

## REFERRAL REPORT

Report Date: June 11, 2021  
Contact: Yardley McNeill  
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RTS No.: 14518  
VanRIMS No.: 08-2000-20  
Meeting Date: June 22, 2021

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 546 West 13th Avenue

### **RECOMMENDATION**

- A. THAT the application by Soroptimist International of Vancouver, BC, the registered owner, to rezone 546 West 13th Avenue [*PID: 011-143-142 , Lot A of Lot 5 Block 440 District Lot 526 Plan 5484; PID: 011-143-151, Lot A of Lot 6 Block 440 District Lot 526 Plan 5484; PID: 011-143-185, Lot A of Lot 7 Block 440 District Lot 526 Plan 5484*] from RM-3 (Multiple-Dwelling Residential) to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 1.11 to 6.05 and building height from 36.6 m (120.0 ft.) to 40.0 m (131.2 ft.) to allow construction of a 13-storey social housing building with 135 units, be referred to Public Hearing, together with:
- (i) plans prepared by GBL Architects, received December 1st, 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 546 West 13th Avenue to permit the development of 135 social housing units by Soroptimist International of Vancouver, B.C., a non-profit organization committed to improving the lives of women and girls locally and internationally. The building is intended for women with an emphasis on seniors, single mothers and their children and working women. A building height of 40.0 m (131.2 ft.) and a density of 6.05 FSR are recommended.

The application helps to advance the delivery of affordable housing and would contribute 135 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**

- *Affordable Housing Policies* (1991)
- *Broadway Planning Program* (2018) and *Broadway Plan Guiding Principles* (2019)
- *Interim Rezoning Policy on Consideration of Rezoning Applications during the Broadway Planning Process* (2018)
- *Rental Housing Stock Official Development Plan* (2018)
- *Housing Vancouver Strategy* (2017)
- *High-Density Housing for Families With Children Guidelines* (1992)
- *Green Buildings Policy for Rezoning*s (2009, last amended 2018)
- *Urban Forest Strategy* (2014)
- *View Protection Guidelines* (1989, last amended 2011)
- *Tenant Relocation and Protection Policy* (2015, last amended 2019)
- *Community Amenity Contributions — Through Rezoning*s (2020)
- *Public Art Policy and Procedures for Rezoned Developments* (2014)
- *Vancouver Development Cost Levy By-law No. 9755*

- *Vancouver Utilities Development Cost Levy By-law No. 12183*

## REPORT

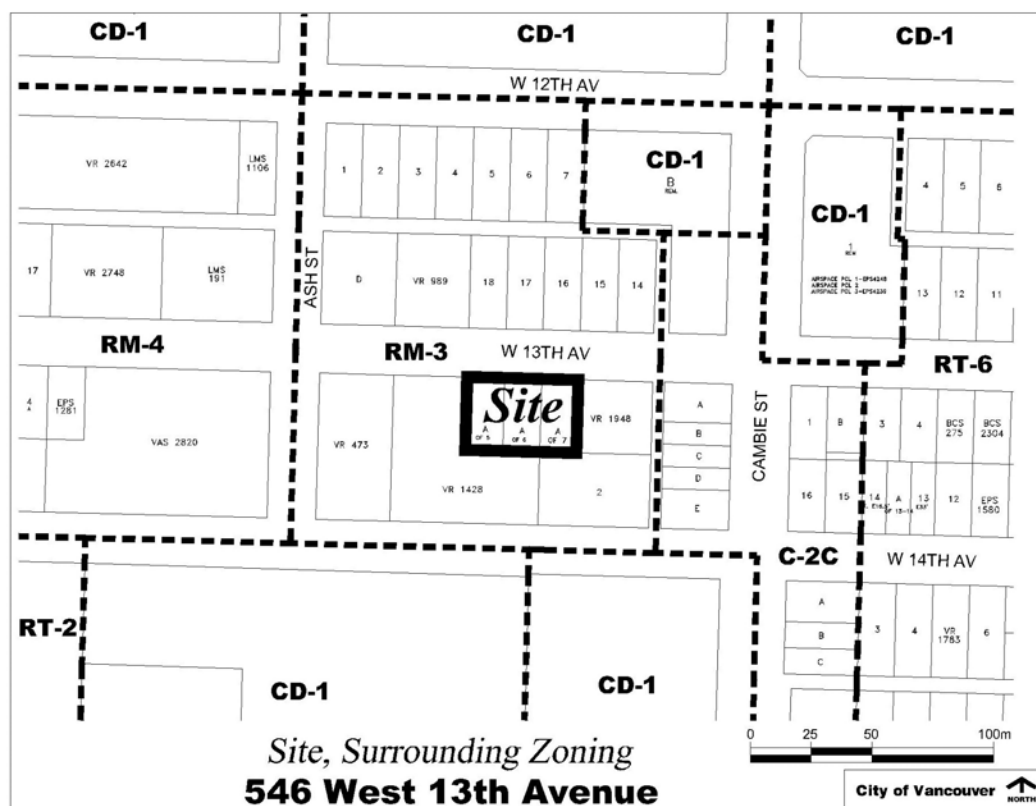
### Background/Context

#### 1. Site and Context

The site is located in the Fairview neighbourhood on the south side of West 13th Avenue, half a block west of Cambie Street. Comprised of three legal parcels, the site is approximately 1,369.8 sq.m (14,744 sq. ft.) with a frontage of 45.1 m (148.0 ft.) on West 13th and a depth of 28.9 m (94.8 ft.) see Figure 1. This site and the four other parcels on the eastern portion of the block rely on street access to parking areas, as there is no lane for those sites.

The property is currently developed with a three-storey social housing building for senior women. The building contains 21 studio and one-bedroom units, all currently occupied. Each tenancy would be subject to the City's Tenant Relocation Policy. Soroptimist International of Vancouver, B.C. ('SIV') has operated the building since its construction in 1960. According to the applicant, the building has deteriorated and requires significant repairs and upgrades and replacement is needed. The building is not listed on the *Vancouver Heritage Register* or the *Recent Landmarks Inventory*.

**Figure 1: Site Location and Context**



The site and the areas to the north, south, east and west are zoned RM-3 (Multiple-Dwelling Residential) which permits a maximum density of approximately 1.0 FSR and building heights up to 36.6 m (120.0 ft.). The surrounding context are predominantly older three-and four-storey multiple dwellings, including a 13-storey building directly north of the proposed site. The site is located in view cone 3.1 originating from Queen Elizabeth Park which limits height at this location to protect views of the North Shore Mountains.

This area is within the Broadway Plan study area of the Broadway Planning Program, anticipated to be considered by Council later this year. The site is located within a 10-minute walk of the Broadway-City Hall Station which is part of the Millennium Line Skytrain extension from VCC-Clark to a new terminus at Arbutus Street. The Broadway Subway is intended to contribute to a vibrant community within a city of neighbourhoods connected by convenient, viable transportation options that meet residents' needs as places to live, work, shop and play.

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



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

- **Parks:** Heather Park (850 m), Mt. Pleasant Park (950 m) and Douglas Park (1,200 m)
- **Cultural/Community Space:** Douglas Park Community Centre (1,200 m)
- **Childcare:** City Hall - 3 months to 5 years - (300 m), Kids at Heather - 3 to 5 years (450 m), Kids In General - 3 months to 5 years (550 m), Day Care Centre Echelon - 3 to 5 years (650 m) and Our House Child Care Centre – 5 to 12 years.
- **Hospital:** Vancouver General Hospital (350 m)

**Local School Capacity** – This site is located within the catchment area of Edith Cavell Elementary School located at 500 West 20th Avenue and Eric Hamber Secondary School at 7055 Heather Street. Per the *Vancouver School Board (VSB)'s Draft Long Range Facilities Plan*, dated January 25, 2021, showed a shortfall in elementary school enrolments in 2019 of 68 spaces or a capacity utilization of 126%. By 2029, the draft plan forecasts a shortage of 15 spaces. At the secondary level, the capacity utilization is 90% of its 1,700 seat capacity in 2019, with a draft forecasted surplus of approximately 246 spaces in 2029. VSB continues to monitor development and work with the City of Vancouver to help plan for future growth.

## 2. Policy Context

The site is located in the Fairview neighbourhood in a location which is not subject to a Community Plan or Vision. It is located in the *Broadway Plan* study area and outside the *Cambie Corridor Community Plan* area.

**Affordable Housing Policies** – Adopted on May 8, 1989, this citywide policy supports the delivery of secured affordable housing for low and moderate income households, with priority given to lodging house residents, elderly people on fixed and limited incomes, the physically and mentally disabled, and single-parent families with children.

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

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

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

**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. 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. 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 previous rent levels or at rents that are no more than 30% of the tenant's income. 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.

**Housing Vancouver Strategy** – In November 2017, Council approved the *Housing Vancouver Strategy (2018-2027)* and the *3 Year Action Plan (2018-2020)*. These seek to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The Housing Vancouver targets were based on the core goals of retaining the diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with government and non-profit partners to deliver housing for the lowest income households.

Overall, 72,000 new homes are targeted for the 10-year period, including 12,000 social, supportive and non-profit co-operative units and 20,000 purpose-built rental units. Nearly 50% of the new units are to serve households earning less than \$80,000 per year, and 40% are to be family-size units.

**Protected Public Views and the View Protection Guidelines** – On December 12, 1989, Council approved the protection of select significant public views and adopted the *View Protection Guidelines*. The *Guidelines* contain the list of Council-approved protected public view cones, the process to determine if a site falls within a view cone area, and information on how to calculate maximum allowable height. Council affirmed these *Guidelines* and added additional protected public views on January 20, 2011. The *Guidelines* make no provision for a structure to compromise the protected view, however small incursions into the view cones have been supported for mechanical equipment and elevator over-runs. This site is located within View Cone 3 Queen Elizabeth, which encompasses the park, city, waterways, and the North Shore mountains.

## **Strategic Analysis**

### **1. Proposal**

The application proposes to rezone 546 West 13th Avenue to permit a 13-storey residential building for social housing. The building is 40.0 m (131.2 ft.) in height and contains 135 units in a combination of studio and one-, two- and three-bedroom units (see Figure 3). The proposed density is 5.97 FSR with a floor area of 8,179.3 sq. m (88,009 sq. ft.). A total of 41 vehicle spaces and 250 bicycle spaces are provided in one level of underground parking.

The development is intended to provide housing for single women (seniors, single-mothers and working women). The housing will be developed by SIV, which is a registered charity and non-profit society, providing affordable housing for women.

Staff recommend a slight increase in FSR from 5.97 submitted to 6.05 to correct the floor area calculation in the rezoning submission package and account for access to the rooftop amenity area. The recommended floor area is 8,287.3 sq. m (89,204 sq. ft.). This report is based on the original submission drawings with recommended conditions in Appendix B.

### **2. Land Use**

The site is zoned RM-3 (Multiple-Dwelling Residential) District Schedule. The intent of the Schedule is to permit medium density residential development, including high-rise apartment

buildings, and to secure landscaped open space and daylight access through floor area bonus incentives. This proposal includes residential uses that are consistent with the intent of the base zoning and the stated objective for affordable, equitable housing within the Broadway Planning area.

**3. Density, Height, Form of Development and Public Realm** (refer to drawings in Appendix E and project statistics in Appendix G)

Staff have reviewed the proposed density and concluded that the massing and height are appropriate for the site and neighbourhood context. The proposed development will provide secured social housing for women of different ages and life circumstances to foster a sense of community and support within the project.

**Figure 3: Proposed Development as Viewed from 13th Avenue**



View from W 13 Avenue - Towards West

**Density:**

The *RM-3 District Schedule* provides for a maximum density of 1.00 FSR. Where the area of a site exceeds 837.0 sq. m (9,009 sq. ft) and the frontage is 22.8 m (74.8 ft) or greater, additional density may be considered up to a maximum of 0.25 FSR determined by way of a formula specified in section 4.7.1 (b) of the *District Schedule*. At the subject site, using the aforementioned formula, a maximum discretionary density of 1.11 FSR may be achieved under current zoning.

There are no design guidelines supplemental to the *District Schedule*. The subject application is proposing a density of 5.97 FSR within a central urban context and includes social housing (a stated public benefit) at a density that results in a viable project. These and other factors are the rationale for the density increase. As noted, staff recommend an FSR of 6.05.

**Height:**

Maximum permitted height at the subject site is governed by the following Council-approved policies:

- The *RM-3 District Schedule* broadly permits discretionary height of up to 36.6m (120 ft);
- Protected public view cone 3.1 (Queen Elizabeth) extends across the subject site and limits building height to approximately 40.69m (133.5 ft) including appurtenances.

The *View Protection Guidelines* provides applicants with information on how to identify view cones relevant to a development site, and specify how maximum building heights are calculated. There are no Council-approved policies permitting consideration of buildings extending into the protected public view cone.

Proposed is a 13-storey tower with a maximum height of a 40.0 m (131.2 ft) with an additional 0.67 m (2.2 ft) of architectural appurtenances. The top of the building including appurtenances sits just under the lowest limit of view cone 3.1. The building closely matches the height of several existing buildings in the immediate context including the 12-storey Camelia Court building across the street.

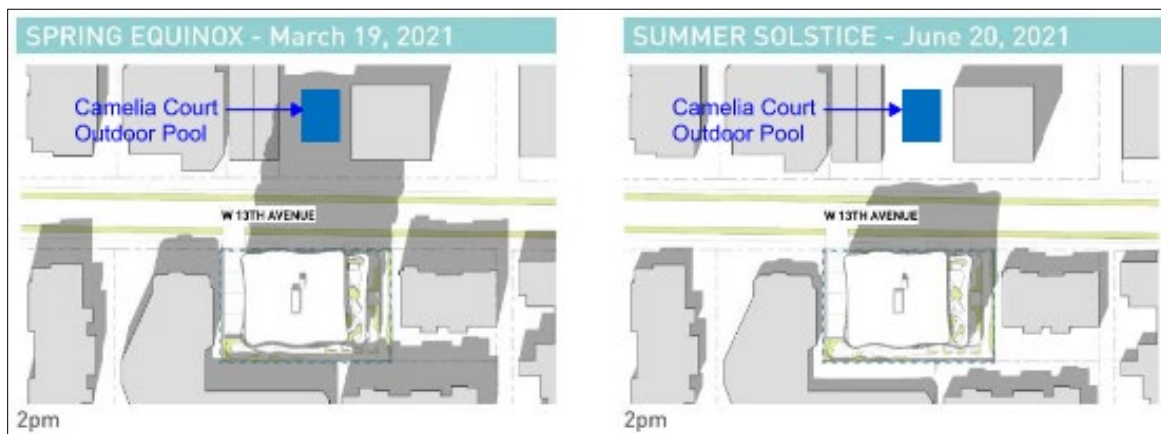
**Form of Development**

The proposed massing is a simple form, presenting a mid-level block tower set on a one-storey plinth. A step back at the east side of the uppermost level provides visual articulation and affords an opportunity for a common amenity deck. Contoured metal panels, designed as a “ribbon” that wraps each level of the tower, add visual interest and articulation of the overall form, in place of formal modulation of the base building (see Figure 4).

Section 4.3.1 of the *District Schedule* prescribes that, for portions of buildings over 10.7 m (35.1 ft) in height, the maximum building width and/or depth must be no more than 25 percent of the sum of the average depth of the site and the average width of the site. Applying this formula to the subject site would result in a building width of approximately 18.2 m (62.0 ft) under current zoning.

At approximately 31.1 m (102.0 ft) wide, the building extends significantly beyond the aforementioned maximum width. Understanding that the intent of this regulation is to ensure that new developments fit sympathetically into the existing urban fabric, staff closely analysed the effect of this extra breadth on the performance of the public realm and potential impacts to the utility of adjacent outdoor spaces. Staff note that a private outdoor pool at Camelia Court across the street will experience overshadowing in the afternoon on the equinoxes, but that no shadowing occurs on the summer solstice (see Figure 5). As noted earlier, the RM-3 District Schedule permits building heights up to 120 feet in this area and would also result in shadows cast at the equinox, onto properties to the north.



**Figure 4 – Perspective View Showing the Proposed Contoured Metal Panel “Ribbon”****Figure 5 – Shadow Study****Interface with the Public Realm:**

A centralized main residential entry coupled with at-grade dwelling units integrates the proposal with other residential buildings on the street and is supported by the landscape design. This residential expression extends to the east side of the site where a private garden path leads from the front of the building to a common amenity area to the south. As the site is located mid-block and does not have access to a lane, vehicular access is provided by way of a driveway on the west side of the property generally aligning with the existing curb-cut. Conditions in Appendix B include additional design development to the landscape plan to mitigate potential privacy and security concerns for residents, and improve the overall performance of the ground level vehicular circulation area.

There are substantial existing street trees adjacent to the proposal and all will be retained as part of this development.

**Urban Design Panel:** The Panel reviewed and unanimously supported the application on March 17, 2021. Panel members noted general support for the project and housing objectives (women's housing), sense of community, generous use of balconies and landscaping for amenity. Recommendations for design development related to the vehicular access and circulation, select design development to the metal panel ribbon, passive security considerations, the rooftop amenity, and unit livability to be addressed at the time of the Development Permit application.

Staff have evaluated the proposal against applicable policies and, having considered the input of the general public and the UDP, conclude that the proposal is supportable subject to the design development conditions outlined in Appendix B. For detailed panel comments, refer to Appendix D.

#### 4. Housing

This project, if approved, would advance a number of City housing policy objectives and strategic directions, including those articulated in *Housing Vancouver Strategy* (2017) and the *Affordable Housing Policies (last amended 1991)*.

This application proposes 135 social housing units, owned and operated by SIV. SIV currently operates an existing 21-unit seniors' social housing building on site that will be replaced by the subject proposal. SIV is committed to improving the lives of women and girls and has expanded its mandate to use their existing sites to deliver additional housing for women.

This proposal will focus on their mandate which includes housing for seniors, single mothers and working women along with program space to serve the overall mission of the organization.

By delivering 135 new social housing units, this rezoning application would contribute to the targets for new Social, Supportive and Co-op housing units in the *Housing Vancouver Strategy* (2017) (see Figure 6).

**Figure 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
<b>Social, Supportive, and Co-op Housing Units</b>	12,000	6,103 units (50.8% towards targets)

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

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

Additionally, this application, if approved, would provide:

- New affordable, safe and secure homes for seniors and single parents struggling to meet the demands of the housing market,
- New affordable homes near a frequent service transit route,
- Vibrant and community-orientated housing and amenity spaces to meet the needs of its residents,

- Increased housing options along the housing continuum for community residents in this local area, and
- Provide greater opportunities for seniors and families with fixed and/or limited incomes to remain in the community.

**Affordability** – The City’s requirement is for social housing buildings to include a minimum of 30 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. This proposal will meet this affordability requirement for social housing, and in addition the applicant is pursuing funds through BC Housing’s Community Housing Fund (CHF) program and may achieve deeper levels of affordability for the project with a successful application. The range of rents prescribed by BC Housing’s Community Housing Fund are as follows:

- 20% of homes will be offered at “deep subsidy” rates;
- 50% of homes will be offered at rent-geared-to-income rates, with an income maximum set at Housing Income Limits (HILS) levels; and,
- 30% of homes will be offered at Affordable Market Rents.

The Housing Agreement will secure the property as social housing for 60 years or the life of the building, whichever is greater.

**Unit Mix** – The project will include a variety of unit types, including studio and one-bedroom units for seniors to replace the social housing units in the existing building. The unit mix will include approximately 35 percent family units or 47 units, including 26 percent two-bedroom units, and 12 percent three-bedroom units. The diversity of unit types corresponds with the mandate of SIV.

### Existing Tenants

If Council approves this application, the 21 units now existing on the site would be replaced with 135 new social housing units. Redevelopment of the site would require the relocation of existing tenants.

At the time of application, 21 units on site were tenanted and all 21 tenancies are covered by the TRP. The average length of tenancy is 11 years and 11 tenants have been in the apartment building for more than 10 years. Rents range from \$448 to \$800 per month, with an average of \$580 per month.

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

To better understand tenants' relocation needs, including any special housing requirements or vulnerabilities (e.g. low income), tenants will complete a Needs Assessment and will be provided another opportunity to report any changes closer to their end of tenancy.

The applicant has provided a draft Tenant Relocation Plan, which will be secured as a condition of rezoning (summarized in Appendix C). A final Tenant Relocation Plan 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.

## 5. Transportation and Parking

Vehicle parking is provided in one level of underground parking with access from West 13th Avenue. The application proposes 41 vehicle parking spaces and 250 bicycle spaces over two levels of underground parking. The application must meet the requirements of the Parking By-law.

The site is well served by transit with bus service approximately 160 m from the site. The Broadway - City Hall Skytrain is located 500 m from the site at the corner of Broadway and Cambie Streets. Local street bikeways located within 400 m of the site include, West 14th Avenue, West 10th Avenue, Heather and Yukon Streets.

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

## 6. Environmental Sustainability and Natural Assets

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

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

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

There are eight by-law sized trees on the site, three City-owned trees and nine trees on the adjacent property to the south which straddle the property line. None of the on-site trees are proposed for retention because they are in conflict with the proposed building envelope and

underground parking. The City and adjacent property trees are to be retained. An estimated 19 replacement trees are proposed, to be confirmed at the Development Permit stage.

### Public Input

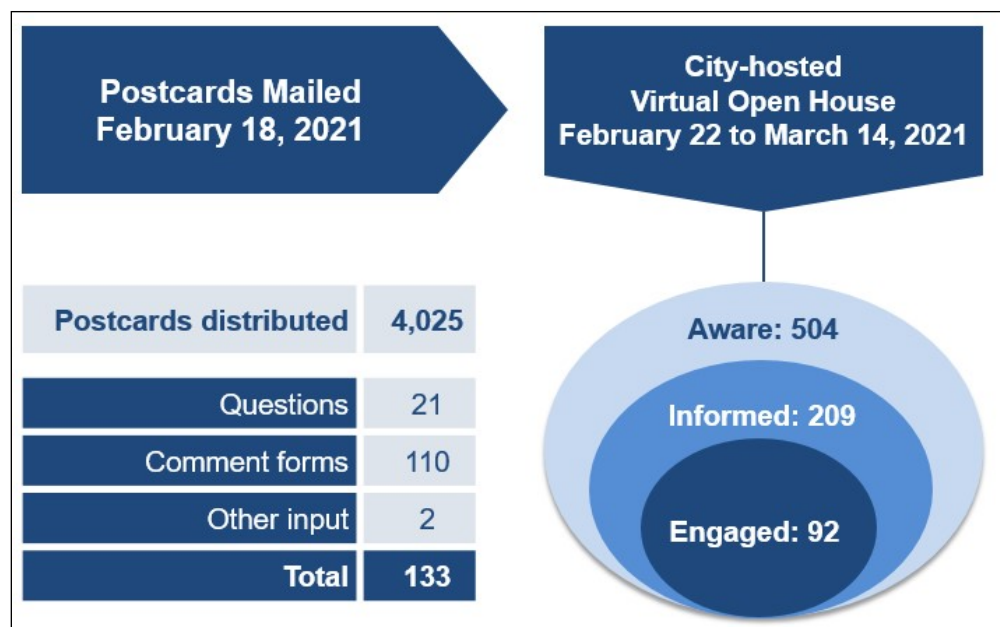
**Public Notification** – A rezoning information sign was installed on the site on January 18, 2021. Approximately 4,025 notification postcards were distributed within the neighbouring area on or about February 18, 2021. Notification and application information, as well as an online comment form, was provided on the City’s new digital engagement platform *Shape Your City Vancouver* ([shapeyourcity.ca/](https://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 February 22, 2021 to March 14, 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 133 submissions was received. A summary of all public responses may be found in Appendix D.

**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:

- **Housing for women and girls:** This project would be a positive step towards safe and stable housing for women and girls to thrive. Stable housing gives women control over their lives and empowers them economically. Furthermore, the development is aligned with the City's commitment to gender equality.
- **Overall support:** The project received overall support and is a well thought out plan.
- **Site location:** The project would provide much needed social housing in an area that is walkable, bikeable, and close to local amenities and public transportation.
- **Building density and height:** The building's density and height is appropriate due to the site's proximity to public transportation. However, further height increase would be supported to allow for more housing, if there were no view cones restrictions in this area.
- **Building design:** The building would be aesthetically pleasing and suitable for the neighbourhood.

Generally, comments of concern fell within the following areas:

- **Building height and density:** The development would be out of proportion to the residential buildings in the area due to its height and density.
- **Privacy, sunlight, and views:** The proposed development would obstruct views, block sunlight, and cause privacy issues for neighbouring residents.
- **Parking spaces within the development:** The project would not provide adequate number of parking spaces and could cause further street parking issues.

**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 that the proposed density and height is out of scale with the residential neighbourhood. Under the existing RM-3 District Schedule base zoning for this area, towers up to 36.6 m (120.0 ft.) may be developed. The proposal is marginally taller (11 ft.). Further, there is an existing 13-storey building across the street from the site, providing a similar scale within the area. Staff support the additional density and height as a viable approach for the delivery of secured social housing.

*Privacy, sunlight, and views* – Recommendations in Appendix B will require strategic use of plantings to improve privacy and security. Given the height permitted under the base zoning, new development is anticipated to cast additional shadows. This proposal would shadow neighbouring buildings to the north, however, it does not shadow any significant public spaces, such as parks. Staff recognize the potential impact of development on views within the City of Vancouver and has applicable policy to protect public views. The site is located within a view cone that protects views from Queen Elizabeth Park to the North Shore mountains. The development is within the height restrictions established by the view cone.



*Parking* – Reduced parking requirements lower the overall project cost to support the delivery of new social housing. The parking provisions will comply with the Parking By-law.

## **PUBLIC BENEFITS**

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

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

This site is subject to City-wide DCL and City-wide Utilities DCL; however, under provisions of the Vancouver Charter and the City-wide DCL and City-wide Utilities DCL By-laws, the project is exempt from DCLs as social housing. Based on the rates in effect as of September 30, 2020, the value of the exemption is estimated at \$2,500,388.

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

**Community Amenity Contributions (CACs)** – Within the context of the City's Financing Growth Policy, an offer of a community amenity contribution 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 Rezoning*s provides an exemption for social housing that meets the DCL By-law definition.

**Social Housing** – The applicant has proposed that the 135 residential units be delivered and secured as social housing. The public benefit accruing from these units is their contribution to the city's social housing stock secured for the longer of the life of the building and 60 years.

The units will be secured by a Housing Agreement and Section 219 covenant to be registered on title and requires that a minimum of 30% of the rental units shall be rented to households with an income of no more than the BC Housing Income Limits at a rent that is no more than 30% of their household income. The Housing Agreement will also include covenants that will prohibit the stratification and/or separate sale of individual units, and rental for a term of less than one month at a time.

See Appendix 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 \$2,500,388.

The affordability requirements for the social housing units 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.

No additional CAC or public art contribution is applicable.

## **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 *Affordable Housing Policies* and the *Interim Rezoning Policy on Consideration of Rezoning Applications during the Broadway Planning Process*. If approved, this application would contribute to the *Housing Vancouver Strategy* by providing 135 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.

\* \* \* \* \*



**546 West 13th Avenue  
DRAFT CD-1 BY-LAW PROVISIONS**

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

**Zoning District Plan Amendment**

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

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

**Designation of CD-1 District**

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

**Uses**

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 ( ) and the only uses for which the Director of Planning 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.

**Conditions of Use**

- 4.1 All residential floor area must be used for social housing.

**Floor Area and Density**

- 5.1 Computation of floor area must assume that the site area is 1,369.8 m<sup>2</sup>, being the site area 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 6.05.
- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.

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

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

**Building Height**

- 6. Building height, measured from base surface to top of parapet, must not exceed 40.0 m, except that no part of the development, including appurtenances, is permitted to protrude into the Council-approved protected public view corridors, in compliance with the City of Vancouver *View Protection Guidelines*.

**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 the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council and 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 adjoining site.
- 7.6 A habitable room referred to in section 7.1 does not include:
- (a) a bathroom; or
  - (b) a kitchen whose floor area is the lesser of:
    - (i) 10% or less of the total floor area of the dwelling unit; or
    - (ii) 9.3 m<sup>2</sup>.

### **Acoustics**

8. A development permit application for dwelling uses must include an acoustical report prepared by a registered professional 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.

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

### **Zoning and Development By-law**

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

\* \* \* \* \*

**546 West 13th Avenue  
CONDITIONS OF APPROVAL**

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

**PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT**

*Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by GBL Architects, received December 1, 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 relocate the rooftop outdoor common amenity space from the east side of the building to the west;

Note to Applicant: Relocating the outdoor area will afford building residents a common amenity with superior mountain and water views, and maximal access to natural light into the evening

- 1.2 Design development to the site and landscape design as follows:

- (a) Provision at the time of the Development Permit application of architecturally integral passive security and access control strategies at outdoor pedestrian circulation areas; and,

Note to Applicant: such strategies should be high-quality in nature and reflective of the urban residential context. Visually aggressive applications such as visible security cameras, chain link fences, etc. are not supported. Consideration should be given to the strategic use of plantings to further provide for a sense of privacy for residents.

- (b) Exploration of design strategies to mitigate the impact of the vehicular access and circulation area to the public realm, building residents, and neighbours including:

- (i) Providing for the healthy growth of high-quality trees wherever possible, particularly at the southwest corner of the site, by way of modulation in the underground parkade foundation walls, or the provision of soffit slab drops to accommodate enough planting medium to support a substantial tree;

Note to Applicant: Also refer to Landscape condition 1.6.

- (ii) Provision of a landscape buffer along the western edge of the site to soften the interface between the development site and the neighbouring property;
- (iii) Consideration of strategies to soften the appearance of the vehicular circulation area when viewed from above, such as permeable pavers, alternative paving patterns, etc; and,
- (iv) Any similar design strategy intended to ensure that vehicular circulation to and from the site does not measurably impact the livability of the street;

Note to Applicant: Also refer to Landscape Review condition 1.11

1.3 Consideration of design development to the metal panel “ribbon”, demonstrated at the time of the Development Permit application, as follows:

- (a) More randomly varying the wave pattern from level to level;
- (b) Varying the horizontal distance of the metal panels from the building face; and,
- (c) Note to Applicant: as proposed, two different wave patterns are expressed, applied interchangeably from floor to floor. Randomly varying the wave pattern horizontally and vertically will add to the organic expression of the building and provide for more visual interest when viewed from the public realm. Exploring opportunities to reduce the visual impacts and / or visibility of the outriggers used to support the metal panels outboard of the façade.

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

Note to Applicant: Refer to the *Bird-Friendly Design Guidelines* for examples of built features that may be applicable. For more information, see the guidelines at: <https://guidelines.vancouver.ca/B021.pdf>

1.5 Design development to respond to CPTED principles, having particular regard for:

- (a) Theft in the underground parking;
- (b) Provision of Crime Prevention through Environmental Design (CPTED) performance requirements in the provided lighting strategy;
- (c) Break and enter;
- (d) Mail theft; and,
- (e) Intentional damage such as vandalism.

Note to Applicant: Building features proposed in response to this condition should be noted on the plans and elevations. Consider use of a legend or key to features on the drawings.

## Landscape

- 1.6 Design development to respect the Urban Forest Strategy by proposing as many new replacement trees as possible, of significant size and scale and with as many as possible off-parkade structure, on free grade, is strongly encouraged;

Note to Applicant: It is strongly recommended that revisions/reduction to the underground parkade are made to accommodate this condition. This can be achieved by a larger setback or significant dropping of the parkade slab of the parkade at the front of the building to allow for maximum soil volumes and by notching at the southwest corner, thus enabling the planting of larger scale trees. This is intended to mitigate the urban tree canopy lost by the removal of all eight site trees, as none of the site trees seem to be good candidates for retention. This should be confirmed with a landscape plan overlayed with the parkade outline, at the time of Development Permit submission.

- 1.7 Design development to confirm safe tree retention of all adjacent property trees and City trees, by the provision of a landscape plan which incorporates these existing trees into the landscape design;

Note to Applicant: The arborist report should provide and confirm safe distance to excavation.

- 1.8 Design development to improve the sustainability strategy, as follows:

- (a) Add substantially more landscape around all entry areas, to accent and soften them;
- (b) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems);
- (c) Add planters with overarching shrubs to common upper level decks, to be visually accessible from below, softening the edges and consisting of woody evergreen plant material for year-round presence;
- (d) Add edible plants, which can be used as ornamentals as part of the landscape design,
- (e) In addition to urban agriculture plots;

- 1.9 Design development to ensure the intended landscape design is carried into the future by adequate maintenance, as follows:

- (a) Provide common maintenance access to all planted common areas;
- (b) Provide a high efficiency irrigation system for all planted areas.

- 1.10 Design development to the landscape treatment in common areas on slab to allow for planting flush with the ground, while providing adequate planting depths, by lowering the slab to the greatest extent possible, rather than planting in raised planters;  
Note to Applicant: Wherever possible, planted landscapes on slab should be designed to maximize soil depths. This will require integration of the landscape design and the

structural plan. Soil depths should exceed CSLA Landscape Standard. At the perimeter of the building the slab can be angled downward (1 m across and 1.2 m down) to maximize contiguous soil volumes.

- 1.11 Design development to locate, integrate and fully screen parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.
- 1.12 Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:

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

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

- 1.13 Provision of plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:
- (a) detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets;
  - (b) a separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones;
  - (c) an overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.

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

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

- 1.15 Provision of complete information, such as references on the Roof Deck Plan, confirming all landscape elements;

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

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

- 1.17 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.

- 1.18 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.

- 1.19 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.

- 1.20 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*".

- 1.21 Provision of an outdoor Lighting Plan.



## **Sustainability**

- 1.22 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 Services**

- 1.23 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.
- 1.24 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 Engineering Services at [StreetUseReview@vancouver.ca](mailto:StreetUseReview@vancouver.ca) for details.

- 1.25 Submission of a letter confirmation construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License.

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

- 1.26 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. Submit a copy of the updated plan to Engineering for review noting the following:

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

- (b) Delete proposed specialty treatment from City boulevard along W 13<sup>th</sup> Ave.

Note to Applicant: Hardscape surface treatment on City boulevard to be standard concrete.

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

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

- (a) Provision of 1.8m stall length and 0.6m width for the Class B bicycle parking;

Note to Applicant: Show all the required Class B bicycle spaces on the drawings;

- (b) Provision of automatic door openers for all doors providing access to Class A bicycle storage; and

- (c) 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.

- 1.29 Design development to reduce conflicts and improve sightlines for the Class B loading space and the parkade access;

Note to Applicant: Explore parabolic mirrors, view slots, and/or chamfers on either side of the loading bay to achieve this.

- 1.30 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) Development to ensure adequate wayfinding is provided for the visitor parking. As proposed, visitors may drive beyond the public parking area on Level P1, and there is no mechanism for turnaround if visitors drive towards the residential gate leading to Level P2. Applicant could consider relocating the residential gate so that it is closer to the visitor spaces and more visible. The Applicant will also need to accommodate Class A passenger loading near the visitor parking spaces;

- (b) Provision of improved two-way flow and improved sightlines for vehicles at grade leading to/from the main parking ramp:

- (i) Provision of parabolic mirrors at the top of the main ramp to improve visibility for vehicles and to reduce conflicts between vehicles and Class B loading space maneuvering;
- (c) Provision of two Class A passenger spaces to be provided as per By-Law. The first Class A passenger space to be 4.0m in width;
- (d) 2.3m (7' 6 ½") of vertical clearance is required for access and maneuvering to all disability spaces;

Note to Applicant: There does not appear to be 2.3m clearance under the overhead gate.

- (e) Provision of minimum 6.6m maneuvering aisle widths;

Note to Applicant: Refer to visitor parking space number 6 on Level P1.

- (f) All columns to be setback minimum (1') 0.3m from maneuvering aisles;

1.31 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) Show all structural walls for the circulation ramps in the underground parking;
- (f) Dimensions for typical parking spaces;
- (g) Dimensions of additional setbacks for parking spaces due to columns and walls;
- (h) Dimensions of manoeuver aisles and the drive aisles at the parkade entrance and all gates;
- (i) Dimensions of aisle widths in the bicycle rooms;
- (j) 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;
- (k) Areas of minimum vertical clearances labelled on parking levels;

- (l) 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;
- (m) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable;

Note to Applicant: Construction of the Broadway Subway Project is anticipated to begin in mid/late 2020. Once construction has begun, street use for the construction at around the Project site (mostly along Broadway) will be severely restricted and access to and from your project site and availability of street use may be impacted. As Broadway Subway project construction plans are developed further, we will be able to provide more details on how it will affect your property. If you have any further questions, please contact the Rapid Transit Office at [rapidtransitoffice@vancouver.ca](mailto:rapidtransitoffice@vancouver.ca);

1.32 Provision of a draft final Rainwater Management Plan (RWMP) prior to DP issuance. As it is acknowledged that not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final report will include all relevant details. The resubmission at DP must include the following amendments:

- (a) Volume Reduction – Calculation of the detention tank volume to equal the greater of either the pre-development peak flow storage volume or the amount of the 24 mm rainfall not captured in Tier 1 & Tier 2 practices:
  - (i) Provide a summary chart of all the catchment areas which include the required retention, any direct retention achieved, potential grading and storage capacities for that catchment to provide a full picture of 24 mm retention across the site; and
  - (ii) For this instance, the storage within the crushed gravel surrounding the green roof may contribute to the retention target volume up to a maximum volume of 12.3m<sup>3</sup>. Detention tank volume may be reduced accordingly;
- (b) Water Quality – Provide information on how the water quality requirement will be achieved on this site, as water quality treatment is required for the first 24 mm (~70% annual average rainfall) of all rainfall from the site that is not captured in Tier 1 or Tier 2 practices and 48 mm (~90% annual average rainfall) of treatment is required for high traffic areas. For the DP submission, the following should be included for review:
  - (i) Product Name and Manufacturer/Supplier;
  - (ii) Total area and % Impervious being treated;
  - (iii) Treatment flow rate;
  - (iv) Supporting calculations to demonstrate adequate sizing;
  - (v) Include discussion of the specified treatment device's %TSS removal efficiency certification by TAPE or ETV;

- (vi) Location on of device in drawing or figure in the report;
- (c) Water Quality – Water quality must have a bypass mechanism to discharge flows above the required treatment flow rate (6 month return period) in the current proposed configuration or the treatment flow rate must be equal or greater than the 5 year post development flow rate of 0.0158 m<sup>3</sup>/s;
- (d) Release Rate – Specify the proposed orifice size in order to utilize the tank volume. The recommended minimum diameter for orifice is 75mm;
- (e) Release Rate – Access must be provided at the detention tank outlet for inspection and maintenance purposes. The detention tank system must be watertight within 5m of the building foundation;

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

Note to Applicant: Provision of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to restrict the issuance of Development, Building, and Occupancy Permits and provide the necessary rights of ways for a Rainwater Management System. No development permit will be issued for the site until a Rainwater Management Plan has been accepted by the City.

- 1.33 Provision of a Final Hydrogeological Study which meets the requirements of the Groundwater Management Bulletin (<https://bylaws.vancouver.ca/bulletin/bulletin-groundwater-management.pdf>), and which addresses the following conditions:
- (a) Confirm groundwater levels within the bedrock;
  - (b) Provide a quantitative estimate (in litres per minute) of both the anticipated construction dewatering/drainage rate and the permanent (post-construction) dewatering/drainage rate. Provide calculations and details of the methodology used to determine the dewatering rates. Note that the Groundwater Management Bulletin defines groundwater as all water occurring below the surface of the ground within voids within a soil or rock matrix, and includes perched aquifers. Note also that terms such as “negligible” are not acceptable;
  - (c) Construction-related discharge to the sewer must be measured, and reported to the City. This monitoring must include daily average flow rates, and be submitted monthly to [groundwater@vancouver.ca](mailto:groundwater@vancouver.ca). A hold will be placed on Building Permit 2, to be lifted once the City confirms that monitoring data has been submitted for the entire construction period;
  - (d) 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 – i.e. that there will be no permanent (post-construction) groundwater discharge to the sewer system, and that there will be no significant

risks or negative impacts from groundwater extraction/diversion. Include details about short- and long-term groundwater management methods. (Note to applicant: For further information, refer to <https://bylaws.vancouver.ca/bulletin/bulletin-groundwater-management.pdf>)

## Housing

- 1.34 That the proposed unit mix, including 37 per cent studio units, 28 per cent one-bedroom units, and a minimum of 26 per cent two-bedroom units and 9 per cent three-bedroom units are to be included in the Development Permit drawings.

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

- 1.35 Provide written confirmation on the status of applications and approvals for capital grants and loans from all levels of government that may increase the affordability of the project, to be included in the Development Permit submission.
- 1.36 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:
- (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture, ranging in size from 130sqm (1,399sqft to 280sqm (3,014sqft) and situation to maximize sunlight access (S. 3.3.2, 3.4.3);
  - (b) a minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2), and encouraging in-suite storage for family units;
  - (c) a multi-purpose indoor amenity space with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and
  - (d) a balcony for each family unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

## 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 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 Lot A of Lot 5, Lot A of Lot 6, and Lot A of Lot 7, all of Block 440, District Lot 526, Plan 5484 to create a single parcel.
- 2.2 Release of Easement and Indemnity Agreement (307610M) prior to occupancy

Note to Applicant: Arrangements are to be secured prior to issuance of the development permit, 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 at the rezoning stage.

- 2.3 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 are provided.

- (a) Provision of adequate water service to meet the fire flow demands of the project.

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by R.F.Binnie & Associates Ltd. dated November 18, 2020, no water main upgrades are required to service the development. The main servicing the proposed development is 300mm along W 13th Ave. Should the development require water service connections larger than 300mm, 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.

- (b) A fire hydrant fronting the development needs to be installed as per the City of Vancouver Building Bylaw.

Note to Applicant: The developer is responsible for 100% of the cost and will be required to secure payment for the new hydrant installation.

- (c) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. Implementation of development at 546 W 13th Ave requires the following in order to maintain acceptable sewer flow conditions:

- (i) The post-development 5-year flow rate discharged to the storm sewer shall be no greater than the 5-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.
- (ii) Development to be serviced to the existing 200 mm SAN and 525 mm STM sewers on W 13th Ave.

- (d) Provision of street improvements along W 13th Ave adjacent to the site and appropriate transitions including the following:

- (ii) minimum 2.14m (7') wide broom finish saw-cut concrete sidewalk;

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

- (e) Provision of installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: Provision of a lighting simulation is required for all lighting upgrades.

- (f) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and Illuminating Engineering Society of North America (IESNA) recommendations;

Note to Applicant: Provision of a lighting simulation is required for all lighting upgrades.

- (g) Provision of new or replacement duct bank adjacent to the development site (along W 13th Ave) that meets current City's standards;

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

- 2.4 Provision of all utility services (BC Hydro, Telus, Shaw, etc.) to be primary underground connections.

Note to Applicant: 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.

Note to Applicant: Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following:

- (a) 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>); and
- (b) All third party service lines to the development shall be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant shall acquire written acceptance from the third party utilities prior to submitting to the City.

For questions on this requirement, please contact Utilities Management Branch (UMB) at 604-829-9447 or at [umb@vancouver.ca](mailto: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 (or successor in function), and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant securing all dwelling units as social housing for the greater of 60 years and life of the building, which will contain the following terms and conditions:
- (a) A no separate sales covenant;
  - (b) A no stratification covenant;
  - (c) That the social housing units will be legally and beneficially owned by a non-profit corporation, or by or on behalf of the City, the Province of British Columbia, or Canada as a single legal entity and used only to provide rental housing for terms of not less than one month at a time and prohibiting the separate sale or transfer of legal or beneficial ownership of any such units;
  - (d) Requiring such units to be used for "social housing", as that term is defined in the Vancouver Development Cost Levy By-law No. 9755;
  - (e) Not less than 30% of the social housing units will be occupied by households with incomes below the then current applicable Housing Income Limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission or equivalent publication, and each rented at a rate no higher than 30% of the aggregate household income of the members of the household occupying such social housing unit; 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: This condition will be secured by a covenant pursuant to Section 219 of the Land Title Act and a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the *Vancouver Charter*.

- 2.6 Enter into a Section 219 Covenant and/or 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 and Development Services 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 and Development Services 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 and Development Services 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 disclosure statement 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 BC Ministry of Environment and Climate Change Strategy, 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.

\* \* \* \* \*

**546 West 13th Avenue  
Summary of Tenant Relocation Plan Terms**

<b>Tenant Relocation and Protection Requirements</b>	<b>Tenant Relocation Plan Offer</b>
Financial Compensation	<ul style="list-style-type: none"> <li>One month free rent compensation as required with the Residential Tenancy Act if tenancies are being ended in accordance with S.49.6 of the RTA.</li> </ul>
Notice to End Tenancies	<ul style="list-style-type: none"> <li>Applicant to provide regular project updates to tenants throughout the development approvals process.</li> <li>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).</li> </ul>
Moving Expenses	<ul style="list-style-type: none"> <li>Moving expenses will be provided for relocation to permanent housing as well as relocation to and from any temporary accommodations.</li> <li>All existing tenants will receive a flat rate of \$750 for moving expenses as all existing units are studio or one bedroom units.</li> </ul>
Ensure permanent rehousing options	<ul style="list-style-type: none"> <li>The applicant is committed to ensuring that the existing 21 tenants who live at 546 W 13th Ave are provided with relocation support and communication throughout the development and relocation process. Soroptimist is partnering with Atira Property Management for property management of the new building when complete. Tenants will have the option to move to other existing buildings operated by these two organizations.</li> </ul>
Maintain affordability	<ul style="list-style-type: none"> <li>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.</li> </ul>
Communication and engagement	<ul style="list-style-type: none"> <li>A tenant meeting was held on March 7, 2020 and there have been following letters from the applicant since to inform tenants of any work on site and updates in the redevelopment process</li> <li>Future meetings with tenants will provide updates on the redevelopment process and opportunities for input and engagement will be provided.</li> </ul>

**546 West 13th Avenue  
ADDITIONAL INFORMATION**

**1. Urban Design Panel Minutes – March 17, 2021**

Address: 546 W 13th Avenue Permit No. RZ-2020-00060

Description: To develop a 13-storey residential building with 135 social housing units over two levels of underground parking consisting of 47 vehicle parking spaces and 250 bicycle spaces. The proposed building height is 40.7 m (133.5 ft.), the gross floor area is 8,664 sq. m (93,263 sq. ft.), and the floor space ratio (FSR) is 6.0. This application is being considered under the Affordable Housing Policies.

Zoning: RM-3 to CD-1  
Application Status: Rezoning Application Review: First  
Architect: GBL Architects  
Staff: James Boldt and Kevin Spaans

EVALUATION: Support with Recommendations (8/0)

**Introduction:**

Rezoning Planner, James Boldt, began by providing introductory comments on the existing policy context, noting the site falls within the Fairview RM-3 area, which permits development of up to 36.6m (120ft) in height, with a maximum density of 1.00FSR plus moderate increases laid out in the District Schedule. This proposal is being considered under the Social Housing or Rental Tenure (SHORT) affordable housing program. The site falls under the Queen Elizabeth View Cone, which limits the supportable height to no more than 40.7m (134ft). The property is within the Broadway Plan area, but as this development proposed 100% social housing, the rezoning application is not restricted by the Broadway Area Interim Rezoning Policy, which otherwise prohibits rezoning applications in the plan area. Mr. Boldt summarized the application as follows:

- Site Area: 1,349sm (14,520sf);
- Proposed Gross Floor Area: 8,664sm (93,263sf);
- Proposed Density: 6.00FSR
- Proposed Height: 133'-5"
- Number of social housing dwelling units: 135, including 35% family sized units.

Senior Development Planner, Kevin Spaans, began his presentation of the proposed form of development by reminding the Panel of the urban context of the site and the unusual mid-block situation of the property, further noting that because of the lack of a rear lane vehicular access is and will remain to be directly from W 13th Avenue. He noted that buildings in the immediate surroundings developed under the current RM-3 zoning and vary from taller, older stock multifamily buildings up to 13 storeys high, and slightly newer 3 to 5 storey buildings dating to the 1980s. The existing building is 3 storeys, contains existing social housing units owned and operated by the Soroptimists, and was constructed in the 1960s.

Mr. Spaans then noted that areas requiring the Panel's consideration and feedback generally fell into three categories: articulation, building width, and landscape.

Regarding articulation, Mr. Spaans noted that when the curvilinear balconies and "ribbon" bands are removed from the mass of the building, the proposed massing is generally that of an unarticulated form set on a single-storey podium with a step back from the east at the uppermost level. Mr. Spaans suggested to the Panel that, considering that this is a 100% non-market housing development targeting net-zero building energy performance, this lack of articulation might be the result of both green building limitations and financial considerations.

Of building width, Mr. Spaans noted that the existing RM-3 zoning is highly prescriptive, stipulating that allowable width is never to exceed an amount equal to 25 % of the sum of the average depth of the site and the average width of the site. In this case, the resultant allowable building width would be no greater than 62ft, or 40ft narrower than the 102ft tower proposed.

Regarding the proposed landscape and site design, Mr. Spaans noted reiterated that the mid-block situation of the site means that a significant portion of property which might otherwise have been given over to the use of the residents or the community as open space is taken up for vehicular circulation and loading. This condition challenges the performance of other proposed outdoor programming areas, such as the natural play area and zen space proposed at the south side of the property. At upper levels, the applicant is proposing an outdoor amenity area oriented to the east. At the roof, the applicant is proposing a pollinator garden / green roof.

Mr. Spaans concluded by addressing the interface between the building and the public realm, noting that the programming at Level 1 was substantially residential in nature, with dwelling units and a principal building entry oriented to the sidewalk.

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

**Articulation**

1. Does the Panel support the use of modulating slab extensions and guardrails to mitigate perceived building mass, rather than formal building massing?

**Width**

2. Please comment on the proposed building width and its divergence from the prescribed maximum width anticipated by existing zoning.

**Landscape**

3. Please comment on the proposed landscape and site design, with particular consideration given to the interface with the public realm, and the design of common residential amenity spaces adjacent vehicular circulation and loading areas.

**Applicant's Introductory Comments:**

Karla Guerrero, CEO of Purpose Driven Development and Planning began by presenting the mandate of the project. She noted the following:

- This project is the first of its kind in Canada;
- The mandate was developed to deliver housing for women, by women in order to close the glaring gap that exists and to respond to housing needs specific to women;

- This project is about affordability, it's mixed income, and it's about encouraging social connections;
- The second very significant part of this project, which makes this mandate unique is delivering the project by an all woman team through across design, development, and as much as we can across construction;
- Assembled a team of all women to date, in order to focus on two things, Firstly, bringing a gender-based lens to how we deliver this project. Secondly, this project is about demonstrating the capacity of women and women leaders in the industry to deliver amazing projects and innovative projects like this across design, development and construction.

Amela Brudar of GBL Architects gave a summary of site context. She noted the following:

- The site is located on a major intersection in the city, near City Hall and the city square Shopping Center. The rest of the neighborhood is really a very eclectic mix of shops, restaurants, medical offices and then high-rise in low-rise buildings.
- The site itself is mid-block and it is surrounded by older mid-rise buildings.
- The building form and the general aesthetics have been developed through a series of collaborative workshops with SOV Committee.
- SOV expressed a very strong desire that this building needs to communicate and respond to their core values of inclusivity, wellbeing, safety and strong social connections.
- After analyzing the surrounding context, the applicant wanted to differentiate this building from the surrounding towers, all of which are older stock and highly regimented. The applicant adopted a strategy of designing a simple building for an extraordinary building form, where the structure and exterior walls actually stack up all the way from ground floor all the way to the top, with the exception of the very top floor, where the building is tapered back to allow for an indoor and outdoor amenity. This also helps with the energy performance of the building, minimizing the form factor for the building, and also impacts on that cost.
- To contrast the cubic and highly regimented towers across the street, we are proposing this undulating horizontal that integrates the balconies and solar shading while providing very playful and fluid architectural expression.
- The balconies are thermally broken from the floor slabs, and as they go around the building, they are acting as solar shades. They are actually supported by outriggers, and are bolted to embeds in the façade. The applicant is working with the construction manager to ensure this is a main design feature.
- Although it appears that the aluminium ribbon is changing on each floor, there are only two different floorplans with ribbon configuration, maintaining the rigor and discipline on the façade and also minimizing construction complexity. The only difference is at top floor, which has its own geometry, signifying the communal space on the top floor.
- The building is centrally located that to optimize the redevelopment potential of the adjacent sites without affecting tower separation requirements.
- The entrance lobby is centered and it forms the spine that connects to the rear yard amenity. Applicant planned for the oversized and welcoming lobby that is fostering the opportunities for resident's social interactions. The laundry room and the office on this floor are co-located in these public areas, which will activate this space, bringing people into the lobby as they come and go from the amenity area and the laundry. If people are

doing their laundry, they can oversee the kids playing in the inner backyard that's actually fully secured.

- There is no lane for parking and loading access from the street for this project but looking at paying careful attention to the lighting and general experience of this area to make it as pleasant and welcoming as possible.
- Each home is designed with different tenants in mind from single workforce, women to families, to senior women; they are all sharing the same floor. In addition, this intergenerational living is one of the key aspects of the building where we are not segregating different unit types to different floors.
- At the top floor, there is set back of the building and we have provided the amenity along facing the outdoor amenity spaces.
- Every space is designed with sense of reinforcement of community.
- Applicant paying special attention to that indoor-outdoor connectivity, there are very limited space around the building, but at the same time, it is continuous in its flowing and it's designed as a series of outdoor interconnected rooms.

Kelty McKinnon presented on the landscape for the project.

- The site is quite limited at the ground floor with the long linear space at the back of the building.
- There are four very large, existing trees that create a beautiful overhead canopy which also means a little bit of darkness in that location, therefore going with a very light paver going around the building.
- The project has quite a generous sort of expression and seating opportunities for people to gather and meet each other.
- The private units have a series of elements to provide privacy for women living at the ground level, including raised planters, areas for there's a couple of areas for seeding and having activities in the front of those locations.
- On the east pedestrian connector, there are vines and trees are used to soften the corridor. In the back, there are a number of activities, leveraging the domestic activities of laundry while kids play in the natural play area, creating adjacencies for these informal social activities to happen.
- Moving further west, there is a more private area for contemplation and decompression in a Zen garden with plantings that we've researched different cultural plantings that have meaning for women in shaded and sunny conditions, which will be used on the roof.
- The undulating metal planter ribbons to use to emphasize the curve linearity of the building multiple areas for people to sit and rest, recognizing that seniors will be living in the building, tried to spread those throughout the whole outdoor zone for people to sit whenever they feel like it.
- On level two there are communal tables, very simple sort of natural play elements for children, a finger Labyrinth on the wall for contemplation and colourful seating, and it's an adjunct zone as well, that's
- With the two units that have a larger outdoor area added in again, the undulating planters three foot six inch tall so that residents have a chance to garden and there's also enough soil depth to get some trees. There is a step back condition for the planters to get sun and rain.



- keep the edges of the roof amenity terraces on level 13 open because the views from all sides - beautiful views towards the mountains and up towards the ridge and over their surrounding neighborhoods.
- The amenity terraces are broken into several subgroups. The northernmost terrace is the most formal and social. Adjacent to the smaller amenity zone, there is a seating event area with a stage, which could be used for an informal deck area, there was an expression for more formal events like weddings or speaking events or meet meetings and collective gatherings and celebrations in that area, which is backed with a planter. Moving into the center of that area, there is another batch platform that could be used for sunbathing, and lounging, for children to play on etc. with more playful sort of colorful seating elements that can be moved and reconfigured. Moving to the south side, a more solitary and contemplate series of spaces for people to go and decompress and have some reflective time with the wood type seating on these curvilinear benches.
- Regarding the roof, it is an extensive green roof and plants will be selected for pollinator purposes.
- The planning and applicant team then took questions from the panel.

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

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

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

- Design Development to the drive access and loading area to provide green buffering to the western neighbour to the zen garden and to overlooking suites.
- Design Development to the balcony banding.
- Review CPTED considerations for the east pedestrian connector.
- Consider reorienting the rooftop amenity space from the east to the west side of the building.
- Continue to review the livability of the unit layouts as the project advances to development permit.

**Panel Commentary:**

- There was general support from panel on the project.
- The Panel noted the balcony modulation, and the banding that goes with that is a very interesting aspect of the project, that it could use some design development as the project proceeds.
- There were some concerns by Panel around the West property line.
- The Panel noted design development around the loading area, the relationship to the neighbor to the west, and to the Zen garden is recommended, and that landscape buffers could help to resolve some issues here.
- The Panel noted some concerns with access to the amenity and landscape area at the back of the site. The Panel suggested, having a gate or some methods of improving this situation around to the back.
- Some Panel Members recommended a western facing amenity space rather than eastern facing on the 13th floor.

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

546 West 13th Avenue  
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

	Dates	Results
<b>Event</b>		
Virtual open house (City-led)	February 22 – March 14, 2021	504 participants (aware)* <ul style="list-style-type: none"> <li>• 209 informed</li> <li>• 92 engaged</li> </ul>
<b>Public Notification</b>		
Postcard distribution – Notice of rezoning application and virtual open house	February 18, 2021	4,025 notices mailed
<b>Public Responses</b>		
Online questions	February 22 – March 14, 2021	21 submittals
Online comment forms <ul style="list-style-type: none"> <li>• Shape Your City platform</li> </ul>	December, 2020 – April, 2021	110 submittals
Overall position <ul style="list-style-type: none"> <li>• support</li> <li>• opposed</li> <li>• mixed</li> </ul>	December, 2020 – April, 2021	107 submittals <ul style="list-style-type: none"> <li>• 77 responses</li> <li>• 22 responses</li> <li>• 8 responses</li> </ul>
Other input	December, 2020 – April, 2021	2 submittals
<b>Online Engagement – Shape Your City Vancouver</b>		
Total participants during online engagement period	December, 2020 – April, 2021	972 participants (aware)* <ul style="list-style-type: none"> <li>• 364 informed</li> <li>• 129 engaged</li> </ul>

*Note: All reported numbers above are approximate.*

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

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

- **Engaged:** Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

## 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:

- **Housing for women and girls:** This project would be a positive step towards safe and stable housing for women and girls to thrive. Stable housing gives women control over their lives and empowers them economically. Furthermore, the development is aligned with the City's commitment to gender equality.
- **Site location:** The project would provide much needed social housing in an area that is walkable, bikable, and close to local amenities and public transportation.
- **Overall support:** The project received overall support and is a well thought out plan.
- **Building density and height:** The building's density and height is appropriate due to the site's proximity to public transportation. However, further height increase would be supported to allow for more housing, if there were no view cones.

- **Building design:** The building would be aesthetically pleasing and suitable for the neighbourhood.
- **Neighbourhood character:** The development would fit the neighbourhood character and result in more vibrancy in the area.
- **Community amenities:** The project is in close proximity to community amenities and services.

Generally, comments of concern fell within the following areas:

- **Building height and density:** The development would be out of proportion to the residential buildings in the area due to its height and density.
- **Privacy, sunlight, and views:** The proposed development would obstruct views, block sunlight, and cause privacy issues for neighbouring residents.
- **Parking spaces within the development:** The project would not provide adequate number of parking spaces and could cause further street parking issues.
- **Disruption to the neighbourhood:** The project construction would be disruptive to the neighbouring buildings.
- **Building design:** The proposed building design would not be suitable for the neighbourhood character. Respondents also noted that building does not allow for natural lighting into the units. The design is also too extravagant for a social housing building.
- **Traffic safety:** The increased density would result in traffic safety concerns, especially through the narrow streets.
- **Site location:** This project would be better suited at the proposed Permanent Modular Housing (PMH) site in Kitsilano as it would be safer for the elementary school and daycare, rather than the current proposal.
- **Unit livability:** The units would be too small, and the livability of unit one on the ground floor is concerning since it is besides the parking ramp, loading area, and mailboxes.

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:*

- Appreciate that the existing tenants would be welcomed back into the new development at an affordable rent.

*General comments of concern:*

- More social housing in the area would result in further crimes and safety issues for women and young girls walking alone in the neighbourhood.
- The project received overall non-support.
- There are too many bicycle spaces within the development.
- The proposed development would destroy the trees in the area that has been growing for more than 100 years.
- The project would negatively affect property values.
- The tipi play structure that is shown in the fly-through video needs to be removed as it is disrespectful and appropriates Indigenous culture without consultation.
- There are not enough community amenities to serve future residents. The development should consider other neighbourhoods that have existing amenities, such as Arbutus Street and West 8th Avenue, where the Permanent Modular House is proposed.
- Concern that the local schools would not have the capacity to enrol more students with the additional density.
- The proposed building would result in gentrification and drive up rental cost in the area. The respondent also noted possible displacement as a result of gentrification.

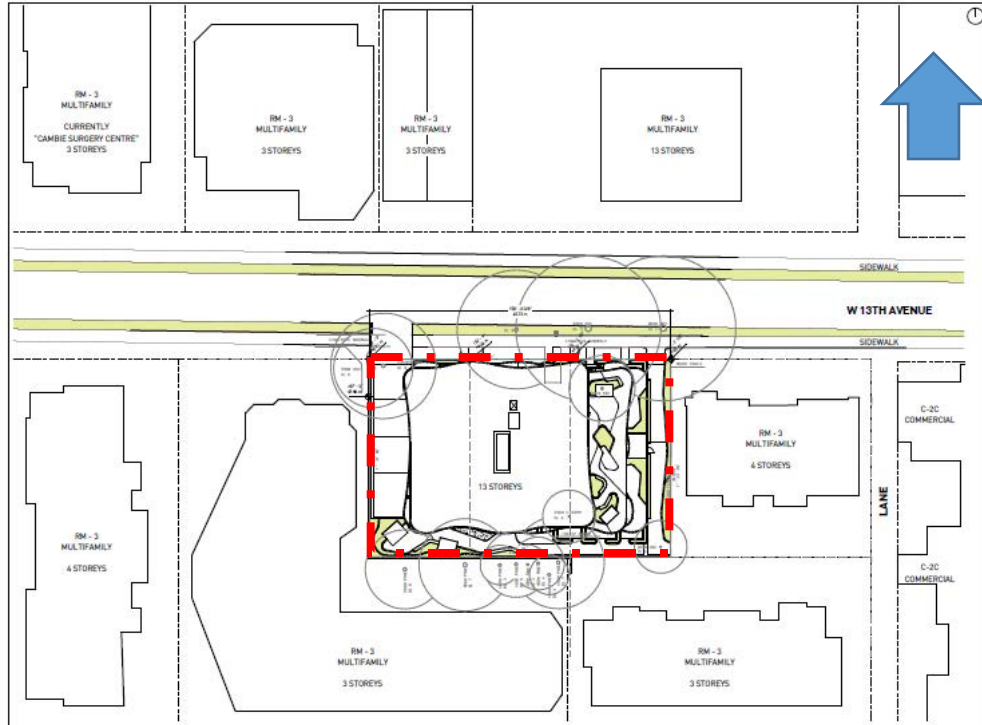
*Neutral comments/suggestions/recommendations:*

- Would prefer that the proposed development had greater setback from the property line.
- The project should consider a rooftop amenity space.
- The development should include day care since the neighbourhood already has a shortage of day care spaces.
- The trees on site would disguise the height and mitigate shadowing.
- A portion of the units should be dedicated to accessible units.
- The development would need weather protection for residents in wheelchair and other mobility devices, who may not be able to use umbrellas.
- The development could consider more greenery.
- Could consider closing traffic on West 7th and West 8th Avenue to make accessing the SkyTrain and buses safer.
- The pedestrian pathway on the east side of the project should be closed to the wider public use, and reserved only for the building's residents.

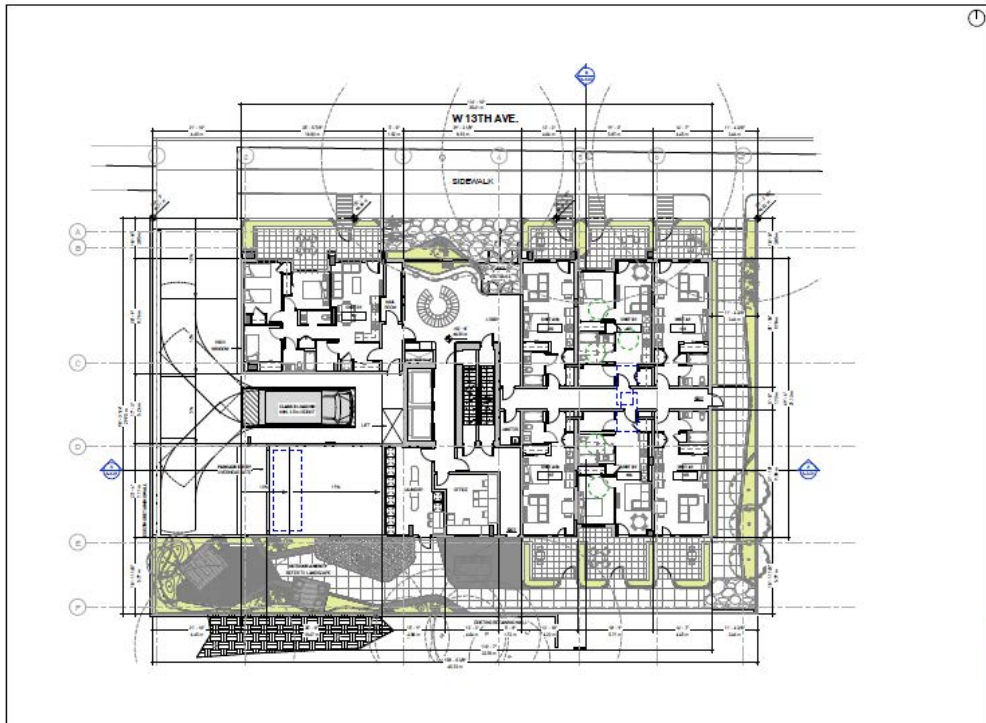
\* \* \* \* \*

546 West 13th Avenue  
FORM OF DEVELOPMENT DRAWINGS

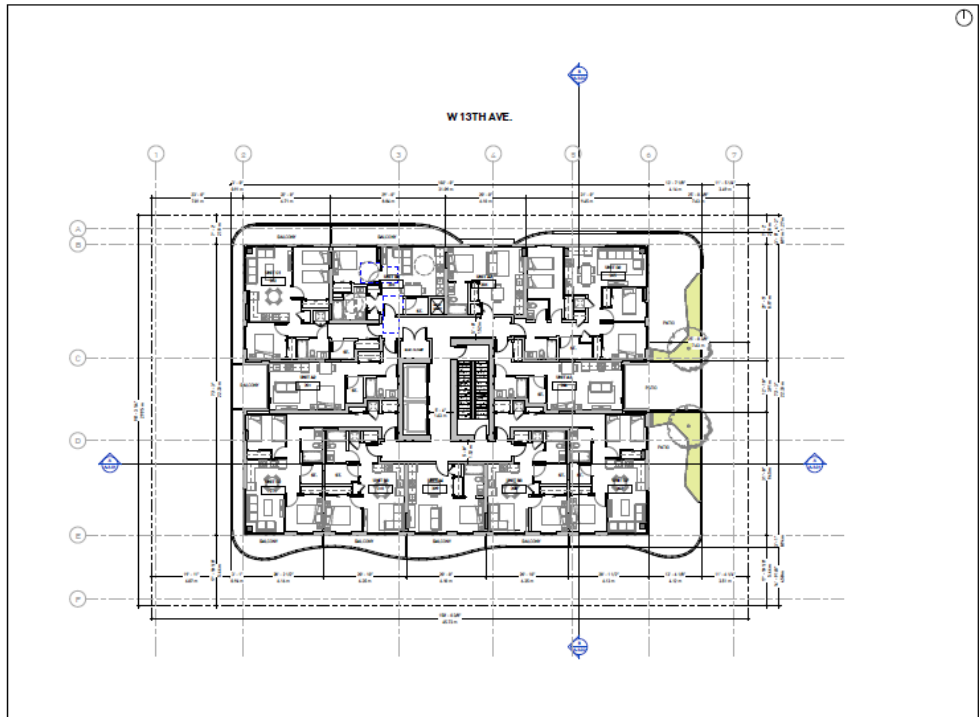
Site Plan



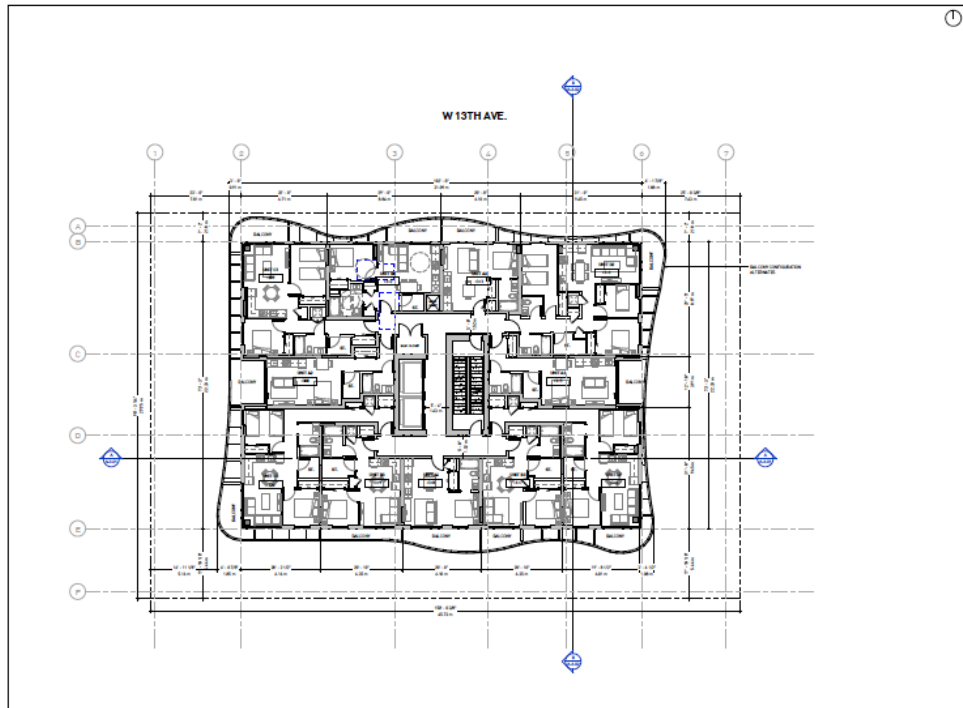
Ground Level Plan



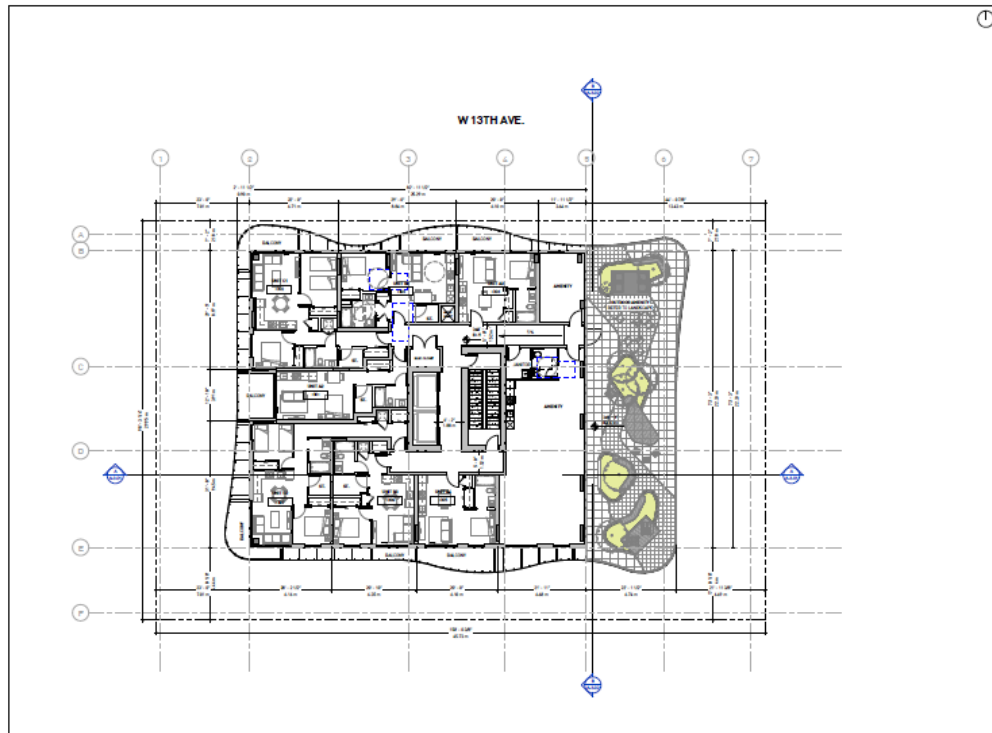
### Second Floor Plan



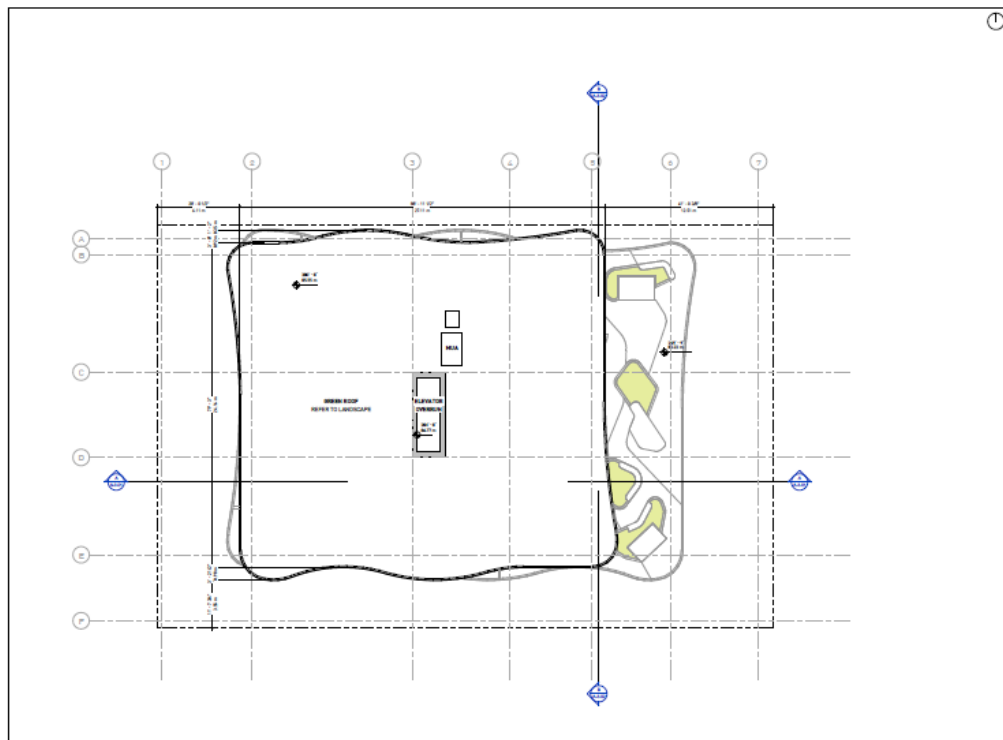
### Third Floor Plan



### Fourth to Twelfth Typical Floor Plan



### Roof Plan

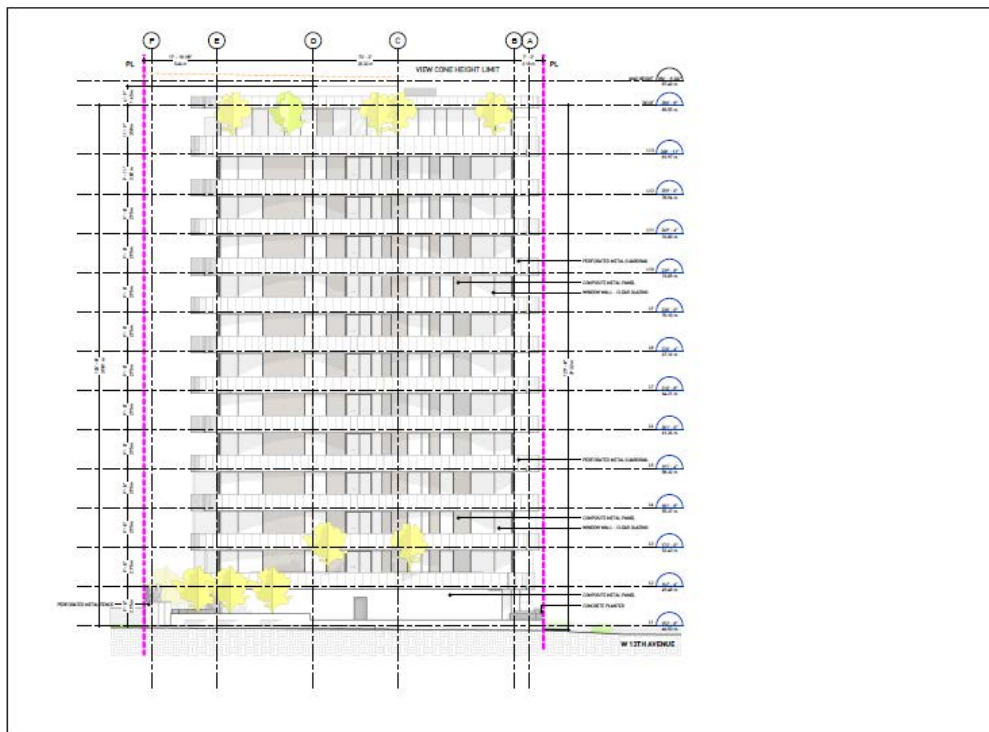




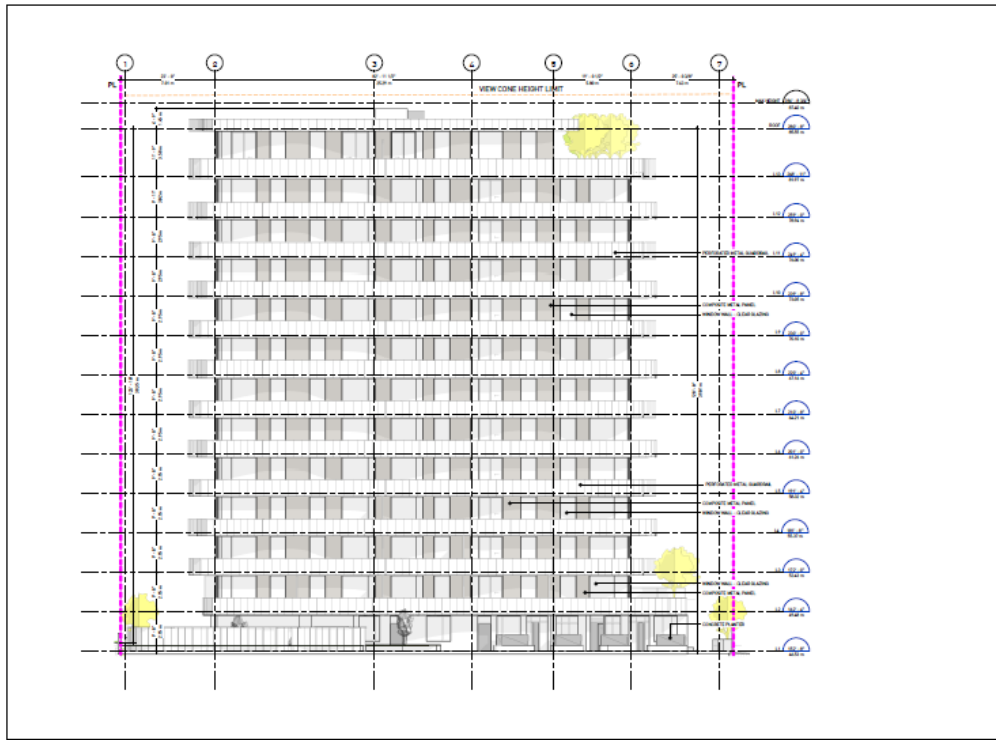
### North Elevation



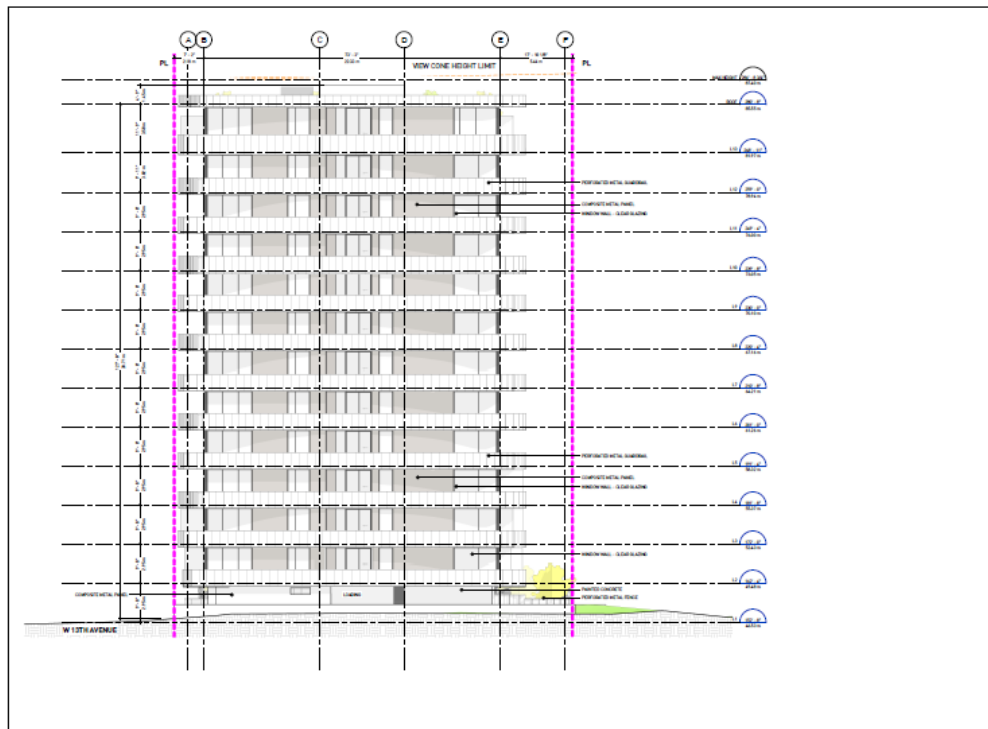
### East Elevation



### South Elevation



### West Elevation



## Landscape Plan



\* \* \* \* \*

**546 West 13th Avenue  
PUBLIC BENEFITS SUMMARY**

**Project Summary:**

To develop 135 units of social housing with a focus on housing for women with an emphasis on seniors, single mothers and their children.

**Public Benefit Summary:**

The proposal would provide 135 residential units, secured as social housing for 60 years or the life of the building, whichever is longer.

	<b>Current Zoning</b>	<b>Proposed Zoning</b>
Zoning District	RM-3	CD-1
FSR (site area = 1,369.8 sq. m (14,744 sq. ft.))	1.11	6.05
Buildable Floor Space (sq. ft.)	16,366.3	89, 204
Land Use	Residential	Residential

**Summary of development contributions expected under proposed zoning**

City-Wide DCL	\$0
City-Wide Utilities DCL	\$0
<b>TOTAL:</b>	<b>\$0</b>

**Other benefits (non-quantified):** 135 units of social housing units secured for 60 years or the life of the building, whichever is longer.

\* \* \* \* \*

**546 West 13th Avenue**  
**APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**APPLICANT INFORMATION**

<b>Architect</b>	GBL Architects
<b>Developer</b>	Soroptimist International of Vancouver BC
<b>Property Owner</b>	Soroptimist Club of Vancouver BC

**PROPERTY INFORMATION**

<b>Street Address</b>	<b>Property Identifier (PID)</b>	<b>Legal Description</b>
546 West 13th Av	011-143-142	Lot A of Lot 5 Block 440 District Lot 526 Plan 5484
546 West 13th Av	011-143-151	Lot A of Lot 6 Block 440 District Lot 526 Plan 5484
546 West 13th Av	011-143-185	Lot A of Lot 7 Block 440 District Lot 526 Plan 5484

**SITE STATISTICS**

<b>Site Area</b>	1,369.8 sq. m (14,744 sq. ft.)
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**DEVELOPMENT STATISTICS**

	<b>Permitted / Required Under Existing Zoning</b>	<b>Proposed</b>	<b>Recommended</b>
<b>Zoning</b>	RM-3	CD-1	--
<b>Uses</b>	Residential	Residential	--
<b>Floor Space Ratio (FSR)</b>	1.11 FSR	5.97 FSR	6.05
<b>Floor Area</b>	1,520 sq. m (16,366 sq. ft.)	8,170.2 sq. m (88, 009 sq. ft.)	8,287.3 sq. m (89, 204 sq. ft.)
<b>Maximum Height</b>	36.6 m (120.0 ft.)	40.0 m (131.2 ft.)	--
<b>Unit Mix</b>	N/A	Studios: 50 (37%) One-Bedroom: 38 (28 %) Two-Bedroom: 35 (26%) Three-Bedroom: 12 (9%) <b>Total Units: 135</b>	--
<b>Parking Spaces</b>	Per Parking By-law	Per Parking By-law (TDM Plan)	--
<b>Bicycle Spaces</b>	Per Parking By-law	Per Parking By-law (TDM Plan)	--
<b>Natural Assets</b>	<b>Existing:</b> On-site trees: 8 City-owned street trees: 3 Total: 11 trees	<b>Proposed (including existing):</b> Removal: 8 on-site trees Retention: 0 trees + 3 City-owned trees New Trees: 19 trees – to be confirmed at the development permit stage Total: 22 trees	--

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