



REFERRAL REPORT

Report Date: May 4, 2021
Contact: Yardley McNeil
Contact No.: 604.873.7582
RTS No.: 14415
VanRIMS No.: 08-2000-20
Meeting Date: May 18, 2021

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 8725 French Street

RECOMMENDATION

- A. THAT the application by Colliers International, on-behalf of Brightside Community Homes Foundation, the registered owner, to rezone 8725 French Street [*PID: 014-347-407, 014-347-415, 014-347-431, 014-347-466, Lots 5-8 Block 12, District Lot 318 Plan 1749*] from RM-3A (Multiple-Dwelling Residential) to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.00 to 2.70 and building height from 10.7 m (35.1 ft.) to 21.1 m (69.3 ft.) to allow construction of a six-storey social housing building with 100 units, be referred to Public Hearing, together with:
- (i) plans prepared by Integra Architecture Inc., received November 4, 2020;
 - (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 the Public Hearing.

- B. THAT, if after Public Hearing, Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

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

REPORT SUMMARY

This report evaluates an application to rezone 8725 French Street to permit the development of a certified Passive House residential building with a total of 100 social housing units for seniors, families and people living with disabilities. A building height of 21.1 m (69.3 ft.) and a density of 2.70 FSR are recommended.

The application helps to advance the policies of the *Marpole Community Plan* (the “Plan”) with respect to the delivery of social housing and would contribute 100 social housing units towards the goals identified in the *Housing Vancouver Strategy*. The application has been assessed and the proposed uses and form of development are supported subject to design development conditions in Appendix B. It is recommended the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the conditions outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- *Marpole Community Plan* (2014)
- *Housing Vancouver Strategy* (2017)
- *Rental Housing Stock Official Development Plan* (2018)
- *The Tenant Relocation and Protection Policy* (2015, last amended 2019)
- *RM-3A District Schedule* (2020)
- *High-Density Housing for Families With Children Guidelines* (1992)
- *Green Buildings Policy for Rezonings* (2009, last amended 2018)
- *Urban Forest Strategy* (2014)
- *Vancouver Development Cost Levy By-law No. 9755*
- *Vancouver Utilities Development Cost Levy By-law No. 12183*

REPORT

Background/Context

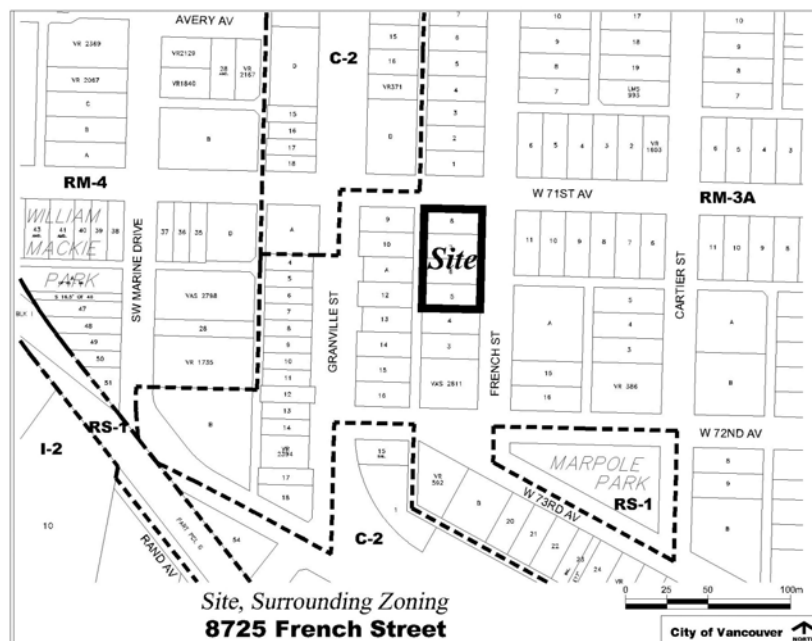
1. Site and Context

The site is located in the Marpole neighbourhood, one block east of Granville Street on the northwest corner of French Street and West 71st Avenue. Comprised of four legal parcels, the site is approximately 2,151.1 sq. m (23,146.0 sq. ft.) (see Figure 1), and has a frontage of 61.0 m (200.0 ft.) along French Street and depth of 35.2 m (115.4 ft.) along W. 71st Avenue.

The property is currently developed with a three-storey social housing building for seniors, families and people living with disabilities. The building known as “MacLeod Manor”, contains a total of 46 bachelor, one-bedroom and two-bedroom units. Constructed in 1964, the property has been owned by Brightside Community Homes Foundation (“Brightside”) since 2013. At time of application, there were 39 units occupied. Twenty seven units are non-market tenancies which began under Brightside, and twelve units are legacy tenancies, that had began under the previous ownership and continue to pay market rental rates.

The site including the areas to the north, south, east and west are zoned RM-3A (Multiple-Dwelling Residential), which permits a maximum height of 10.7 m (35.1 ft.) and FSR of 1.0. The built form is predominantly older two-and three-storey multiple dwellings. Half a block directly west of the site along Granville Street, between W. 71st Avenue and W. 72nd Avenue, the Plan permits the development of apartments with a choice of use at grade up to six-storeys in height. Granville Street is a primary arterial and part of TransLink’s Frequent Transit Network.

Figure 1: Site Location and Context



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

- Parks: Marpole Park (170 m), William Mackie Park (290 m) and Fraser River Park (1,200 m)

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

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

Rental Housing Stock Official Development Plan (2018) – The Rental Housing Stock Official Development Plan (“RHS ODP”) applies to developments of three or more residential units. The RHS ODP regulates the demolition, change of use or occupancy of rental housing units that are within the RM-2, RM-3, RM-4, RM-4N, RM-5, RM-5A, RM-5B, RM-5C, RM-5D, RM-6, FM-1 or CD-1 District or District Schedules of the Zoning and Development By-law. The intent of the RHS ODP is to protect rental housing by requiring one-for-one replacement units on the same site or in the same zoning district, inclusive of sites originally in the same zoning district but which require rezoning in order to achieve the replacement housing that will result in a change to a CD-1 zoning district.

Tenant Relocation and Protection Policy (2019) – The *Tenant Relocation and Protection Policy* is intended to protect tenants by mitigating the impacts of displacement resulting from redevelopment activity, while recognizing that some renewal is necessary to maintain the health of the overall rental stock. A Tenant Relocation Plan (TRP) is required when tenants are displaced as a result of redevelopment or major renovation activity. Tenants living in social or co-op housing receive a minimum of one month free rent (in line with the *Residential Tenancy Act*), a flat-rate payment toward moving costs, and permanent rehousing options that maintain affordability. Tenants who choose to do so can exercise a First Right of Refusal to return to one of the replacement units in the new building at rents that are affordable to them, provided that the non-profit can secure sufficient funding to continue to provide the same affordability levels. All tenancies are protected under the *Residential Tenancy Act* that governs how residential properties are rented, and includes specific provisions around ending tenancies. Any disputes would be resolved through the Residential Tenancy Branch.

Strategic Analysis

1. Proposal

This application proposes to rezone 8725 French Street to permit a six-storey residential Passive House building for social housing. The building is 21.1 m (69.3 ft.) in height and contains 100 units in a combination of studio and one-, two- and three-bedroom units (see Figure 3). The proposed density is 2.60 FSR with a floor area of 5,588.8 sq. m (60,157.7 sq. ft.). A total of 26 vehicle spaces and 214 bicycle spaces are provided in one level of underground parking.

Brightside is a non-profit housing provider that owns and operates 26 buildings with a total of 940 social housing units across the City of Vancouver. This portfolio may provide opportunities

to relocate existing tenants during construction. Staff are working with the applicant team to confirm their tenant relocation plan (see Housing section of this report and Appendix C). The proposed social housing units will be owned, operated and managed by Brightside with the intention to provide affordable housing for seniors, families and people living with disabilities.

Staff recommend a slight increase in FSR from 2.60 submitted to 2.70 for a resultant maximum of 5,814.6 sq. m (62, 588.0 sq. ft.) in response to the staff review. The FSR increase includes a correction to the submitted office and laundry facilities floor area and an increase to the size of the studio units to ensure the minimum 320 sq. ft. unit size is met. The resultant impact is the outermost exterior wall between the two building “frames” will extend by two feet. This report is based on the original submission drawings with recommended conditions in Appendix B.

Figure 3: Development as Viewed from French Street



2. Land Use

The site is zoned RM-3A (Multiple-Dwelling Residential) District Schedule. The intent of the Schedule is to permit medium density residential development, including low-rise apartment buildings, and to secure landscaped open space and daylight access through floor area bonus incentives. The Plan supports the creation of housing options in the community for vulnerable residents including increasing the provision of units through rezoning. This proposal includes residential uses that are consistent with the intent of the base zoning and the Plan.

3. Density, Height, and Form of Development

(refer to drawings in Appendix D and project statistics in Appendix F)

The subject-site is located in an area of Marpole where minimal change is anticipated, however, the Plan supports an increase in density for social housing proposals including the renewal of older existing social housing units over the life of the plan through rezoning.

The Plan anticipates comparable six-storey building-types that may serve as a guide to evaluate the proposed building. In general, to reduce the appearance of height, upper-storeys are

recommended to be setback or recessed. Longer buildings should be articulated as two (or more) smaller volumes to reduce bulk and excessive horizontality. Buildings should also be within 100 ft. width for a scale comparable to its surroundings.

Adequate distance from shared property-lines should be provided and building elevations that face neighbouring residential buildings should be designed to maintain a level of privacy. Setbacks of six to eight feet are recommended for shared interior side yards. The Plan anticipates mixed use six-storey buildings on Granville Street, across the lane from the subject-site.

While the proposed development is not required to conform to the sites' base-zoning, some of the RM-3A urban design objectives can be applied to the objectives within the Plan, such as side yard setback objectives. RM-3A is intended to permit medium-density residential development with sufficient open spaces on site. RM-3A height is limited to approximately 10.7 m (35.1 ft) with setbacks of 2.1 m (7 ft.) for the side yards and 10.7 m (35.1 ft.) for the rear yard.

Form of Development – A six-storey building with an approximate 54.5 m (179.0 ft.) building-length along French Street is proposed. With the exception of two minor “wings” projecting from its northwest and southwest corners, the building maintains a building-depth of approximately 18.3 m (60.0 ft.) The south side of the building is setback approximately 2.4 m (8 ft.) from the first to the fifth floors, and approximately 8.2 m (27.0 ft.) to the sixth floor. The sixth-floor setback is an attempt to provide a transition to the lower-height RM-3A apartment due south.

**Figure 4: Top image: French Street Proposed Elevation
Bottom Image: West 71 Avenue Proposed Elevation and Anticipated Six-Storey Forms Under the Plan**



To mitigate the building's width, two “frames”, spaced approximately 9.1 m (30 ft.) apart are applied on the French Street building-face. The intention is to create an appearance of the building being composed of two distinct volumes. The cladding within each frame is lighter in colour to highlight the frames as devices used to visually soften the building's length.

Staff have reviewed the proposed design and conclude that the massing, height, general character and site planning are appropriate for the site and context. Staff's support is based on the following urban design analysis:

- **Massing and Height** – The proposed building width of 54.5 m (179.0 ft.) is longer than the 100 ft. anticipated in the Plan. If the building was divided into two buildings each with vertical-cores and providing a usable courtyard in between, the net efficiency of rental units delivered is diminished. Further, as Passive-House is being proposed, minimal shifts in wall-planes are required to reduce heat-transfer. As a result, staff consider the two frames as sufficient to soften the building-length, rather than dividing the form into two buildings, or providing deep recesses in the midpoint of the building.
- **Setbacks** – The 2.4 m (8 ft.) setback at the south interior side yard though comparable to the setbacks outlined in the Plan, may pose privacy concerns for neighbours to the south. However, Staff recognise that the 2.4 m (8 ft.) is a consequence of setting the overall building further back from the north property line to assist with tree retention, and achieve a robust landscaping along the W. 71st Avenue frontage. Overall, the north, west and east setbacks are sufficient for landscaping and tree-retention strategies.

The proposed building is taller than the existing context and what the base zoning permits however, the following were also considered in staff's evaluation of the proposal:

- Delivery of social housing;
- Marpole Community Plan built form objectives for the nearby area
- Requirements of Passive House construction; and
- Efficient floor and unit layouts and parking plan

Figure 5: Proposed Ground Floor and Landscape Plan. Red-Line Indicates Typical Floorplate of Levels 2 - 4. Note the Retained Tree at the Northwest Corner



Staff recommend further refinements to the proposal. Conditions in Appendix B require a slight increase to the south setback to 10 ft. to provide more privacy to neighbours. This may be achieved by shifting the building slightly to the north while retaining the tree on the northwest

corner of the site. Further refinements will reposition and or adjust the size of the two “frames” on the French Street façade to achieve more asymmetry and reduce the appearance of the long building length.

Amenity Space – An amenity-room with attached outdoor space is provided on the ground floor. A common laundry room is also directly connected to the amenity-room, and opens onto the same outdoor area.

The overall size and dimensions of the indoor and outdoor amenity spaces proposed are sufficient to accommodate a broad range of activities for residents and their guests. The laundry-room being directly connected to the amenity-room can be considered an extension of the amenity-room. Moreover, the probability of common social activities spilling from the amenity-room to the laundry-room is increased as laundry-rooms often serve as informal spaces where neighbours gather and socialize.

Liveability – A mix of studios, one-bedrooms and family-sized units are proposed. All units have some form of private outdoor spaces, such as balconies, to ensure adequate natural lighting and ventilation. The overall unit layouts and location of the unit types are supportable. Staff note that some of the studio units may fall short of the minimum 320 sq. ft. (interior space). Conditions in Appendix B require the minimum unit sizes will be met.

Urban Design Panel – This application was not reviewed by the Urban Design Panel given the scale of the proposal and general compliance with the Plan. Should the rezoning be approved, rezoning conditions in Appendix B will secure continued design improvements at the development permit stage. Staff conclude the proposal responds well to the Plan and recommends approval subject to design conditions in Appendix B.

4. Housing

This application would deliver approximately 100 social housing units for seniors, families and people living with disabilities, all owned and operated by Brightside Community Homes Foundation. This project, if approved, would advance a number of City housing policy objectives and strategic directions, including those articulated in *Housing Vancouver Strategy* in addition to meeting provincial affordability goals. In addition to replacing the 46 units to create better livability and security for existing tenants, the approximately 54 new units in this rezoning application would contribute to the targets for new social, supportive and co-op housing units in *Housing Vancouver Strategy (2017)* (see Table 6 below).

Table 6: Progress Towards 10 Year Housing Vancouver Targets for Non-Market Housing as of March 31, 2021*

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets
Social, Supportive, and Co-op Housing Units	12,000	6,103 units (50.8% towards targets)**

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

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

Additionally, this application, if approved, would provide:

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

Housing Affordability

The City's affordability requirement is for social housing buildings to include a minimum of 30 percent of units as affordable to households with incomes which fall under the BC Housing Income Limits ("HILs") levels, while the remaining 70 percent can be at market rents Brightside confirms that this proposal will provide 30 percent of the building as affordable to households with incomes below HILs levels, and rented at a rent that is no more than 30 percent of household income at initial occupancy. Should the rezoning be successful, Brightside will replace the 46 existing units and add 54 new social housing units for a total of 100 social housing units secured for the longer of 60 years and the life of the building by way of a Housing Agreement.

Brightside has further confirmed that they have submitted an application to BC Housing's Community Housing Fund (CHF) program and may achieve deeper levels of affordability for the project overall should the rezoning of the site be successful. If CHF funds are granted, the range of rents would be as follows:

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

Security of Tenure

A Housing Agreement pursuant to Section 565.2 of the Vancouver Charter and a covenant pursuant to Section 219 of the Land Title Act will secure the residential units proposed with this application as Social Housing for a term of the longer of 60 years and the life of the building.

Unit Mix

The Marpole Community Plan identifies that social housing projects should target 50% family units (two or more bedrooms). As Brightside intends to provide 46 on-site replacement units for returning tenants who live primarily in studio and one-bedroom units, staff are supportive of the proposed unit mix. Brightside has committed that future developments on their other sites will deliver more family units increasing the overall number of family units across the portfolio. Final details of the overall unit numbers for the rezoning site are confirmed as part of the Development Permit process. The proposed unit mix includes:

- Studios: 29 units (29%);
- One-bedrooms: 47 units (47%);
- Two-bedrooms: 14 units (14%); and,

- Three-bedrooms: 10 units (10%).

Existing Tenants

If Council approves this application, the 46 units now existing on the subject site would be replaced with 100 new social housing units. Redevelopment of the site would require the relocation of existing tenants.

The *Tenant Relocation and Protection Policy (TRPP)* acknowledges that non-market housing providers and residents face different needs compared to market housing and so provides a separate framework for tenant protection and relocation. The TRPP requires the non-profit or society to:

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

The applicant has provided a draft Tenant Relocation Plan (TRP), which will be secured as a condition of rezoning (summarized in Appendix C). A final TRP will be required prior to Development Permit issuance, with an Interim Tenant Relocation Report required prior to Demolition Permit issuance and a final Tenant Relocation Report prior to issuance of the Occupancy Permit. The applicant has been in regular communication with the tenants throughout project development.

At the time of application, 39 units on site were tenanted, comprising of non-market tenancies as well as legacy tenancies. All 39 tenancies are covered by the TRP, the average length of tenancy is 6 years; eight tenants have been in the apartment building for more than 10 years, and two tenants have lived in the building for more than 20 years. Rents range from \$475 to \$1,325 per month, with an average of \$841 per month.

5. Transportation and Parking

The application proposes a combined total of 26 vehicle parking spaces including five visitor parking spaces and four accessible spaces over one level of underground parking accessed from the lane. In addition, the application proposes 214 bicycle spaces.

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

Additionally, if the site has adequate access to transit, further parking reductions are available. Based on this site's proximity (100 m walking distance) to the Frequent Transit Network bus

service on Granville Street, it is eligible for an additional 20 per cent reduction, for a combined maximum of 60 per cent reduction of required vehicle parking.

Engineering conditions related to transportation, public realm and parking are in Appendix B. Improvements for the immediate area include improved pedestrian lane crossing, upgraded street, lane and intersection lighting.

6. Environmental Sustainability and Natural Assets

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

This application has opted to satisfy the *Green Buildings Policy for Rezoning*s under the near zero emissions buildings requirements, and the proposed building has opted to pursue Passive House certification. Passive House is a world-leading standard for energy efficiency in buildings, and the process of design and certification to this standard significantly advances local construction practices toward zero emissions buildings. The applicant has submitted a letter from a certified Passive House designer that the building, as designed, is capable of achieving Passive House certification.

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

There are 3 existing trees on-site, 8 City-owned street trees and one tree straddling the property line, known as a shared tree. One on-site tree located on the northwest corner of the site and the City trees are proposed for retention, while the remaining 2 on-site trees and shared tree are proposed for removal as they conflict with the proposed building envelope and underground parking. An estimated 34 replacement trees are proposed, to be confirmed at the Development Permit stage.

Public Input

Pre-Application Community Consultation – The applicant held a pre-application open house on March 9, 2020 at Marpole Oakridge Community Centre, to get early feedback on the proposal. Approximately 29 people attended this event. Fifteen written comments, phone calls, and emails were received. Comments of support include design features of the amenity spaces, accessible units, number of parking spaces, increasing the number of social housing units, and environmental sustainability. Comments of concern include a need for larger community space, improved unit layout, in-suite laundry, and allowing pets in the building.

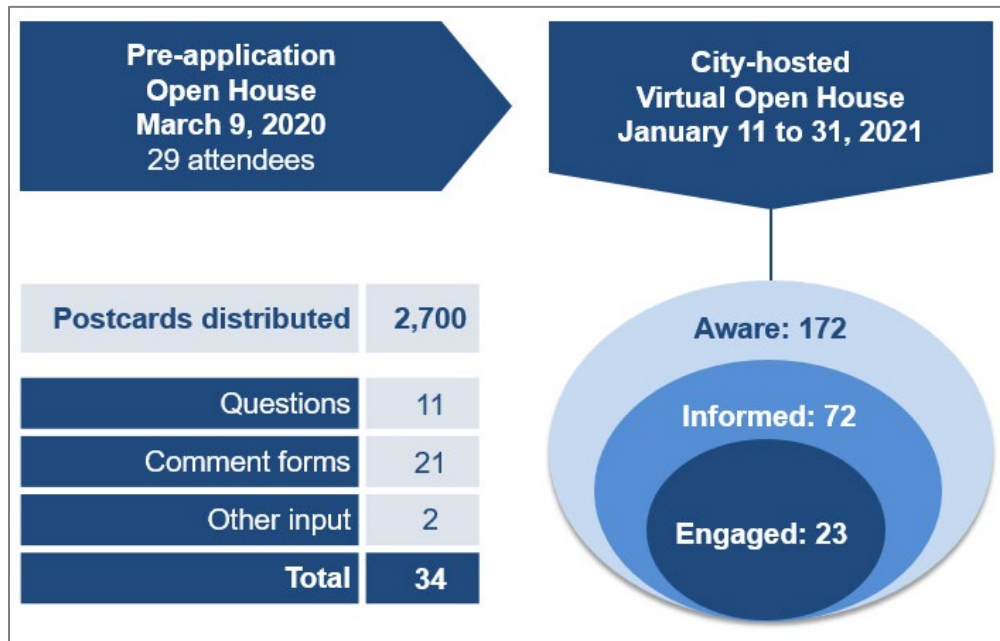
Public Notification – A rezoning information sign was installed on the site on November 23, 2020. Approximately 2,700 notification postcards were distributed within the neighbouring area on or about January 7, 2021. Notification and application information, as well as an online comment form, was provided on the City’s new digital engagement platform *Shape Your City Vancouver* (shapeyourcity.ca).

Virtual Open House – In-person open houses were put on hold based on the provincial health authority’s restrictions for public gatherings due to the COVID-19 pandemic. In lieu of an in-person event, a virtual open house was held from January 11, 2021 to January 31, 2021 on the Shape Your City platform. The virtual open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. Digital presentations from the City and the applicant were posted for online viewing, along with a digital model representation of the proposed application.

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

Public Response and Comments – Public input was received throughout the application process through online questions and comment forms, and by email and phone. A total of 34 submissions was received. A summary of all public responses may be found in Appendix C.

Figure 7: Overview of Notification and Engagement



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

Generally, comments of support fell within the following areas:

- **Affordable housing:** The city and the neighbourhood are in need of more social housing, and this project responds to this need.

- **Building height, density and massing:** The building height, density, and massing are appropriate, however, further height and density increase would be supported to allow for more social housing units.
- **Building design:** The colour and building design would fit well into the neighbourhood.

Generally, comments of concern fell within the following areas:

- **Building height and density:** The proposed building height would be too tall for the neighbourhood and out of proportion with neighbouring three-storey buildings.
- **Existing tenants and affordability:** Concern that the existing tenants of the old building would not qualify for the new social housing units, or can afford the new rents.

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

Building height and density – Members of the public raised concerns the proposed density and height is out of scale and proportion generally in the neighbourhood and with neighbouring three-storey buildings. As described in the Policy Context section of the report, the Plan states rezoning of sites will be considered to renew and increase social housing. Design conditions are provided in Appendix B to assist with transition of the proposed development into the neighbourhood context.

Existing Tenants – Eligible residents in projects undergoing redevelopment are covered by the City's Tenant Relocation and Protection Policy. The applicable Tenant Relocation Plan requirements are determined by the type of development being constructed. As the site will be redeveloped as social housing, the non-market housing framework for Tenant Relocation applies. Both non-market and market tenants will be offered financial compensation and support in finding alternative housing. Tenants will also be offered the Right of First Refusal to return provided that they meet Brightside's application and social housing income testing requirements.

PUBLIC BENEFITS

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

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

This site is subject to City-wide DCLs and City-wide Utilities DCLs; however, under provisions of the Vancouver Charter and the DCL By-laws, social housing is exempt from DCLs where a minimum of 30% of the dwelling units are occupied by households with incomes below BC Housing Income Limits for which a Section 219 covenant, Housing Agreement, or other security that restricts the use of such units is registered against title and where the housing is owned by the City or a non-profit organization. Based on the rates in effect as of September 30, 2020, the estimated value of the exemption is \$1,754,342.

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

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

The *Community Amenity Contributions Policy for Rezonings* provides an exemption for social housing that meets the DCL By-law definition.

Social Housing – The applicant has proposed that the 100 residential units be delivered and secured as social housing. The units will be secured by a Housing Agreement registered on title that requires that a minimum of 30% of the rental units shall be rented to households with an income below the BC Housing Income Limits at a rent that is no higher than 30% of their aggregate household income and prohibit the stratification and/or separate sale of individual units, and rental for a term of less than one month at a time.

The applicant is seeking funding from BC Housing's Community Housing Fund to deepen the level of affordability offered by the project. If secured, the project would be able to exceed the City's minimum social housing affordability criteria.

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

FINANCIAL IMPLICATIONS

The development, as social housing, is exempt from both DCLs under the provisions of the Vancouver Charter and the DCL By-laws for social housing. Based on rates in effect as of September 30, 2020, the value of the exemption is estimated to be \$1,754,342.

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

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

CONCLUSION

Staff assessment of the rezoning has concluded the proposed development is an acceptable urban design response to the site and the context, and consistent with the objectives of the *Marpole Community Plan*. If approved, this application would contribute to the *Housing Vancouver Strategy* by providing 100 new social housing units with a significant portion at affordable rates.

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

* * * * *

**8725 French Street
DRAFT BY-LAW PROVISIONS**

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Uses

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

Conditions of Use

- 4.1 All residential floor area must be used for social housing
- 4.2 The design and layout of at least 24% of the dwelling units must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms; and
 - (c) comply with Council's "High-Density Housing for Families with Children Guidelines"

Floor Area and Density

- 5.1 Computation of floor space ratio must assume that the site consists of 2,151.1 m² being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 5.2 The floor space ratio for all uses must not exceed 2.70.
- 5.3 Computation of floor area must include all floors of all buildings, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
- (a) open residential balconies or sundecks and any other appurtenances, which in the opinion of the Director of Planning are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12 % of the permitted floor area; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) Patios and roof gardens, if the Director of Planning first approves the design of the sunroofs and walls;
 - (c) Where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses, which in the opinion of the Director of Planning are similar to the foregoing, whose floors or portions thereof so used that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
 - (d) Amenity areas, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10 % of the total permitted floor area; and
 - (e) All residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.5 The use of floor area excluded under section 5.4 must not include any use other than that which justified the exclusion.

Building Height

6. Building height, measured from base surface to top of parapet, must not exceed 21.1 m.

Horizontal Angle of Daylight

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.

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

Acoustics

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

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

Zoning and Development By-law

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

* * * * *

**8725 French 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 Integra Architecture, stamped received November 4, 2020, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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

Urban Design

- 1.1 Design development to improve its relation, in terms of privacy and overall sense of openness, to its neighbours through the following:
- (a) Provide 10 ft. from the south property-line at the south interior sideyard; and,
 - (b) Avoid placement balconies and primary living-room windows along the south elevation.

Note to applicant: Achieving a 10 ft. setback on the south end does not necessarily mean shortening the building length. The entire building, or most parts of it, could be shifted northward by approximately 2 ft. Of course, care should be taken to not encroach on the tree-root zones in this shift. Another mode of achieving this could be to interpret 10 ft. as an average of 10 ft. This could mean 50% of the southmost wall-face could be setback 12 ft. while the other 50% remains at 8 ft.; this yields an average of 10 ft. The overall goal in widening the setback is to increase the level of privacy and have a slightly better sense of openness (e.g. views of the open skies, better vistas between buildings, etc.).

- 1.2 Design development to further refine its French Street façade composition by:
- (a) Repositioning and/or adjusting the size of the two “frames” on its French Street façade to achieve more asymmetry; and,
 - (b) Maintaining balconies at the Northwest and Southwest corners of the building.

Note to applicant: Having asymmetrical frames may help the building better express as two distinct-yet-conjoined volumes. One way to achieve this may be to extend one of the frames to the fifth level; and/or shifting the spacing between the frames north/southward by one structural-bay so that the two frames have unequal widths. In terms of having

balconies at the corners, this help to mitigate the building's overall length by a few feet, especially when viewed from French Street.

- 1.3 Design development to ensure all units meet the minimum interior clear size of 320 sq. ft.

Crime Prevention through Environmental Design (CPTED)

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

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

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

Landscape

- 1.5 Provision of safe retention of tree #1 and confirmation of the following:

- (a) Proposed building footprint is not encroaching into the canopy;
- (b) Demolition and construction activities (and possible redesign of the building footprint) would not impact retention of the tree;

Note to applicant: Provide updated arborist report and tree management plan. Refer also to Urban Design condition 1.1.

- 1.6 Provision of "Letter of Consent" from neighbors on the south for removal of shared tree(s).
- 1.7 Provision of a detailed Landscape Plan illustrating soft and hard landscape areas.

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

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

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

- 1.9 Provision of a "Tree Management Plan".

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

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

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

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

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

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

Note to applicant: on the plan, illustrate irrigation connection points and hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed. Hose bibs are requested to encourage patio gardening and hand watering on private patio and amenity decks.

- 1.13 Provision of an outdoor Lighting Plan.

Sustainability

- 1.14 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). The requirements for Near Zero 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 June 14, 2019 or later).

Engineering Services

- 1.15 Parking, loading, bicycle, and passenger loading spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.
- 1.16 Provision of Class A Passenger loading space for independent use. Class A Passenger spaces cannot be shared.

Note to applicant: Proposed reductions may be considered at the Development Permit stage with acceptable Transportation Demand Management (TDM) or other management measures.

- 1.17 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- 1.18 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site.

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

- 1.19 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.
- 1.20 First risers of proposed stairs on French St are to be 1 foot setback from the property line.

- 1.21 Provision of written confirmation that clarifies garbage pick up operations and that a waste hauler can access and pick up from the location shown without reliance of the lane for extended bin storage.

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

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

Note to applicant: Ensure that all design elevations are located on property line adjacent to all entrances.

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

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

(b) Delete proposed pavers from City property (back boulevard of French St)

Note to applicant: Standard COV surface treatments for all sidewalks and hardscape boulevards on City property.

(c) Show all the existing trees on the front boulevard of W 71st Avenue.

Note to Applicant: Only 1 out of 3 existing street trees is shown along W 71st Avenue

- 1.24 Provision of a Final Hydrogeological Study report which includes any information previously provided and addresses the following:

Note to applicant: Please refer to the submission checklist within the Groundwater Management Bulletin (Appendix A) to ensure your updated submission includes all necessary items (<https://bylaws.vancouver.ca/bulletin/bulletin-groundwater-management.pdf>)

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

(c) ACT-01 – Additional Class A Bicycle Parking

-
- (i) Identify the number and location of the additional Class A bicycle parking on plans. Additional Class A bicycle parking spaces must meet the standards and minimums identified in the Parking By-law, and/or applicable Design Guidelines
 - (d) ACT-03 – Enhanced Class B bicycle parking
 - (i) Provision of concept design for enhanced Class B bicycle parking
 - (ii) Identify the number, location and characteristics of the enhanced Class B bicycle parking on plans.
 - (e) ACT-05 – Bicycle Maintenance Facilities
 - (i) Note and dimension location of facilities on plans.
 - (ii) Bicycle maintenance facilities to be located with convenient access to from Class A bicycle spaces.
 - (iii) Provision of an operational plan detailing:
 - A description of the amenities to be provided;
 - A means of providing access to all residents, commercial tenants, and the public (if applicable), and;
 - Plan for maintaining these amenities.
 - (iv) If available, provision of any additional information regarding this measure (e.g. tool receipts, instructions for using an online sign-up portal, or marketing/ instructional materials) that demonstrates how the property owner will operate, administer, and maintain this common facility.
 - (f) COM-03 – Additional Pick-Up / Drop-off Spaces
 - (i) Spaces to be located with convenient, public access at-grade, or on P1.
 - (ii) Identify number, location, design, and dimensions of additional passenger loading spaces on plans
 - (g) SUP-01 – Transportation Marketing Services
 - (i) Provision of a description of the services to be provided.
 - (ii) If available, provision of any additional information regarding this measure (e.g., online signup portals or additional marketing materials) that demonstrates how the property owner will offer this service.
- 1.26 Subject to the acceptance of an approved TDM Plan, entry into a TDM agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, which:

- (a) Secures provision of funding towards long-term TDM monitoring fund in the amount of \$280 per parking space waived (for City-wide parking reduction)
 - (b) Secures the provision of TDM measures on the site
 - (c) Permits the City to access and undertake post occupancy monitoring of the TDM measures proposed
 - (d) Agrees to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results
- 1.27 Design development to improve the parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:
- (a) Provision of secure overhead gate with minimum 20' width for vehicle access.
- 1.28 Design Development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.
- (a) 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.
 - (b) Provision of automatic door openers for all doors providing access to Class A bicycle storage.
 - (c) Provision of design specifications for stacked bicycle racks including dimensions, vertical and aisle clearances.
 - (d) Provision of a minimum 1.2m wide access route between the bicycle parking spaces and the outside.
 - (e) Provision of 5% oversized Class A bicycle parking spaces as per Bylaw.
- 1.29 Provision of 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, and labelled on the drawings.
 - (c) Dimension of column encroachments into parking stalls.
 - (d) Show all columns in the parking layouts.

- (e) Dimensions for typical parking spaces.
- (f) Dimensions of additional setbacks for parking spaces due to columns and walls
- (g) Dimensions of manoeuver aisles and the drive aisles at the parkade entrance and all gates.
- (h) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions.
- (i) Areas of minimum vertical clearances labelled on parking levels.
- (j) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.
- (k) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.
- (l) Existing street furniture including bus stops, benches etc. to be shown on plans.
- (m) The location of all poles and guy wires to be shown on the site plan

Housing

- 1.30 The proposed unit mix, including 29 studios (29%), 47 one-beds (47%), 14 two-beds (14%), 10 three-beds (10%), is to be included in the Development Permit drawings.

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

- 1.31 The building is to comply with the *High-Density Housing for Families with Children Guidelines*, including the provision of:
- (a) Outdoor amenity space including areas suitable for a range of children's play activities and urban agriculture
 - (b) Indoor amenity space, including kitchenette and accessible washroom.
- 1.32 Provide written confirmation on the status of applications and approvals for capital grants and loans from all levels of government that may increase the affordability of the project, to be included in the Development Permit submission.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services and the General Manager of Planning, Urban Design and Sustainability (or successors in function), as

necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering Services

- 2.1 Consolidation of Lots 5 to 8, Block 12, District Lot 318, Plan 1749 to create a single parcel.
- 2.2 Provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called “the services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services is provided.
 - (a) Provision of adequate water service to meet the fire flow demands of the project.

Note to applicant: Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by Vector Engineering Services Ltd. dated May 29, 2020, no water main upgrades are required to service the development. The main servicing the proposed development is 150mm along French St, or 200mm along W 71st Ave. Should the development require water service connections larger than the existing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. Should the development’s Fire Underwriter’s Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

Note to applicant: As per the City of Vancouver Building Bylaw, the principle entrance must be within 90m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance to the aforementioned bylaw will be required. The developer is responsible for 100% of the cost of this upgrade

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. Implementation of development(s) at 8725 French St does not require any sewer upgrades but will require the following:
 - (i) The post-development 5-year flow rate discharged to the storm sewer shall be no greater than the 5-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.
 - (ii) Development to be serviced to the existing 200mm SAN and 250mm STM sewers in French St.
 - (c) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City of Vancouver (COV) standards and Illuminating Engineering Society of North America (IESNA) recommendations.

- (d) Provision of upgraded lane lighting (HPS to LED) adjacent the site to meet current COV standard and IESNA recommendations.
- (e) Provision of intersection lighting upgrade at French St and W 71st Ave. to current COV standards and IESNA recommendations.
- (f) Provision of new or replacement duct bank adjacent to the development site that meets current City's standards. Duct banks are to consist of electrical and communication ducts and cables, and connected to existing electrical and communication infrastructure.

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

- (g) Street improvements along French Street adjacent to the site and appropriate transitions including the following:
 - (i) 2.14 m (7 ft.) wide broom finish saw-cut concrete sidewalk;
 - (ii) Curb bulge, including curb and gutter and any required road reconstruction to current standards;
 - (iii) Curb ramp;
- (h) Street improvements along W. 71st Avenue adjacent to the site and appropriate transitions including the following:
 - (i) 2.14 m (7 ft.) wide broom finish saw-cut concrete sidewalk;
 - (ii) Curb bulge, including curb and gutter and any required road reconstruction to current standards;
 - (iii) Curb ramp;

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

- (i) Provision of a new standard concrete pedestrian lane crossing, new curb returns and curb ramps at the existing lane crossing on W. 71st Avenue adjacent to the site.
- (j) Provision of the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

Note to applicant: Designs details of off-site improvements to be finalized at the development permit stage.

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

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

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

Sustainability

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

Housing

- 2.5 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and/or Section 219 Covenant securing all residential units as social housing units for the longer of 60 years and life of the building, subject to the following conditions and requirements:
- (a) A no separate-sales covenant is required;
 - (b) A no stratification covenant is required;
 - (c) A provision that none of such units will be rented for less than one month at a time;

- (d) A requirement that all units comply with the definition of “social housing” in the applicable City Development Cost Levy By-law;
- (e) A requirement that no less than 30% of the social housing units will be occupied only by households with incomes below the then current applicable Housing Income Limits, as set out in the current “Housing Income Limits” table published by the British Columbia Housing Management Commission, or equivalent publication, and each rented at a rate no higher than 30% of the aggregate household income of the members of the household occupying such social housing unit; and,
- (f) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may in their sole discretion require.

Note to applicant: A Housing Agreement is to be entered into the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

2.6 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:

- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the Tenant Relocation and Protection Policy that is effective at the time of submission of the Development Permit Application.
- (b) Provide a notarized declaration that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.
- (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must outline the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant); the names of tenants still remaining in the building; the status of the applicant’s search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

Note to applicant: If a long period of time elapses between Public Hearing and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.

- (d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit. The Report must outline the names of tenants; indicate the outcome of their search for alternate accommodations; summarize the total

monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

Environmental Contamination

2.7 If applicable:

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

Agreements

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

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

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

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**8725 French Street
ADDITIONAL INFORMATION**

SUMMARY OF TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<ul style="list-style-type: none"> • Applicant to provide financial support in the amount of \$1,000 per household or one month rent, whichever amount is greater, to cover expenses such as mail transfer and other related expenses that may arise.
Notice to End Tenancies	<ul style="list-style-type: none"> • Applicant to provide regular project updates to tenants throughout the development approvals process. • Applicant is required to provide a minimum of four months' notice to end tenancy after all permits are issued (e.g. all development, building, and demolition permits in place).
Moving Expenses	<ul style="list-style-type: none"> • Applicant to arrange and pay for moving and packing expenses on behalf of our residents or will provide residents with the flat rates prescribed by the City's Tenant Relocation and Protection Policy, plus 15%: <ul style="list-style-type: none"> ○ Studio-1 bedroom: \$862.50 ○ 2 bedroom or more: \$1,150.00
Ensure permanent rehousing options	<ul style="list-style-type: none"> • Applicant plans to meet with each individual resident, along with family and support workers where needed, to set up a roadmap for assistance in finding alternative accommodation. • Residents who request assistance identifying alternative accommodation will be assisted in finding comparable units in the City of Vancouver that fit as closely to their current accommodation as possible. • Applicant is committed to make every effort to secure a permanent replacement residence option that meet the individual needs of the residents.
Maintain affordability	<ul style="list-style-type: none"> • Applicant to relocate tenants into permanent housing that is priced at rents that are no higher than what they are eligible for based on existing subsidy requirements or 30% of gross household income, or the current rent, whichever is higher.

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
<p>Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing</p>	<ul style="list-style-type: none"> • Applicant to hold meetings with each individual resident, along with family and support workers where needed, to set up a roadmap for assistance to secure alternative accommodation. • Additional Support includes priority status in transferring to other Brightside buildings, conducting one-on-one interviews and surveys in an office within the current building, hiring translators as needed, attending office hours in the building on a weekly basis in early 2021, assisting the residents in applying for alternative housing, helping residents submit documents to BC Housing or other non-profit housing providers (i.e. SAFER), through helping with document completion and delivery, accommodating accessibility upgrades, and supporting and assisting residents to accessing local services based on their individual needs. • For residents who require additional or specialized assistance beyond the purview of Brightside’s Resident Relocation Team, the team is committed to research and refer residents to community-based organizations and/or health organizations.
<p>First Right of Refusal</p>	<ul style="list-style-type: none"> • Residents will be offered the Right of First Refusal for the new units, should they choose to return to the buildings once construction is complete and they meet Brightside’s application and income testing requirements. The returning residents will be offered rents that are no more than the higher of either 30% of household gross income or the tenant’s current rent.

**8725 French Street
PUBLIC CONSULTATION SUMMARY**

1. List of Engagement Events, Notification, and Responses

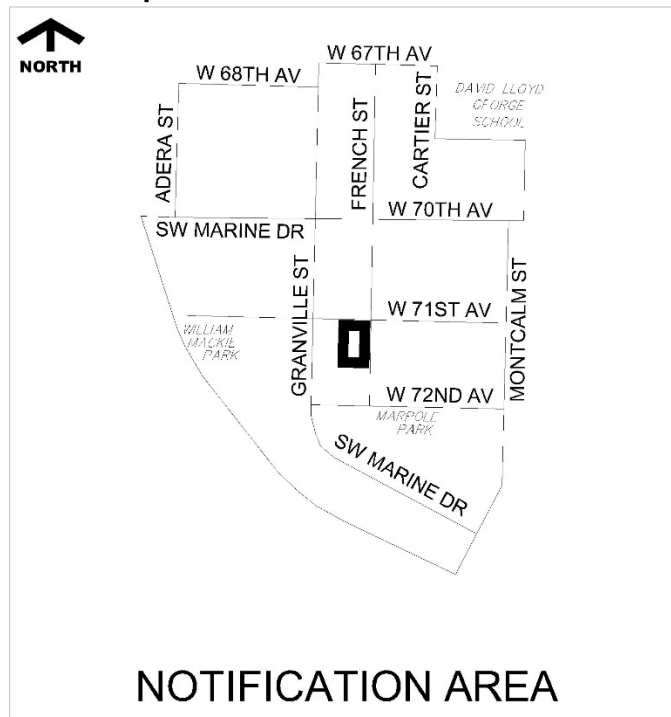
	Dates	Results
Events		
Pre-application open house (applicant-led)	March 9, 2020	29 attendees
Virtual open house (City-led)	January 11, 2021 – January 31, 2021	172 participants (aware)* <ul style="list-style-type: none"> • 72 informed • 23 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	January 7, 2021	2,700 notices mailed
Public Responses		
Pre-application comment forms, phone calls, and emails	March 9 – 23, 2020	15 submittals
Online questions	January 11, 2021 – January 31, 2021	11 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	November, 2020 – March, 2021	21 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	November, 2020 – March, 2021	20 submittals <ul style="list-style-type: none"> • 9 responses • 4 responses • 5 responses
Other input	November, 2020 – March, 2021	2 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	November, 2020 – March, 2021	281 participants (aware)* <ul style="list-style-type: none"> • 116 informed • 29 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic and ordered by frequency.

Generally, comments of support fell in the following areas:

- **Affordable housing:** The city and the neighbourhood are in need of more social housing, and this project responds to this need.
- **Building height, density and massing:** The building height, density, and massing are appropriate, however, further height and density increase would be supported to allow for more social housing units.
- **Building design:** The colour and building design would fit well into the neighbourhood.
- **Parking space within the development:** The number of parking spaces would be suitable since the site is in close proximity to public transit. The drop off space along the laneway is also appropriate to prevent traffic congestion.
- **Amenity and laundry room:** The location of the amenity space next to the laundry room would allow residents to interact with each other.
- **Outdoor space:** The outdoor space would allow for children to play and adults to socialize.

- **Overall support:** The project received overall support.

Generally, comments of concern fell within the following areas:

- **Building height and density:** The proposed building height would be too tall for the neighbourhood and out of proportion with neighbouring three-storey buildings.
- **Social housing qualification:** Concern that the existing tenants of the old building would not qualify for the new social housing units, or can afford the new rents.
- **Building design:** The modern building design would not be suitable for the neighbourhood character.
- **Demographic changes and safety:** The change in demographics for a social housing project would cause hardships on current residents and could result in safety concerns.
- **Neighbourhood context:** The project does not provide a smooth transition from neighbouring three-storey buildings. It would also alter the heritage buildings and character of the area.
- **Marpole Community Plan:** The rezoning application does not comply with the Marpole Community Plan. Council should also not make exceptions after extensive community engagement for the Plan.
- **Sunlight and shadow:** The development would block sunlight to neighbouring buildings and cause shadowing.
- **Unit size and design:** The unit sizes are too small, especially during a pandemic when people are spending more time at home. The unit layout and design could also be improved, as the current design is more appropriate if the project is temporary housing, rather than permanent housing.
- **Parking space within the development:** The proposed number of parking spaces is not adequate, and could result in street parking issues.

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

General comments of support:

- The commercial area would benefit from this development.
- Appreciate that many of the units are dedicated to families.
- Brightside has maintained the existing building very well and would continue to do so for the new development.
- Appreciate the effort to preserve the trees.
- Overall support for landscaping on site.

General comments of concern:

- The proposed number of bicycle parking is excessive, as seniors do not bike. Stolen bikes from the underground parking also resulted in residents keeping their bikes in their units.

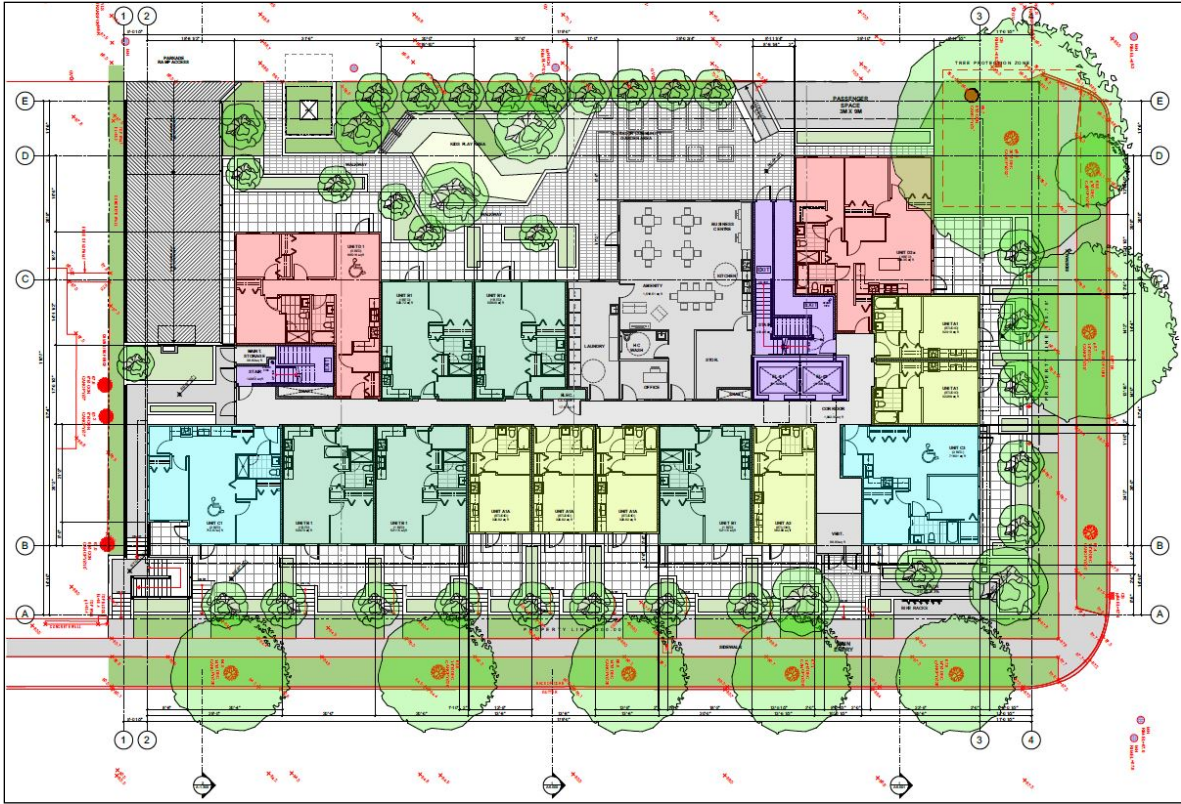
Neutral comments/suggestions/recommendations:

- Question whether this proposal would provide any amenities and upgrades to the neighbourhood.
- The affordability of these units would be questionable.
- The lobby entrance could be improved with a better design.
- Since the building is a common design, the project should not need to go to the Urban Design Panel.

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8725 French Street
FORM OF DEVELOPMENT DRAWINGS

Site Plan



Levels 2-4 Floor Plan



Level 6 Floor Plan



North Elevation



South Elevation



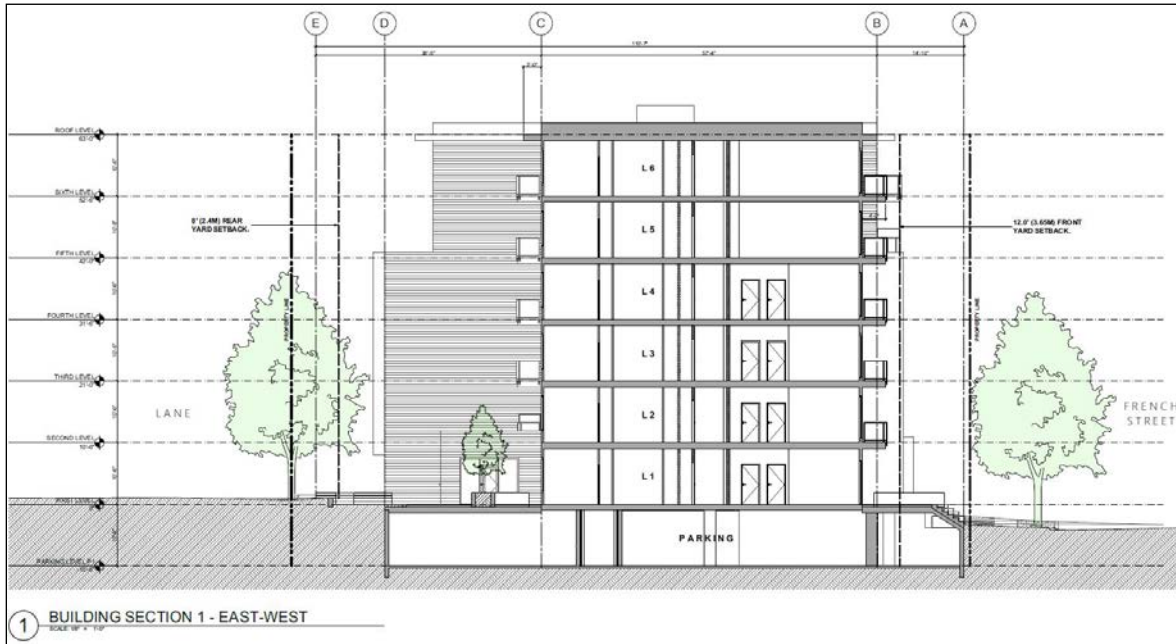
West Elevation



East Elevation



Building Section



**8725 French Street
PUBLIC BENEFITS SUMMARY**

Project Summary:

Construct one six-storey residential building providing a total of 100 social housing units.

Public Benefit Summary:

The proposal would provide 100 residential units, secured as social housing for longer of 60 years and the life of the building.

	Current Zoning	Proposed Zoning
Zoning District	RM-3A	CD-1
FSR (site area = 2,151.1 sq. m (23,146.0 sq. ft))	1.00	2.70
Buildable Floor Space	2,151.1 sq. m. (23,146.0 sq. ft.)	5,814.6 sq. m (62,588.0 sq. ft.)
Land Use	Residential	Residential

Summary of development contributions expected under proposed zoning¹

	Value if built under Proposed Zoning (\$)
City-Wide DCL	\$ 0
City-Wide Utilities DCL	\$ 0
TOTAL VALUE OF PUBLIC BENEFITS	\$ 0

Other benefits (non-quantified): 100 units of social housing secured for the longer of 60 years and the life of the building.

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**8725 French Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

APPLICANT INFORMATION

Architect	Integra Architecture Inc.
Developer	Colliers International
Property Owner	Brightside Community Homes Foundation

PROPERTY INFORMATION

Street Address	Property Identifier (PID)	Legal Description
8725 French Street	014-347-407	Lot 5 Block 12, District Lot 318 PLAN 1749
8725 French Street	014-347-415	Lot 6 Block 12, District Lot 318 PLAN 1749
8725 French Street	014-347-431	Lot 7 Block 12, District Lot 318 PLAN 1749
8725 French Street	014-347-466	Lot 8 Block 12, District Lot 318 PLAN 1749

SITE STATISTICS

Site Area	2,151.1 sq. m (23,146.0 sq. ft)
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DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed	Recommended
Zoning	RM-3A	CD-1	--
Uses	Residential	Residential	--
Floor Space Ratio (FSR)	1.0 FSR	2.60 FSR	2.70
Floor Area	2,151.1 sq. m. (23,146.0 sq. ft.)	5,588.8 sq. m (60,157.7 sq. ft.)	5,814.6 sq. m (62,588.0 sq. ft.)
Maximum Height	10.7 m (35.1 ft.)	21.1 m (69.3 ft.)	--
Unit Mix	N/A	Studio: 29 (29 %) One-Bedroom: 47 (47 %) Two-Bedroom: 14 (14 %) Three-Bedroom: 10 (10 %) Total Units: 100	--
Parking Spaces	Per Parking By-law	Per Parking By-law (TDM Plan)	--
Bicycle Spaces	Per Parking By-law	Per Parking By-law (TDM Plan)	--
Natural Assets	On-site trees: 3 Shared trees: 1 City-owned street trees: 8 Total: 12 trees	Removal: 2 on-site trees + 1 shared tree Retention: 1 trees + 8 City-owned trees New Trees: 34 trees – to be confirmed at the development permit stage Total: 43 trees	--

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