



REFERRAL REPORT

Report Date: May 3, 2022
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 14936
VanRIMS No.: 08-2000-20
Meeting Date: May 17, 2022

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 2086-2098 West 7th Avenue, and 2091 West 8th Avenue

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 recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by the Vancouver Affordable Housing Agency, on behalf of the City of Vancouver, the registered owners of the lands located at:
- 2086 West 7th Avenue [*PID 015-212-157; Lot 2 Except the Vancouver and Lulu Island Railway Right of Way as shown on Miscellaneous Plan 218 Block 305 District Lot 526 Plan 590*];
 - 2098 West 7th Avenue [*PID 023-856-319; Parcel K Block 305 District Lot 526 Group 1 New Westminster District Plan LMP34537*];
 - 2091 West 8th Avenue [*PIDs 015-188-451 and 015-188-485; Lot 19 Except the Vancouver and Lulu Island Right of Way as shown on Miscellaneous Plan 218 Block 305 District Lot 526 Plan 590, and Lot 20 Block 305 District Lot 526 Plan 590*];

to rezone the lands from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.0 to 4.4 and increase the maximum building height from 19.9 m (65 ft.) to

47.1 m (155 ft.) to permit the development of a 13-storey residential building containing a total of 129 social housing 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 Human Studio Architecture and Urban Design Ltd., received October 4, 2021, provided 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 contained 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 2086-2098 West 7th Avenue, and 2091 West 8th Avenue from RM-4 (Residential) District to CD-1 (Comprehensive Development) District, under the city-wide *Affordable Housing Policies* and informed by the refined directions of the pending *Broadway Plan*. This proposal complies with the conditions to pursue rezoning in the Broadway planning area noted within the *Interim Rezoning Policy on Considerations of Rezoning Applications during the Broadway Planning Process*. The application proposes a 13-storey residential building containing 129 social housing units. Staff have assessed the application and conclude that it advances the City's supportive and social housing policy goals in *Housing Vancouver*, and key equity and reconciliation commitments.

This project advances the intentions and objectives of a Memorandum of Understanding executed by BC Housing, Canada Mortgage and Housing Corporation (CMHC) and the City to deliver supportive housing using modular construction on City-owned sites. If approved, the application would contribute 129 deeply affordable social housing units with approximately 50% of these secured at the shelter component of income assistance with on-site and in-reach support services. 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 in principle, subject to the Public Hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Applicable Policies/Agreements/Council Decisions

- Memorandum of Understanding (2020) (MoU) (between BC Housing, CMHC and the City)
- Affordable Housing Policies (1991)
- Broadway Planning Program (2018) and Broadway Plan Guiding Principles (2019)
- Interim Rezoning Policy on Considerations of Rezoning Applications during the Broadway Planning Process (2018)
- Housing Vancouver Strategy (2017)
- [Emergency COVID-19 Relief for Unsheltered Vancouver Residents](#) (October 2020)
- City of Reconciliation (2016)
- Equity Framework (2021)
- SRO Strategy in Housing Vancouver (2017)
- Supportive Housing Strategy (2007)
- Green Buildings Policy for Rezoning (2010, last amended 2018)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Urban Forest Strategy (2014)

REPORT

Background/Context

1. Site and Context

The 1,797.6 sq. m (19,349 sq. ft.) subject site is a full block face along Arbutus Street, between West 7th and West 8th Avenues. The site is flat, undeveloped and borders the Arbutus Greenway to the east. The property and surrounding residential neighbourhood are zoned RM-4 (Residential) District. The St. Augustine School is west of the subject site, Delamont Park is north, and the future Arbutus Station of the Broadway Subway line and bus loop is south within the C-3A higher density mixed-use area (See Figure 1).

This area is within the *Broadway Plan* study area of the *Broadway Planning Program* (see Figure 2). Broadway has the highest frequency transit in the city with two local bus routes and the 99 B-Line which accommodates approximately 61,000 passengers daily as the busiest bus route in Canada and the United States. The Broadway Subway is intended to contribute to a city of neighbourhoods connected by convenient, viable transportation options that meet residents'

needs within vibrant communities. This project is strategically located to benefit from the future subway line, and services anticipated through the *Broadway Plan*.

Figure 1: Site and Surrounding Zoning



The draft *Broadway Plan* proposes 20- to 30-storey buildings on Broadway and near the Arbutus Station, while 15- to 20-storey residential buildings could be considered for the renewal and redevelopment of older rental housing stock or strata buildings in the neighbourhoods off Broadway. The *Broadway Plan* is anticipated to be considered by Council in late spring 2022.

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



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

- Parks – Delamont Park is 20 m to the north. Rosemary Brown Park is 300 m to the southwest. Connaught Park is 600 m to the southwest.

- Community Centres – Kitsilano Community Centre and ice rink is 900 m to the southwest.
- Transit – The No. 99 B-line, No. 9 Broadway, and N17 Night buses along Broadway are one block south. The future Arbutus Station and bus loop will be located directly south of the site.
- Bicycle routes – The site is next to the Off-Broadway (West 7th) east-west bikeway and the Arbutus Greenway, and two blocks west of the Cypress north-south bike route.

2. Policy Context

Memorandum of Understanding (2020) (MoU) – The MoU describes a partnership, the Permanent Modular Supportive Housing Initiative (PMSHI), to deliver permanent supportive housing using modular construction on city-owned sites. The MoU was executed by BC Housing, the CMHC and the City in 2020. Five projects are proceeding through the rezoning process to deliver a minimum of 300 new permanent supportive homes. At Council's direction, staff are prioritizing the processing and delivery of deeply affordable housing projects that leverage significant senior government investment required to address the housing inequity experienced by the city's low-income and marginalized residents.

Affordable Housing Policies (1991) – Council approved the following affordable housing objectives: maintaining and expanding housing opportunities for low and moderate income households; encouraging the distribution of housing equally among residential neighbourhoods; and facilitating the provision of a range of housing to meet current and future Vancouver residents of all backgrounds and lifestyles. Council has supported rezoning proposals through this policy to facilitate the delivery of social housing in areas without a local rezoning policy.

Broadway Planning Program and Broadway Plan Guiding Principles – This program will set out policy directions over the next 30 years for the area along Broadway between Clark Drive to Vine Street, and from 1st Avenue to 16th Avenue. The *Broadway Plan* will focus on opportunities to integrate development of new job space, amenities, and housing along the Broadway Subway alignment. Guiding principles for the *Broadway Plan* were adopted in October 2019. These include supporting affordable, diverse, equitable and inclusive complete neighbourhoods, encouraging contextual design such that new development should respond to the evolving local context, including topography and elements of neighbourhood character (i.e. terracing, access to views and light, green and leafy streetscapes, variety of building materials, gardens, etc.). The draft *Broadway Plan* is expected to be considered by Council in late spring 2022.

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

Housing Vancouver Strategy (2017) – The *Housing Vancouver Strategy* seeks to shift the supply of new homes toward the right supply, and identifies the need to coordinate action with senior governments, non-profit and Indigenous housing partners to deliver housing for the lowest-income households. Overall, 72,000 new homes are targeted for the 10-year period from 2018 to 2027, including 4,100 social housing units with supports, rented at the shelter component of income assistance (shelter rate), for those at greatest risk of homelessness and

displacement. The strategy also calls for increased supports and protections for people who are homeless – including strategies to address affordability, security of tenure, and the determinants of poverty and housing instability. This application would contribute 129 new affordable rental homes with half of these including embedded support services and affordable to households with incomes below \$15,000 per year and the other half will be for people who can live more independently and initially with incomes below \$30,000 per year up to a maximum of BC Housing's Housing Income Limits.

Housing Vancouver's SRO Strategy (2017) – As part of the Housing Vancouver Strategy, Council identified the need to create new purpose-built, self-contained dwelling units outside the Downtown Eastside (DTES) to end reliance on SRO rooms as housing of last resort. This application provides self-contained, shelter-rate, social housing units outside the DTES to increase housing opportunity and choice for residents in greatest need.

Advancing Housing Policy and Equity – This proposal advances both the City's supportive housing policy goals, as well as key equity and reconciliation commitments that require affordable and accessible housing as a foundation for action. This includes, but is not limited to:

- **City of Reconciliation (2016)** – As a *City of Reconciliation*, the City commits to form a sustained relationship of mutual respect and understanding with local First Nations and the Urban Indigenous community. Indigenous residents are consistently and significantly over-represented (39% versus 2% of the general population) amongst those who are experiencing or at risk of homelessness, or housing insecure. The proposed project will serve Indigenous people who are homeless or at risk of homelessness and will include culturally relevant healing and wellness services. This project is an action in support of reconciliation and advances the Calls for Justice in the national inquiry of Missing and Murdered Indigenous Women and Girls (MMIWG), which describes how marginalization through poverty, insecure housing or homelessness, and barriers to services contributes to the targeting of Indigenous women and girls.
- **Equity Framework (2021)** – Council adopted an *Equity Framework* to lead the City's internal processes and decision making in this area, and how concepts of equity can be embedded into the City's work through individual and organizational commitments. Through legislation and regulation, the City can remove systemic barriers to housing and prioritize accessible, safe housing for marginalized groups that experience homelessness.

Supportive Housing Strategy (2007) – The *Supportive Housing Strategy* describes the importance and types of supportive housing across Vancouver. Council also approved staff recommendations to balance geographically new supportive housing in zones where apartments are permitted, acknowledging that acquisition costs would be higher at some locations, and to urge the Province and Federal governments to fund supportive housing.

Strategic Analysis

1. Proposal

This application proposes a 13-storey, Passive House-certified residential building containing 129 social housing units (see Figure 3). All units are proposed to be studio apartments. Proposed amenity spaces include laundry, a common dining area and multiple programming spaces. The residential tower is to be constructed using modular, pre-fabricated units to reduce

construction time. Parking access is proposed from Arbutus Street. The recommended density is 4.4 FSR and the recommended height is 47.1 m (155 ft.).

Figure 3: Original Proposal Viewed from Arbutus and 7th Avenue



This project proposes to deliver critical affordable homes for adults who are experiencing homelessness, at risk of homelessness or displacement from low-income housing, as well as for residents who may be working and earning very-low incomes. Approximately half of the units would be operated as supportive housing with on-site and embedded support services for residents and the other half will be deeply affordable social housing for residents who are ready and able to live more independently.

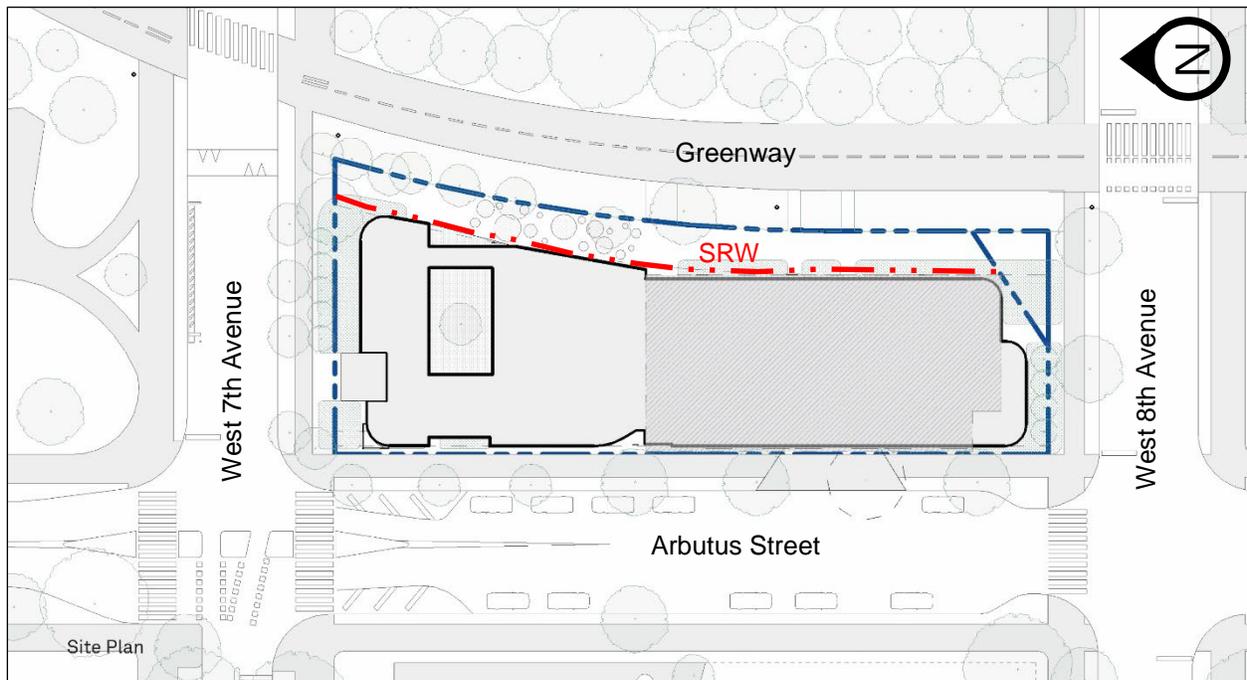
The application, received on October 4, 2021, originally proposed 140 social housing units with supports and 100% at shelter rate. The number of units was decreased to 129 units to improve the urban design performance of the 13-storey tower as a response to the Urban Design Panel's review, comments from the public, and staff review. This is discussed in greater detail in the Form of Development section below and in Appendix C. The affordability mix was adjusted to approximately 50% at shelter rate and 50% at rents-geared-to-income (RGI) up to a limit of 50% of BC Housing's Housing Income Limits (HILs), and is discussed further in the Housing section below.

The application proposes a 4.5 m statutory right-of-way (SRW) adjacent to the Arbutus Greenway and a corner dedication at the southeast corner of the site. The SRW and corner dedication will be reserved for a future streetcar service (see Figure 4).

2. Land Use

This subject site is zoned RM-4 (Residential) District, which permits multiple-dwelling uses. The proposed residential use is consistent with the intent of the local zoning.

Figure 4: Site Plan*



*Drawings updated from original submission by incorporating recommendations in response to UDP and staff review

3. Form of Development, Height and Density (Refer to Discussion in Appendix C, Drawings in Appendix D and statistics in Appendix F)

A summary and assessment of the proposal and design development conditions are contained in this section. The complete urban design analysis of the form of development including the proposed height, siting, shadowing, public realm interface and livability is presented in Appendix C.

RM-4 (Residential) District – RM-4 zoning permits three-storey market strata buildings up to 10.7 m (35 ft.) in height and 1.45 FSR, and social housing buildings up to 19.9 m (65 ft.) and 3.0 FSR, through a development permit process.

Form of Development – The proposed form of development is a 13-storey residential tower on the south half of the site directly across from the future Arbutus Station. A three-storey podium will cover the north half of the site to transition to the lower-scaled residential neighbourhood to the north, St. Augustine School and Delamont Park.

Height – The recommended 13-storey tower height is 47.1 m (155 ft.). Conditions in Appendix B seek design development of the architectural expression to reduce the perceived tower height.

Density – A density of 4.4 FSR is recommended. The density is consistent with similar tower forms delivering affordable housing close to transit and locals services.

Figure 5: Proposal Viewed from Arbutus Greenway and Future Bus Loop

Tower Floorplate – The proposed tower floor plate is approximately 668 sq. m (7,200 sq. ft.). Design conditions require reducing the floor plate to a maximum 632 sq. m (6,800 sq. ft.) to decrease the overall length of the tower. This floor plate maximum is considered an acceptable, modest increase from the 604 sq. m (6,500 sq. ft.) floor plate typically seen across the city (See Appendix C). The reduced floorplate is reflected in the 4.4 FSR recommended in this report.

Shadow Impacts – Staff prioritize a hierarchy of public spaces when assessing shadow impacts of a proposal. Public parks are prioritized along with other highly-used public open spaces and sidewalks. A condition in Appendix B requires that the proposed tower not cast any shadows onto Delamont Park at any time during either equinox.

The proposed tower form will cast additional shadows on adjacent public and private properties in comparison to a three-storey market-strata or six-storey social housing building permitted under existing RM-4 zoning (see Appendix C for shadow analysis). However, potential shadows on St. Augustine School were assessed for each month of the school year and compared with the six-storey social housing building, and found to be similar for the fall and winter months. Nonetheless, a condition is included in Appendix B to improve direct sun access for the schoolyard in response to public feedback. This could be achieved by removing a column of 11 units from the southwestern corner of the tower (see Appendix C). The reduction in the number of units is reflected in the 4.4 FSR recommended in this report. On balance, the shadow impact on the surrounding neighbourhood was deemed acceptable given the social housing units delivered through this proposal. This approach aligns with similar social housing sites across the city.

Siting and Public Realm – The absence of a rear lane, relatively narrow site width, and SRW requirement on the Greenway precludes an underground parking ramp. This forces parking and loading to be provided at grade, and results in a large building footprint with limited setbacks.

Staff assessment of the proposal is that it does not provide an inviting public realm for pedestrians. Conditions in Appendix B require substantive improvements, including increased setbacks along 7th and 8th Avenues, more transparency and visual interest at-grade, and additional landscaping.

Landscape – The proposal provides hard and soft landscaping elements and outdoor seating, several new on-site trees, and substantial landscaped rooftops. Design development conditions in Appendix B require increased setbacks at-grade to provide space for additional landscape along the site perimeter, and to explore retaining a mature on-site tree.

Urban Design Panel (UDP) – The rezoning application was reviewed by the UDP on November 10, 2021 and was unanimously supported with recommendations (see Appendix C). The Panel recommended further activation of the podium, development of the east façade to provide pedestrian interest and engagement with the greenway and reconsideration of the metal screening elements.

Staff have evaluated the overall proposed form of development, reviewed the recommendations of the UDP, and provided conditions in Appendix B to reduce the overall building height and massing to improve the public realm interface and shadow performance onto St. Augustine School. These revisions are reflected in the recommended height and density contained in this report. The proposal is supportable, subject to the design development conditions in Appendix B.

4. Transportation and Parking

The application proposes eight parking spaces accessed from Arbutus Street. Parking spaces are for building and tenant support staff and visitors. 129 secured bicycle parking spaces are provided. The application will comply with the Parking By-law, and is eligible for parking reductions through transportation demand management measures and its proximity to rapid transit. Engineering conditions related to transportation, public realm and parking are included in Appendix B.

5. Housing

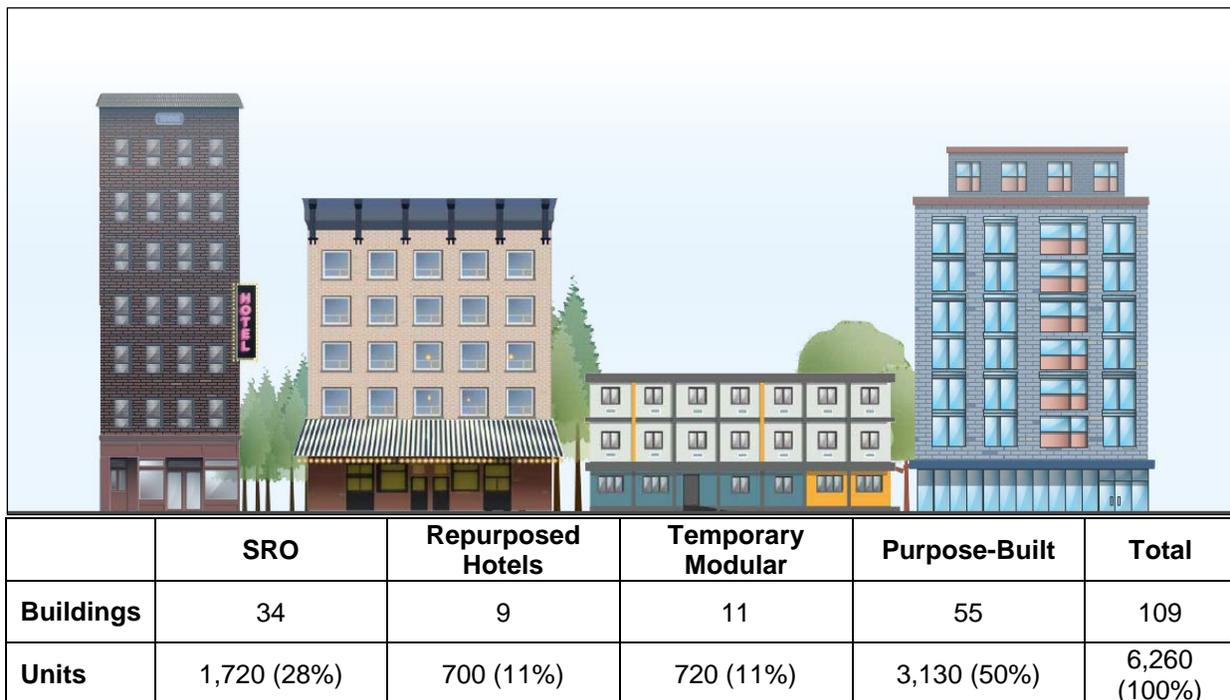
BC Housing, Vancouver Coastal Health and the City of Vancouver have a strong track record of working together to create deeply affordable homes with supports for people who need them. Over the last 15 years, these partners delivered approximately 1,900 supportive homes (both permanent and temporary) for individuals and families experiencing or at risk of homelessness. Council approved the *Supportive Housing Strategy (2007)*, a research-based and coordinated approach to removing structural barriers and creating permanent pathways from homelessness to stable housing with support services. Residents who are currently or at risk of homelessness can pursue improved health, community connections and opportunities for learning or employment/volunteerism from a foundation of adequate and secure housing.

A Continuum of Action on Supportive Housing – Government partners have taken action to provide emergency and temporary supportive housing as a human rights response to homelessness and poverty during the COVID-19 pandemic. These coordinated efforts resulted in the purchase or lease of commercial hotels and Single Room Occupancy (SRO) buildings. They provide a rapid, supportive alternative to homelessness while permanent, purpose-built homes are being planned and constructed. However, repurposed hotels and SROs are less

optimal for residents and operators because the units are not self-contained and the buildings were not designed to provide long-term housing with supports.

Half of Vancouver’s supportive housing stock are government-owned or non-profit leased SROs, repurposed hotels or modular buildings on temporary sites (TMH) (see Figure 6). The need for new, purpose-built social housing with supports is compounded by the aging stock of SROs and time limitations of TMH.

Figure 6: Supportive Housing by Building Type in Vancouver



Supportive Housing Need – The need for supportive housing for people experiencing or at risk of homelessness is shown in data collected in local and regional homeless counts, research and outreach:

- 2020 Vancouver Homeless count found 2,095 residents identified as homeless, with 547 people living on the street and 1,548 people living in sheltered locations, including emergency shelters, detox centres, safe houses, and hospitals, with no fixed address;
- Among those surveyed in 2020, there is significant over-representation of persons who identified as Indigenous (39%), Black (6%) or are 2SLGBTQIA+ (13%);
- 70% of people experiencing homelessness in Vancouver are considered chronically homeless because they have been homeless for six months or longer;
- 84% of people experiencing homelessness surveyed were living in Vancouver before they became homeless;
- Since 2020, the City’s Homelessness Services outreach team served approximately 3,500 unique individuals, indicating an increase of over 35% than the previous two years;
- Homelessness serving programs located on the west side have been well used by people that live unsheltered in the area according to program organizers;
- The City’s Warming Centre program in Fairview, which is operating for its second season, is well attended according to staff; and

- Since 2019, there have been two sizeable encampments in Oppenheimer and Strathcona Parks (as well as a growing encampment currently located in CRAB Park).

Deeply Affordable Social Housing Need – There is a significant diversity of experience and need amongst those who find themselves at risk of homelessness. Due to the high cost of rental housing, residents who may not need the breadth of services offered in supportive housing, and who can live more independently, struggle to find a secure market home if they are on a fixed income such as social assistance or are earning low wages:

- *Housing Vancouver Strategy* identifies a target of 1,600 units for households earning \$15,000 to \$30,000 per year. Over the last five years (2017-2021), the City has approved 174 units that serve income earning \$15,000 to \$30,000 per year, achieving 22% of the annual income band target;
- As of December 2021, there are over 3,700 unique individuals on the BC Housing waitlist for supportive housing in Vancouver. However, movement by tenants ready and wanting to move on from supportive housing is hampered by a lack of social housing affordable to renters with very low incomes;
- There are approximately 3,800 privately owned SRO rooms with shared washrooms and kitchens that rent at an average of \$560 per month to seniors, new immigrants and poverty-wage workers due to limited, affordable housing options;
- Most adults living in poverty in Canada are employed. Among all working-aged adults, 14.7% across Canada, 10.5% in BC and 10.7% in Vancouver live in poverty; and
- The poverty rate for seniors in Vancouver is 7.6% compared to national average of 3.5% (53% higher).

This project, if approved, would advance the City's supportive housing policy goals, as well as key equity and reconciliation commitments that require affordable and accessible housing. By delivering 129 homes, this rezoning application would contribute to near and long term targets for new social and supportive housing in the *Housing Vancouver Strategy* (2017) (see Figure 7).

Figure 7: Progress Towards 10 Year Housing Vancouver Targets for Social, Supportive and Co-op Housing as of December 31, 2021*

Housing Type	CATEGORY	10-YEAR TARGETS	Units Approved Towards Targets
Social, Supportive and Co-op Housing	Supportive Housing	4,100	815 (20%)**
	Social and Co-op Housing	7,900	6,314 (80%)
	Total	12,000	7,129 (59%)

*Note that tracking progress towards 10-year Housing Vancouver targets began in 2017. Unit numbers exclude units built prior to 2017 and the units proposed in this proposal, pending Council's approval of this application

** Of this target, 700 units are temporary modular units.

Unit Mix – This application is proposing 129 studio units complete with a kitchen and bathroom. The units are designed for individuals because data indicates that people experiencing homelessness or living in shelters are primarily individuals living without children. Research also demonstrates that homelessness disrupts relationships and family bonds, family homelessness is often hidden, and individuals experiencing homelessness want housing that accommodates their chosen family.

This housing would serve a diversity of residents and housing aspirations. Residents working towards family reunification will be able to use this housing as a safe, supportive starting place in that journey. It is usual practice in supportive housing buildings across the city to offer adult couples, inter-generational family members, friends and companions who want to stay together their own, individual, secured home in the building.

Studio apartments optimize the site's footprint by serving individuals who need support services as well as those who need deeply affordable housing and can live more independently. This model maximizes this funding commitment from senior governments to mitigate homelessness and provide deeply affordable new homes.

Affordability – Approximately 50% of the units would rent at the shelter component of income assistance. In BC, this rate continues to be \$375 per month for an individual. The balance of the units would rent at rents-geared-to-income from \$375 up to an income limit of 50% of BC Housing Income Limits (HILs) (currently \$28,750 per year gross household income and a rent of \$719 per month). Flexibility is provided so that if a resident's income changes, they would not need to relocate as long as their income does not exceed the maximum BC HILs.

Security of Tenure – All dwelling units in the project will be secured as social housing through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building. The agreement is to be enacted by Council by by-law and registered on title, and will prohibit the stratification and separate sale of individual units. Conditions related to securing the units are contained in Appendix B.

Existing Tenants – There are no existing tenants on this site.

6. Environmental Sustainability and Natural Assets

Green Buildings – *The Green Buildings Policy for Rezonings* requires that applications satisfy either near zero emissions buildings or low emissions green buildings requirements. This application is pursuing the near zero emission buildings requirements by opting to meet Passive House requirements and pursuing certification. The applicant has submitted a letter from a certified Passive House designer that the building, as designed, is capable of achieving Passive House certification. Conditions of approval are contained in Appendix B.

Natural Assets – The *Urban Forest Strategy* seeks to protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires permission to be granted to remove trees that contribute to a healthy urban forest. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities and densification.

There are nine on-site by-law-sized trees, 10 street trees, and six trees along the Greenway. This application proposes to remove eight on-site trees, and two street trees located in the proposed driveway on Arbutus Street or close to the building's proposed footprint. Approximately four new on-site trees, and four additional street trees are proposed. Conditions in Appendix B request exploration for the retention of another mature tree on-site. The final number of trees to be planted will be determined through the development permit process. There are no historical streams under or near this site.

7. Public Input

Pre-Application Consultation – BC Housing and the City of Vancouver conducted pre-application engagement activities virtually between February 11, 2021 until the submission of the rezoning application in October 2021 to inform the public about the proposal and receive early feedback. The activities were:

- Postcard notification delivered to residents and business in a two-block radius of the site;
- BC Housing Let's Talk project webpage;
- Four-week public question and comment period;
- Outreach and small group meetings with local stakeholder groups, including St. Augustine's Church, local strata owners, St. Augustine School, Kitsilano Neighbourhood House, Fairview Kitsilano Community Policing Centre, and the Parent Advisory Committee representatives of Tennyson Elementary School;
- Four 90-minute virtual neighbourhood dialogue sessions;
- Delivery of Fact Sheets providing information to neighbouring businesses; and
- A Community Liaison reachable by phone or email.

In total, 519 comments and questions were received by BC Housing, and 39 people participated in the neighbourhood dialogue sessions. A summary of feedback was submitted with the rezoning application, and is available to view online:

<https://letstalkhousingbc.ca/16664/widgets/80065/documents/69005>.

Public Notification – Following the submission of a rezoning application, a rezoning information sign was installed on the site on October 15, 2021. Approximately 5,761 notification postcards were distributed within the neighbouring area on or about November 1, 2021. Notification and application information, as well as an online comment form, was provided on the City's new digital engagement platform Shape Your City Vancouver (shapeyourcity.ca/).

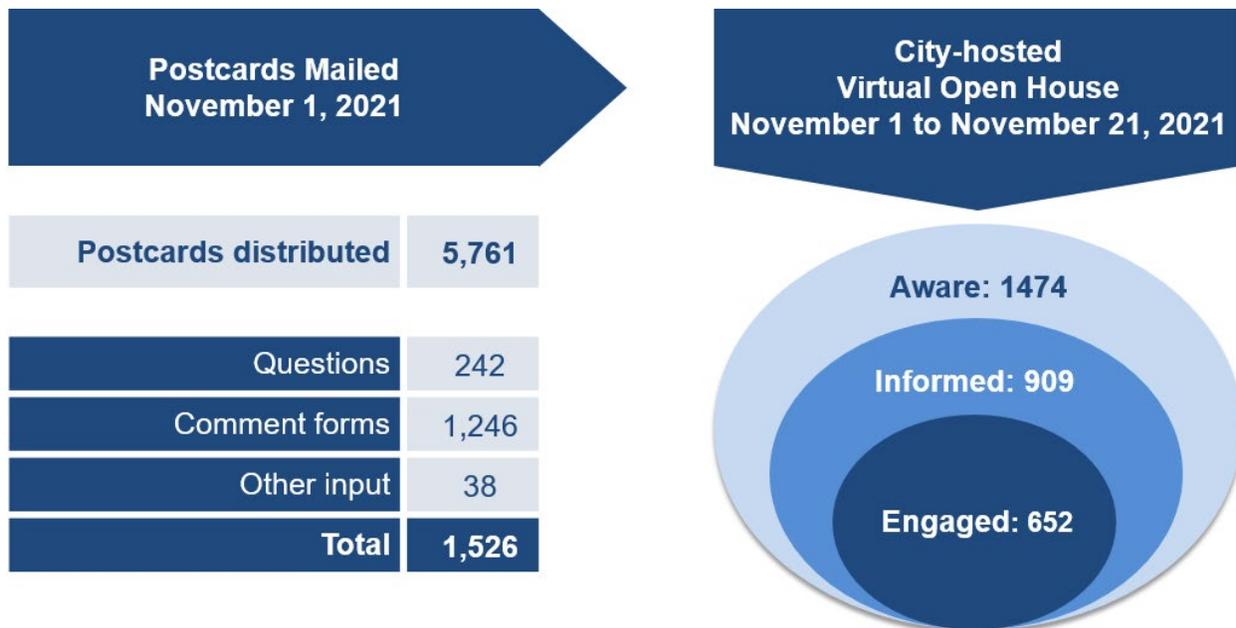
Virtual Open House – In-person open houses were put on hold based on the provincial health authority's restrictions for public gatherings due to the COVID-19 pandemic. In lieu of an in-person event, a virtual open house was held from November 1, 2021 to November 21, 2021 on the Shape Your City platform. The virtual open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. Digital presentations from the City and the applicant were posted for online viewing, along with a digital model representation of the proposed application.

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

Additional Engagement – City and BC Housing staff met with the representatives from the St. Augustine School and Parish four times during the rezoning application review period. Following the virtual open house, staff provided information and received comments from representatives about the application including BC Housing's revisions to the levels of affordability they propose for large buildings. These comments have been included in the summary below and in Appendix C. Notice of the revisions to the affordability levels were also posted on the site sign and on the application's Shape Your City platform in May.

Public Response and Comments – Public input was received throughout the application process through online questions and comment forms, and by email and phone. A total of 1,526 submissions was received between application submission and to the close of comments on January 25, 2022. A summary of all public responses may be found in Appendix C.

Figure 8: Overview of Notification and Responses



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

- Provision of social housing
- Height, massing, density and context

Respondents also expressed opinions on the following:

- Appropriateness of location to house people experiencing homelessness
- Scale
- Safety concerns
- On-site support services
- Preference for family housing
- Engagement process and feedback

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

- **Appropriateness of location to house people experiencing homelessness** – There are no land use restrictions for low-income or homeless residents in City policies and homelessness occurs across the city. The site is next to a future subway station, and is well served by public transit and bicycle routes. The proposed housing is within a residential neighbourhood with many amenities within walking distance, including grocery stores, pharmacies, parks, a community centre and other community services.

- **Scale** – The proposal aligns with the goals of transit-oriented development to optimize delivery of affordable housing in walking distance of frequent transit options, local amenities and services. Staff determined the proposed height and density was appropriate for these reasons and note the proximity of the site to the future Broadway subway station. The tower is positioned on the southern portion of the site next to the future subway station in order to eliminate any shadowing onto Delamont Park during the daily time periods controlled throughout the year (see shadow studies in Appendix D).

Based on public feedback and the staff review, further design development will be required to sculpt the tower to reduce the shadowing impact on the St. Augustine School playground, and to provide a façade that is more responsive to the surrounding residential neighbourhood (see Appendix C). The lower podium on the northern portion of the site helps to transition the building into the surrounding neighbourhood. The proposal, subject to the design conditions in Appendix B, represents a balanced approach to the delivery of much needed secure, deeply affordable rental housing in a transit-supported location, through a partnership between the City, Province and Federal Government.

- **Safety concerns** – Studies and research show that communities and cities benefit on financial, social and equity objectives by providing people who were experiencing homelessness with homes and wrap-around, embedded support services.
- **On-site support services** – There are services proposed to be offered within the building, and there are supports to access existing services throughout the city. BC Housing has provided public information from pre-application onwards about the breadth and types of services that may be included in the future operations, including but not limited to harm reduction services for residents, mental health and wellness, and food and life skills supports. The level of services provided in the building will be established when the building is being tenanted and determined based on the needs of the future tenants. Through the tenancing process, residents are assessed prior to being offered tenancy to learn about their needs, and to ensure that adequate supports would be in place. The level of services can be adjusted over time. The applicant has also amended the social housing model such that half the units would be rented by people who are more able to live independently and are unable to afford market rental housing.
- **Preference for family housing** – The 2020 Metro Vancouver Homeless Count data reported that it is primarily individuals who are experiencing homelessness (83% in 2020 and 77% in 2017). Furthermore, only 3% of survey respondents indicated that they had children with them. This is consistent with Metro Vancouver Homeless Counts since 2005. Adult and inter-generational family members or couples could live in the proposed building in their own individual, secured unit.
- **Engagement process and feedback** – The feedback received during the pre-application consultation phase was reviewed by BC Housing prior to the submission of the rezoning application. All feedback received during the rezoning application process was considered, along with comments from the Urban Design Panel and the staff review, and resulted in design development requirements to improve the tower façade's residential expression, enhance the public realm interface of the building's ground plane through increased setbacks, materials, windows and landscape, and tree retention or replacement (see Appendix C). While the surrounding neighbourhood expressed concerns on the form and proposed tenancies, the goal of optimizing opportunities to deliver deeply affordable housing

close to transit, the proposed target tenant group, the ongoing concern for people experiencing homelessness, and the studio unit types, resulted in support for the proposed tower form for the reasons discussed above.

8. Public Benefits

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

Community Amenity Contributions (CAC) – The *Community Amenity Contributions Policy for Rezoning*s provides an exemption for social housing projects.

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

In accordance with the provisions of the Vancouver Charter and the City's DCL By-laws, social housing is exempt from DCLs where a minimum 30% of the dwelling units are occupied by households with incomes below BC Housing Income Limits as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication, for which a Section 219 covenant, Housing Agreement, or other security that restricts the use of such units is registered against title and where the housing is owned by the City or a non-profit organization.

The proposed social housing project is expected to meet these criteria; based on by-laws and rates in effect as of September 30, 2021 and the proposed 85,137 sq. ft. of residential floor area, the estimated value of the exemption is \$2,415,337.

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.).

Social Housing – The applicant has proposed that all 129 residential units be delivered and secured as social housing. The public benefit accruing from these units is their contribution to the City's social housing stock secured for the longer of 60 years and the life of the building. The units will be secured by a Housing Agreement and Section 219 covenant to be registered on title and requires that 50% of all rental units shall be rented at the shelter component of income assistance, and that 50% of units shall be rented to households with incomes not to exceed the BC HILs rates.

The Housing Agreement will also include covenants that will prohibit the stratification and/or separate sale of individual units, and rental for a term of less than one month at a time.

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

Financial Implications

The site is subject to both the City-wide DCL and Utilities DCL. The development is expected to be exempt from both DCLs under the provisions of the Vancouver Charter and the DCL By-law for social housing. Based on by-laws and rates in effect as of September 30, 2021, the value of the exemption is estimated to be \$2,415,337.

No additional CAC or public art contribution is applicable.

The affordability requirements for the site will be secured through a Housing Agreement and Section 219 Covenant as set out in Appendix B. Consistent with Council policy on social housing projects, the project is expected to be self-sustaining over the long-term and does not require further operating subsidies and property tax exemptions from the City.

CONCLUSION

Staff have reviewed the application to rezone the site at 2086-2098 West 7th Avenue, and 2091 West 8th Avenue from RM-4 to CD-1 to permit development of a 13-storey residential building with 129 social housing units, and conclude that the application can be considered under the *Affordable Housing Policies* (1991) and the *Broadway Interim Rezoning Policy*, and advances the City's supportive housing policy goals, as well as key equity and reconciliation commitments. Staff further conclude that the recommended form of development represents an appropriate urban design response to the site and context. If approved, this application would make a contribution to the achievement of key housing goals outlined in the *Housing Vancouver Strategy*.

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

* * * * *

**2086-2098 West 7th Avenue, and 2091 West 8th Avenue
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;
 - (b) Utility and Communication Uses; and
 - (c) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

4. All residential floor area must be used for social housing.

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 1,797.6 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 4.4.

- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
- (a) balconies and decks, and any other appurtenances which in the opinion of the Director of Planning are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the floor area being provided for dwelling uses; and
 - (ii) the balconies must not be enclosed for the life of the building.
 - (b) patios and roof decks, if the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
 - (d) 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.
- 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

- 6.1 Building height, measured from base surface to top of parapet, must not exceed 47.1 m.
- 6.2 Despite section 6.1 of this By-law and section 10.18 of the Zoning and Development By-law, the Director of Planning may permit a greater height not to exceed 50.9 m for roof top appurtenances such as stairs and elevators for roof-top access, elevator machine rooms, mechanical rooms, mechanical screens, a vestibule accessing a green roof, or similar features, if the Director of Planning first considers:
- (a) siting and sizing in relation to views, overlook, shadowing, and noise impacts; and
 - (b) all applicable policies and guidelines adopted by Council.

Horizontal Angle of Daylight

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

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

* * * * *

**2086-2098 West 7th Avenue, and 2091 West 8th Avenue
CONDITIONS OF APPROVAL**

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Human Studio Architecture and Urban Design Ltd., received on October 4, 2021, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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

Urban Design

- 1.1 Design development to eliminate all shadow impact from Delamont Park at any time during either equinox.

Note to Applicant: Efforts should be demonstrated to minimize shadow impact on the north sidewalk of 7th Avenue, to the greatest extent feasible. Provide an updated 3D model with a development permit application.

- 1.2 Design development to enhance substantively the architectural expression of the tower by breaking down the massing to an even finer grain contributing to an overall warmer and more responsive residential character through the following:
- (a) Revising the overall tower massing to reduce shadow impact on surrounding properties by reducing the floorplate to a maximum of approximately 6,800 sq. ft.;
 - (b) Removing or revising the metal screening element in favor of an alternative approach to articulation and modulation that reads as more integral to the architecture and addresses all four tower elevations;
 - (c) Reducing the perceived height of the tower by lowering or removing entirely the proposed metal screening element and through a lighter material and/or color variation of the uppermost storeys;
 - (d) Providing considerable improvement to the east tower façade to mitigate its overall length, perceived flatness and excessive repetition, including:
 - (i) Further strategies to increase articulation and modulation to break down the repetitive nature of the tower facades (as currently seen on the east

- and north elevations) and to increase visual interest at the detailed view, block scale and long view by exploring additional texturing and patterning;
- (ii) Introducing further depth and shadow lines through a refined application of cladding material and color palette; and
 - (iii) Exploring opportunities for subtle shifts in massing, including the potential of varying scales, voids, projections and/or cantilevers.
- (e) Revising the southeast exit stair expression to serve as a prominent defining architectural feature; and

Note to Applicant: The intent of this condition is to distinguish the south façade as the most prominent and visible elevation with a direct relationship to a future SkyTrain station and exposure to a major arterial thoroughfare. This may be achieved through a minor shift in location and/or geometric layout of the exit stair and through architectural treatments such as increased glazing, feature architectural lighting, and finer grain material and color application.

- (f) Providing a durable and warm, high quality material palette including highly detailed and varied pedestrian interest on all elevations.

1.3 Design development to substantively enhance the public realm interface and the podium expression to improve overall neighbourhood fit through the following:

- (a) Providing for direct visual connections and the opportunity for future direct physical connection at grade between interior programming and the Arbutus Greenway;

Note to Applicant: This may be achieved by providing full height sliding glass doors, operable glazed overhead doors or similar fronting onto the Greenway.

- (b) Providing a revised and enhanced building expression and pedestrian experience along 7th Avenue, with particular attention given to the corner of 7th Avenue and Arbutus Street;

Note to Applicant: This could be achieved by pulling the building mass away from the corner to provide high quality layered landscape and other amenities to increase pedestrian comfort and may also include an enhanced architectural corner expression. The development permit application should include design development to locate appropriate active uses at this location with maximum glazing to increase passive surveillance (and other CPTED considerations), as well as fine-grained material and color application to add pedestrian interest.

- (c) Providing increased building setbacks on 7th and 8th Avenues sufficient to deliver a layered buffer of vegetation integrated into the podium facades including small trees and/or low maintenance climbing plant systems with a focus on native and/or pollinator species where appropriate;

Note to Applicant: The landscape plan proposes trees and a bench located in public right of way, which is not supported. The building footprint should be revised to incorporate these elements on private property.

- (d) Providing a durable and warm, high quality material palette including highly detailed and varied pedestrian interest on all elevations and particularly at grade;
- (e) Enhancing residential character by maximizing transparency, articulation, high quality landscape and finer grain pedestrian interest and amenity at grade; and

Note to Applicant: Large expanse of blank wall is not supported.

- (f) Design development to maximize the amount of common outdoor roof deck provided to residents.

1.4 Design development to enhance the overall livability of the proposal.

Note to Applicant: Detailed layout of units, as well as indoor and outdoor common amenity areas, will be reviewed through the development permit process.

Landscape

1.5 Design development to comply with the Urban Forest Strategy by retaining as many viable site trees as possible, by one of the following options:

- (a) Explore relocating the courtyard to retain site Tree #1795, or replacement with another large-caliper tree of equal value, should Tree #1795 not survive;
- (b) Retain and protect an alternate site tree.

Note to Applicant: Any of the above options would require design and site planning changes, to accommodate an approved tree strategy.

1.6 Design development to achieve a tree retention strategy for existing street trees which impacts as few trees as possible and is approved by the Park Board. See also Engineering Condition 1.26.

Note to Applicant: This may require realignment or relocation of the driveway facing Arbutus Street.

1.7 Design development to buffer public realm at the north and south property lines, by deleting proposed trees on City property and replacing with substantial layered planting which complies with Engineering Guidelines for planting on inside boulevards;

Note to Applicant: Engineering Guidelines allow for planting of shrubs which do not exceed 3 ft. ultimate height.

1.8 Design development to improve solar orientation and programming of the outdoor amenity area by the provision of a second outdoor area at the south side of the proposed tower building, with an improved Urban Agriculture opportunity. See also Urban Design condition 1.3 (c).

Note to Applicant: Urban Agriculture plots must comply with City Guidelines for Urban Agriculture, including infrastructure.

- 1.9 Design development to improve the sustainability strategy, by the following:
 - (a) Explore opportunities to add intensive or extensive green roofs to all available flat roof surfaces;
 - (b) Explore opportunities to add additional trees on rooftops for increased canopy cover, to create shade and alleviate urban heat island effect;
 - (c) Add substantially more landscape around all entry areas, to accent and soften them;
 - (d) Explore adding vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems);
 - (e) Add planters with overarching shrubs to common upper level decks, to be visually accessible from below, softening the edges and consisting of woody evergreen plant material for year-round presence; and
 - (f) Add as many edible plants as possible, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots.
- 1.10 Design development to ensure the intended landscape design is carried into the future by adequate maintenance, as follows:
 - (a) Provide common maintenance access to all planted common areas;
 - (b) Provide a high efficiency irrigation system for all planted areas.
- 1.11 Design development to locate, integrate and fully screen parking garage vents in a manner which minimizes their impact on the architectural expression and the project’s open space and public realm.
- 1.12 Design development to the Integrated Rainwater Management Strategy to explore opportunities for on-site rainwater infiltration and soil absorption, as follows:
 - (a) Maximize natural landscape best management practises;
 - (b) Minimize the necessity for hidden mechanical water storage;
 - (c) Increase the amount of planting to the rooftop areas, where possible;
 - (d) Consider linear infiltration bio-swales along property lines, at lower site areas;
 - (e) Use permeable paving;
 - (f) Employ treatment chain systems (gravity fed, wherever possible); and
 - (g) Use grading methods to direct water to soil and storage areas.

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

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

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

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

Additional Standard Landscape Conditions at the time of development permit application:

- 1.15 Provision of a detailed Landscape Plan illustrating soft and hard landscaping;
Note to applicant: The plans should be at 1/8 in.: 1 ft. scale minimum. The Plant list should include the common and botanical name, size and quantity of all existing/proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.
- 1.16 Provision of detailed architectural and landscape cross sections (minimum 1/4 in. scale) through common open spaces, semi-private patio areas and the public realm;
Note to applicant: the sections should illustrate, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.
- 1.17 Provision of a "Tree Management Plan" as part of the Landscape Plans, in coordination with updated arborist report.

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

- 1.18 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.

- 1.19 Coordination for the removal and replacement of street trees.

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

- 1.20 Provision of an outdoor Lighting Plan.

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

Sustainability

- 1.21 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).

Engineering

- 1.22 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.

Note to Applicant: Refer to Engineering enactment condition 2.4(h) regarding the existing Green Infrastructure (GI) asset at the northeast corner of Arbutus Street and 8th Avenue.

- 1.23 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site.

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

- 1.24 Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License. Applications for provincial Approvals or Licenses can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act. Provide a letter confirming acknowledgement of the condition.

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

- 1.25 Provision of City supplied building grades to include the corner cut on 8th Avenue and Arbutus Greenway.

Note to Applicant: Building Grades are required to be re-issued prior to development permit application.

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

- (a) The following statement is to be added on the site and landscape plans; "This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details";
- (b) 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, installed with approved root barriers and appropriate soil. Root barriers shall be of rigid construction, 8 feet long and 18 inches in depth. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion";

- (c) Deletion of proposed bench, bike racks, pavers and other special landscaping from City property;
- (d) Deletion of the trees proposed between the sidewalk and property line on 7th Avenue and 8th Avenue;

Note to Applicant: Any second row of trees must be located fully on private property outside of any SRW areas.

- (e) Provision of a detailed planting plan for all planting proposed within the SRW adjacent to the Arbutus Greenway;

Note to Applicant: Low shrub and perennial planting that grows to a maximum height of 1 m is acceptable.

- (f) Provision of a note on the landscape plan stating that any seed mix to be planted on the Arbutus Greenway is to be as specified and approved by Engineering;

- (g) Consolidation of the three proposed temporary gravel pathways connecting to the Arbutus Greenway into a single pathway located approximately midway between 7th and 8th Avenues; and

Note to Applicant: this is required in order to minimize potential conflict points between people cycling on the Greenway and pedestrians accessing the Greenway from the site.

- (h) Confirmation that gates/doors are not to swing more than 0.3 m (1.0 ft.) over the property lines or into the SRW area.

1.27 Addressing from 7th Avenue is to be clearly shown on the northwest corner of the building.

1.28 Confirmation from Parks & Recreation for the removal of street trees is required.

1.29 Submission of a canopy application for all new canopies that encroach onto City property is required.

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage systems. Please submit a copy of the site and elevation drawings of the proposed canopy for review.

1.30 Submission of a crossing application is required.

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

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

- 1.32 Provision of a finalized Transportation Demand Management (TDM) Plan to the satisfaction of the General Manager of Engineering Services.

Notes to Applicant:

- A TDM Plan with a minimum of 12 points is required (to achieve the proposed vehicle parking reduction. A single TDM measure may count towards multiple land uses if it is usable by each land use. Refer to Schedule B of the TDM policy for detailed requirements for each measure. Provide TDM Plan as a separate package with complete information on TDM measures proposed, including the clarifications set out below.
- Clarify which SUP TDM measures are being proposed. TDM Package indicates that SUP-02 and SUP-03 are being proposed, however Architectural Drawing A0.01a indicates that SUP-01 and SUP-03 are proposed.

(a) ACT-01 – Additional Class A Bicycle Parking:

- (i) 40% additional Class A bicycle parking spaces is to be applied to the site-specific base rate of 1.0/unit.

Notes to Applicant:

- Additional Class A bicycle parking spaces must meet the standards and minimums identified in the Parking By-law, and/or applicable Design Guidelines.
- This application requires a base rate of one (1) Class A bicycle space per unit, as the application does not meet the design requirements set out by the Parking Bylaw, i.e. Class A bicycle spaces are being provided in-unit. As such, the 40% additional spaces must be applied to the site-specific rate of 1.0/unit, not 0.75 unit, in order to be eligible for TDM points.
- Elevators should comfortably accommodate two people with two bicycles to provide stair-free access to all bicycle spaces located above Level 1. Elevators should have durable finishes.

- (ii) Identification of the number and location of the additional Class A bicycle parking on plans.

(b) 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 signup portals or additional marketing materials) that demonstrates how the property owner will offer this service.

(c) SUP-02 – Real-Time Information

- (i) Identification of the general locations for proposed displays on plans; and
(ii) Provision of 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.

(d) SUP-03 – Multimodal Wayfinding Signage

- (i) Identification of the general locations for proposed displays on plans; and
 - (ii) Provision of 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.
- 1.33 Subject to the acceptance of an approved TDM Plan, entry into a TDM agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, which identifies the following:
 - (a) Secures provision of funding towards long-term TDM monitoring fund in the amount of \$280 per parking space waived.
 - (b) Secures the provision of TDM measures on the site;
 - (i) ACT-01 – Additional Class A Bicycle Parking
 - (ii) SUP-01 – Transportation Marketing Services
 - (iii) SUP-02 – Real-Time Information
 - (iv) SUP-03 – Multimodal Wayfinding Signage
 - (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.
- 1.34 Design development to improve access and design of loading spaces and demonstrate compliance with the Parking and Loading Design Supplement by performing the following:
 - (a) Elimination of column encroachments and/or obstructions into loading spaces;

Note to Applicant: Column between Class B loading space and Parking Space #2 conflicts with the truck maneuvering path. Refer to Binnie Memo “Loading Recommendation Memorandum (FINAL) Rev 1, Appendix B - Proposed Loading Layout and AutoTURN analysis, August 27, 2021”.
- 1.35 Provision of the following information as part of the 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;
 - (c) Dimension of any/all column encroachments into parking stalls;
 - (d) Identification of 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 manoeuvring 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;

Note to Applicant: 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;

Note to Applicant: The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.

- (k) Indication of the stair-free access route from the Class A bicycle spaces to reach the outside;

Note to Applicant: Stair ramps are not generally acceptable.

- (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.

Note to Applicant: The Broadway Subway construction has begun with an anticipated completion date by 2025. During construction, street use (above and below grade) along Broadway and intercepting north-south streets (e.g. Arbutus St, 7th Avenue and 8th Avenue) will be highly restricted in order to facilitate Broadway Subway construction and maintaining movement along the corridor. As such, we are providing advance notice to any future development to bear this in mind during planning for any construction activities within the area.

- 1.36 Provision of a draft final Rainwater Management Plan (RWMP) to be submitted to clearly indicate how the on-site system achieves the following:

- (a) General Requirements
 - (i) Provide the updated report signed and sealed by the designated Professional Engineer.
- (b) Volume Reduction
 - (i) Volume Reduction is encouraged but not required for this Passive House development. Applicant may revise the RWMP accordingly.

- (c) Water Quality Target
 - (i) Water Quality is encouraged but not required for this Passive House development. Applicant may revise the RWMP accordingly.

- (d) Release Rate

- (i) Update the inlet time to match the City Engineering Design Manual recommended inlet time of 10-minutes for the five-year event.

Note to Applicant: The require storage volume may be reduced to only what is required for detaining post development peak flow rate to match the predevelopment conditions during the 1:5 year design event.

- (ii) Ensure consistency in release rate estimates and area measurements of various surface types throughout the report and supporting appendices.

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

A rainwater management plan is typically not required for rezoning applications that pursue the Near Zero Emissions Buildings path from the Green Buildings Policy for Rezoning but the proposed significant increase in the percentage of imperviousness surfaces would result in a greater rate of discharge from the site into the City collection system. Therefore, a rainwater management plan is still required as a condition of development to address this inadequacy of drainage concern as per the Zoning and Development Bylaw.

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

- 1.37 Provision of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services registered prior to issuance of a development permit.
- 1.38 Provision of a final signed and sealed RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.
- 1.39 Provision of a final signed and sealed standalone Operations and Maintenance (O&M) Manual for the rainwater management system, to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.

Note to Applicant: The O&M Maintenance Manual shall be a separate document and is not necessary prior to be provided and accepted prior to development permit issuance. Included description of "Operation and Maintenance" in the RWMP Section 5 was not reviewed at this time. Comments may be provided for the O&M in advance if requested and included in the subsequent submission at development permit application stage.

1.40 Provisions of a Final Hydrogeological Study which addresses the requirements outlined in the Groundwater Management Bulletin and includes:

(a) Provisions of an updated Groundwater Management Plan which includes:

(i) Anticipated groundwater discharge rates for City approval.

Note to Applicant: Every effort should be made to limit permanent groundwater from discharge to the City drainage system.

(b) Provisions of an updated Impact Assessment which includes:

(i) Analysis to confirm that there are no significant risks from groundwater extraction/diversion.

Note to Applicant: The City does not accept the dewatering of peat due to associated risk of offsite settlement.

Note to Applicant: Construction-related discharge to the sewer must be measured and reported to the City. This monitoring must include daily average flow rates, and be submitted monthly to groundwater@vancouver.ca. A hold will be placed on the building permit; to lift the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to groundwater@vancouver.ca.

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

(a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and

(b) All third party service lines to the development is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

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

1.42 Parking, loading, bicycle, and passenger loading spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.

Note to Applicant: Proposed parking reductions may be considered at the Development Permit stage with acceptable Transportation Demand Management (TDM) or other management measures. Revisions to the proposed TDM plan are required.

Housing

- 1.43 The proposed unit mix, including 129 studio units (100%) and programming spaces, is to be included in the Development Permit drawings.

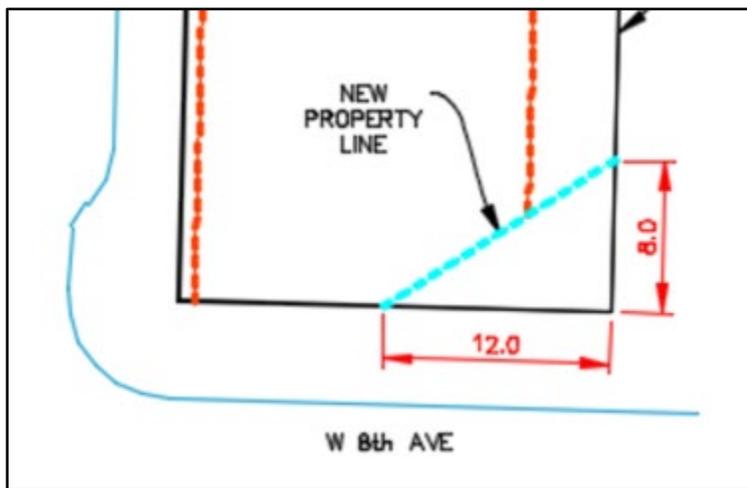
PART 2: CONDITIONS OF BY-LAW ENACTMENT

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 Arts, Culture and Community Services, and the General Manager of Engineering Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

- 2.1 Consolidation Parcel K (Plan LMP34537), Lots 2 and 19, except the Vancouver and Lulu Island Right of Way as shown on miscellaneous Plan 218, and Lot 20 (Plan 590); all of Block 305, District Lot 526 to create a single parcel and subdivision of that site to result in the dedication of a 12 metre (E-W) by 8 metre (N-S) corner-cut truncation in the southeast corner of the site for road purposes, as generally shown in the sketch below.



Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required. For general information, see the subdivision website at: <http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>.

- 2.2 Provision of a building setback and statutory right of way (SRW) for public pedestrian use over a portion of the site, adjacent to Arbutus Street, to achieve a 4.5 m offset distance from the back of the existing curb to the building face. The SRW will be free of any encumbrance such as structure, stairs, door swing and plantings at grade and is to accommodate the underground parking structure within the SRW agreement.

Note to Applicant: A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final setback and SRW width is required.

- 2.3 Provision of a building setback and SRW for public use over a portion of the site, adjacent to the Arbutus Greenway, to achieve a 4.5 m offset distance from the property line to the building face for future Greenway purposes.

Note to Applicant: The SRW agreement will allow the City to perform any works related to the Arbutus Greenway if/as required at a future date. The SRW area must be clear of any permanent structure. Anything that may be approved within the SRW through the development permit process is temporary and will be removed at a future date when required for construction of the Greenway.

- 2.4 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided. 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. The Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

- (a) Provision of adequate water service to meet the fire flow demands of the project. Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Aplin Martin Consultants Ltd. dated October 7, 2021, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 150 mm along Arbutus Street, 200 mm along 8th Avenue or 200 mm along 7th Avenue. Should the development require water service connections larger than the existing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. Implementation of the development at 2086-2098 West 7th Avenue, and 2091 West 8th Avenue does not require a sewer upgrade. Developer's Engineer to submit a sewer abandonment plan to

the City that details the following:

- (i) The abandonment or removal of all existing storm, sanitary, and combined connections to the development site. The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

Note to Applicant: Development to be serviced to the existing 200 mm SAN and 200 mm STM sewers in 7th Avenue.

- (ii) The post-development five-year flow rate discharged to the storm sewer shall be no greater than the five-year pre-development flow rate. The predevelopment estimate shall utilize the 2014 IDF curves, whereas the post development estimate shall utilize the 2100 IDF curves to account for climate change. This shall be demonstrated by preparation of a Rainwater Management Plan with all necessary supporting calculations and drawings prior to the issuance of the development permit.

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

- (i) 1.22 m (4.0 ft.) wide front boulevard with street trees where space permits;
- (ii) 3.05 m (10.0 ft.) wide broom finish saw-cut concrete sidewalk;

Note to Applicant: Standard City surface treatments for all sidewalks and hardscape boulevards on City of Vancouver dedicated property and SRW is required.

- (iii) Curb ramps;
- (iv) Adjustment to the existing catch basin to accommodate the curb ramps at Arbutus Street and 8th Avenue; and
- (v) Remove any existing driveways to be decommissioned and replace with full height curb, boulevard and sidewalk to City standards.

- (d) Provision of street improvements along 7th Avenue adjacent to the site and appropriate transitions including the following:

- (i) Remove any existing driveways to be decommissioned and replace with full height curb, boulevard and sidewalk to City standards and reconstruct approximately 16 m of curb from the eastern extent of the development site to the existing catch basin to ensure positive drainage.

Note to Applicant: The City may elect to complete these works at the Applicant's cost.

- (e) Provision of street improvements along 8th Avenue adjacent to the site and appropriate transitions including the following:
 - (i) 2.1 m (7.0 ft.) wide broom finish saw-cut concrete sidewalk.
- (f) All utility cuts on 7th Avenue, 8th Avenue and Arbutus Street to be restored to City "Higher Zoned Streets/Lanes" specification.
- (g) Provision of the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- (h) Existing green infrastructure (GI) asset at northeast corner of Arbutus Street and 8th Avenue. Maintain GI asset in current condition. During construction, protect inlet to GI asset from sediment buildup by covering the inlet with sand bags, silt sock, or other erosion and sediment control product.
- (i) Provision of new or replacement duct bank adjacent to the development site that meets current City's standards. Duct banks are to consist of electrical and communication ducts and cables, and connected to existing electrical and communication infrastructure.

Note to Applicant: The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with current COV Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents.

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

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features. For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

Housing

- 2.7 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 residential units as social housing units for the longer of 60 years or the life of the building, subject to the following conditions and requirements:
 - (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) A requirement that all units comply with the definition of “social housing” in the applicable City Development Cost Levy By-law;
- (e) A requirement that a minimum 50% of dwelling units be rented for no more than the shelter component of Income Assistance;
- (f) A requirement that for the balance of dwelling units,
 - (i) be rented to tenants with aggregate household incomes (at the commencement date of the tenancy) at or below 50% of the maximum housing income limits as set out in the current “Housing Income Limits” (HILs) table published by the British Columbia Housing Management Commission or equivalent publication, and each rented at rates no more than 30% of the respective tenant's initial household income;
 - (ii) A tenant's aggregate household income shall not exceed the current applicable Housing Income Limit; and
 - (iii) Annual income testing for the tenants will be required to ensure that the aggregate household incomes of each tenant does not exceed the current BC Housing Income Limit.
- (g) If Council, at its sole discretion, approves any financial grants for the purpose of enabling deeper levels of affordability in the project, terms and conditions necessary to secure such affordability as set out in the grant approval; and
- (h) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may in their sole discretion require.

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

Sustainability

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

Environmental Contamination

- 2.9 If applicable:

- (a) Submit a site disclosure statement to Environmental Services (Environmental Protection);
- (b) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements

deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and

- (c) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 covenant that there will be no occupancy of any buildings or improvements on this site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been issued to the City.

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

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

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

* * * * *

2086-2098 West 7th Avenue, and 2091 West 8th Avenue
ADDITIONAL INFORMATION

1. FORM OF DEVELOPMENT
(Refer to drawings in Appendix D)

Introduction

Over the past three decades, the City of Vancouver has seen relatively little senior government funding to support the development of social housing, which has resulted in a lack of Council-approved planning policy to accommodate social housing developments within the City. Rather, most policies and guidelines have been tailored to only one type of tenure, market strata condominiums built by for-profit developers. This has created a singular and predictable built form that includes seamless physical transitions between neighbouring properties and a permit review process that accommodated incremental reduction to the overall built form, where appropriate, with any loss in dwelling units simply representing a loss in developer profit.

With the resurgence of senior government funding to support non-profit housing providers, staff are beginning to review sites and proposals in the context of a tiered approach to achievable height and density: strata condominium, market rental, below-market rental and social housing. Staff have reviewed this application's proposed height, form and density through the lens of leveraging incentives to deliver more affordable housing tenures.

Urban Design Considerations

The enabling policy for this proposal does not include any urban design guidance. However, staff recognize that an increased density and height above current zoning can take full advantage of funding from senior levels of government for deeply affordable housing, and leverage the contribution of City-owned property. The trapezoidal-shaped site is anomalous, and can be considered for a larger building because it is bordered by public streets and the Arbutus Greenway, which ensures open space around the site. Staff have reviewed the proposed form, height and density based following urban design principles:

- Protecting solar access to public parks;
- Achieving a slender tower form with sufficient spacing from nearby private properties;
- Maximizing open space at grade and achieving a good interface with the public realm;
- Leveraging the opportunity to provide affordable housing located adjacent to significant public transit infrastructure;
- Supporting modular and Passive House construction methods; and
- Retention of existing mature trees where possible.

Analysis and Recommendations

Height – The 13-storey tower is located on the south half of the site directly across from a future Arbutus SkyTrain station, and closer to mid-rise mixed-use buildings along Broadway. A three-storey podium covers the north half of the site to transition to the lower-scaled residential neighbourhood to the north, St. Augustine School and Delamont Park.

The tower's proposed floor-to-floor heights are approximately 3.5 m (11.4 ft.), which is higher than typical residential buildings across the City. The modular construction method requires an

additional 0.3 m (1.0 ft.) of height per floor compared to conventional construction techniques. This height also accommodates larger, rooftop mechanical systems required to achieve Passive House standards.

Staff have included design conditions in Appendix B for refinements to the architectural expression of the tower to reduce the overall perceived height and to further enhance local neighbourhood character. As this site is directly adjacent to a SkyTrain station, and as the proposal does not shadow Delamont Park during the equinox, the proposed height is supported, subject to the design development conditions in Appendix B.

Siting – Site constraints influence the siting of this proposed building. The parcel fronts three public roads and the Arbutus Greenway, and has no rear lane. A southeast corner-cut dedication at 8th Avenue and potential future streetcar alignment in the Greenway and 8th Avenue limit site vehicle access to Arbutus Street. The site's narrow depth, approximately 23 m (75 ft.), makes an efficient parking ramp and a functional ground floor layout challenging to achieve. As such, parking and loading is provided at grade with no underground excavation proposed. Operational requirements for the ground floor space result in a large podium footprint with limited building setbacks. Another site constraint is Delamont Park to the north, which requires the tower to be located at the southernmost half of the site to avoid shadowing in the park during equinoxes.

Despite the challenges cited above, staff have assessed the proposed siting and have concluded that a more engaging interface with the public realm is required. Conditions have been included in Appendix B to mitigate these issues through design development to the podium, including additional setbacks along 7th and 8th Avenues.

Tower Floorplate – An important urban design objective is to reduce tower bulk and shadowing, and to emphasize verticality. The proposed floor plate is approximately 668 sq. m (7,200 sq. ft.). Design conditions require reducing the floor plate to a maximum 632 sq. m (6,800 sq. ft.) to decrease the overall length of the tower and shadowing on St. Augustine School. This floor plate maximum is considered an acceptable, modest increase from the 604 sq. m (6,500 sq. ft.) typically seen across the city which results in an overall slender tower form that allows a sense of spatial openness experienced from the public realm on the ground. This modest increase allows for the delivery of more affordable housing units.

Architectural Expression – The proposed construction technique of employing repeated modules is a relatively new technique in this region for a building of this scale. While employing this technique can result in significant cost savings with respect to fabrication and construction timelines, this technique also has the potential of creating overly repetitive building facades that may be perceived as not in keeping with the visual aesthetic in the existing neighbourhood. This phenomenon may be especially exacerbated when the proposed scale of the building is of a tower-typology in what has historically been a lower three-storey apartment building typology.

Staff have assessed the proposed architectural expression and have determined that some design development is required for a richer, more residential visual aesthetic. Design conditions require architectural treatments to further reduce the overall appearance of bulk through reduced repetition, provide a more visually interesting profile, and exhibit an overall warmer and more responsive residential character, especially on the east and south tower façades. An example of this design development is shown in Figure 9.

Figure 9: Potential Design Development of Architectural Expression*



**Drawings updated from original submission by incorporating recommendations in response to UDP and staff review*

Shadow Impacts – The proposed tower form will cast additional shadows on adjacent public and private properties in comparison to a three-storey market-strata building under existing zoning. This added impact to both public and private properties is being considered on balance with the context of available government funding to help address the large unmet need for deeply affordable housing.

Staff prioritize a hierarchy of public spaces when assessing shadow impacts of a proposal. Public parks are prioritized along with other highly-used public open spaces and sidewalks. A key urban design consideration was to ensure that the proposed tower casts no shadow on Delamont Park at any time during either equinox, and this is secured through a condition in Appendix B.

With respect to shadow impacts on private properties, potential shadows on St. Augustine School were assessed for each month of the school year, with special consideration of the times when the school yard was most likely used by students, early morning before school (8:15 am) and around morning recess (10:30 am). To establish a baseline for comparison, shadows from the original proposal received on October 4, 2021 were compared with a typical six-storey social housing building that is permitted under the existing RM-4 zoning (see Figure 10).

The shadow impact on the schoolyard from the proposed tower are comparable to the six-storey building during the fall and winter months. Due to the relative low trajectory of the sun during the morning hours of fall and winter, both buildings would cast shadows onto and past the schoolyard during these times.

Figure 10: Shadow Comparison Between Proposal and Six-Storey Building under Existing Zoning on October 21

October 4 Proposal 8:15 am



10:30 am



Six-Storey Building 8:15 am



10:30 am



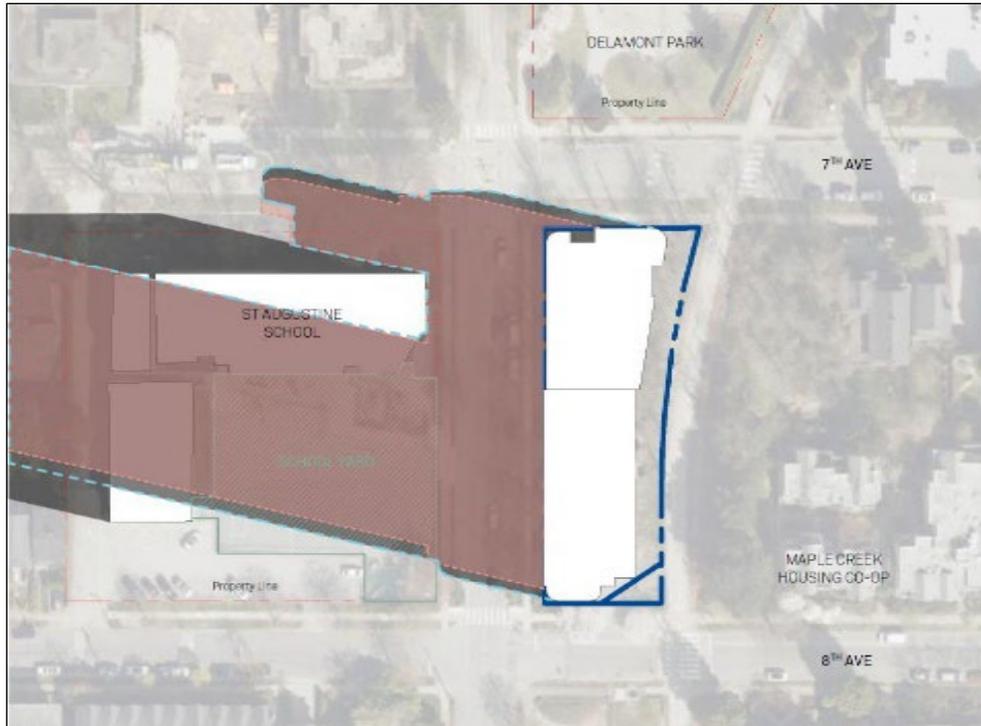
In response to public feedback, staff are seeking an incremental improvement to direct sun access for the schoolyard through conditions in Appendix B. This could be achieved by removing a column of 11 units from the southwestern corner of the tower. Figure 11 shows the improvement in the shadows on the schoolyard, in red outline, in comparison with the shadows from the original proposal, in cyan outline.

While the school's playground would ideally receive full sun all year, staff accept some shadowing in order to provide critical affordable housing in a growing, urban region. The proposed building will not shadow the school property after noon, providing direct sun access from the lunch hour onward.

The shadow impact on the surrounding neighbourhood was assessed by staff and deemed acceptable, on balance, given the additional social housing delivered by this proposal.

Figure 11: Improvement in Shadow Impact by Removing Southwest Column of Units, September 21, Original (Cyan Outline), Revised (Red Shadow)

8:15 am



10:30 am



Public Realm – A key urban design performance objective is to maximize open space at grade and achieve a high quality interface with the public realm. As noted above, several site constraints limit the proposal's ability to respond to this objective.

Staff assessment of the proposal is that it does not provide sufficient visual interest and physical transition with the public sidewalk. Conditions in Appendix B require substantive improvements, including:

- More visual connections (e.g. windows, landscaped setbacks, etc.);
- Increase transparency along the ground level, where feasible and appropriate between building podium and surrounding streets and Greenway; and
- Additional fine-grained landscape and materials to enhance pedestrian interest.

The applicant has proposed temporary art displays, low landscaping and urban agriculture within the SRW next to the Greenway, which are permitted by Engineering.

Livability – Detailed unit layouts will be reviewed through the Development Permit process. The preliminary unit layouts proposed have been developed in consultation with BC Housing and the future operator. The units include a flex space that can be used for bicycle or scooter parking or as bulk storage. Portions of the units will have a clear ceiling height of approximately 3.0 m (9.9 ft.), which increase the sense of openness and allow additional natural light penetration to improve the overall livability of the unit.

2. URBAN DESIGN PANEL

Date:	November 10, 2021
Permit No.	RZ-2021-00058
Description:	To develop a 13-storey residential building with 140 social housing units through the Permanent Modular Supportive Housing Initiative (PMSHI). The FSR is 4.42, and the net floor area is 7,948 sq. m (85,551 sq. ft.). The proposed building height is 50 m (164 ft.). The project includes 3 visitor and 2 accessible parking spaces at grade, accessed from Arbutus Street.
Application Status:	Rezoning
Review:	First
Architect:	Bruce Haydyn and Heidi Nesbitt, Human Studio Joseph Fry, Hapa Collaborative
Staff:	Chee Chan and Derek Robinson

Introduction

Chee Chan, Rezoning Planner began by noting the proposed project is developed under the Permanent Modular Supportive Housing Initiative, referred to as PMSHI. The PMSHI program is a collaborative partnership between BC Housing, CMHC, and the City of Vancouver to deliver 350 social housing units with support services built using modular construction techniques. Supportive housing is targeted at people at risk of, or are experiencing homelessness.

Mr. Chan then gave an overview of the context noting the City has already seen the construction of 1,700 permanent supportive housing units since 2010 and over 700 supportive housing units through the temporary modular housing program. The 1,700 permanent supportive housing units were built using conventional construction techniques. Through the PMSHI program, units are built using modular construction in order to reduce construction time. For the urban design panel, these buildings should be viewed as permanent rental housing, where 100% of the self-contained studio units are rented out at income assistance rates.

Paul Cheng, Senior Planner of Housing Priority Urban Design group provided a preamble on how staff review these types of projects. He noted that there is a need to evaluate these projects through the lens of social housing, not through the lens of a for-profit condo building. Mr. Cheng noted that many policy and review processes at the City over the last few decades have been tailored to the review of condos, built by for-profit market developers, because of several decades of disinvestment in social housing from senior levels of government. These review processes were based on a very smooth physical transition between neighbouring properties, and a permit review process that allowed the incremental reduction of a proposal's overall built form if it was deemed too large by staff, the public and Council. The loss in floor space and dwelling units only represented a reduction in developer profits. However, we are now experiencing the negative effects of condo-focused housing policy, with a severe housing affordability crisis and record homeless.

Mr. Cheng said that, with the recent change in senior government funding in much needed housing, there is a need to try to maximize public investment. However, in trying to land social housing, we are conflicted by the previous policy culture of delivering a singular form and density based on for-profit development. In response, new tiers of allowable forms based on tenure are being considered, such as in C-2 zones, where four storeys are allowed for condos, six storeys for market rental housing, and up to 14 storeys for moderate income rental projects.

In existing RM-4 zoning, three storeys are permitted for condos and six storeys for social housing. When there is an opportunity for more affordable tenures, and deeper affordability on social housing sites, more height and density can be considered. Sometimes the transitions will appear abrupt. Mr. Cheng concluded his introduction by highlighting the PMSHI guiding principles which staff are considering in the review of these PMSHI projects.

Mr. Chan then gave a brief explanation on modular construction. A module is constituted by a double-loaded corridor or an elevator, utility room and corridor. These modules are pre-fabricated off-site and brought to site for assembly to reduce transportation needs and speeds up on-site installation. While there can be different module configurations, the more configurations there are, the greater the costs.

Mr. Chan continued with a description of the Arbutus site, located on Arbutus Street, between West 7th and West 8th Avenues, one block north of Broadway. This trapezoidal site has a frontage of approximately 191 ft. along Arbutus, is about 75 ft. wide, and is approximately 19,300 sq. ft. in size. The site is bound by the future Arbutus SkyTrain station and bus loop to the south, St. Augustine elementary school to the west, Delamont Park to the north, and the Arbutus Greenway to the east. There is no lane serving this site.

It is zoned and surrounded by RM-4 zoning, while C-3A zones follow Broadway.

The policy context was then outlined, including noting the site is located within the *Broadway Plan* area. While plan work is underway, with a target to get the plan in front of Council by Spring 2022, an *Interim Rezoning Policy* (IRP) is in place. The IRP generally limits the consideration of new rezoning applications, but allows for 100% social and supportive housing projects to go ahead of the Plan's adoption, in recognition of the continuing need for non-market housing in Vancouver for people experiencing homelessness and low-income households.

The current publicly available emerging directions for the *Broadway Plan* were then briefly outlined. It was noted that the current proposal is not bound by the *Broadway Plan's* emerging directions, as it is permitted to come in under the IRP, and that the draft *Broadway Plan* has yet to be approved by Council.

This application proposes to rezone the site from RM-4 to CD-1 to permit a 13-storey residential building with 140 social housing units. All units are studios, and rented at the shelter component of income assistance. An FSR of 4.42 and a height of 50 m (164 ft.) are proposed. The project includes five parking spaces and two loading spaces, enclosed within the building at grade, and accessed off Arbutus Street. The project is seeking Passive House certification.

Derek Robinson, Development Planner, began by noting the specific urban design considerations that incorporated into the PMSHI projects early on through the project principles, including designing within the neighbourhood context, designing for beauty and simplicity, striving for façade customization, and providing site specific landscaping signifying permanence.

The site, context and existing zoning were then outlined, noting the site presents some design challenges as it is relatively narrow at the south end and vehicle access is limited due to the greenway and possible future streetcar alignments. As such, on-site parking is proposed at-grade accessed off of Arbutus Street.

The proposal was then outlined, noting the floor plate of the residential levels is approximately 125 ft. by 60 ft. with an area of around 7,200 sq. ft. It was noted that within the context of the

proposed modular construction and passive house certification, there is still an expectation for a level of building articulation to be achieved.

The overall building height was then outlined, noting that the total number of residential storeys proposed has not changed since the initial pre-application public outreach undertaken by the applicant. The ground level is double height to accommodate loading and service vehicles and so a modest mezzanine level was slipped into the podium which is why staff are referring to the building as 13 storeys high.

The floor-to-floor height proposed is approximately 11.4 ft., which provides a clear ceiling height of approximately 9 ft. 10 in. with portions of the units being lower at 8 ft. 6 in. to accommodate mechanical runs. It was noted that the modular construction technology adds approximately one foot of additional height between floors.

An overview of the proposed shadow diagrams was then provided, noting that updated images were provided to the panel prior to the meeting which take into account daylight savings time. These updated images have also been posted to the project website.

The overall public realm interface was then outlined, noting the building has important adjacencies on all sides. The proposal appears to be relying on public property and SRWs to achieve its landscape strategy, with minimal building setbacks. It was also noted that the trees and the bench shown in public property within the back boulevard on 7th and 8th Avenues may not be supported by Planning and Engineering.

Lastly, it was noted that there will be an interim and a long-term condition along the interface with the Greenway. For the interim condition, Engineering has indicated they can consider the applicants proposal to utilize the SRW space for temporary landscape features. In the long term, it is anticipated that if streetcar infrastructure is developed along the greenway, this SRW space will be utilized for public cycling and walking paths.

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

In the context of BC Housing and City of Vancouver's Permanent Modular Supportive Housing Initiative, please comment on the following:

Does the panel support the proposed height and density?

Project Principles

Does the proposal successfully respond to the project principles?

Neighbourhood Fit and Transition

Does the proposal successfully respond to the existing and future anticipated neighbourhood context?

Public Realm Interface

Does the proposal provide a strong public realm interface?

Tower Expression

Please comment on the proposed architectural expression of the residential tower.

Applicant's Introductory Comments

The applicant began by noting four Major Architecture and Urban Design Goals:

Project Objective 1: Create high quality, durable and dignified homes that create a precedent for future supportive housing projects.

Project Objective 2: Demonstrate excellence in sustainability by being the first modular steel tall building to be Passive House Certified.

Project Objective 3: Design a contextually relevant building that respects the unique neighbourhood character and creates dignified homes.

Project Objective 4: Provide a wide spectrum of amenity spaces, from highly social to very quiet, so that residents and staff have a variety of spaces to relax and connect.

It was noted that the primary consideration for residents in the building is privacy. On the ground plane there are different scales of gathering spaces and an open air courtyard. Proposed for residential is 300 sq. ft. of enclosed lounge space on every floor with amenity.

The proposed modular unit layouts were then presented.

The location of the building footprint requires removal of several on-site trees. Several trees along the Greenway SRW will be retained and 19 trees will be added at smaller scale. Trees on 7th Avenue and Arbutus Street will be retained as required.

Panel's Consensus on Key Aspects Needing Improvement

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

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

1. Design development to the activation of the podium to improve transparency where appropriate.
2. Design development to the east facade to provide interest and engagement with the greenway.
3. Consider the extent of the visual screen concealing the rooftop mechanical.

Panel Commentary

- The Panel acknowledged the importance of targeting Passive House, bringing with it many great benefits.
- General support from panel for the height, density and massing.
- Some panel members noted concern with the third objective of the project principles, acknowledging that the expression is taking cues from the context, but that it feels disjointed.

- A panel member noted appreciation for the brick at grade but there needs to be something else to break up the long blank facades at grade. Another panel member noted the brick component reads like a commercial facade and could use some design development.
- A panel member noted design development to the east façade is needed and this façade is looking for a more impactful treatment.
- Some panel members noted a key concern is the public realm interface and the lack of ground plane activation on the east, west and south. They encouraged more connection and permeability to the Arbutus greenway beyond just signage. They suggested more glazing, reviewing the height and proportions to maintain the privacy for residents, and using lighting and public art to celebrate the Arbutus Greenway.
- A panel member encouraged opportunities to maintain more interface with the greenway by softening it up and make it more porous for more public interaction at grade.
- One panel member noted that the neighbourhood fit has been considered, especially with respect to the massing to avoid shadowing the park on the north side.
- Some panel members noted concern with shadowing on the St. Augustine School's yard.
- A panel member supported the height and density but noted questions around the site with regards to usability and proximity to the school.
- Panel noted design development to the tower expression, as the east and west sides are not unified. Panel noted articulation of the window placement, suggesting it may be a good opportunity to provide some colour.
- A panel member noted the west and south tower façade cladding makes the tower feel taller than it is. The panel member suggested design development of the cladding and reducing its height to mitigate the perceived height of the tower.
- A panel member noted appreciation of the judicious glazing for this project bringing solar access to the upper levels.
- A panel member noted that the internal courtyard will be in shadow most of the time. A panel member encouraged additional communal outdoor amenity spaces.
- One Panel member noted it is a question of height vs. width but extending the width may result in losing the courtyard and that if there was a desire to reduce the perceived height, the visual screening on the rooftop could be lowered.

Applicant's Response

The applicant team thanked the panel for their comments.

3. PUBLIC CONSULTATION SUMMARY

List of Engagement Events, Notification, and Responses

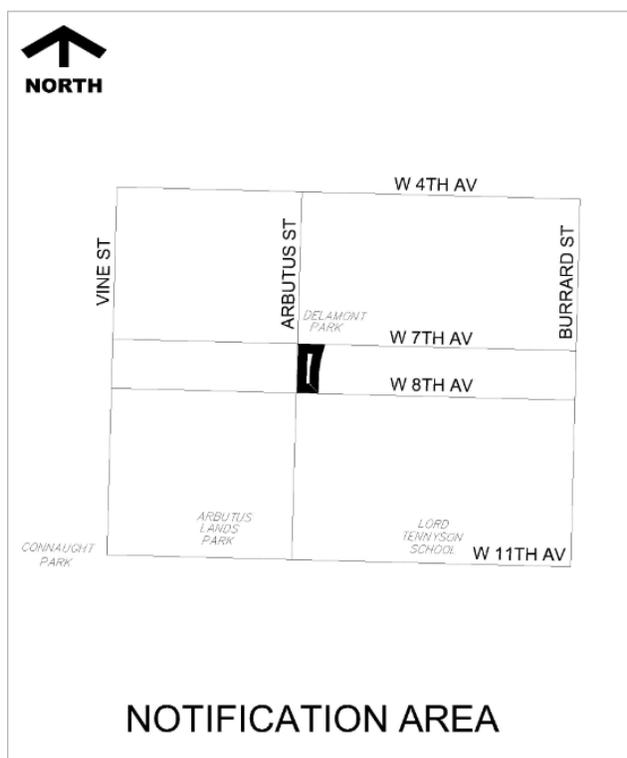
	Dates	Results
Event		
Virtual open house (City-led)	November 1 – November 21, 2021	1,474 participants (aware)* <ul style="list-style-type: none"> • 909 informed • 652 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	November 1, 2021	5,761 notices mailed
Public Responses		
Online questions	November 1 – November 21, 2021	242 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	October, 2021 – February, 2022	1,246 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	October, 2021 – February, 2022	1,246 submittals <ul style="list-style-type: none"> • 208 responses • 955 responses • 77 responses
Other input	October, 2021 – February, 2022	38 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	October, 2021 – February, 2022	2,885 participants (aware)* <ul style="list-style-type: none"> • 1,725 informed • 1,271 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



Analysis of All Comments Received

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

Generally, comments of support fell in the following areas:

- **Provision of social housing** – Commenters were pleased to see action being taken to address the housing crisis by creating social housing in all areas of the City and not just the eastside. The addition of this project would be a welcome addition to the community as well.
- **Height, massing, density and context** – Comments in support believed the height and density is appropriate for the location of the proposed development as it will be near the future Arbutus SkyTrain Station.

Generally, comments of concern fell within the following areas:

- **Appropriateness of location to house people experiencing homelessness** – The majority of comments under this theme expressed that future tenants, people experiencing homelessness, and their needs are not suitable for this location because of the presence of the elementary school and daycare across the street, and several other schools daycares, and playgrounds in close proximity. Concerns were raised about the proximity of this site to the nearby liquor and cannabis retail stores on Broadway as well as the proximity to the new Arbutus subway station and bus loop. Some comments stated that there are minimal

supportive services that exist in the surrounding neighbourhood to support the needs of future tenants.

- **Scale** – Comments stated the proposed development does not fit with the surrounding neighbourhood, which is predominantly two- to three-storey ground-oriented character homes. The proposed 13-storey building height, massing and density is a departure from and does not complement the existing character of the community. Many noted that the proposed tower creates considerable shadowing on St. Augustine Elementary School's drop off area, playground, resource centre, and classrooms throughout the year. Concerns were expressed that the proposed development was much denser than other BC Housing projects.
- **Safety concerns** – Fear expressed that future residents of the proposed building would endanger the safety of children attending local schools, daycares, parks and playgrounds in the immediate vicinity of the site. Comments also expressed concern for the safety of the large number of young families and seniors living in the area, as well as residents of the Sancta Maria House. There is a concern for the potential of increased crime such as theft, harassment, property damage, and drug consumption from the coupling of the proposed development with the Arbutus subway station and the future bus loop.
- **On-site support services** – Opinions that the support services offered within the building would be insufficient and inadequate to successfully serve and support 140 residents. Commenters also noted that there is a lack of appropriate outdoor amenity space for future residents in the proposed development.
- **Preference for family housing** – Concern expressed that only single individuals would be housed with a stated preference for tenants to be parents with children, seniors, and those requiring accessible units.
- **Engagement process and feedback** – Dismay expressed that the community input gathered during the pre-application, Let's Talk Housing BC public feedback sessions held in March 2021 were not incorporated into the rezoning proposal. Commenters felt that the engagement process to date has not been meaningful nor transparent. Residents also felt there was a lack of adequate consultation and felt that projects in the area should not be considered until the approval of the *Broadway Plan*.

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

General comments of support:

- Location near transit and bike paths is appropriate
- Sufficient parking is proposed
- The building is well designed
- The height is supportable as it allows for greater density
- The Passive House is a great way to make the building more "green"
- Community integration with a diverse mix of individuals from different walks of life a benefit to the neighbourhood

General comments of concern:

- Design is very institutional and looks like a prison
- Building design is very hostile, unwelcoming, and lacks integration into the neighbourhood
- Building design requires articulation at grade
- Lack of outdoor amenity space for residents
- Insufficient building setbacks

- Loss of mature tree grove, shading and blackberry bushes
- Insufficient number of parking stalls
- Arbutus is a narrow street that cannot support the density of the development, the Arbutus Subway station, and the bus loop
- Traffic along Arbutus and 7th/8th is already heavily congested with cars, pedestrians, cyclists, and buses
- Concern for the loss of heavily used green space
- Delamont Park is heavily used
- Loss of views
- Privacy concerns by the proposal overlooking surrounding houses and the school
- Noise and disruption will impact liveability
- Concern for air pollution in the area from the subway station and bus loop
- Passive House design is insufficient as it requires air-conditioning

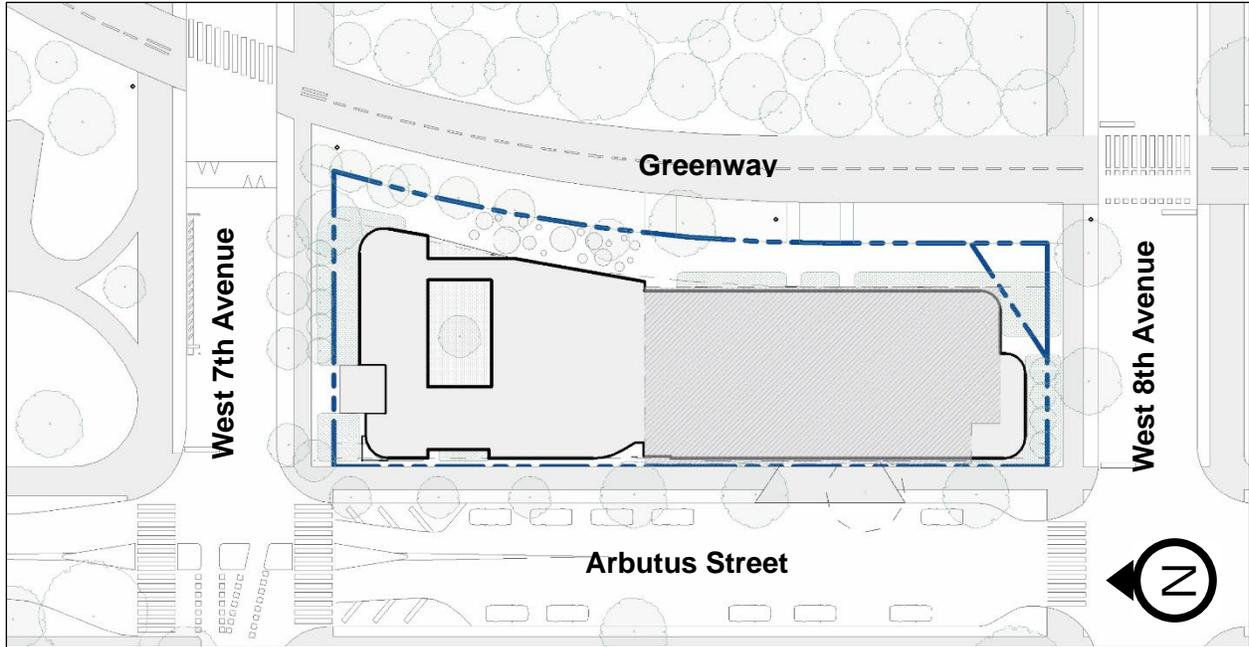
Neutral comments/suggestions/recommendations:

- Lower the height to match the surrounding neighbourhood
- Consider more diversity of housing units provided
- Change the target tenant demographic to single parents, families, seniors, and those living with accessibility challenges
- Add lighting to Delamont Park and the Arbutus Greenway
- Add balconies to the units
- Increase building setbacks from the sidewalks
- Improve the public realm interfacing
- Provide an outdoor amenity space for tenants, potentially on the roof
- Increase the size of the common lounge on each floor
- Add balconies to common amenity rooms
- Reconsider the building design to match the surrounding craftsman home character
- Add traffic calming measures
- Incorporate the curve of the Greenway into the design
- Consult with the Vancouver Police Department on the potential impacts of this development
- Consider the impact of the development with the new Arbutus Subway station and bus loop
- Add benches or shared seating space to the public realm
- Improve the landscape plan with garden beds or planters
- Add a green wall or mural to activate the pedestrian realm
- Add colour to the building design
- Eliminate the screen façade
- Add step backs to the building design
- Eliminate the “Arbutus Green” text and replace with other public art
- Increase tree planting and landscaping
- The proposal should wait to be considered until after the *Broadway Plan* is adopted
- Seek community approval as without it, the project will stigmatize future tenants
- Increase the height and density to include more units

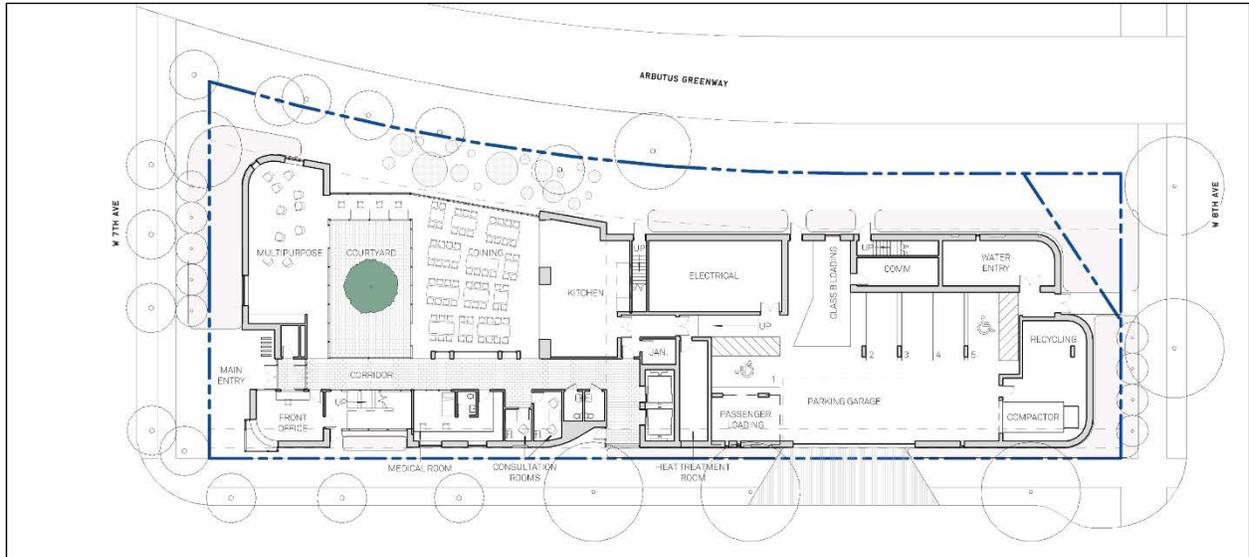
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2086-2098 West 7th Avenue, and 2091 West 8th Avenue
FORM OF DEVELOPMENT

Site Plan*

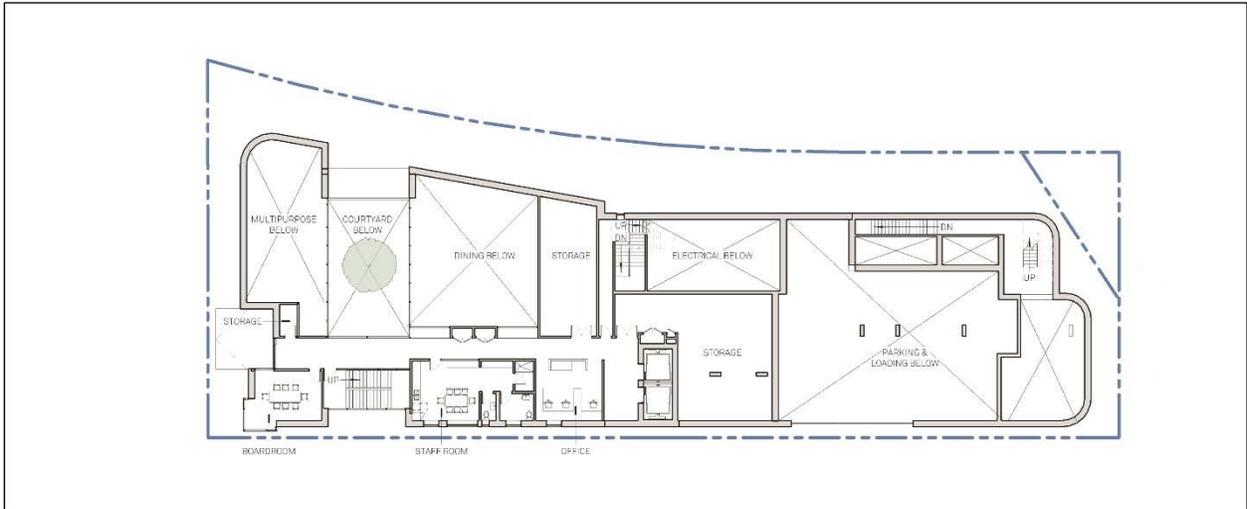


Ground Floor*

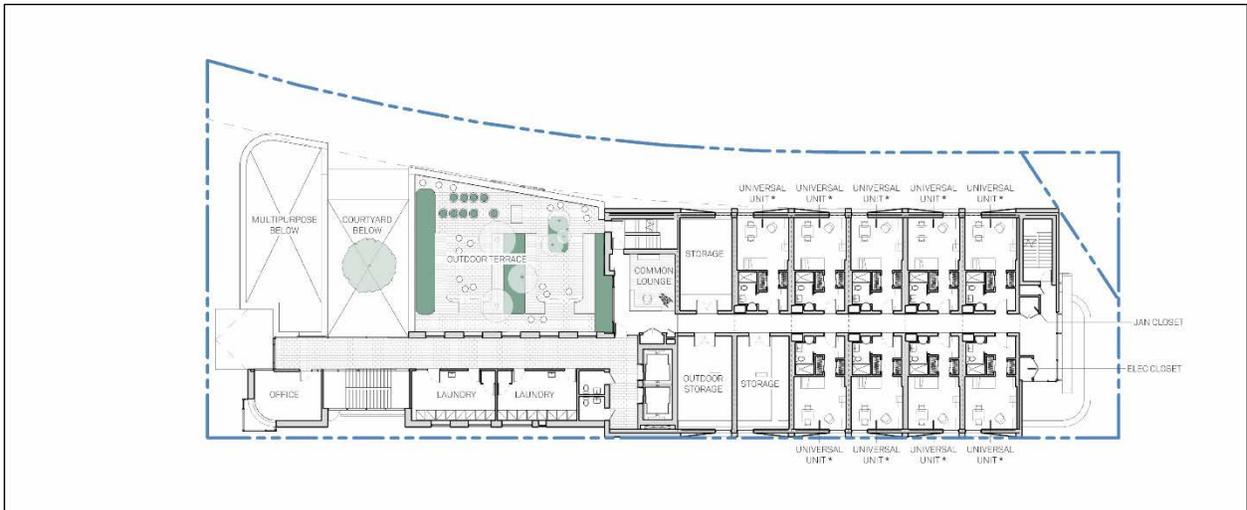


*Drawings updated from original submission by incorporating recommendations in response to UDP and staff review

2nd Floor*

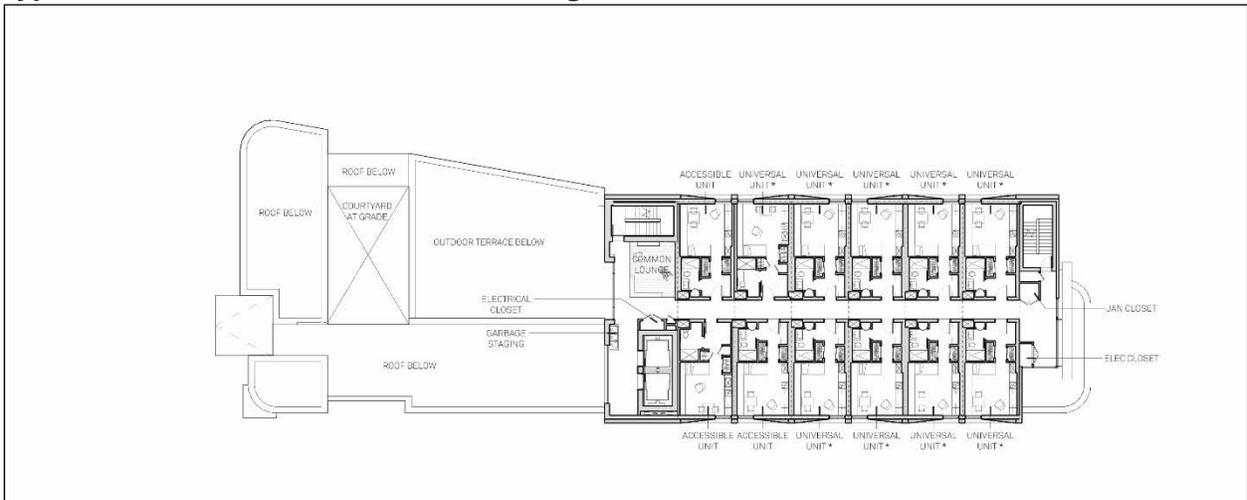


3rd Floor*

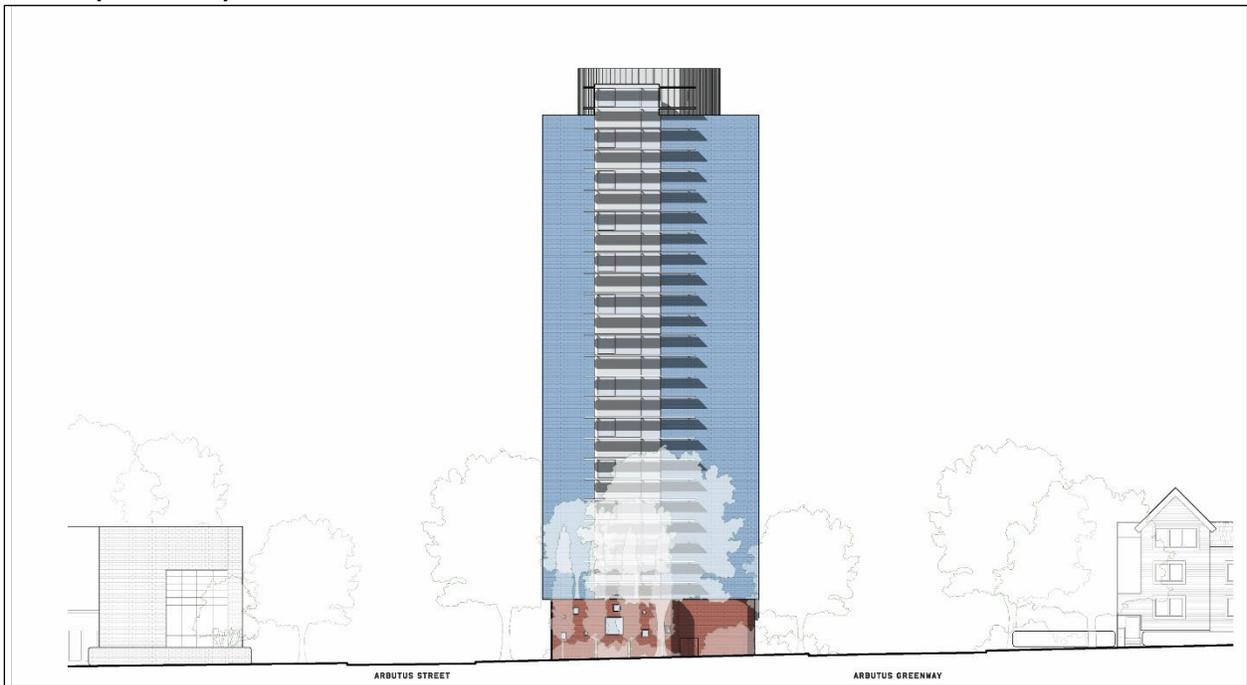


**Drawings updated from original submission by incorporating recommendations in response to UDP and staff review*

Typical Tower Floor Plan - Floors 4 through 13*



South (West 8th) Elevation*



*Drawings updated from original submission by incorporating recommendations in response to UDP and staff review

West (Arbutus Street) Elevation*



North (West 7th) Elevation*



**Drawings updated from original submission by incorporating recommendations in response to UDP and staff review*

East (Greenway) Elevation*



**Drawings updated from original submission by incorporating recommendations in response to UDP and staff review*

Shadow Studies of Original Submission

March 21, 8:15 am



10:30 am



11:55 am



2:00 pm



4:00 pm



June 21, 8:15 am



10:30 am



11:30 am



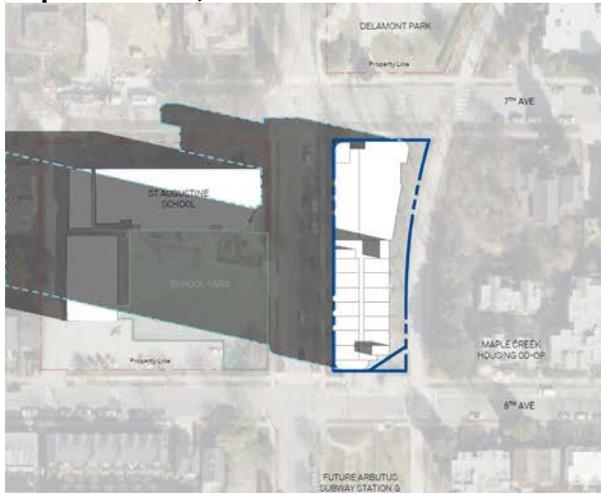
2:00 pm



4:00 pm



September 21, 8:15 am



10:30 am



11:40 am



2:00 pm



4:00 pm



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2086-2098 West 7th Avenue, 2091 West 8th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

To rezone the site from RM-4 to CD-1 to allow for a 13-storey residential building with 129 social housing units under the *Broadway Plan Interim Rezoning Policy*.

Public Benefit Summary:

The proposal would provide 129 social housing units for the longer of 60 years and the life of the building.

	Current Zoning	Proposed Zoning
Zoning District	RM-4	CD-1
FSR (site area = 1,797.6 sq. m (19,349. sq. ft.))	3.0	4.4
Buildable Floor Space (sq. ft.)	58,047	85,137
Land Use	Residential	Residential

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL ^{1,2}	\$0
Utilities DCL ^{1,2}	\$0
TOTAL	\$0

Other Benefits (non-quantified components):

129 dwelling units which will be secured for social housing for longer of 60 years and the life of the building.

¹ Based on by-laws in effect as of September 30, 2021; by-laws 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.

² As noted in the Public Benefits section of the report, the development is expected to be exempt from both DCLs under the provisions of the Vancouver Charter and the DCL By-law for social housing. Based on by-laws and rates in effect as of September 30, 2021, the value of the exemption is estimated to be \$2,415,337.

* * * * *

**2086-2098 West 7th Avenue, 2091 West 8th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

PROPERTY INFORMATION

Address	Property Identifier (PID)	Legal Description
2086 W7th	015-212-157	Lot 2 Except the Vancouver and Lulu Island Railway Right of Way as shown on Miscellaneous Plan 218 Block 305 District Lot 526 Plan 590
2098 W7th	023-856-319	Parcel K Block 305 District Lot 526 Group 1 New Westminster District Plan LMP34537
2091 W8th	015-188-451 015-188-485	Lot 19, Except the Vancouver and Lulu Island Right of Way as shown on Miscellaneous Plan 218 Block 305 District Lot 526 Plan 590 Lot 20 Block 305 District Lot 526 Plan 590

APPLICANT INFORMATION

Applicant	Vancouver Affordable Housing Agency
Developer	British Columbia Housing Management Commission (BC Housing)
Architect	Human Studio Architecture and Urban Design Ltd.
Property Owner	City of Vancouver

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed	Recommended
Zoning	RM-4	CD-1	
Site Area	1,797.6 sq. m (19,349 sq. ft.)	1,797.6 sq. m (19,349 sq. ft.)	
Land Use	Residential	Residential	
Maximum FSR	3.0	4.42	4.4
Maximum Height	19.9 m (65 ft.)	52.2 m (171 ft.)	47.1 m (155 ft.) 50.9 m (167 ft.) for mechanical appurtenances
Floor Area	5,393 sq. m (58,047 sq. ft.)	7,948 sq. m (85,551 sq. ft.)	7,909.4 sq. m (85,137 sq. ft.)
Unit Mix	N/A	140 Studio Units	129 Studio Units
Parking	As per Parking By-law	As per Parking By-law	
Natural Assets	Nine existing on-site bylaw trees, 10 street trees, six trees in Greenway	New street trees to be planted. Approximately four new on-site trees to be planted.	

* * * * *