



## REFERRAL REPORT

Report Date: September 7, 2021  
Contact: Yardley McNeill  
Contact No.: 604-873-7582  
RTS No.: 14655  
VanRIMS No.: 08-2000-20  
Meeting Date: September 21, 2021

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Rezoning: 4575 Granville Street

### **RECOMMENDATION**

A. THAT the application by Stuart Howard Architects Inc., on behalf of Jagmohan Singh Pabla and Kamlesh Rani Pabla, the registered owners of the lands located at 4575 Granville Street [*PID 011-002-689; Lot 13 Block 790 District Lot 526 Plan 6011*], to rezone the lands from RS-5 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.85 to 1.23 and increase the maximum building height from 10.7 m (35 ft.) to 11.9 m (39 ft.) for a four-storey residential building containing a total of 24 secured market rental housing units, be referred to a Public Hearing, together with:

- (i) plans prepared by Stuart Howard Architects Inc., received on December 16, 2020;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, including approval in principle of the form of development, subject to the Conditions of Approval contained in Appendix B;

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

B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be

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

- C. THAT subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C;

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

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

## **REPORT SUMMARY**

This report evaluates an application to rezone 4575 Granville Street from RS-5 (Residential) District to CD-1 (Comprehensive Development) District. The application proposes the development of a four-storey residential building containing 24 secured market rental housing units under the *Affordable Housing Choices Interim Rezoning Policy (AHC Policy)*. A floor area ratio (FSR) of 1.23 and a height of 11.9 m (39 ft.) are recommended.

Staff have assessed the application and conclude that it meets the intent of the *AHC Policy*. If approved, the application would contribute 24 secured market rental units towards the targets 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 the Public Hearing and the conditions of approval outlined in Appendix B.

## **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

At the Public Hearing on June 25, 2019, Council refused a rezoning application for 4575 Granville Street to develop a four-storey townhouse project with 21 secured market rental units under the *Affordable Housing Choices Interim Rezoning Policy (AHC Policy)*.

## **Applicable Policies**

- *Affordable Housing Choices Interim Rezoning Policy* (2012, last amended 2018)
- *Rental Incentive Programs Bulletin* (2012, last amended 2020)
- *RS-5 District Schedule and Design Guidelines* (1993, last amended 2021)
- *Secured Rental Policy* (2019)
- *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)
- *Tenant Relocation and Protection Policy* (2015, last amended 2019)
- *Vancouver Development Cost Levy By-law No. 9755*
- *Vancouver Utilities Development Cost Levy By-law No. 12183*
- *Urban Forest Strategy* (2014)

## **REPORT**

### **Background/Context**

On June 25, 2019, Council refused a rezoning application on this site for a proposal for a four-storey townhouse complex with 21 secured market rental units at an FSR of 1.3. Reasons for refusal included, but were not limited to:

- Several members of Council noted that the proposal did not achieve one of the *AHC Policy's* criteria with regards to a demonstration of a degree of community support;
- Concern about the adjacency, proximity and contextual fit of the proposal in relation to the Vancouver Hospice Society (VHS), located directly south at 4615 Granville Street. Issues cited included building height, massing, setbacks, neighbourliness and impacts to the privacy of hospice residents;
- The need for further consultation with VHS about the impact of the proposal, including its construction, on the day-to-day operations of the hospice; and
- Loss of continuous landscape (e.g. hedges) along Granville Street that is characteristic to the area.

Following Council's decision to refuse the 2019 application, the applicant engaged in a facilitated dialogue with VHS to hear their concerns and explore alternative design solutions. This led to the building design proposed by the current 2020 rezoning application. During the rezoning application review process, the applicant and VHS continued to work on a Good Neighbour Agreement (GNA) to address the construction- and operation-related impacts of the proposed development. On May 7, 2021, both parties informed staff they had tentatively reached an agreement on the GNA, which they would conclude on following a Public Hearing and Council's decision on this application.

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

The 1,626 sq. m (17,502 sq. ft.) site is located on the west side of Granville Street, south of Connaught Drive and north of West 32nd Avenue. The site has a 30.5 m (100 ft.) frontage along Granville Street and a 53.3 m (175 ft.) lot depth. The property is currently zoned RS-5

(Residential) District and is developed with a single-detached house. The property owners occupy the house and there are no tenants on the site. The lot is generally flat.

The surrounding properties are zoned RS-5 and contain large lots developed with single-detached houses. The property directly south consists of an eight-bed residential hospice that offers end-of-life and bereavement care for individuals and their families. The hospice is classified as a Community Care Facility - Class A, a permitted use under RS-5 zoning. A conditional development permit for the hospice was issued in 2011 granting form of development relaxations. Conditional developments may be considered in single-family residential areas under the discretion of the Director of Planning, provided the form can be integrated into their surroundings and not cause undue impacts.

**Local School Capacity** – The site is located within the catchment area of Shaughnessy Elementary School (4250 Marguerite Street), a 10-minute walk to the northwest, and Prince of Wales Secondary School (2250 Eddington Drive), a 20-minute walk to the west. Shaughnessy Elementary has an operating capacity of 421 students. The Vancouver School Board (VSB)'s *Long Range Facilities Plan* (LRFP), dated January 25, 2021, indicates a 2019 enrolment of 423 students (100% of capacity), which is forecast to increase to 123% by 2029. VSB's strategy to address overcapacity includes placing students in nearby schools such as Trafalgar and Maple Grove Elementary Schools, where space is currently available. Prince of Wales Secondary has an operating capacity of 1100 students. According to the LRFP, there were approximately 928 students enrolled (84% of capacity) in 2019, with a forecasted enrolment decreasing by 2029 to 81%. The City and VSB meet on a regular basis to coordinate information and share land use changes to help VSB plan for future growth.

**Figure 1: Site and Surrounding Zoning**



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

- **Public Parks** – Devonshire Park is a five-minute walk (400 m) to the west. Quilchena Park is a 12-minute walk (800 m) to the west. The VanDusen Botanical Garden is a 20-minute walk (1.3 km) to the southeast.
- **Child Care Facilities** – There is one child care facility within a 15-minute walk from the site.
- **Transit** – Granville Street is a TransLink Frequent Transit Network route. The site is served by the No. 10 Granville bus between Marine Drive SkyTrain Station and Waterfront Station. It is also served by the N10 night bus between downtown and Richmond-Brighouse SkyTrain Station.
- **Bicycle routes** – The 29th Avenue Bikeway, Cypress Bikeway and Arbutus Greenway are located three to four blocks from the site.

## 2. Policy Context

**Affordable Housing Choices Interim Rezoning Policy (AHC Policy)** – On October 3, 2012, Council approved 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. On June 20, 2018, Council introduced a deadline of June 30, 2019 for submission of new rezoning enquiries under the *AHC Policy*. The enquiry for this rezoning application was received prior to the deadline and therefore may be considered.

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. Buildings of up to three-and-a-half storeys in ground-oriented townhouse forms or four-storey apartment forms may be considered for sites adjacent to an arterial.

The *AHC Policy* allows for a maximum of two projects to be considered within 10 blocks along the same arterial. One other project within this 10-block limit was approved on July 29, 2020 for a four-storey residential building with 81 secured market rental units, at 4750 Granville Street.

**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 10-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*, previously approved in 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 *AHC Policy* and by introducing new green building requirements. The SRP also includes new locational criteria for future opportunities to rezone in RS and RT areas.

On November 26, 2019, Council also directed staff to prepare new rental zones to simplify the process for new rental housing projects for use in future site-specific rezonings considered 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 policy updates and new rental zones be approved by Council in the future as a Quick Start Action of the *Vancouver Plan*, rezoning applications in eligible RS and RT districts would be accepted under the SRP.

**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 average unit sizes and maximum average rents by unit type for the project to be eligible for the waiver. Current rental rates by unit type are outlined in the *Rental Incentive Programs Bulletin* and are updated on an annual basis.

## **Strategic Analysis**

### **1. Proposal**

This application proposes a four-storey, residential building with 24 secured rental housing units and one level of underground parking accessed from the lane (see Figure 2). The proposed density is 1.23 FSR and the recommended height is 11.9 m (39 ft.). A 3 m (10 ft.) dedication along Granville Street for public realm purposes is to be provided. The complete rezoning application was received on December 16, 2020.

### **2. Land Use**

This site is currently zoned RS-5 (Residential) District, with the intent to retain existing housing and provide new residential dwellings compatible with the form and design of existing development. The proposal’s residential land use is consistent with the intent of RS-5 zoning and the *AHC Policy*’s objectives.

### **3. Density, Height and Form of Development**

(Refer to drawings in Appendix E and statistics in Appendix G)

The *AHC Policy* permits consideration of buildings of up to three-and-a-half-storeys in ground-oriented townhouse forms or four-storey apartment forms along this section of Granville Street, subject to urban design performance. As the policy is informed by local area guidelines, staff have analyzed the proposal against the intentions set out in the *RS-5 Zoning District and Design Guidelines*. They encourage new development to be compatible with the form and design of the existing development and streetscape, and to add generous landscaping and trees.

**Figure 2: Aerial View of the Proposal**

**Density and Height** – Existing RS-5 zoning permits a maximum density of 0.85 FSR and a maximum height of 10.7 m (35 ft.). Staff recommend that the proposed CD-1 By-law permit a maximum density of 1.23 FSR and a building height of 11.9 m (39 ft.), as explained in detail in the following sections.

**Massing, Height and Setbacks** – This application proposes a four-storey residential building containing 24 units in a ground-oriented, stacked-townhouse arrangement with twelve one-bedroom units at-grade, and 12 three-storey, three-bedroom units above. Side yard setbacks of 9.1 m (30 ft.) to the south next to VHS (4615 Granville) and 6.1 m (20 ft.) on the north are proposed. The fourth-storey units facing north and south are also stepped-back from the building's edge another 3.7 m (12 ft.) to minimise the appearance of height and provide balconies for the three-bedroom units.

The proposed form and massing is a result of the dialogue between the applicant and VHS. While the previous rezoning application proposed two rows of townhouses with a central courtyard, the current, one-building scheme allows for more generous side yard setbacks for landscaping between the project and its neighbours (See Figure 3). Staff support the proposed form and massing.

Staff recommend further refinements at the development permit stage to ensure the building better references the surrounding RS-5 context by providing a more asymmetrical design of the Granville Street façade, along with making individual townhouse units appear more distinct and using warmer materials such as wood and brick to add visual interest. The position of the building may also require adjusting to accommodate new hedges along Granville Street and the 3 m (10 ft.) wide dedication for public realm purposes.



**Figure 3: Comparison of Previous 2019 (Left) and Current (Right) Rezoning Application**

**Shadows** – The proposed four-storey building will cast more shadows on the northern neighbour than the existing house. However, the deeper side yard setbacks help to reduce their impact and new shadows cast at the equinoxes onto the neighbour's rear yard generally do not exceed the shadows cast by existing structures on their property (See Appendix E for shadow studies).

**Livability and Privacy** – Floors have approximately 2.7 m (9 ft.) floor-to-floor heights and units are generally 7.6 m (25 ft.) in depth, which ensure adequate light penetration and airflow. Ground-floor units have patios and all other units have balconies on the fourth storey. Privacy screens are proposed on the balconies to minimise overlook onto the neighbours. The large side yard setbacks and generous landscape buffers, especially along the south side facing the hospice, are proposed for additional privacy. Urban design conditions on livability and privacy are included in Appendix B to ensure the measures proposed are maintained through the development and building permit stages.

**Amenity Spaces** – A children's playground is proposed at the southeast corner of the site, while space for urban agriculture is proposed at the southwest corner. Additional common outdoor or indoor amenity areas are not proposed, as they are typically not required for small townhouse projects.

**Landscape** – The site does not contain on-site trees and there are no street trees next to the site. There are seven existing trees on the neighbouring lots along the shared property lines. All neighbouring trees will be retained to provide natural screening. Landscape will be provided along the property's edges, around ground-floor patios and on the fourth-floor balconies. At least 11 additional trees will be planted around the perimeter of the site. The applicant has proposed landscape and hedges along the site's Granville Street frontage within the 3 m (10 ft.) wide dedication for public realm purposes. A condition is included in Appendix B to provide landscape screening outside of the 3 m (10 ft.) dedication, which may require some re-siting of the building and adjustment to the landscape treatment along Granville Street.

**Urban Design Panel** – Lower scale developments such as townhouses are generally not subject to an Urban Design Panel review at the rezoning stage. If this application proceeds to the development permit stage, a Panel review will be considered at that time. Should the rezoning be approved, continued refinement of the architectural expression and landscape treatment is anticipated as noted in conditions in Appendix B.



The overall form and character of the building are supportable in terms of contextual fit, subject to design development conditions included in Appendix B.

#### 4. Transportation and Parking

Vehicle and bicycle parking are located in one underground level accessed from the rear lane. The application proposes approximately 17 vehicle parking spaces and 59 bicycle spaces. The application will comply with the provisions of the Parking By-law. The site is located on the No. 10 Granville bus route, with a bus stop in front of the site. The 29th Avenue Bikeway, Cypress Bikeway and Arbutus Greenway are located three to four blocks from the site.

To minimize vehicle movements along the lane and impacts onto the VHS property, the parking ramp is located at the northwest corner of the proposed development, closest to Connaught Drive. Engineering conditions in Appendix B require lane improvements to accommodate two-way lane traffic that improve vehicle movements to the VHS property. Further, staff will not support a construction traffic plan that blocks access to an adjacent development. Engineering staff have confirmed that any traffic and parking increases related to this development would be commensurate with development occurring over time and note that the location is also well served by transit.

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

#### 5. Housing

The *Housing Vancouver Strategy* (Housing Vancouver) and associated *3-Year Action Plan* is the culmination of a year-long process of gathering, synthesizing and testing new ideas and approaches to addressing housing affordability in Vancouver. This application, if approved, would contribute 24 market rental housing units towards the targets in the *Housing Vancouver Strategy* (see Figure 4).

**Vacancy Rates** – Vancouver has exhibited historically low vacancy rates in the last 30 years. Between early 2018 and early 2020, prior to the COVID-19 pandemic, the average vacancy rate for purpose-built apartments in the Westside/Kerrisdale area, based on the CHMC Market Rental Survey, was 1.37%. In early 2021, the vacancy rate in the area increased slightly to 2.10%. Across the rest of Vancouver in 2021, the purpose-built apartment vacancy rate was 2.80%. A vacancy rate of 3-5% represents a balanced market.

**Figure 4: Progress Towards 10 Year Housing Vancouver Targets for Purpose-Built Market Rental Housing as of June 30, 2021**

Housing Type	10-Year Targets	Units Approved Towards Targets*
<b>Purpose-Built Market Rental Housing Units</b>	20,000	6,886

\*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

**Unit Mix** – This application proposes 12 one-bedroom and 12 three-bedroom units (see Figure 5). On July 13, 2016, Council adopted the *Family Room: Housing Mix Policy for Rezoning Projects* that requires a minimum of 35% family units (i.e. two or more bedrooms). This application proposes 50% family units, thereby exceeding the policy. These units are to be designed in accordance with the *High Density Housing for Families with Children Guidelines*.

**Figure 5: Proposed Unit Mix**

Type	Count	Percentage
1-bedroom	12	50 %
3-bedroom	12	50 %
<b>Total</b>	<b>24</b>	<b>100 %</b>

**Development Cost Levy Waiver** – This application may be eligible to seek a DCL waiver. If the applicant is eligible for and seeks the waiver, they will be required to request it during the development permit application process by submitting a DCL Waiver Form, including a final rent roll that sets out the starting monthly rents at the time of the occupancy permit, in order to ensure compliance with the DCL By-law. Through the Development Permit application process, the City would also ensure that the average unit sizes do not exceed the maximum thresholds set out by the DCL by-law.

**Average Rents and Income Thresholds** – The average rents on the Westside of Vancouver for various units are shown in Figure 6. Rent increases over time are subject to the Residential Tenancy Act. An average market rental one-bedroom unit could be affordable to a dual-income household working in technical occupations in health care or life sciences. An average market three-bedroom unit could be affordable to a dual-income household working in occupations such as pharmacists or nurses. Market rental housing provides options that are significantly more affordable than average home ownership costs, as illustrated in Figure 6.

**Figure 6: Comparable Average Market Rents and Home-Ownership Costs (Westside)**

	Average Market Rent in Newer Buildings - Westside (CMHC, 2020) <sup>1</sup>	DCL By-Law Maximum Averages - Westside (CMHC, 2020) <sup>2</sup>	Monthly Costs of Ownership for Median-Priced Unit –Westside - (BC Assessment 2020) <sup>3</sup>
Studio	\$1,832	\$1,818	\$2,857
1-bed	\$1,975	\$2,224	\$3,554
2-bed	\$2,804	\$2,912	\$5,355
3-bed	\$3,349	\$4,094	\$8,707

1. Data from the October 2020 CMHC Rental Market Survey for buildings completed in the year 2011 or later on the Westside of Vancouver.
2. For studio, 1-, 2-, and 3-bedroom units, the maximum DCL rents are the average rents for all residential units built since the year 2005 in the City of Vancouver as published by CMHC in the fall 2020 Rental Market Report plus 10%.
3. Based on the following assumptions in: median of all BC Assessment sales prices in Vancouver Westside in 2020 by unit type, 10% down payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, \$150 – 250 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2019 assessments and property tax rate).

**Security of Tenure** – All 24 units would be secured as market rental housing 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.

**Existing Tenants** – There are no existing tenants.

## 6. Environmental Sustainability and Natural Assets

**Green Buildings** – The *Green Buildings Policy for Rezoning*s requires that residential rezoning applications satisfy either the near-zero-emission-buildings or low-emissions green buildings conditions 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 30 cm or greater and requires a tree permit when it is proposed to be removed.

There are no on-site trees or street-trees. This application will add approximately 11 new on-site trees and additional street trees. The final number of street trees to be planted will be determined through the development permit process.

There are no historical streams on or near the site.

## 7. Public Input

**Pre-Application Community Consultation** – An applicant-led pre-application open house was not held for this project. The applicant held consultation activities directly with VHS prior to submitting the application.

**Public Notification** – A rezoning information sign was installed on the site on January 15, 2021. Approximately 297 notification postcards were distributed within the neighbouring area on or about February 19, 2021. Notification and application information, as well as an online comment form, was provided on the City’s new digital engagement platform *Shape Your City Vancouver* ([shapeyourcity.ca/](https://shapeyourcity.ca/)).

**Virtual Open House** – In-person open houses were put on hold based on the provincial health authority’s restrictions for public gatherings due to the COVID-19 pandemic. In lieu of an

in-person event, a virtual open house was held from February 22, 2021 to March 14, 2021 on the Shape Your City platform. The virtual open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. Digital presentations from the City and the applicant were posted for online viewing, along with a digital model representation of the proposed application.

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

**Public Response and Comments** – Public input was received throughout the application process through online questions and comment forms, and by email and phone. A total of 224 submissions was received. A summary of all public responses may be found in Appendix D.

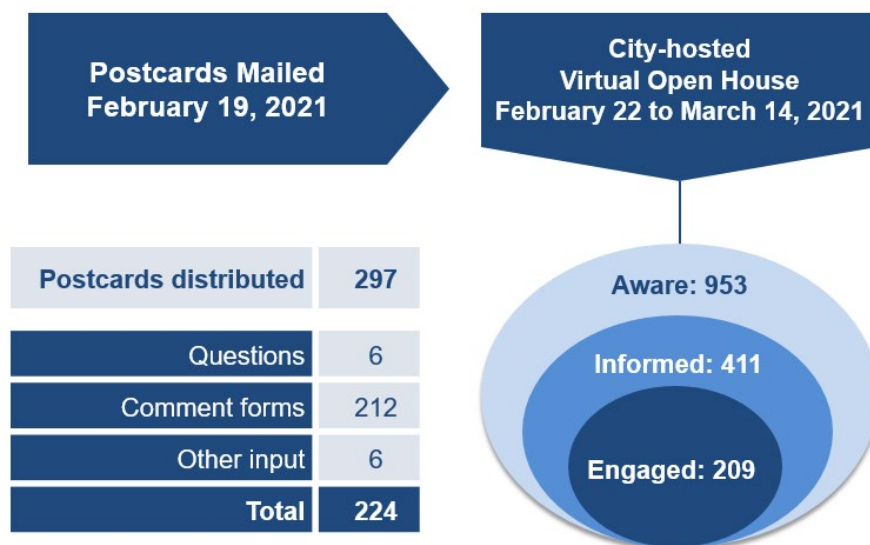
Below is a summary of feedback received from the public by topic and ordered by frequency. Generally, comments of support fell within the following areas:

- Provision of rental housing
- Building height, density and design
- Integration with neighbourhood
- Traffic, parking and safety

Generally, comments of concern fell within the following areas:

- Privacy, noise and construction
- Building height, massing, density and neighbourhood character
- Traffic, parking and safety
- Luxury rental

**Figure 7: Overview of Notification and Responses**



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

- **Privacy, noise and construction** – The proposal includes a wide 9.1 m (30 ft.) setback between the building and the southern property line, which provides space for substantial landscape screening. The applicant will protect existing, neighbouring trees along the north and south property lines, and proposes to plant at least 11 new trees along the property lines. Planters and landscaped-privacy screens are also provided on fourth-floor balconies to increase privacy and reduce overlook. Conditions are included in Appendix B to ensure that the proposed setbacks and privacy measures are maintained through the development and building permit stages, as well as to require more comprehensive landscaping along the north and south property lines for additional privacy.

The City's Noise Compliance By-law regulates and limits construction-related noise for private development. With respect to potential impacts to the neighbouring property at 4615 Granville, the applicant and VHS have developed a Good Neighbour Agreement to address construction-related impacts and provide a system of communication between both parties.

- **Building height, massing, density and neighbourhood character** – Staff have reviewed the rezoning application and concluded the proposed four-storey height and density are appropriate and consistent with similar townhouse rental buildings on arterials across the city and compatible with the lower-scale neighbours. Urban design and landscape conditions are provided in Appendix B to assist with the integration of the proposed development into the neighbourhood context. They include generous landscaping at grade, replacement of the existing Granville Street-side hedge, and further design development of façade materials and architectural design to better reference the neighbourhood's existing RS-5 development.

Staff assessment is the proposed development represents a balanced approach to the delivery of much needed rental units in a transit-supported location, and meets the intent of the *AHC Policy*.

- **Traffic, parking and safety** – The project will comply with the Parking By-law. Engineering staff have confirmed any traffic and parking increases related to this development would be commensurate with development occurring over time and note that the location is also well served by transit. Vehicle access is provided from the rear lane via a ramp located on the northwest portion of the site in an effort to reduce any impact onto the VHS property and to minimize vehicle movements along the lane.
- **Luxury rental** – The *AHC Policy* does not require below-market rental rates. The policy permits consideration of market rental development. Units will be secured as rental for the life of the building, and no stratification or separate sale of units is permitted. Starting rents are at the discretion of the owner, but yearly increases would be subject to the Residential Tenancy Act. The rental units will contribute towards the rental targets of the *Housing Vancouver Strategy* and assist in establishing a balanced rental market for the city.

## **PUBLIC BENEFITS**

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

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

The site is subject to the Citywide 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 1,999.9 sq. m (21,527 sq. ft.) of residential floor area, total DCLs of \$301,378 are anticipated from this development.

In accordance with amendments to Section 3.1B of the Vancouver DCL By-law approved by Council on November 26, 2019, rezoning projects that are not subject to Community Amenity Contributions (CACs) may request a DCL waiver of the Citywide DCL at the development permit application stage. This application is exempt from CACs and is eligible to request a DCL waiver.

If the applicant requests a DCL waiver, the application would be subject to the maximum average unit sizes for “for-profit affordable rental housing” and maximum average rents by unit type in accordance with the DCL By-law, as secured by an amendment to or replacement of the Housing Agreement (if the waiver was not sought prior to rezoning enactment). If the application is eligible for a DCL waiver, the value of the City-wide DCL waiver on the residential floor area would be approximately \$193,743.

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 (CAC)** – In the context of the City’s *Financing Growth Policy*, an offer of a 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 provides an exemption for routine, lower-density secured market rental rezoning applications that comply with the City’s rental policies. As this site is currently zoned RS-5 and proposes to rezone to four storeys, the application is eligible for this CAC exemption.

**Rental Housing** – All 24 of the residential units will be secured market rental housing units. The public benefit accruing from these units is their contribution to the City’s rental housing stock for the longer of 60 years and the life of the building. 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 F for a summary of all of the public benefits for this application.

### ***FINANCIAL IMPLICATIONS***

Based on rates in effect as of September 30, 2020, it is anticipated that the project will pay approximately \$301,378 in DCLs.

As discussed in the Public Benefits section of this report, the project may be eligible to request a DCL waiver at the development permit application stage. The value of the potential City-wide DCL waiver on the residential floor area would be approximately \$193,743.

The 24 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.

No additional CAC or public art contribution is applicable.

### ***CONCLUSION***

Staff have reviewed the application to rezone the site at 4575 Granville Street from RS-5 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 24 secured market rental units towards the targets of the *Housing Vancouver Strategy*.

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.

\* \* \* \* \*



**4575 Granville Street**  
**DRAFT CD-1 BY-LAW PROVISIONS**

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

**Zoning District Plan Amendment**

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan, 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. The design and layout of at least 35% of the total number of dwelling units must:
  - (a) be suitable for family housing; and
  - (b) include two or more bedrooms.

**Floor Area and Density**

- 5.1 Computation of floor area must assume that the site area is 1,626.0 m<sup>2</sup>, being the site area at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 5.2 The floor space ratio for all uses combined must not exceed 1.23.

- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
- (a) balconies and decks, and any other appurtenances which in the opinion of the Director of Planning are similar to the foregoing, except that:
    - (i) the total area of all such exclusions must not exceed 12% of the floor area being provided for dwelling uses; and
    - (ii) the balconies must not be enclosed for the life of the building;
  - (b) patios and roof decks, if the Director of Planning first approves the design of sunroofs and walls;
  - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
  - (d) amenity areas accessory to a residential use, to a maximum of 10% of the total floor area being provided for dwelling uses; and
  - (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m<sup>2</sup> for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

### **Building Height**

6. Building height, measured from base surface, must not exceed 11.9 m.

### **Horizontal Angle of Daylight**

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.

- 7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement if:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
  - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 7.5 An obstruction referred to in section 7.2 means:
- (a) any part of the same building including permitted projections; or
  - (b) the largest building permitted under the zoning on any adjoining site.
- 7.6 A habitable room referred to in section 7.1 does not include:
- (a) a bathroom; or
  - (b) a kitchen whose floor area is the lesser of:
    - (i) 10% or less of the total floor area of the dwelling unit; or
    - (ii) 9.3 m<sup>2</sup>.

### **Acoustics**

8. A Development Permit application for dwelling uses must include an acoustical report prepared by a registered professional acoustical engineer demonstrating that the noise levels in those portions of 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 By-law.

\* \* \* \* \*

**4575 Granville Street**  
**CONDITIONS OF APPROVAL**

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

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

*Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Stuart Howard Architects Inc., received on December 16, 2020, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.*

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

**Urban Design**

- 1.1 Design Development to better reference to the neighbourhood's character by further developing the material palette and architectural composition. The following are some strategies to consider:
- (a) Ensure no setback reductions for all levels at later stages of the application;
  - (b) Express asymmetry for the Granville-facing elevation;
  - (c) Express the townhouse more distinctly as individual-units (on all elevations);
  - (d) Further varying window-sizes (especially window-width) and material-hierarchies;
  - (e) Use of more robust window-frames, parapets and flashings, and warmer materials such as wood and brick to add visual interests (e.g. shadow-lines, texture and depth) to all four elevations; and
  - (f) Add slot-windows to the areas where staircases are placed against external-walls.

Note to Applicant: Better referencing the neighbourhood's character is a nod to more closely address the RS-5 Design Guidelines. For example, limiting the fourth storey's size can be considered an interpretation of the Guidelines to contain most of the upper-levels within a sloped-roof, without prescribing a sloped-roof form. Asymmetry is also a common feature on many RS-5 houses. Having each townhouse read more as a distinct unit may help break down overall bulk and horizontality, and this refers to the RS-5 Guideline's preference for more diminutive scales. This treatment should be tended to especially on the north and south faces. The sub-condition of varying the window-sizes and using more contrasting materials to further break up the wall-planes may contribute to articulating unit-distinction. Slot-windows, as suggested in the sixth sub-condition, may also add some shadow-lines and textures to the overall façade treatment.

- 1.2 Design Development to accommodate the requested 10 ft. dedication along Granville Street and provide hedges along the Granville Street frontage. Suggested responses may include:
- (a) Shifting the building eastward to make space for the Granville Street-side hedges, a private walkway and entry-patios;
  - (b) Reorienting the easternmost townhouses to create more distance between them and the post-dedication Granville Street property-line; and
  - (c) Devising planting strategies that need less space along Granville Street that still serve to screen and provide privacy.

Note to Applicant: This condition should be coordinated with Engineering's condition on dedication for road purposes as well as related landscape conditions.

- 1.3 Design Development to ensure the children's play area dimensions meet the *High-Density Housing for Family with Children Guidelines*.

- 1.4 Design Development to continue to ensure privacy is afforded to its neighbours by:
- (a) Continuing to address potential overlook and direct sightline issues at subsequent application stages;
  - (b) Maintaining the setbacks shown on all levels;
  - (c) Ensure the planting along both the north and south property lines are maintained;
  - (d) Not enlarging the north and south facing windows; and
  - (e) Not removing any privacy-screens and planters at the balconies.

Note to Applicant: Privacy for the neighbours is regarded as highly important, as evidenced by the extensive dialogue with the hospice. As the proposed massing and setbacks shown in this rezoning are the result of that dialogue, the physical dimensions should be respected.

- 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://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

## **Landscape**

- 1.6 Design development to enhance the public realm interface at the Granville Street frontage by the following:
- (a) Reference neighbourhood character of the streetscape by restoring the existing hedge, while ensuring the dedication required by Engineering is still possible; and
  - (b) Provide sufficient buffering from Granville Street to enhance the quality of outdoor, semi-private patios.

Note to Applicant: See Urban Design condition 1.2.

- 1.7 Design development to provide additional privacy to north and south neighbouring properties by the addition of planting beds and a minimum two rows of woody evergreen shrubs along property lines.

Note to Applicant: See Urban Design condition 1.4.

- 1.8 Design development to expand programming at the children's play area to include other more varied opportunities for informal seating and social gathering.

- 1.9 Design development to improve the sustainability strategy, by the following:

- (a) Explore the provision of intensive or extensive green roofs on all available flat roof tops, with sections and depth of soil dimensions;
- (b) Add substantially more landscape around all entry areas, to accent and soften them;
- (c) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular "green wall" systems);
- (d) Add planters with overarching shrubs to common upper level decks, to be visually accessible from below, softening the edges and consisting of woody evergreen plant material for year-round presence; and
- (e) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots.

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

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

- 1.11 Design development to locate, integrate and fully screen parking garage vents in a manner that minimizes their impact on the architectural expression and the project's open space and public realm.

- 1.12 Design development to the Integrated Rainwater Management Strategy to explore opportunities for on-site rainwater infiltration and soil absorption, as follows:

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

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

- 1.13 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; and
- (c) An overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.

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

- 1.14 Coordinate Landscape Plan and Architectural Site Plan to reflect most updated information.
- 1.15 Provide complete information, such as references on the Roof Deck Plan, confirming all landscape elements.

Provision Requirements at the time of development permit application:

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

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 and fire hydrants.

- 1.17 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.

- 1.18 Provide a "Tree Management Plan".

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

- 1.19 Provide an arborist "letter of undertaking" and include signatures by the owner, contractor and arborist.



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

- 1.20 Provide a Letter of Consent for the proposed removal of adjacent property hedge.

- 1.21 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 6-cm 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"*.

- 1.22 Provide an Outdoor Lighting Plan.

Note to Applicant: Outdoor lighting strategy should ensure functionality, safety and energy efficiency. Provide dimmers and timers for lights where feasible.

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

- 1.23 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 to not cover 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.

- 1.24 Design development to improve visibility and security in the underground parking in accordance with the Parking By-law including:

- (a) Overhead lighting and step lights at exit stairs and doors;
- (b) 24-hour lights and walls painted white; and
- (c) Visibility at doors, lobbies, stairs and other access routes.

## Sustainability

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

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

## Zero Waste

- 1.26 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 Services

- 1.27 Confirmation of whether the proposed development impacts the Major Road Network (MRN), as defined under the South Coast British Columbia Transportation Authority Act (<https://www.translink.ca/plans-and-projects/projects/major-road-network>). In the event it is confirmed the proposed development impacts the MRN, a Construction Management Plan shall be submitted directly to TransLink with a copy of the correspondence provided to the City of Vancouver.

Note to Applicant: The City of Vancouver and TransLink have authority over the MRN as it relates to carrying out construction works on a City Street that is designated as a MRN.

- 1.28 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- 1.29 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.
- 1.30 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.

- 1.31 Developer to submit a Hydrogeological Study according to Groundwater Bulletin to be reviewed and accepted by a City Engineer prior to development permit issuance.
- 1.32 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 provides 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) Label the bicycle lockers; and
  - (d) Provision of minimum 1.0 m (3 ft. 4in.) length for vertical bicycle spaces.
- 1.33 Design development to improve the parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:
  - (a) Provision of a 1.5 m (5 ft.) access aisle for the accessible parking spaces. Dimension the 1.5 m access aisle on the drawings;
  - (b) Provision of minimum 2.6 m (8 ft. 6 in.) stall width for small car spaces adjacent to walls;
  - (c) Provide a wheel-stop for parking space 02; and
  - (d) Provision of convex mirrors to improve visibility and sightlines at the bottom of the parking ramp and in the parkade.  
  
Note to Applicant: Consider providing a simple ramp signal system that lets people know that a vehicle/bicycle is on the ramp.
- 1.34 The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:
  - (a) Dimensions of columns and column encroachments into parking stalls;
  - (b) Provide an east-west section drawing showing the parking ramp from the lane down to the parkade. Dimension the minimum vertical clearance under the overhead gate;
  - (c) Areas of minimum vertical clearances labelled on parking levels;
  - (d) Design elevations on both sides of the ramps and drive aisles at all breakpoints, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings;
  - (e) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside; and
  - (f) Existing street furniture including bus stops, benches etc. to be shown on plans.

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

Note to Applicant: Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the City well in advance of construction. Requests will be reviewed on a case-by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

- 1.36 Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown without reliance of the lane for extended bin storage. If this cannot be confirmed then an on-site garbage bin staging area is to be provided adjacent the lane.
- 1.37 Provision of a draft final Rainwater Management Plan (RWMP) which includes the following:
- (a) Water Quality – Provide information on how the water quality requirement will be achieved on this site, as water quality treatment is required for the first 24 mm (~70% annual average rainfall) of all rainfall from the site that is not captured in Tier 1 or Tier 2 practices and 48 mm (~90% annual average rainfall) of treatment is required for high traffic areas. For the development permit submission, the following should be included for review:
    - (i) Product Name and Manufacturer/Supplier;
    - (ii) Total area and % Impervious being treated;
    - (iii) Treatment flow rate;
    - (iv) Supporting calculations to demonstrate adequate sizing;
    - (v) Include discussion of the specified treatment device's % TSS removal efficiency certification by TAPE or ETV; and
    - (vi) Location on Plan in drawing or as figure in the report.

Note to Applicant: If the majority of the site ( $\geq 50\%$ ) is routed to appropriately sized landscape areas prior to draining to a water quality treatment unit, then a "pretreatment" unit certified by Washington State's TAPE program may be proposed since cumulatively, the site will achieve the required 80% TSS removal by mass through a treatment train approach.

- (b) Provision of design specifics and details of all best management practices (BMP) to support the design claim for meeting target requirements. Coordinate with the landscape architect on the details specific to the landscape portion, such as proposed growing medium depth and grading of hardscapes into adjacent

landscaping.

Note to Applicant: The assumed soil porosity of 30% for the natural landscaping, green roof, and on-slab landscaping is not consistent with the typical range of typically in the range of 7-18% of soil volume as stated in the Citywide Integrated Rainwater Management Plan Volume II, page II-5.

- (c) Provision of a grading plan to support the proposal of grading hardscapes into adjacent landscaping. Coordination with the landscape architect, soil storage capacities and a grading plan will be required to support this proposal.
- (d) If an engineered on-site infiltration facility is proposed, provide an infiltration study to support the proposed design with the following information:
  - (i) An evaluation of the potential for and risks of on-site rainwater infiltration, such as stability and soil contamination;
  - (ii) Results of infiltration testing at likely locations for infiltration practices and a proposed design infiltration rate;
  - (iii) Soil stratigraphy; and
  - (iv) Depth to bedrock and seasonally high groundwater at likely locations for infiltration practices.

Note to Applicant: May reference or include excerpts from a geotechnical and/or hydrogeology study to support the proposed design of all infiltration practices.

- (e) Provide adequate and concise supplementary documentation for any proprietary products that clearly demonstrates how they contribute to and/or meet the rainwater management requirements.

Note to Applicant: As it is acknowledged that not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final RWMP will include all relevant details.

Please contact the City of Vancouver's Rainwater Management Review group for any questions or concerns related to the conditions or comments prior to resubmission with the development permit application. A meeting may be scheduled upon request by contacting [rainwater@vancouver.ca](mailto:rainwater@vancouver.ca).

- 1.38 Provision of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services registered prior to issuance of a development permit.
- 1.39 Provision of a final RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services and the City Engineer prior to the issuance of any building permit.
- 1.40 Provision of a final Operations and Maintenance (O&M) Manual for the rainwater management system to be included as an appendix in the RWMP Legal Agreement, to the satisfaction of the General Manager of Engineering Services and the City Engineer prior to the issuance of any building permit.

- 1.41 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".
- 1.42 Remove concrete entrance walkways, retaining walls and other structures from the future dedication area on Granville Street boulevard. Hardscape on City boulevard is to be standard concrete.
- 1.43 Remove drop ramp at the north and south ends of the property on Granville A1.01 Site Plan and L1.02 Landscape Plan.

### **Housing**

- 1.44 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"*.
- 1.45 The proposed unit mix, including 12 one-bedroom units (50%) and 12 three-bedroom units (50%), 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.

- 1.46 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including, but not limited to:
- (a) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);  
  
Note to Applicant: Comply with requirements of the [Bulk Storage and In-Suite Storage – Multiple Family Residential Developments Bulletin](#) at the development permit stage.
  - (b) A private open space (e.g. balcony) for each family unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2). Provision of a private open space of this size for all units is encouraged;
  - (c) 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 (1,399 sq. ft.) to 280 sq. m (3,014 sq. ft.) and situated to maximize sunlight access (S.3.3.2, 3.4.3).

## **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, and the General Manager of Engineering 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 The dedication of the east 10 ft. of the site (the building line area) for road purposes. A subdivision is required to effect the dedication. A subdivision plan and application to the Subdivision and Strata Group is required. For general information, see the subdivision website at: <http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>.
- 2.2 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the Rezoning Site (collectively called the “Services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.3, 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.
- (i) Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by SRC Engineering Consultants Ltd. dated November 23, 2021, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 200 mm along Granville Street. Should the development require water service connections larger than 200 mm, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading.

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 for the installation of a fire hydrant fronting the development.



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

- (i) Implementation of development(s) at 4575 Granville Street require the following in order to improve sewer flow conditions:

Local Servicing Upgrade:

- Separate 85 m of exiting combined sewer in lane west of Granville Street from West 29th Avenue to Connaught Drive, which is immediately downstream of the proposed development. Storm sewer anticipated to be 600 mm diameter and sanitary sewer anticipated to be 200 mm diameter.

The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.

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.

Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance.

Note to Applicant: Development to be serviced to the existing 200 mm COMB main just upstream of MH\_FJCQZQ.

- (d) Provision of \$30,000 for sewer catchment flow monitoring.
- (e) Provision of street improvements along Granville Street adjacent to the site and appropriate transitions including the following:
- (i) 1.83 m (6 ft.) wide front boulevard with street trees where space permits;
  - (ii) 2.44 m (8 ft.) wide broom finish saw-cut concrete sidewalk;
  - (iii) New concrete curb and gutter on Granville St along the development site's frontage; and
  - (iv) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.

Note to Applicant: Delete the new hedges proposed on Granville Street or relocate them to be fully on private property (outside of the dedication area). Relocate the street trees proposed within the dedication area to the new front boulevard.

- (f) Provision to rebuild laneway between the lane crossing on Connaught Drive and the southern extent of the development site's frontage as per City "Higher Zoned Laneway" pavement structure.

- (g) Provision of a new standard concrete pedestrian lane crossing, new curb returns and curb ramps at the existing lane crossing on Connaught Drive adjacent to the site.
- (h) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- (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.

- 2.3 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) Separate 85 m of exiting combined sewer per condition 2.2(c).

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.

- 2.4 Provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground. BC Hydro service to the site shall be primary.
- 2.5 Provision of written confirmation that all required electrical plants will be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

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

## **Housing**

- 2.6 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and/or Section 219 Covenant to secure all residential units as secured rental

housing units for the longer of 60 years and the life of the building, subject to the following additional conditions:

- (a) A no separate-sales covenant;
- (b) A no stratification covenant;
- (c) That none of such units will be rented for less than one month at a time;
- (d) That, if a waiver of the Development Cost Levies is sought pursuant to the Development Cost Levy By-law, prior to rezoning enactment all proposed residential units will meet the definition of “for-profit affordable rental housing” in the Development Cost Levy By-law and accordingly, the average size of all residential units will not be greater than specified for for-profit affordable rental housing in the Development Cost Levy By-law, and the average initial rents for all proposed residential units will not exceed rents specified for for-profit affordable rental housing in the Development Cost Levy By-law. A rent roll would be provided indicating the agreed initial monthly rents for each rental unit, when the Housing Agreement is entered into, prior to development permit issuance and prior to DCL calculation during building permit; and
- (e) 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.

Note to Applicant: If the applicant chooses to seek a waiver of the Development Cost Levies at the development permit stage (and had not sought a waiver prior to rezoning enactment), a new Housing Agreement will be required prior to development permit issuance to secure the obligations described in subsection (d) above.

## **Sustainability**

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

## **Environmental Contamination**

- 2.8 If applicable:

- (a) Submit a site disclosure statement to Environmental Services (Environmental Protection);

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

\* \* \* \* \*

**4575 Granville Street**  
**DRAFT CONSEQUENTIAL AMENDMENTS**

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

**DRAFT AMENDMENTS TO THE SUBDIVISION BY-LAW No. 5208**

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting Lot 13 Block 790 District Lot 526 Plan 6011, PID: 011-002-689 from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

\* \* \* \* \*

4575 Granville Street  
ADDITIONAL INFORMATION

1. PUBLIC CONSULTATION SUMMARY

List of Engagement Events, Notification, and Responses

	Dates	Results
<b>Events</b>		
Virtual open house (City-led)	February 22 – March 14, 2021	580 participants (aware)* <ul style="list-style-type: none"> <li>• 257 informed</li> <li>• 155 engaged</li> </ul>
<b>Public Notification</b>		
Postcard distribution – Notice of rezoning application and virtual open house	February 19, 2021	297 notices mailed
<b>Public Responses</b>		
Online questions	February 22 – March 14, 2021	6 submittals
Online comment form <ul style="list-style-type: none"> <li>• Shape Your City platform</li> </ul>	January – July, 2021	212 submittals
Overall position <ul style="list-style-type: none"> <li>• support</li> <li>• opposed</li> <li>• mixed</li> </ul>	January – July, 2021	212 submittals <ul style="list-style-type: none"> <li>• 138 responses</li> <li>• 47 responses</li> <li>• 22 responses</li> </ul>
Other input	January – July, 2021	6 submittals
<b>Online Engagement – Shape Your City Vancouver</b>		
Total participants during online engagement period	February 2020 – June 2021	953 participants (aware)* <ul style="list-style-type: none"> <li>• 411 informed</li> <li>• 209 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.

### Map of Notification Area



### 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:

- **Provision of rental housing:** There is a strong desire and support for increased housing stock in the City and in particular, increased affordable housing and rental housing options. Many would like to see more four- to six-storey housing developments in Shaughnessy. The inclusion of three-bedroom units was highly supported.
- **Privacy, noise and construction:** Comments in support of the development also expressed support for: 1. A Good Neighbour Agreement detailing expectations and requirements regarding issues such as safety, communication, noise, waste management, accessibility, and accountability; 2. A Construction Management Plan to provide alternative construction options to minimize impact on the hospice, such as modular off-site construction and other techniques to reduce noise, dust, and disruption; 3. A Natural Privacy Feature to maintain and improve patient privacy, acoustical screening, and facilitate peaceful arrivals and departures from the back laneway entrance to the hospice.



- **Building height, massing, density:** The development is appropriately located along an arterial road for increased density. It is also in close proximity to downtown, employment areas, and other services and community amenities. The changes from the first rezoning application, such as the increased setback from the hospice and the reduced building height are supportable.
- **Neighbourhood character:** The building design is attractive and is sensitive to the character of the surrounding neighbourhood.
- **Traffic, parking and safety:** Adequate parking is proposed and could potentially be reduced further given the proximity to bus transit.

Generally, comments of concern fell within the following areas:

- **Privacy, noise and construction:** High degree of concern that construction noise and dust as well as ongoing increased traffic from the proposed development will be disruptive to residents and visitors of the hospice and will negatively impact the functionality of the hospice to provide peaceful care and comfort. Concerns that patient confidentiality will be difficult to maintain with sightlines from the new development overlooking the hospice.
- **Building height, massing, density:** Concern that the development is too tall and too large in massing and density for the surrounding context and should be reduced in scale.
- **Neighbourhood character:** The development negatively impacts the neighbourhood character, history, and heritage of Shaughnessy. It is considered unattractive and does not fit the surrounding context aesthetically. There is concern that approving this development will create a precedent for other similar applications.
- **Traffic, parking and safety:** Concern that the development will compromise laneway access to the hospice, which is fundamental for the service's functioning, and will negatively impact other surrounding residents. Overall, there is insufficient vehicle, visitor and bicycle parking provided.
- **Luxury rental:** Concern that the development will not provide adequately affordable rental housing in the neighbourhood given the high rental rates.

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

*General comments of support:*

- Appreciate the efforts to retain the street trees along Granville Street.
- Appreciate the townhouse format.

*General comments of concern:*

- Developments should consider the principles of a 'Compassionate City'.
- Concern increased dust from construction will cause suffering for patients with difficulty breathing or lung disease.

- Concern increased noise will cause suffering for patients with brain cancer or severe nerve pain.
- Construction impacts to municipal services like water, sewer, or electricity could harm hospice operations.
- Modifications to the building design do not change the social impact the development will cause.
- The building will create undesirable shading on neighbouring properties and will restrict views.
- Construction may potentially frighten local hummingbird populations away.
- Concern for spot rezoning along Granville Street.
- Concern that the townhouse development will negatively impact the character of the neighbourhood and will dissuade the film industry from filming in Shaughnessy.
- The Shaughnessy neighbourhood should be designated as heritage.

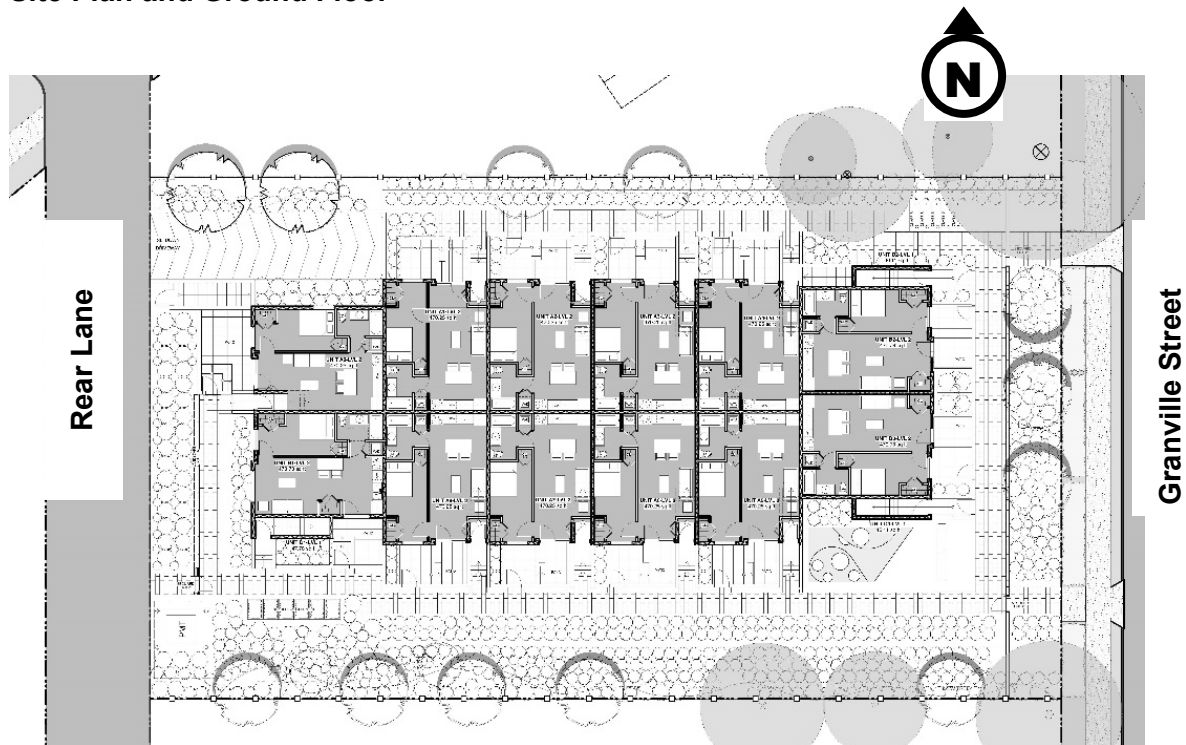
*Neutral comments/suggestions/recommendations:*

- Granville Street should be rezoned to six storeys.
- Granville Street should be developed similar to Cambie Street or Oak Street with more ground-floor retail.
- Desire to see the overall development height, density, and FSR increased to provide more housing stock.
- The unit designs have many sets of stairs which will not support housing for seniors or aging-in-place.
- Increase the setback from the hospice further.
- Provide bus service along West 33rd Avenue.
- Maintain the unrestricted street parking for hospice visitors along Granville Street.
- The children's play area is located too close to the street and should be moved to a different location or add more safeguards.
- This property should be used as a medical facility.
- Neighbourhood character is improved, not diminished, by the addition of diverse forms of housing.
- Include an acoustical screen in the form of a soundproof wall, between the hospice and the propose development, during construction and once the development is completed.

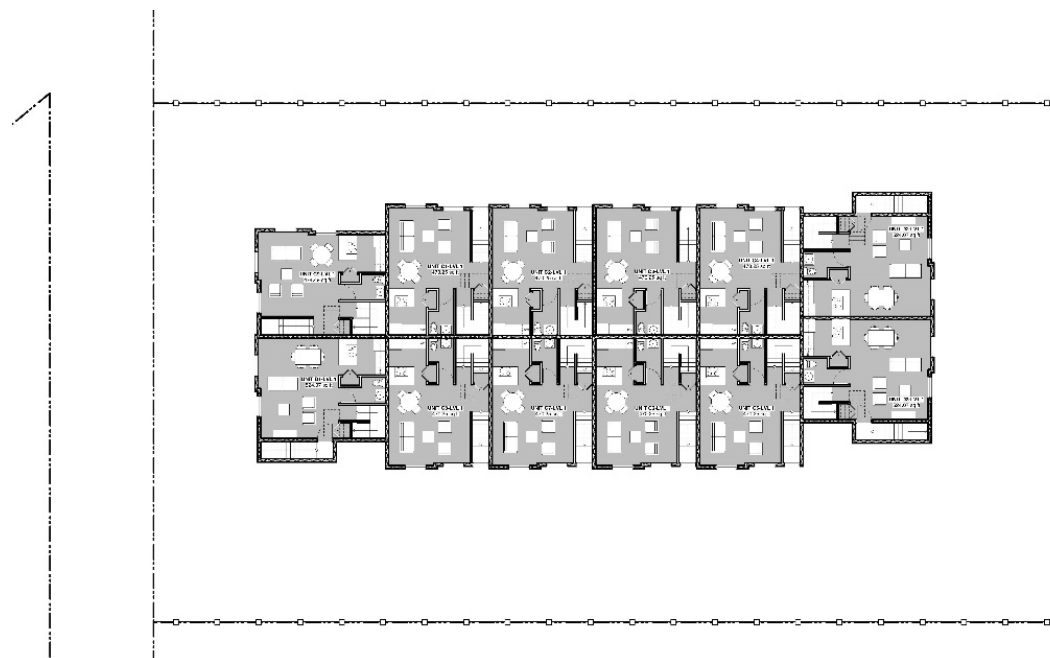
\* \* \* \* \*

4575 Granville Street  
FORM OF DEVELOPMENT

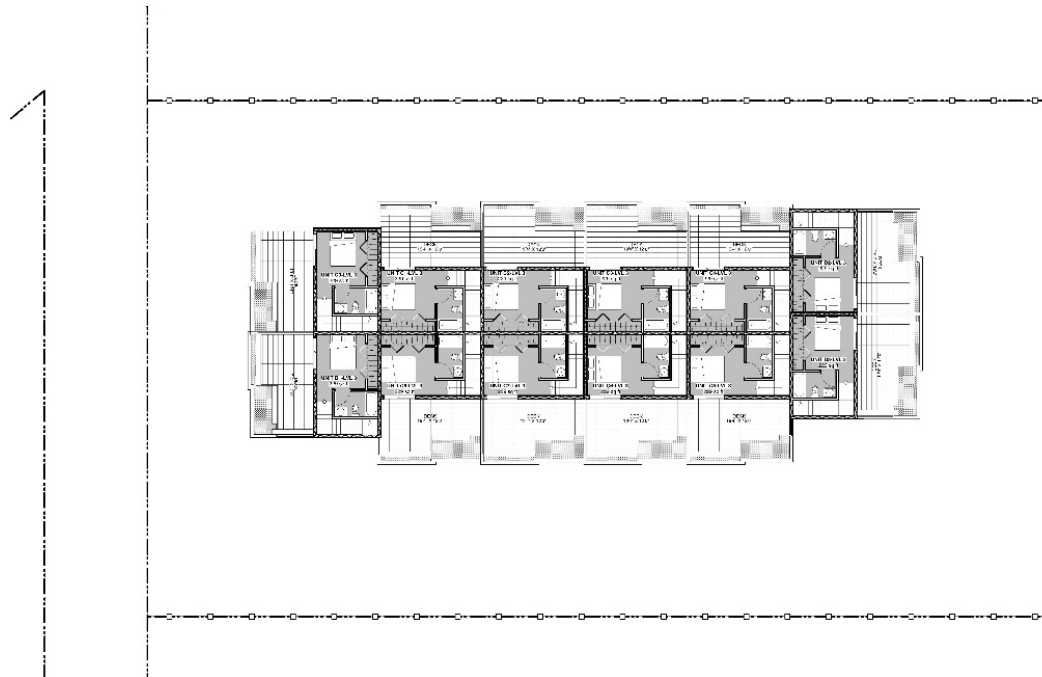
Site Plan and Ground Floor



2nd Floor



4th Floor



South Elevation



### North Elevation



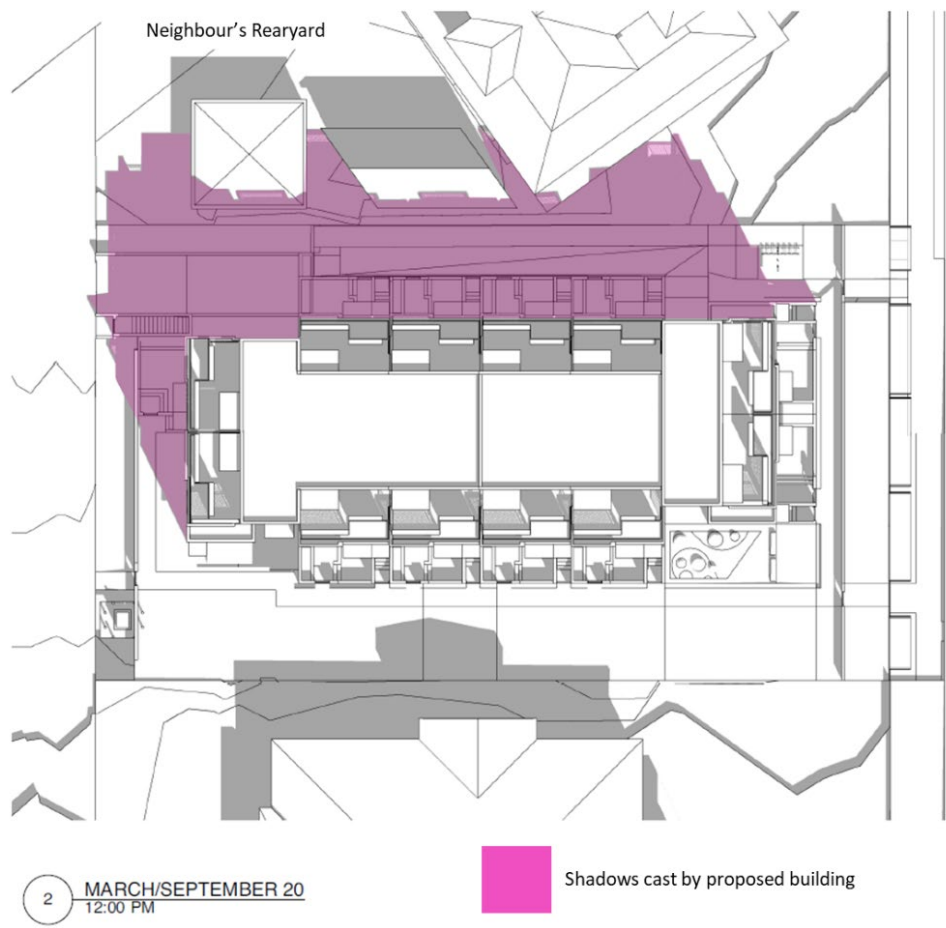
### Front (Granville Street) Elevation



### Rear (Lane) Elevation



Shadows for 12:00 pm (Fall Equinox)



\* \* \* \* \*

**4575 Granville Street  
PUBLIC BENEFITS SUMMARY**

**Project Summary:**

To rezone the site from the RS-5 to CD-1 to allow for a four-storey residential building with 24 secured rental housing units under the *Affordable Housing Choices Interim Rezoning Policy*.

**Public Benefit Summary:**

The proposal would provide 24 secured market rental housing units for the longer of 60 years and the life of the building. The project would also contribute a DCL payment for the residential floor area.

	Current Zoning	Proposed Zoning
Zoning District	RS-5	CD-1
FSR (site area = 1,626.0 sq. m (17,502 sq. ft.))	0.85	1.23
Buildable Floor Space (sq. ft.)	14,877	21,527
Land Use	Residential	Residential

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

City-wide DCL <sup>1</sup>	\$193,743*
Utilities DCL <sup>1</sup>	\$107,635
<b>TOTAL</b>	<b>\$301,378*</b>

**Other Benefits** (non-quantified components):

24 dwelling units which will be secured for market rental housing for longer of 60 years and the life of the building.

<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.

\* If the application is eligible for and receives a waiver of the City-wide DCL, the total amount of DCLs will be reduced by the amount of the City-wide DCL waiver referenced above.

\* \* \* \* \*

**4575 Granville Street**  
**APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**PROPERTY INFORMATION**

<b>Address</b>	<b>Property Identifier (PID)</b>	<b>Legal Description</b>
4575 Granville Street	011-002-689	Lot 13 Block 790 District Lot 526 Plan 6011

**APPLICANT INFORMATION**

<b>Architect</b>	Stuart Howard Architects Inc.
<b>Property Owner</b>	Jagmohan Singh Pabla and Kamlesh Rani Pabla

**DEVELOPMENT STATISTICS**

	<b>Permitted Under Existing Zoning</b>	<b>Proposed</b>	<b>Staff Recommended</b>
<b>Zoning</b>	RS-5	CD-1	
<b>Site Area</b>	1,626.0 sq. m (17,502 sq. ft.)	1,626.0 sq. m (17,502 sq. ft.)	
<b>Land Use</b>	Residential	Residential	
<b>Maximum FSR</b>	0.85	1.23	
<b>Maximum Height</b>	10.7 m (35.1 ft.)	11.52 m (37.76 ft.)	11.9 m (39 ft.)
<b>Floor Area</b>	1,382.1 sq. m (14,877 sq. ft.)	1,999.9 sq. m (21,527 sq. ft.)	
<b>Unit Mix</b>	-	<b>Market Rental Units</b> 1-Bed    12 3-Bed    12 <b>Total    24 units</b>	
<b>Parking and Bicycle Spaces</b>	As per Parking By-law	As per Parking By-law	
<b>Natural Assets</b>	No existing on-site bylaw trees or street trees	New street trees to be planted. Approximately 11 new on-site trees to be planted.	

\* \* \* \* \*