



## REFERRAL REPORT

Report Date: May 25, 2021  
Contact: Yardley McNeil  
Contact No.: 604.873.7582  
RTS No.: 14508  
VanRIMS No.: 08-2000-20  
Meeting Date: June 8, 2021

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Rezoning: 1405 East 15th Avenue and 3047-3071 Maddams Street

### **RECOMMENDATION**

A. THAT the application by Stuart Howard Architects Inc., on behalf of Caulfield Rock (Clark Park) Holdings Inc., the registered owner of the lands at 1405 East 15th Avenue, 3071 Maddams Street, 3053/3055 Maddams Street and 3047/3049 Maddams Street [Lots A and B of Lot D Block 171 District Lot 264A Plan 11513; PIDs 009-057-536 and 007-707-801, respectively, and Lots C and D of Lot D Block 171 District Lot 264A Plan 12591, PIDs 006-945-694, 008-055-12, *respectively*] to rezone the lands from RT-2 (Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.75 to 2.71, and building height from 9.2 m (30.18 ft.) to 21 m (68.89 ft.) to permit the development of 82 secured market rental units, be referred to a Public Hearing together with:

- (i) Plans prepared by Stuart Howard Architects Inc. received on June 24, 2020, with revisions submitted on April 22, 2021;
- (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 draft CD-1 By-law, generally in accordance with Appendix A, for consideration at Public Hearing.

B. THAT, subject to approval in principle of the rezoning and the Housing Agreement described in Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, after the Housing Agreement has been agreed to and signed

by the applicant and its mortgagee(s) and prior to enactment of the CD-1 By-law contemplated by this report.

- C. THAT Recommendations A to C be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner;
  - (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 the site at 1405 East 15th Avenue and 3047-3071 Maddams Street from RT-2 (Residential) to CD-1 (Comprehensive Development) District to permit a density of 2.71 FSR and building height of 21 m (68.89 ft.) under the *Affordable Housing Choices Interim Rezoning Policy* (the “AHC Policy”). The proposal is for a six-storey residential building with a total of 82 secured market rental housing units.

Staff assessed the application and conclude that it meets the intent of the *AHC Policy*. If approved, the application would contribute 82 secured rental housing units towards the City's housing goals as identified in the *Vancouver Housing Strategy*.

Staff recommend the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to a Public Hearing and the conditions outlined in Appendix B.

## **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

- *Affordable Housing Choices Interim Rezoning Policy* (2012, last amended 2018)
- *Kensington-Cedar Cottage Community Vision Plan* (1998)
- *Rental Incentive Programs Bulletin* (2012, last amended 2020)
- *RT-2 District Schedule*
- *Family Room: Housing Mix Policy for Rezoning Projects* (2016)
- *High-Density Housing for Families with Children Guidelines* (1992)
- *Housing Vancouver Strategy* (2017)
- *Green Buildings Policy for Rezoning* (2010, last amended 2018)
- *Community Amenity Contributions Policy for Rezoning* (1999, last amended 2020)
- *Vancouver Development Cost Levy By-law No. 9755*
- *Vancouver Utilities Development Cost Levy By-law No. 12183*
- *Urban Forest Strategy* (2014)

- **REPORT**

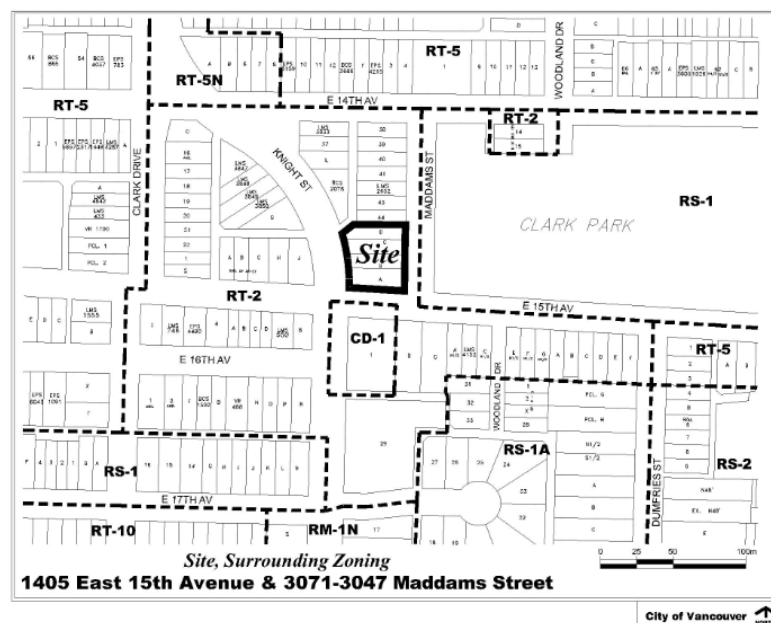
## **Background/Context**

### **1. Site and Context**

This 1,768 sq. m. (19,033 sq. ft.) site is comprised of four lots at the northeast corner of Knight Street and East 15th Avenue (see Figure 1). This irregular shaped site has three street frontages with dimensions of approximately 44 m (144 ft.) along East 15th Avenue, 45.3 m (146 ft.) along Maddams Street, 34.5 m (113 ft.) along Knight Street, and 10 m (33 ft.) of lane off Knight Street. The site is occupied by two duplexes and two detached houses constructed in 1913, 1964 and 1967. There are eight secondary rental units with seven units occupied. One tenant qualifies for tenant relocation under the City's Tenant Relocation Policy. The site does not include any historic features.

The site is zoned RT-2 (Residential) District which permits a maximum density of 0.75 FSR and building heights up to 9.2 m (30.18 ft.). Surrounding properties to the north and west are zoned RT-2 and generally developed with two-storey residential buildings. To the east is Clark Park. To the south is a five-storey rental building approved by Council under the *AHC Policy* and built in 2017 (zoned CD-1).

**Figure 1: Site and Surrounding Zoning**



**Local School Capacity** – The site is located within the catchment area of Queen Alexandra Elementary School at 1300 East Broadway and Vancouver Technical Secondary School at 2600 East Broadway Avenue. Per the *Vancouver School Board (VSB)'s Draft Long Range Facilities Plan*, dated May 29, 2019, enrolments in 2017 resulted in Queen Alexandra operating at 62% capacity with a surplus of 102 spaces. Queen Alexandra is forecasted to have a surplus of 161 student spaces by 2027. At the secondary level, Vancouver Technical Secondary School is utilizing 97% of its 1870 seat capacity with a surplus operating capacity of 59 student spaces as of 2017, and a forecasted surplus of 74 spaces by 2027.

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

- **Parks** – Clark Park (20 m), Sunnyside Park (550 m), Cedar Cottage Park (600 m), China Creek South Park (700 m), W.C. Shelley Park (900 m), John Hendry Park (1100 m)
- **Cultural and Community Space** – Trout Lake Community Centre (1000 m), Praise International Church (290 m), Hosanna Church of Vancouver (300 m), Our Lady of Fatima Portuguese Parish (500 m), VCAC Knight Street Church (260 m), St. Mark's Lutheran Church (550 m), Masjid Omar Al-Farooq Mosque (950 m)
- **Schools** – Stratford Hall (500 m), St. Joseph's School (290 m), Tyee Elementary School (500 m), Charles Dickens Elementary School (700 m), Queen Alexandra Elementary (650 m),
- **Child Care Facilities** – Dickens Out of School Care Program (750 m), Nanook YMCA Child Care (650 m), Little Cedar School Age Care (900 m)

## Policy Context

**Affordable Housing Choices Interim Rezoning Policy (“AHC Policy”)** – Rezoning potential for the site is guided by the *AHC Policy*, which aims to encourage housing delivery innovation and, to enable a variety of housing opportunities throughout the City, such as market rental housing and ground-oriented/mid-rise housing types. Council originally established a limit of 20 rezoning applications to be considered under the policy. On June 20, 2018, Council removed the 20-project limit as an interim measure to support progress towards meeting the *Housing Vancouver Strategy* target for 20,000 new purpose-built rental housing units over the 10-year period from 2018 to 2027. At the same time, Council introduced a deadline of June 30, 2019 for new rezoning enquiries to be accepted under the *AHC Policy*.

On November 26, 2019, Council approved the *Secured Rental Policy (SRP)*, which consolidates opportunities for rezoning for secured rental housing previously contained in the *AHC Policy* and the previous *Secured Market Rental Housing Policy (R100)*. While the *AHC Policy* was formally closed to new rezoning enquiries after June 30, 2019, applications received up to this date will continue to be reviewed and assessed under the *AHC Policy*. The enquiry for this rezoning application was submitted on April 30, 2019, and therefore may be considered under the *AHC Policy*.

Rezoning applications considered under the *AHC Policy* must meet a number of criteria such as providing 100% of the residential floor area as secured rental housing, fitting contextually with neighbouring development and meeting location requirements. The subject site is located on an arterial and within 500 m of a local shopping area, where six-storeys buildings may be considered under the *AHC Policy*.

The *AHC Policy* allows for a maximum of two projects within ten blocks along an arterial. The property directly south at 1408 East 15th Avenue was rezoned under the *AHC Policy* and constructed in 2017. The subject site would be the second project to be considered in this area within the ten block limit. If approved by Council, no further *AHC* applications may be considered along this section of Knight Street. There are no other *AHC* rezoning applications submitted for this area.

**Housing Vancouver Strategy** – In November 2017, Council approved the *Housing Vancouver Strategy (2018-2027)* and *3-Year Action Plan (2018-2020)*. The strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The strategy's targets were based on the core goals of retaining the current diversity of incomes and households in the city, shifting housing production towards rental to

meet the greatest need, and coordinating action with partners to deliver housing for the lowest-income households. Overall, 72,000 new homes are targeted for the ten year period from 2018 to 2027, including 12,000 social, supportive and non-profit co-operative units, and 20,000 purpose-built rental units. This application will contribute towards the targets for purpose-built rental units.

**Secured Rental Policy (SRP)** – On November 26, 2019, Council approved amendments to the *Secured Market Rental Housing Policy* approved May 2012, and renamed the policy the *Secured Rental Policy* (SRP). The amended SRP expands on the *Secured Market Rental Housing Policy*, by consolidating rezoning opportunities for secured rental housing previously contained in the *Affordable Housing Choices Interim Rezoning Policy* and introducing new green building requirements. The SRP also includes new locational criteria for future rezoning opportunities in RS and RT-zoned areas. Council further directed staff to prepare new rental zones to simplify the RS/RT rezoning process under the SRP.

As of the date of this report, implementation work on these changes is still underway, and during this interim period, new rezoning proposals in RS and RT-zoned areas are not being accepted. Should new rental zones be approved by Council in the future, rezoning applications in the RS and RT districts would be accepted under the provisions of the amended SRP.

**RT-2 Zoning** - The intent of the *RT-2 District Schedule* is to permit two-family dwellings and to conditionally permit, in some instances, low density multiple-family housing.

**Development Cost Levy By-Laws** – Under Section 3.1A of the Vancouver Development Cost Levy By-law No. 9755 (the “DCL By-law”), projects which meet the by-law’s definition of “for-profit affordable rental housing”, a term specifically used by the province in Section 523D(10.3)(a) of the Vancouver Charter, are eligible for a waiver of the City-wide DCL for the residential portion of the development. The DCL By-law establishes maximum unit sizes and maximum average rents by unit type for the project to be eligible for the waiver. Current rental rates and unit sizes are outlined in the *Rental Incentive Programs Bulletin* and are updated on an annual basis.

Prior to September 30, 2020, eligible projects were also entitled to a waiver under the Vancouver Utilities Development Cost Levy By-law No. 12183 (the “Utilities DCL By-law”). In-stream rate protection provided under the Vancouver Charter allows eligible projects to apply for a waiver of the Utilities DCL provided that the corresponding building permit is issued before September 30, 2021 (within 12 months of the effective date of the Utilities DCL By-law change).

Staff note that the term “for-profit affordable rental housing” as defined by the Vancouver Charter, and used in relation to the DCL By-law does not necessarily create rental units which are affordable to all Vancouver residents. The DCL waiver provides opportunities for the creation of a range of rental levels, in accordance with the housing continuum objectives of the Vancouver Housing Strategy.

**Tenant Relocation and Protection Policy (2019)** –The *Tenant Relocation and Protection Policy* (“TRP Policy”) is intended to protect tenants by mitigating the impacts of displacement resulting from redevelopment activity, while recognizing that some renewal is necessary to maintain the health of the overall rental stock. 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’s free rent (in line with the *Residential Tenancy Act*), a flat-rate payment toward moving costs, and permanent rehousing options that maintain affordability. Tenants who choose to do so can exercise a First Right of Refusal to

return to one of the replacement units in the new building at rents that are affordable to them, provided that the non-profit can secure sufficient funding to continue to provide the same affordability levels. All tenancies are protected under the *Residential Tenancy Act* that governs how residential properties are rented, and includes specific provisions around ending tenancies. Any disputes would be resolved through the Residential Tenancy Branch.

## **Strategic Analysis**

### **1. Proposal**

This application proposes to rezone 1405 East 15th Avenue and 3047-3071 Maddams Street to permit a six-storey residential building with a partial seventh floor for a roof-top amenity space with a height of 21 m (68.89 ft.) and 82 secured market rental housing units (see Figure 2). A density of 2.71 FSR is proposed, representing a total floor area of 4,784.5 sq. m (51,500 sq. ft.). Vehicle and bicycle parking for this application will be located underground, with access off Maddams Street.

The original rezoning application received June 24, 2020, proposed a six-storey residential building with 79 secured rental units. Following comments received from the community open house, the Urban Design Panel and the staff review, a revised application was received on April 22, 2021. The revised proposal simplified the massing on the upper levels, provided an additional three rental units and a small increase in density and height; however, the building design generally remained the same. Further changes from the original to the revised application are noted under the form of development section. This report is based on the revised application, including corresponding conditions in Appendix B.

**Figure 2: View of Development from Maddams Street**



\*Rendering reflects revised application received April 22, 2021

## 2. Land Use

This proposal includes residential use, which is consistent with the intent of the *AHC Policy*, which seeks to provide opportunity for increased ground-oriented and mid-rise affordable housing choices.

## 3. Density, Height and Form of Development (Refer to drawings in Appendix E and statistics in Appendix G)

**Existing Zoning** – If development were to occur under the existing RT-2 zoning, it would be limited to multiple dwelling use with a maximum height of 9.2 m (30.18 ft.) and density of 0.75 FSR, likely in the form of a duplex.

At this location, the *AHC Policy* permits consideration of additional density and building forms up to six-storeys. The policy requires applications to demonstrate a “transition-zone” concept, where ground-oriented affordable housing types provide a transition between higher density forms along arterial streets and adjacent lower density residential areas. As the policy is informed by local area guidelines, staff have also analyzed the proposal against the *RT-2 District Schedule*, which seeks to permit two-family dwellings and low-density multi-family housing.

Staff have reviewed the proposed density, massing, and site planning and concluded it is appropriate for the site and neighbourhood context. The volume of the building is broken up with a primarily four-storey base and a secondary two-storey volume on top. The upper floors step back and use lighter cladding material to reduce the appearance of overall bulk. The massing on the north side is terraced and pulled back to minimise shadowing onto the lower-density houses to the north (as shown in Figure 3). The terraced design also helps ensure shadows are minimized onto Clark Park and conditions in Appendix B limit shadowing at further stages of development.

**Figure 3: Original Development as Viewed from Maddams Street**



The proposed building is taller than its surrounding context and the height permitted under the current RT-2 zone. Support for the increased height and overall building form include consideration of the following: rental unit count and mix; efficiency of usable floor area and parking arrangement; connectivity of the amenity rooms; and tree retention.

The original rezoning application, received on June 24, 2020, was for a six-storey building with 79 secured market rental units. Following comments received from the community open house,



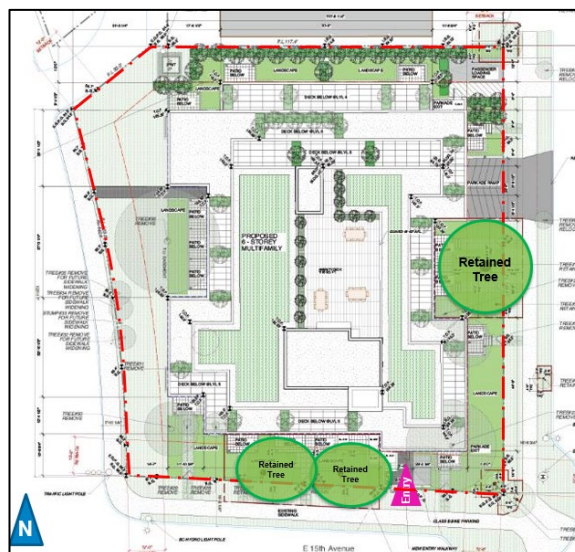
the Urban Design Panel and further staff review, a revised application was received on April 22, 2021. The revised plans relocated the entrance to the building from East 15th Avenue to Maddams Street, simplified the massing, and provided three additional secured rental units with a commensurate increase in density from 2.58 FSR to 2.71 FSR (see Figure 4). See Appendix G for a comparison of the project statistics and Appendix E for a comparison of the shadow study between the original and revised application.

**Figure 4: Revised Development as Viewed from Maddams Street**



**Transition and Neighbourliness** – The building has generous setbacks with a minimum of 3.6 m (12 ft.) from all property lines, with various areas set back further to produce articulation of the massing. The northeast and northwest corners of the building have been notched in to align with the front and rear yards of the existing house to the immediate north, reducing the length of the northern wall of the building, and supporting a neighbourly interface with the adjacent residential house. See Figure 5 and 6.

**Figure 5: Original Site Plan of the Proposed Development**

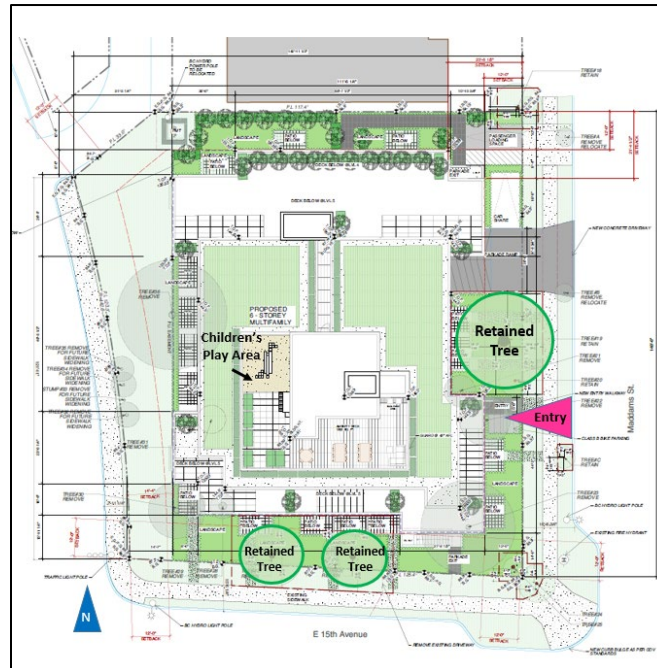


Significant trees are proposed for retention, which has shaped the building footprint as shown in Figure 5. The setbacks allow for landscaping features to help ease the transition of the building



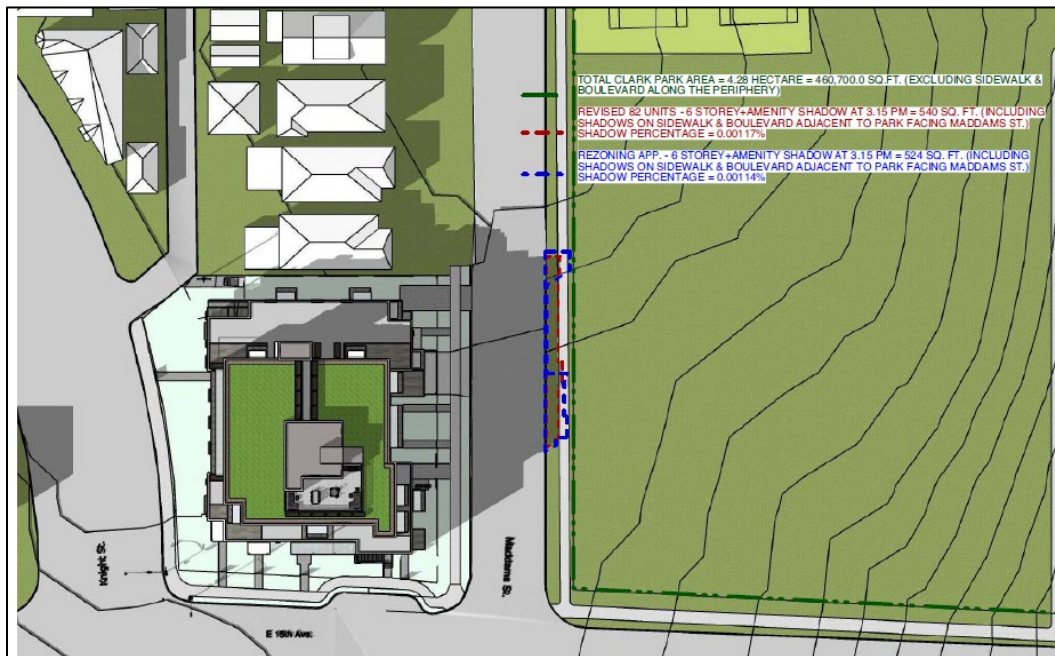
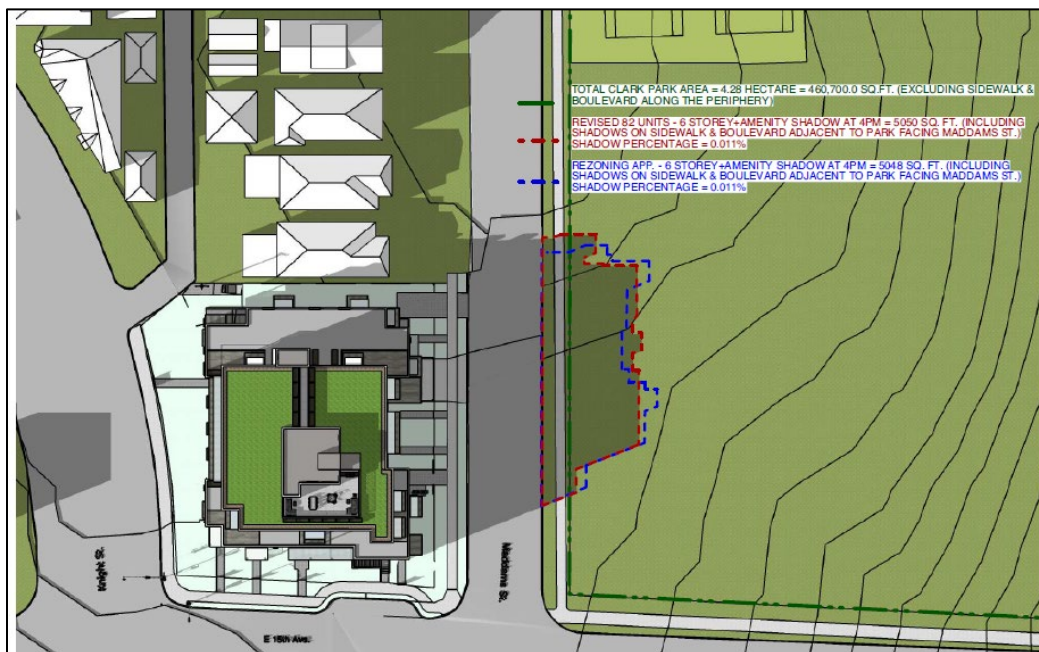
to the sidewalks and public realms. Urban design conditions in Appendix B secure these setbacks in the development permit stage, while encouraging further measures to minimise overlook from the units. To help animate the park and its surroundings, conditions in Appendix B recommend the residential entry be enhanced and relocated to face Clark Park. Figure 6 represents an example of what adhering to some of these conditions may look like. Some of the balconies facing north have been re-oriented, the building entrance has been relocated from East 15th Avenue to Maddams Street, the rooftop outdoor amenity area has been expanded to include a children's play area, and the large existing tree remains unchanged.

**Figure 6: Revised Site plan of the Proposed Development**



**Shadow Impacts –** Shadow studies demonstrate the six-storey building casts shadows to the east onto Clark Park starting at approximately 3:15 pm during the spring and fall equinox (see Figures 7 and 8). The building abuts an existing easement that is oriented approximately parallel with Knight Street and limits the building being setback further west. To reduce building bulk and shadows, the upper levels of the building have been setback from the floors below and conditions in Appendix B limit further shadowing.

The Vancouver Park Board reviewed the shadow impact on Clark Park and supports the proposed development. See Appendix E for a shadow study which compares the original and revised application.

**Figure 7: Building Shadows at 3:15 pm – March/September 21st****Figure 8: Building Shadows at 4:00 pm – March/September 21st**

**Livability and Amenity Space** – A mix of studios, and one-, two-, and three- bedroom units are provided. All units have private outdoor space in the form of balconies and decks. Appendix B contains further design conditions to improve the configuration of some of the units to maximise privacy by ensuring windows do not look directly into another unit's balcony or window.

An indoor and outdoor amenity space is provided on the rooftop which provides sufficient space to accommodate a broad range of activities for residents and their guests, including a children's playground. Urban design conditions are included in Appendix B which recommend exploring foldable glass-walls to have more visual and physical connection between the interior and exterior spaces, therefore expanding the activities that can be held there.

A 4.5 m (14.7 ft.) offset distance measured from the back of the existing curb for widened sidewalks along Knight Street is required and will be secured through a surface statutory right of way (SRW) for public pedestrian use over that portion of the site. See conditions in Appendix B.

**Landscape** – Soft and hard landscaping is proposed. There are a total of 22 trees on site, of which eight will be retained and 14 trees proposed for removal due to conflicts with the building envelope and underground parkade. Generally, the building has been designed to permit retention of some mature trees featured on the site. Landscape conditions in Appendix B seek significant replacement trees, enhanced public realm landscaping, privacy screens between patios and provision of edible plants as well as shading for a portion of the outdoor amenity space.

**Urban Design Panel** – The Urban Design Panel reviewed this application on October 28, 2020 and recommended resubmission primarily to improve detailed aspects of the entry points to the building, simplify the massing, and reorient some of the units to improve privacy and overlook concerns. The panel's comments informed the revised submission and conditions in Appendix B. The Panel also advised relocating the parking entry to East 15th Avenue, however due to local conditions, the proposed parking entry off Maddams Street has been confirmed by Engineering staff to be the safest option.

Staff recommend approval of the application subject to conditions outlined in Appendix B. For detailed panel comments, refer to Appendix D. The project will be expected to be reviewed by the Urban Design Panel at the development permit stage.

#### 4. Transportation and Parking

Vehicle parking is provided in one level of underground parking, accessed from Maddams Street. The application proposes 24 vehicle parking spaces and 135 bicycle spaces. The applicant must meet the requirements of the Parking By-law, which provides for reductions in the number of parking spaces required. Based on the proximity to transit, the development is eligible for parking reductions up to 20%.

The site is well served by public transit with a bus stop located 140 m away (2 minute walk) and the Commercial-Broadway SkyTrain station 1 km away (14 minute walk). The site is also within 130 m of the Mosaic Bikeway and Dumfries Bikeway.

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

#### 5. Housing

This project, if approved, would advance a number of City housing policy objectives and strategic directions, including those articulated in *Housing Vancouver Strategy* (2017) and the *AHC Policy*. By delivering 82 new secured rental housing units, this rezoning application would

contribute to near and long term targets for new purpose-built market rental housing units in the *Housing Vancouver Strategy* (see Figure 9 below).

**Figure 9: Progress Towards 10-Year Housing Vancouver Targets for Purpose-Built Market Rental Housing as of March 31, 2021**

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets
<b>Purpose-Built Market Rental Housing Units</b>	20,000	6,069

*\*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*

*\*\*\*Includes Developer-Owned Below-Market Rental Housing*

**Vacancy Rates** – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2020, the purpose-built apartment vacancy rate was 1.0% in Vancouver. The vacancy rate based on the CHMC Market Rental Survey for the Mount Pleasant/Renfrew Heights area within which this site is located is 1.3%. A vacancy rate of 3% to 5% represents a balanced market.

**Unit Mix** – This proposal would deliver a variety of unit types in the form of studio, one-bedroom, two-bedroom, and three bedroom units. The *Family Room: Housing Mix Policy for Rezoning Projects* policy sets family housing requirements at 35%. This application would deliver 28 family units (approximately 35%) in a mix of two-bedroom and three-bedroom units, thereby meeting the requirements of the policy. These units are to be designed in accordance with the *High Density Housing for Families with Children Guidelines*.

**Security of Tenure** – All 82 units would be secured through a Housing Agreement and/or a Section 219 Covenant for the longer of 60 years and the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units. The addition of new market rental housing units contributes toward the Housing Vancouver targets. Conditions related to securing the units are contained in Appendix B.

**Development Cost Levy Waiver** – This application was eligible to seek a DCL waiver, but the owner has chosen not to pursue it. Given that the project is subject to a Community Amenity Contribution, the applicant will not be eligible to request the waiver during the Development Permit process.

**Average Rents and Income Thresholds** – Average market rents in newer rental buildings on the eastside are shown in Figure 8. Rent increases over time are subject to the *Residential Tenancy Act*. An average market rental studio unit could be affordable to a single person working in occupations in the education sector and industrial sector. A two-bedroom market rental unit could be affordable to a couple employed in occupations such as technical roles in engineering or manufacturing. Market rental housing provides options which are significantly more affordable than average home ownership costs as illustrated in Figure 10.

**Figure 10: Market Rents in Newer Eastside Buildings, Costs of Ownership and Household Incomes Served**

	Newer Rental Buildings Eastside <sup>1</sup>		Monthly Costs of Ownership for Median-Priced Unit Eastside <sup>2</sup>	
Unit Type	Average Rent	Average Household Income Served	Monthly Costs Associated with Purchase	Average Household Income Served
Studio	\$1,584	\$63,360	\$2,270	\$90,800
1 Bedroom	\$1,796	\$71,840	\$2,824	\$112,960
2 Bedroom	\$2,378	\$95,120	\$3,852	\$154,080
3 Bedroom	\$2,603	\$104,120	\$5,394	\$215,760

<sup>1</sup> Data from the October 2019 CMHC Rental Market Survey for buildings completed in the year 2010 or later on the Eastside of Vancouver

<sup>2</sup> Based on the following assumptions in 2019: median of all BC Assessment recent sales prices in Vancouver Eastside in 2019 by unit type, 10% down payment, 5% mortgage rate, 25-year amortization, \$150 – 250 monthly strata fees and monthly property taxes at \$2.56 per \$1,000 of assessed value

**Existing Tenants** – The *Tenant Relocation and Protection Policy* (the “TRP Policy”) extends policy coverage to projects involving consolidation of two or more lots that contain existing secondary rental. This includes single-family homes, basement suites, duplexes, or individually-rented condos where new development is proposing five or more dwelling units. The *TRP Policy* exempts tenancies entered into after the purchase of the property that are of a length of two years or less as of the date of the rezoning application. This exclusion is intended to avoid penalizing applicants who are renting out units to comply with the City’s Empty Homes Tax during the process of assembling sites for redevelopment. Further, there is an exclusion where a previous owner of a house, strata, or equity co-op unit has sold the property to a developer, and is now occupying the unit as a tenant.

As the application involves consolidation of four RT-2 lots containing secondary rental units, the updated *TRP Policy* applies.

The four houses are comprised of eight rental units, seven of which are currently occupied with tenants who are aware of the rezoning application. Out of the seven tenancies, there is one eligible for provisions under the *TRP Policy*, including relocation assistance, assistance with moving costs, monetary compensation calculated based on length of the tenancy, and Right of First Refusal to return to a rental unit in the new building. The applicant has provided a draft Tenant Relocation Plan (TRP), which will be secured as a condition of rezoning (summarized in *Appendix C*). A final Tenant Relocation Plan will be required at the time of Development Permit issuance, with an Interim Tenant Relocation Report required prior to Demolition Permit issuance, and a final Tenant Relocation Report prior to Occupancy Permit issuance.

All tenancies are protected under the BC Residential Tenancy Act that governs how residential properties are rented, and includes specific provisions regarding termination of tenancies. Any disputes would be resolved through the Residential Tenancy Branch.



## 6. Environmental Sustainability and Natural Assets

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

This application has chosen to satisfy the *Green Building Policy for Rezoning*s under the low emissions green building requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces. The applicant has submitted preliminary energy modelling analysis detailing building performance strategies to meet the new energy use intensity, greenhouse gas and thermal demand targets. Additionally, all developments will need to meet rainwater management requirements for retention, rate control, cleaning, and safe conveyance. Conditions are included in Appendix B.

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

There are currently three existing street trees in front of the site on Maddams Street and East 15th Avenue and 19 on-site trees. This application proposes to retain eight trees, and add approximately 15 new on-site trees. The final number of trees planted will be determined through the development permit process.

China Creek is an old stream that passes under the east side of the site. Appendix B contains an Engineering condition for a natural watercourse agreement to ensure the flow is not obstructed due to site redevelopment.

## 7. Public Input

**Pre-Application Community Consultation** – The applicant held a pre-application in person open house on February 5, 2020 at the Croatian Cultural Centre, to get early feedback on the proposal. Approximately 63 people attended this event. A total of 47 written comments and one e-mail comment were received; 43 of those comments expressed support for the building design and increased rental units, two respondents voiced concerns for the number of family units and parking and traffic issues, and three of them were neutral.

**Public Notification** – A rezoning information sign was installed on the site on July 21, 2020. Approximately 1,400 notification postcards were distributed within the neighbouring area on or about October 16, 2020. Notification and application information, as well as an online comment form, was provided on the City's new digital engagement platform *Shape Your City Vancouver* ([shapeyourcity.ca/](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-

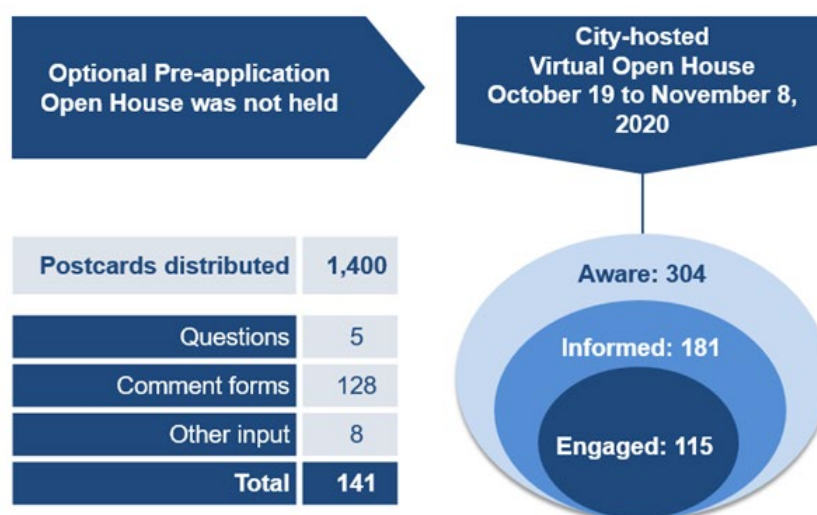


person event, a virtual open house was held from October 19, 2020 to November 8, 2020 on the Shape Your City platform. The virtual open house consisted of an online event where questions were submitted and posted with a response over a period of three weeks. Digital presentations from the City and the 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 141 submissions were received. The online comment form on Shape Your City included an optional question asking for an overall position on the application with 128 respondents indicating their position as either support, opposed, or mixed. A summary of all public responses is found in Appendix D.

**Figure 11: Overview of Notification and Responses**



Appendix D provides a detailed summary of the results of the public consultation. The numbers above do not include multiple correspondence received from the same respondent, however, all comments were assessed. Generally, comments of support fell within the following areas:

- Provision of affordable rental housing
- Building height, density and massing
- Building design
- Fits with neighbourhood context
- Proximity to local amenities, services, and stores
- Provision of amenity space

Generally, comments of concern fell within the following areas:

- Insufficient parking
- Building height and density

- Pace of development
- Privacy and access to sunlight
- Compliance with location criteria under AHC IRP

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

*Parking* – The parking provisions will comply with the Parking By-law. New vehicle trips generated by the development are anticipated to be nominal and have no meaningful impact on existing roadway network conditions.

*Building height, density, and privacy* – The proposed height and density meets the intent of the AHC policy. The massing of the building steps back at the upper levels and is tiered back from the adjacent property to the north to soften the transition of the building. Tree retention and landscaping also contributes towards neighbourhood fit. Design conditions are provided in Appendix B to assist with transition of the proposed development into the neighbourhood context.

*Privacy and access to sunlight* – Conditions in Appendix B reduce overlook from the proposal to existing neighbours. These include re-orienting balconies and living room windows to face the street instead of the interior side yard, maintaining the north-side setbacks and terracing at the development permit stage and ensuring the shadows cast on Clark Park are limited.

*Pace of development in the neighbourhood* – Some neighbours have concerns there is too much construction in their neighbourhood and are concerned with the pace of development. This subject site is on an arterial in close proximity to frequent transit and neighbourhood amenities where the delivery of secured rental units is an objective. As noted in the report, this is the last AHC Policy project that could be considered along this section of Knight Street. However new rental policies for RS/RT zones have been requested by Council and are currently under development.

## **PUBLIC BENEFITS**

City policies addressing changes in land use and density provide 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 engineering infrastructure.

The site is subject to the City-wide DCL and Utilities DCL which will be calculated on the floor area specified in the development permit. Based on the rates in effect as of September 30, 2020 and the proposed 4,784.5 sq. m (51,500 sq. ft.) of residential floor area total DCLs of \$1,443,545 are anticipated from this development.

As the applicant has elected not to pursue a DCL waiver as part of this rezoning and the project was subject to a CAC, they cannot pursue a DCL waiver at the development permit stage.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection from DCL rate increases,

provided that an application has been received prior to the rate adjustment. See the City's [DCL Bulletin](#) for details on DCL rate protection.

**Public Art Program** – The 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)** – In the context of the City's *Financing Growth Policy*, an offer of a Community Amenity Contribution (CAC) to address the impacts of rezoning can be anticipated from the owner of a rezoning site. Such a CAC is typically made through the provision of either on-site amenities or a cash contribution towards other public benefits 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 requires lower-density secured market rental applications within the RT/RS zones proposing more than five storeys to be subject to a CAC evaluation.

As part of this application, the applicant has offered a cash CAC of \$250,000 to be allocated to support childcare project in and around the Kensington-Cedar Cottage neighbourhood such as the planned 37 space childcare at Cedar Cottage Neighbourhood. Real Estate Services staff have reviewed the applicant's development pro forma and concluded that total CAC value offered by the applicant is appropriate.

See Appendix G for a summary of all of the public benefits associated with this application.

**Rental Housing** – The applicant has proposed that all 82 of the residential units will be secured rental housing units. The public benefit accruing from these units is their contribution to the City's rental housing stock for the longer of the life of the building and 60 years. As set out in Appendix B, a Housing Agreement and Section 219 Covenant are required to be registered on title to preclude the stratification and/or separate sale of individual units.

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

## **FINANCIAL IMPLICATIONS**

Based on the rates in effect as of September 30, 2020 total DCLs of approximately \$1,443,545 would be expected from this development.

The applicant has offered a cash CAC of \$250,000 which staff recommend be allocated to support childcare projects in and around the Kensington-Cedar Cottage neighbourhood. No public art contributions associated with this rezoning.

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

The 82 secured market rental housing units will be privately owned and operated, secured by a Housing Agreement and Section 219 Covenant for the longer of 60 years and the life of the building.

**CONCLUSION**

Staff have reviewed the application to rezone the site at 1405 East 15th Avenue and 3047-3071 Maddams Street from RT-2 to CD-1 and conclude the proposed form of development is an appropriate urban design response to the site and its context, and that the application, along with the recommended conditions of approval, is consistent with the intent of the *AHC Policy*. The project will deliver 82 secured market rental units towards the goals of the Housing Vancouver Strategy. A community amenity contribution has been offered and staff recommend the CAC be allocated towards childcare in the Kensington-Cedar Cottage neighbourhood.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a Public Hearing, together with a draft CD-1 By-law generally as set out in Appendix A, and that, subject to the Public Hearing, the application including the form of development as shown in the plans in Appendix E, be approved in principle, subject to the application fulfilling the conditions of approval in Appendix B.

\* \* \* \* \*

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**1405 East 15th Avenue and 3047-3071 Maddams Street  
DRAFT BY-LAW PROVISIONS**

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

**Zoning District Plan Amendment**

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

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

**Designation of CD-1 District**

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

**Uses**

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

**Conditions of Use**

- 4.1 The design and layout of at least 35% of the dwelling units must:
  - (a) be suitable for family housing;
  - (b) include two or more bedrooms; and
  - (c) comply with Council's "*High-Density Housing for Families with Children Guidelines*".
- 4.2 There shall be no dwelling units above the 6th storey.

### **Floor Area and Density**

- 5.1 Computation of floor space ratio must assume that the site consists of 1,768.2 m<sup>2</sup> being the site size at the time of the application for the rezoning evidenced by this by-law, prior to any dedications,
- 5.2 The floor space ratio for all uses must not exceed 2.71.
- 5.3 Computation of floor area must include all floors, having a minimum ceiling height of 1.2 m, including earthen floors and accessory buildings, both above and below ground level, measured to the extreme outer limits of the buildings.
- 5.4 Computation of floor area must exclude:
- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
    - (i) the total area of all such exclusions must not exceed 12% of the permitted floor area for dwelling units; and
    - (ii) the balconies must not be enclosed for the life of the building;
  - (b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
  - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
  - (d) amenity areas, including recreational facilities and meeting rooms accessory to a residential use, except that the total exclusion must not exceed 10% of the total permitted floor area; and
  - (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 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.
- 5.5 The use of floor area excluded under Section 5.4 must not include any use other than that which justified the exclusion.

### **Building Height**

6. Building height, measured from base surface, must not exceed 21 m.

### **Horizontal angle of daylight**

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



- 7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.3 Measurement of the plane or planes referred to in Section 7.2 must be horizontally from the centre of the bottom of each window.
- 7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
- (a) the Director of Planning or Development Permit Board first considers all of the applicable policies and guidelines adopted by Council; and
  - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 7.5 An obstruction referred to in Section 7.2 means:
- (a) any part of the same building including permitted projections; or
  - (b) the largest building permitted on adjoining parcels.
- 7.6 A habitable room referred to in Section 7.1 does not include:
- (a) a bathroom; or
  - (b) a kitchen whose floor area is the lesser of:
    - (i) 10% or less of the total floor area of the dwelling unit, or
    - (ii) 9.3 m<sup>2</sup>.

### **Acoustics**

8. A development permit application for dwelling uses must include an acoustical report prepared by a registered professional acoustic engineer demonstrating that the noise levels in those portions of the 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 ( ).

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**1405 East 15th Avenue and 3047-3071 Maddams Street**  
**CONDITIONS OF APPROVAL**

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

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

*Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Stuart Howard Architecture, received June 24, 2020, with revisions submitted on April 22, 2021, 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 minimise and not incur additional impacts on its surroundings during the development and building permit stage through, but not limited to, the following measures:
- (a) Ensure shadows cast on Clark Park will not extend beyond what is shown in the revised plans from April 22, 2021 in Appendix E of this report;
  - (b) Reorient all balconies, above-grade decks (from level two and up) and living room windows to face either Knight Street or Maddams Street instead of the north interior side yard;
  - (c) Ensure studio units do not only face the north interior sideyard;
  - (d) Limit the size and/or use of partially obscured glass for north-facing windows;
  - (e) Maintain the 3.7 m (12 ft.) setbacks and terracing at the north-end of the building;
  - (f) Minimise appearance of added height and bulk by locating the rooftop amenity room towards the south-end and away from the roof-edge; and to not be sized larger than in the rezoning application; and
  - (g) Retain the specified trees.

Note to Applicant: This application indicates the shadows do not enter Clark Park prior to 3:15pm during the equinox. Subsequent development and building permits should respect this shadow extent as the maximum impact, and should demonstrate through comparative shadow-studies that future iterations of the building's evolution. Reorienting north-facing balconies, decks and primary windows, and ensuring adequate north-edge setbacks, expresses neighbourliness through care for privacy. Ensuring shadows are off Clark Park, and reorienting balconies and living-room aspects may require reconfiguring the unit and floor plans. Particularly, to minimise shadow impacts, this may mean shifting the building's massing more to the southwest corner, to help facilitate more upper-storey setbacks on the east edge. Part of the tree retention efforts is also to use the trees to screen the building and provide a softer transition to the public realm, sidewalk, and park. See landscape conditions 1.5 and 1.8.

- 1.2 Design development to relocate the main residential entry to Maddams Street.

Note to Applicant: Re-orienting the entry to face Clark Park may help animate the public realm around the park, improving the overall pedestrian experience. Explore how the landscaping in front of the Maddams Street entry could be designed to add to the public experience.

- 1.3 Design development to provide more privacy and livability through the following:

- (a) Eliminate direct sightlines between windows and/or with balconies.
- (b) Place privacy screens between balconies that are adjoined.
- (c) Reconfigure the floor and/or unit plans to have less jogs and shifts in the units' interior and demising walls to improve usability of the space.

Note to Applicant: Staff anticipate adjusting the unit layout and/or floor plans to eliminate direct sightlines between windows and/or with balconies may entail shifting some of the positions of the exterior walls. These shifts in exterior wall positions should not result in compromise to the setbacks, especially the north setback which is to remain a 3.7 m (12 ft.) minimum.

- 1.4 Design development to improve the amenity space's programmability by incorporation openable glass-wall systems for the amenity room's exterior walls.

Note to Applicant: The glass walls are to have more direct connections between the interior and exterior so that a wider range of activities, which may use a larger span of space, can occur.

- 1.5 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: <http://guidelines.vancouver.ca/B021.pdf>.

### **Crime Prevention through Environmental Design (CPTED)**

- 1.6 Identify on the drawings strategies that consider the principles of CPTED including the following conditions:

- (a) Limiting opportunities for nuisance activities, mischief in alcoves, and blind corners;
- (b) Limiting unobserved access or activity and encouraging natural visual surveillance;
- (c) Mail theft;
- (d) Site lighting developed with considerations for safety and security; and
- (e) Reduced opportunities for graffiti.

Note to applicant: Alcoves and other similar visually hidden areas should be designed so as to not be covered or have limited cover and be well lit. Opportunities for graffiti can be

mitigated by reducing areas of exposed wall and by covering with vines, hedges or a rough finish material.

## **Landscape**

- 1.7 Design development to enhance the public realm interface at main residential entry.

Note to applicant: This can be achieved by relocating main entry to face Clark Park and by integrated choice of hardscape and plant materials for transitions from public to private realm. This condition is also a recommendation brought forth at the Urban Design Panel for the Rezoning Application.

- 1.8 Provision of a partially shaded area on the roof deck amenity area.

Note to Applicant: This can be achieved by adding small trees to the planting scheme. Provide details of planters to confirm adequate depth of soil is provided for sustainable growth and health of trees.

- 1.9 Provision of screening between unit patios at all levels.

- 1.10 Provision of two significant replacement trees on grade (not over parkade structure) with a minimum caliper of 10 cm to make up for the canopy loss.

- 1.11 Provision of confirmation from Park Board regarding removal/relocation of tree A, and tree B.

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

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

- 1.13 Design development to the Integrated Rainwater Management Strategy to explore opportunities for on-site 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) Use permeable paving;
- (e) Employ treatment chain systems (gravity fed, wherever possible); and
- (f) 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.

- 1.14 Provide 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.

- 1.15 Provide a detailed Landscape Plan illustrating soft and hard landscape areas.

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

- 1.16 Provide detailed architectural and landscape cross sections (minimum 1/4 in. scale) through common open spaces, semi-private patio areas and the public realm.

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

- 1.17 Provide a "Tree Management Plan" with an arborist report to show notations of all recommendations from the Arborist, such as trigger points, grading and pruning specifications, etc.

- 1.18 Provide coordination of new street trees or any proposed City-owned tree removals adjacent to the development site, where applicable.

Note to applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm tree planting locations and Park Board at 3-1-1 for tree species selection and planting requirements. Provide a notation on the plan as follows, *"Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 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"*.

- 1.19 Provide a high-efficiency irrigation system for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft.

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

- 1.20 Provide an outdoor Lighting Plan.

### **Sustainability**

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

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

### **Zero Waste**

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

### **Engineering**

- 1.23 Water Sustainability Act: Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License. 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. Provide a letter confirming acknowledgement of the condition.

For more information: <https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights/water-licences-approvals>

- 1.24 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.



- 1.25 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
- 1.26 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.
- 1.27 Provision of a finalized Transportation Demand Management (TDM) Plan to the satisfaction of the General Manager of Engineering Services. Provide TDM Plan as a separate package with complete information on TDM Measures proposed including the following clarifications:
- ACT-02 – Improved Access to Class A bicycle Parking
    - Provision of concept design for excellent design of lighting, finishes, grades, convenience.
    - Provision of operational and design specifications for automated bicycle parking (if applicable)
    - Identify the number and location of the Class A bicycle parking provided above grade on plans, as well as note the access route to reach the Class A bicycle parking from the outside
  - ACT-05 – Bicycle Maintenance Facilities
    - Note and dimension location of facilities on plans.
    - Bicycle maintenance facilities to be located with convenient access to from Class A bicycle spaces.
    - Provision of an operational plan detailing:
      - A description of the amenities to be provided,
      - A means of providing access to all residents, commercial tenants, and the public (if applicable), and
      - Plan for maintaining these amenities.
    - If available, provision of any additional information regarding this measure (e.g. tool receipts, instructions for using an online sign-up portal, or marketing/ instructional materials) that demonstrates how the property owner will operate, administer, and maintain this common facility.
  - COM-02 – Car Share Vehicle and Spaces

- Identify/note/dimension car share spaces on plans.
- Spaces to be located with convenient, public access at-grade, or on P1.
- Provide detailed information as to how and a design to enable members of the car sharing organization access into the building's underground parking 24 hours a day, 7 days a week.
- COM-03 – Additional Pick-Up/Drop-off Spaces
  - Spaces to be located with convenient, public access at-grade, or on P1.
  - Identify number, location, design, and dimensions of additional passenger loading spaces on plans

Note to Applicant: 1 Class A passenger space is required as per bylaw. To meet the requirement for this measure, an additional Class Passenger loading space is required.

- SUP – 01 Transportation Marketing Services
  - Provision of a description of the services to be provided.
  - If available, provision of any additional information regarding this measure (e.g., online signup portals or additional marketing materials) that demonstrates how the property owner will offer this service.
- SUP – 02 Real-Time Information
  - Identify the general locations for proposed displays on plans.
  - Provide description of the content (e.g. transit lines, walk time to transit locations, availability of on-site car share vehicles, availability of nearby shared bicycles, etc.) to be displayed, and service provider.

1.28 Subject to the acceptance of an approved Transportation Demand Management (TDM) Plan, entry into a TDM agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, which:

- (a) Secures provision of funding towards long-term TDM monitoring fund in the amount of \$280 per parking space waived;
- (b) Secures the provision of TDM measures on the site;
- (c) Permits the City to access and undertake post occupancy monitoring of the TDM measures proposed; and
- (d) Agrees to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results.

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

- (a) Provision of bicycle storage rooms to accommodate a maximum of 40 bicycles.

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

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

- (c) Provision of minimum 10% bicycle lockers as per Bylaw.
- (d) Provision of a minimum 1.2 m wide access route between the bicycle parking spaces and the outside.

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

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

- (a) Provision of minimum 4 m width and 5.5 m length for the first Class A passenger loading space provided on site.

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

- (a) Improve accessibility and function of the proposed shared vehicle spaces
- (b) Provision of 2.9 m stall width for shared vehicle parking spaces.
- (c) Relocation of the shared vehicle parking space to improve access and visibility from the outside.
- (d) Provision of the shared vehicle space in front of the residential parking gate.

1.32 The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:

- A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided;
- All types of parking and loading spaces individually numbered, and labelled on the drawings;
- Dimension of column encroachments into parking stalls;
- Show all columns in the parking layouts;
- Dimensions for typical parking spaces;
- Dimensions of additional setbacks for parking spaces due to columns and walls;
- Dimensions of maneuvering aisles and the drive aisles at the parkade entrance and all gates;
- 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;
- Areas of minimum vertical clearances labelled on parking levels;
- 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;
- Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable;
- Existing street furniture including bus stops, benches etc. to be shown on plans; and
- The location of all poles and guy wires to be shown on the site plan.

- 1.33 Provision of a draft final RWMP prior to development permit issuance. As it is acknowledged that not all design components are fully advanced at this stage, placeholders will be accepted for the resubmission with all relevant details to be provided in the final report.

The resubmission at development permit must include the following amendments:

- Peak flow calculations to use 1:10 year return period. Inlet time = 5 minutes. Travel time to be estimated by applicant.
  - 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.
  - The runoff coefficient for the existing Greenspace is higher than the runoff coefficient for the Lawn under proposed conditions. Clarify the discrepancy between the assigned values given that these should be representative of the same drainage conditions
  - A porosity of 0.35 is assumed for the green roof. Justify this assumption.
- 1.34 Show City of Vancouver supplied building grades on architectural and landscape drawings.
- 1.35 Architectural Drawing sheet A1.01 site plan: Review the location of the existing tree '#24' on the back boulevard at the corner of East 15th Avenue and Maddams Street. As per City of Vancouver survey, there is no existing tree at this location on City property.
- 1.36 Remove existing concrete entrance walkways from the back boulevard along East 15th Avenue and Maddams Street.
- 1.37 Remove existing bench seating from City of Vancouver property on the back boulevard of Knight Street.
- 1.38 When submitting Landscape Plans, please place the following statement on the Landscape Plan; this plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering Development Services and/or your Engineering, Building Site Inspector for details.
- 1.39 Parking, loading, bicycle and passenger loading spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-law.
- Note to Applicant: Proposed reductions may be considered at the Development Permit stage with acceptable Transportation Demand Management (TDM) or other management measures.

## **Housing**

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

- (a) Be suitable for family housing;
  - (b) Include two or more bedrooms; and
  - (c) Comply with Council's "High-Density Housing for Families with Children Guidelines".
- 1.41 The proposed unit mix, including 39 studios (48%), 14 one-bedroom units (17%), 21 two-bedroom units (26%), and 8 three-bedroom units (10%) is to be included in the Development Permit drawings.

Note to applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children.
- 1.42 The development is encouraged to apply the *High-Density Housing for Families with Children Guidelines*, and include 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 130 sq. m.(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);
  - (c) A multi-purpose indoor amenity space at least 37 sq. m. (398 sq. ft.) 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 unit with 1.8 m by 2.7 m minimum dimensions (s.4.3.2).
- 1.43 Prior to issuance of a development permit, applicant to display a sign on the site, throughout construction, that acknowledges that secured market rental housing is being provided bas part of the City of Vancouver's initiatives. Sign design, format, and location to be approved by the City.

## **PART 2: CONDITIONS OF BY-LAW ENACTMENT**

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

### **Engineering Services**

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

- 2.1 Consolidation of Lots A and B, Plan 11513, Lots C and D, Plan 12591; all of Lot D, Block 171, District Lot 264A to create a single parcel.

- 2.2 Provision of a natural watercourse agreement. Records indicate a natural watercourse passes through this site, a legal agreement ensuring that should the watercourse be discovered or impact the site during development and beyond that its flow will not be obstructed.
- 2.3 Provision of a 4.5 metre offset distance measured from the back of the existing curb for widened sidewalks along Knight Street to be achieved through building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site. The SRW will be free of any encumbrance such as vents, structure, stairs, and planter walls at grade (and is to accommodate the underground parking structure within the SRW agreement).
- 2.4 Entry into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of 1 two-way Shared Vehicle and the provision and maintenance of 1 Shared Vehicle Parking Space for use exclusively by such Shared Vehicle, on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:
- Provide 1 two-way Shared Vehicle to the development for a minimum period of 3 years;
  - Enter into an agreement with a two-way Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicles;
  - Provide and maintain the Shared Vehicle Parking Space for use exclusively by such shared vehicle;
  - Make arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Spaces;
  - Provide security in the form of a Letter of Credit for \$50,000 per Shared Vehicle; and
  - Registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may require and including a covenant under section 219 of the Land Title Act, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, securing these conditions.
  - A letter of intent from a two-way car share company indicating their willingness to supply car share vehicles on the site at building occupancy. The letter is to also indicate acceptance of the general location, configuration and accessibility of the shared vehicle spaces.
- 2.5 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the 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 to the satisfaction of the General Manager of Engineering Services. No development permit for the site will be issued until the security for the services are provided for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.6 (a) and 2.6 (b), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.



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

Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Aplin & Marin Consultants Ltd. Dated May 22, 2020, no water main upgrades are required to service the development.

Note to applicant: The main servicing the proposed development is 200mm along Maddams St. or 300 mm along 15th Avenue. Should the development require water service connections larger than the existing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrade.

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

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

Implementation of development at 1405 East 15th Avenue does not require any sewer main upgrades.

Decommission approximately 30 m of 200 mm COMB sewer in lane west of Maddams St. and construct new MH within the laneway at the backside of 3041 Maddams St.

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.

Development to be serviced to the existing 600mm SAN and 900mm COMB sewers in East 15th Avenue

Note to Applicant: Groundwater requirements are not currently an immediate concern at this site. The City may require a Hydrogeological Study, Groundwater Management Plan, and/or Impact Assessment if dewatering rates are significant or concerning, in the City's discretion. The developer is advised to undertake adequate investigations to understand the site groundwater conditions early on in the planning and design process

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

- (i) Minimum 1.22 m (4') wide front boulevard with street trees where space permits;
  - (ii) 2.44 m (8') wide broom finish saw-cut concrete sidewalk;
  - (iii) Removal of the existing driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards;
  - (iv) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations;
  - (v) Curb ramps;
  - (vi) Adjustment to all existing infrastructure to accommodate the proposed street improvements.
- (d) Provision of street improvements along East 15th Avenue adjacent to the site and appropriate transitions including the following:
  - (i) Minimum 1.22 m (4') wide front boulevard with street trees where space permits;
  - (ii) 2.14 m (7') wide broom finish saw-cut concrete sidewalk;
  - (iii) Curb and gutter including any required road reconstruction to current standards;
  - (iv) Raised asphalt protected bike lane;
  - (v) Removal of the existing driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards;
  - (vi) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations;
  - (vii) Curb ramps;
  - (viii) Adjustment to all existing infrastructure to accommodate the proposed street improvements.
- (e) Provision of street improvements along Maddams Street adjacent to the site and appropriate transitions including the following:
  - (i) 2.14 m (7') wide broom finish saw-cut concrete sidewalk;
  - (ii) Curb bulge including any required road reconstruction to current standards;
  - (iii) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations;
  - (iv) Curb ramps;
  - (v) Adjustment to all existing infrastructure to accommodate the proposed street improvements.
- (f) Provision of upgraded intersection lighting at East 15th Avenue and Maddams Street to current COV standards and IESNA recommendations.
- (g) Provision of improvements at the intersection of Knight Street and East 15<sup>th</sup> Avenue including:

- (i) Accessible Pedestrian Signal (APS) including upgraded intersection lighting and associated enabling works and adjustments to all existing infrastructure to accommodate the proposed street improvements (including any transition from protected bike lanes to adjacent street network and replacement or modification of related traffic signal equipment).

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

Note to Applicant: Provision of a lighting simulation will be required for all street and intersection lighting upgrades to confirm the extent of upgrades required.

- (h) Provision of a new pad mounted service cabinet/kiosk.

Note to Applicant: Relocate existing kiosk to the back boulevard of East 15th Avenue to be outside of the future sidewalk area.

- (i) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

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

- (j) Rebuild lane along property frontage as per City of Vancouver "Higher-zoned laneway" pavement structure. Install two new catch basins in the lane.
- (k) Provision of a new standard concrete lane crossing, new lane returns and lane ramps (on both sides of the lane) at the lane crossing on Knight Street.
- (l) Provision of lane lighting on standalone poles with underground ducts. The ducts should be connected to the existing City of Vancouver Street lighting infrastructure.
- (m) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- (n) Provision of street trees where space permits. Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8' long and 18" deep, centre on each street tree adjacent to the sidewalk and any off street bike facility.

- 2.6 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

- (a) Improvements at the intersection of Knight St. and East 15th Avenue as per condition 2.5(g)(i)

Note to Applicant: The benefiting area for these works are the properties adjacent the four corners

And only if the following works constitute excess and/or extended services:

- (b) A new pad mounted service cabinet/kiosk as per condition 5(h).

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

Note to Applicant: An administrative recovery charge will be required from the Applicant in order to settle the latecomer agreement. The amount, which will be commensurate with the costs incurred by the City to administer the latecomer scheme, will be provided by the City and specified in the latecomer agreement.

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

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

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

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at [umb@vancouver.ca](mailto:umb@vancouver.ca).

## **Housing**

- 2.8 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant securing all 82 residential units as secured market rental housing units pursuant to the City's Affordable Housing Choices Interim Rezoning Policy, for the longer of 60 years and life of the building, subject to the following additional conditions:

- (a) A no separate-sales covenant;
- (b) A no stratification covenant;
- (c) 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 Housing Agreement to be entered into by the City at by-law enactment pursuant to Section 565.2 of the Vancouver Charter and/or a Section 219 Covenant.

- 2.9 Enter into a section 219 Covenant and/or such other agreements as the Director of Planning 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 Director of Planning 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 Director of Planning 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 Director of Planning 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.

## **Sustainability**

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

## **Community Amenity Contribution (CAC) – Cash Payment**

- 2.11 Pay to the City the cash Community Amenity Contribution of \$250,000 (cash CAC offering) which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City, and on terms and conditions satisfactory to the Director of Legal Services. The \$250,000 is to be allocated to support childcare projects in and around the Kensington Cedar Cottage neighbourhood.

## **Environmental Contamination**

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

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

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

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

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**1405 East 15th Avenue and 3047-3071 Maddams Street**  
**SUMMARY OF TENANT RELOCATION PLAN TERMS**

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<ul style="list-style-type: none"> <li>• Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: <ul style="list-style-type: none"> <li>○ 4 months' rent for tenancies up to 5 years;</li> <li>○ 5 months' rent for tenancies over 5 years and up to 10 years;</li> <li>○ 6 months' rent for tenancies over 10 years and up to 20 years;</li> <li>○ 12 months' rent for tenancies over 20 years and up to 30 years;</li> <li>○ 18 months' rent for tenancies over 30 years and up to 40 years; and</li> <li>○ 24 months' rent for tenancies over 40 years</li> </ul> </li> </ul>
Notice to End Tenancies	<ul style="list-style-type: none"> <li>• A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. development, building, and demolition permits in place).</li> <li>• Landlord to provide regular project updates to tenants throughout the development approvals process.</li> </ul>
Moving Expenses (flat rate or arrangement of an insured moving company)	<ul style="list-style-type: none"> <li>• A flat rate of \$750 or \$1000, depending on the type of unit, will be provided to all eligible tenancies.</li> </ul>
Assistance in Finding Alternate Accommodation (3 options)	<ul style="list-style-type: none"> <li>• Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.</li> <li>• Tenant needs assessment survey was distributed. Answers will be utilized in relocation efforts (i.e. tenants' needs and preferences).</li> </ul>
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<ul style="list-style-type: none"> <li>• Applicant/Owner will work directly with tenant to provide necessary supports.</li> </ul>
First Right of Refusal	<ul style="list-style-type: none"> <li>• Right of First refusal will be offered. If starting rents are anticipated to be higher than what the tenant currently pays, the applicant to provide a 20% discount off starting rents for returning tenants.</li> </ul>

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**1405 East 15th Avenue and 3047-3071 Maddams Street  
PUBLIC CONSULTATION SUMMARY**

**1. Urban Design Panel Minutes**

Address:	1405 East 15th Avenue and 3047-3071 Maddams Street
Permit No.	RZ-2020-00029
Description:	To develop a 6-storey residential building with 79 secured market rental units over one level of underground parking consisting of 24 vehicle spaces and 135 bicycle spaces. The maximum building height is 20.8 m (68.2 ft.), the total floor area is 4,557 sq. m (49,049 sq. ft.), and the floor space ratio (FSR) is 2.58. This application is being considered under the Affordable Housing Choices Interim Rezoning Policy.
Application Status:	Rezoning Application
Review:	First
Architect:	Stuart Howard Architects
Staff:	Chee Chan for Carly Rosenblat & Patrick Chan

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EVALUATION: Resubmission Recommended (8/3)

- **Introduction:**

Rezoning Planner, Chee Chan, began by noting this is an application to rezone 1405 East 15th Avenue and 3071-3047 Maddams Street from RT-2 to CD-1 under the Affordable Housing Choices Interim Rezoning Policy.

The site is made up of four lots at the northeast corner of Knight Street and East 15th Avenue and situated across the street from Clark Park. It is located within the Kensington-Cedar Cottage neighbourhood. The site is currently occupied with detached residential houses and includes some tenanted units.

This irregular shaped lot has three street frontages with dimensions of approximately 44 m (144 ft.) along East 15th Avenue, 45.3 m (146 ft.) along Maddams Street, and 10 m (33 ft.) of a lane off Knight Street. It has a total site area of approximately 1,768 sq. m. (19,033 sq. ft.). It is also located on TransLink's Frequent Transit Network, with the closest bus station located approximately 100 m from the site or a 2-minute walk (#22 bus).

The site is zoned RT-2 which permits low-density multi-family housing. The applicant is seeking an increase in floor space ratio from 0.75 FSR to 2.58 FSR for the development of secured rental housing. North and West of the site are detached houses zoned RT-2 (single family and duplexes). Across the street to the East is Clark Park and South of the site is a custom CD-1 zone that contains a five-storey rental building which was constructed in 2017 under the Affordable Housing Choices IRP (density of 2.08 FSR).

Rezoning applications considered under the Affordable Housing Choices Interim Rezoning Policy must meet a number of criteria such as providing 100% of the residential floor area as secured rental housing and meeting specific location requirements. For the subject site's location along an arterial street and within 500 m of a Local Shopping Area, a height of up to six-stories may be considered.

This proposal is to rezone from RT-2 to CD-1 to permit:

- A six-storey building with a rooftop amenity area;
- 79 secured rental units of which a minimum of 35% of the units are family oriented;
- The unit mix breakdown is 41 studios, 10 one-bedroom units, 20 two-bedroom units, and eight three-bedroom units;
- The floor area proposed is 49,049 sq. ft.; and
- The proposed density is 2.58 FSR.

There are 24 vehicle parking spaces and 135 bicycle parking spaces in underground parking accessed from Maddams Street.

The application is required to satisfy the Green Buildings Policy for Rezoning's and is pursuing the low emissions green building standards.

Neighbourhood context is an important consideration, and all projects must consider and respect transitions to surrounding areas. We are seeking specific comment from UDP about this project's fit within the surrounding neighbourhood, and Pat will speak about the details of the form of development with respect to this question.

Development planner Patrick Chan first presented the subject site's surrounding context – noting the neighbourhood comprises mostly low-density houses zoned RT-2. The RT-2 zone allows up to 35 ft. height and are typically have no more than two dwellings per house. Often, the strategy taken in Vancouver is to find ways to transition down to the lower-scale fabric. However, reiterating the rezoning planner's observations, there is a recently approved five-storeys apartment across East 15th Avenue. The subject-site is also on Knight Street which is a major arterial in the city. Then discussing the site condition, Chan noted there is a gentle slope of approximately 2 to 4 ft. from the south to the north property-line; there are also a few large trees, some of which will be retained.

Mr. Chan then presented the building itself. The building takes a typical "4 + 2" massing that sees the topmost two floors stepped back (8 ft. or more in this case) to diminish upper-storey bulk and overall appearance of height. Chan further pointed out the first four floors, which form the "base", is darker in colour to ground the building and to better establish a hierarchy of massing-volumes. A key strategy used in its massing is the way the building terraces down to three storeys on its north-side to "meet" the lower-scale neighbouring context. This terracing also reduces shadow impacts and overlook. Elsewhere, the overall setbacks are at least 12 ft. if not more, and this helps to align the building better with the 20-plus feet front yards common in the adjacent lots to the north. Landscape-wise, several significant trees are retained along East 15th and Maddams, and these retained trees' location actually help articulate the building wall-planes to further break up sense of bulk. Programmatically, the main-entry is from East 15th Avenue, and an amenity-room and outdoor space is located at the rooftop. Chan also noted the proposed building's equinox shadows from 10:00am to 14:00pm does not seem to shade Clark Park, but will clarify with the applicant whether the shadows can stave off the park up to 16:00pm.

Mr. Chan concluded his presentation with a general question on how the project may be improved at the development stage.

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

Height and Massing

- The height and massing's appropriateness to the surrounding neighbourhood.
- The transition to the lower-scale fabric in terms of minimising shadow, and ensuring a general sense of openness.

Public Realm Interface

- The landscape treatment's connection with the wider public realm

General Livability

- Privacy afforded to neighbours as well as privacy between the proposal's future residents.

**Applicant's Introductory Comments:**

This is a challenging project on a challenging site. There are significant trees on site and have to contend with three street exposures and no lane access.

The affordable housing supports the rezoning process. The existing zone is RT-2. Contextually the project is in keeping with the projects across the street. This existing corridor is in the proposal for the new citywide policy, therefore can expect a lot of change in arterials in general.

The applicant noted they spent a lot of time researching the neighbourhood and context in which the site is built on. The client was passionate about keeping the existing mature trees therefore the project design concept was "cottage in the woods." They took inspiration from a more Nordic architecture and design. They used staccato moments on the building to show change.

The applicant chose to use high quality robust materials. They used a heavier darker pallet to ground the building and lighten the building as we move up.

The applicant noted the project is at a part of Knight Street which is at the bottom of the hill. The neighbouring project is five storeys and this project is six-storeys however the parapet height is same. They took the RT-2 height envelope and raked it back 45 degrees to define how they stepped back the north elevation.

One level below grade there is parking which also has bicycle parking and storage. The parking complies with the parking bylaw.

Regarding the landscaping, the main element is the retention of the trees. The applicant noted they pulled back the parkade and building slabs to allow more landscaping on the south and east. On the renders, you will see a lot of layered hedging on the southeast to allow for a welcoming approach.

There is a rooftop amenity area with an extensive green roof, including an urban agriculture area and rooftop amenity room. The green roof includes pollinators and incorporated colourful bird friend birdhouses as part of the bird habitat.

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

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

Having reviewed the project, it was moved by **MR. DAVIES** and seconded by **MS. MARIE-ODILE** and was the decision of the Urban Design Panel:

THAT the Panel **Recommend Resubmission** of the project with the panel comments addressed and following recommendations:

- Review location of parking entry and consider location on E15th;
- Reconsider cabin expression at rooftop amenity and front door;
- Relocate main entry on Maddams Street;
- Design development to the north elevation and reorienting units along the north edge;
- Simplify the massing to create a more unified character and expression.
- Ensure a more layered approach to the landscape surrounding the building and having a more positive relationship with the public realm.

**Related Commentary:**

There was general support for the height and massing, however some noted with the massing there is a lot going on in the plan elevation and it comes across very busy.

The panel struggled with the north property line and its relationship with the family home that is currently there. Considering there is no future redevelopment planned on this side the success of this relationship is quite important. This elevation reads as a main elevation, there are balconies and suites that face the north property line.

A panelist noted they were not in support of the cabin expression in the front doors.

Many commented on the cladding colour and where they are in the composition. Some panelist noted to review the architectural expression and materiality.

About the public realm there were many comments regarding the hedge, there is a disconnect with the rendering that are showing. The panel would like to see a more layered approach in the lower garden like part.

The panel commented regarding the parking entry and if this could be moved around to 15th, its impact on the park is not a positive one.

There was many comments regarding the tree retention and the livability of the units. The tree retention is almost dictating the massing will be a challenge to the building.

The panel noted to reconsider the number of bachelor units and if there could be more two and three bedroom units.

The panel noted to consider the cooling and thermal performance of the units.

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

## Public Consultation Summary

### 1. List of Engagement Events, Notifications, and Responses

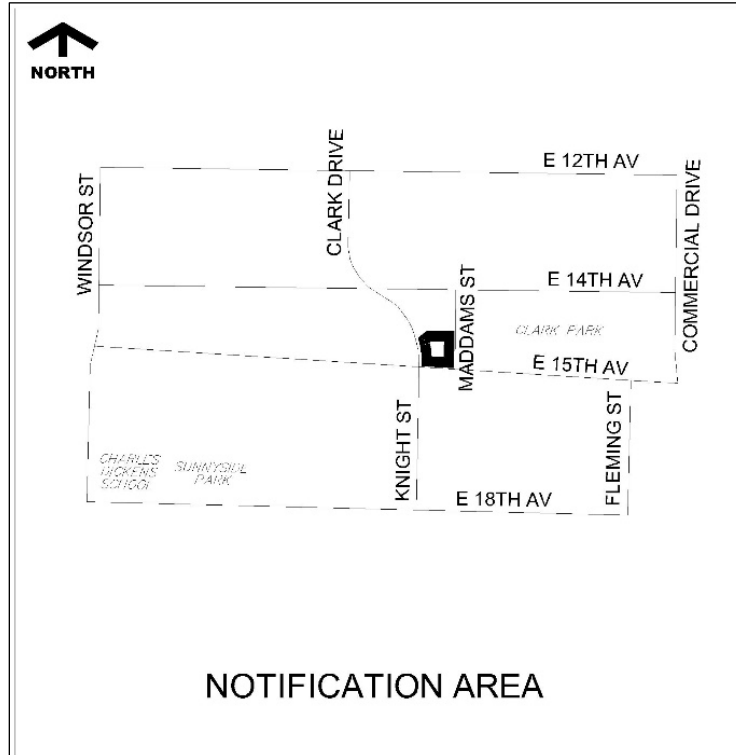
	Dates	Results
<b>Events</b>		
Pre-application open house (applicant-led)	February 5, 2020	63 attendees
Virtual open house (City-led)	October 19, 2020 to November 8, 2020	304 participants (aware)* <ul style="list-style-type: none"> <li>• 181 informed</li> <li>• 115 engaged</li> </ul>
<b>Public Notification</b>		
Postcard distribution – Notice of rezoning application and virtual open house	October 16, 2020	1,400 notices mailed
<b>Public Responses</b>		
Pre-application comment forms	February 5, 2020	48 submittals
Online questions	October 19, 2020 to November 8, 2020	5 submittals
Online comment form <ul style="list-style-type: none"> <li>• Shape Your City platform</li> </ul>	July, 2020 – January, 2021	128 submittals
Overall position <ul style="list-style-type: none"> <li>• support</li> <li>• opposed</li> <li>• mixed</li> </ul>	July, 2020 – January, 2021	128 submittals <ul style="list-style-type: none"> <li>• 106 responses</li> <li>• 11 responses</li> <li>• 11 response</li> </ul>
Other input	July, 2020 – January, 2021	8 submittals
<b>Online Engagement – Shape Your City Vancouver</b>		
Total participants during online engagement period	July, 2020 – January, 2021	654 participants (aware)* <ul style="list-style-type: none"> <li>• 320 informed</li> <li>• 136 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:

- **Affordable rental housing:** This proposal would provide much needed new rental housing to the city and this neighbourhood. It would allow more people to live in an area that consist of predominantly single dwelling homes and old rental stock. Young professional would also have the opportunity to live in the city.
- **Building design:** The overall design of the development is aesthetically pleasing and sensitive to the neighbourhood context. Respondents also noted their appreciation for the green roof.
- **Neighbourhood context:** The project would fit well in the neighbourhood and would enhance the area.
- **Proximity to amenities:** This site is a great opportunity as it is in close proximity to local amenities, services, and retail stores. It would bring more vibrancy to the area.
- **Building height, density, and massing:** The proposed density, height, and massing is appropriate, especially along an arterial. Respondents also noted that higher density should be supported to increase rental units to ensure young professionals can live closer to work.

- **Green space:** Appreciate that this project is located across from a park.
- **Amenity space within the development:** The provision of an amenity space within the development would be beneficial for the residents.

Generally, comments of concern fell within the following areas:

- **Parking:** The proposed development would not have sufficient number of parking spaces for residents. Street parking is also limited by local park, services and amenity users.
- **Building height and density:** The building height and density needs to be decreased since it does not fit with the neighbourhood character and would negatively impact the area.
- **Policy:** This project does not align with the Affordable Housing Choices Interim Rezoning Policy.
- **Neighbourhood development:** There are too many rental developments that are currently being built in the neighbourhood already.
- **Sunlight and privacy:** The project would result in a loss of sunlight and privacy for surrounding properties.

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

*General comments of support:*

- The provision of family units as part of this proposal is appropriate.
- This project aligns with the Affordable Housing Choices Interim Rezoning Policy.
- Appreciate that the trees around the project would be retained.
- The applicant has been mindful of the community and environment through the rezoning process.

*General comments of concern:*

- The current infrastructure would not be able to support the size of this development.
- Residents do not feel heard or properly consulted about this development by City staff.
- There are too many studio units proposed in this development, which would bring in more transient people.
- The affordability of these units over the years would be a concern.
- Situating a rental building along a major arterial is not ideal.
- The project would negatively impact the intersection at East 15th Avenue and Knight Street, causing more safety concerns.
- The construction noise and other developments in the area would negatively impact current residents' mental health.

- The City's rent control policy would not work in the long term and would prevent developers to build more rental buildings.
- Street closure would limit access to the local park.
- The design of the proposal's front entrance is not ideal.
- There are a shortage of school spaces to support additional population.
- There are already vacancies in the building across from this development and they are not considered affordable.

*Neutral comments/suggestions/recommendations:*

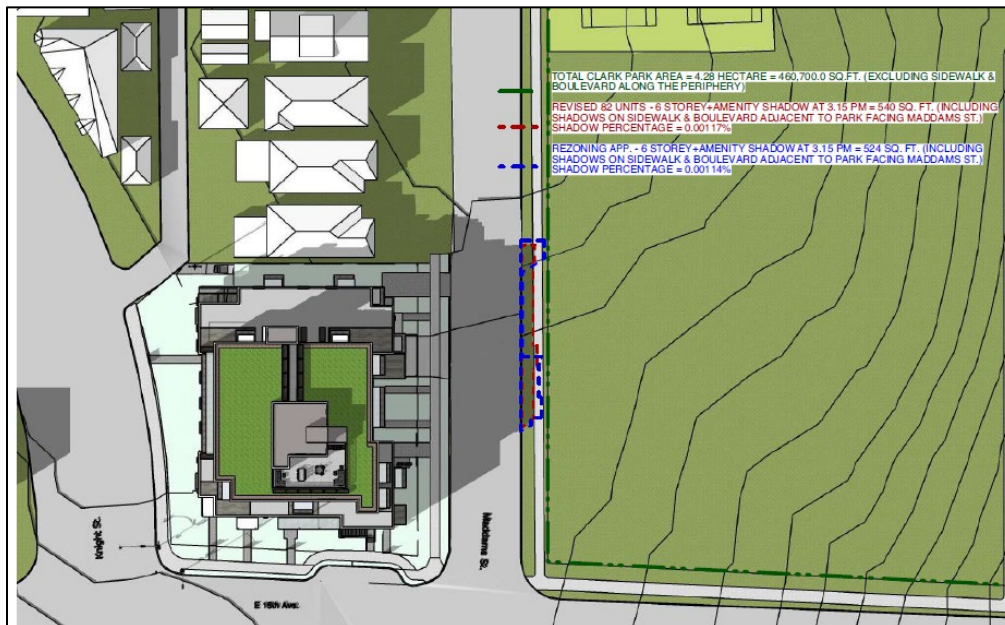
- The City should focus on small-scale rentals such as basement suites as they are considered to be part of the rental stock.
- Question on why the developer has not committed to Community Amenity Contributions to improve amenities in the neighbourhood.

\* \* \* \* \*

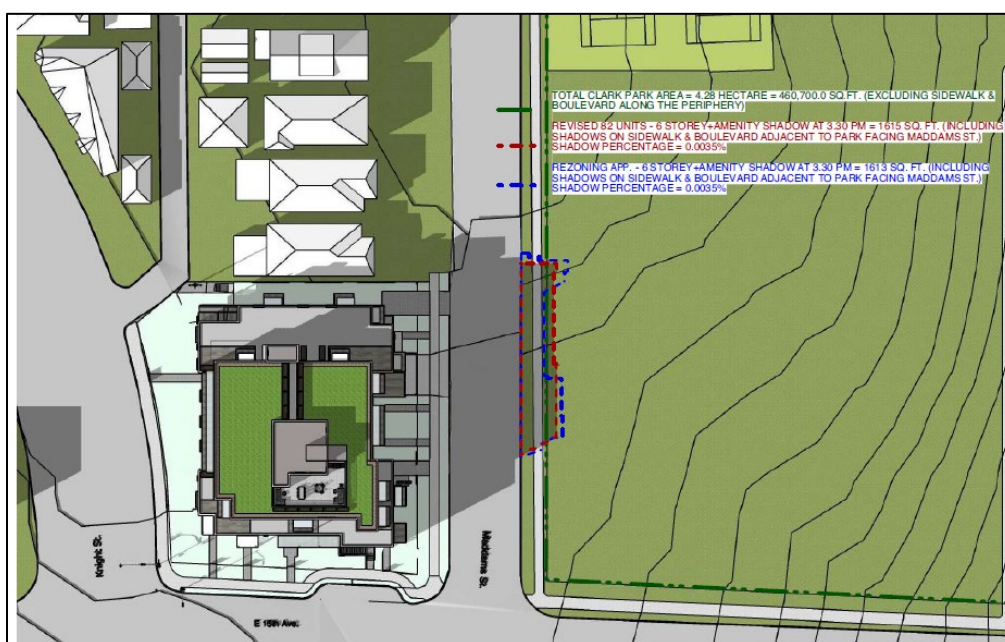


## FORM OF DEVELOPMENT

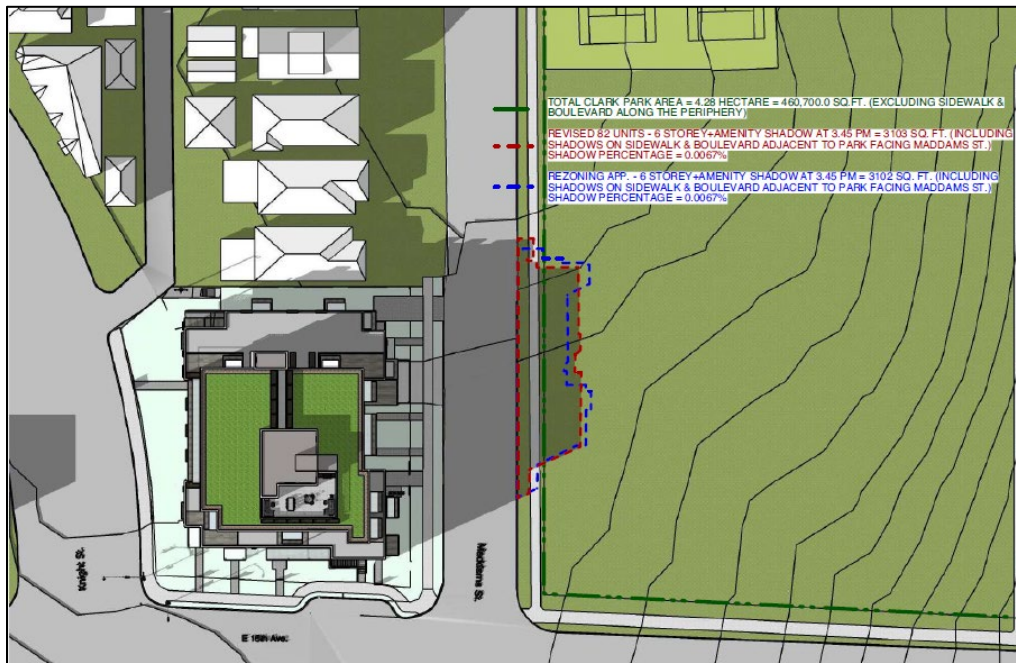
**Shadow Study:** The shadow study below provides a comparison of the building shadow on Clark Park between the original rezoning application received on June 24, 2020 (outlined with a dashed blue line) and the revised rezoning application received on April 22, 2021 (outlined with a dashed red line). It is at approximately 3:15 pm that the shadow starts to enter the park during the Fall and Spring Equinox (March/September 21st). The City's general solar access policies seek to minimize shadow impacts on public open spaces such as parks and school playgrounds.



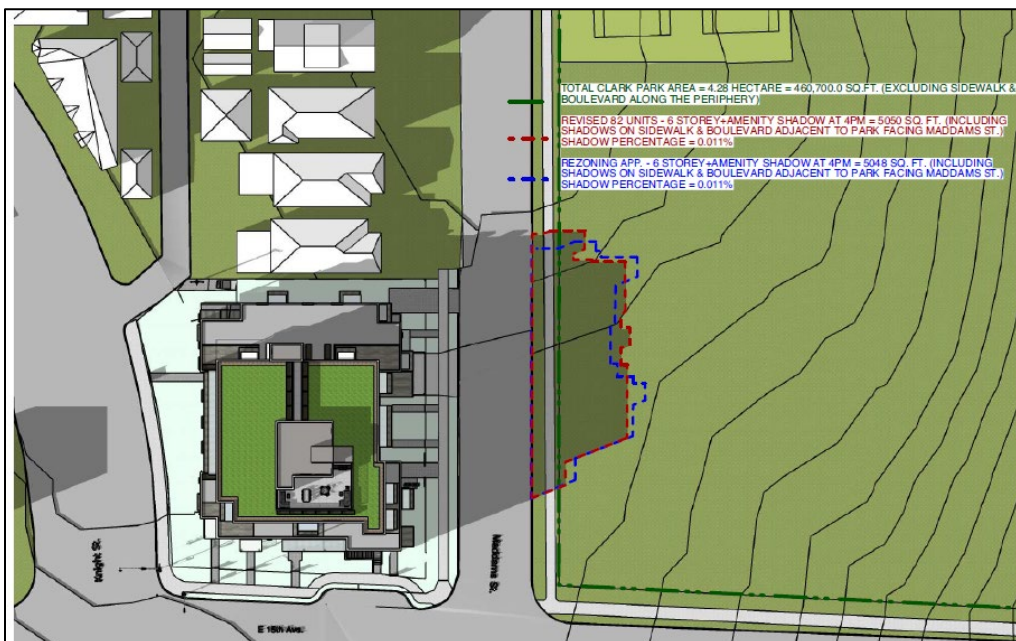
Building Shadows at 3:15 pm – March/September 21<sup>st</sup>



Building Shadows at 3:30 pm – March/September 21<sup>st</sup>

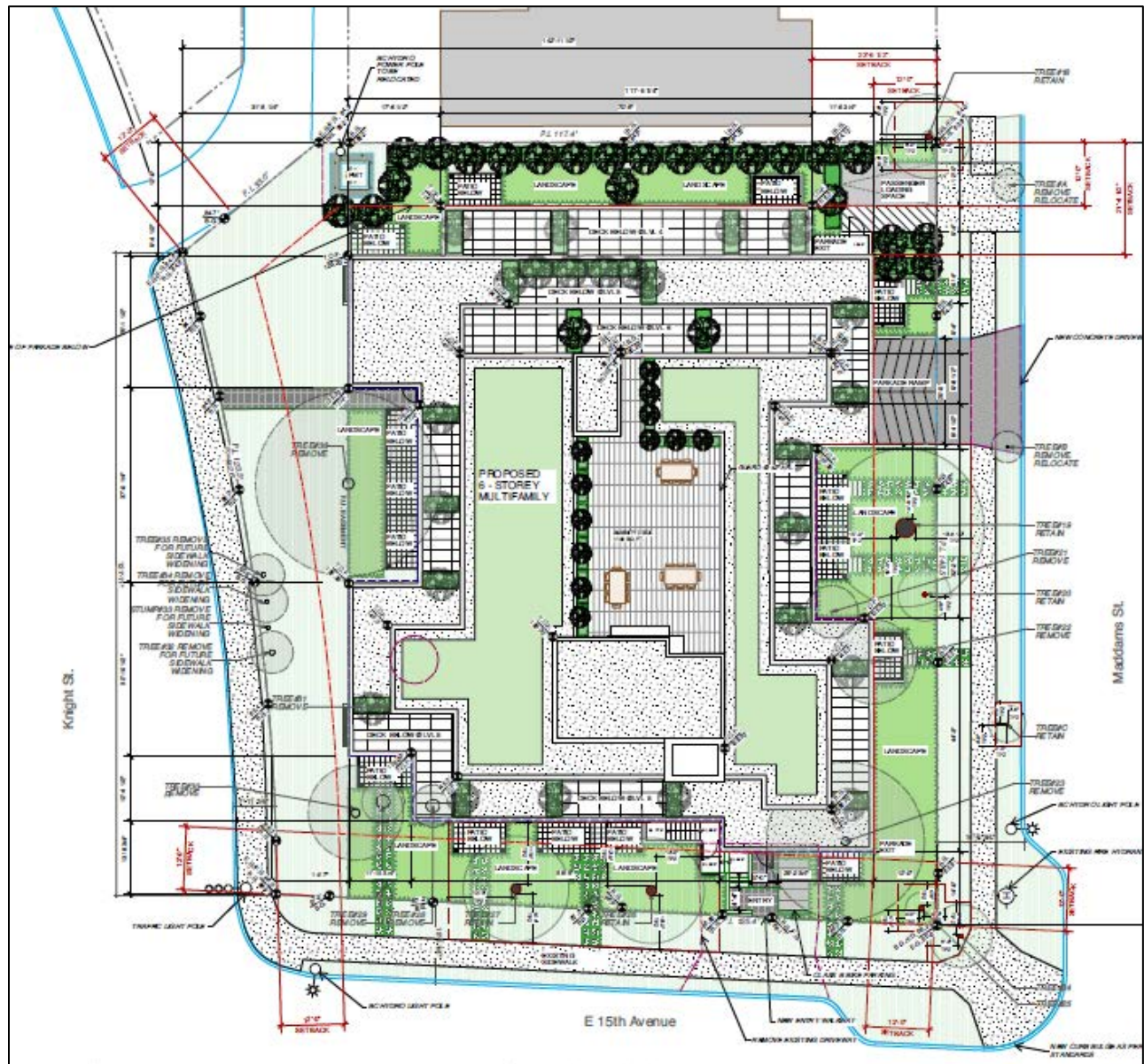


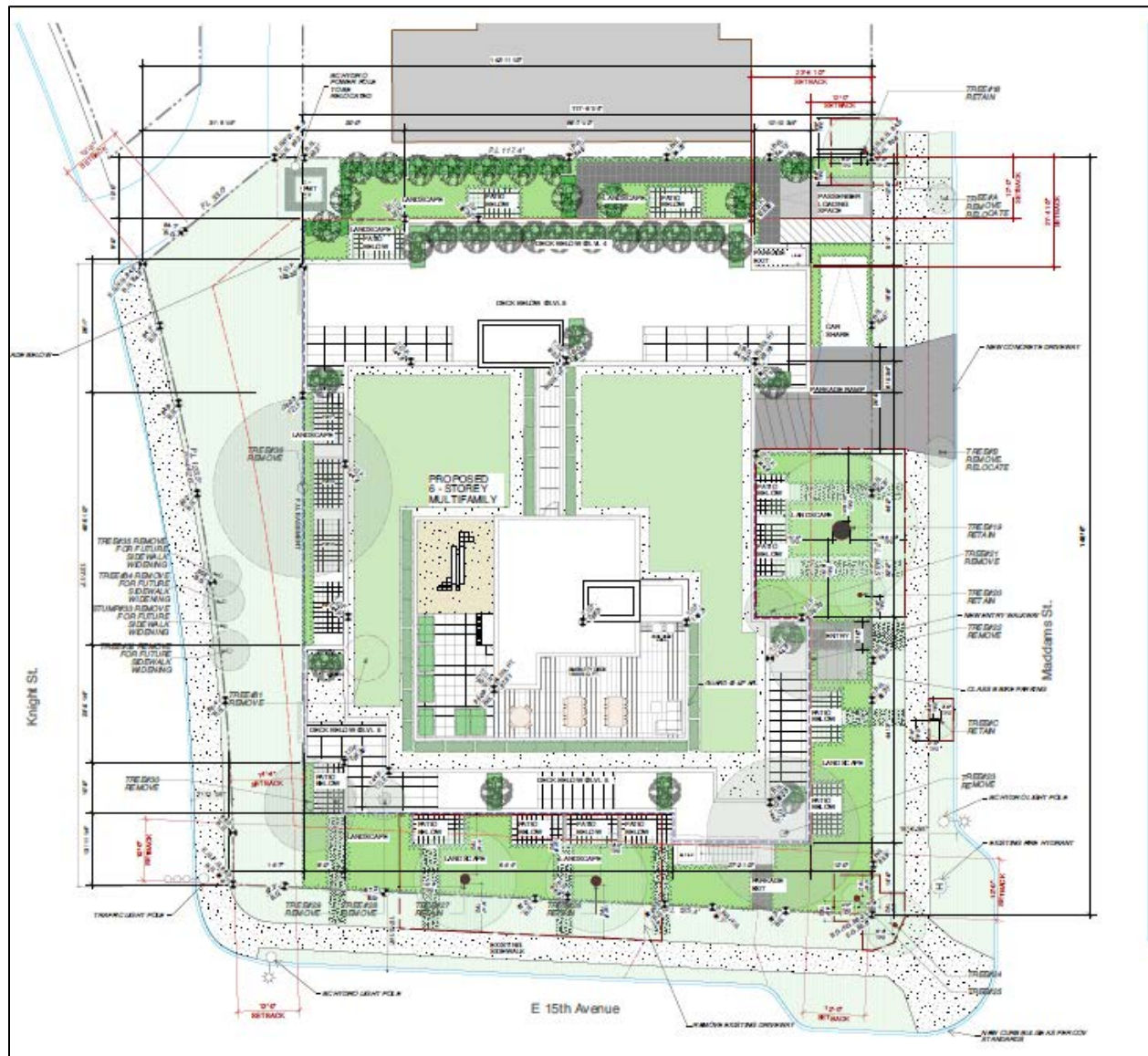
Building Shadows at 3:45 pm – March/September 21<sup>st</sup>



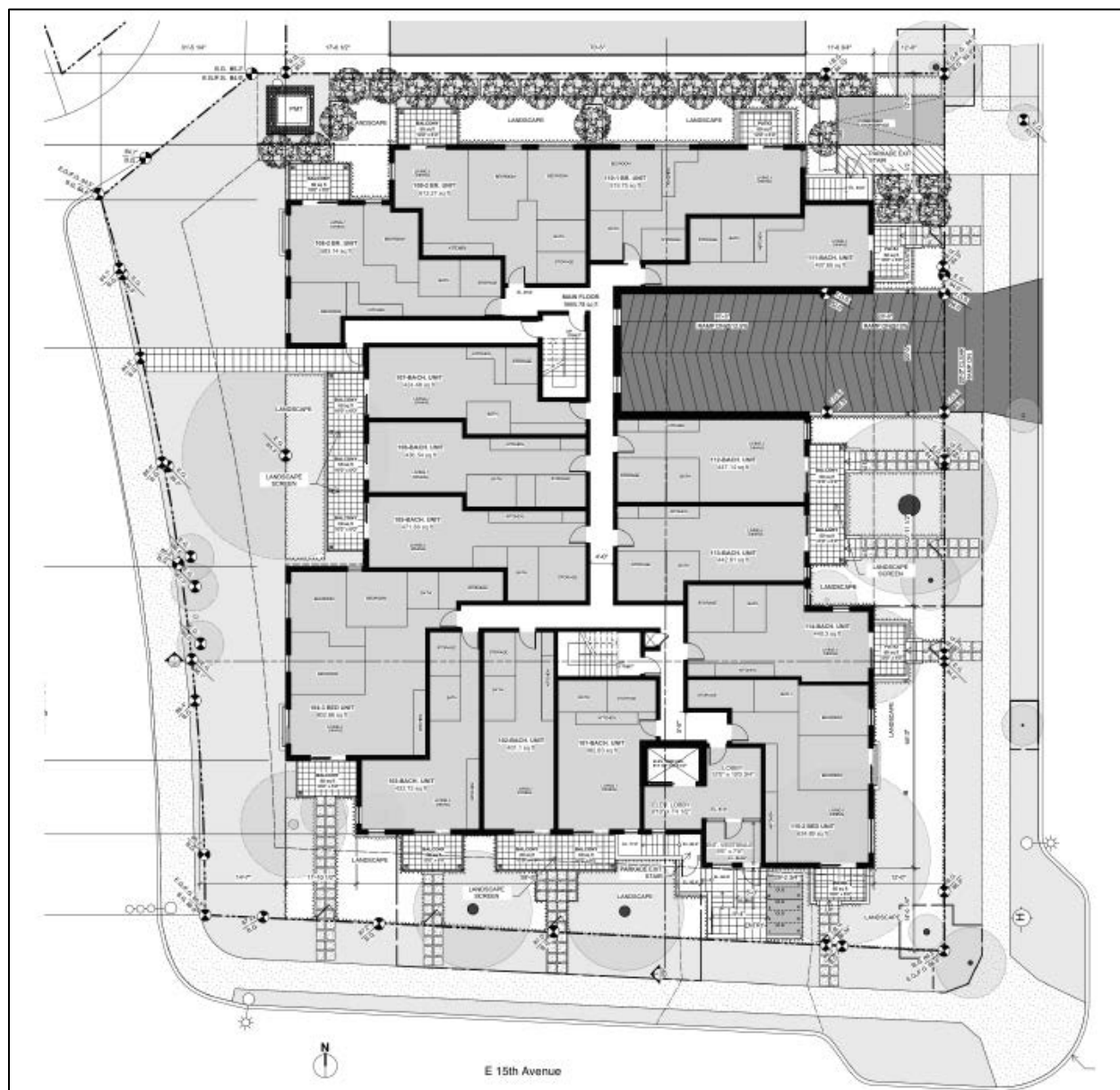
Building Shadows at 4:00 pm – March/September 21<sup>st</sup>







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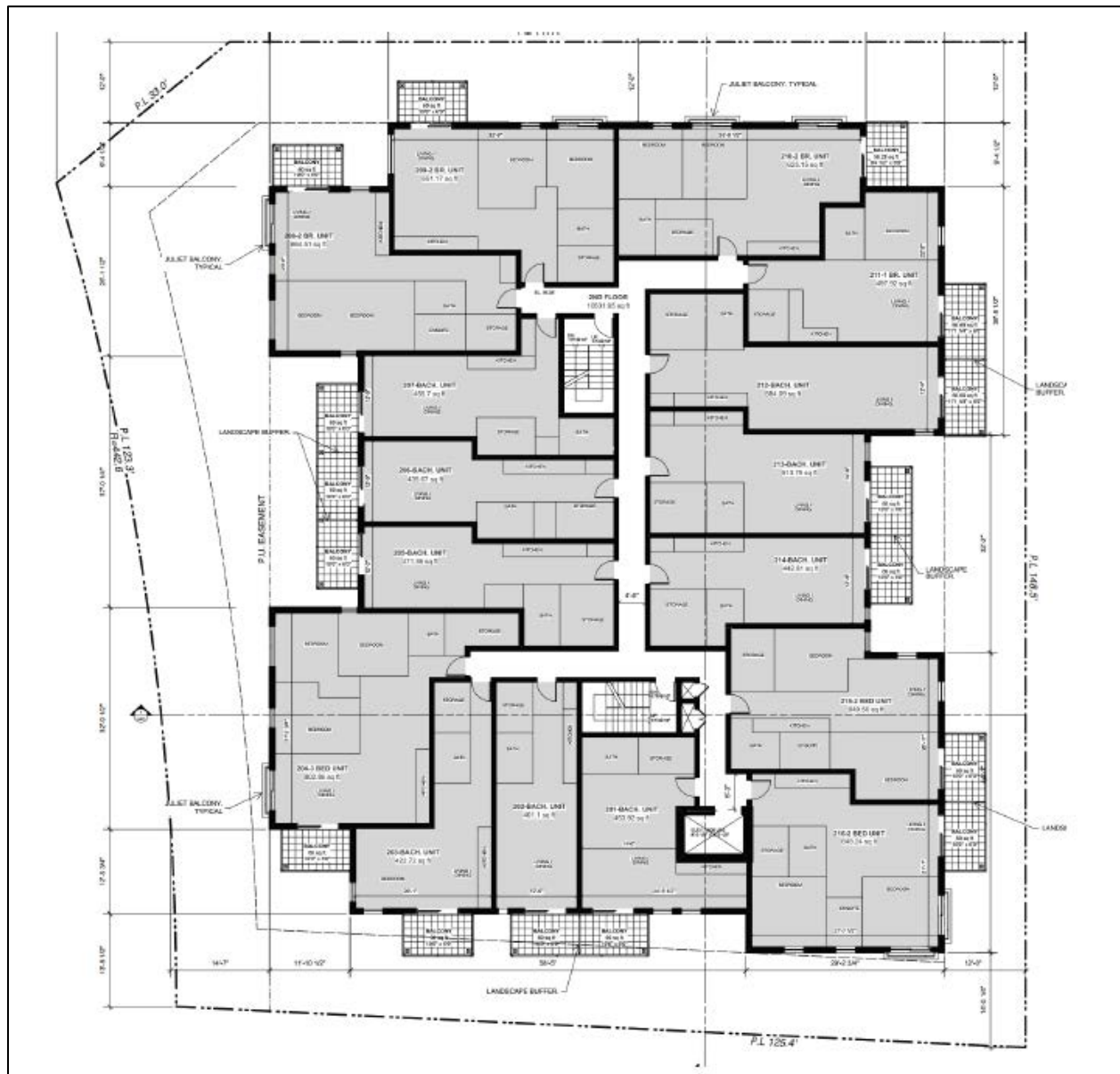


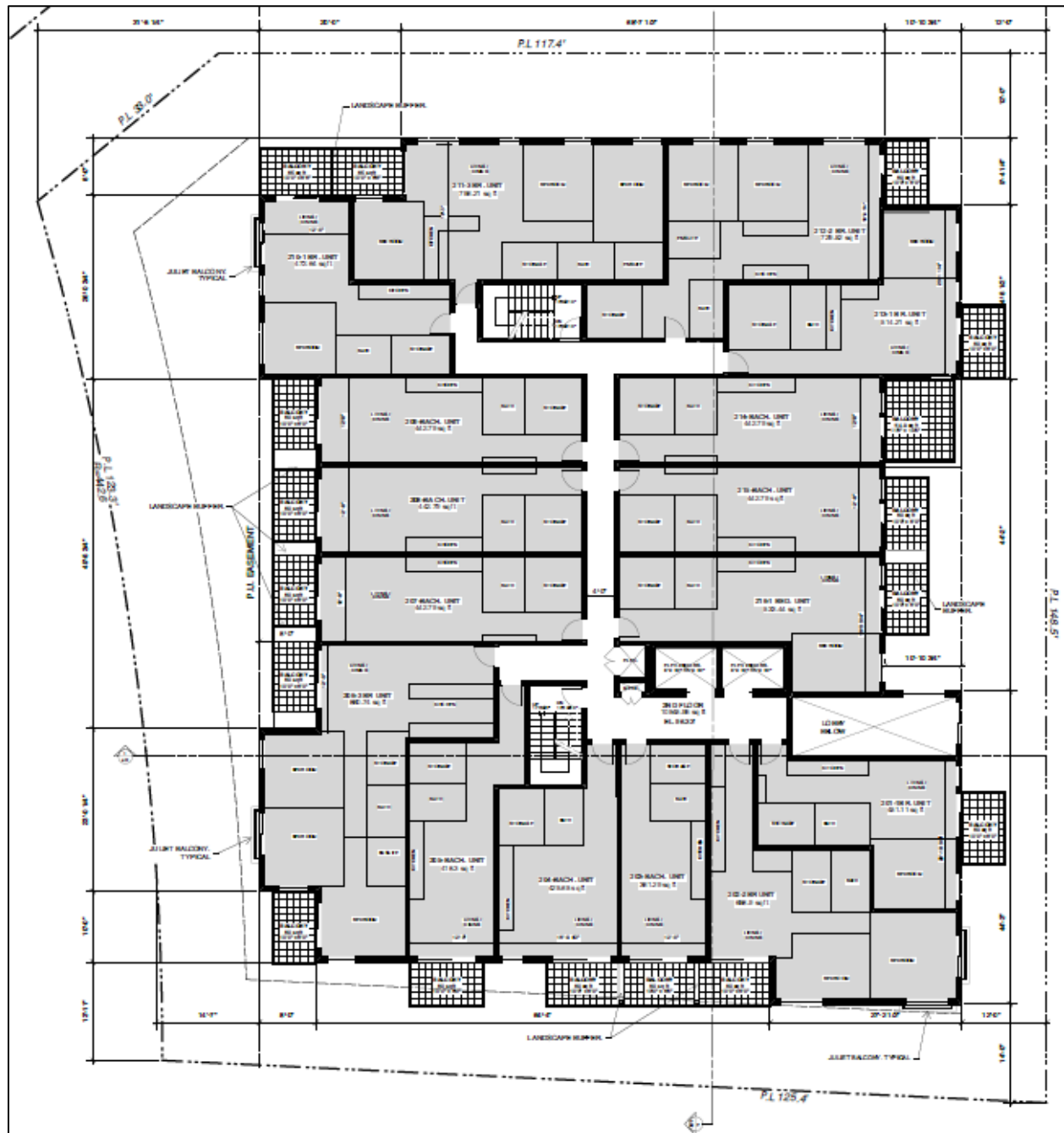


Revised Level 1



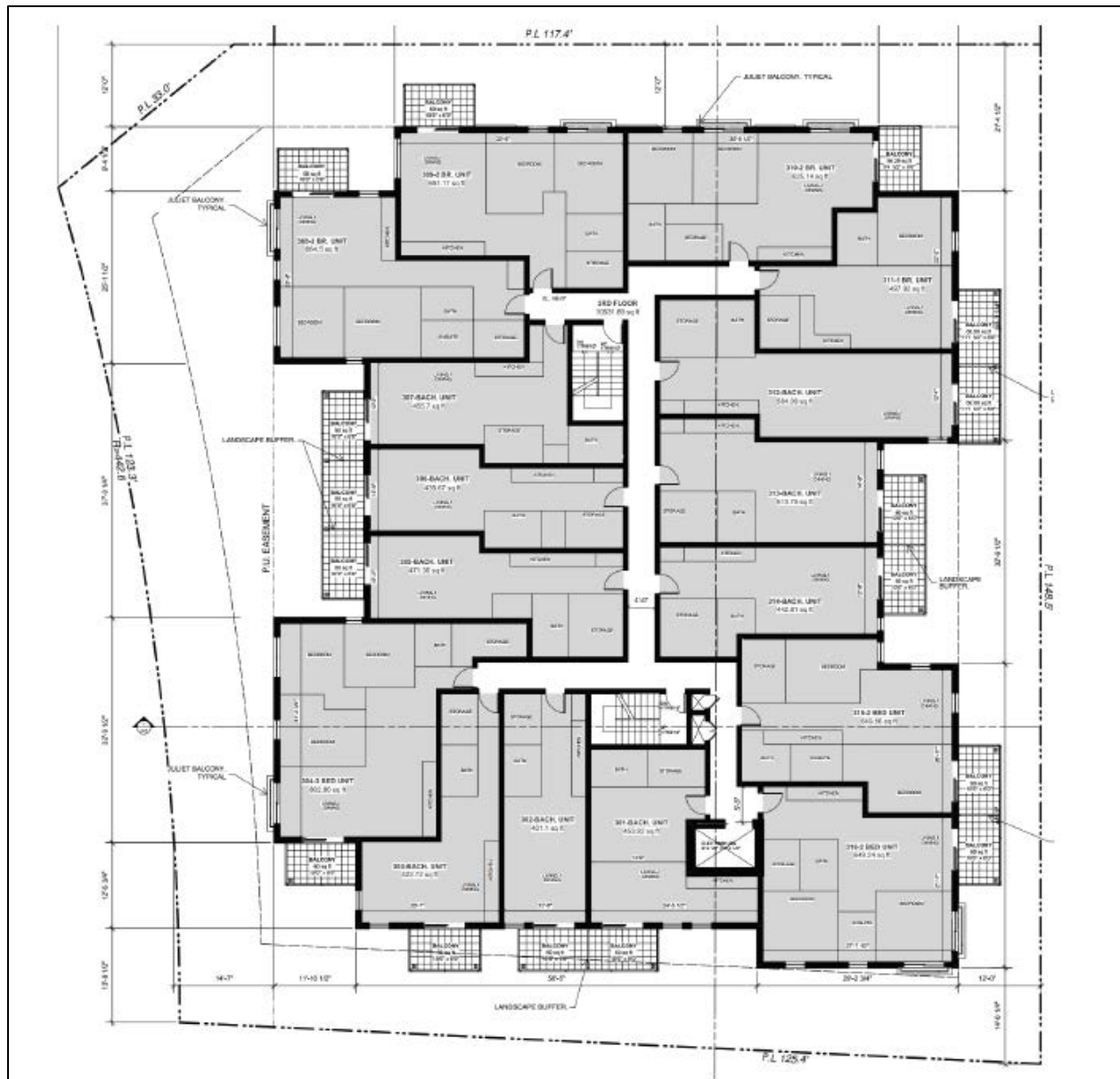
## Original Level 2







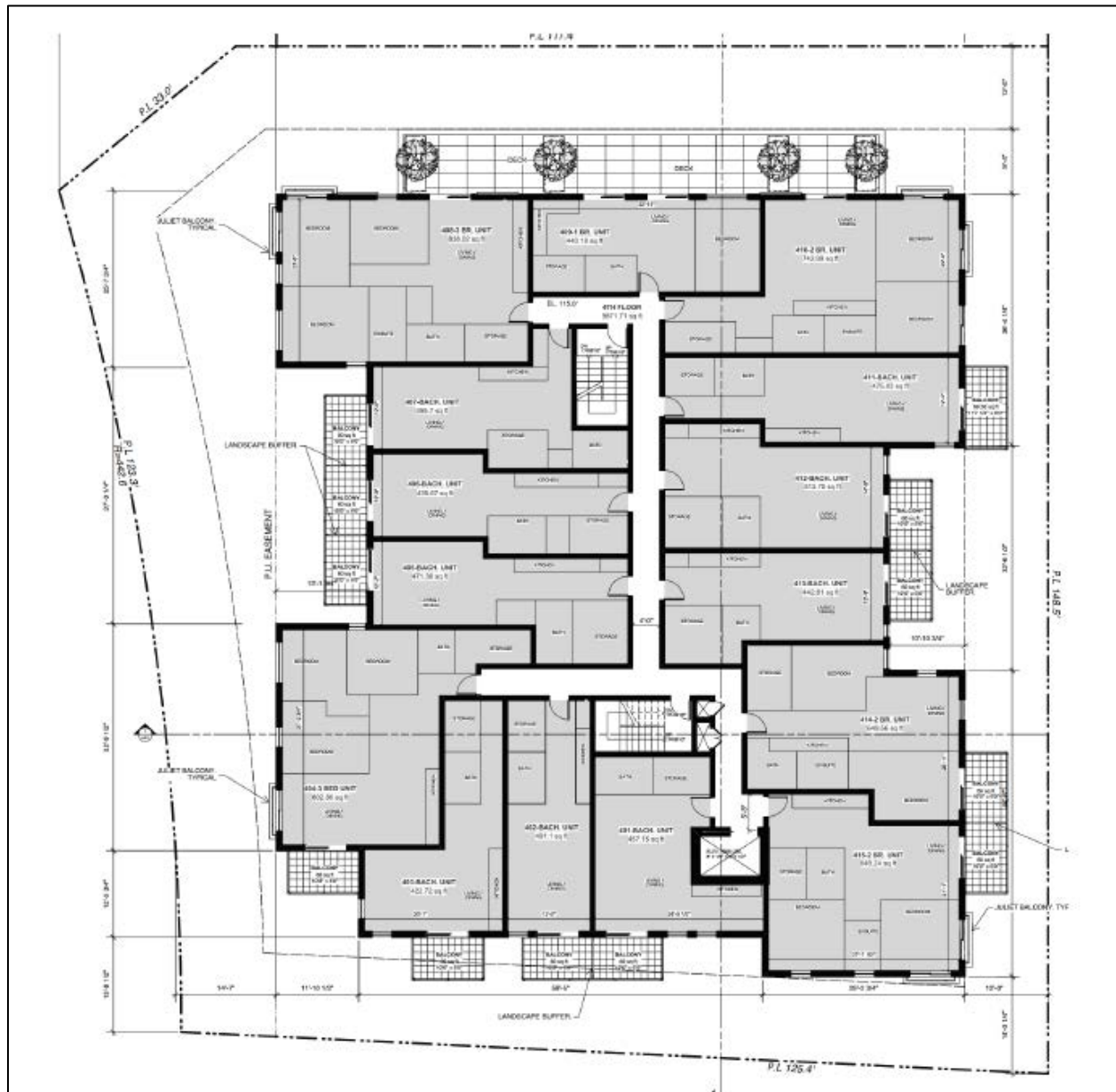
### Original Level 3



### Revised Level 3



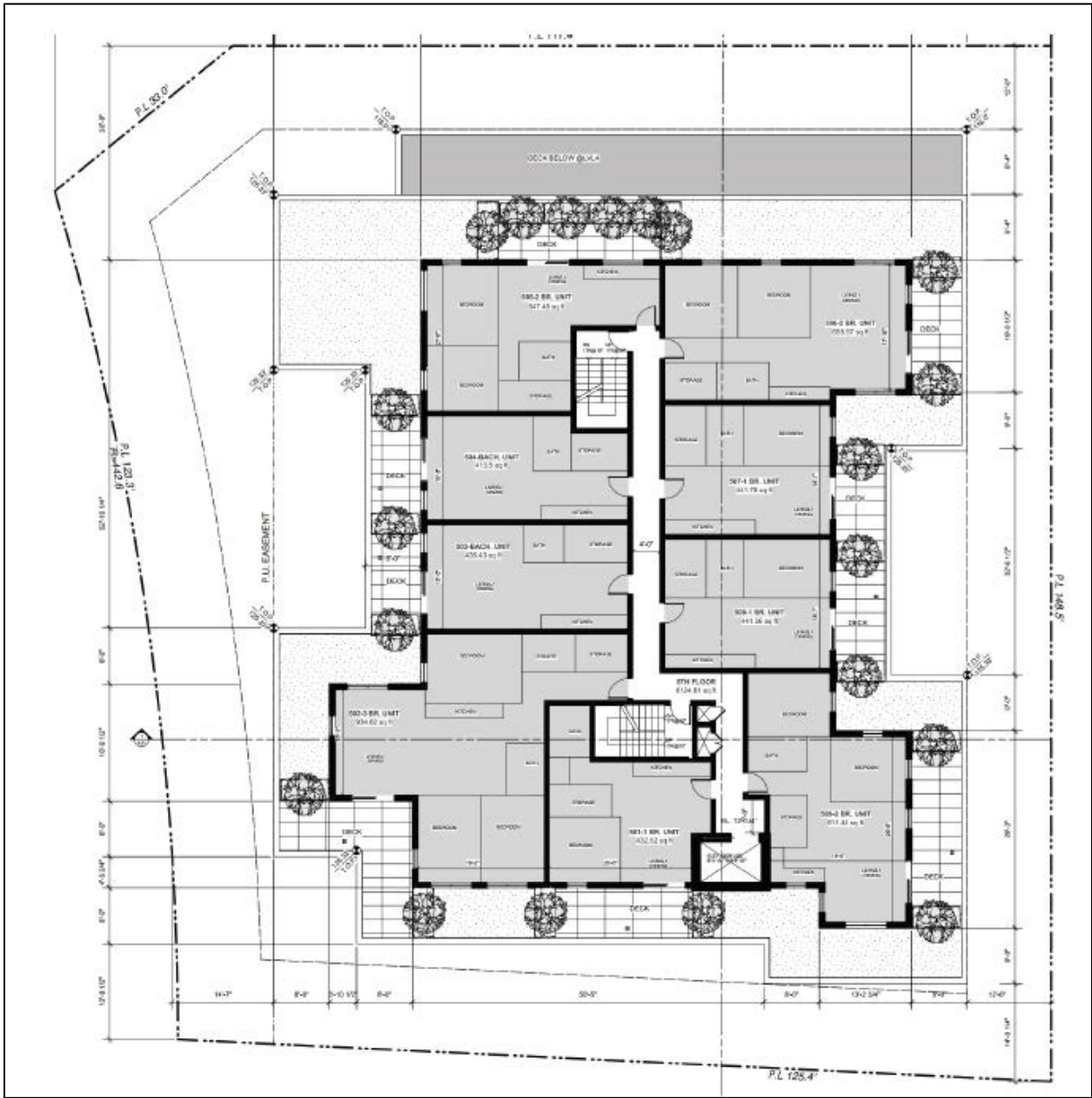
### Original Level 4



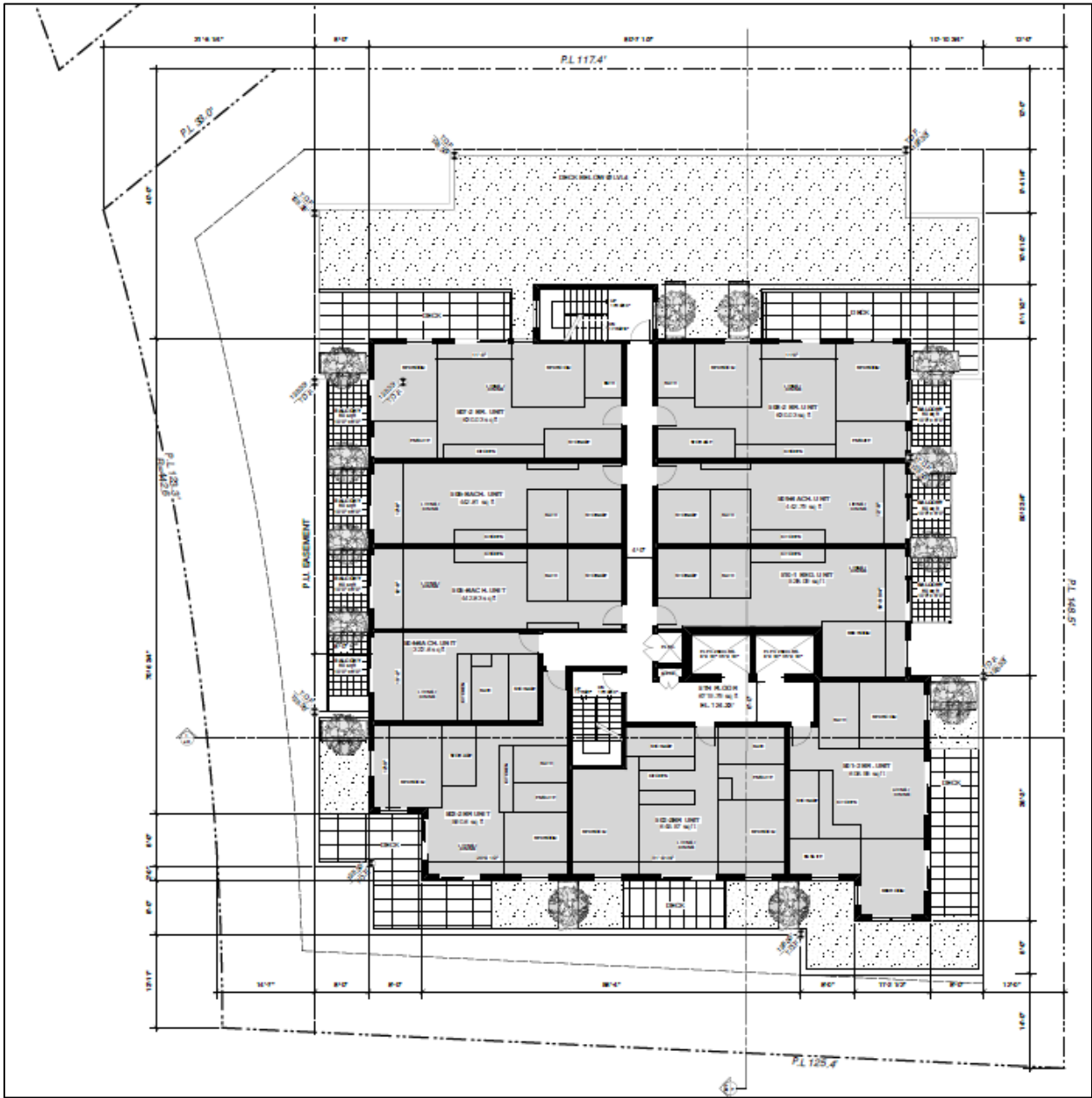
Revised Level 4



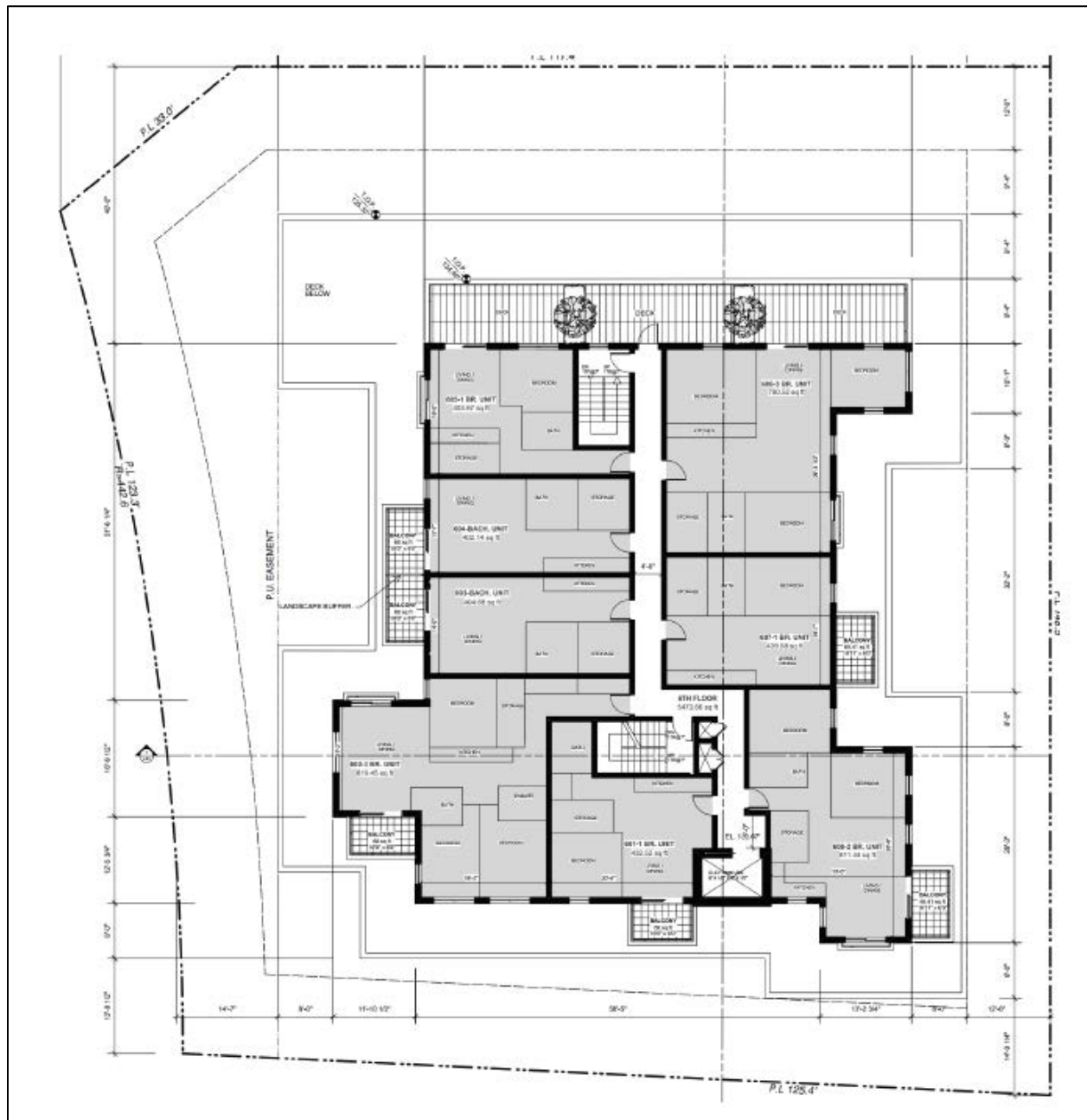
Original Level 5



Revised Level 5

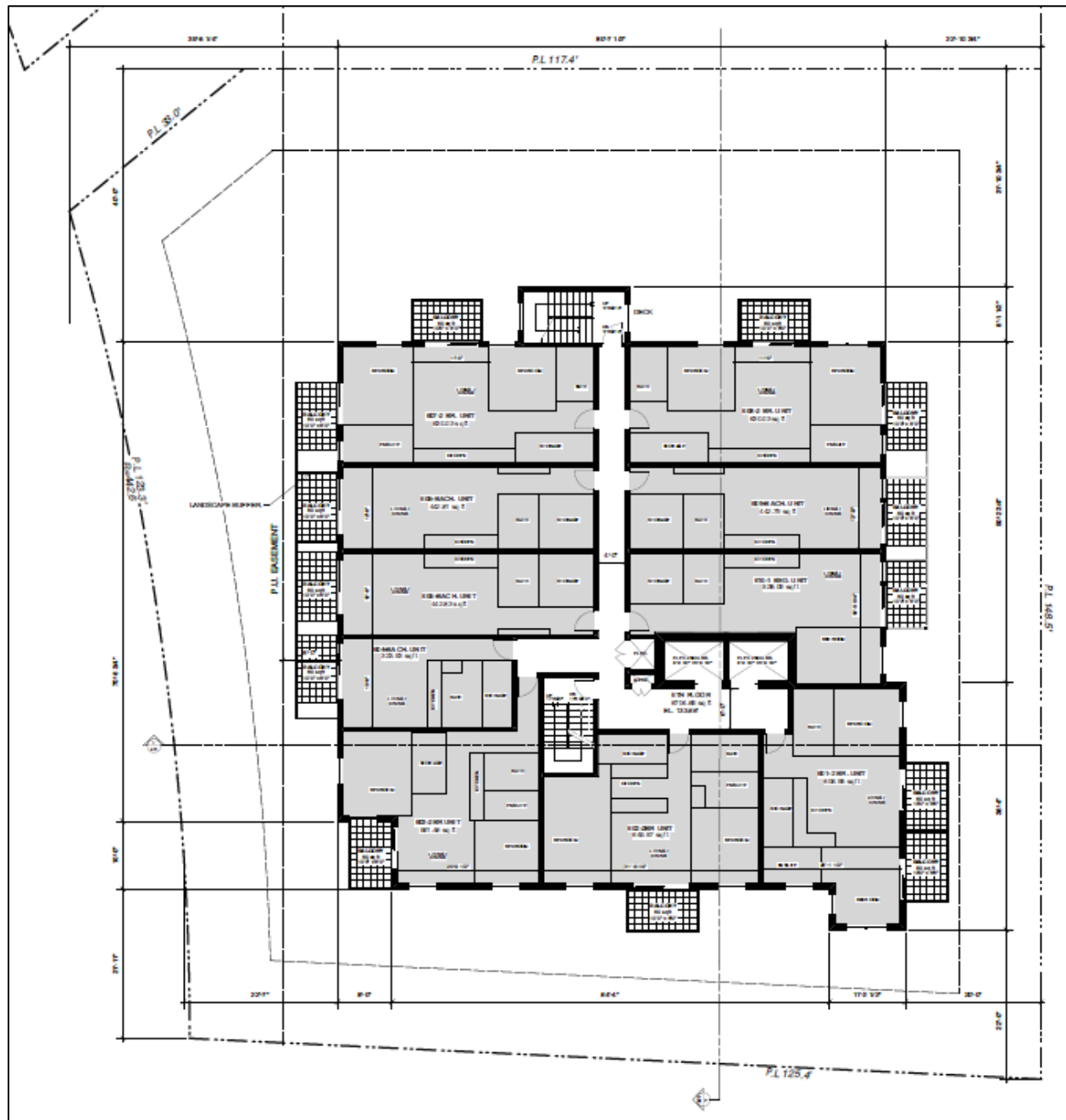


### Original Level 6





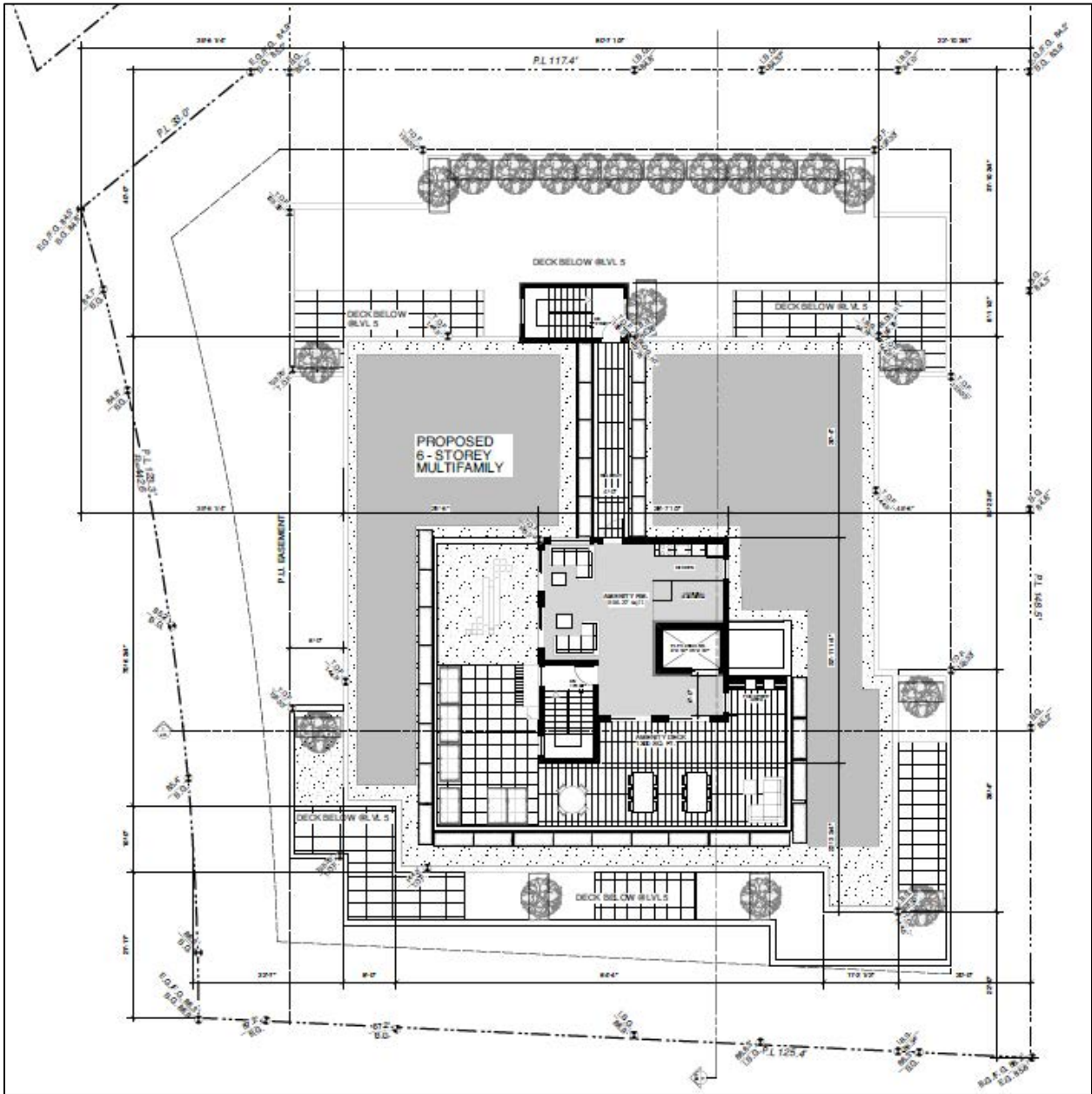
## Revised Level 6







Revised Outdoor Amenity



Original North Elevation



Revised North Elevation





Original South Elevation



Revised South Elevation



### Original East Elevation



### Revised East Elevation





### Original West Elevation



### Revised West Elevation



**1405 East 15th Avenue and 3047-3071 Maddams Street**

**PUBLIC BENEFITS SUMMARY**

**Project Summary:**

To construct a six-storey building with 82 secured market rental residential units.

**Public Benefit Summary:**

The proposal would provide 82 market rental housing units, secured as rental housing for 60 years and the life of the building, whichever is longer. A cash CAC contribution of \$250,000 has been offered from the owner and would be allocated to childcare in the local neighbourhood.

	Current Zoning	Proposed Zoning
Zoning District	RT-2	CD-1
FSR (site area = 1,768.2 sq. m (19,033 sq.ft.))	0.75	2.71
Buildable Floor Space (sq. ft.)	14,275	51,500
Land Use	Residential	Residential

**Summary of Development Contributions Expected Under Proposed Zoning**

City-wide DCL <sup>1</sup>	\$928,030
Utilities DCL <sup>1</sup>	\$515,515
Community Amenity Contribution	\$250,000
<b>TOTAL</b>	<b>\$1,693,545</b>

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

**1405 East 15th Avenue and 3047-3071 Maddams Street  
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**PROPERTY INFORMATION**

Address	Property Identifier (PID)	Legal Description
1405 East 15 <sup>th</sup> Avenue	PID 009-057-536	Lot A of Lot D Block 171 District Lot 264A Plan 11513
3047/3049 Maddams Street	PID 008-055-122	Lot D of Lot D Block 171 District Lot 264A Plan 12591
3053/3055 Maddams Street	PID 006-945-694	Lot C of Lot D Block 171 District Lot 264A Plan 12591
3071 Maddams Street	PID-007-707-801	Lot B of Lot D Block 171 District Lot 264A Plan 11513

**APPLICANT INFORMATION**

<b>Architect</b>	Stuart Howard Architects Inc.
<b>Property Owner</b>	Caulfield Rock (Clark Park) Holdings Inc.

**DEVELOPMENT STATISTICS**

	Permitted Under Existing Zoning	Proposed	Recommended
Zoning	RT-2	CD-1	--
Site Area	1,768.2 sq. m (19,033 sq.ft.)	1,768.2 sq. m (19,033 sq.ft.)	--
Land Use	Residential	Residential	--
Maximum FSR	0.75	2.58	2.71
Maximum Height	9.2 m (30.18 ft.)	20.53 m (67.37 ft.)	21 m (68.89 ft.)
Floor Area	1,326 sq. m (14,275 sq. ft.)	4,414 sq. m (49,048 sq. ft.)	4,784.5 sq. m (51,500 sq. ft.)
Unit Mix	N/A	Market Rental Units Studio 41 One-bedroom 10 Two-bedroom 20 Three-bedroom 8 Total 79	Market Rental Units Studio 39 One-bedroom 14 Two-bedroom 21 Three-bedroom 8 Total 82
Parking and Bicycle Spaces	As per Parking By-law	24 vehicle spaces 130 Class A bicycle spaces 5 Class B bicycle spaces	As per Parking By-law
Natural Assets	19 on-site trees 3 City trees	Proposed new trees: 15 (to be confirmed at the development permit stage) Total: 23	--

\*\*\*\*\*