



REFERRAL REPORT

Report Date: March 30, 2021
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 14368
VanRIMS No.: 08-2000-20
Meeting Date: April 13, 2021

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 1885 East Pender Street

RECOMMENDATION

- A. THAT the application by TL Housing Solutions, on behalf of CLT 0001 Community Society, the registered owner of the lands located at 1885 East Pender Street [*PID 006-376-894, 006-376-959, 006-377-084; Lot 14, 15 and 16 respectively, except the north 10 feet now lane, all of Lot 5 Block E District Lot 183 Plan 180*] to rezone the lands from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.45 to 2.92 and the building height from 10.7 m (35.1 ft.) to 21.6 m (70.8 ft.) to permit the development of a six-storey residential building containing 64 social housing units, be referred to Public Hearing, together with:
- (i) Plans prepared by RLA Architects, received October 7, 2020;
 - (ii) Draft CD-1 By-law provisions, generally as set out in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, including approval in principle of the form of development, subject to the Conditions of Approval contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the draft CD-1 By-law, generally as set out in Appendix A, for consideration at Public Hearing.

- B. THAT subject to approval in principle 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 zoning by-law, subject to such terms and conditions as may be

required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

C. THAT Recommendations A and B be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a 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 1885 East Pender Street from RM-4 (Residential) District to CD-1 (Comprehensive Development) District. The application proposes development of a six-storey residential building with 64 social housing units. A height of 21.6 m (70.8 ft.) and a density of 2.92 FSR are recommended.

Staff assessed the application and conclude that it generally meets the intent of the *Grandview-Woodland Community Plan* with respect to the delivery of social housing. If approved, the application would contribute 64 social housing units towards achieving the City's goals identified in the *Housing Vancouver Strategy*. Staff recommend 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 Public Hearing and the Conditions of Approval outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- *Grandview-Woodland Community Plan* (2018)
- *Housing Vancouver Strategy* (2017)
- *High-Density Housing for Families with Children Guidelines* (1992)
- *Green Buildings Policy for Rezoning*s (2010, last amended 2018)
- *Tenant Relocation and Protection Policy* (2015, last amended 2019)
- *Community Amenity Contributions Policy for Rezoning*s (1999, last amended 2020)
- *Vancouver Development Cost Levy By-law No. 9755*
- *Vancouver Utilities Development Cost Levy By-law No. 12183*

REPORT

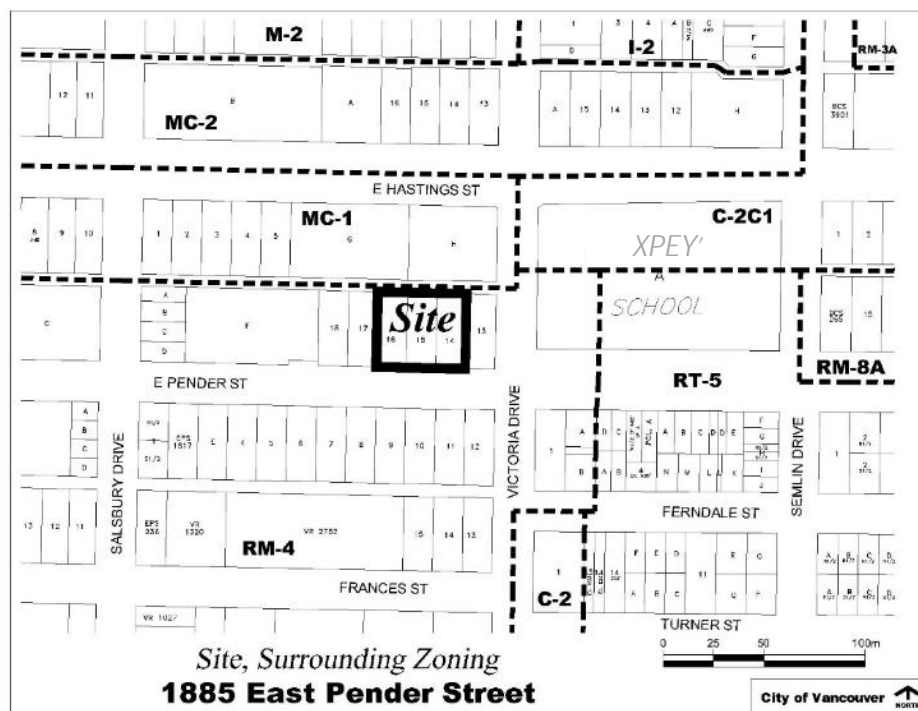
Background/Context

1. Site and context

This 1,642 sq. m (17,675 sq. ft.) site is located in the Grandview-Woodland neighbourhood on the north side of East Pender Street, one lot east of Victoria Drive (see Figure 1). The site is comprised of three legal parcels with a frontage of 44 m (145 ft.) on East Pender Street and a depth of 37 m (122 ft.). The site slopes down from east to west by approximately 3 m (9.8 ft.). There is a rear lane to the north of the site. There are two- and three-storey apartment buildings to the east and west of the site respectively.

A four-storey building with 31 residential units, built in 1987 and housing the Aaron Webster Housing Co-operative, previously occupied the site. It was demolished in 2020 due to its dilapidated state, and the site is currently vacant. The existing tenants were moved to 95 East 1st Avenue, a building with social housing units that is owned by the City and leased to the Community Land Trust. Further information about the tenant relocation process is discussed in the Housing section of this report.

Figure 1: Site and Surrounding Zoning



The areas to the east, west and south of the site are zoned RM-4 (Residential) District and developed with two- to four-storey apartment buildings and detached houses. Lots to the north front onto East Hastings Street, and are zoned MC-1 (Light industrial, commercial and residential mixed-use) District. The site is located in view cones 21 and 27.1, which protect views of the mountains from Commercial Drive and the south end of Trout Lake respectively.

Local School Capacity – This site is located within the catchment area of Britannia Elementary and Britannia Secondary Schools, both located at 1110 Cotton Drive. Per the *Vancouver School*

Board (VSB)’s Draft Long Range Facilities Plan, dated May 29, 2019, the elementary school enrolments in 2019 were at 84% of the 228-seat capacity, resulting in a surplus of approximately 37 student spaces. At Britannia Secondary, 2019 enrolment was at 54% of the 1,025-seat capacity, resulting in a surplus operating capacity of 470 spaces. By 2027, surplus student spaces are still anticipated in both the elementary school and secondary school, with forecasted capacities at 95% and 56% respectively. The VSB continues to monitor development and work with City staff to help plan for future growth.

Neighbourhood Amenities – The following neighbourhood amenities exist in the area:

- **Parks:** Salsbury Park (400 m), Woodland Park (600 m), Templeton Park (700 m), Pandora Park (600 m), Grandview Park (1 km).
- **Cultural/Community Space:** Britannia Community Centre (Library, Pool, Gym, Ice Rink, 800 m), Bethany Indonesian Church (200 m), New Beginnings Baptist Church (600 m), St. John of Shanghai Orthodox Church (700 m).
- **Schools:** Xpey’ Elementary School (100 m), St. Francis of Assisi Elementary (400 m), Britannia Secondary School (800 m), Britannia Elementary School (800 m), Templeton Secondary School (500 m).
- **Childcare:** Three childcare facilities within 1 km of the site.

2. Policy Context

Grandview-Woodland Community Plan (2018) – Rezoning potential for the site is guided by the *Grandview-Woodland Community Plan (GW Plan)*, which establishes a framework for future change and anticipated population growth of approximately 10,000 people over the next thirty years. A goal for the community is to continue to evolve as a mixed-income and socially and culturally-sensitive neighbourhood.

The subject site falls under subsection 6.5.4 of the plan, known as *Northwest Apartment* area, which permits consideration of six-storey apartment forms with a density of 2.4 FSR for secured rental development. In the case of non-market housing, subsection 7.1.3 allows for consideration of modest increases in height or density to assist with project viability, subject to fit with the local neighbourhood context.

Section 7.1 of the *GW Plan* seeks to increase housing options for vulnerable residents, and to help residents of all income levels. The replacement of the 31 rental housing units with 64 new social housing units meets the goals for increasing the amount of non-market housing in the neighbourhood.

There is a shortage of childcare spaces across the city. The City’s childcare targets focus on non-profit “licensed group childcare” in publicly-owned facilities and land. However, “licensed family childcare” offers a supplementary alternative to licensed group childcare for families who require more schedule flexibility than offered by larger group facilities, and/or prefer a home childcare setting. Family childcare also offers a source of income for parents who wish to or need to stay at home with their own children. The *GW Plan* seeks to renew and expand all opportunities for childcare to address some of the unmet childcare needs across the city and in the plan area.

Housing Vancouver Strategy – In November 2017, Council approved the *Housing Vancouver Strategy (2018-2027) and the 3 Year Action Plan (2018-2020)*. These seek to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The *Housing Vancouver* targets were based on the core goals of retaining 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 10-year period, 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.

Tenant Relocation and Protection Policy (2019) – The *Tenant Relocation and Protection Policy (“TRP Policy”)* is intended to protect tenants by mitigating the impacts of displacement resulting from redevelopment activity, while recognizing that some renewal is necessary to maintain the health of the overall rental stock. Non-profit housing co-operatives undertaking redevelopment are required to submit a Resident Relocation Plan to the City. The guidelines that non-profit housing co-operatives are asked to consider include identifying options for interim and final relocation that prioritize maintaining the housing co-operative; maintaining affordability for its existing members in the interim and in the new building; supporting members with relocation and consideration of special circumstances; and communicating and engaging with members.

Strategic Analysis

1. Proposal

The application proposes a six-storey residential building with 64 social housing units, including two family-childcare units, and one level of underground parking, accessed from the lane (see Figure 2). The proposed building height is 21.6 m (70.8 ft.), and the proposed density is 2.92 FSR.

The building is being developed by the Community Land Trust (“CLT”), a registered non-profit society and development arm of the Co-operative Housing Federation of BC (CHF BC). CLT’s mandate is to develop and maintain a stock of permanently affordable homes for low- and middle-income residents. The proposed building will house the Aaron Webster Housing Co-operative, whose members currently reside at 95 East 1st Avenue. The Aaron Webster Housing Co-operative is a non-profit organization with an elected board of directors who are tasked with governing, operating, and maintaining the building.

2. Land use

The subject site is currently zoned RM-4 (Residential) District, which permits multiple-dwelling uses. The proposed residential use, including two family-childcare units, is consistent with the intent of the *GW Plan*, which seeks to provide opportunity for increased housing choices and support for social housing.

Figure 2: Proposed Building from Front, East Pender Street

3. Density, Height and Form of Development

Existing Zoning – If development were to occur under the existing RM-4 zoning, it would be limited to multiple dwelling use with a maximum height of 10.7 m (35.1 ft.) and density of 1.45 FSR, likely in the form of a four-storey residential building with strata-titled ownership.

Density and Height – The *GW Plan* permits consideration of rezonings for up to six-storey buildings at a maximum of 2.40 FSR along this block of East Pender Street for secured market rental development. The *GW Plan* also permits consideration of modest increases in density to assist with the viability of non-market housing projects, subject to fit with the local neighbourhood context. This proposal's six-storey building height and density are consistent with the intent of the *GW Plan* for this area. The proposed FSR of 2.92 is considered a modest and appropriate increase to support the viability of this non-market, social housing proposal.

Form of Development – The proposed form of development permits an efficient six-storey, double-loaded corridor building (see Figure 3). The top two floors have lighter-coloured cladding to visually distinguish them from the base comprising the first four floors. This helps to visually reduce the overall scale and upper-storey mass. The proposal meets the *GW Plan*'s setback requirements for this site.

Figure 3: Site Plan

The existing grade of the property slopes from the southeast corner down approximately 3 m (9.8 ft.) to the northwest corner at the lane. The proposal has addressed the slope through retention of four existing, mature trees, and by providing ground-oriented units and patios along East Pender Street. Further design development of the lane elevation is required to address the slope, as outlined in the conditions in Appendix B.

Amenity and Family Childcare – Common, co-located indoor and outdoor amenity areas, including a children’s play area, are provided for residents on the ground level of the building facing south. These spaces are afforded with good solar access.

The applicant proposes to include two, ground-floor, two-bedroom units that could be licensed as family-childcare units. A family-childcare unit can provide childcare services for up to seven children should the unit’s tenant choose to obtain a family-childcare license from Vancouver Coastal Health’s Community Care Facilities Licensing (“CCFL”). The two family-childcare units are provided with larger outdoor patios to accommodate outdoor play. A passenger drop-off space beside the lane has also been provided next to these two units to facilitate pickup and drop-off.

Neighbouring Site – The redevelopment of 1885 East Pender Street results in a single lot at 465 Victoria Drive, for the remainder of the block to the east. The proposal does not preclude the adjacent lot from developing a viable project under the *GW Plan* rezoning provisions, or through a development permit under the existing RM-4 District Schedule.

View Cones – The site is located within View Cone 21, which frames Commercial Drive as you travel north, and View Cone 27.1, which seeks to secure mountain views as seen from the south end of Trout Lake. The proposed development does not project into either view cone.

Shadows – Some incremental afternoon shadows will result on the playground of Xpey' Elementary School to the east during the winter months. However, the proposed six-storey height was anticipated under the *GW Plan*, and the majority of the school's open play space will continue to receive solar access throughout the day (see Appendix D). Staff conclude that the incremental shadow impact is balanced by securing social housing units through this rezoning.

Urban Design Panel – A review by the Urban Design Panel was not required due to the consistency of the project with the expectations of the *GW Plan*. Should the rezoning be approved by Council, the proposal would undergo further design development during the development permit review process.

Staff have reviewed the rezoning application and concluded that it is appropriate for the site and neighbourhood context, and recommend approval of the proposed form of development subject to conditions in Appendix B.

4. Transportation and Parking

Vehicle parking is provided in one level of underground parking, accessed from the lane. The application proposes 28 vehicle parking spaces and 144 bicycle spaces. The applicant must meet the requirements of the Parking By-law. Based on the proximity to transit, the development is eligible for parking reductions up to 20%. The site is well served by public transit with four bus routes, including the R5 Rapid Bus, within a two-block radius. The closest bus stop is located 100 m away (i.e. one-minute walk). The site is also two blocks west of the Lakewood Bikeway.

Engineering conditions related to transportation, public realm and parking are included in Appendix B.

5. Housing

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

A key *Housing Vancouver* strategy addressed by this project is to retain and renew existing social, non-market, and co-op housing, while identifying opportunities to increase social and co-op housing supply through redevelopment. By delivering 64 social housing units (31 replacement and 33 new), this rezoning application would contribute to near and long term targets for new social, supportive and co-op housing units in the *Housing Vancouver Strategy* (2017) (see Figure 4).

Vacancy Rates – Vancouver has exhibited historically low vacancy rates during the last 30 years. In 2020, the vacancy rate based on the CHMC Market Rental Survey for the East Hastings neighbourhood, which includes Grandview-Woodland, was 1.2%. This means that 12 out of every 1,000 market rental units in this area were empty and available for rent. A vacancy rate of 3.0 to 5.0% represents a balanced market.

Figure 4: Progress Towards 10 Year Housing Vancouver Targets for Non-Market Housing as of December 31, 2020*

Housing Type	10-Year Targets	Units Approved Towards Targets
Social, Supportive, and Co-op Housing Units	12,000	5,784 (48% towards targets)

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

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

Unit Mix – The *GW Plan* sets a target of 50% family units (i.e. 2 or more bedrooms) for non-market housing subject to project viability. The project includes 43% family units (28 units) which includes 18 two-bedroom units (28%) and 10 three-bedroom units (15%). Staff recognize this project does not meet the Plan's target; however, 43% (28) family units is supported when taking into consideration the funding criteria for financial viability and the project's affordability. Further, the 43% family unit mix will meet the required unit mix for the returning Aaron Webster Co-op members.

Figure 5: Proposed Unit Mix

Type	Count	Percentage
Studio	24	38 %
1-bedroom	12	19 %
2-bedroom	18	28 %
3-bedroom	10	15 %
Total	64	100 %

Affordability – The project, at a minimum, meet the City's definition of social housing with a minimum of 30% of the units rented to households with incomes which fall under the BC Housing Income Limits (HILs) levels (currently defined as annual household income of \$51,500 for a one-bedroom or less and \$73,500 for a three-bed unit). The applicant is pursuing funding from BC Housing that could achieve deeper levels of affordability, including 20% of units at shelter rate, 50% of the units at HILs rates, and 30% of units at low end of market rates.

Security of Tenure – Should the rezoning be approved, a Housing Agreement and Section 219 Covenant will secure the residential units proposed with this application as Social Housing for the longer of 60 years and the life of the building.

Existing Tenants – If Council approves this application, 64 new social housing units will be created to replace the previous 31-unit Aaron Webster Housing Co-operative at this address. All 31 units of the Housing Co-operative are covered by the TRP, with rents ranging from \$267 to \$1,275 per month, with an average of \$841 per month.

The previous building was in a dilapidated state and posed a neighbourhood security risk. For this reason, the Aaron Webster Housing Co-operative partnered with the Community Land Trust (CLT) to enable the redevelopment of the site. The partnership enabled Co-op members to relocate in 2018 as a complete community within CLT's portfolio to 95 East 1st Avenue. In 2019,

the City of Vancouver Building Inspections Branch approved an expedited demolition permit, and the building was demolished in 2020.

The applicant has provided a draft Resident Relocation Plan, which is summarized in Appendix E. A final resident relocation report will be required prior to issuing an occupancy permit. This requirement is contained in the rezoning conditions in Appendix B.

CLT rehoused all of the members of the Aaron Webster Housing Co-operative at 95 East 1st Avenue, a social housing building owned by the City and leased to CLT. Since then and prior to making this rezoning application, the applicant engaged the former tenants in the redevelopment plans, seeking to accommodate their needs in the design of the new building. An offer of right of first refusal, at rents that are affordable to them, has been extended. The Resident Relocation Plan submitted with the application, and proposed to be implemented, meets the *TRP Policy*.

6. Environmental Sustainability and Natural Assets

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

This application is pursuing 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 modelling analysis detailing building performance strategies to meet the new energy use intensity, greenhouse gas and thermal demand targets. Additionally, all developments will need to meet rainwater management requirements for retention, rate control, cleaning, and safe conveyance. Conditions are included in Appendix B.

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 to 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 currently four mature, on-site trees along East Pender Street. There are no street trees in front of the site. This application proposes to retain all four on-site trees, and add approximately nine new on-site trees. City trees will also be added along East Pender Street. The final number of trees planted will be determined through the development permit process.

There are no natural water courses or historical streams on the site.

7. Public Input

Pre-application Community Consultation – A pre-application community consultation was not held prior to application submission, as the proposed development was deemed to be consistent with the expectations of the *GW Plan*.

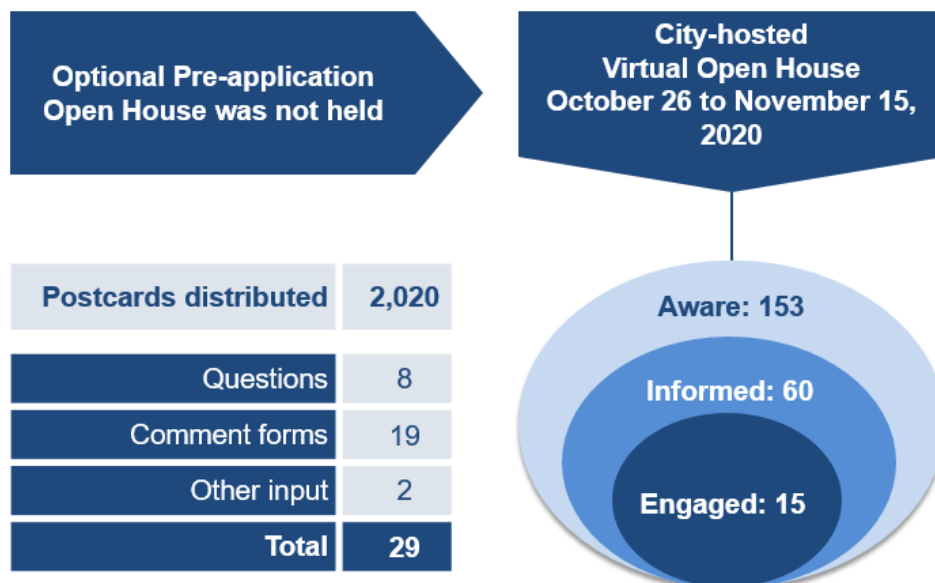
Public Notification – A rezoning information sign was installed on the site on October 8, 2020. Approximately 2,020 notification postcards were distributed within the neighbouring area on or about October 23, 2020. Notification and application information, as well as an online comment form, was provided on 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 October 26 to November 15, 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 29 submissions were received. The online comment form on Shape Your City included an optional question asking for an overall position on the application with 19 respondents indicating their position as either support, opposed, or mixed. A summary of all public responses is found in Appendix C.

Figure 6: Overview of Notification and Responses



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 development would provide much needed affordable housing in the neighbourhood.
- **Building height and density:** Support for the proposed height and density in this area. Additional density could even be considered, given the location's proximity to two arterial roads and transit.
- **Building design:** The building design and exterior colours are suitable. The front entrance is also well designed.
- **Views:** The future residents of this building would have good views from their units.
- **Parking within the development:** The number of proposed vehicle and bicycle parking spaces is appropriate.
- **Amenity space:** The amenity space within the development and the outdoor space is suitable for fostering a sense of community.

Generally, comments of concern fell within the following areas:

- **Building height and density:** The development should not be taller than four storeys. It would also contribute to further development and density in the neighbourhood.
- **Building design:** The overall building design is not suitable for the neighbourhood. Balcony designs need improvement to make them more practical to use.
- **Views and sunlight:** This proposal would negatively impact neighbouring properties' access to sunlight and views due to the limited space between the proposed building and its surrounding properties.

Staff have reviewed the rezoning application and concluded that the proposed 6-storey height and density align with the intent of the *GW Plan* for this site. The building's design, subject to the conditions in Appendix B, is appropriate for the site, and the existing and future contexts along East Pender Street.

The City's *Housing Vancouver Strategy* aims to build a significant number of social and supportive housing units over the next 10 years due to a large need for affordable housing across the City. One of the key strategies identified in the *Housing Vancouver Strategy* includes renewing and expanding on existing social, non-market, and co-op housing supply through redevelopment. The proposed development's 64 co-op housing units assists with these goals and provides housing options that serve a significant need in the community.

8. Public Benefits

Development Cost Levies – 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.

Under provisions of the Vancouver Charter and the City-wide DCL and City-wide Utilities DCL By-laws, social housing is exempt from DCLs where a minimum of 30% of the dwelling units are occupied by households with incomes below BC Housing Income Limits, as set out in the current “Housing Income Limits” table published by the British Columbia Housing Management Commission, or equivalent publication, for which a Section 219 covenant, Housing Agreement, or other security that restricts the use of such units is registered against title and where the housing is owned by the City or a non-profit organization.

The social housing component of the project is expected to meet these criteria; based on the rates in effect as of September 30, 2020, the estimated value of the exemption is \$1,449,655.

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

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

The *Community Amenity Contributions Through Rezoning* policy provides an exemption for social housing which meets the DCL By-law definition.

Social Housing – The applicant has proposed that 64 residential units be delivered and secured as social housing. The public benefit accruing from these units is their contribution to the City’s social housing stock secured for the longer of 60 years and the life of the building.

The units will be secured by a Housing Agreement and Section 219 covenant to be registered on title and requires that a minimum of 30% of the rental units shall be rented to households with an income below the BC Housing Income Limits at a rent that is no higher than 30% of their aggregate 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.

The applicant is seeking funding from various programs including BC Housing’s Community Housing Fund and the City’s Community Housing Incentive Program (CHIP) to deepen the level of affordability offered by the project. If secured, the project would be able to exceed the City’s minimum social housing affordability criteria.

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

Financial Implications

Social housing is exempt from both the City-wide DCL and the Utilities DCL under the provisions for social housing in the Vancouver Charter and in the DCL By-laws. Based on rates in effect as of September 30, 2020, the value of that exemption is estimated to be \$1,449,655.

The affordability requirements for the site will be secured through a Housing Agreement and Section 219 Covenant as set out in Appendix B.

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 have reviewed the application to rezone the site at 1885 East Pender Street from RM-4 to CD-1 to permit development of 64 social housing units. Staff assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site and its context, and that the application, along with the recommended conditions of approval, is consistent with the objectives of the *Grandview-Woodland Community Plan*. If approved, this application would contribute to the City's goal of renewing and expanding on existing social, non-market, and co-op housing supply by providing 64 new secured social housing units.

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

* * * * *

1885 East Pender Street
DRAFT BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Uses

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

Conditions of Use

- 4.1 All residential floor area must be used for social housing.
- 4.2 The design and layout of at least 43% of the dwelling units must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms; and
 - (c) comply with Council's "*High-Density Housing for Families with Children Guidelines*".

Floor Area and Density

- 5.1 Computation of floor space ratio must assume that the site consists of 1,642.1 m² being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications,
- 5.2 The floor space ratio for all uses must not exceed 2.92.
- 5.3 Computation of floor area must include all floors, having a minimum ceiling height of 1.2 m, including earthen floors and accessory buildings, both above and below ground level, measured to the extreme outer limits of the buildings.
- 5.4 Computation of floor area must exclude:
 - (a) 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 floor 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, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used that are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length;
 - (d) amenity areas, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10% of the total permitted floor area; and
 - (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.5 The use of floor area excluded under Section 5.4 must not include any use other than that which justified the exclusion.

Building Height

- 6. Building height, measured from base surface, must not exceed 21.6 m.

Horizontal angle of daylight

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

Zoning and Development By-law

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

* * * * *

1885 East Pender Street
CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by RLA Architects, received on October 7, 2020 and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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

Urban Design

- 1.1 Design development to minimize potential overlook and maximize unit privacy through the following:

- (a) Consideration to provide privacy planting or screening on balconies facing interior side yards; and
- (b) Locate or screen windows along both side yards so that they do not directly overlook adjacent windows, openings or private areas.

Note to Applicant: Provide with a Development Permit application a mirrored elevation of windows on adjacent development to the west.

- 1.2 Design development to enhance the north elevation and the interface with the lane through the following:

- (a) Ensure site utilities (such as PMT) and vents are on private property and integrated discreetly into the building. Explore opportunities to screen PMT at the lane with a trellis and gates; and
- (b) Reduce the extent of blank wall. This may be achieved by using low maintenance climbing vines, art murals or by other architectural means which achieves similar result.

- 1.3 Provision at the time of the Development Permit application of architectural design strategies to reduce exposed concrete parkade walls, with particular attention being given to the northwest corner exit stair and the lane elevation where sloping grade drops. This may be achieved by:

- (a) Lowering the parkade height and/or introducing steps in the parkade wall along the north and west property line with integral planters or other landscape elements; and

- (b) Providing additional robust plantings to visually conceal remaining exposed concrete parkade walls.
- 1.4 Provision at the time of the Development Permit application large scale details of proposed dividing walls between the living room and sleeping area of studio units.
- 1.5 Consider maintaining housing units C and C1 as licensable Family-Childcare Units, meeting all necessary guidelines and requirements.

Note to Applicant: Separate applications and approvals for licenses to operate family childcare from appropriate authorities will be required, as applicable. The following advice seeks to maximize the ability for housing units to be licensable:

- (a) Consider increasing the housing unit size to accommodate more childcare spaces, thereby maximizing the revenue-generating ability for the future childcare operator;
 - (b) Maximize opportunities to integrate additional indoor and outdoor storage;
 - (c) Explore integrating a central island as part of the kitchens; and
 - (d) Design washroom access and configuration so as to maximize supervision to the proposed indoor activity area.
- 1.6 Design development to incorporate high quality materials with a high level of pedestrian interest along both the north and south elevations that are reflective of the existing character of the neighbourhood.
 - 1.7 Explore opportunities to break up building massing into smaller incremental frontages, which may include architectural treatments at-grade to emphasize unit identity.

Note to Applicant: Refer to the Britannia/Woodland design guidelines at https://guidelines.vancouver.ca/guidelines-britannia-woodland-rm-4-rm-4n.pdf?_ga=2.210043605.1128760013.1610401125-20191453.1609270719.

- 1.8 Identification on the architectural and landscape drawings of any built features intended to create a bird friendly design.

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

Landscape

- 1.9 Design development to improve front main entrance by providing seating and feature lighting.
- 1.10 Design development to upgrade and enhance the lane environment and minimize the impact on the public realm.

Note to Applicant: Landscape materials should be incorporated adjacent to the lane through provision of climbing plants, hanging plants from roof above, and/or shrubs and trees of suitable growing habit for screening of exposed walls and provision of trellis combined with planting for screening of the PMT.

1.11 Design development to enhance the outdoor amenity space by adding landscape planters.

1.12 Design development of the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:

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

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

1.13 Provision of improved sustainability by the provision of edible plants.

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

1.14 Provision of plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:

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

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

Provision requirements at the time of Development Permit application:

1.15 Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

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

- 1.16 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.

- 1.17 Provision of a "Tree Management Plan", coordinated with arborist report to show:
- Scaled and dimensioned tree protection barriers around the trees on private and public property coordinated with Arborist Report;
 - Tree numbering for all on site and off site trees; and
 - Notations of all recommendations from Arborist, i.e. trigger points for supervision, grading and pruning specifications, etc.

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

- 1.18 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.

- 1.19 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 Services (Streets Design Branch) at 604-871-6131 to confirm tree planting locations and Park Board at 3-1-1 for tree species selection and planting requirements. Provide a notation on the plan as follows, *"Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion"*.

- 1.20 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.

- 1.21 Provision of an outdoor lighting plan.

Crime Prevention through Environmental Design (CPTED)

- 1.22 Identify on the drawings at the time of the Development Permit application, 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: Alcoves and other similar visually hidden areas should be designed so as to not be covered or have limited cover and be well lit. Opportunities for graffiti can be mitigated by reducing areas of exposed wall and by covering with vines, hedges or a rough finish material.

Sustainability

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

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

Zero Waste

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

Engineering

- 1.25 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- 1.26 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
- 1.27 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.

- 1.28 Submission of a letter conforming that construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial approval or license.

Note to Applicant: Applications for provincial approvals or licenses can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act.

- 1.29 Delete proposed pavers shown on City property in Development Permit application.

Note to Applicant: Hardscape surface finish on City property to be standard concrete only.

- 1.30 Provision of City building grades to be shown on the site plan and landscape plans. Design elevations are required at all new entrances.

Note to Applicant: Ensure that all design elevations are located on property line adjacent

to all entrances.

- 1.31 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:

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

(b) Delete the proposed "Project Signage Entry Feature" that is shown on City property.

Note to Applicant: The project signage entry feature is shown on sheet L1.

(c) Boulevard landscaping must meet the boulevard and landscaping guidelines including the provision of a one-foot grass strip at the back of the City sidewalk.

- 1.32 Provision of written confirmation that clarifies garbage pick-up operations and that a waste hauler can access and pick up from the location shown.

Note to Applicant: Pick-up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

- 1.33 Provision of a draft final Rainwater Management Plan (RWMP) prior to Development Permit issuance.

Note to Applicant: 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.

Note to Applicant: The resubmission at Development Permit application stage must include the following amendments:

(a) Volume Reduction – Designs for considered Tier 1 method of green roof must be included or detailed justification otherwise.

(i) RWMPs submitted for rezonings in 2021 must include preliminary designs for Tier 1 methods or detailed justification or resubmission will be required.

(b) Volume Reduction – 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 and Tier 2 practices.

- (i) Provide a summary chart of all the catchment areas which include the required retention, any direct retention achieved, potential grading and storage capacities for that catchment to provide a full picture of 24 mm retention across the site.
- (ii) Provide details on the exact water retention volumes obtained from each landscaping feature used for rainwater management purposes:
 - Retention Volume = (Surface Area) x (Soil Depth) x (rainfall storage %).
 - Rainfall storage must be 8 to 18% of soil volume as per Volume 2 of the City of Vancouver's Best Management Practice Toolkit dated March 2016 unless applicant can demonstrate feature is able to conservatively retain a larger storage % within a 24-hr period through evapotranspiration.
- (iii) Please ensure there is no discrepancy between the land surface type areas in Appendix A and B and release rate calculations in Appendix C.

Note to Applicant: Please refer back to the Preliminary Rainwater Management Plan dated September 4, 2020 by R.F. Binnie & Associates Ltd.

- (c) Water Quality – Provide information on how the water quality requirement will be achieved on this site, as water quality treatment is required for the first 24 mm (~70% annual average rainfall) of all rainfall from the site that is not captured in Tier 1 or Tier 2 practices and 48 mm (~90% annual average rainfall) of treatment is required for high traffic areas. For the Development Permit submission, the following should be included for review:
 - (i) Product Name and Manufacturer/Supplier;
 - (ii) Total area and % Impervious being treated;
 - (iii) Treatment flow rate;
 - (iv) Supporting calculations to demonstrate adequate sizing;
 - (v) Include and highlight excerpts of any specified treatment device's ability for % TSS from TAPE or ETV in the appendix; and
 - (vi) Location on Plan in drawing or as figure in the report.
- (d) Release Rate: Peak flow calculations to use 1:5 year return period. Inlet time = 10 minutes. R-value for landscaping should be 0.18. Travel time to be estimated by applicant if time of concentration greater than 10 min. is used. Ensure that the pre-development calculation uses the 2014 IDF curve values and the post-development calculation uses the 2100 IDF curve values.

- 1.34 A Section 219 Rainwater Management Agreement Covenant Rainwater Management will be required prior to issuance of a Development Permit. There will be provisions included for a stand-alone final O&M Manual as well as a final Rainwater Management Plan, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of Engineering Services prior to the issuance of any building permit. Both documents will be attached to the covenant and be registered on the property's title.

Note to Applicant: The applicant may schedule a meeting with Rainwater Management Review group prior to moving forward with the RWMP to address any concerns or questions related to the conditions or comments prior to resubmission with the Development Permit application. To schedule the meeting, contact rainwater@vancouver.ca.

- 1.35 Parking, loading, bicycle, and passenger loading spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.

Note to Applicant: Under the rezoning proposal, a minimum of three residential accessible parking spaces is required (i.e. behind the security gate). Only two of the residential accessible parking spaces shown on the parking plan SK 1.02 meet the residential accessible parking space requirement.

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

- (a) Provision of automatic door openers for all doors providing access to Class A bicycle storage; and
- (b) Provision of bicycle lockers accommodating a maximum of one bicycle each.

Note to Applicant: Reference Section 6.3.19 of the Parking Bylaw for additional information.

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

- (a) A maximum of one visitor parking space may be provided as small car; and
- (b) Any column encroachment into a standard or small car parking stall shall be set back from the maneuvering aisle, and respect the 1.2 m (4 ft.) maximum limit from the end of the stall.

Note to Applicant: Columns with 0.6 m (2 ft.) depth must be set back 0.6 m (2 ft.). Reference Section II of the Parking and Loading Design Supplement for additional information.

- 1.38 If a shared vehicle is provided, consider providing a stall width of 2.9 m for shared vehicle parking spaces.

- 1.39 The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:
- (a) Number, label and dimension all types of parking and bicycle (Class A and B) spaces individually on architectural drawings;
 - (b) Label the overhead security gate;
 - (c) Dimension column encroachments into parking stalls;
 - (d) Provide dimensions for typical parking spaces;
 - (e) Dimension manoeuvring aisles and the drive aisles at the parkade entrance and all gates;
 - (f) Show elevations and minimum vertical clearances for parking levels, ramps, and security gates on section drawings. These clearances must consider mechanical projections and built obstructions;
 - (g) Provide 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; and
 - (h) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Note use of the parking ramp if required.

Housing

- 1.40 The design and layout of at least 43% of the dwelling units must:
- (a) Be suitable for family housing;
 - (b) Include two or more bedrooms; and
 - (c) Comply with Council's *High-Density Housing for Families with Children Guidelines*.
- 1.41 The proposed unit mix, including 24 studios (38%), 12 one-beds (19%), 18 two-beds (28%), 10 three-beds (15%), is to be included in the Development Permit drawings.
- Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 43% of the dwelling units designed to be suitable for families with children.
- 1.42 The building is to comply with the *High-Density Housing for Families with Children Guidelines*, including the provision of:

- (a) Outdoor amenity space including areas suitable for a range of children's play activities and urban agriculture; and
- (b) Indoor amenity space, including kitchenette and accessible washroom.

Note to Applicant: Development Permit Application drawings should include dimensions for the outdoor amenity area, children's play area, and denote the location of urban agricultural features and supporting infrastructure.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering Services

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

- 2.1 Consolidation of Lots 14, 15 and 16, all Except the North 10 Feet Now Lane, of Lot 5, Block E, District Lot 183, Plan 180 to create a single parcel.
- 2.2 Provision of a Services Agreement to detail the on- 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) Provision of adequate water service to meet the fire flow demands of the project.

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by R.F. Binnie & Associates Ltd., dated September 4, 2020, no water main upgrades are required to service the development. The main servicing the proposed development is 150 mm along East Pender Street. Should the development require water service connections larger than 150 mm, the developer shall upsize the existing main on East Pender Street to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. Implementation of development at 1885 East Pender Street will require the following in order to maintain acceptable sewer flow conditions:

- (i) The post-development 5-year flow rate discharged to the storm sewer shall be no greater than the 5-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change;
- (ii) Development to be serviced to the existing 200 mm SAN and 300 mm STM sewer on East Pender Street.

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, at the City's discretion. The developer is advised to undertake adequate investigations to understand the site groundwater conditions early on in the planning and design process.

- (c) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City of Vancouver (COV) standards and Illuminating Engineering Society of North America (IESNA) recommendations.
- (d) Provision of upgraded lane lighting adjacent to the site to current COV standards and IESNA recommendations.
- (e) Provision of intersection lighting upgrade at Victoria Drive and East Pender Street to current COV standards and IESNA recommendations.
- (f) Provision of new or replacement duct bank adjacent to the development site 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.

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

- (g) Street improvements along East Pender Street adjacent to the site and appropriate transitions including the following:
 - (i) Minimum 1.22 m (4 ft.) wide front boulevard with street trees where space permits;
 - (ii) 2.14 m (7 ft.) wide broom finish saw-cut concrete sidewalk;
 - (iii) Adjustment to all existing infrastructure to accommodate the proposed street improvements.
- (h) Provision of installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

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

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

Note to Applicant: Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings. The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan (<https://vancouver.ca/files/cov/engineering-design-manual.PDF>). All third party service lines to the development shall be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc. The review of third party utility service drawings will not be initiated until the Key Plan is defined.

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

Housing

- 2.4 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and/or Section 219 Covenant securing all residential units as social housing units for the longer of 60 years and life of the building, subject to the following conditions and requirements:
- (a) A no separate-sales covenant is required;
 - (b) A no stratification covenant is required;
 - (c) A provision that none of such units will be rented for less than one month at a time;
 - (d) A requirement that all units comply with the definition of “social housing” in the applicable City Development Cost Levy By-law;
 - (e) A requirement that not less than 30% of the social housing units will be occupied only by households with incomes below the 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) If Council, at its sole discretion, approves any financial grants for the purpose of enabling deeper levels of affordability in the project, terms and conditions necessary to secure such affordability as set out in the grant approval; 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: A Housing Agreement is to be entered into the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

2.5 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Arts, Culture and Community Services and the Director of Legal Services determine are necessary to require the applicant to:

- (a) Provide a Final Resident Relocation Report to the satisfaction of the General Manager of Arts, Culture and Community Services prior to issuance of the Occupancy Permit. The Report must provide details about the existing Aaron Webster Housing Co-operative members as per the proposed Resident Relocation Plan covering:
 - (i) Their final residence (95 East 1st Avenue or 1885 East Pender Street);
 - (ii) Confirmation that Aaron Webster members moving back to 1885 East Pender Street were provided a moving subsidy, and that qualifying members would have priority access to the HILs units or units offered at deeper levels of affordability; and
 - (iii) Confirmation that housing charges for all existing Aaron Webster members do not exceed 30% of their household's income.

Sustainability

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

Environmental Contamination

2.7 If applicable:

- (a) Submit a site profile to Environmental Services (Environmental Protection);

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

Agreements

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

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

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

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1885 East Pender Street
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

	Dates	Results
Event		
Virtual open house (City-led)	October 26 – November 15, 2020	153 participants (aware)* <ul style="list-style-type: none"> • 60 informed • 15 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	October 23, 2020	2,020 notices mailed
Public Responses		
Online questions	October 26 – November 15, 2020	8 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	October 2020 – March, 2021	19 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	October 2020 – March, 2021	19 submittals <ul style="list-style-type: none"> • 16 responses • 3 responses • 0 responses
Other input	October 2020 – March, 2021	2 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	October 2020 – March, 2021	367 participants (aware)* <ul style="list-style-type: none"> • 123 informed • 23 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 an analysis of all public feedback by topic and ordered by frequency.

Generally, comments of support fell in the following areas:

- **Affordable housing:** This development would provide much needed affordable housing in the neighbourhood and replacement of the old building on the site.
- **Building height and density:** Overall support for the proposal's height and density in this neighbourhood. However, further density would be supportable since the location is close to two arterials, to increase the provision of social housing, and to address the city's low vacancy rate.
- **Building design:** The building design and exterior colours are suitable. The front entrance is also well designed.
- **Overall support:** The project received overall support.
- **Views:** The future residents of this building would have a good view from their units.

- **Parking within the development:** The number of proposed vehicle and bicycle parking spaces is appropriate, however more diverse uses of the underground parking would be suitable as well.

Generally, comments of concern fell within the following areas:

- **Building height and density:** The development should not be taller than four storeys. It would also contribute to further density and the rapid rate of development in the neighbourhood.
- **Building design:** The balcony design needs improvement to make it more practical to use. The overall building design would not be suitable for the neighbourhood as well.
- **Policy:** The proposed project is not aligned with the Grandview Woodlands Community Plan and rezoning policies.
- **Views and sunlight:** This proposal would negatively impact neighbouring properties' access to sunlight and views due to the limited space between the proposed building and surrounding properties.

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

General comments of support:

- This project would be a good addition to the neighbourhood.
- Appreciate the tree retention efforts.
- This project is in close proximity to public transit and community amenities and services.
- The mix of family units is appropriate for the neighbourhood.

General comments of concern:

- The proposal would negatively affect the neighbourhood character.
- Insufficient parking spaces will further contribute to existing parking issues.
- Concerned about the livability of unit B2 on the ground floor and the negative impacts by traffic using the underground parking.
- The project would add too many residents into a small block of the neighbourhood.
- The construction noise would negatively affect neighbours and their mental health.

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1885 East Pender Street
FORM OF DEVELOPMENT

Ground Floor Plan



3rd Floor



6th Floor



Front (East Pender Street) Elevation



Rear (Lane) Elevation

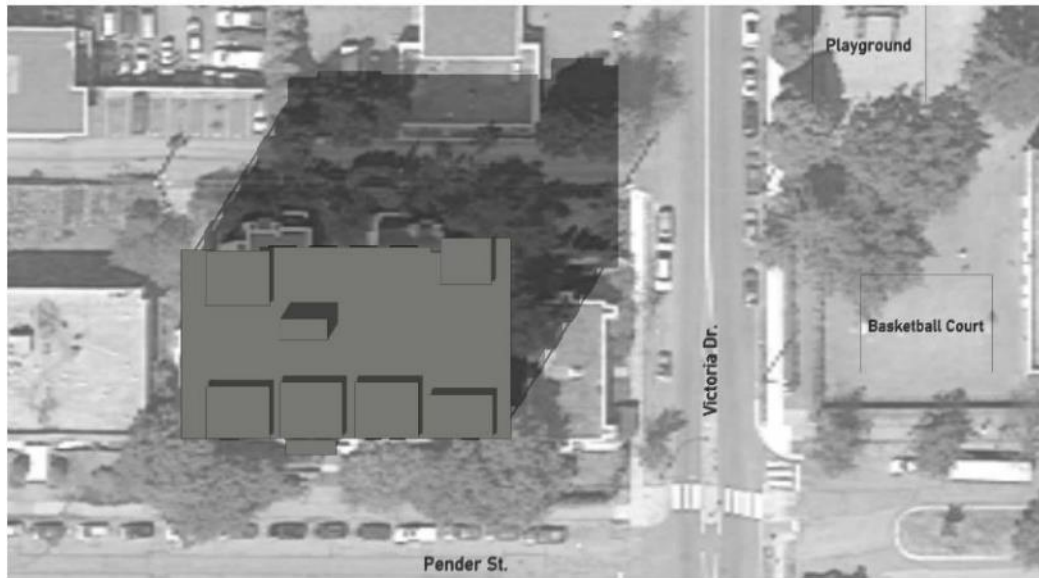


Side (West) Elevation



Shadow Studies at Equinoxes

2 pm



4 pm



5 pm



6 pm



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1885 East Pender Street
SUMMARY OF RESIDENT RELOCATION PLAN TERMS

Resident Relocation Guidelines	Resident Relocation Plan Offer
Identify options for interim and final relocation that prioritize maintaining the co-op community	<ul style="list-style-type: none"> • Aaron Webster Housing Co-operative relocated as a complete community to 95 East 1st Avenue for the duration of the redevelopment process. All members were able to select their unit type and maintain the housing charges that they paid at their previous building. In addition, they have been able to continue collectively operating as a non-profit co-operative throughout the redevelopment. • All co-operative members have the right to return to the new building. They also have the right to remain at 95 East 1st after occupancy of the new 1885 East Pender Street, if they so choose.
Maintaining affordability for existing members in the interim and in the new co-op	<ul style="list-style-type: none"> • All members continued to pay the same housing charges at 95 East 1st Avenue at move in as they did at their former building at 1885 East Pender Street. • A BC Housing 2021 Community Housing Fund application is being submitted for a set mixture of shelter, HILs, and market rate units. Aaron Webster members will be given priority access to shelter rate and HILs units and housing charges will not exceed 30% of a household's income.
Supporting with relocation and consideration of special circumstances	<ul style="list-style-type: none"> • The relocation of the Aaron Webster members to 95 East 1st Avenue was completed by August 2018. CLT agreed to subsidize moving expenses upon completion of the new building, and members will again receive partial compensation to relocate back to 1885 East Pender Street. • CLT has a Community Engagement Manager, who in partnership with the development team, works to identify members with specific concerns and priorities regarding relocation as well as the design of the new development.
Communication and engagement with members	<ul style="list-style-type: none"> • CLT staff communicate with the Board of the Aaron Webster Housing Co-operative at all stages of the redevelopment process as Aaron Webster Housing Co-operative is an active partner in the project. • The Board receives at minimum monthly communications from CLT regarding the status of the new development.

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1885 East Pender Street

PUBLIC BENEFITS SUMMARY

Project Summary:

To rezone the site from the RM-4 to CD-1 to allow for a residential building containing 64 social housing units under the *Grandview-Woodland Community Plan*.

Public Benefit Summary:

The proposal would provide 64 social housing units, 43% of which are suitable for families, secured for the longer of 60 years and the life of the building.

	Current Zoning	Proposed Zoning
Zoning District	RM-4	CD-1
FSR (site area = 1642.1 sq. m (17,675 sq. ft.))	1.45	2.92
Buildable Floor Space (sq. ft.)	25,629	51,718
Land Use	Residential	Residential

Summary of Development Contributions Expected Under Proposed Zoning

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

Other Benefits (non-quantified components):

64 dwelling units which will be secured as social housing for the longer of 60 years and the life of the building.

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1885 East Pender Street

APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

PROPERTY INFORMATION

Address	Property Identifier (PID)	Legal Description
1885 East Pender Street	006-376-894	Lot 14 except the north 10 feet now lane, of Lot 5 Block E District Lot 183 Plan 180
	006-376-959	Lot 15 except the north 10 feet now lane, of Lot 5 Block E District Lot 183 Plan 180
	006-377-084	Lot 16 except the north 10 feet now lane, of Lot 5 Block E District Lot 183 Plan 180

APPLICANT INFORMATION

Applicant	TL Housing Solutions
Architect	RLA Architects
Property Owner	CLT 0001 Community Society (Community Land Trust)

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed
Zoning	RM-4	CD-1
Site Area*	1,642.1 sq. m (17,675 sq. ft.)	1,642.1 sq. m (17,675 sq. ft.)
Land Use	Residential	Residential
Maximum FSR	1.45 FSR	2.92 FSR
Maximum Height	10.7 m (35.1 ft.)	21.6 m (70.8 ft.)
Floor Area	2,381 sq. m (25,629 sq. ft.)	4,804 sq. m (51,718 sq. ft.)
Unit Mix	n/a	Social Housing Units Studio 24 One-bedroom 12 Two-bedroom 18 Three-bedroom 10 <hr/> Total 64
Parking and Bicycle Spaces	As per Parking By-law	19 resident vehicle, 2 accessible resident, 2 regular visitor, 1 accessible visitor, 1 carshare spaces. 139 Class A and 5 Class B bicycle spaces, 2 passenger loading spaces.
Natural Assets	4 on-site bylaw trees No existing City trees	4 existing trees retained 9 additional trees to be planted.

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