and loading spaces individually numbered, dimensioned and labelled on the drawings.
 - (c) Dimension of column encroachments into parking stalls.
 - (d) Show all columns in the parking layouts.
 - (e) Dimensions for typical parking spaces.
 - (f) Dimensions of additional setbacks for parking spaces due to columns and walls
 - (g) Dimensions of manoeuver aisles and the drive aisles at the parkade entrance and all gates.
 - (h) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions.

- (i) Areas of minimum vertical clearances labelled on parking levels.
 - (j) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.
 - (k) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.
 - (l) Existing street furniture including bus stops, benches etc. to be shown on plans.
 - (m) The location of all poles and guy wires to be shown on the site plan.
 - (n) Provide grid lines and grid numbers on the drawings for reference.
- 1.34 Submission of letter confirming acknowledgement that this application falls within the area with potential impacts due to the Broadway Subway Project construction and that you have contacted the Rapid Transit Office for more detailed information;
- Note to Applicant: Please contact the City of Vancouver Rapid Transit Office (rapidtransitoffice@vancouver.ca) for more information on impacts to access and street use for your project. Impacts may include the following:
- Potential street use restriction along Brunswick Street between 2020 and 2025.
 - Potential below grade/excavation and shoring restrictions, particularly along Brunswick. Final design and construction plans to be reviewed and approved by the Province's Broadway Subway Project team.
- 1.35 Provision of a draft final Rainwater Management Plane (RWMP) prior to DP issuance. As it is acknowledged that not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final report will include all relevant details.
- 1.36 Provision of a final RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of Engineering Services prior to building permit issuance.
- 1.37 A legal agreement related to Rainwater Management will be required prior to issuance of a Development Permit.

Note to Applicant: The applicant is requested to schedule a meeting with IWM Branch prior to moving forward with the RWMP and resubmission with the DP application. To schedule the meeting, contact rainwater@vancouver.ca.

Note to Applicant: The resubmission at DP must include the following amendments;

- (a) Recalculation of peak flow rates to use 1:5 year return period. Inlet time = 10 minutes. Travel time to be estimated by applicant. Ensure that the pre-development calculation uses the 2014 IDF curve values and the post-

development calculation uses the 2100 IDF curve values.

- (b) Calculation of the detention tank volume to equal the greater of either the pre-development peak flow storage volume or the amount of the 24 mm rainfall not captured in Tier 1 & Tier 2 practices.
- (c) Provide a landscaping and grading plan (with soil volumes) to support the proposal of landscaping capture.
- (d) Provide a site map detailing the different surface types and how rainwater will be directed or retained in each area. Include the following:
 - (i) All routing of water throughout the site;
 - (ii) Buildings, landscape areas, patios and walkway locations;
 - (iii) Location of any proposed detention tank, water quality treatment and flow control system with connections to the sewer system;
 - (iv) Area and depth of landscaping to support the claim of absorbent landscaping as a rainwater capture method.

Housing

- 1.38 That the proposed unit mix, including 43% studio units, 30% one-bedroom units, 22% two-bedroom units and 5% three-bedroom units are to be included in the development permit drawings.

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

- 1.39 Provide written confirmation on the status of applications and approvals for capital grants and loans from all levels of government that may increase the affordability of the project, to be included in the development permit submission.
- 1.40 Prior to issuance of the development permit, applicant to display a sign on the site, throughout construction, that acknowledges that social housing is being provided as part of the City of Vancouver's initiatives. Sign design, format, and location to be approved by the City.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering Services

- 2.1 The cancellation of Strata Plan VR259 and the winding-up of the strata corporation are required to be completed prior to enactment.

- 2.2 Make arrangements satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the provision of legal agreements, for the owner to secure vehicular and pedestrian access to and egress from the development being constructed on the site including its parking facility and the lane through the adjacent lot, legally described as PID: 030-962-358, The South Part of Lot A Adjacent to Lot 10 Block 28 District Lot 200A New Westminster District Plan 197.

- 2.3 Provision of a natural watercourse agreement.

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

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

- (a) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Smith & Andersen dated April 28, 2018, no water main upgrades are required to service the development.

Note to Applicant: Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. Implementation of development at 349 E 6th Ave requires the following in order to maintain acceptable sewer flow conditions.
- (i) The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 10-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.
 - (ii) Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including upgrade design drawings (90% design stage or better) are required to be reviewed and accepted by the City Engineer prior to development permit issuance.
 - (iii) Development to be serviced to the 200 mm SAN sewers in L/S E 5th Ave.

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) Street improvements along Brunswick Street adjacent to the site and appropriate transitions including the following:
 - (i) Front boulevard with street trees where space permits;
 - (ii) 2.14 m (7 ft.) wide broom finish saw-cut concrete sidewalk to City of Vancouver (COV) standards;
 - (iii) Curb ramps;
 - (iv) Relocation of the existing above ground utility kiosk to outside of the future sidewalk;
 - (v) Adjustment to all existing infrastructure to accommodate the proposed street improvements.
- (d) Street improvements along East 6th Avenue adjacent to the site and appropriate transitions including the following:
 - (i) 2.44 m (8 ft.) wide broom finish saw-cut concrete sidewalk to COV standards;
 - (ii) Curb ramps;
 - (iii) Adjustment to all existing infrastructure to accommodate the proposed street improvements.
- (e) Mill and regrade lane to centerline to accommodate COV supplied building grades.
- (f) Provision of a new standard concrete pedestrian lane crossing, new curb returns and curb ramps at the existing lane entry on Brunswick Street adjacent to the site.
- (g) Provision of speed humps in the lane north of East 6th Avenue between Scotia Street and Brunswick Street.
- (h) Provision of installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- (i) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and Illuminating Engineering Society of North America (IESNA) recommendations.
- (j) Provision of intersection lighting upgrade at Brunswick Street and East 6th Avenue to current COV standards and IESNA recommendations.

- (k) Provision of new or replacement duct bank adjacent to the development site (including lane) that meets current City's standards. Duct banks are to consist of electrical and communication ducts and cables, and connected to existing electrical and communication infrastructure.
- (l) Provision of lane lighting on standalone poles with underground ducts. The ducts should be connected to the existing COV street lighting infrastructure.

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

Note to Applicant: Should any existing City infrastructure adjacent to the site be damaged during construction activities then the existing infrastructure is to be *replaced* to current Standard Specification of the City of Vancouver for Street Lighting (draft), Canadian Electrical Code and the Master Municipal Construction Documents (the latest edition). Replacement is to be determined at the sole discretion of the General Manager of Engineering Services.

- 2.5 Engineering Services will require all utility services to be underground for this "conditional" development. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features. The applicant shall provide written confirmation from BC Hydro that all required electrical plant is provided for on-site.

Note to Applicant: Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings. The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan (<https://vancouver.ca/files/cov/2015-002-clearances-from-the-existing-bc-hydro-high-voltage-overhead-conductors-and-transformers.pdf>). All third party service lines to the development shall be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc. The review of third party utility service drawings will not be initiated until the Key Plan is defined. For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca

Sustainability

- 2.6 The applicant will enter into an agreement with the City, on terms and conditions acceptable to the Director of Sustainability and the Director of Legal Services, that requires the future owner of the building to report energy use data, on an aggregated basis, for the building as a whole and certain common areas and building systems. Such an agreement will further provide for the hiring of a qualified service provider to assist the building owner for a minimum of three years in collecting and submitting energy use data to the City.

Housing

- 2.7 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or successor in function), and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant securing all dwelling units as social housing for the greater of 60 years and life of the building, which will contain the following terms and conditions:
- (a) A no separate-sales covenant;
 - (b) A no stratification covenant;
 - (c) That the social housing units will be legally and beneficially owned by a non-profit corporation, or by or on behalf of the City, the Province of British Columbia, or Canada as a single legal entity and used only to provide rental housing for terms of not less than one month at a time and prohibiting the separate sale or transfer of legal or beneficial ownership of any such units;
 - (d) Requiring such units to be used for "social housing", as that term is defined in the Vancouver Development Cost Levy By-law No. 9755;
 - (e) Not less than 44% of the social housing units will be occupied by households with incomes below the then current applicable Housing Income Limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission or equivalent publication, and each rented at a rate no higher than 30% of the aggregate household income of the members of the household occupying such social housing unit
 - (f) Not less than 44% of the social housing units to be rented to seniors, meaning at least one member of the household is aged 55 or older; and
 - (g) Such other terms and conditions as the General Manager of Planning Urban Design and Sustainability and the Director of Legal Services may in their sole discretion require.

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

Environmental Contamination

- 2.8 If applicable:
- (a) Submit a site profile to Environmental Services (Environmental Protection);
 - (b) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
 - (c) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site

on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been provided to the City.

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

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject 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.

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

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349 East 6th Avenue
ADDITIONAL INFORMATION

1. Urban Design Panel Minutes

Address:	349 E 6 th Ave
Permit No.	RZ-2020-00018
Description:	To develop a 12-storey residential building comprised of 82 social housing units with 20 vehicle spaces and 106 bicycle spaces. The maximum building height is 38.7 m (127 ft.), the total floor area is 5,462 sq. m (58,791 sq. ft.), and the floor space ratio (FSR) 4.87. This application is being considered under the Mount Pleasant Community Plan.
Application Status:	Rezoning Application (SHORT)
Review:	First
Architect:	IBI Group, Martin Bruckner
Landscape Architect:	PWL Partnership, Grant Brumpton
Staff:	Marcel Gelein & Patrick Chan

EVALUATION: Support with Recommendations (8/0)

Introduction:

Rezoning Planner, Marcel Gelein, began by noting, this is a rezoning application from IBI Group on behalf of Wall Financial who is working in partnership with BC Housing and Brightside Community Homes Foundation, a non-profit social housing provider in Vancouver. The proposal is for one lot at 349 E.6th Ave located on the northwest corner of East 6th Ave and Brunswick Street. The site is in the Mount Pleasant Community Plan Area.

The site is 2 blocks east of Main St and will be less than 450 m away from 2 future sky train stations (Great Northern Way and Main and Broadway). This area has a good access to amenities: commercial shopping, secondary institutions, public and private elementary, park, community centre/library, all of which are less than 500 m away

The site is developed with a 3 storey building that was constructed in 1975 and is currently vacant. The site has a frontage of 30 m (98 ft.) along E.6th Ave and 37 m (122 ft.) along Brunswick Street. The total site area is approximately 1,118 sm. (12,040 sf.) There is a slight slope that runs from south to north of approximately 2m. The site is heavily treed; there are approximately 14 on-site and city trees on and adjacent to the site.

The site and surrounding area is currently zoned RM-4, which permits medium density residential development up to 10.7m in height. The western edge of the block is zoned IC-3 which permits a mix of light industrial, live arts and theatre, residential and related uses that are generally compatible with adjoining residential and commercial districts. A maximum height of 18.3 m is permitted under this zoning.

This project is being considered under the Mount Pleasant Community Plan. The enabling policy for this project can be found under Section 4.0 of the Plan:

- Section 4.1 Housing: Provide more housing and more affordable housing in Mount Pleasant for low to middle income households, especially for families, seniors, new immigrants, and aboriginal people.

- Section 4.1 (ii) Non-market Housing: Support the distribution of non-market housing throughout the community and the City to retain neighbourhood diversity of population and services

Further, the site is included under the Broadway Planning area. As such, the Broadway Plan Interim Rezoning Policy is also applicable, wherein rezoning applications may be only considered under limited situations. Specifically, Policy 2 is applicable, wherein rezoning applications will be considered for projects involving 100% social and supportive housing, or community care facilities or group residences.

This proposal is to rezone the existing RM-4 to permit one 12 storey building for a total of 82 social housing units targeted for seniors, families and people with disabilities. It proposes a density of 4.87 FSR and a height of 38.7 m (127 ft.). The proposal includes one level of underground parking, with access from the lane and rooftop amenity space. Proposal includes the retention of 10 trees with the majority of the trees along East 6th Ave being retained. It should be noted the adjacent site to the west of the proposed development at 325 E. 6th Ave. is currently owned by Brightside Homes and all existing tenants will move from that building to the new building once complete minimizing relocation impacts on tenants.

Development Planner, Patrick Chan, noted this project is situated within the Mount Pleasant Community Plan area, and is currently zoned RM-4 (with particular to the RM-4 Mount Pleasant Guidelines). The site has an approximate 10 ft. slope toward the north lane, and a series of city-trees along E 6th and Brunswick Street. It is three blocks south of East Broadway. There are buildings in its vicinity that are taller than the allowed zoned height of 35 ft.

In lieu of specific form-based rezoning policies, the base zone can act as an evaluative framework. This is not to stymie the project, but to outline certain design and social objectives that the project can respond to. RM-4 By-Laws and Mount Pleasant Guidelines have a height up to 35 ft. and a density of 1.45 FSR, and aims for medium density residential developments.

- Minimise shadow impacts: The top floors of a building's north end are typically terraced.
- Attentiveness to Topography, Northbound Views and Sense of Openness: New developments should factor the neighbourhood's sloping topography, which promotes northbound views. Wider yards can be seen as extensions of the public realm. Landscape treatment should aim for a large contiguous space rather than a series of smaller ones.
- Finer Grain Articulation: Buildings on larger and wider sites should mitigate appearance of bulk and excessive horizontality by introducing more vertical volumes, and use recesses and landscape features to help break lengthy frontages.

Staff acknowledge that while the proposed building's height and density exceeds the RM-4 allowances, aspects of this building remains attentive to the RM-4 urban design objectives. For example:

- Massing: Although the height is 12-storey, the floorplate has average 5,500 sq-ft floorplate. The tower is also north-south oriented to mitigate the width of the shadows cast. The relatively slim frontage along East 6th, Ave, despite its height, responded to the RM-4 recommendations for slimmer vertical expressions to lessen a building's horizontally.

- Siting: Its west interior setback is 35 ft. (as opposed to the typical 7 ft. setback for RM-4 sites) maintains a degree of openness. It is also a large contiguous usable open space with opportunities for more robust planting. The wider interior sideyard may help maintain some northward views.
- Public Realm and Landscape Treatment: A tree-lined streetscape with patios helps to soften the transition from the sidewalk to the building face.

Staff does note the higher height will cast a longer shadow. However, one should also acknowledge the proposed building involves meeting social housing requirements and other programming such as a usable amenity space (indoors and outdoors) for its lower income residents. From the lens of providing shelter for vulnerable population, a degree of flexibility should be exercised in how to differently interpret the spatial objectives in the RM-4 Guidelines and Mount Pleasant Community Plan areas. To provide a usable courtyard, a taller slimmer building is proposed, rather than a lower one that follows a wider RM-4 footprint, albeit still taller than the RM-4's 35 ft. height. A sensitive rethinking of how the social can transform the spatial should be exercised. (Staff also notes preliminary tests have been conducted that shows it is possible for another tower of a comparable floorplate to be developed to the west, while maintaining approximately 80 ft. distance from this proposed tower.)

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

Massing, Height and Siting

- Massing, height, and siting attentiveness to its surrounding context.
- Interpretation of the RM-4 urban design objectives, particularly the sense of openness, northbound views, access to sunlight, and privacy.

Public Realm + Landscape:

- Tree Retention Strategies and Landscape Treatment's contribution to the pedestrian experience.

Livability:

- Relation between the indoor and outdoor amenity spaces with regards to terms of usability while still providing privacy, particularly at the western side yard.

Applicant's Introductory Comments:

The applicant noted they are working with two streets with a fair amount of slope, and there is an existing tree on 6th and Brunswick.

The applicant worked with staff to land an appropriate building form which increased the amounts of units. There will be more family units in this building.

The smaller footprint allows keeping trees and establishing a strong underground.

There is a soft frontage on the lane, activated the lane to be service oriented.

The applicant noted space was allowed for a place of play.

The patio is related clearly and directly to the interior amenity space.

Solar shading devices are provided.

The project is proposing an arbor structure to help define the scale and make it cozier.

The building is meeting all the green emissions and rezoning policy, it is quite an efficient building by its design.

The staff and applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project it was moved by **MR. FRANCL** and seconded by **MS. KRANGLE** and was the decision of the Urban Design Panel:

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

- Design Development to the roof top mechanical screening;
- Design Development to the west façade to take advantage of the views and further develop a residential character and expression;
- Design Development to the materiality and expression of the base of the building and the more public uses.

Related Commentary:

There was general support from the panel.

There was a great amount of support for the overall massing, and height and that the siting works well with the context, character and height.

The panel felt that the massing was oriented eastward with corner cut balconies, but that the west side of the tower reads differently. The panel felt that the east side of the building needs to explore a more residential language and take advantage of the views.

The interpretation of the RM-4 is successful, particularly the west setback/sideyard amenity area.

The small floor plate and slim tower was well received.

The panel felt that the units are well laid out and generous in size. They also have access to an exterior space and access to light.

The building provides a successful varied program.

The panel noted that overall the landscape is well handled. public realm and tree retention strategy are successful and the shared spaces are well zoned.

The panel noted that the relationship between the indoor and outdoor amenity at the west and southwest are successful.

The roof deck is a successful space. The panel suggested further consideration of the mechanical location and screening is needed.

There was some concern regarding the base of the building landing abruptly on the bottom two floors. The panel also had concerns with the top of the building, especially on the west top residential floor. The panel suggested further refinement of the base, middle and top.

The panel suggested considering punch windows on certain areas of the façade to diminish the height of the building.

The panel was supportive of brick at the base of the building and felt that it is an appropriate material. The panel suggested considering red brick which is used on historic buildings in the neighbourhood, rather than the proposed brown brick.

The panel noted that the units along the lane do not have direct access out, consider providing this.

The panel suggested considering a softer transition to Brunswick Street, as the proposed design feels fortified. The panel suggested pulling back the stairs and the gate

Further design development is needed to the screening of the mechanical units at the top of the building.

The panel was supportive of the cooling proposed for the building, especially for seniors. The panel asked the applicant to consider thermally breaking the balconies and providing triple glazed windows.

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

2. Public Consultation Summary

This section contains:

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

List of Engagement Events, Notification, and Responses

	Dates	Results
Events		
Pre-application open house (applicant led)	March 2, 2020	60 attendees
Virtual open house (City led)	June 29 – July 19, 2020	406 participants (aware)* <ul style="list-style-type: none"> • 224 informed • 81 engaged
Public Notification		
Postcard distribution – Notice of Rezoning Application and Virtual Open House	June 24, 2020	2,740 notices mailed
Public Responses		
Pre-application comment forms	March 2, 2020	42 submittals
Online questions	June 29 – July 19, 2020	21 submittals
Online comment forms <ul style="list-style-type: none"> • via Rezoning Centre website • via Shape Your City platform 	May – June, 2020 June – September, 2020	29 submittals 89 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	June – September, 2020	89 submittals <ul style="list-style-type: none"> • 32 responses • 45 responses • 12 responses
Other input	May – September, 2020	20 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	June – September, 2020	768 participants (aware)* <ul style="list-style-type: none"> • 372 informed • 94 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



3. Analysis of All Comments Received

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

Generally, comments of support fell within the following areas:

- **Affordable housing:** This project would provide much needed social housing that would be part of a diverse and thriving community.
- **Building height, density and massing:** Overall support for more density to provide affordable housing in a transit friendly location would be welcomed.
- **Building design:** Appreciate the proposed building design and quality.
- **Location:** The location of this proposal would be suitable as it is close to amenities, services, and public transit.
- **Amenity space:** The indoor and outdoor amenity space is appropriate.

Generally, comments of concern fell within the following areas:

- **Building height, density and massing:** The building height and density does not align with the community context, particularly as it is not on the Main Street arterial. Some respondents cited that they support social housing if the height is more appropriate.
- **Neighbourhood context:** The proposed development would not be in character with the low-midrise rise neighbourhood. The building, its construction, and increasing crime would also be disruptive to a quiet family friendly area.
- **Precedence:** The proposed development would set precedence in Mount Pleasant.
- **Parking within the development:** There would not be enough parking spaces within the development, with assumptions that seniors do not own vehicles. Limited street parking would be problematic as well, causing congestion and safety issues.
- **Shadow, sunlight, and views:** The development would shadow neighbouring buildings and block views.
- **Units:** The project could have more family units and an even greater number of proposed units.
- **Existing residents and displacement:** Current residents who live in the neighbourhood could be displaced and negatively impacted by safety issues.
- **Traffic:** More traffic would result from this building and further congest the streets. A respondent suggested traffic calming measures would be needed on East 6th Avenue and Brunswick Street.
- **Affordable housing:** The neighbourhood already has a number of affordable housing projects. Respondents are concerned that their property value could decline and the height relaxation given to a project solely because it is social housing. A respondent suggested that there should be a better mix of housing unit types, rather than a majority of social housing units.

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

General comments of support:

- The number of proposed parking and dedicated spaces for scooters are appropriate.
- The small building footprint allows for more open space.
- Appreciate that no displacement of residents would happen at Lion's Manor.
- General support for the project's tree retention effort.
- Appreciate that the new units would have more space than the old units at Lion's Manor.

General comments of concern:

- Dude Chilling Park, community amenities and the local school around the project location are not equipped to service more residents and enrol more students.
- The proposal would not align with the Mount Pleasant Community Plan guidelines for low to mid-rise buildings and to retain the character of the neighbourhood.
- The project is unnecessarily removing trees on the property.
- A social housing project should not result in poor building design.
- Local businesses would be impacted by large retail developments.
- The new SkyTrain extension could result in further construction in the area.
- The site is located across from single detached houses and the IC-3 zoning which was originally created to foster an artist community.

Neutral comments/suggestions/recommendations:

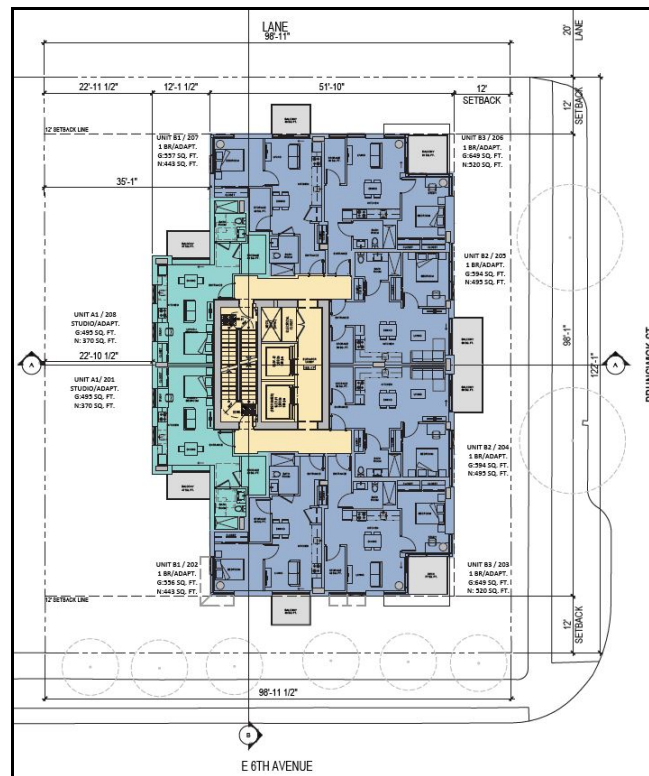
- The rezoning process is lengthy and should be sped up, particularly as this project is a social housing development.
- Separate gates for visitors' parking could be considered.
- This project would contribute to one of many CD-1 rezonings in the neighbourhood.

** 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.).

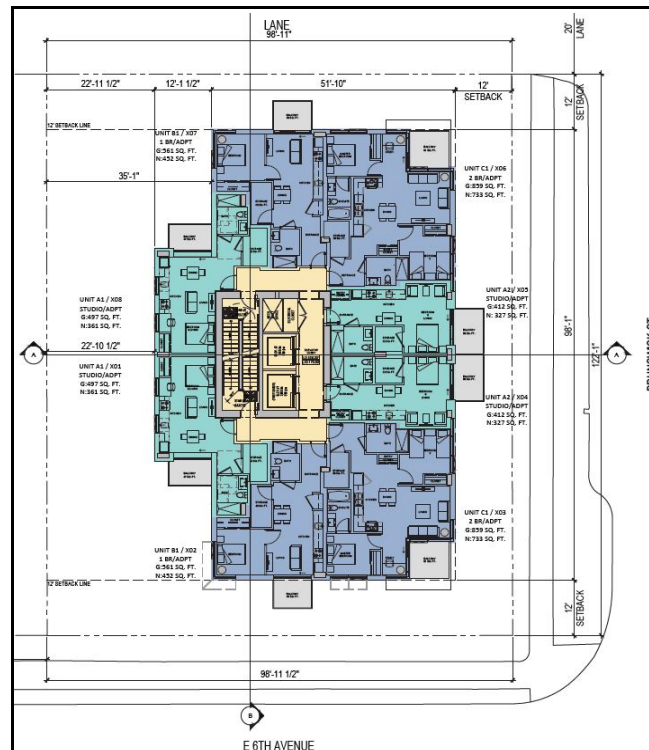
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Level 2 Floor Plan



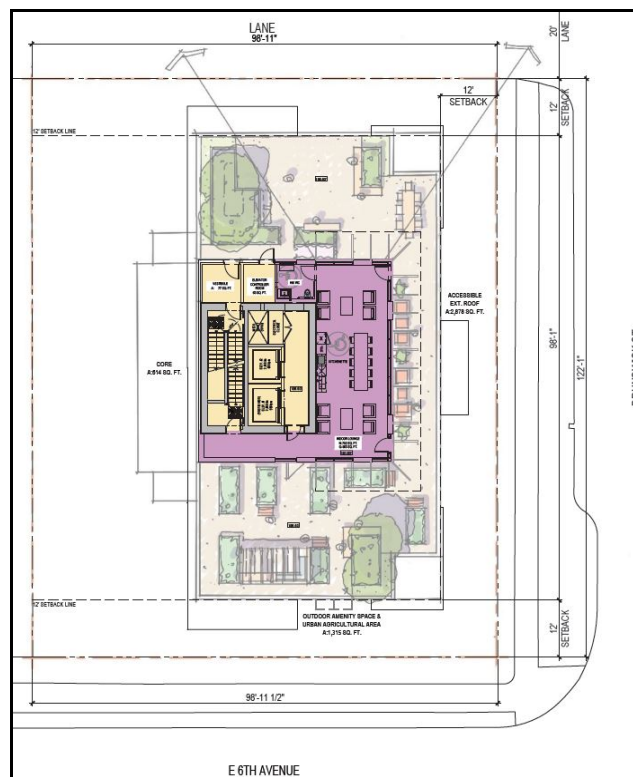
Levels 3 - 10 Floor Plan



Level 11 Floor Plan



Level 12 – Amenity



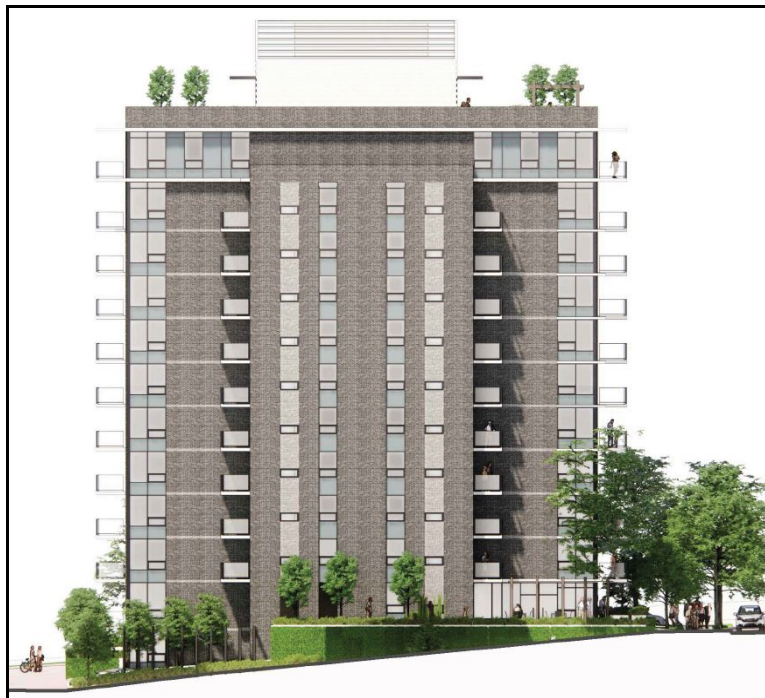
South Elevation



North Elevation



West Elevation



East Elevation



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**349 East 6th Avenue
PUBLIC BENEFITS SUMMARY**

Project Summary:

Construct a 12-storey building for a total of 82 social housing units.

Public Benefit Summary:

The proposal would provide 82 residential units, secured as social housing for longer of 60 years and the life of the building.

	Current Zoning	Proposed Zoning
Zoning District	RM-4	CD-1
FSR (site area = 1,122.3 sq. m (12,081 sq. ft.))	1.45	4.87
Buildable Floor Space	1627.4 sq.m (17,517 sq.ft.)	5,461.8 sq. m (58,791 sq. ft.)
Land Use	Residential	Residential

Summary of development contributions expected under proposed zoning

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

Other benefits (non-quantified): 82 units of social housing units secured for the longer of 60 years and the life of the building.

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349 East 6th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT INFORMATION

Architect	IBI Group Architects (Canada) Inc.,
Developer	Wall Financial Corporation
Property Owner	Brunswick and 6th Development Ltd.

PROPERTY INFORMATION

Street Address	Property Identifier (PID)	Legal Description
105-349 East 6 Ave	003-768-139	Strata Lot 1 District Lot 200A Strata Plan VR.259;
106-349 East 6 Ave	003-768-163	Strata Lot 2 District Lot 200A Strata Plan VR.259
107-349 East 6 Ave	003-768-171	Strata Lot 3 District Lot 200A Strata Plan VR.259
101-349 East 6 Ave	003-768-198	Strata Lot 4 District Lot 200A Strata Plan VR.259
102-349 East 6 Ave	003-768-210	Strata Lot 5 District Lot 200A Strata Plan VR.259
103-349 East 6 Ave	003-768-244	Strata Lot 6 District Lot 200A Strata Plan VR.259
104-349 East 6 Ave	003-768-261	Strata Lot 7 District Lot 200A Strata Plan VR.259
205-349 East 6 Ave	003-768-279	Strata Lot 8 District Lot 200A Strata Plan VR.259
206-349 East 6 Ave	003-768-295	Strata Lot 9 District Lot 200A Strata Plan VR.259
207-349 East 6 Ave	003-768-333	Strata Lot 10 District Lot 200A Strata Plan VR.259
208-349 East 6 Ave	003-768-350	Strata Lot 11 District Lot 200A Strata Plan VR.259
201-349 East 6 Ave	003-768-376	Strata Lot 12 District Lot 200A Strata Plan VR.259
202-349 East 6 Ave	003-768-406	Strata Lot 13 District Lot 200A Strata Plan VR.259
203-349 East 6 Ave	003-768-414	Strata Lot 14 District Lot 200A Strata Plan VR.259
204-349 East 6 Ave	003-768-449	Strata Lot 15 District Lot 200A Strata Plan VR.259
305-349 East 6 Ave	003-768-465	Strata Lot 16 District Lot 200A Strata Plan VR.259
306-349 East 6 Ave	003-768-481	Strata Lot 17 District Lot 200A Strata Plan VR.259
307-349 East 6 Ave	003-768-503	Strata Lot 18 District Lot 200A Strata Plan VR.259
308-349 East 6 Ave	003-768-554	Strata Lot 19 District Lot 200A Strata Plan VR.259
301-349 East 6 Ave	003-768-571	Strata Lot 20 District Lot 200A Strata Plan VR.259
302-349 East 6 Ave	003-768-601	Strata Lot 21 District Lot 200A Strata Plan VR.259
303-349 East 6 Ave	003-498-077	Strata Lot 22 District Lot 200A Strata Plan VR.259
304-349 East 6 Ave	003-768-619	Strata Lot 23 District Lot 200A Strata Plan VR.259

349 East 6 Ave	No PID	The Common Property of Strata Plan VR. 259
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SITE STATISTICS

Site Area	1,122.3 sq. m (12,081 sq. ft.)
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DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed
Zoning	RM-4	CD-1
Uses	Residential/Institutional	Residential
Floor Space Ratio (FSR)	1.45 FSR	4.87 FSR
Floor Area	1627.4 sq. m (17,517.0 sq. ft.)	5,461.8 sq. m (58,791 sq. ft.)
Maximum Height	10.7 m (35.1 ft.)	38.7 m (127.0 ft.)
Unit Mix	N/A	Studios: 35 units (43 %) One-bedrooms: 25 units (30 %) Two-bedrooms: 18 units (22 %) Three-bedrooms: 4 units (5 %) Total Units: 82
Parking Spaces	Per Parking By-law (TDM Plan)	Residential – 15 Visitor – 4
Bicycle Spaces	Per Parking By-law	Class A – 100 Class B - 6
Natural Assets	On-site trees: 3 City-owned street trees: 12 Total: 15 trees	Removal: 3 on-site trees + 4 City owned trees Retention: 8 City-owned trees Proposed new trees: 15 trees – to be confirmed at the development permit stage Total: 23 trees

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