



REFERRAL REPORT

Report Date: March 30, 2021
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 14396
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: 8655 Granville Street

RECOMMENDATION

- A. THAT the application by Red Buffalo 8655 Holdings Ltd., the registered owner, of the lands located at 8655 Granville Street [*PID 009-430-105: Lot D Block F District Lot 318 Plan 21521*], to rezone the lands from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 2.50 to 4.10 and the building height from 13.8 m (45.3 ft.) to 38.4 m (126 ft.) to permit the development of an 11-storey mixed-use building with at-grade commercial space, office space, and 55 strata-titled residential units be referred to a Public Hearing, together with:
- (i) plans prepared by GBL Architects, received October 16, 2019;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, including approval in principle of the form of development, subject to the Conditions of Approval contained in Appendix B;

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

- B. THAT, if the application is referred to a public hearing, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C, be referred to the same public hearing;

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

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

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

- D. THAT Recommendations A to C be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; 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 8655 Granville Street from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to permit the development of an 11-storey mixed-use building with ground-floor commercial space, office space, and 55 strata residential units, in accordance with the *Marpole Community Plan*. A height of 38.4 m (126 ft.) and a floor space ratio of 4.10 are proposed.

Staff have assessed and support the application and conclude that it meets the intent of the *Marpole Community Plan*, subject to conditions in Appendix B. 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 in principle, subject to the Public Hearing, and subject to the Conditions of Approval contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- *Marpole Community Plan (2014)*
- *C-2 District Schedule*
- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*

- *High-Density Housing for Families with Children Guidelines (1992)*
- *Green Buildings Policy for Rezoning (2010, last amended 2018)*
- *Community Amenity Contributions – Through Rezoning (1999, last amended 2020)*
- *Urban Forest Strategy (2014)*
- *Vancouver Development Cost Levy By-law No. 9755*
- *Vancouver Utilities Development Cost Levy By-law No. 12183*

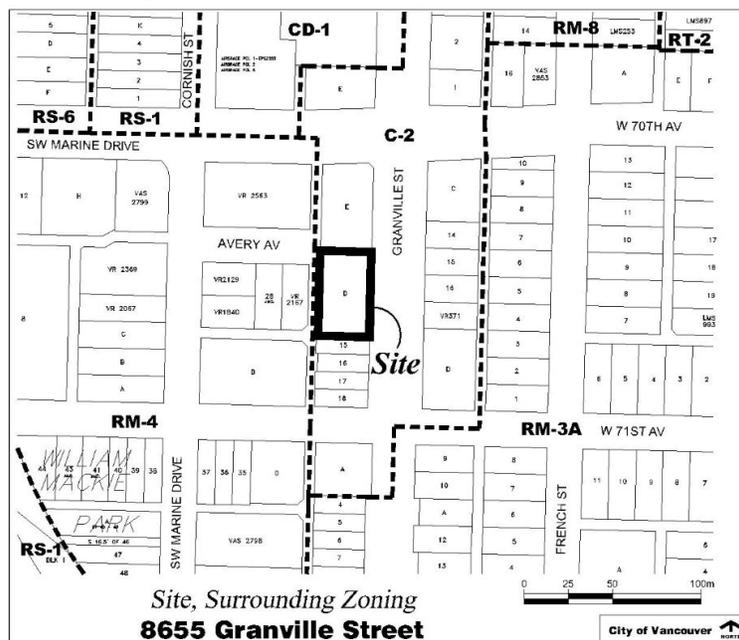
REPORT

Background/Context

1. Site and Context

The rezoning site is located on the west side of Granville Street, mid-block between West 70th and 71st Avenues, in the Marpole local area (see Figure 1). It has a total site size of 1,400.6 sq. m (15,076 sq. ft.), a frontage of 48.2 m (158 ft.) along Granville Street, and a lot depth of 28.9 m (95 ft.). The site was a former gas station and is currently developed with a temporary community garden.

Figure 1: Location Map – Site and Context



The surrounding zoning is C-2 (Commercial/Residential) District, developed with low-rise buildings as part of Marpole’s high-street shopping area on Granville Street. Half a block north is the Safeway site, with a mix of retail and high-rise residential development. To the west and east the lands are zoned RM-4 and RM-3A, which allow for multi-family dwellings. The site fronts onto Granville Street, a major arterial with regular bus service.

Neighbourhood Amenities – The following neighbourhood amenities are within the local area:

- The Marpole branch of the Vancouver Public Library is located two blocks to the north;
- William Mackie Park is located two blocks to the west;
- David Lloyd George Elementary School is located three blocks to the east;
- Marpole Neighbourhood House is located four blocks to the east; and
- The site is near the southern end of a busy shopping area that stretches along Granville Street and includes a large amount of retail shops and services.

Local School Capacity – The site is located within the catchment area of David Lloyd George Elementary School, which currently has an operating capacity of 410 students. According to the Vancouver School Board’s *Draft Long Range Facilities Plan* dated May 29, 2019, enrolments in 2017 resulted in a surplus of 46 spaces. By 2025, the draft plan forecasts a continued surplus. The site is also located in the catchment area of Magee Secondary School. Capacity utilization was 91% of its 1,200-seat capacity in 2017, with a draft forecasted capacity of 70% in 2027.

2. Policy Context

Figure 2: Subsection 6.1.1 – Granville Street (West 67th – 71st Avenues)



Marpole Community Plan – The rezoning site is located within the Granville sub-area of the *Marpole Community Plan* (the *Plan*). Granville Street serves as the main neighbourhood centre and ‘high street’ with a variety of shops, services, restaurants, and the Marpole Library. The *Plan* envisions Granville ‘high street’ as an enhanced walkable, mixed-use neighbourhood centre with a variety of shops, services, restaurants, and a mix of housing types. The area will continue to be the social ‘heart’ of Marpole and a welcoming place for Vancouver, distinguished by an active street life, public plazas, and infused with public realm references to the area’s Musqueam historic past. Strong walking and cycling connections are planned to transit and other key destinations such as schools, shops, parks, and the Fraser River.

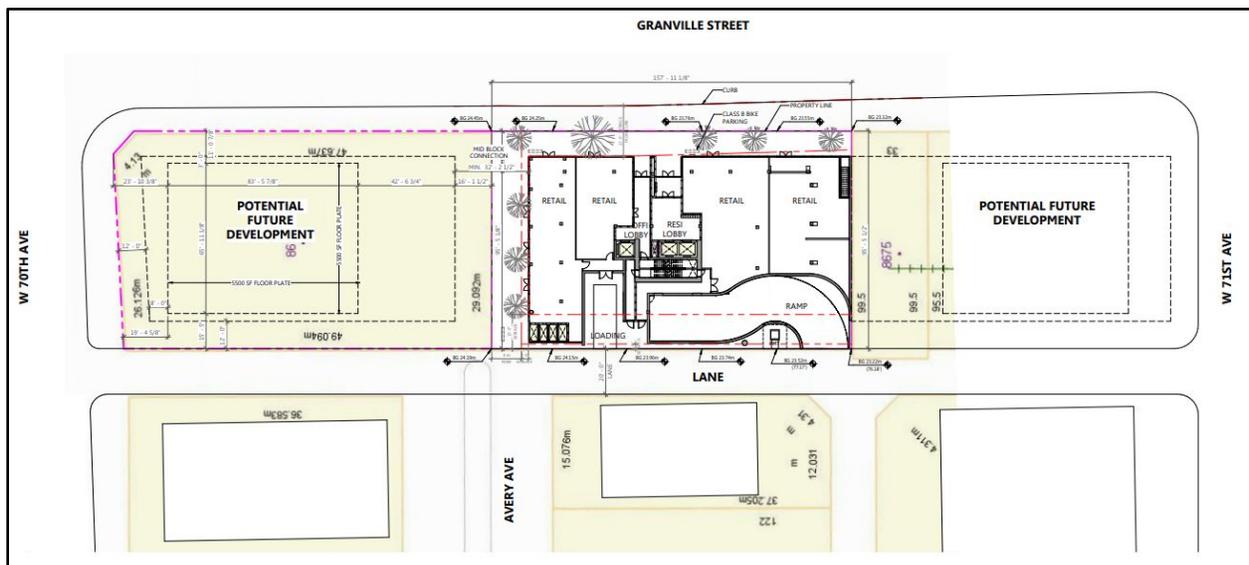
The site is located within subsection 6.1.1 of the *Plan*, which supports mixed-use mid-rise buildings up to 12 storeys in height, including a two to three-storey podium, and density up to 3.5 FSR. Additional density may be considered for developments that incorporate a minimum 0.5 FSR of commercial/office space above the first floor. A mix of commercial uses, which may include retail, service, and community serving uses, are required on grade in a range of sizes with small frontages and active access to the street (see Figure 2).

Strategic Analysis

1. Proposal

The application proposes to rezone the site from C-2 (Commercial) to CD-1 (Comprehensive Development) District to permit construction of a mixed-use 11-storey development (including a two-storey podium), ground-floor retail, second-floor office space, and 55 residential strata-titled units above. A height of 38.4 m (126 ft.), a density of 4.10 FSR, and four levels of underground parking accessed from the lane are proposed. The proposal also includes a mid-block pedestrian connection on the north side, connecting Avery Avenue and the lane with Granville Street (see Figure 3).

Figure 3: Site Plan



2. Land Use

The mixed uses proposed in the application (ground-floor retail, second floor commercial-office and strata residential) are consistent with the intent of the *Plan*. The application contains over 15,000 sq. ft. of commercial/retail space and will contribute to the neighbourhood centre.

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

Figure 4: Perspective



In assessing urban design performance, staff took into consideration the built-form guidance within the Granville sub-area of the *Marpole Community Plan*.

Form of Development – The proposed form of development is consistent with the direction within the *Marpole Community Plan*, which anticipates midrise development up to 12 storeys over a lower two to three-storey commercial podium. The midrise towers will create a “sawtooth” pattern of higher buildings over a lower podium along Granville Street. Heights will descend toward the north and south from West 70th Avenue and the high point of the Marpole Safeway site at 19 storeys. The design proposes a simple compact mid-rise residential tower at 11-storeys atop a two-storey commercial podium with retail on the ground floor and office space on the second floor. Above the podium, the tower is setback 8 ft. as anticipated by the *Plan* in order to strengthen the expression of the two-storey street wall and reduce the apparent scale of the tower above. The tower design includes pronounced horizontal bands for the balconies to express residential character by creating variation and visual interest.

Height – The proposal for an 11-storey tower, including a two-storey podium, at a height of 38.4 m (126 ft.), is consistent with the direction of the *Plan*. The podium height is 9.7 m (32 ft.), noting that higher floor-to-floor heights are required for both the retail and office uses.

Public Realm – Granville Street is a significant arterial that carries a high volume of traffic. In mixed-use areas such as this, the intent is to provide generous space for pedestrian circulation. There is an existing building line on Granville Street in order to create a functional sidewalk width of approximately 22 ft. from the curb. Continuous retail frontages and amenities such as landscaping, benches, bike racks and lighting will animate the space. There is also an existing 13 ft. right-of-way reserved for public services along the north property line of the site. This right-of-way aligns with Avery Avenue to the west and is to be developed as a pedestrian-oriented mid-block connection linking Granville Street to residential areas beyond. Retail units wrap around the north face to animate and enliven this pedestrian access. Staff have included a rezoning condition to provide retail store frontages between 15 and 40 ft. wide along Granville Street to ensure a finer grain of development and reinforce the scale of a walkable pedestrian shopping street as per the *Marpole Community Plan* guidelines.

Density – The site is eligible for an increase in density above 3.5 FSR for developments that incorporate 0.50 FSR of commercial/office space above the first floor. The proposed density of 4.10 FSR is consistent with the mid-rise tower over podium form anticipated by the Built Form Guidelines within the Granville sub-area of the *Marpole Community Plan*. For this application, 0.54 FSR of office space is provided on the second storey.

Amenity Space – The development offers several on-site amenities for residents and office workers. Outdoor space is provided on Level 2 for occupants of the offices; and an indoor amenity space with adjacent outdoor space is provided at Level 3 on the podium rooftop for residents. An extensive green roof is also provided for sustainability measures, though not accessible to residents.

Urban Design Panel – The Urban Design Panel reviewed and supported this application on February 19, 2020 with recommendations (see Appendix D). These include improvements to architectural expression, public realm, and refinement of retail frontages. Consideration for a rooftop amenity was also encouraged.

Staff reviewed the recommendations of the Urban Design Panel, as well as the site-specific conditions, and have concluded that the proposal complies with the density, height and form of development intent of the *Marpole Community Plan* and is appropriate for the context. Staff support the application subject to the Urban Design conditions detailed in Appendix B.

4. Housing

Existing Tenants – The site is currently used as a temporary community garden. There are no existing residential tenants on the site.

Housing Mix – For strata residential, the *Family Room: Housing Mix Policy for Rezoning Projects* requires that a minimum of 25% of the units be two-bedroom units and a minimum of 10% of the units be units with three or more bedrooms, for a total minimum of 35% of units being suitable for families.

As submitted, this application proposes approximately 65% of the total 55 residential strata units as two or more bedrooms. It includes 19 one-bedroom units, 27 two-bedroom units, and 9 three-bedroom units. The application as proposed is consistent with the *Family Room* requirements and provisions are included in the CD-1 Bylaw and conditions of approval to maintain the unit mix requirements (see Figure 5).

Figure 5: Proposed Unit Mix

Type	Count	Percentage
1-bedroom	19	35%
2-bedroom	27	49%
3-bedroom	9	16%
Total	55	100%

5. Transportation and Parking

Vehicle and bicycle parking are proposed on four levels of underground parking, accessed from the lane. Overall, 73 vehicle parking spaces, 106 Class A and 4 Class B bicycle storage spaces, and 2 Class A and 1 Class B commercial loading spaces are provided. The application is deficient in loading spaces. Conditions to meet the requirements of the Parking By-law, are contained in Appendix B and will be secured through the development application stage (see Engineering conditions in Appendix B).

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning*s requires that residential rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions contained 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 modelling analysis detailing building performance strategies to meet the new energy use intensity, greenhouse gas and thermal demand targets. Additionally, the application will be required to meet rainwater management requirements for retention, rate control, cleaning and safe conveyance.

Conditions related to environmental sustainability 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. In April 2014, Council amended the Protection of Trees By-law to maintain a healthy urban forest by requiring permission be granted to remove only 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 tree” has a trunk diameter of 20 cm or greater and requires a tree permit when it is proposed to be removed. For this application, there are no trees currently on site and six trees on City property. All six City trees are proposed for retention, and 11 at-grade trees, in addition to 10 trees in outdoor amenity areas on the podium, are proposed.

Landscape conditions of approval are set out in Appendix B.

PUBLIC INPUT

Public Notification – A rezoning information sign was installed on the site on November 21, 2019. Approximately 1,813 notification postcards were distributed within the neighbouring area on or about January 13, 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).

Community Open House – A community open house was held on February 3, 2020 at the Marpole Neighbourhood House (8585 Hudson Street). Staff, the applicant team, and 15 members of the public attended the open house. Consultation for this application predated the City’s virtual engagement strategy that was implemented due to the pandemic.

Public Response – Public input was received throughout the application process through the open house, online comment form, and by email and phone. A total of seven comments were received.

Below is a summary of all feedback received from the public by topic, and ordered by frequency:

Generally, comments of support fell in the following areas:

- **Building Design:** Building design is adequate and well designed so that it would fit the surrounding area.

Generally, comments of concern fell into the following areas:

- **Traffic and Safety:** The lane behind the development is heavily used by drivers avoiding Granville Street traffic, and this development will continue to exacerbate this. Granville Street is already a traffic heavy arterial and is constantly congested, additional density in the area will not help alleviate existing traffic concerns, but instead be part of the problem.
- **Parking:** Loss of public parking as more individuals enter into the area and take up remaining street parking.
- **Affordability:** Affordability of the project is a cause of concern.
- **Public Amenities:** The area surrounding the development does not have sufficient number of public amenities for the influx of new residents coming into the area.
- **Sustainability:** The development’s sustainability components are not adequate enough.

Staff have reviewed the comments and have determined that the proposal responds to the intent of the *Marpole Community Plan*, subject to the conditions in Appendix B which include further design development of the building. A detailed summary of public feedback is included in Appendix D.

PUBLIC BENEFITS

Development Cost Levies (DCLs) – 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.

The site is subject to the City-wide DCLs and the Utilities DCLs on the proposed 4,299.8 sq. m (46,283 sq. ft.) of residential floor area and 1,442.6 sq. m (15,528 sq. ft.) of commercial floor area. Based on rates in effect as of September 30, 2020, total DCLs of approximately \$1,615,171 are anticipated from this development.

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

Public Art Program – The *Public Art Program for Rezoned Developments* requires that rezonings involving a floor area equal to or greater than 9,290 sq. m (100,000 sq. ft.) allocate a portion of their construction budgets to public art or provide cash in lieu as a condition of rezoning. As the proposed floor area is below the minimum threshold, no public art contribution will arise from this application.

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

The applicant has offered a cash CAC of \$1,942,800 which will be allocated to support delivery of the Marpole Public Benefits Strategy. Real Estate Services staff have reviewed the applicant's pro forma and concluded that the total CAC value offered by the applicant is appropriate and recommend that the offer be accepted.

Marpole Public Benefits Strategy (PBS) – The Marpole Public Benefit Strategy identifies public benefits and infrastructure to support growth in the area, including both short-term and long-term priorities in and around the community plan's area. To monitor and track progress towards the achievement of community amenities in accordance with the strategy, a summary of public benefits and progress to date is provided in Appendix F. See Appendix G for a summary of all the public benefits for this application.

FINANCIAL IMPLICATIONS

Based on rates in effect as of September 30, 2020, total DCLs of approximately \$1,615,171 would be expected from the proposed development.

The applicant has offered a cash CAC of \$1,942,800 to be allocated towards the delivery of the Public Benefit Strategy outlined in the *Marpole Community Plan*. No public art contribution is expected from this rezoning.

Approval and timing of specific projects will be brought forward to Council as part of the Capital Plan and Budget processes.

CONCLUSION

Staff conclude 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 *Marpole Community Plan* with regards to land use, density, height, and form.

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-laws 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 plans in Appendix E, be approved in principle, subject to the applicant fulfilling conditions of approval in Appendix B.

* * * * *

**8655 Granville Street
PROPOSED CD-1 BY-LAW PROVISIONS**

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Uses

3. Subject to approval by Council of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in the By-law or in a development permit, the only uses permitted within CD-1 (___) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
 - (b) Cultural and Recreational Uses;
 - (c) Office Uses;
 - (d) Retail Uses;
 - (e) Service Uses;
 - (f) Institutional Uses; and
 - (g) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of use

4.1 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building except for the following:

- (a) Farmers' Market;
- (b) Neighbourhood Public House;
- (c) Public Bike Share;
- (d) Restaurant; and
- (e) Display of flowers, plants, fruits and vegetables in conjunction with a permitted use.

4.2 The design and layout of at least 35% of the dwelling units must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be two-bedroom units; and
 - (ii) at least 10% of the total dwelling units must be three-bedroom units; 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 1,400.6 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 combined must not exceed 4.10.

5.3 The total floor area for commercial uses must not be less than 1,442.6 m².

5.4 Computation of floor area must include all floors of all buildings, 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.

5.5 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 for dwelling units; and

- (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens only if 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, which are at or below base surface, except that the minimum exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) 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.
- 5.6 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 5.7 The use of floor area excluded under sections 5.5 and 5.6 must not include any use other than that which justified the exclusion.

Building height

- 6.1 Building height, measured from base surface, must not exceed 38.4 m.

Horizontal angle of daylight

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.
- 7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
- (a) the Director of Planning or Development Permit Board first considers all 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 licensed 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 ().

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8655 Granville 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 GBL Architects, on behalf of the registered owner, received October 16, 2019, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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

Urban Design

- 1.1 Design development to reinforce the finer grained scale of a walkable pedestrian shopping street as per the *Marpole Community Plan* guidelines by providing retail frontages between 15 and 40 ft. wide.
- 1.2 Design development to residential/office entries off Granville Street to ensure pedestrian interest and minimize voids in the continuous street wall.

Note to Applicant: Consider locating the entry to the office level at the north mid-block connection to further animate this area and increase the retail frontage along Granville Street. Improve distinction between residential and office lobby entrances.

- 1.3 Design development to improve the visibility, prominence, and quality of the mid-block connection as viewed from Granville Street and the lane.

Note to Applicant: Provide a notch in the building of approximately 12 ft. by 12 ft. at the entrance to the mid-block connection from Granville Street and the lane. This may be achieved by shifting the exhaust vents of the parkade south towards the Class B loading, opening up the corner to the mid-block connection. This also presents an opportunity to have a transparent retail corner to further improve the transition between the mid-block connection and the lane.

- 1.4 Design development to improve the lane interface and provide pedestrian interest by screening and softening the appearance of service/utility functions and the parkade ramp access with additional landscape and trellis features.

- 1.5 Consider additional design development to the west elevation to add visual interest, improve unit livability, and address solar gain.

Note to Applicant: The west elevation has small operable windows. Consider enlarging these for improved cross-ventilation. As well, exterior shading devices may be introduced to add articulation.

- 1.6 Design development to the architectural expression to add visual interest to the balcony projections.

Note to Applicant: This may be achieved with refinements at the next stage of the design, including a high quality material palette to include consideration of the treatment of soffits under balcony projections.

- 1.7 Design development to ensure adequate private outdoor space for all units.

Note to Applicant: One-bedroom units on Levels 4, 5, 6, 8 and 10 do not have private outdoor space. Improve usability of balconies by ensuring a minimum 5 ft. depth. Private patio of the two-bedroom unit in the southwest corner on Level 3 should be shifted to the far west side and have a robust landscape buffer between it and the common open space.

- 1.8 Design development to ensure adequate noise buffering, security and visual privacy for units and private outdoor space adjacent the common outdoor space on Level 3.

- 1.9 Consider providing a common rooftop outdoor amenity space.

- 1.10 The proposed unit mix, including 19 one-bedroom units (35%), 27 two-bedroom units (49%), and nine three-bedroom units (16%), is to be included in the Development Permit drawings.

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

- 1.11 Design development to ensure that in-suite storage meets the requirements of the *Bulk Storage and In-Suite Storage – Multiple Family Residential Developments* bulletin: <http://bylaws.vancouver.ca/bulletin/b004.pdf>

- 1.12 Design development to meet the green roof requirements of the *Roof-Mounted Energy Technology and Green Roofs* bulletin;

Note to Applicant: It should be noted on the architectural and landscape plans the type of green roof proposed including the percentage. Refer to: <https://bylaws.vancouver.ca/bulletin/bulletin-roof-mounted-energy-technologies-and-green-roofs.pdf>.

Crime Prevention through Environmental Design (CPTED)

- 1.13 Design development to respond to CPTED principles, having particular regard for the parkade ramp, entrances to mid-block connection, and recessed entries to offices and residential floors off Granville Street.

Landscape Design

- 1.14 Design development to improve public realm treatment by performing the following:
- (a) Providing planting elements along Granville Street and the mid-block connection to create a more welcoming and greener public realm interface.

Note to Applicant: Explore creative solutions to incorporate planting elements in the retail frontage, for example, planting can be integrated with the proposed seating.

- (b) Selecting plants with visual and/or seasonal interest for the bio-swale.
- 1.15 Design development to the “IRMP required areas” on the upper levels to enhance sustainability, providing shade for the amenity decks while providing visual interest for the building when viewed from the public realm.

Note to Applicant: Provide a mix of extensive and intensive green roof for the “IRMP required areas” on the upper levels. Permanent planters with tree plantings would be desired for all south and west facing decks on level 2 and 3 (including the podium decks).

- 1.16 Design development to the amenity deck on level 3 to accommodate a variety of programming opportunities.

Note to Applicant: Provide an informal children’s play area with natural play features. Urban agriculture plots would be desired as well, however, if space is limited, provide edible plants as part of the planting scheme.

- 1.17 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.

- 1.18 Provision of large scale sections and details to further illustrate the landscape treatment.

Note to Applicant: This includes, but is not limited to, a section for the bioswale and mid-block connection, sections for the upper level planting areas, as well as sections and relevant details for the amenity deck.

- 1.19 Provision of landscape features intended to create bird friendly design.

Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of landscape features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at: <https://guidelines.vancouver.ca/B021.pdf> .)

Sustainability

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

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

Engineering

- 1.21 Water Sustainability Act: Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or Licence. Applications for provincial Approvals or Licences can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act. Provide a letter confirming acknowledgement of the condition.
- 1.22 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.
- 1.23 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. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

1.24 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 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.

1.25 Provision of generous and continuous weather protection on the Granville Street frontage.

1.26 Parking, loading, bicycle, and passenger loading spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law, except that:

(a) Applicant is required to provide one Class A passenger space as per Parking By-Law. Engineering seeks the Class A passenger space at grade.

1.27 Provision of a review of the parking access design considering vehicle turning movements and show vehicle turning swaths considering:

(a) Two-way flow the full length of the ramp/driveway access.

(b) Two-way flow for vehicle access into the parking ramp from both approaches in the lane. Show the location of the power pole in the lane at the south property line.

Note to Applicant: Additional width at the parkade entrance and through the ramp at gridline 6/B may be required.

1.28 Provision of a Loading Management Plan (LMP), including:

(a) How the loading facility will operate.

(b) Management of the facility, including on-site loading manager.

(c) Size of the largest delivery vehicle delivering to the site and the expected frequency of all of the deliveries.

(d) Specify routing of the trucks from the arterial streets to and from the loading space.

(e) Clarify the largest truck that the loading space(s) are designed to accommodate and provide all vehicle dimensions.

(f) An expected Schedule of Loading Activity table for all uses.

(g) Identification of loading bays that can be used for unscheduled loading deliveries.

(h) Loading Management and Communications Protocol for all tenants.

- (i) Details of wayfinding and signage used for the Class A loading proposed in the underground parking.

1.29 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 alcoves for the bike room access off the vehicle parking ramp and maneuvering aisle.
- (c) All Class B bike parking to be provided on private property and should not encroach in any way on public property.
- (d) Provision of additional Class B bike rack information to be noted on Drawing L1 A-1.01.
- (e) Provision of bicycle storage rooms to accommodate a maximum of 40 bicycles.

Note to Applicant: This number may be increased to 120 if the room is compartmentalized and providing independent access to each section within the bicycle storage room.

- (f) Provision of design specifications for stacked bicycle racks including dimensions, vertical and aisle clearances.

Note to Applicant: Racks must be usable for all ages and abilities.

1.30 Design development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement.

- (a) Provision of Class B loading spaces as per Parking By-Law.
- (b) Provision of the Class A passenger loading space to be located at grade.

Note to Applicant: This passenger space must be a minimum width of 4.0 m.

1.31 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) Improve visibility for two-way vehicle movement at turns through provision of mirrors at the top of the parking ramp, the bottom of the parking ramp, and at all corners of level P1.

- 1.32 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) Individual drawings of every parking level.
 - (d) Dimension of column encroachments into parking stalls. Show all columns in the parking levels.
 - (e) Dimensions for typical parking spaces.
 - (f) Dimensions of additional setbacks for parking spaces due to columns and walls.
 - (g) Dimensions of manoeuvre aisles and the drive aisles at the parkade entrance and all gates.
 - (h) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions.
 - (i) Areas of minimum vertical clearances labelled on parking levels.
 - (j) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.
 - (k) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.
 - (l) Existing street furniture including bus stops, benches etc. to be shown on plans.
 - (m) The location of all poles and guy wires to be shown on the site plan.
- 1.33 Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown without reliance of the lane for extended bin storage. If this cannot be confirmed then an on-site garbage bin staging area is to be provided adjacent the lane.
- 1.34 Existing wood pole in lane may conflict with proposed parking access. Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation may be required, if the driveway cannot be relocated. The Parking Management Branch is seeking turn-tracks to confirm that the power pole in the lane at the south property line does not impede vehicle flow.

- 1.35 Delete the portion of canopy proposed over the Statutory Right of Way for public utilities (registered as R117336) located over the north 4 m of the site.
- 1.36 When submitting Landscape plans, place the following statement on the landscape plan: *“This plan is “NOT FOR CONSTRUCTION” and is to be submitted for review to Engineering Services a minimum of eight weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details.”*
- 1.37 Follow the Streetscape Design Guideline for the Marpole area.
- 1.38 Show all Statutory Right-of-Ways on landscape drawings.

Rainwater Management

- 1.39 Provision of an updated Rainwater Management Plan (RWMP) submitted with the Development Permit application which includes the following:
 - (a) A site map detailing how rainwater will be directed or retained in each area. Include the following:
 - (i) All routing of rainwater throughout the site.
 - (ii) Area and depth of landscaping to support the claim of absorbent landscaping as a rainwater capture method.
 - (iii) Summary table of the catchment areas.
 - (iv) The extent of the underground parking structure.
 - (b) An updated summary of the 24 mm capture required for the site which demonstrates the volume of water being directed from hardscape into Green Roofs or landscaping. Landscaping capacity can only be claimed if it can be demonstrated that water will be directed there and it is unclear how the hardscapes on the L3 Amenity Space will be directed to the Green Roof.

Note to Applicant: Confirm the presence of a building canopy covering the majority of ground level hardscapes.
 - (c) A grading plan to support the proposal of directing hardscapes into adjacent landscaping and green roofs.
 - (d) Amended detention tank sizing to equal the greater of either the pre-development peak flow storage volume or the amount of 24 mm not captured in landscaping either directly or through grading.

Note to Applicant: The area used for post-development parameters in the 'Storm Water Detention Calculations' chart was listed as 0.004 Ha when the site area is actually 0.140 Ha.

- (e) Updated calculations for the pre-development peak flow release rate using the ten-year, five-minute time of concentration storm intensity as commercial is within this development. Demonstrate how the pre and post R values were determined and any assumptions used in these calculations.
- (f) Clarification on the size and function of the proposed bioswale.

Note to Applicant: Ground level hardscape currently indicated as being directed to bio-swale is currently covered by a building canopy.

Note to Applicant: 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 Development Water Resource Branch prior to resubmission with the DP application. To schedule the meeting, contact rainwater@vancouver.ca.

- 1.40 Prior to Development Permit, provide a Final Hydrogeological Study report which addresses the following, and also address each of the conditions below in a prior-to response letter:
- (a) Keystone Environmental calculates a longer term (quasi steady-state) groundwater seepage rate between 0.1 and 1.0 L/s based on their understanding of the materials present. Please provide a description of the employed methodology and assumptions.
 - (b) In Section 5 (Estimated Dewatering Rate), Keystone notes that the upper fill materials may provide limited retention of interflow during storm events. Please clarify if interflow from the fill was considered in the calculation of the anticipated groundwater inflow rate.
 - (c) Confirm the number of levels of parkade.
 - (d) Provide excavation depth, foundation depth, and static water level(s) depth/elevation in both metres below ground surface as well as geodetic elevations.
 - (e) Include a plan for managing any encountered groundwater (e.g. perched or other aquifers) that is acceptable to the General Manager of Engineering Services, and that demonstrates that the two conditions in the Groundwater Management Bulletin will be met. Include details about short- and long-term groundwater management methods, as well as a statement to confirm that there will be no permanent (>2 years) groundwater discharge to the City's sewer system.

Note to Applicant: For further information, refer to <https://bylaws.vancouver.ca/bulletin/bulletin-groundwater-management-rezoning.pdf>).

- (f) Provide updates to study that include an impact assessment, as per the Groundwater Management Bulletin. The impact assessment should also include the updated Human Health and Ecological Risk Assessment (dated 2019).
- (g) Comment on the potential for contaminants present below the ground surface at or near the site to migrate as a result of the excavation, dewatering, or other construction activities.
- (h) Discuss the water quality of the discharged groundwater during construction activities and how the associated risks will be mitigated.
- (i) Confirm that any groundwater discharged to the City's sewer will be monitored during the construction dewatering period, and that the daily average groundwater flow rate measurements (or as requested by the City) will be submitted monthly to utilities.servicing@vancouver.ca.
- (j) If after submitting a final hydrogeological study, the applicant or their consultant becomes aware of any changes that may be material to the City's review of the study (e.g. the excavation will be deeper, or a higher-than-anticipated dewatering/drainage rate is observed), then the applicant should immediately notify the City of these changes by emailing: utilities.servicing@vancouver.ca.

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

- 2.1 Release of Easement & Indemnity Agreement 396603M (commercial crossing) prior to building occupancy.

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

- 2.2 Provision of a 6.7 m offset distance measured from the back of the existing curb for widened sidewalks along Granville Street to be achieved through building setback, and a statutory right of way (SRW) for public pedestrian use over a portion of the site measuring 4.27 m from the back of existing curb, and an additional 2.43 m wide SRW for public life use over a portion of the site measured from the edge of the public pedestrian SRW to the building face. These SRWs will be free of any permanent encumbrance such

as structure, mechanical vents, stairs, and planter walls at grade (and are to accommodate the underground parking structure within the SRW agreement).

Note to Applicant: This 6.7 m offset distance is intended to provide the following, measured from the back of the existing curb: 1.22 m wide front boulevard, 3.05 m wide pedestrian sidewalk and a 2.43 m wide public life zone.

- 2.3 Provision of a statutory right of way (SRW) for public pedestrian use over a portion of the site measured from the northern property line to the building face. The SRW will be free of any permanent encumbrance such as structure, mechanical vents, stairs, and planter walls at grade (and is to accommodate the underground parking structure within the SRW agreement for the portion of the setback that is not subject to the existing utility right of way).
- 2.4 Provision of a Shared Use Loading Agreement to the satisfaction of the General Manager of Engineering Services for the Class B loading spaces to be shared between the commercial and residential uses and provide times of use. Label the spaces as 'Residential and Commercial Loading' on the drawings.
- 2.5 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the Rezoning 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 all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.6 (a), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.
 - (a) Provision of adequate water service to meet the fire flow demands of the project.

Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Core Concept Consulting Ltd. dated September 13, 2019, no water main upgrades are required to service the development.

Note to Applicant: The submitted Fire Underwriter's Survey Required Fire Flows calculations are inconsistent with the submitted rezoning package. Please update the floor areas to reflect the proposed architectural design and resubmit the Fire Underwriter's Survey Required Fire Flows calculations.

Note to Applicant: The main servicing the proposed development is 150 mm. Should the development require water service connections larger than 150 mm, the applicant shall upsize the existing main on Granville Street from 150 mm to the required size. The applicant is responsible for 100% of the cost of the upgrading.

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.

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.

Development to be serviced to the existing 200 mm SAN and 300 mm STM sewers in Granville 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, to the City's discretion. The applicant is advised to undertake adequate investigations to understand the site groundwater conditions early on in the planning and design process.

- (c) Provision of street improvements along Granville Street adjacent to the site and appropriate transitions including the following:

- (i) 1.22 m wide front boulevard with street trees where space permits.
- (ii) 3.05 m wide broom finish saw-cut sidewalk.
- (iii) Hard surface treatment between the sidewalk and building face.
- (iv) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.
- (v) Removal of the existing driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards.
- (vi) Adjustment to all existing infrastructure to accommodate the proposed street improvements.

- (d) Provision of street improvements on Avery Avenue and at the lane to the satisfaction of the General Manager of Engineering Services:

- (i) Curbs on both sides of Avery Avenue.
- (ii) Continuous sidewalk on both sides of Avery Avenue with any required transitions to align the sidewalk and pedestrian connection.
- (iii) Drop ramps at Avery Avenue and the lane with laneway crossing.

- (iv) Relocation of guy wires and pole in the lane.
- (e) Provision of improvements at the intersection of Granville Street and West 71st Avenue including:
 - (ii) Design and installation of a new full traffic signal.
 - (iii) LED intersection lighting on all four corners.
 - (iv) Associated enabling works and adjustments to all existing infrastructure to accommodate the proposed street improvements (replacement or modification of related traffic signal equipment).
- (f) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

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

- (g) Provision of mill and regrade lane adjacent to the development site to centreline along the property frontage.
 - (h) Provision of lane lighting on standalone poles with underground ducts connecting to the City electrical system.
 - (i) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- 2.6 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

- (a) Intersection upgrades per Condition 2.5 (e).

Note to Applicant: The benefiting area for these works is under review.

- 2.7 Provision of all utility services to be underground from the closest existing suitable service point. 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, LPT 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.

This proposed development is adjacent to existing BC Hydro electrical works. The applicant shall submit a surveyed clearance drawing to BC Hydro showing all BC Hydro plant and dimensioned clearances from the plant to the development. The applicant

shall provide written confirmation from BC Hydro that all required clearances from BC Hydro plant have been satisfied. See BULLETIN 2015-002-EL - Clearances from Existing BC Hydro High Voltage Overhead Conductors and Transformers for more information (<https://vancouver.ca/files/cov/2015-002-clearances-from-the-existing-bc-hydro-high-voltage-overhead-conductors-and-transformers.pdf>).

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

In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

Community Amenity Contribution

- 2.8 Pay to the City the cash Community Amenity Contribution of \$1,942,800 which the applicant has offered to the City and which is to be allocated to support the delivery of the Marpole Public Benefits Strategy. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services

Sustainability

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

Environmental Contamination

- 2.10 The property owner shall:
- (a) 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 Section 85.1 (2) (b)(vi) of the Land Title Act, if applicable;
 - (b) 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 therefrom on

terms and conditions satisfactory to the Manager of Environmental 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/development, until a Certificate of Compliance for each of the on-site contamination and the dedicated lands, if any, have been issued by the Ministry of Environment and provided to the City.

Note to Applicant: There is an existing Certificate of Compliance issued in 2017 and a Site Profile will not be required in accordance with the Contaminated Sites Regulation section 4(1)(b). Based on current information, a Site Profile Exemption Declaration will be required with supporting documentation.

The existing Certificate of Compliance is no longer valid since the Schedule B Conditions is/are invalidated by the proposed development. Based on current information, a Remediation Agreement will be required. A Ministry of Environment and Climate Change Strategy release for the requested permit application(s) is/are required prior to the issuance of the requested permit application(s).

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 registerable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law 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.

* * * * *

8655 Granville Street
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 11879

Amend Schedule A (Comprehensive Development Areas) by adding the following:

“8655 Granville Street [CD-1 #] [By-law #] C-2”

DRAFT AMENDMENTS TO THE NOISE BY-LAW NO. 6555

Amend Schedule B (Intermediate Zone) by adding the following:

“[CD-1 #] [By-law #] 8655 Granville Street”

* * * * *

**8655 Granville Street
ADDITIONAL INFORMATION**

1. Urban Design Panel

EVALUATION: Support with Recommendations (8-0)

Introduction:

Rezoning Planner, Scott Erdman began by noting this application proposes to rezone a site at 8655 Granville Street under the Marpole Community Plan. The site is located on the west side of Granville Street, mid-block between 70th and 71st Avenue. The site is zoned C-2, and was formerly a gas station. It is now a vacant site with a temporary community garden.

The Marpole Community Plan anticipates mixed-use buildings in this location, with ground-floor commercial uses and residential above, with second floor office space encouraged. A maximum height of 12 storeys with a two to three-storey podium can be considered. Regarding density, the Plan anticipates up to 3.5 FSR, noting that this is an estimate based on intended urban design performance, and so the potential may fall above or below this figure.

The proposal before you is for an 11-storey mixed-use building, with ground floor commercial/retail uses, office space on the second floor, and 55 strata residential uses above, with a density of 4.10. A four-metre wide right of way for public utility purposes exists on the north side of their lot, which will be maintained and used for a public pedestrian connection.

Development Planner, Karen Kallweit-Graham began by noting that this site is located in the Granville sub-area of the Marpole Community Plan. The architectural character in the Granville area is to “recognize its role as a traditional neighbourhood shopping street, and employ a thoughtful interpretation of traditional building types and high quality natural materials. Buildings at street level should respect pedestrian scale and pace with small, robustly detailed storefronts.” In terms of context, this is a mid-block parcel, with a right-of way to the north, and a zero-lot-line condition to the south. Site is 158 ft. long x 95 ft. deep and there is north-to-south slope of approximately 4 ft.

The Plan considers podium/tower typologies for this area. For buildings higher than eight storeys, floor plates above the podium are generally expected to be modest in size, the intention being to achieve a ‘slim’ tower appearance and ensure daylight to the street.

Proposal is for an 11 storey mixed-use building and generally meets the intent of the Marpole Plan in terms of height, setbacks and floor plate sizes. Retail/ commercial space occurs along Granville which is carried around the corner and along the north edge to animate the mid-block connection. The connection also serves as a pedestrian extension of Avery Avenue. Entrances to second floor offices and residential units are from Granville. Amenity space has been provided on Level 3 at southeast corner, with associated outdoor common space.

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

1. Comment on the overall height, density and form of development as it relates to character objectives of Marpole Community Plan.
2. Comment on the public realm interface at ground plane with respect to:
 - a) Scale & character of retail frontage and entries

- b) Animation and visibility of mid-block connection
- c) Pedestrian experience at the lane
- 3. Comment on sustainability features, such as material choices, solar strategy, & green infrastructure.
- 4. To inform the project at the Development Permit stage, comment on the architectural expression in terms of perceived bulk, composition, elements and materiality.

Applicant's Introductory Comments:

As far as the Marpole plan, applicant is left with a prescribed form which is a two storey commercial podium and an additional office space on the second floor. Left with a forum that is a two storey podium with a residential tower on top; there are opportunities for shoulders to the tower on the lower floors so one shoulder is added.

Applicant received feedback from planning that the tower had to be 80 ft. wide. Applicant was able to negotiate with city up to 82 ft. wide.

Applicant team strived to tie the building and podium together to create cohesive architectural expression. They introduced the horizontal expression to integrate the building mass, working with balconies to create projections; extensions of the building mass that relief the building from the compact floor plan and blur the lines between exterior and interior.

In response to orientation, expression of building is monolithic which allows for a lower window wall ratio at 40%. There is reduced window exposure from the west side to avoid excessive over-heating during the summer. All the units on the west are corner units, ensuring there was an allowance for cross ventilation.

The expression of the balconies allows applicant to come up with a different solution to thermal break. Applicant noted the design of the balconies is built so they create insulation of heat.

Applicant noted the building is a mid-block site, the unofficial pedestrian lane is being used and there is potential to increase the pedestrian walk way when the adjacent site develops.

From a landscape perspective, applicant tried to follow the signal of what the Architecture was doing which was a linear design. Applicant followed that through on the ground plane, specifically on the Granville St which has a linear pattern that provides striping and with that returns back into the public walkway side.

On the public walkway side there is some vegetation. The ground plane has an extensive over hang which allows for covered seating and weather protection. On the second level there is an amenity space for residential and green space above. Applicant has done extensive IRMP calculation which has allowed applicant to add a green room on several different levels .There is no access to upper floor as it is primarily used for storm water management and for green space.

The applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project it was moved by Ms. Coughlin and seconded by Ms. Long and was the decision of the Urban Design Panel:

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

- Design Development to reduce appearance of the perceived bulk and mass of the tower.
- Design Development to level 3 roof top amenity.
- Design Development to lane character, elevation, animation and CPTED concerns.
- Design Development to the retail frontage, to provide a finer grain

Panel Commentary:

Height, Density, and Form of Development:

No issues with height, density or form of development.

Strong design looks cool.

Tower and podium work well together.

Compact floor plate. Consider shrinking the core.

Interesting shaped building.

Massing fits the Marpole Plan.

Thoughtful design – like the horizontality.

An elegant way to bring visual interest to the tower form/floor plate. Appreciate the elevation studies. The linear/horizontality shows as bulky. The balcony upstand adds to the bulk.

With the exception of the west elevation, all of the elevations are well articulated. The west elevation reads flat. Also there are not shading devices. Consider adding shading devices as a way to articulate the west elevation.

Public Realm Interface at Ground Plane:

No issues with public realm.

Add more street trees.

The lane needs help.

There are CPTED issues with the ramp design.

The pedestrian ROW – consider more connections to retail, public art, seating. These additions will benefit the retail.

Wrap the glazing along the north elevation around to the lane and reconsider the location of the proposed vents/mechanical shafts at the northwest corner.

Concern with vents at the lane. The lane needs more Marpole character.

Buffer the ramp so that it is not a gap/negative space along the lane – consider a screen or opaque glass.

CRU widths – provide more variation in size – it's too continuous.

The public realm needs more than just repetitive paving. The residential/office entry creates a void in the public realm – this is not as per the Marpole Plan.

Consider relocating the lobby to the ROW at the north.

The CRU at the ROW needs a kitchen unit.

Provide a way to get from the ground plane to level 2.

Sustainability Features:

The proposed sustainability features are okay. Consider more passive strategies.

The passive strategies with the balconies are good. Consider thermally breaking the balconies.

Wrapping the balconies is not as good as a thermal break.

The rectilinear form is efficient.

The west elevation has small operable windows. Consider increasing them for better cross ventilation.

Appreciate the extensive green roofs.

The 3rd floor amenity is challenging. There are privacy concerns with the amenity patio and the private patio of the unit on the southwest. Consider reworking to delete 1 unit and make it all amenity.

Consider rooftop amenity if the City allows it.

Input to Consider for Development Permit Stage:

Not sure if the horizontal banding is appropriate – it makes the tower appear wider and shorter. The balcony shift with the same suites compromises livability – the balconies are off of bedrooms.

Heavy materiality - dark

Other:

Reconsider the use of some of the proposed plants – the are too large for the small planters.

Add resilient play surface to the children's play area. Consider a more passive piece of play equipment rather than the prefabricated piece proposed.

Add screen between patios at level 4.

Consider tree planting along the north ROW.

Regarding the architecture, some panel members noted the horizontal lending adds bulkiness to the building. Also, the small floor plate and limited setbacks, the west façade is very flat, a serious contrast compared to the other sides. The contrast between white horizontality and darkness of the glass, adds to the bulkiness.

Regarding the public realm, Panel member encourage applicant to speak with Engineering on the right away planting trees.

Panel noted on the north façade, the glazing does not wrap around the lane and further animate the lane. Given the pedestrian nature of the lanes in Marpole, and given what the project wants to do which is increase pedestrian connectivity at the right away on the north property line, attention should be paid to what that elevation is looking like.

In terms of the landscape treatment, Panel encouraged the Landscape Architect to reconsider what is being proposed for the children play area. The pre-fabrication play equipment offers little value and would recommend something less concrete and more loose and naturalistic. Also, panel noted there needs to be a more resilient surface because a concrete surface is not recommended.

Panel to ask applicant to re-consider not using Portuguese panel because it is massive and it is not the right scale for this project.

Panel in general is supportive of the height, density and the form of development.

Regarding the podium and tower expression, some Panel members think the horizontality works well while some Panel members think it may benefit from having the tower differentiate a bit to reduce the perceive bulk.

Panel members in general widely supported the public realm. Some panel members suggest re-locating the one lobby off the right away.

A panel member noted the CRU widths were too continuous. Some panel members commented on the passive strategy. They noted that thermal breaking balcony is a better strategy than wrapping them with insulation.

Some panel members noted that along the west elevation, some of the windows were a bit small, panel is asking applicant to re-consider increasing window size for better cross ventilation.

Applicant’s Response:

The applicant team thanked the panel for their comments and will take the comments into consideration for further improvement.

2. Public Consultation Summary

List of Engagement Events, Notification, and Responses

	Dates	Results
Events		
Community open house (City led)	February 3, 2020	15 attendees
Public Notification		
Postcard distribution – Notice of Community Open House	January 13, 2020	1813 notices mailed
Public Responses		
Open house comment forms	February 3, 2020	3 submittals
Online comment forms	November 2019 – September 2020	3 submittals
Other input	November 2020 – September 2020	1 submittal

Note: All reported numbers above are approximate.

Map of Notification Area



Analysis of All Comments Received

Below is a summary of all feedback received from the public by topic, and ordered by frequency:

Generally, comments of support fell in the following areas:

- **Building Design:** Building design is adequate and well designed so that it would fit the surrounding area.

Generally, comments of concern fell into the following areas:

- **Traffic and Safety:** The lane behind the proposed development is heavily used by drivers avoiding Granville Street traffic, and this development will continue to exacerbate this. Granville Street is already a traffic heavy arterial and is constantly congested, additional density in the area will not help alleviate existing traffic concerns, but instead be part of the problem.
- **Parking:** Loss of public parking as more individuals enter into the area and take up remaining street parking.
- **Affordability:** Affordability of the project is a cause of concern.
- **Public Amenities:** The area surrounding the development does not have sufficient number of public amenities for the influx of new residents coming into the area.
- **Sustainability:** The development's sustainability components are not adequate enough.

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

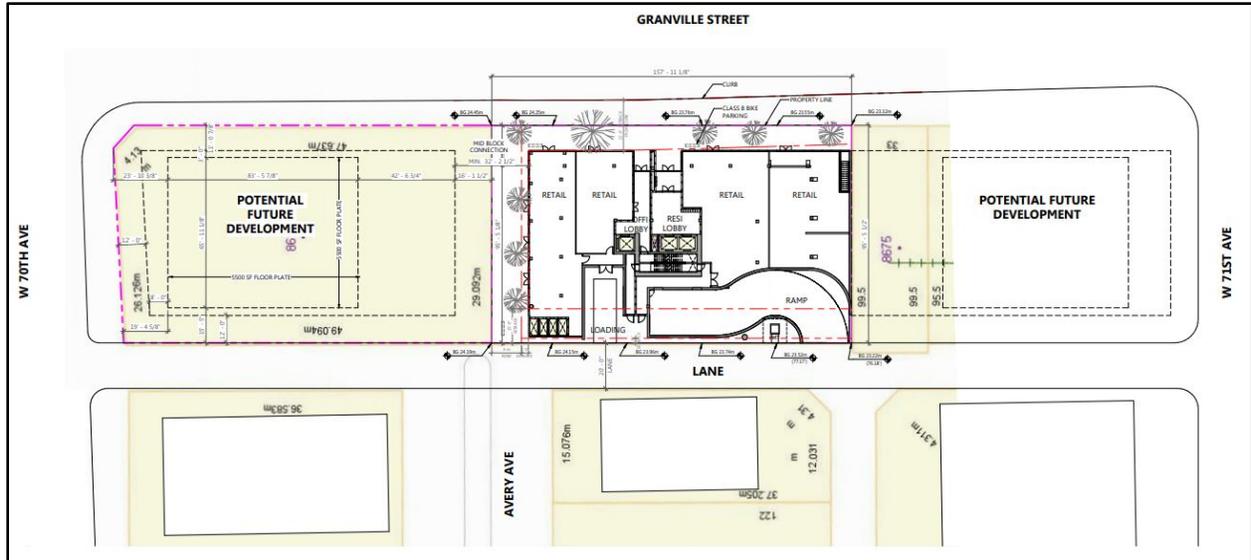
Neutral comments/suggestions/recommendations:

- More rental should be considered for this project as it would be beneficial to not just the immediate Marpole community, but to the city as a whole.

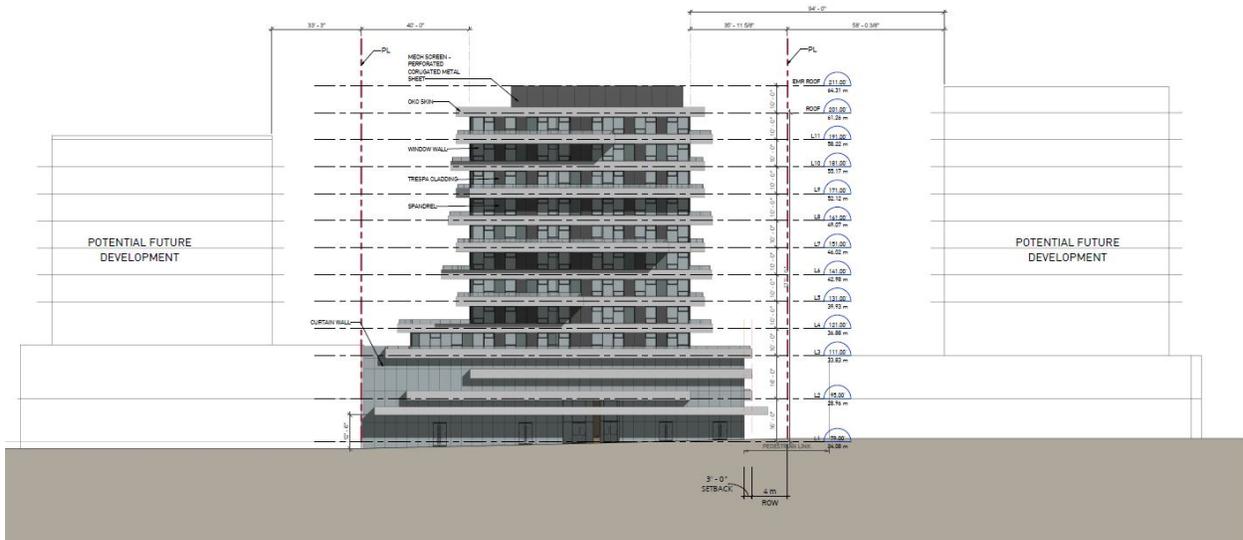
* * * * *

8655 Granville Street FORM OF DEVELOPMENT

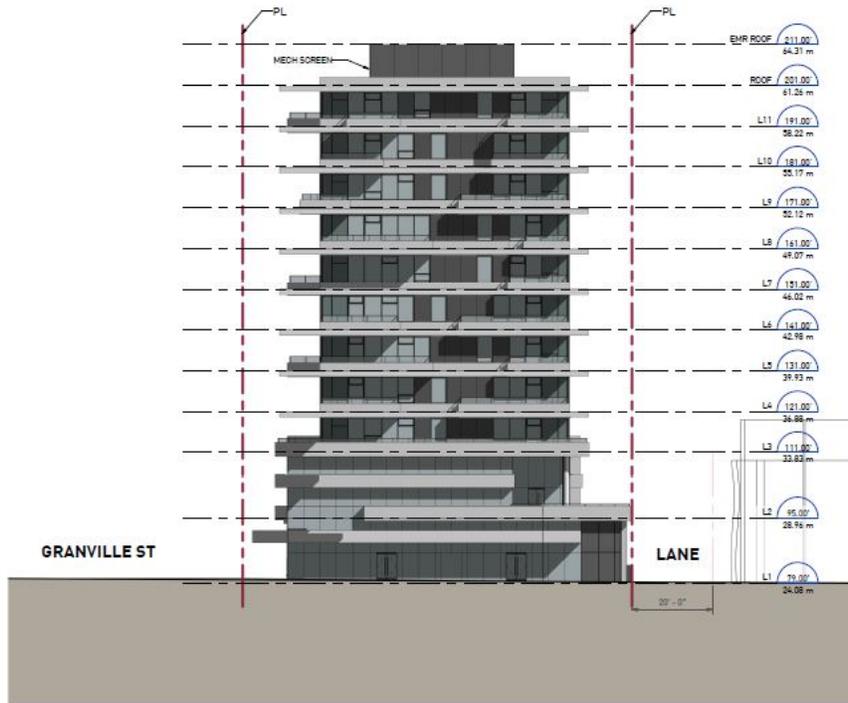
Site Plan



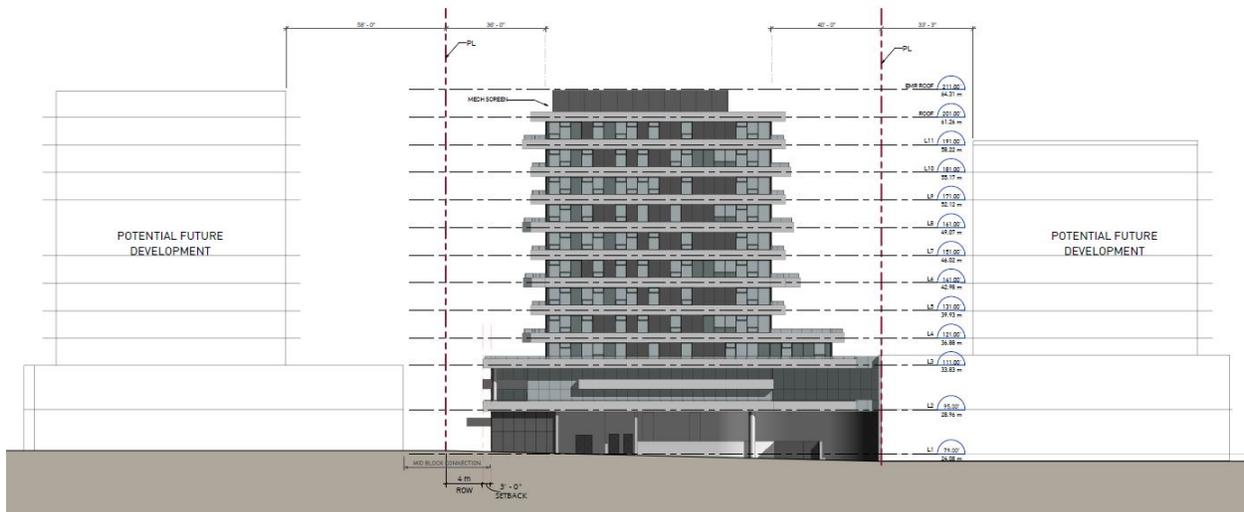
East Elevation (Granville Street)



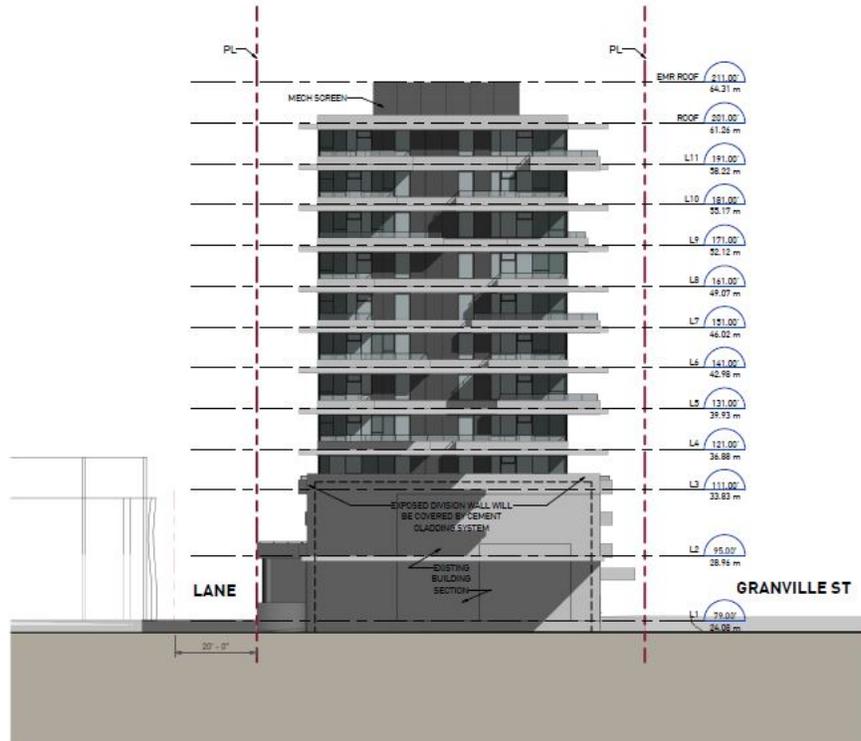
North Elevation



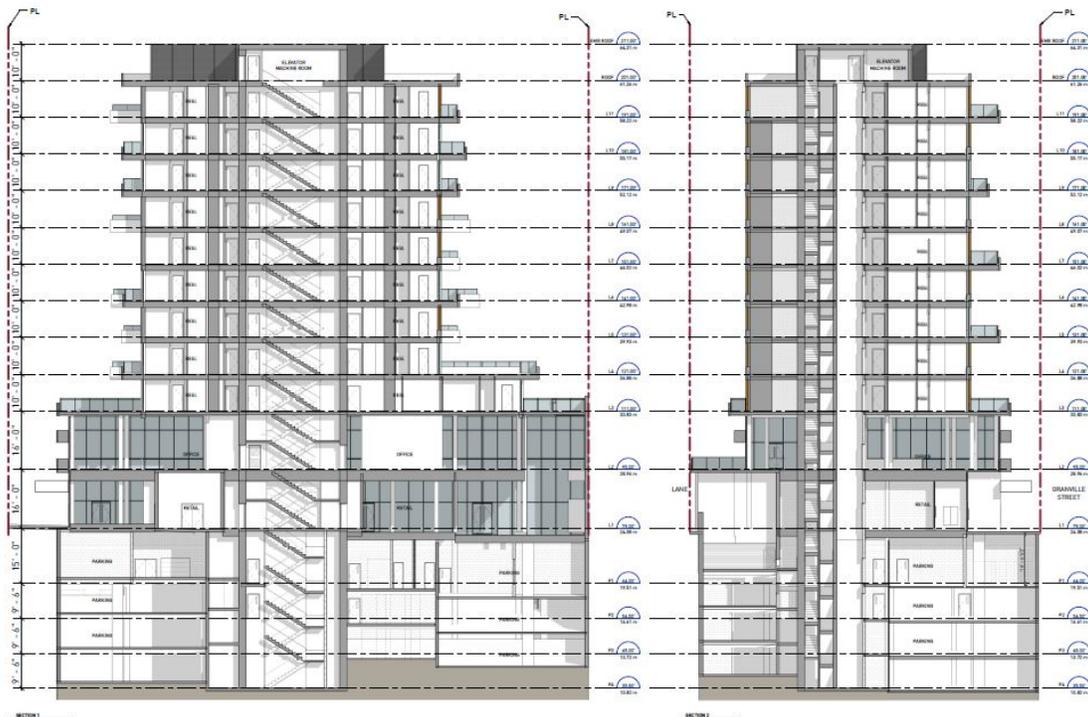
West Elevation (lane)



South Elevation



Sections



Perspectives

Southeast Corner from Granville Street



Northeast Corner from Granville Street



Northwest Corner from lane



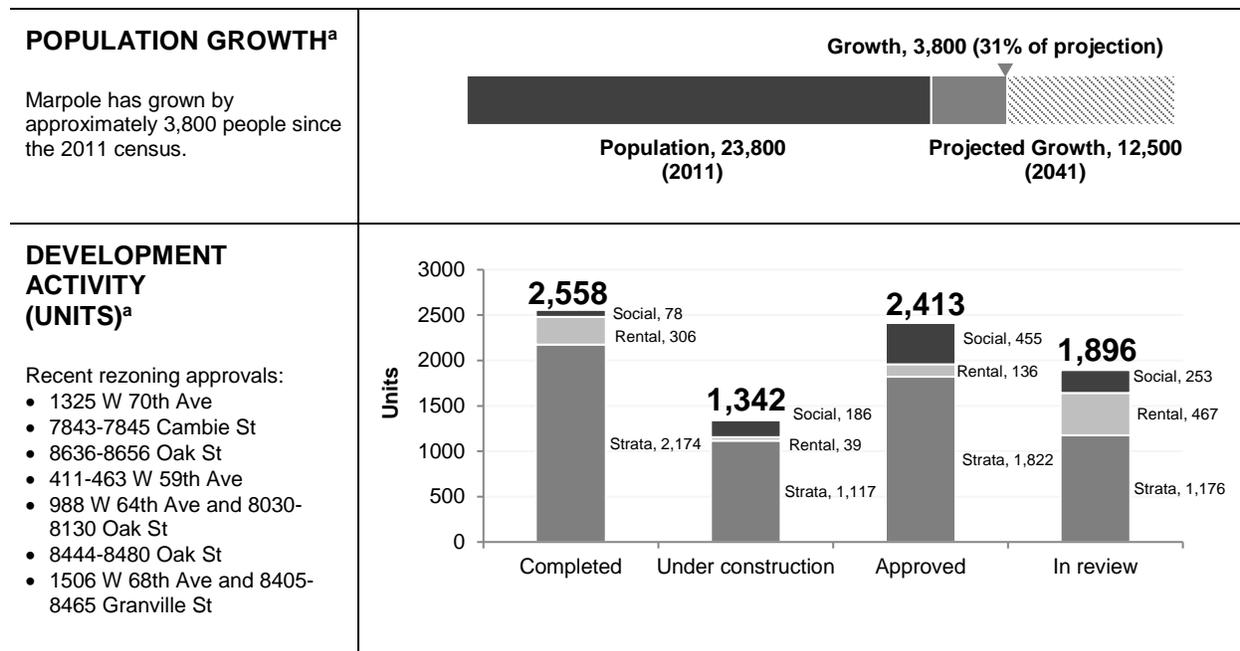
Southwest Corner from lane



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8655 Granville Street

PUBLIC BENEFITS IMPLEMENTATION TRACKING
MARPOLE COMMUNITY PLAN (2014)^a
Updated End of Year 2020



PUBLIC BENEFITS ACHIEVED SINCE 2014^a

Category	Anticipated Public Benefits (+) ^b by 2044	Completed (•) or In Progress (◦)	% ^c
Housing ^a	<ul style="list-style-type: none"> + Approx. 500 units of social housing from cash community amenity contributions + Approx. 300 units of social housing + Approx. 350 secured market rental units + 10% social & 10% secured market rental in Pearson Dogwood 	<ul style="list-style-type: none"> • 78 social housing units at temporary modular housing sites^d • 306 secured market rental units ◦ 39 secured market rental units (<i>under construction</i>) 	30%
Childcare	<ul style="list-style-type: none"> + Approx. 234 spaces for children 0-4 + Approx. 244 spaces for children 5-12 	<ul style="list-style-type: none"> • 74 spaces for children 0-4 (Marpole YMCA and Kids at Marine Drive) • 24 spaces for children 5-12 (Sexsmith Elementary School) ◦ <i>David Lloyd George childcare (in progress)</i> 	20%
Transportation/ Public Realm	<ul style="list-style-type: none"> + Pursue improvements to the public realm and secure walking and cycling connections through sites as development occurs + Renew sidewalks as required and improve accessibility + Provide more and better walking and cycling access to the Fraser River + Work with TransLink and Coast Mountain Bus Company to maintain and enhance the existing transit network in Marpole + Pursue the construction of a new Canada Line station at West 57th Avenue 	<ul style="list-style-type: none"> + SW Marine Drive Bikeway improvements (widening and painted buffer) Granville St to Camosun St. + Arbutus Corridor temporary pathway and removable bollards 	10%
Culture	<ul style="list-style-type: none"> + Preserve and stabilize cultural assets + Retain/create multi-use neighbourhood creative spaces + Public art + Reflect significant heritage themes (e.g. Musqueam presence) in public realm, public art and other opportunities as they arise. 	<ul style="list-style-type: none"> • Joy Kogawa House acquired and renovated • MC2 Artist Studios (2 units) • Public art from rezonings • Musqueam artist-designed crosswalk (Granville St btwn 70th and 68th Ave) 	30%
Civic/Community	<ul style="list-style-type: none"> + Renew the Marpole Library + Replace or renew the existing Marpole-Oakridge Community Centre + Work with YMCA as potential partner to deliver aquatic services 	<ul style="list-style-type: none"> • Land acquired for Marpole Civic Centre (MCC) ◦ <i>Marpole Community Centre renewal and outdoor pool at Oak Park (detailed design and permitting phase)</i> 	25%
Heritage	<ul style="list-style-type: none"> + Explore opportunities with Musqueam and other partners for funding to recognize historical and cultural importance of the Marpole Midden and <i>casna?əm</i> sites + 5% allocation from cash community amenity contributions in Marpole 	<ul style="list-style-type: none"> ◦ <i>Ongoing efforts for Fraser Arms Hotel and protection of <i>casna?əm</i> site</i> ◦ <i>5% allocation from cash community amenity contributions in Marpole</i> 	N/A

 Social Facilities	<ul style="list-style-type: none"> + Marpole Oakridge Family Place relocation and expansion + Neighbourhood House renewal and expansion + Explore opportunities for affordable office space for community-based non-profit organizations 	<ul style="list-style-type: none"> • Marpole Oakridge Family Place • Marpole Neighbourhood House restoration 	 40%
 Parks	<ul style="list-style-type: none"> + Fraser River park + Pearson Dogwood park + 1-2 plazas through redevelopment + Upgrade 2 parks 	<ul style="list-style-type: none"> • 63rd & Yukon green infrastructure plaza ○ Ash Park playground upgrades ○ Winona Park playground upgrades ○ William Mackie Park renewal 	 10%

EXPLANATORY NOTES

The Public Benefits Implementation Tracker assists in monitoring progress toward the delivery of public benefits anticipated from the community plans. Data in this tracker reflects activity within the plan boundaries since Plan approval.

Population Growth

Base population is determined by the latest census year available when the Plan was approved. Projected growth numbers are determined by the numbers quoted in the Plan (if available). Growth is calculated by taking the difference between the latest census year and the base population and adding an estimate based on floor area completed between the latest census and the present quarter.

Development Activity

The Development Activity Chart tracks projects with three or more housing units and includes Development Permits, Building Permits, rezoning applications and enquiries:

- “Completed” projects have achieved Building Permit completion.
- “Under Construction” projects have achieved Building Permit issuance, but have yet to be completed.
- “Approved” projects include rezoning applications approved by Council and Development Permits that have been approved by the City. Any rezoning applications approved by Council that advance into the Development Permit stage are still counted as “Approved” projects until it achieves Building Permit issuance.
- “In review” projects include any rezoning applications, enquiries, or Development Permits that are under review by the City.

Recent rezoning approvals listed in this section reflect the last five rezonings (excluding minor text amendments) approved by Council within the last five years in the plan area.

Public Benefits Achieved

Public benefits projects that have either been completed or are under construction are included in this section. This tracker also includes information about the progression of larger projects in the scoping/planning/design phase, and City programs.

Other Notes

^a Gross numbers of units reported. In some instances, existing units may be demolished and replaced with new units. These numbers represent units that have been replaced and any additional units included as a part of new developments.

^b See chapter 17 of the [Marpole Community Plan](#) for detailed information about the City’s commitments to deliver public benefits in Marpole.

^c Percentages reflect estimated progress toward overall Public Benefits Strategy targets outlined in chapter 17 of the [Marpole Community Plan](#).

^d These 78 social housing units are temporary modular housing that weren’t anticipated in the Marpole Plan; therefore, they do not count towards the Plan’s housing goal.

**8655 Granville Street
PUBLIC BENEFITS SUMMARY**

Project Summary

An 11-storey tower with ground floor retail space, second floor office space, and residential above with 55 market strata units.

Public Benefit Summary:

The project would generate a DCL payment and a CAC offering to be allocated toward the Marpole Community Plan Public Benefits Strategy.

	Current Zoning	Proposed Zoning
Zoning District	C-2	CD-1
FSR (site area = 1,400.6 sq. m / 15,076 sq. ft.)	2.50	4.10
Floor Area (sq. ft.)	3,501.5 sq. m (37,690 sq. ft.)	5,742.4 sq. m (61,811 sq. ft.)
Land Use	Commercial	Mixed-Use

Summary of development contributions expected under proposed zoning

City-wide DCL ¹	\$1,070,201
City-wide Utilities DCL ¹	\$544,970
Community Amenity Contribution	\$1,942,800
TOTAL	\$3,557,971

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

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**8655 Granville Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

Property Information

Address	Property Identifier (PID)	Legal Description
8655 Granville Street	009-430-105	Lot D Block F District Lot 318 Plan 21521

Applicant Information

Architect	GBL Architects
Developer/Property Owner	Red Buffalo 8655 Holdings Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed Development
Zoning	C-2	CD-1
Site Area	1,400.6 sq. m (15,076 sq. ft.)	1,400.6 sq. m (15,076 sq. ft.)
Uses	Commercial	Mixed-use
Floor Area	3,501.5 sq m (37,690 sq. ft.)	5,742.5 sq. m (61,811 sq. ft.)
Floor Space Ratio (FSR)	2.50 FSR	4.10 FSR
Height	13.8 m (45 ft.)	(top of parapet): 38.4 m (126 ft.) (top of mechanical screen): 40.7 m (134 ft.)
Unit Mix	n/a	Total strata units: 55 One-bedroom units: 19 (35%) Two-bedroom units: 27 (49%) Three-bedroom units: 9 (16%)
Parking, Loading And Bicycle Spaces	as per Parking By-law	73 vehicle parking spaces 106 Class A bicycle spaces 4 Class B bicycle spaces 2 Class A loading spaces 1 Class B loading space
Natural Assets	0 on-site trees 6 off-site City trees	21 new on-site trees 6 off-site City trees

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