

REFERRAL REPORT

Report Date: October 5, 2021
Contact: Yardley McNeill
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VanRIMS No.: 08-2000-20
Meeting Date: October 19, 2021

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 1837-1863 East 11th Avenue and 2631-2685 Victoria Drive

RECOMMENDATION TO REFER

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendation set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Grandview Woodland Limited Partnership on behalf of Grandview Woodland Project (Nominee) Ltd., the registered owner of the lands located at:
- 1837-1863 East 11th Avenue [*PID: 030-772-079; Lot A Block 162 District Lot 264A Group 1 New Westminster District Plan EPP91431*]; and
 - 2631-2685 Victoria Drive [*PID: 030-772-087; Lot 1 Block 162 District Lot 264A Group 1 New Westminster District Plan EPP91432*];

to rezone the lands from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.45 to 2.87 and the maximum building height from 10.7 m (35 ft.) to 20.5 m (67 ft.) to permit the development of a six-storey residential building and the retention and conservation of a designated heritage building at 1853-1857 East 11th Avenue, consisting of 136 secured market rental units, be approved in principle;

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by RWA Group Architecture Ltd., received September 25, 2020, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval in Appendix B.

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

REPORT SUMMARY

This report evaluates an application to rezone the site located at 1837-1863 East 11th Avenue and 2631-2685 Victoria Drive from RM-4 (Residential) District to CD-1 (Comprehensive Development) District. The application proposes a six-storey residential building and the relocation, retention and rehabilitation of an on-site designated heritage building located at 1853-1857 East 11th Avenue. The proposal includes the replacement of 19 existing rental units with 136 new secured market rental residential units. A building height of 20.5 m (67 ft.) and floor area of 7,751 sq. m (83,432 sq. ft.) is proposed. A floor space ratio (FSR) of 2.87 is recommended.

This application meets the intent of the *Grandview-Woodland Community Plan* (the “Plan”). The *Plan* supports a mix of residential tenures in close proximity to one of the region’s significant

transit hubs at Commercial Drive and Broadway, as well as the conservation of an important heritage resource. If approved, the application will contribute 136 new secured market rental housing units to the City's affordable housing goals as identified in the *Housing Vancouver Strategy*.

Staff support the application as it meets the intent of the *Plan*, subject to design development and other conditions. Staff recommend that 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 conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

A previous rezoning application for an 11-storey residential building and retention of an on-site heritage building was approved for this site, in principle, following the Public Hearing on July 10, 2018. The designation of the heritage building was achieved with the enactment of a Heritage Designation By-law (By-law No. 12325) on December 4th, 2018. The associated CD-1 By-law was ultimately not enacted at the land owner's request.

Relevant Council policies for this site include:

- Grandview-Woodland Community Plan (2016)
- Grandview-Woodland Community Plan "Pace of Change" Policy – Bulletin 2016-001 (2017)
- Housing Vancouver Strategy (2017)
- Heritage Policies (2020)
- Rental Housing Stock Official Development Plan (2007, last amended 2021)
- Tenant Relocation and Protection Policy and Guidelines (2015, last amended 2019)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Green Buildings Policy for Rezoning (2010, last amended 2018)
- Urban Forest Strategy (2016)
- Public Art Policy and Procedures for Rezoned Developments (2014)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2021)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183

REPORT

Background/Context

1. Site and Context

The subject site is located on the northwest corner of East 11th Avenue and Victoria Drive (Figure 1). The site is comprised of two legal parcels that are bisected by a north-south lane. The frontage of is 70.4 m (231 ft.) along 11th Avenue and 38.7 m (127 ft.) along Victoria Drive for a site area of 2,704.5 sq. m (29,109 sq. ft.). The site is currently developed with detached and multiple conversion homes, with a combination of owner-occupied and rental units. There are 19 secondary rental units on site; however, none are subject to the *Tenant Relocation and Protection Policy* due to their length of tenancy/former ownership.

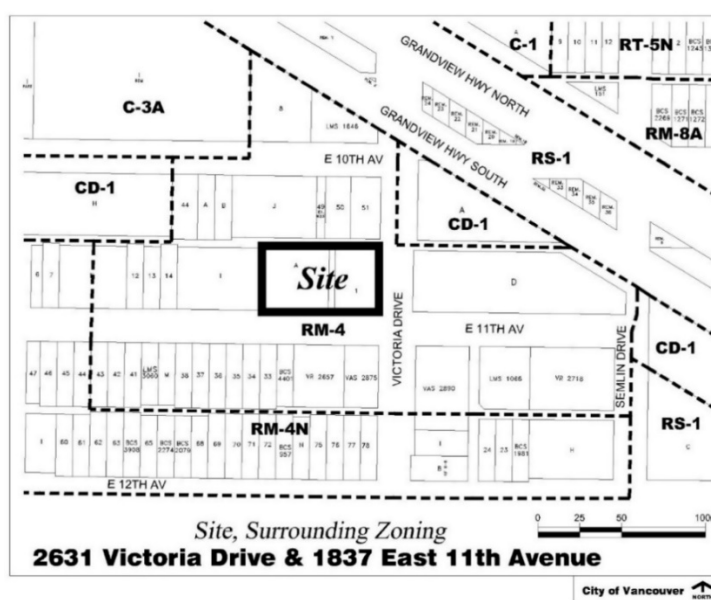
The existing building at 1853-1857 East 11th Avenue is a heritage building known as the "Karme Residence", which was constructed in 1910. The Karme Residence is listed in the "B" category

on the Vancouver Heritage Register and contains three rental units. The Karme Residence was municipally designated in conjunction with the earlier rezoning application on this site; however, the restoration work did not occur and the building remains in its original location.

The subject site is within close proximity to local shops and services along Commercial Drive. It is also two blocks away from the Commercial-Broadway SkyTrain Station, a major regional transit hub. A number of cycling routes are also close by, including the 10th Avenue Corridor Project, the Mosaic Bikeway, the Central Valley Greenway, and the Lakewood Bikeway.

The surrounding area is predominantly zoned RM-4 (Residential) with a mix of single-detached homes and low-rise residential buildings. Also nearby is a place of worship, a social service centre, and a number of commercial buildings.

Figure 1: Site and Context



Local School Capacity – The site is within the catchment area of Laura Second Elementary School located at 2500 Lakewood Drive. Per the *Vancouver School Board (VSB)’s 2020 Long Range Facilities Plan*, enrolments in 2019 resulted in a shortage of 55 spaces, which is projected to decrease to 10 spaces by 2029. At the secondary level, a surplus of 118 spaces was reported at Vancouver Technical Secondary, which is expected to increase to 192 spaces by 2029. The report notes that the overall enrolment trend for the wider area is changing and options are being explored by VSB to reduce pressure on elementary schools in this area. VSB continues to monitor development and work with the City to plan for future growth.

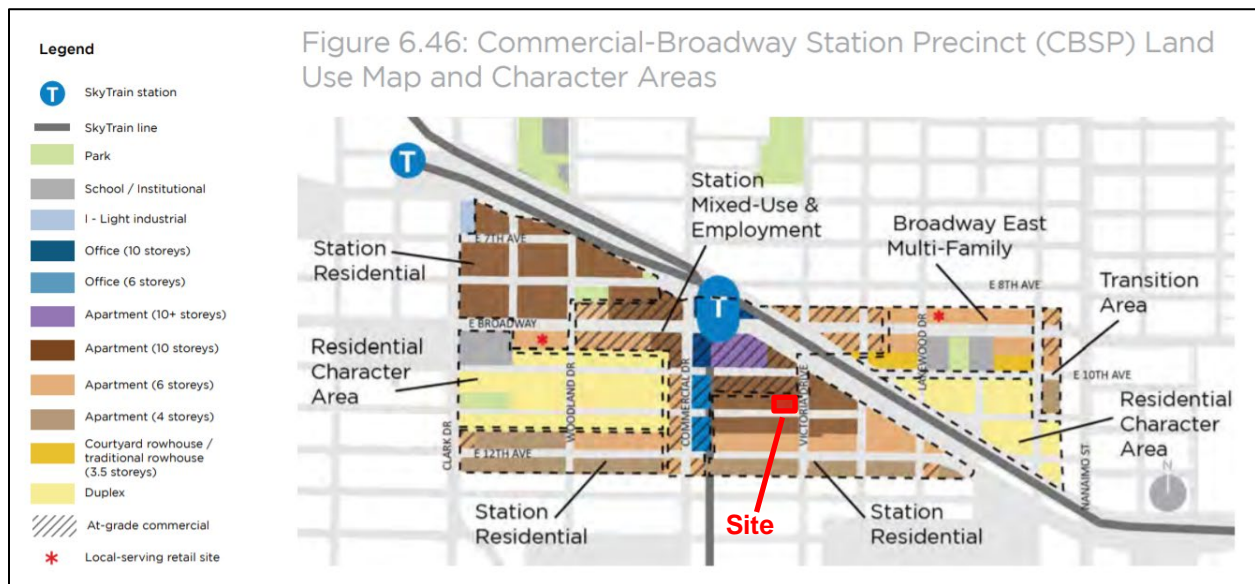
Neighbourhood Amenities – The following neighbourhood amenities exist in the area:

- *Parks* – John Hendry Park (Trout Lake Park) is 400 m to the south.
- *Community Centres* – Trout Lake Community Centre is 600 m to the south.
- *Childcare Facilities* – Lakeview Daycare and Montessori, Nanook YMCA Child Care, and Boat Daycare are located 250 m and 900 m away.

2. Policy Context

Grandview-Woodland Community Plan (“Plan”) – Redevelopment potential for the site is guided by the *Plan*. Specifically, the site lies within the Commercial-Broadway Station Precinct sub-area, which is envisioned to be a mixed-use community for people to live, work, shop and gather (Figure 2). The *Plan* recognizes the regional importance of the Commercial-Broadway Station area as a transit hub and sets direction to increase housing opportunities with a focus on rental housing.

Figure 2: Commercial-Broadway Station Precinct Land Use Map and Character Areas



The site also lies within the Station Residential area of the Commercial-Broadway Station Precinct. Policy directions specify that proposals with 100% secured market rental housing can be considered for six storeys and an FSR of up to 2.4. The *Plan* also prioritizes the importance of heritage resources by leveraging city-wide heritage policies and incentives to protect and recognize heritage in the area.

Grandview-Woodland Community Plan “Pace of Change” Policy – The *Plan* sets out a policy to manage the initial uptake of applications (or “pace of change”) that involve the demolition of existing market rental housing covered by the *Rental Housing Stock Official Development Plan*. The policy sets out a limit of no more than five project sites and/or a maximum of 150 existing market rental units for consideration to redevelop in the first three years of the *Plan* (i.e. renewed or redeveloped as a component of the five development sites). This project site is one of the five initial sites eligible for consideration under this policy.

Housing Vancouver Strategy (“Housing Vancouver”) – *Housing Vancouver* focuses on the right supply of new homes to meet a continuum of housing types. The strategy seeks to shift production towards rental and to coordinate with partners to deliver housing for the lowest income households. By 2028, *Housing Vancouver* targets 72,000 new homes, including social, supportive and non-profit co-operative units, and 20,000 purpose built rental units. Targets seek to retain a diversity of incomes and households in the city.

Rental Housing Stock Official Development Plan (“ODP”) – The *ODP* requires one-for-one replacement of existing rental housing units on redevelopments creating three or more units in specific RM, FM, C-2 and CD-1 zones. Currently zoned RM-4, the rental replacement requirements under the *ODP* apply. The applicant is exceeding the *ODP* requirement by replacing the existing 19 rental units and adding 117 units for a total of 136 new secured rental units (see Figure 5).

Tenant Relocation and Protection Policy and Guidelines (“TRP Policy”) – The *TRP Policy* applies to this application. This policy is intended to protect tenants by mitigating the impacts of displacement resulting from redevelopment activity, while recognizing that some renewal is necessary to maintain the health of the overall rental stock. A Tenant Relocation Plan is required when tenants are displaced as a result of redevelopment or major renovation activity. Eligible tenants may exercise a Right-of-First-Refusal to return to one of the replacement rental units in the new building with a 20% discount off of starting market rents, or at new below-market rates.

Heritage Policies – This policy states that rezoning should not result in the demolition or severe alteration of any building on the Vancouver Heritage Register (“VHR”). To be considered favourably for a rezoning, the heritage property on a rezoning site must be preserved, propose a high level of retention and conservation, and be seismically upgraded. Variances, relaxations, and other discretionary approvals for development, including density bonus, are common incentives provided to owners in exchange for heritage protection and conservation. The heritage building at 1853-1857 East 11th Avenue is listed on the VHR in the “B” category, and was designated by by-law in connection with the earlier rezoning application. This rezoning application proposes to relocate, retain and rehabilitate the building.

3. Background

Rezoning Application History – A previous rezoning application for an 11-storey residential building with heritage designation of the 1910 heritage house was approved, in principle, following the Public Hearing on July 10, 2018. Prior to enactment of the CD-1 By-law, the applicant determined that a six-storey wood-frame building would be more financially feasible. The previous application was withdrawn and a new rezoning application was submitted on September 25, 2020. The proposal for a six-storey secured rental building maintains the previous heritage retention strategy and, together, forms the current application.

Strategic Analysis

1. Proposal

The rezoning application proposes a six-storey residential building along with the retention and conservation of an on-site designated heritage building (see Section 5 for details on the rehabilitation approach). The proposal includes a total of 136 new secured market rental residential units to replace the 19 existing rental units. The six-storey building proposes 133 new secured rental units and the existing heritage building will be converted to contain three new secured rental units. The heritage building is proposed to be relocated from its current location at 1853-1857 East 11th Avenue to the northeast corner of the site (see Figure 3).

Figure 3: View from Victoria Drive with the Relocated Heritage House



The proposed development will include one level of underground parking, accessed from the rear lane. A floor area of 7,751 sq. m (83,432 sq. ft.), density of 2.89 FSR, and building height of 19.8 m (65 ft.) are proposed.

2. Land Use

The subject site is currently zoned RM-4 for a variety of multiple dwelling types. The proposed residential land uses are consistent with the *Plan's* objectives for residential and also align with the city-wide policies for heritage retention.

3. Density, Height and Form of Development (refer to drawings in Appendix D and statistics in Appendix G)

In assessing urban design performance, staff consider built form guidance per the Station Residential sub-area in the Commercial-Broadway Station Precinct of the *Plan*. Policy directions envision low- and mid-rise residential buildings with high-quality public realm for a walkable, transit-oriented neighbourhood. Protection of heritage resources is also a policy direction for the area. The proposal is consistent with the *Plan's* expectations for height, urban design, and heritage retention.

Density – For proposals with six-storeys and 100% secured rental housing, the *Plan* sets out an FSR of up to 2.4. The application seeks to increase the density from 2.4 FSR in the *Plan* to 2.89 FSR to accommodate the relocation and rehabilitation of the heritage building in addition to a new six-storey rental building. Staff recommend a modest reduction in density to 2.87 FSR to improve the open space and transition between the two proposed buildings (refer to Urban Design conditions 1.1 and 1.2).

Height – The proposed six-storey building with a height of 20.5 m (67 ft.) is consistent with the *Plan's* expectation for height at this location.

Form of Development – The existing site has a long frontage of approximately 70 m (231 ft.) along 11th Avenue, and a number of significant trees. The proposed form of development provides a thoughtful response to the *Plan* and the site conditions.

The six-storey building is broken into two distinct volumes separated by a “notch” in the massing to mitigate the length of the façade (see Figure 4). The notch also facilitates the retention of a Douglas Fir tree and strengthens the prominence of the entrance and amenity space.

Figure 4: View of Proposal from 11th Avenue



The proposal includes a four-storey street wall, with upper storeys set back to provide a consistency in height to the adjacent low-rise apartment buildings. Two Western Red Cedar trees in the rear, adjacent to the lane, will also be retained. The parking ramp and outdoor amenity spaces have been carefully located to ensure the retention of the Red Maple tree located along the east property line of the neighbouring site.

Relocating the heritage house to face Victoria Drive will add character to the streetscape and permit the remainder of the site to be developed for secured rental units. Rezoning conditions seek to further refine the design of the new building to improve the neighbourhood fit and strengthen the relationship to the heritage building. Form of development renderings based on staff's design conditions are illustrated in Figure 5.

Figure 5: Rendering of Potential Design Adjustments Based on Rezoning Conditions



Public Realm – Public realm improvements are proposed, including increased sidewalk widths, street trees, provision of bicycle racks, and upgraded lighting, consistent with the *Plan*. Ground-oriented residential units are provided with individual entrances and patios facing 11th Avenue and Victoria Drive to improve pedestrian interest and animation of the streets.

Amenity Spaces – Two common indoor private amenity rooms are proposed, adjacent to the outdoor amenity spaces on the ground floor. Rezoning conditions have been added to incorporate urban agriculture, a dedicated children's play area, and consideration of additional amenity space at the rooftop.

Urban Design Panel – The Urban Design Panel supported this application on February 17, 2021. The Panel offered recommendations to improve the building articulation, to provide additional relief to the heritage building, and to improve the outdoor amenity space (see Appendix C).

Vancouver Heritage Commission – The Vancouver Heritage Commission reviewed and supported this application on April 12, 2021. Recommendations were provided to reduce the impact of the massing of the new building to the heritage building and to demonstrate an appropriate relationship with the heritage context (see Appendix C). Additional details regarding the heritage building are provided in **Section 5: Heritage Conservation**, below.

Staff conclude that the proposal is consistent with the density, height and built form directions of the *Grandview-Woodland Community Plan*. Staff support the form of development and the heritage retention strategy, subject to conditions in Appendix B.

4. Housing

The *Housing Vancouver Strategy* sets out short- and long-term rental housing targets to address housing supply and affordability. This project, if approved, would contribute 136 new secured market rental housing units towards the 10-year *Housing Vancouver Strategy* targets (Figure 6).

Figure 6: 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
Purpose-Built Market Rental Housing Units	20,000	6,886 (34,4% towards targets)

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

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

Another goal of the *Plan* is to encourage reinvestment in, and retention of, existing affordable rental housing stock under the "Pace of Change" policy. This policy ensures that redevelopment is monitored, is incremental in nature, and focuses on older, underutilized sites. Given the protection of rental housing proposed, this rezoning application is one of the five development sites allowed to proceed under the "Pace of Change" policy (see Figure 7 for a list of "Pace of Change" development sites). If Council approves this application, the 19 existing rental units would be replaced with 136 new secured rental housing units.

Figure 7: Pace of Change in Grandview-Woodland – Rental Replacement and Increased Supply

Proposed Site	Council Approval Date	Rental Housing Units Proposed for Construction	Number of Existing Rental Housing Units	Gain in Rental Housing Units
825 Commercial Drive	Jan. 2019	38	5	33
1535-1557 Grant Street	Sept. 2019	35	7	28
1649 East Broadway	Sept. 2020	114	8	106
1837-1863 East 11th Avenue and 2631-2685 Victoria Drive	Pending Approval	136	19	117
Total		323	39	284

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2020, the purpose-built apartment vacancy rate was 1.0% citywide. Based on the CMHC Market Rental Survey, the vacancy rate for the East Hastings area, for which this site is located, is 0.4%. A vacancy rate of between 3% and 5% represents a balanced market.

Unit Mix – This proposal would deliver a variety of unit types in the form of studios, one-bedroom, two-bedroom, and three-bedroom units. The *Family Room: Housing Mix Policy for Rezoning Projects* sets the family housing requirements for two- and three-bedroom units at a minimum of 35%. The application would deliver family housing in the form of 47 two-bedroom and two three-bedroom units, meeting the policy. The applicant is encouraged to provide additional three-bedroom units, as noted in the housing conditions in Appendix B. These units are to be designed in accordance with the *High Density Housing for Families with Children Guidelines*.

Security of Tenure – All 136 units would be secured with a Housing Agreement and Section 219 Covenant for the longer of 60 years and the life of the building. Covenants would be registered on title to prohibit the stratification and/or separate sale of individual units. The addition of new market rental housing units will contribute towards the *Housing Vancouver* targets. Conditions related to securing the rental units are contained in Appendix B.

Development Cost Levy (“DCL”) Waiver and Community Amenity Contributions (“CACs”)

– This application is eligible to seek a DCL waiver; however, the applicant has chosen not to seek a waiver as part of this rezoning application. As the project is subject to a CAC review, if the applicant decides to seek the waiver at a later stage, the application will be subject to further review to determine if an additional land lift is generated. If the pro forma results in an increase to the CAC, the application will return to Council through a subsequent Public Hearing to add a CAC rezoning enactment condition.

Average Rents and Income Thresholds – Average market rents in newer rental buildings on the eastside are shown in Figure 8. Rent increases over time are subject to the *Residential Tenancy Act*.

Figure 8: Market Rents in Newer Eastside Buildings, Costs of Ownership and Household Incomes Served

	Newer Rental Buildings Eastside ¹		Monthly Costs of Ownership for Median-Priced Unit Eastside ²	
Unit Type	Average Rent	Average Household Income Served	Monthly Costs Associated with Purchase	Average Household Income Served
Studio	\$1,549	\$61,960	\$2,379	\$95,160
1 Bedroom	\$1,825	\$73,000	\$2,906	\$116,240
2 Bedroom	\$2,354	\$94,160	\$4,105	\$164,200
3 Bedroom	\$3,299	\$131,960	\$6,048	\$241,920

Existing Rental Accommodation and Tenant Relocation

¹ Data from the October 2020 CMHC Rental Market Survey for buildings completed in the year 2010 or later on the Eastside of Vancouver

² Based on the following assumptions in 2020: median of all BC Assessment recent sales prices in Vancouver Eastside in 2019 by unit type, 10% down payment, 5% mortgage rate, 25-year amortization, \$150 – 250 monthly strata fees and monthly property taxes at \$2.56 per \$1,000 of assessed value

Existing Tenants – The *Tenant Relocation and Protection Policy* (“TRP Policy”) extends policy coverage to projects involving the consolidation of two or more lots that contain existing secondary rental. This includes single-detached homes, basement suites, duplexes, or individually rented condos where the new development is proposing five or more dwelling units. The *TRP Policy* exempts tenancies entered into after the purchase of the property that are two years or less, as of the date of the rezoning application. Further, there is an exclusion where a previous owner of a house, strata, or equity co-op unit has sold the property to a developer, and is occupying the unit as a tenant.

As the application involves consolidation of two RM-4 zoned lots containing secondary rental units, the *TRP Policy* applies. Eight houses, containing 19 rental units, are currently occupied with tenants who are aware of the rezoning application. None of the tenancies are eligible for provision under the *TRP Policy* due to length of tenancy/former ownership. If any eligible tenants are found on site after project approval, the applicant will provide a Tenant Relocation Plan (“TRP”) to the satisfaction of the General Manager of Planning, Urban Design and Sustainability, per the *TRP Policy*, prior to the issuance of the development permit.

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

Staff note that a previous rezoning application for this site was approved by Council in 2018. At that time, the 2015 *Tenant Relocation and Protection Policy and Guidelines* applied and a TRP was provided. The TRP was approved by staff and the applicant has fulfilled all but one requirement: the right-of-first-refusal for eligible tenants at a 20% discount below starting market rents. This requirement is being carried forward as a condition of rezoning for the current application (see Appendix B). A final Tenant Relocation Report detailing the outcomes of the right-of-first-refusal will be required prior to issuance of the occupancy permit.

5. Heritage Conservation

Heritage Value and Character – The existing heritage building, at 1853-1857 East 11th Avenue, was built in 1910 at the beginning of the Edwardian building boom. The building is valued for its connection to the early development of the Cedar-Cottage neighbourhood and for its surviving features, including its full-width front porch, wood trims, gabled roof, and original wood assemblies. While building modifications were completed over the last two decades, its original character has been retained. The exterior is currently designated as protected heritage, and is listed as a “B” category on the VHR. Through this rezoning, the applicant is seeking to rehabilitate, conserve, and relocate the building.

The VHC reviewed the current proposal on April 12, 2021 and provided approval in principle of the Conservation Plan and rehabilitation of the heritage building with conditions (see Appendix C). Renderings of the rehabilitated building are shown in Appendix D and conditions related to heritage rehabilitation are contained in Appendix B.

Condition of Heritage Building and Conservation Approach – The heritage building has been deemed to be in good condition. Its designation as heritage property was previously achieved with the enactment of a Heritage Designation By-law (By-law No. 12325) on December 4th, 2018. The application proposes to relocate the building to the northeast corner of the site to front Victoria Drive, and to convert it into three secured rental housing units. A new foundation will be required. Once relocated, the building will be rehabilitated according to the Conservation Plan and painted in historic colours (see Figure 9 and Appendix D). The heritage building's rehabilitation will be secured through a Section 219 covenant.

Figure 9: Elevation along Victoria Drive of Proposal with Relocated Heritage Building



Compatibility of Conservation with the Plan Objectives and Land Use Policies – The *Plan* encourages the conservation of heritage resources by considering increased height and density for proposals that preserve heritage structures. The applicant proposed a density of 2.89 FSR (beyond the 2.4 FSR contemplated in the *Plan* for 100% secured rental housing buildings) in exchange for the costs associated with relocation and rehabilitation of the designated heritage building. Based on staff review, advice from the Urban Design Panel and the Vancouver Heritage Commission, a density of 2.87 FSR is being recommended by staff. This FSR is consistent with the *Plan* and *Heritage Policies*.

Economic Viability and Financial Support to Enable Heritage Conservation – Section 595 of the Vancouver Charter requires that, if sought, Council must compensate an owner of the property being designated as a protected heritage property for any reduction in market value caused by the designation. An owner may apply for compensation before the designation by-law is adopted or within one year after the designation by-law is adopted. In this case, the heritage building was designated on December 4, 2018 and no application for compensation was made. The applicant/landowner proposes to rehabilitate and conserve the exterior of the heritage building for increased density to offset the associated costs. No other compensation is sought or will be provided.

The rehabilitation and conservation required will be secured as legal obligations to enter into a Heritage Restoration Covenant, registered on title as a condition of enactment of the CD-1 By-law.

6. Parking and Transportation

A north-south lane divides the site. The applicant is proposing to purchase the lane, close it, and consolidate it with the adjacent two parcels to form a single development parcel.

Vehicle parking is provided on one level of underground parking with access from the rear lane. The application proposes 38 vehicle parking spaces and 262 bicycle spaces. The application will be required to meet the Parking By-law at the development permit stage.

The site is well served by public transit and cycling routes. The proposal is eligible for parking space reductions to encourage more sustainable forms of transportation. Engineering conditions related to transportation, parking, and public realm are included in Appendix B.

7. Environmental Sustainability and Natural Assets

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

This application has opted to satisfy the low emissions green buildings requirements. The low emissions pathway establishes limits on heat loss, energy use, and greenhouse gases, to create more efficient, healthy and comfortable homes and workplaces. The applicant has submitted preliminary energy modelling analysis for building performance strategies to meet energy use and thermal demand targets.

Natural Assets – The *Urban Forest Strategy* was developed to find ways to help preserve, protect and strengthen Vancouver's urban forest and tree canopy for the future. The Protection of Trees By-law aims to maintain a healthy urban forest by requiring permission be sought to remove trees which meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, which still meeting the challenges of development, housing priorities and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

A "by-law tree" has a trunk diameter of 30 cm or greater and requires a tree permit when it is proposed to be removed. There are eight on-site trees, and one neighbouring tree. Three on-site trees and one neighbouring tree will be protected and retained. Five on-site by-law trees are proposed for removal and are to be replaced with 34 new site trees. While there are

currently no street trees around the site, the proposal includes 10 new street trees. The final landscape plan will be determined through the development permit process.

PUBLIC INPUT

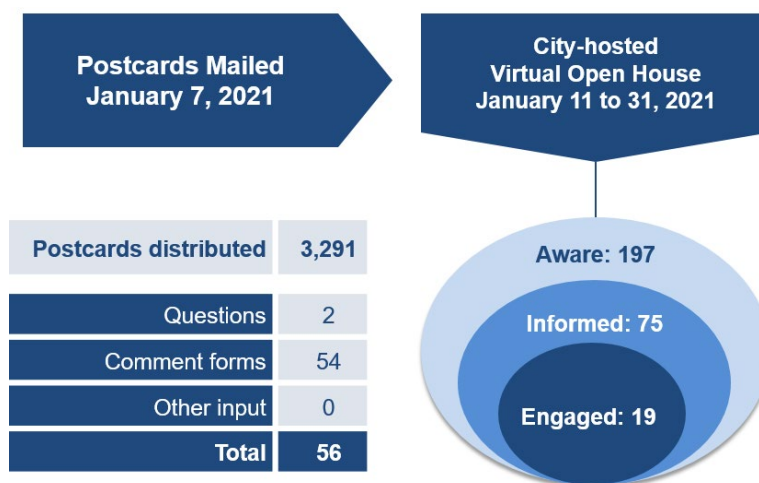
Public Notification – A rezoning information site sign was installed on the site on November 30, 2020. Approximately 3,291 notification cards were distributed within the neighbouring area on or about January 7, 2021. Notification, application information, and an online comment form, was provided on the City’s digital engagement platform *Shape Your City Vancouver* (shapeyourcity.ca/).

Virtual Open House – A virtual open house was held from January 11 to January 31, 2021 on the Shape Your City platform. The virtual open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. Digital presentations and a digital model were posted for online viewing.

Due to the COVID-19 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 via online questions, comment forms, email and phone. A total of 56 submissions were received. A summary of all public responses is found in Figure 10 and Appendix C.

Figure 10: Overview of Notification, Responses and Engagement



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

Generally, comments of support fell within the following areas:

- **Building height, massing, density and context:** The height, massing, and density is appropriate given its proximity to a transit hub. The proposal also complies with the *Plan*.
- **Housing:** More rental housing is a great addition to the neighbourhood and citywide.

- **Building design:** The building design, entrance, and amenity spaces are well designed and not obtrusive to the surrounding homes.
- **Heritage:** Retention and restoration of the on-site heritage building is appreciated.

Generally, comments of concern fell within the following areas:

- **Building height, massing, density and context:** The height, massing and density is not appropriate and exceeds the *Plan*. The height is too tall and will cause view obstructions and shadowing.
- **Affordability:** Affordability is a concern as middle-income earners are being displaced.
- **Family housing:** The reduction in FSR from the first application also reduces the number of family units, which is insufficient compared to the number of studios and one-bedroom units.
- **Parking:** Insufficient parking will create vehicle overflow onto side streets.

Response to Public Comments – The proposal generally complies with the *Plan* and *Heritage Policies* in terms of housing tenure, building height, density, and heritage retention. Parking is to be provided in accordance with the Parking By-law. Rezoning conditions seek to refine the design, explore the inclusion of a rooftop amenity space, and improve the neighbourhood fit.

PUBLIC BENEFITS

In response to City policies concerning changes in land use and density, this application addresses public benefits as follows:

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

The site is subject to the City-wide DCL and Utilities DCL which will be calculated on the floor area specified in the development permit. DCLs do not apply to alterations of an existing building where the total floor area of the building is not increased, as is the case with the retained heritage building for this application. Based on the rates in effect as of September 30, 2021 and the proposed 7,452.7 sq. m (80,220 sq. ft.) of new residential floor area DCLs of approximately \$2,275,842 would be expected from this development.

As the applicant has elected not to pursue a DCL waiver as part of this rezoning and the project is subject to a CAC review, if they pursue a DCL waiver at a later stage the application will be subject to further review to determine if an additional land lift is generated and whether CACs are payable.

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 application is not subject to the *Public Art Policy and Procedures for Rezoned Developments* as the total floor area is below the minimum threshold of 9,290 sq. m (100,000 sq. ft.).

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

The application is subject to the *Community Amenity Contributions Policy for Rezonings* for CACs based on a negotiated contribution. Real Estate Services staff reviewed the application and have determined that no additional CAC is expected beyond the costs associated with securing the 136 rental housing units. The public benefit accruing from this application is the contribution to the City's rental housing stock. As a condition of by-law enactment, a Housing Agreement and Section 219 Covenant are required to be registered on title to preclude stratification of the building, separate sale of individual units, and rentals for less than one month at a time.

Heritage – The owner is proposing the retention, on-site relocation, and rehabilitation of the existing designated heritage building. If the rezoning is approved, the owner will enter into a Heritage Restoration Covenant, as detailed in Appendix B, to secure the conservation and rehabilitation of the heritage building. The proposed heritage conservation, which includes the relocation, storage and return of the heritage house, is estimated by the applicant to be approximately \$700,000.

FINANCIAL IMPLICATIONS

Based on rates in effect as of September 30, 2021, a total DCL of approximately \$2,275,842 would be expected from this development.

The 136 market rental housing units will be privately owned and secured by a Housing Agreement and Section 219 Covenant for the longer of 60 years and the life of the building.

As noted in the Public Benefits section, the applicant has offered the rehabilitation of the existing B-listed heritage building, with the rehabilitation cost at an estimated value of \$700,000.

No additional CAC is applicable or public art contribution is anticipated.

CONCLUSION

Staff have reviewed the application to rezone the site at 1837-1863 East 11th Avenue and 2631-2685 Victoria Drive from RM-4 to CD-1 to permit a six-storey residential building and the retention of an existing heritage building. The application is generally consistent with the *Grandview-Woodland Community Plan* and *Heritage Policies*. The project would deliver 136 new units of secured market rental housing towards the goals of the *Housing Vancouver Strategy*. Staff conclude that the recommended form of development represents an appropriate urban design response to the site and its neighbourhood context.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a Public Hearing, together with the draft CD-1 By-law

generally as set out in Appendix A. Subject to the Public Hearing, the application including the form of development as shown in the plans in Appendix D, be approved in principle, subject to conditions of approval in Appendix B.

* * * * *

1837-1863 East 11th Avenue and 2631-2685 Victoria Drive
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575 and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan 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 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 space ratio must assume that the site area is 2,704.5 m², 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 2.87.

- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total floor area of these 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; and
 - (d) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit;
 - (e) entries, porches and verandahs located in the heritage building provided that:
 - (i) they are open or protected by guards that do not exceed the required minimum height;
 - (ii) the ceiling height, excluding roof structure, of the total area being excluded does not exceed 3.1 m measured from the entry, porch or verandah floor; and
 - (iii) the total area being excluded, when combined with the balcony and deck exclusions under subsection 5.4(a), does not exceed 12% of the floor area being provided for dwelling uses.
- 5.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board, amenity areas accessory to a residential use, to a maximum of 10% of the total floor area being provided for dwelling uses.

Building Height

6. Building height, measured from base surface, must not exceed 20.5 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 the unobstructed view is not less than 3.7 m.
- 7.5 An obstruction referred to in section 7.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining 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 m².

Acoustics

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

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

* * * * *

1837-1863 East 11th Avenue and 2631-2685 Victoria Drive
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 FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by RWA Group Architecture Ltd. received September 25, 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 provide more open space and increase the separation between the new six-storey building and the retained heritage house to minimize the impact to the heritage building.

Note to Applicant: This may be accomplished by providing a minimum of 11 ft. separation between the new development and the heritage building.

- 1.2 Design development to the new six-storey building to mitigate the perceived massing and provide a better fit in the neighbourhood context, as well as support the massing transition to the heritage building.

Note to Applicant: This may be accomplished by the following strategies, or other measures to the satisfaction of the Director of Planning. Commentary from the Urban Design Panel should be considered. A commensurate reduction in density is expected.

- (a) Maintain the notch at the front façade on West 11th Avenue to support tree retention and break up the building length (refer to Landscape condition 1.11);
- (b) Provide further vertical relief on front façade to minimize the perceived building length;
- (c) Emphasize four-storey street-wall on street facing façades to provide consistency with the adjacent buildings;

Note to Applicant: Building massing should strengthen the expression of a four-storey base; portions of the building above the four-storey base should be set back. Further setbacks are encouraged where the building is adjacent to the heritage building.

- (d) Improve building articulation through architectural details, materiality, and colors.

Note to Applicant: The building composition should reference the finer-grained scale of the residential neighbourhood.

- 1.3 Design development to provide improvements to the public realm interface along Victoria Drive as follows:

- (a) Provide additional front yard setback (a “notch”) at the north end of the new building as a transition to the larger front yard for the heritage building and to provide a better connection between the buildings;
- (b) Consider more setback along Victoria Drive where possible, particularly for the heritage building, to enhance at-grade patios.

- 1.4 Design development to improve the livability of the dwelling units.

Note to Applicant: Careful design should be taken to mitigate privacy and overlook impact on units adjacent to the heritage building. All balconies should be 5-6 ft. in depth. Consideration to improve the unit size to provide adequate living room and dining room/kitchen area for family units.

- 1.5 Design development to ensure high quality materials and level of detailing.

Note to Applicant: While it is understood that materials and detailing may evolve during the development permit stage, the submission should demonstrate a commitment to provide durable, high-quality materials and robust detailing. This is to ensure visual interest, and maintenance and enhancement of the neighbourhood character through architectural quality, durability and longevity.

- 1.6 Design consideration to provide a green roof as outlined in the Roof-Mounted Energy Technology and Green Roofs administrative bulletin.

Note to Applicant: It is noted that the principal roof is inaccessible except for maintenance. Exploration of a green roof which may include additional rooftop outdoor amenity space is encouraged. Careful design is necessary to minimize intrusion into the view cone. Architectural and landscape plans should identify the type of green roof proposed including the percentage. Refer to Landscape condition 1.14 for required urban agriculture and a dedicated children’s play area.

- 1.7 Provision of 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, and provide a design rationale for the features noted. For more information see the guidelines at: <https://guidelines.vancouver.ca/guidelines-bird-friendly-design.pdf>.

Sustainability

- 1.8 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).

Crime Prevention through Environmental Design (CPTED)

- 1.9 Provisions for Crime Prevention through Environmental Design (CPTED) including:
- (a) Particular regard for mischief in alcoves and vandalism such as graffiti; and
 - (b) Encouraging natural visual surveillance.

Note to Applicant: Below grade exterior spaces such as patios, exit stairs, light wells, and other similar conditions, should be considered with regard to security, access, path lighting and location of windows that encourage natural visual surveillance.

- 1.10 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 doors, lobbies, stairs and other access routes.

Landscape

- 1.11 Design development to confirm and ensure the safe retention of the three large existing site trees and adjacent trees proposed for retention, by the provision of the following:
- (a) A revised Arborist Report with a recent date of less than six months from the receipt of conditions (current report is dated 2017);
 - (b) A revised Tree Management Plan as part of the Arborist Report, complete with dimensioned tree barriers and overlaid with the proposed underground parkade edge;
 - (c) Provision of the parkade edges on the proposed Landscape Plan.

- 1.12 Design development to enhance the quality of the outdoor amenity space by the following:
 - (a) Explore relocating it to the southwest corner of the site, for improved solar exposure;
 - (b) Expanding programming to include some more active uses;
 - (c) Adding some more soft landscaping or lawn areas.
- 1.13 Design development to the public realm interface to achieve a more engaging streetscape by increasing the amount of soft landscape and the addition of seating and lighting, on private property.
- 1.14 Design development to explore the addition of an active (intense) green roof, to include children's play and urban agriculture plots.
- 1.15 Design development to enhance privacy by providing additional, more significant plant buffering to the west neighbouring site, the loading area, the 'zen garden' and to overlooking suites.
- 1.16 Design development to improve the sustainability strategy, by the following:
 - (a) Add substantially more landscape around all entry areas, to accent and soften them;
 - (b) Add vines to any blank wall façades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular "green wall" systems);
 - (c) Add planters with overarching shrubs to common upper level decks, to be visually accessible from below, softening the edges and consisting of woody evergreen plant material for year-round presence;
 - (d) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots.
- 1.17 Design development to ensure the intended landscape design is carried into the future by adequate maintenance, as follows:
 - (a) Provide common maintenance access to all planted common areas;
 - (b) Provide a high efficiency irrigation system for all planted areas.
- 1.18 Design development to the landscape treatment in common areas on slab to allow for planting flush with the ground, while providing adequate planting depths, by lowering the slab to the greatest extent possible, rather than planting in raised planters.

Note to Applicant: Wherever possible, planted landscapes on slab should be designed to maximize soil depths. This will require integration of the landscape design and the

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

- 1.19 Design development to locate, integrate and fully screen parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.
- 1.20 Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:
 - (a) maximize natural landscape best management practices;
 - (b) minimize the necessity for hidden mechanical water storage;
 - (c) increase the amount of planting to the rooftop areas, where possible;
 - (d) use permeable paving;
 - (e) employ treatment chain systems (gravity-fed, wherever possible); and
 - (f) use grading methods to direct water to soil and storage areas.

Note to Applicant: Refer to the City's Integrated Rainwater Management Plan (I.R.M.P), Vol.1 and 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.

- 1.21 Provision of plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:
 - (a) detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets;
 - (b) 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.

- 1.22 Provision of coordination between Landscape Plan and Architectural Site Plan, for most updated information.
- 1.23 Provision of complete information, such as references on the Roof Deck Plan, confirming all landscape elements.

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

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

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

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

1.26 Provision of a "Tree Management Plan".

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

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

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

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

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Eileen Curran, Streets Engineering (604-871-6131) to confirm tree planting locations and Park Board at 3-1-1 for tree species selection and planting requirements. Provide a notation on the plan as follows, "*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 ft. long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

1.29 Provision of an Outdoor Lighting Plan.

Heritage

- 1.30 Design development on the window treatment on the lane side of the heritage house to make it more compatible with historic precedents.

Housing

- 1.31 The proposed unit mix including 81 studio units (60%), 6 one-bedroom units (4%), and 47 two-bedroom units (35%) and 2 three-bedroom units (1%) is to be included in the development permit drawings.

Note to Applicant: The provision of a more balanced unit mix, with fewer studios and additional three-bedrooms units is encouraged due to a limited supply of three bedroom units suitable for larger families and households in the city.

Note to applicant: Any significant 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.

- 1.32 The development is encouraged to apply the *High-Density Housing for Families with Children Guidelines*, and include the provision of:
- (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture, ranging in size from 130 sq. m (1,399 sq. ft.) to 280 sq. m (3,014 sq. ft.) and situated to maximize sunlight access (S. 3.3.2 and S. 3.4.3);
 - (b) A minimum of 2.3 sq. m. (24.7 sq. ft.) of bulk storage for each dwelling unit (s.4.4.2);
 - (c) A multi-purpose indoor amenity space at least 37 sq. m. (398 sq. ft.) with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (s.3.7.3); and
 - (d) A balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 4.3.2).

Note to Applicant: In-suite storage is highly encouraged for family units.

- 1.33 Provide a Final Tenant Relocation Report prior to issuance of the Occupancy Permit. The report must outline the names of tenants, indicate the outcome of the right-of-first-refusal process, and include a summary of all communications provided to the tenants.

Engineering

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

- (a) One of the two required Class A passenger loading spaces is to be provided at grade. The first Class A passenger space to be 4.0 m in width.
- 1.35 Water Sustainability Act: Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License. Applications for provincial Approvals or Licences can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act. Provide a letter confirming acknowledgement of the condition.
- For more information: <https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights/water-licences-approvals>
- 1.36 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.
- 1.37 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.
- 1.38 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.
- 1.39 Provision of a finalized Transportation Demand Management (TDM) Plan to the satisfaction of the General Manager of Engineering Services. Provide TDM Plan as a separate package with complete information on TDM measures proposed, including the following clarifications:
- (a) FIN-01 – Car Share Membership
 - (i) Provision of a letter of support from a car share provider;
 - (ii) Provision of an operational plan detailing how the memberships will be offered and delivered, and the schedule for doing so;

- (iii) If available, provision of any additional information regarding this measure (e.g., online sign-up portals or additional marketing materials) that demonstrates how the property owner will offer car share memberships and credits.

(b) ACT-02 – Improved Access to Class A Bicycle Parking

- (i) Provision of concept design for excellent design of lighting, finishes, grades, convenience.

Note to Applicant: In order to claim points for this measure, it must be demonstrated that the elevator that will be used for the bicycles can accommodate two-bicycles and two-people at the same time. A separate bicycle call button is to be provided on all floors to allow bicycle users to call the elevator directly. Accommodation of oversized bicycles within this elevator may increase elevator size requirements.

(c) ACT-05 – Bicycle Maintenance Facilities

- (i) Note and dimension location of facilities on plans;
- (ii) Bicycle maintenance facilities to be located with convenient access to from Class A bicycle spaces;
- (iii) Provision of an operational plan detailing:
 - A description of the amenities to be provided;
 - A means of providing access to all residents, commercial tenants, and the public (if applicable); and
 - Plan for maintaining these amenities.
- (iv) If available, provision of any additional information regarding this measure (e.g. tool receipts, instructions for using an online sign-up portal, or marketing / instructional materials) that demonstrates how the property owner will operate, administer, and maintain this common facility.

(d) ACT-08 – Shared Bicycle Fleet

- (i) Provide additional details of the cycles and equipment to be provided;
- (ii) Identify the location of the Class A Bicycle Parking designated for the fleet of cycles on plans;
- (iii) Provision of an operational plan including:

- Ownership of equipment;
- Equipment Maintenance for: storage, locking, charging (if applicable), user limitations (ride time, number of bicycles, etc.), administration, terms and conditions of use, and capital replacement of cycles and parts;
- Plan for providing ongoing monitoring and reporting standards set out below; and
- If available, any additional information regarding this measure (e.g. online sign-up portals or additional marketing materials) that demonstrates how the property owner will deliver this service.

(e) SUP-01 – Transportation Marketing Services

- (i) Provision of a description of the services to be provided; and
- (ii) If available, provision of any additional information regarding this measure (e.g. online sign-up portals or additional marketing materials) that demonstrates how the property owner will offer this service.

(f) SUP-02 – Real-Time Information

- (i) Identify the general locations for proposed displays on plans; and
- (ii) Provide description of the content (e.g. transit lines, walk time to transit locations, availability of on-site car share vehicles, availability of nearby shared bicycles, etc.) to be displayed, and service provider.

(g) SUP-03 – Multimodal Wayfinding Signage

- (i) Identify the general locations for proposed displays on plans; and
- (ii) Provide conceptual design of the content (e.g. transit lines, walk time to transit locations, availability of on-site car share vehicles, availability of nearby shared bicycles, etc.) to be displayed.

1.40 Subject to the acceptance of an approved TDM Plan, entry into a TDM agreement prior to development permit issuance, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, which:

- (a) Secures the provision of funding towards long-term TDM monitoring fund in the amount of \$280 per parking space waived;
- (b) Secures the provision of TDM measures on the site;

- (c) Permits the City to access and undertake post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed; and
 - (d) Agrees to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results.
- 1.41 Provision of secure residential parking is required. Visitor spaces, and passenger spaces are to be located in-front of the residential security gate.
- 1.42 Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.
 - (a) Engineering can support the use of the general elevators for bicycle access if it is demonstrated that the elevators can accommodate two bicycles and two people at the same time. A separate bicycle call button is to be provided on all floors to allow bicycle users to call the elevator directly. Accommodation of oversized bicycles within this elevator may increase requirements.

Note to Applicant: Consider providing a freight style elevator with durable finishes with doors on both ends to allow bicycles to easily roll in from one end and roll out the other. Freight elevator to provide minimum interior dimensions of 5'-6" x 6'-8".
 - (b) Provision of 1.8 m stall length and 0.6 m width for the Class B bicycle parking.

Note to Applicant: Consider providing the E-Bikes in Bike Room 9.1 and the Class A bicycles in Bike Room 9.2 so that the Class A bicycles are more accessible and do not require travel through two doors.
 - (c) Provision of an alcove for the bike room access off the vehicle parking ramp and maneuvering aisle.

Note to Applicant: Refer to Bike Room 1.
 - (d) Provision of a minimum 1.2 m wide access route between the bicycle parking spaces and the outside.

Note to Applicant: Some of the bicycle routes in the parking area are in conflict with parking spaces. Refer to the accessible stalls near gridline-H. All bicycle routes to be independent of parking spaces.
- 1.43 Design development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement.
 - (a) Provide a minimum 10.7 m (35 ft.) of stall length for the parallel Class B loading space;
 - (b) Provision of convenient, internal, stair-free loading access to/from all site uses.

Note to Applicant: There does not appear to be access at the back of the Class B loading space that leads into the building.

- (c) Provide a clear unloading area or raised rear dock, minimum 1.8 m wide, with suitable access to facilitate goods loading/unloading.

1.44 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 improved interface of the parkade access at the lane for two-way traffic flow at the top of the main ramp.

Note to Applicant: Refer to Exhibit-1 Passenger Vehicle Site Access in the Transportation Design Review dated September 25, 2020. The west side of the ramp to be perpendicular to the lane to achieve two-way flow.

- (b) Modification of grades on the ramp and in parking areas:
 - (i) Ramp slopes must not exceed 10% for the first 20 ft. from the property line / back of sidewalk;
 - (ii) Ramp slopes must not exceed 12.5% after the first 20 ft. from the property line / back of sidewalk. 15% slopes may be acceptable if a 7.5% to 10% transition ramp is provided at the bottom for at least 4 m in length; and
 - (iii) Ramps which have a 15% slope and are exposed to the weather must be heated.

1.45 Provision of secure residential parking behind an overhead security gate.

1.46 Provision of parking spaces that are perpendicular to the maneuvering aisles.

Note to Applicant: Refer to the angled parking spaces located between the bike rooms along the south wall of the parkade.

1.47 Provision of wheel-stops for parking spaces that are perpendicular to other parking spaces.

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

- (a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided;
- (b) All types of parking and loading spaces individually numbered, and labelled on the drawings;

- (c) Dimension of column encroachments into parking stalls;
- (d) Show all columns in the parking layouts;
- (e) Dimensions for typical parking spaces;
- (f) Dimensions of additional setbacks for parking spaces due to columns and walls;
- (g) Dimensions of manoeuvre aisles and the drive aisles at the parkade entrance and all gates;
- (h) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions;
- (i) Areas of minimum vertical clearances labelled on parking levels;
- (j) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings;
- (k) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside;
- (l) Existing street furniture including bus stops, benches etc. to be shown on plans; and
- (m) The location of all poles and guy wires to be shown on the site plan.

1.49 Provision of a draft final Rainwater Management Plan (RWMP) prior to DP issuance.

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 report will include all relevant details.

Note to Applicant: The resubmission at DP must include the following amendments:

- (a) Outline the applicable site rainwater management requirements including but not limited to:
 - (i) Volume reduction;
 - (ii) Water quality; and
 - (iii) Release rate control.

Note to Applicant: Provided the project is a mixed-use development, the peak flow calculations are to use 1:10 year return period and an inlet time of 5 minutes.

- (b) Outline the rainwater management approach proposed to meet the requirements. The approach shall include descriptions of each rainwater management

practice/best management practice (BMP). BMPs proposed to meet the volume reduction requirement shall be classified as either Tier 1, 2 or 3 with calculation sizing summary of all BMPs proposed.

Note to Applicant: The RWMP must prioritize methods of capture by Tier 1 and 2 with Tier 3 only as a last resort.

- (c) Volume Reduction – Calculation of the detention tank volume to equal the greater of either the pre-development peak flow storage volume or the amount of the 24 mm rainfall not captured in Tier 1 and Tier 2 practices.
 - (i) Provide a summary chart of all the catchment areas which include the required retention, any direct retention achieved, potential grading and storage capacities for that catchment to provide a full picture of 24 mm retention across the site.
- (d) Water Quality – Provide information on how the water quality requirement will be achieved on this site, as water quality treatment is required for the first 24 mm (~70% annual average rainfall) of all rainfall from the site that is not captured in Tier 1 or Tier 2 practices and 48 mm (~90% annual average rainfall) of treatment is required for high traffic areas. For the DP submission, the following should be included for review:
 - 1. Product Name and Manufacturer / Supplier;
 - 2. Total rea and % impervious being treated;
 - 3. Treatment flow rate;
 - 4. Supporting calculations to demonstrate adequate sizing;
 - 5. Include and highlight excerpts of any specified treatment device's ability for % TSS from TAPE or ETV in the Appendix; and
 - 6. Location on Plan in drawing or as figure in the report.
- (e) Release Rate – Ensure all calculations are provided for pre and post development peak flow rates, including R-value calculations and any assumptions used. Peak flow calculations to use 1:5 year return period. Inlet time = 5 minutes. Travel time to be estimated by applicant. Ensure that the pre-development calculation uses the 2014 IDF curve values and the post-development calculation uses the 2100 IDF curve values.
- (f) Provide a pre-development site plan showing:
 - (i) Orthophoto;
 - (ii) Existing drainage areas; and
 - (iii) On-site and downstream offsite drainage appurtenances.
- (g) Provide post-development site plan(s) that includes the following:

- (i) Building location / footprint;
- (ii) Underground parking extent;
- (iii) Proposed service connections to the municipal sewer system;
- (iv) Location and labels for all proposed rainwater management practices;
- (v) Area measurements for all the different land use surface types within the site limits; and
- (vi) Delineated catchments to demonstrate BMPs are appropriately sized.

Note to Applicant: Ensure that the total pre and post development site areas are consistently shown and used in calculations.

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

- 1.50 Provision of a final RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of Engineering Services prior to the issuance of any building permit.
- 1.51 Provision of a final Operation & Maintenance (O&M) Manual for all rainwater systems to the satisfaction of Engineering Services. The O&M Manual shall be tailored specifically for the rainwater management practices proposed on-site and submitted as a standalone document prior to the issuance of any building permit.

Note to Applicant: Provision of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to restrict the issuance of Building, and Occupancy Permits and provide the necessary rights of ways for a Rainwater Management System will be required prior to the issuance of a development permit.
- 1.52 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.
- 1.53 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.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

2.1 Arrangements are to be made to the satisfaction of the GMES and the DLS and the Approving Officer for:

- (a) The closing of, stopping up and conveying to the owner the required portion of the lane west of Victoria Drive north of East 11th Avenue, subsequent to Council approval; and the relocation or decommissioning of any utilities within this area.

Note to Applicant: The lane must be purchased from the City at market value and be paid for upon enactment. If enactment does not take place within a reasonable timeframe, the City reserves the right to re-value the lane.

- (b) Provision of written confirmation and agreement from all affected utility companies for the closure of the portion of lane.
- (c) Consolidation of the closed portion of lane, Lot A, Plan EPP91431, and Lot 1, Plan EPP91432; All of Block 162, District Lot 264A to form a single development parcel, and subdivision of that site to result in the dedication of the northerly 5 ft. for lane purposes and the easterly 7 ft. for road purposes.

Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required.

- (d) Registration of a temporary SRW agreement in favour of the City over the portion of lane to be closed for public utility purposes, to be discharged once all utilities impacted by the lane closure have been abandoned, relocated or otherwise protected, as necessary, and any associated lane and street reconstruction works have been completed.

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(i), 2.3(ii) and 2.3(iii), 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 Core Group Consultants Ltd. dated September 23, 2020, no water main upgrades are required to service the development.

Note to Applicant: The main servicing to the proposed development is 150 mm along Victoria Drive or the 200 mm main on East 11th Avenue. Should the development require water service connections larger than the existing mains, 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 Underwriters Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

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

- (i) Implementation of development(s) at 1837-1863 East 11th Avenue and 2631-2685 Victoria Drive require the following in order to maintain improve sewer flow conditions.

Local Servicing Upgrade:

Separate and upsize 241 m of 250 mm combined sewer main along East 11th Avenue from Victoria Drive to Commercial Drive:

- Separate 160 m of 250 mm COMB on E 11th Ave to 200 mm SAN and 375 mm STM from MH fronting 2685 Victoria Dr (MH__FJCVSU) to MH fronting 1755 E 11th Ave (MH__FJCVRV)
- Separate 70 m of 300 mm COMB on E 11th Ave to 200 mm SAN and 525 mm STM from MH fronting 1755 E 11th Ave (MH__FJCVRV) to MH fronting 2620 Commercial Dr (MH__FJCVRW)
- Separate 11 m of 300 mm COMB on E 11th Ave to 300 mm SAN and 525 mm STM from MH fronting 2620 Commercial Dr (MH__FJCVRW) to the MH in the intersection of E 11th Ave and Commercial Dr (MH__FJD5PS)

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

The developer may submit a flow monitoring study to confirm the extent of the upgrade, which is to be reviewed and accepted by City Engineer. The study shall provide data for minimum 3 months of wet weather flow and dry weather flow, to allow for model calibration and flow estimate verification. The required upgrades may be modified based on the outcomes of the flow monitoring study, at the discretion of the City Engineer. Contact utilities.servicing@vancouver.ca for direction prior to initiating any flow monitoring work.

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 City Engineer prior to building permit issuance.

Note to Applicant: Development to be serviced to the proposed 200 mm SAN and 375 mm STM sewers in East 11th Avenue.

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

- (c) Provision of street improvements along Victoria Drive adjacent to the site and appropriate transitions including the following:
 - (i) 2.14 m (7 ft.) wide front boulevard with street trees where space permits;
 - (ii) 2.44 m (8 ft.) wide broom finish saw-cut concrete sidewalk;
 - (iii) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations;
 - (iv) New concrete curb and gutter along Victoria Drive; and
 - (v) Curb ramps.
- (d) Provision of street improvements along East 11th Avenue adjacent to the site and appropriate transitions including the following:
 - (i) 1.22 m (4 ft.) wide front boulevard with street trees where space permits;

- (ii) 2.14 m (7 ft.) wide broom finish saw-cut concrete sidewalk;
- (iii) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations;
- (iv) Relocation and upgrade of the existing above ground utility kiosk to outside of the future sidewalk;
- (v) Curb bulge, including any required road re-construction to current standards;
- (vi) Curb ramps; and
- (vii) Removal of the existing lane entry and reconstruction of the boulevard, sidewalk, and curb to current standards.

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

- (e) Provision of improvements at the intersection of Victoria Drive and East 10th Avenue including:
 - (i) Design and installation of a new signal; and
 - (ii) Entire intersection lighting upgrade to current City standards and IESNA recommendations.
- (f) Provision of entire intersection lighting upgrade to current City standards and IESNA recommendations at Victoria Drive and East 11th Avenue.
- (g) 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.

- (h) Provision to rebuild lane from the property line to centreline along property frontage as per City Higher-Zoned pavement structure (including the new laneway dedication area).
- (i) Provision of lane lighting on standalone poled with underground ducts. The ducts should be connected to the existing City street lighting infrastructure.
- (j) Provision of a new standard concrete lane crossing, new lane returns and lane ramps (on both sides of the lane) at the lane crossing on Victoria Drive.

- (k) Provision of funding for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- (l) Provision of street trees where space permits. Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8' long and 18" deep, centre on each street tree adjacent to the sidewalk and any off street bike facility.

2.3 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:

- (i) Separate and upsize 241 m of 250 mm combined sewer main along East 11th Avenue from Victoria Drive to Commercial Drive per condition 2.2(b)(i);

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

- (ii) Design and installation of a new signal at the intersection of Victoria Drive and East 10th Avenue and intersection lighting upgrade per condition 2.2(e);

Note to Applicant: The benefitting area of these works is under review, and for and only if the following works constitute excess and / or extended services:

- (iii) Relocation and upgrade of the existing above ground utility kiosk per condition 2.2(d)(iv).

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

This proposed development is adjacent to existing BC Hydro electrical works. The applicant shall submit a surveyed clearance drawing to BC Hydro showing all BC Hydro plant and dimensioned clearances from the plant to the development. The applicant shall provide written confirmation from BC Hydro that all required clearances from BC Hydro plant have been satisfied. See BULLETIN 2015-002-EL - Clearances from

Existing BC Hydro High Voltage Overhead Conductors and Transformers for more information (<https://vancouver.ca/files/cov/HV-conductor-oil-filled-transformer-clearance-checklist-bulletin-2015-002-el.pdf>).

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

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

Sustainability

- 2.5 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.

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 Section 219 Covenant to secure all 136 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) A provision 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.

- (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 any stage, the application will be subject to further review to determine if an additional land lift is generated and a further public hearing may be required.

Note to Applicant: If the applicant chooses to seek a waiver of the Development Cost Levies at the development permit stage, a new Housing Agreement will be required prior to development permit issuance to secure the obligations described in subsection (d) above.

- 2.7 Enter into a Section 219 Covenant and/or such agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:
 - (a) Provide a Final Tenant Relocation Report prior to issuance of the Occupancy Permit. The report must outline the names of tenants, indicate the outcome of right-of-first-refusal process, and include a summary of all communication provided to the tenants.

Heritage

- 2.8 That the owner enters into a Heritage Restoration Covenant (which will include a Section 219 Covenant, Statutory Right-of-Way and Equitable Charge) for the rehabilitation and conservation of the heritage building known as the “Karme Residence” to the satisfaction of the Director of Planning and the Director of Legal Services, and that the agreement is registered on title to the lands in the Land Title Office to the satisfaction of the Director of Legal Services.

Environmental Contamination

- 2.9 As 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 constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

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

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

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

* * * * *

1837-1863 East 11th Avenue and 2631-2685 Victoria Drive
ADDITIONAL INFORMATION

1. URBAN DESIGN PANEL MINUTES

The Urban Design Panel (UDP) reviewed the rezoning application on February 17, 2021. A summary of the decision is provided below. The full meeting minutes can be found online: <https://vancouver.ca/files/cov/udp-minutes-02-17-2021.pdf>

EVALUATION: Support with Recommendations (6/5)

Introduction: Kent MacDougall, Rezoning Planner, introduced the project and provided an overview of the policy for this site. The application is proposing a six-storey secured rental residential building and the retention, on-site relocation, and refurbishing of a heritage home.

Development Planner Ryan Dinh then gave an overview of the urban design considerations.

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

1. Does the Panel support the proposed form and massing in relation to the expectation of the *Grandview-Woodland Community Plan*?
2. Comment on the proposed building form and massing in relation to:
 - a) Articulation of the front façade noting the long building frontage
 - b) Transition to the heritage building
3. Comment on the quality of outdoor amenity space
4. Additional advice that could further inform the design through the Development Permit process.

The applicant team then gave an overview of their rezoning rationale for the proposal.

Staff and the applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

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

- Design development to massing to counter-act monolithic appearance, consider application of materials as a further measure to break down the mass.
- Explore providing vertical relief to the long elevations at the front and back.
- Explore various roofline or other building elements to break down monolithic appearance.
- Explore moving the building south to provide relief to the heritage building and improve the outdoor amenity space.
- Design development to reduce massing to fit both buildings appropriately on site.

- Review livability of main building suite and heritage suites at the corner, with respect to overlook and light access.
- Consider roof top amenity.

2. VANCOUVER HERITAGE COMMISSION MINUTES

On April 9, 2018, the Vancouver Heritage Commission reviewed the previous rezoning application and resolved the following:

1853-1857 East 11th Avenue – Karme Residence

VHR B

Application: RZ-2017-00031

Issues:

- Relocation and conversion of the Karme Residence
- Conservation Plan

Staff: James Boldt, Planner II, Heritage Group
Mateja Seaton, Planner II, Rezoning, Vancouver South

Applicant: Shauna Bryce, Project Manager
David Dove, Architect

Staff and the applicant reviewed the application and responded to questions.

MOVED by Commissioner Leduc

SECONDED by Commissioner Norfolk

THAT the Vancouver Heritage Commission supports the project to rehabilitate the Karme Residence at 1853-1857 East 11th Avenue, including its relocation to the northeast corner of the site, as part of the construction of market rental and strata units under the Grandview-Woodland Community Plan's provision for the Commercial-Broadway Station Precinct Residential Area, noting the following:

- the Commission has not received a Heritage Conservation Plan for the house and would like to review one before giving the project its final approval; and
- the Commission requests design development on the window treatment on the lane side of the heritage house to make it more compatible with historic precedents.

CARRIED UNANIMOUSLY

On April 12, 2021, the Vancouver Heritage Commission reviewed the current rezoning application and resolved the following:

1837 East 11th Avenue and 2631 Victoria Drive – Karme Residence
VHR (B), (M)
RZ-2020-00051

Staff:

- Kent MacDougall, Rezoning Planner

Applicants:

- Donald Luxton, Donald Luxton & Associates
- Stanley Hsu, RWA
- Sheridan MacRae, Metric Architecture

Staff and Applicants delivered a presentation and subsequently responded to questions and comments.

MOVED by Commissioner Shen

SECONDED by Commissioner Pace

WHEREAS

2. The proposal to relocate and rehabilitate the Karme Residence was reviewed by the Vancouver Heritage Commission in April 2018, and was approved in principle; and
3. A new proposal has been received that will put overall less density on the site, however, the massing directly South of the heritage building has increased from five to six storeys, potentially increasing shadowing.

THEREFORE BE IT RESOLVED

THAT the Vancouver Heritage Commission supports the new proposal as presented, with the following proviso: that there be design development to reduce the impact of the proximity of the massing of the new building, and to show an appropriate relationship with the heritage context.

CARRIED UNANIMOUSLY

3. PUBLIC CONSULTATION SUMMARY

List of Engagement Events, Notification, and Responses

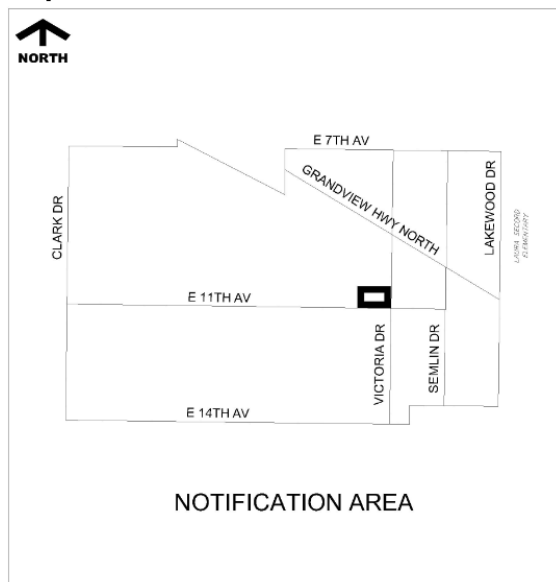
	Date	Results
Event		
Virtual open house (City-led)	January 11, 2021 to January 31, 2021	197 participants (aware)* <ul style="list-style-type: none"> 75 informed 19 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	April 8, 2021	3,291 notices mailed
Public Responses		
Online questions	January 11, 2021 to January 31, 2021	2 submittals
Online comment forms <ul style="list-style-type: none"> Shape Your City platform 	November, 2020 – May, 2021	54 submittals
Overall position <ul style="list-style-type: none"> support opposed mixed 	November, 2020 – May, 2021	54 submittals <ul style="list-style-type: none"> 42 responses 4 responses 8 response
Other input	November, 2020 – May, 2021	0 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	November, 2020 – May, 2021	551 participants (aware)* <ul style="list-style-type: none"> 205 informed 53 engaged

Note: All reported numbers above are approximate.

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

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

Map of Notification Area



1. Analysis of All Comments Received

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:

- **Building height, massing, density and context:** The building height, massing, density and context is appropriate given its close proximity to the Commercial-Broadway transit hub as well as local amenities such as John Hendry Park and Trout Lake Community Centre. The proposed building also complies with the Grandview-Woodland Community Plan.
- **Housing stock:** The inclusion of more rental housing is a great addition to the Grandview-Woodland neighbourhood and is also much needed in the City of Vancouver.
- **Building design:** The building design is well designed and not obtrusive to the surrounding single-detached houses. The box like design on the exterior is attractive and the entrance is very welcoming and inviting. The indoor and outdoor amenity space is well designed as well and will provide ample space for the tenants to use.
- **Heritage:** The retention and restoration of the on site heritage building is appreciated.

Generally, comments of concern fell within the following areas:

- **Building height, massing, density and context:** The height, massing and density for the project is not appropriate as it exceeds what is proposed in the Grandview-Woodland Community Plan. The height is too tall for an area with predominantly single-detached houses and will cause unnecessary obstructions and shadowing.

- **Affordability:** The cost of the units is a cause of concern as many middle-income earners that are constantly being displaced and at risk of being priced out of the City will not be able to afford them.
- **Family housing:** The reduction of FSR from the first application is concerning as it will greatly reduce the viability of having more family-oriented units. The number of 2–3-bedroom units is not appropriate compared to the number of studios and one-bedroom units proposed.
- **Parking:** The proposed number of parking is not enough to serve all the residents that will be moving into the building and will cause parking spillage onto already crowded side streets.

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

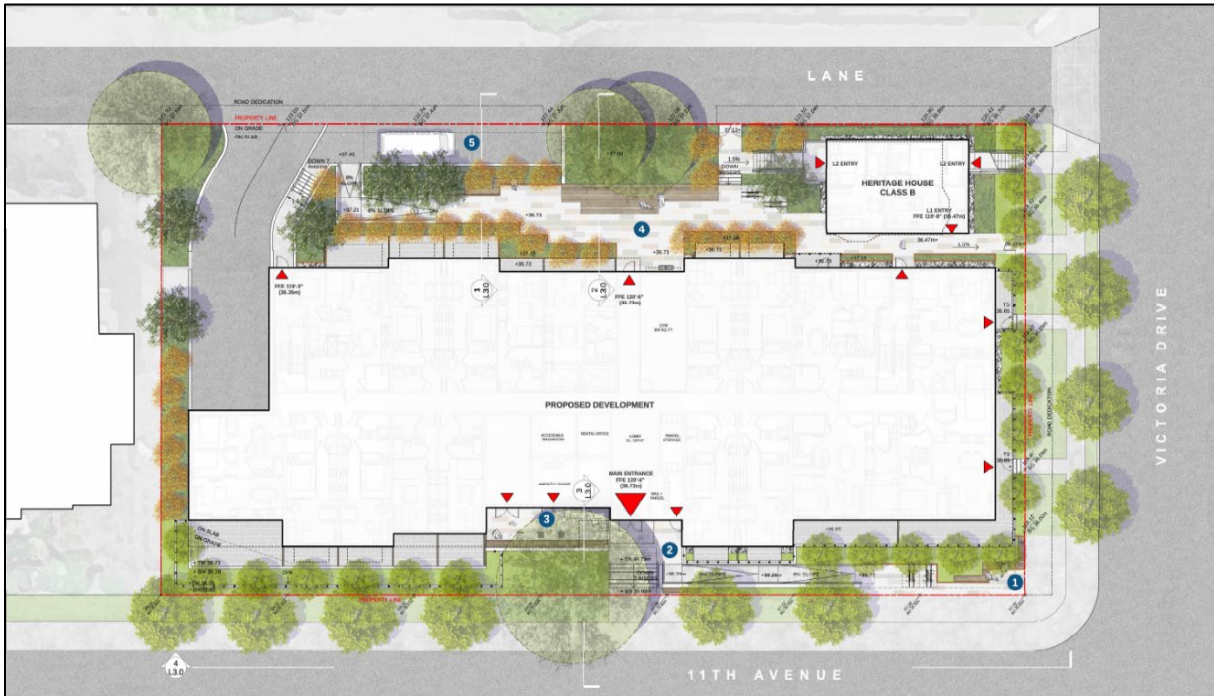
Neutral comments/suggestions/recommendations:

- An increase in height and density should be considered here as this is in such close proximity to Commercial-Broadway Station, which is one of the region's busiest transit hubs.
- Below market rental units should be considered.
- A mix of strata and rental housing should be considered not just for this development but for future developments on this block to create more housing opportunities.
- More retail options should be considered in order to better activate the ground level and streetscape.
- Projects that fall in line with the Grandview-Woodland plan/council goals and also meet contextual requirements of being extremely close to transit and other amenities should be given the opportunity to forego the rezoning process and go straight to the development stage.
- There should be more done to activate the back alleyway of this development as there have been an increase of vagrant activities such as drug use and theft.

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1837-1863 East 11th Avenue and 2631-2685 Victoria Drive
FORM OF DEVELOPMENT

Site Plan / Landscape Plan



View from along East 11th Avenue



View from Corner of East 11th Avenue and Victoria Drive



View from Victoria Drive



View from Rear Lane



South Elevation – View from East 10th Avenue



East Elevation – View from Victoria Drive



West Elevation



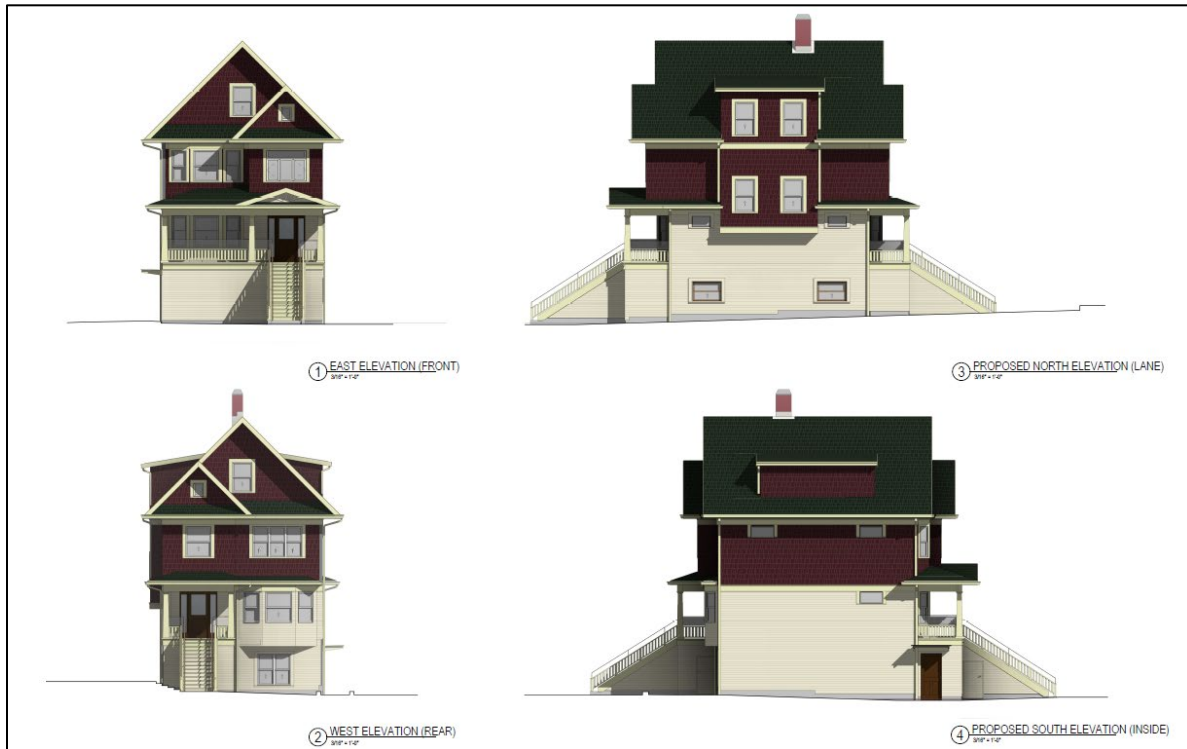
North Elevation – View from Lane



View of Quiet Garden at Rear along Lane



Elevations of Refurbished Heritage Building



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PUBLIC BENEFITS IMPLEMENTATION DASHBOARD
GRANDVIEW-WOODLAND COMMUNITY PLAN (2016)
Updated mid-year 2021

POPULATION GROWTH^a

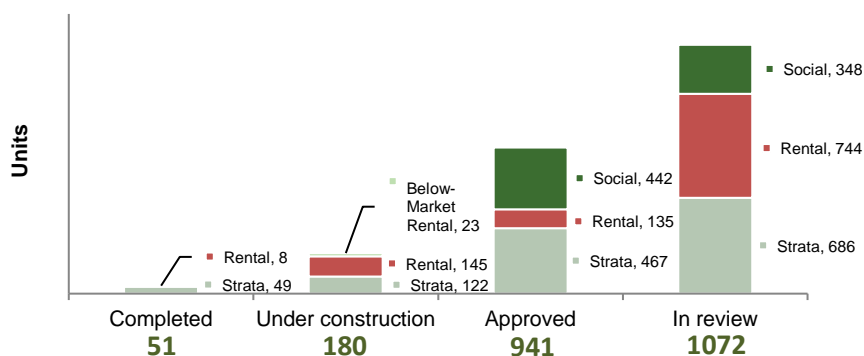
Grandview-Woodland has grown by approximately **400** people since the 2016 census. The plan projects a growth of approximately **9,500** people by 2041.



DEVELOPMENT ACTIVITY (UNITS)^b

Recent rezoning approvals:

- [1885 E Pender St](#)
- [1650 E 12th Ave](#)
- [1943-1967 E Hastings St](#)
- [1766 Frances St](#)
- [2246-2268 E Broadway](#)



PUBLIC BENEFITS ACHIEVED AND IN PROGRESS SINCE 2016

✓ On track to achieving targets attention
 ➔ Some progress toward targets, more work required
 ○ Targets require

TARGETS	Completed	Construction	Planning / Design ^c	Progress
See Chapter 16 of the Grandview-Woodland Community Plan for more details				
HOUSING <ul style="list-style-type: none"> • 1,400 non-market units • 1,400 secured market rental units (Gross numbers of units reported) 	<ul style="list-style-type: none"> • 8 secured market rental units (1102 Commercial Dr.) • New RT-5, RM-8A/AN, RM-11, RM-12 districts in GW to support increase in housing diversity 	<ul style="list-style-type: none"> • 145 market rental units (91 at 1649 E Broadway, 42 at 2109 E Hastings St, 12 at 928 Commercial Dr) • 23 below market rental units (1649 E Broadway) 		0% of social housing target achieved 5% of secured rental target achieved ➔
CHILDCARE <ul style="list-style-type: none"> • ~ 159 new spaces for children 0 to four years • ~ 65 renewed spaces for children 0 to four years • ~ 90 spaces for school aged children five to 12 years • ~190 renewed spaces for children five to 12 years 	<ul style="list-style-type: none"> • 71 new spaces for children 0 to four years (Lord Nelson Elementary) • 22 spaces for children five to 12 years (Lord Nelson Elementary) • 8 spaces for children five to 12 years (Kiwassa Neighbourhood House) 		<ul style="list-style-type: none"> • 138 new spaces (two 69-space facilities) for children 0 to four years as part of Britannia Community Centre renewal (<i>planning</i>) 	20% of childcare spaces target achieved ✓

TARGETS See Chapter 16 of the Grandview-Woodland Community Plan for more details	Completed	Construction	Planning / Design ^c	Progress
TRANSPORTATION / PUBLIC REALM <ul style="list-style-type: none"> • Safety improvements for all modes with a focus on vulnerable road users and complete street designs • Upgrades and additions to cycling network • Upgrades to walking environment and sidewalk network • Street network and signal upgrades • New and enhanced plazas as part of redevelopment of key sites • Redesign Commercial Drive as a complete street 	<ul style="list-style-type: none"> • E 10th Ave corridor improvements (Woodland Dr to Victoria Dr) • Nanaimo St upgrades – improved pedestrian crossings, painted bike lane, traffic signals • Interim street closure at Woodland St and 2nd Ave • Interim plazas at Kamloops/Hastings and Grant/Commercial • Pandora/Portside Greenway slow street 	<ul style="list-style-type: none"> • Street trees between Clark Dr & Nanaimo St 		→
CULTURE <ul style="list-style-type: none"> • Creation of 23,000sq.ft. of artist work space integrated with mixed-use sites containing low-income housing for artists and cultural workers • Seek up to 18,000 ft² of non-profit creation/production studios • Seek cultural spaces as part of Britannia Community Centre redevelopment 			<ul style="list-style-type: none"> • Cultural amenities including art gallery, studios, performance and rehearsal space šx“q“elawən ct Carving Centre as part of Britannia Community Centre renewal (<i>planning</i>) 	→
CIVIC / COMMUNITY <ul style="list-style-type: none"> • Britannia Community Centre renewal and expansion • Fire Hall #9 renewal • Community Policing Centre lease renewal 			<ul style="list-style-type: none"> • Britannia Community Centre renewal (site will include library, recreation centre, childcare) (<i>planning</i>) 	→
HERITAGE <ul style="list-style-type: none"> • 5% allocation from cash community amenity contributions in Grandview-Woodland 	<ul style="list-style-type: none"> • 10% allocation from cash community amenity contributions • New RT-5 zone supports retention of existing heritage and character structures 			✓
SOCIAL FACILITIES <ul style="list-style-type: none"> • Aboriginal Mother Centre Society renewal and expansion • Kiwassa Neighbourhood House renewal and expansion • Vancouver Aboriginal Friendship Centre Society renewal and expansion • Urban Native Youth Association redevelopment • Kettle Friendship Society redevelopment 			<ul style="list-style-type: none"> • Social enterprise space for an Indigenous Social Enterprise at 1st Avenue & Clark Drive (<i>design</i>) • Food hub, urban farm, shared social and meeting space, social and cultural non-profit hub, as part of Britannia Community Centre renewal (<i>planning</i>) 	→
PARKS <ul style="list-style-type: none"> • Renewal and improvement of 8 neighbourhood parks • Install new synthetic turf to replace existing field (location TBD) • Upgrade one track facility (location TBD) • Create new and enhanced plaza areas as part of redevelopment of key sites • Introduce new shared space areas • Increase tree planting in neighbourhood • Work with school boards to allow community use of neighbourhood schools and greenspaces during non-school times 	<ul style="list-style-type: none"> • Pandora Park renewal • Templeton Park Playground renewal Cedar Cottage Park renewal	<ul style="list-style-type: none"> • Templeton Park Track renewal 	<ul style="list-style-type: none"> • Grandview Park playground improvements 	✓

EXPLANATORY NOTES

The Public Benefits Implementation Dashboard assists in monitoring progress toward the delivery of public benefits anticipated from the community plans. Data in this tracker reflects activity within the plan boundaries (and significant public benefits adjacent to the plan area) since Plan approval.

^a Population Growth

Growth is calculated by taking the difference between the latest census year and the base population and adding an estimate based on floor area completed between the latest census and the end of the most recent reporting period.

^b Development Activity

Development Activity reports on gross new units. The Development Activity Chart includes Building Permits, Development Permits, and rezoning applications:

- Completed: Occupancy Permit issuance
- Under Construction: Building Permit issuance
- Approved: Approved Rezoning Applications, and Development Permits submitted without a rezoning
- In review: In Review Rezoning Applications, and Development Permits submitted without a rezoning

^c Planning/Design

Public benefits in planning/design typically include City-or partner-led projects that have begun a public process or have made significant progress in planning or design stages, but have not yet moved to construction. Amenities secured through developer-initiated applications are not included in the planning/design column and not counted towards public benefits achieved prior to construction as numbers and status may change throughout the permitting process.

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**1837-1863 East 11th Avenue and 2631-2685 Victoria Drive
PUBLIC BENEFITS SUMMARY**

Project Summary

Proposal for a six-storey secured market rental building along with the retention and conservation of a heritage building at 1853-1863 East 11th Avenue. A total of 136 secured market rental units are proposed to replace the existing 19 rental units.

Public Benefit Summary:

The project would deliver 136 new secured market rental units, generate a DCL payment, and proposes the retention and conservation of an on-site heritage building.

	Current Zoning	Proposed Zoning
Zoning District	RM-4	CD-1
FSR (site area = 2,705 sq. m / 29,109 sq. ft.)	1.45	2.87
Floor Area (sq. ft.)	42,208	83,432
Land Use	Residential	Residential

Summary of development contributions expected under proposed zoning

City-wide DCL ¹	\$1,463,213
Utilities DCL ¹	\$812,629
TOTAL	\$2,275,842

Other benefits (not quantified):

136 secured rental housing units and the retention, on-site relocation, and rehabilitation of the existing designated heritage building.

¹ Based on rates in effect as at September 30, 2021; rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's [DCL Bulletin](#) for details.

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1837-1863 East 11th Avenue and 2631-2685 Victoria Drive
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
1837-1863 East 11th Avenue	030-772-079	LOT A BLOCK 162 DISTRICT LOT 264A GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP91431
2631-2635 Victoria Drive	030-772-087	LOT 1 BLOCK 162 DISTRICT LOT 264A GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP91432

Applicant Information

Architect	RWA Group Architecture Ltd.
Developer/Property Owner	Grandview Woodland Project (Nominee) Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed Development	Recommended
Zoning	RM-4	CD-1	
Site Area	2,705 sq. m (29,109 sq. ft.)	2,705 sq. m (29,109 sq. ft.)	
Uses	Residential	Residential	
Floor Area	3,921 sq. m (42,208 sq. ft.)	7,831.5 sq. m (84,267 sq. ft.)	7,751 sq. m (83,432 sq. ft.)
Floor Space Ratio (FSR)	1.45	2.89 FSR	2.87 FSR
Height	10.7 m (35 ft.)	20.5 m (67 ft.)	
Unit Mix		Total units: 136 Studio units: 81 (60%) One-bedroom units: 6 (4%) Two-bedroom units: 47 (35%) Three-bedroom units: 2 (1%)	
Parking, Loading and Bicycle Spaces	as per Parking By-law	38 parking spaces 262 Class A bicycle spaces 8 Class B bicycle spaces 0 Class A Loading Space 1 Class B Loading Space 0 Class A Passenger Space	
Natural Assets	8 on-site by-law trees 0 city trees	37 on-site trees 10 City trees To be confirmed at the development permit stage	

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