



REFERRAL REPORT

Report Date: May 24, 2022
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 14912
VanRIMS No.: 08-2000-20
Meeting Date: June 7, 2022

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 418-496 Alexander Street

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 TL Housing Solutions Ltd. on behalf of Atira Development Society, the registered owner of the lands located at:
- 418-496 Alexander Street [*Lots 9 to 16, Block 41 District Lot 196 Plan 196; PIDs 008-703-281, 008-703-388, 015-589-358, 010-456-066, 010-456-091, 003-643-301, 004-691-903, 006-585-353, respectively*];

to rezone the lands from DEOD (Downtown Eastside/Oppenheimer) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 2.50 to 5.67 and the building height from 15 m (49.21 ft.) to 48.8 m (160 ft.), to permit the development of a 16-storey mixed-use building containing 181 social housing units, a social enterprise space and childcare facility, 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 IBI Group Architects Inc., received June 3, 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, subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C, be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C;

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

- E. THAT Recommendations A to D 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; 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 bylaw 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 418-496 Alexander Street from DEOD to CD-1 (Comprehensive Development) District to permit a density of 5.67 FSR and building height of 48.8 m (160 ft.), under the *Rezoning Policy for the Downtown Eastside*. The proposal is for a 16-storey, non-profit owned and operated mixed-use building with 181 social housing units, a social enterprise space, and a childcare facility.

Staff assessed the application and conclude that it meets the intent of the *Downtown Eastside Plan* (DTES Plan) and the *Rezoning Policy for the Downtown Eastside*. If approved, the application would contribute non-profit space as well as 181 social housing units towards the City's housing goals as identified in the *Vancouver Housing Strategy*.

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Downtown Eastside Plan (2014, amended 2019)
- Rezoning Policy for the Downtown Eastside (2014, amended 2019)
- Downtown-Eastside/Oppenheimer Design Guidelines (1982, amended 2019)
- Downtown-Eastside/Oppenheimer Official Development Plan (1982)
- Neighbourhood Fit Considerations – Helping development and businesses to meet social impact objectives in the Downtown Eastside (2016)
- Historical and Cultural Review – Powell Street (Japantown)
- Housing Vancouver Strategy (2017)
- High-Density Housing for Families with Children Guidelines (1992)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Healthy City Strategy (2014)
- Green Buildings Policy for Rezonings (2010, last amended 2018)
- Childcare Design Guidelines (1993, amended 2021)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2022)
- Public Art Policy and Procedures for Rezoned Development (1994, amended 2014)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Urban Forest Strategy (2014)

REPORT

Background/Context

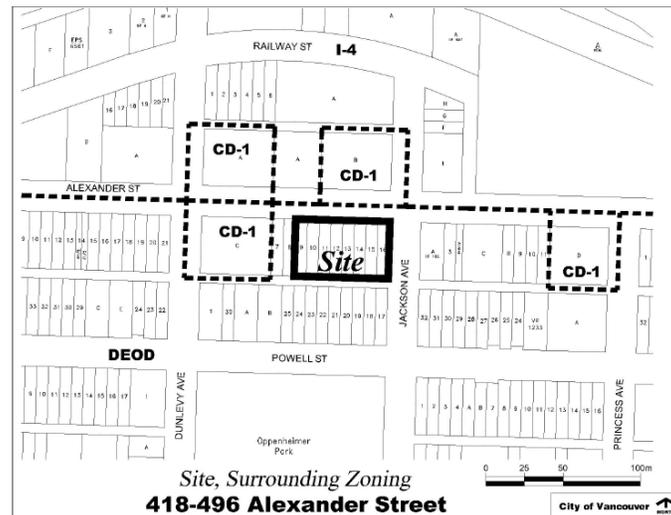
1. Site and Context

This 2,268.2 sq. m (24,415 sq. ft.) site is comprised of six lots located on the southwest corner of Alexander Street and Jackson Avenue (see Figure 1). The frontage is approximately 60.9 m (200 ft.) along Alexander Street with a depth of approximately 37.2 m (122 ft.). The site is developed with one and two-storey buildings used for industrial, manufacturing, warehouse, and storage purposes, constructed between 1928 and 1983. There are no residential tenants on site. The site does not include any historic features.

The site is located within the Downtown Eastside Oppenheimer District (DEOD), sub-area 4 of the DTES Plan. The property is adjacent to the Pauera Gai/Powell Street neighbourhood within the Downtown Eastside, a traditional business centre for Japanese Canadian communities. The site is zoned DEOD which permits a maximum density of 4.50 FSR and a height up to 22.8 m (75 ft.).

The surrounding context contains a mix of uses, including the Vancouver Japanese Language School and the Japanese Hall. The Japanese Hall is classified as a heritage 'B' building on the Vancouver Heritage Register and a National Historic Site. The Railtown I-4 district with industrial buildings are to the north with adjacent parks, residential buildings and commercial buildings located in the DEOD to the south and east. West of the site are two detached houses from the early 1900s zoned DEOD and the Roddan Lodge.

Figure 1: Location Map



Neighbourhood Amenities – The following neighbourhood amenities are within close proximity of the site:

- **Institutional:** Visual Arts Studio SFU School for the Contemporary Arts (175 m), Downtown Community Health Centre (175 m), and Pender Community Health Centre (950 m).
- **Parks:** Oppenheimer Park (150 m), Crab Park (500 m), Maclean Park (650 m), Sun Yat-sen Gardens Park (800 m), Andy Livingstone Park (800 m), Pigeon Park (800 m), Strathcona Linear Park (850 m), and Trillium Park (950 m).
- **Cultural/Community Space:** There are 11 cultural spaces within 850 m radius of the site.
- **Childcare:** There are four childcare facilities within 850 m radius of the site, including the Children's World Child Care Centre at the Vancouver Japanese Language School and Japanese Hall.

Local School Capacity – This site is located within the catchment area of Lord Strathcona Elementary School at 592 East Pender Street and Britannia Secondary School at 1001 Cotton Drive. Per the Vancouver School Board (VSB)'s *Draft Long Range Facilities Plan (2021)*, Strathcona Elementary had an operating capacity of 95% in 2019. By 2029, that capacity is expected to be 93%. Britannia Secondary's operating capacity in 2019 was 62%. By 2029, enrolment is expected to operate at 96% capacity.

The City coordinates with the VSB to inform decision making and reduce enrolment pressure. The VSB continues to monitor development and work with City staff to help plan for future growth.

2. Policy Context

Downtown Eastside Plan (2014, amended 2019) – Rezoning potential for the site is guided by the DTES Plan, which provides a vision, policies and strategies that focus on ways to improve the lives of low-income DTES residents and community members. Section 9 of the plan provides strategic direction on housing, including increasing the provision of affordable housing options for DTES residents.

The site is located in sub-area 4 of the Downtown Eastside Oppenheimer District (DEOD) of the Downtown Eastside, a central neighborhood and a low-income community. The DTES Plan encourages new social housing in the area. The DTES Plan also supports creation of more accessible and culturally safe childcare and after-school care spaces, with enhanced affordability supports.

The DTES Plan recognizes the cultural contribution of the Japanese Canadian community and *Downtown-Eastside/Oppenheimer Official Development Plan* (DTES ODP) contains specific goals to reinforce the historic identification within the Oppenheimer area, along with creating employment opportunities through social enterprises.

Rezoning Policy for the Downtown Eastside (2014, amended 2019) – The *Rezoning Policy* requires that new development be focused on specific areas identified for change through the DTES Plan. It outlines conditions where new development may be considered. The subject site is located in Area 'B', which allows for consideration of increased height and density from what the current zoning permits where social housing is proposed.

Housing Vancouver Strategy (2017) – *Housing Vancouver* focuses on the right supply of new homes, including housing for the lowest income households. *Housing Vancouver* has targeted the delivery of 72,000 new homes, including 12,000 social, supportive, and non-profit cooperative units and 20,000 purpose-built rental units by 2028. Nearly 50% of the new units are to serve households earning less than \$80,000 per year, and 40% are to be family-size units. This rezoning application will contribute towards the targets for social housing units to be delivered under the City's Social Housing or Rental Tenure (SHORT) program, a program identified within the *Strategy and Action Plan*.

Healthy City Strategy (2014) – The Healthy City Strategy includes long-term goals for the well-being of the City and its people, including targets to reach by 2025. Childcare centres contribute to the achievement the strategy's goal of A Good Start.

Strategic Analysis

1. Proposal

This application proposes to rezone 418-496 Alexander Street to permit a non-profit owned and operated mixed-use building with a density of 5.67 FSR, a total floor area of 12,860.8 sq. m. (138,433 sq. ft.) and height of 48.8 m (160 ft.) (see Figure 2). The application includes 181 social housing units, a social enterprise space and a private childcare facility. The social housing is to be owned, operated and managed by Atira Women's Resource Society (AWRS) and its partner-societies, Atira Development Society and Atira Property Management Inc. AWRS is a non-profit organization providing a range of housing and services to women who are marginalized.

Childcare Facility – A 37-space, non-profit owned and operated childcare facility at-grade is proposed as part of this development. The childcare will provide a 12-space program for 0-3 year olds and a 25-space program for 3-5 year olds. The proposed facility includes an indoor area of approximately 452 sq. m (4,869 sq. ft.) and 466 sq. m (5,021 sq. ft.) of contiguous outdoor space. The facility will go through further design development during the subsequent phases of the approval process and it will be required to meet the intent of the *Childcare Design Guidelines* and be licensable by Vancouver Coastal Health’s Community Care and Facilities Licensing (CCFL).

The proposed childcare facility would provide a valuable contribution toward licensed childcare supply in the Downtown Eastside neighbourhood, where it is estimated that only 47% of the licensed childcare need for 0-5 year olds is currently met. Staff recommend the childcare facility be excluded from FSR calculations and secured through a legal agreement to ensure the long-term use of the facility for childcare and service delivery by a non-profit childcare operator (see Appendix B).

Social Service Centre – The proposed social enterprise space is non-profit owned and approximately 487 sq. m. (5,241 sq. ft.) for office and multi-purpose space. This space is intended to be operated by Atira Property Management Inc., a social purpose business offering support for non-profit societies, building managers/owners and developers in Greater Vancouver. Profits from Atira Property Management Inc. are donated to Atira Women’s Resource Society and used to fund transition housing and support services for women and children recovering from effects of violence and abuse within their families. Conditions in Appendix B will secure the social enterprise use for the longer of 60 years and the life of the building.

Figure 2: View of Proposed Development along Alexander Street (north elevation)



2. Land Use - The proposal aligns with the intent of the DTES Plan and the *Rezoning Policy for the Downtown Eastside* to deliver social housing, child care and new community gathering spaces.

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

The Downtown-Eastside/Oppenheimer Design Guidelines and DTES Plan recommends a built form that prioritizes a pedestrian scale, provides for solar access, and responds to existing architectural details. The provision of ground-oriented uses that serve the local community is recommended to help achieve an active streetscape.

Form of Development – The proposal includes a 16-storey tower with a six-storey podium facing Alexander Street. The podium frontage is approximately 58.2 m (191 ft.) with setbacks of 3.6 m (12 ft.) on the west side of the building, starting at the second storey. The tower has a height of approximately 48.8 (160 ft.) with a slim floor plate of approximately 631.7 sq. m (6,800 sq. ft.).

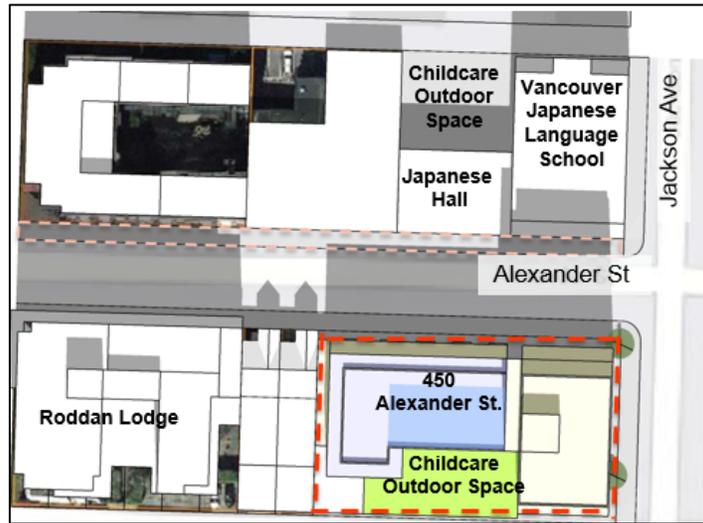
A social enterprise space, a childcare facility and an indoor amenity room are located on the ground floor. The childcare outdoor space is located at the rear of the site, facing the lane, to benefit from solar access. There is an outdoor amenity space for residents of the building located on the rooftop of the podium which contains a play area for children and urban agriculture infrastructure (see Figure 3).

Figure 3: Northwest View of Proposed Development along Alexander Street



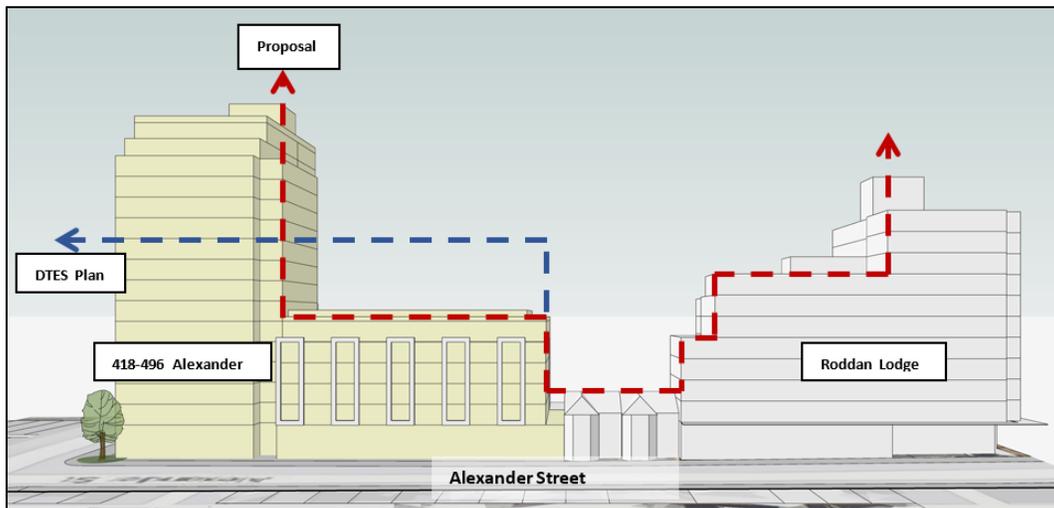
The tower is located at the corner of Alexander Street and Jackson Avenue to provide maximum separation from the adjacent low-density buildings to the west. The tower location allows for street wall openings and minimizes shadow impacts on the north sidewalk along Alexander Street, a space that is used for festivals and cultural events. The building has also been designed to minimize shadowing onto an existing childcare facility at the Japanese Hall (see Figures 4 and 5).

Figure 4: The tower on podium building typology minimizes the shadow on the public realm; it does not cast any shadows on the outdoor childcare space at the Japanese Hall located north of the subject site.



Height and Density – The proposed density is 5.67 FSR, with a floor area exclusion of approximately 0.2 FSR for a secured private childcare facility which will be owned and operated by a non-profit provider. The proposed density is similar to other rezonings in the sub-area 4 of the DEOD such as the Roddan Lodge building, however, the height departs from the DTES Plan which anticipates a 30.48 m (100 ft.) tall streetwall typology that would result in a double-wing building form. This form would result in both a building typology that lacks the open uncovered space required for a licensable childcare facility and results in shadowing the public and private realm to the north of the site. For these reasons, staff support the proposed alternative massing approach that will reduce shadowing impacts on the sites to the north, and a better relationship with adjacent properties.

Figure 5: The tower on podium building typology provides more open views to the sky and a compatible relation with the adjacent low-density buildings to the west.



Urban Design Panel – On September 15th, 2021, the Urban Design Panel reviewed this application and supported the proposal with recommendations. Suggestions included further design development of the architectural and landscape features, consideration for improved solar access for the childcare facility, enhanced sustainability strategies, and co-location of an indoor amenity space with an outdoor amenity. For detailed panel comments, refer to Appendix D.

Staff have reviewed the proposed density, height and form of development on the site and have concluded that the proposal is an appropriate response to the site and its context, subject to the design development conditions in Appendix B, which have been informed by comments by the Urban Design Panel.

4. Housing

The *Housing Vancouver Strategy* seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The targets were based on retaining the diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with non-profit partners to deliver housing for the lowest income households.

This application seeks to develop 181 social housing units, owned and operated by Atira Women's Resource Society and its partner-societies, Atira Development Society and Atira Property Management Incorporated. If approved, these new homes would contribute to the target of 12,000 social, supportive and non-profit co-operative units as set out in the *Housing Vancouver Strategy*, as well as the target of 4,400 units of social housing to be delivered within 30 years of the DTES Plan. Since the DTES Plan was approved, 1,910 new units of social housing have been approved, meeting the Plan's 10-Year social housing target. If approved, this project would increase this number to 2,091 new units of social housing in the DTES. To meet the Plan's 30-Year target, an additional 2,490 units of social housing need to be achieved in the DTES by 2043.

Figure 6: Progress Towards 10 Year Housing Vancouver Targets for Non-Market Housing as of December 31, 2021

Housing Type	10-Year Targets	Units Approved Towards Targets
Social, Supportive, and Co-op Housing Units	12,000	7,129 (59% towards targets)

*Note that tracking progress towards 10-year Housing Vancouver targets began in 2017, figures include Temporary Modular Housing.

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

Figure 7: Progress Towards 10 and 30-Year Downtown Eastside Plan Targets for Social Housing, as of December 31, 2021

	10-Year Target	30-Year Target	Achieved	Gap (10-Year)	Gap (30-Year)
Social Housing (in the DTES)	1,400	4,400	1,910	510 (over target)	2,490

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

Additionally, this application, if approved, would provide:

- new affordable, safe and secure housing for persons of low or low to moderate income, and housing for persons who are affected by gender inequality and gender-based violence;
- new affordable housing for families, couples and singles, near a frequent service transit route and services;
- vibrant and community-orientated housing and amenity spaces to meet the needs of its residents;
- increased housing options along the housing continuum for community residents in this local area; and
- opportunities for families with fixed and/or limited incomes to remain in the community.

Affordability – The City’s requirement is for social housing buildings in the Downtown Eastside to include no less than one-third of units occupied only by persons eligible for either Income Assistance or a combination of Old Age Security pension and the Guaranteed Income Supplement and rented at rental rates no higher than the shelter component of Income Assistance.

The target rents and affordability for the remaining social housing units will be for:

- One-third to be occupied only by households with incomes below the then current applicable Housing Income Limits (HILs), as set out in the current “Housing Income Limits” table published by the British Columbia Housing Management Commission (CMHC), or equivalent publication, and each rented at a rate no higher than 30% of the aggregate household income of the members of the household occupying such social housing unit; and
- The remaining one-third to be rented at Affordable Market Rents, meaning the average market rents posted by CMHC.

Unit Mix – The DTES Plan requires that 25% of all units for social housing and market rental housing are designed for families (two and three bedroom units). This project exceeds this requirement by providing 44% (56 two-bedroom and 23 three-bedroom units) family units.

Figure 8: Proposed Unit Mix

Type	Count	Percentage
Studio	15	8%
1-bed	87	48%
2-bed	56	31%
3-bed	23	13%
Total	181	100%

Security of Tenure – All 181 social housing units would be secured as social housing and a Section 219 Covenant for the longer of 60 years and the life of the building. The Housing Agreement will also include provisions prohibiting the stratification of the building, separate sale of individual units and the rental of residential units for less than one month at a time.

Vacancy Rates – Vancouver has exhibited historically low vacancy rates during the last 30 years. Between 2017 and 2019, prior to the COVID-19 pandemic, the average vacancy rate for

purpose-built apartments (based on the CHMC Market Rental Survey) for the East Hastings neighborhood, where this site is located, was 0.5%. The vacancy rate in 2021 was around 1.5%, but is anticipated to return closer to the average near term rate when this building is ready for occupancy. A vacancy rate of 3.0 to 5.0% represents a balanced market.

Existing Tenants – There are no existing residential tenants on-site.

5. Transportation and Parking

The site is well served by the Alexander Bikeway and public transit along Powell Street and Hastings Street with the No. 4, No.7, and No. 209 bus routes.

Vehicle parking is proposed in one level of underground parking, accessed from the lane. The application proposes 23 vehicle parking spaces for the residential, social enterprise space, and childcare facility uses, including visitor spaces. In addition, the application proposes 1 Class B loading space, 354 Class A bicycle spaces, and 16 Class B bicycle spaces.

The application will meet the requirements of the Parking By-law, which provides for reductions in the number of parking spaces required for social housing proposals. Engineering conditions related to transportation, public realm and parking are included in Appendix B.

6. Environmental Sustainability and Natural Assets

Green Buildings –The *Green Buildings Policy for Rezoning*s requires that applications satisfy either the near zero emission buildings or low emissions green building requirements. This application is pursuing the low emissions requirements, which establishes energy and carbon limits to create efficient and comfortable homes and workplaces. The applicant has submitted a design strategy outlining how the project will meet targets. Conditions are included 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 that permissions be granted to remove trees that contribute to a healthy urban forest. The intent is to protect as many healthy, viable trees as possible, while meeting the challenges of development, housing priorities and densification.

There are a total of ten City-owned trees on site which are proposed to be retained. This application proposes to add 24 new trees. The final number of trees planted will be determined through the development permit process.

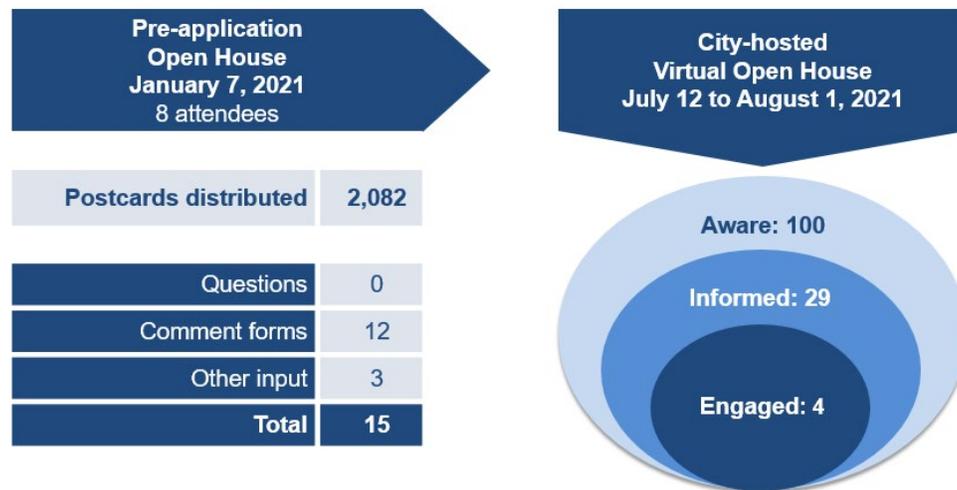
7. Public Input

Pre-Application Community Consultation – The applicant held a pre-application virtual open house on January 7, 2021 in place of the in person open house due to the provincial health authority's restrictions for public gatherings due to the COVID-19 pandemic. Approximately eight people attended this event and 14 questions were asked, pertaining to the proposal's height, shadowing, materiality, and parking.

Public Notification – A rezoning information sign was installed on the site on June 23, 2021. Approximately 2,082 notification postcards were distributed within the neighbouring area on or about July 8, 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/).

Figure 9: Overview of Notification and Engagement



Virtual Open House –A virtual open house was held from July 12 to August 1, 2021 on the Shape Your City platform. The open house consisted of an open question and response event with responses posted over a period of three weeks. 100 people signed onto the project webpage to view the rezoning proposal including an image of the building.

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 15 submissions were received. A summary of all public responses may be found in Appendix D. A summary of feedback received from the public is noted below.

Generally, comments of support fell within the following areas:

- **Affordable housing:** The proposal would create much-needed affordable housing.
- **Active transportation:** Generous bike parking and minimal car parking encourages active transportation and minimizes greenhouse gas emissions.
- **Building design:** Appreciate the building design with family amenities and a childcare facility.

Generally, comments of concern fell within the following areas:

- **Building height, density, and massing:** The height of the proposal would be too tall in an area that only has low-rise developments.

Staff Response –The DTES Plan supports the creation of social housing and childcare and social serving spaces in the neighbourhood. The proposed density and height help achieve a viable project in which shadow impacts have been minimized to support an openness and daylight access for the public realm.

8. Public Benefits

Community Amenity Contributions (CACs) – Within the context of the City's *Financing Growth Policy*, an offer of a community amenity contribution to address the impacts of rezoning can be anticipated from the owner of a rezoning site. Such a CAC is typically made through the provision of either on-site amenities or a cash contribution towards other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

The *Community Amenity Contributions Through Rezonings* policy provides an exemption for social housing which meets the DCL By-law definition.

Social Housing – The applicant has proposed that 181 residential units be secured as social housing owned and operated by a non-profit agency. The units and their affordability requirements will be secured for the longer of 60 years and the life of the building through a Housing Agreement and Section 219 Covenant as set out in Appendix B, together with a long-term lease to the non-profit housing operator. The Housing Agreement will also include covenants to prohibit the stratification and/or separate sale of individual units, and rentals for a term of less than one month at a time.

At least one-third of the social housing units must be rented at the shelter component of Income Assistance for low-income households. The target for the remaining two-thirds will be a mix of affordable rents to support the overall sustainability of the project with one-third up to "Housing Income Limits" or HILs, and the remaining third to be at affordable market rents.

Social Service Centre – The social enterprise space will be owned and operated by a non-profit agency and secured by a Section 219 Covenant for use as a social enterprise space to the satisfaction of the General Manager of Arts, Culture and Community Services for the longer of 60 years and the life of the building.

Childcare Facility – The proposal includes a private, non-profit owned and operated childcare facility that is intended to be secured by a Section 219 Covenant to the satisfaction of the General Manager of Arts, Culture and Community Services for the longer of 60 years and the life of the building.

The public benefits accruing from this application are the privately owned and operated social housing units, social enterprise space and 37-space child care facility, all of which will be secured through conditions contained in Appendix B.

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

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

Under provisions of the Vancouver Charter and the City-wide DCL and City-wide Utilities DCL By-laws, projects that meet the definitions of social housing are exempt from DCLs. Based on the rates in effect as at September 30, 2021 and the proposed 12,373.8 sq. m (133,190 sq. ft.) of floor area the value of the social housing exemption is estimated at \$3,778,587.

The proposed 487 sq. m (5,241 sq. ft.) social enterprise space is expected to meet the definition of a Social Service Centre under the Zoning Bylaw and qualify for a reduced DCL totaling \$20.

The floor area attributed to the childcare facility, up to 452 sq. m (4,869 sq. ft.), has been excluded from FSR and would not be subject to DCLs.

Public Art Program – Residential floor area attributed to social housing is exempt under the *Public Art Policy and Procedures for Rezoned Developments*. The remaining floor area for the social service centre and childcare facility is below the minimum floor area of 9,290 sq. m (100,000 sq. ft.); therefore, no public art contribution will arise from this application.

FINANCIAL IMPLICATIONS

Based on rates in effect as of September 30, 2021, \$20 of DCLs would be expected from this project. The social housing component of the project is expected to qualify for an exemption valued at \$3,778,587.

The affordability requirements for the site which include a requirement that a minimum of one third of the units are rented at shelter rates for eligible low-income households 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 418-496 Alexander Street from DEOD to CD-1 to permit development of a non-profit owned and operated building containing 181 social housing units, a social enterprise space, and childcare facility, and conclude the application is consistent with the objectives of the DTES Plan and DTES Rezoning Policy. Staff further conclude that the proposed form of development represents an appropriate urban design response to the site and context. If approved, this application would make a notable 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 application be referred to Public Hearing together with a draft CD-1 By-law as generally shown in Appendix A. Further, it is recommended that, subject to the Public Hearing, the application including the form of development, as shown in the plans in Appendix E, be approved in principle, subject to the applicant fulfilling the Conditions of Approval in Appendix B.

* * * * *

**418-496 Alexander Street
PROPOSED CD-1 BY-LAW PROVISIONS**

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

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan 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 appends 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 the Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses;
 - (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
 - (c) Institutional Uses, limited to Child Day Care Facility and Social Service Centre;
 - (d) Retail Uses, limited to Public Bike Share;
 - (e) Utility and Communication Uses; and
 - (f) Accessory Uses customarily ancillary to the uses permitted in this Section 3.

Conditions of Use

- 4.1 All residential floor area must be used for social housing.
- 4.2 The design and layout of at least 25% of the dwelling units must:

- (a) be suitable for family housing; and
- (b) include two or more bedrooms.

4.3 There shall be no dwelling units above the 16th storey.

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 2,268.2 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 5.67.
- 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 these exclusions must not exceed 12% of the floor area being provided for dwelling uses and 8% of the floor area being provided for all other uses; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning first approves the design of the sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used that are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
 - (d) amenity areas accessory to a residential use, to a maximum of 10% of the total floor area being provided for dwelling uses; and
 - (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 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 must exclude a child day care facility that is licensable by *Vancouver Coastal Health's Community Care and Facilities Licensing (CCFL)*, meets the

intent of the City of Vancouver's *Childcare Design Guidelines*, and is operated and owned by a non-profit childcare provider, to a maximum of 452 m² of the total floor area.

Building Height

- 6.1. Building height, measured from base surface, must not exceed 48.8 m.
- 6.2. Despite the provisions of section 6.1 of this By-law and of section 10.18 of the Zoning and Development By-law, the Director of Planning or the Development Permit Board may permit a greater height than otherwise permitted for mechanical appurtenances, mechanical rooms, stairs, elevators, elevator machine rooms and mechanical screens, if the Director of Planning or the Development Permit Board 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:
 - a. 10% or less of the total floor area of the dwelling unit; or

b. 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

* * * * *

**418-496 Alexander Street
CONDITIONS OF APPROVAL**

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by IBI Group Architects Inc., received June 3, 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 improve the proposed childcare spaces by the following:

- (a) Enhance the indoor quality by providing better access to natural light.

Note to Applicant: This may be achieved by extending the childcare facility indoor area, on the frontage along Alexander Street, to the east. The social enterprise space may be shifted south along Jackson Avenue. Refer to childcare condition 1.19.

- (b) Improve the outdoor space for the childcare facility by providing screening along the lane and parking ramp.

Note to Applicant: This can be achieved by a fence or landscape buffers. Refer to childcare condition 1.19 and landscape condition 1.8.

1.2 Design development to provide integrated amenity areas by connecting the proposed indoor and outdoor amenity spaces, which includes provision of an accessible washroom.

Note to Applicant: This can be achieved by replacing unit 701 or 702 with indoor amenity space or providing a smaller amenity room close to the west staircase of the podium located on level seven.

1.3 Design development to mitigate the privacy and overlook impacts on the neighbouring properties to the west by providing screen on the west edge of the roof deck of units 205, 206, and 207.

Note to Applicant: This can be achieved by providing a 1.52 m (5 ft.) landscape buffer on the second floor, at the western edge of the podium. Refer to landscape condition 1.7.

- 1.4 Design development to improve computability of the proposed building facades with those of older buildings in the area by enhancing the architectural expression.

Note to Applicant: This may be achieved by providing inset balconies, solid building corners, punched windows, robust building base, and articulation details such as a cornice or roof profile for the podium.

- 1.5 Submission of a bird-friendly strategy for the design of the building in the application for a Development Permit.

Note to Applicant: Refer to the Bird-Friendly Design Guidelines for examples of built features that may be applicable. For more information, see the guidelines at:

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

Crime Prevention through Environmental Design (CPTED)

- 1.6 Design development to respond to CPTED principles including:

- (a) Having particular regard for mischief in alcoves and vandalism such as graffiti;
- (b) Mail theft;
- (c) Outdoor common area and path lighting; and
- (d) Visibility and security in the underground parking garage in accordance with the Parking By-law including:
 - i. Overhead lighting and step lights at exit stairs and doors;
 - ii. 24 hour lights and walls painted white; and
 - iii. Visibility at doors, lobbies, stairs and other access routes.

Note to Applicant: Light fixture types, locations, and illumination levels should be indicated on the landscape or site plans, and should be integrated into the site and building design. Site lighting should address strategies for path and exit lights, wayfinding, security, decoration, and mail delivery. Exterior lights should be oriented away from adjacent residential properties.

Landscape

- 1.7 Design development to enhance the privacy of the adjacent housing to the west by the following:

- (a) Provision of landscape screening such as linear planters on upper levels, complete with tall planting material.

- 1.8 Design development to enhance screening for the childcare facility play area by the following:

- (a) Provision of landscape buffer by planting of tall (minimum 4 ft. tall) evergreen plant material such as hedges, along the lane and along the parkade entry.

- 1.9 Design development to locate, integrate and fully screen parking garage vents in a manner that minimizes their impact on the architectural expression and the project's open space and public realm.
- 1.10 Provision of approval by the Park Board for the removal of any City owned trees.
- 1.11 Design development to the Integrated Rainwater Management Strategy to explore opportunities for on-site rain water infiltration and soil absorption, as follows:
 - (a) Maximize natural landscape best management practises;
 - (b) Minimize the necessity for hidden mechanical water storage;
 - (c) Increase the amount of planting to the rooftop areas, where possible;
 - (d) 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.

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

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

- 1.13 Coordination between Landscape Plan and Architectural Site Plan, for most up to date information.
- 1.14 Provision of a detailed Landscape Plan illustrating soft and hard landscape areas.

Note to Applicant: The plans should be at 1/8": 1 ft. scale minimum. The Plant List should include the common and botanical name, size and quantity of all existing and 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, Pole

mounted transformers (PMT)/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

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

Note to Applicant: 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.

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

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604.871.6131) to confirm tree planting locations and Park Board at 3-1-1 for tree species selection and planting requirements. Provide a notation on the plan as follows, "*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

- 1.17 Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft.

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

- 1.18 Provision of an outdoor Lighting Plan.

Childcare

- 1.19 Design development to ensure that the proposed childcare facility is licensable by Vancouver Coastal Health's Community Care and Facilities Licensing (CCFL) and meets the intent of the City of Vancouver's Childcare Design Guidelines, to the satisfaction of the General Manager of Arts, Culture and Community Services

- (a) Applicant to refer to the *Childcare Design Guidelines* to ensure that indoor activity spaces and support spaces requirements are met for each licensed group in childcare design.

Note to Applicant: Design development should ensure a supervised and functional indoor space that maximizes opportunities for healthy child development. Design development to increase the area provided for support spaces including sufficient program storage near the activity area, separated laundry facilities, and staff washroom accessible for staff from both programs.

Applicant to ensure there is indoor access to natural light for each licensed group in accordance to the *Childcare Design Guidelines*. Design development to maximize access to natural light in interior program spaces, including light penetrating canopy for covered outdoor space.

- (b) Applicant to refer to the *Childcare Design Guidelines* to ensure outdoor play area requirements are met for each licensed group.

Note to Applicant: Design development to address the safety and security of the outdoor play area including designing perimeter fencing to prevent after-hours access and thrown objects, and mitigating effects of noise and pollutants from entry to underground parking and loading bay. Design development to minimize the number of balconies overhanging the outdoor play space as much as possible, and to ensure mitigation of fallen or thrown objects from any remaining overhanging balconies.

- (c) Provide one dedicated drop-off parking stall for every eight full-time equivalent childcare spaces, as well as a minimum of two on-site parking spaces for childcare staff. Design development to ensure that the location of parking and drop-off stalls are safe and in proximity to the childcare facility elevator. Parking should avoid the need for parents and children to cross a drive aisle.

Social Enterprise Space

- 1.20 Design and finish a social enterprise space on the ground level with a total of approximately 487 sq. m (5,241 sq. ft.) to be operated by Atira Property Management, or alternative social enterprise or non-profit organization. Design of the social enterprise space is to provide functionality, flexibility and accessibility for office administration by social enterprises or non-profit organizations, and to include spaces such as a kitchenette, meeting rooms, as well as ancillary support spaces.

Sustainability

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

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

Zero Waste

- 1.22 In order to minimize waste, a salvage strip-out must be done to remove fixtures, systems, and elements such as doors, deck, and fencing, for reuse. Any buildings which are not already subject to the Green Demolition By-law must achieve a 75% recycling

rate for demolition. Buildings subject to the Green Demolition By-law must meet the by-law requirements in place at the time of the demolition permit application.

Engineering

- 1.23 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- 1.24 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site.

Note to Applicant: Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services at StreetUseReview@vancouver.ca for details.
- 1.25 Submission of an updated landscape and site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning. Where a design or detail is not available, make note of the improvement on the site and/or landscape plans. The landscape plan is to include the following:
 - (a) A note that says, '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 root barriers at property line in the lane for the proposed trees on private property.
 - (c) Delete proposed trees and other encroachments from City laneway. City laneways is to be in standard asphalt.
- 1.26 Building grades shown on architectural plans do not match City supplied building grades. Ensure building grades shown on architectural and landscape plans match City supplied building grades. To minimize grade difference, interpolate a straight building grade between the elevations shown on the City supplied building grade plan.
- 1.27 Provision of written confirmation that clarifies the residential garbage/recycling pick up operations and that a waste hauler can access and pick up from the location shown without reliance of the lane 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.

- 1.28 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>

- 1.29 Submission of a canopy application for the proposed canopy along Alexander Street.

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 Gates/doors are not to swing more than 1'-0" over the property lines or into the SRW area.

- 1.31 Relocate the proposed Class B bicycle parking shown along Alexander Street within the SRW area.

- 1.32 Provision of a finalized Transportation Assessment and Management Study (TAMS), to the satisfaction of the General Manager of Engineering Services.

Note to Application/Traffic Consultant: The finalized TAMS shall include:

- (a) Commentary on changes to the development plan as part of the development permit application, as well as any required analysis, as applicable;
 - (b) Sensitivity analysis to the trip generation which considers the site traffic volume as a function of the parking spaces being delivered as well as subsequent updates to the signal warrants. This may be included as an appendix to the original report.
- 1.33 Provision of a finalized Transportation Demand Management (TDM) Plan to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: A TDM Plan with a minimum of 12 points is required to achieve the proposed vehicle parking reduction for residential uses and minimum 12 points is required to achieve the proposed vehicle reduction for commercial office use. 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 following clarifications:

- (a) ACT-01 – Additional Class A bicycle parking:
- i. identification of the number and location of the additional Class A bicycle parking on plans.
- Note 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.
- (b) ACT-02 – Improved Access to Class A bicycle Parking:
- i. provision of concept design for excellent design of lighting, finishes, grades, convenience;
 - ii. provision of operational and design specifications for automated bicycle parking (if applicable); and
 - iii. identification of the number and location of the Class A bicycle parking provided at- and/or above-grade on plans, as well as note the access route to reach the Class A bicycle parking from the outside.
- (c) ACT-03 – Enhanced Class B bicycle parking:
- i. provision of concept design for enhanced Class B bicycle parking; and to include wayfinding signage.
 - ii. identification of the number, location and characteristics of the enhanced Class B bicycle parking on plans.
 - iii. Provision of details of how visitors will gain access to the Enhanced Class B bicycle room. For example, will an intercom system be provided at the lane?
- (d) ACT-05 – Bicycle Maintenance Facilities:
- i. notation and dimension location of facilities on plans;
 - ii. bicycle maintenance facilities to be located with convenient access to from Class A bicycle spaces;
 - iii. provision of an operational plan detailing the following:
 - a description of the amenities to be provided;
 - a means of providing access to all residents, commercial tenants, and the public (if applicable); and
 - a plan for maintaining these amenities.
 - iv. if available, provision of any additional information regarding this measure (e.g. tool receipts, instructions for using an online sign-up portal, or marketing/

instructional materials) that demonstrates how the property owner will operate, administer, and maintain this common facility.

- (e) SUP-01 – Transportation Marketing Services:
 - i. provision of a description of the services to be provided; and
 - ii. if available, provision of any additional information regarding this measure (e.g., online signup portals or additional marketing materials) that demonstrates how the property owner will offer this service.
- (f) 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.
- (g) 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.

1.34 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;
- (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.

1.35 Design development to improve access and design of bicycle parking and demonstrate compliance with the Bicycle Parking Design Supplement by performing the following:

- (a) provision of an alcove for the bike room access off the vehicle parking ramp and maneuvering aisle;
- (b) design specifications for stacked bicycle racks including dimensions, vertical and aisle clearances.

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

1.36 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) provision of convenient, internal, stair-free loading access to/from all site uses;
- (b) confirmation that the slope of the loading bay does not exceed 5%; and
- (c) provision of a clear unloading areas or raised rear deck, minimum 1.8 m wide, with suitable access to facilitate goods loading/unloading.

Note to Applicant: There is a wall behind the Class B loading space that interferes with loading/unloading access.

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

- (a) Provision of improved maneuvering for parking spaces number 22 and 23.

Note to Applicant: Excessive reversing is proposed for access to/from parking spaces number 22 and 23. Parking must be laid out such that it does not require a vehicle to back up for more than 10 m (33 ft.).

1.38 Provision of the following information as part of the drawing submission at the development permit stage to facilitate a complete Transportation review:

- (a) all types of parking and loading spaces individually numbered and labelled;
- (b) dimension of any/all column encroachments into parking stalls;
- (c) dimensions of additional setbacks for parking spaces due to columns and walls;
- (d) dimensions of maneuvering aisles and the drive aisles at the parkade entrance and all gates;
- (e) 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.

- (f) areas of minimum vertical clearances labelled on parking levels;
- (g) 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.

- (h) existing street furniture including bus stops, benches etc. to be shown on plans; and
- (i) the location of all poles and guy wires to be shown on the site plan.

Note to Applicant: If the existing wood pole in lane conflicts with proposed access, driveway, loading bay, and/or walkway, etc. and cannot be relocated, then arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation are required.

1.39 Provision of a draft final Rainwater Management Plan (RWMP) which includes the following:

(a) General Requirements

i. Provision of post-development site plan(s) that includes the following:

- building location/footprint;
- underground parking extent;
- proposed service connections to the municipal sewer system;
- location and labels for all proposed rainwater management practices;
- area measurements for all the different land use surface types within the site limits; and
- delineated catchments to demonstrate best management practices (detention tank(s), green infrastructure, etc.) are appropriately sized.

Note to Applicant: Various BMPs are proposed for the project but the % proposed and % of rainfall capture via Tier 1 and 2 measures is unknown. Applicant must prioritize methods of capture in accordance to the three tiers beginning with Tier 1 as described in the Rainwater Management Bulletin. Application may not be accepted for DP issuance if best effort is not demonstrated.

(b) Volume Reduction

- i. Calculation of any detention system volume to equal the greater of either the pre-development peak flow storage volume or the amount of the 24 mm

rainfall not captured in Tier 1 & Tier 2 practices.

- ii. Provision of design specifics and details of all best management practices (BMP) to support the design claim for meeting target requirements. Coordinate with the landscape architect on the details specific to the landscape portion, such as proposed growing medium depth and grading of hardscapes into adjacent landscaping.
- iii. Provision of a grading plan to support the proposal of grading hardscapes into adjacent landscaping. Coordination with the landscape architect, soil storage capacities and a grading plan will be required to support this proposal.

(c) Water Quality

- i. Provide information on how the water quality requirement will be achieved on this site, as water quality treatment is required for the first 24 mm (~70% annual average rainfall) of all rainfall from the site that is not captured in Tier 1 or Tier 2 practices and 48 mm (~90% annual average rainfall) of treatment is required for high traffic areas. For the DP submission, the following should be included for review for all proprietary devices:
 - Product Name and Manufacturer/Supplier
 - Total area and % Impervious being treated
 - Treatment flow rate
 - Supporting calculations to demonstrate adequate sizing system based on the contributing drainage area.
 - Include discussion of the specified treatment device's % TSS removal efficiency certification by TAPE or ETV.
 - Location of device in drawing or figure in the report.

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

(d) Release Rate

- i. Include peak flow estimate in post development conditions for both with and without release rate controls.
- ii. Use appropriate runoff coefficients for different surface types and ensure consistency in % imperviousness estimates for all relevant calculations.

Note to Applicant: Runoff coefficients for landscaping on slab should be higher compared to landscaping over native soil due to the increased runoff potential without in-situ infiltration.

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

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

- 1.40 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 the Development Permit, which shall include provision for the construction or modification of a rainwater management system
- 1.41 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.
- 1.42 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: 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.

Housing

- 1.43 The design and layout of at least 25% of the dwelling units used for social housing must:
 - (a) Be suitable for family housing;
 - (b) Include two or more bedrooms; and

- (c) Comply with Council's "High-Density Housing for Families with Children Guidelines"

- 1.44 The proposed unit mix, including 15 studio units (8%), 86 one-bedroom units (48%), 56 two-bedroom units (31%), and 23 three-bedroom units (13%) is to be included in the development permit drawings.

Note to Applicant: The current proposed unit mix results in approximately 44% family units in comparison with the minimum required 25% family units under the DTES Plan policy. Refinements to the proposal during the subsequent Development Permit application stage should target a minimum 40% of the dwelling units designed to be suitable for families with children.

- 1.45 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of:

- (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture, ranging in size from 130 sq. m (1,400 sq. ft.) to 280 sq. m (3,014 sq. ft.) and situation to maximize sunlight access (S. 3.3.2, 3.4.3);
- (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
- (c) A multi-purpose indoor amenity space at least 37 sq. m (398 sq. ft.) with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and
- (d) A balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S.4.3.2).

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

- 2.1 Arrangements are to be made for the consolidation of Lots 9-16, Block 41, District Lot 196, Plan 196 to create a single parcel.
- 2.2 Release of Easement and Indemnity Agreement 73775H (crossing agreement) and Easement and Indemnity Agreement R13123 (building encroachment) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a

letter of commitment will satisfactorily address this condition for zoning enactment.

- 2.3 Provision of building setback and a statutory right of way (SRW) for public pedestrian use over a portion of the site, along Alexander Street, to achieve a 5.5.m distance from the back of existing City curb to the building face. The SRW will be free of any encumbrance such as vents, structures, stairs, and planter walls 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.

- 2.4 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the rezoning site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the Services are provided all to the satisfaction of the General Manager of Engineering Services. No development permit for the rezoning site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

Note to Applicant: For general Latecomer Policy information refer to the website at <https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>

- (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 McElhanney Ltd. dated May 8, 2021, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 300mm along Jackson Avenue or 300mm along Alexander Street. The maximum allowable size for the service is 300mm. Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. Implementation of development(s) at 418 – 496 Alexander Street requires the following in order to improve sanitary sewer flow conditions:

i. Local Servicing Upgrade:

- Upsize 194 m of 250 mm SAN to 375/525/600 mm SAN on Alexander Street from MH__FJD0QZ to MH__FJD0RF.
- Upsize 83 m of 250 mm SAN main to 375 mm on Alexander Street from MH__FJD0QZ to MH__FJD0QK

- Upsize 97 m of 250 mm SAN main to 525 mm on Alexander Street from MH__FJD0QK to MH__FJD0QC
- Upsize 14 m of 250 mm SAN main to 600 mm on Alexander Street from MH__FJD0QC to MH__FJD0RF

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

- ii. Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance.
 - iii. Development to be serviced to the existing 200 mm SAN and 375 mm STM sewers on Alexander Street.
 - iv. Provision of \$30,000 for a sewer catchment flow monitoring study to confirm the capacity in the pipe to be upgraded with a possibility of the condition being reduced further. The results will not increase the scope of the current condition.
 - v. The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 10-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.
- (c) Provision of street improvements along Alexander Street adjacent to the site and appropriate transitions including the following:
- i. Widened front boulevard as required to accommodate retention of the existing street trees and facilitate sidewalk construction;
 - ii. Minimum 3.05m (10') wide City standard broom finish saw-cut concrete sidewalk;
 - iii. Hard surface treatment between the sidewalk and the building;
 - iv. Broom finish saw-cut concrete connector walks where possible to improve access between the street and the sidewalk while accommodating retention of the existing street trees;
 - v. Curb ramps; and
- Note to Applicant: Retain existing granite sections of the curb return.
- vi. Removal of the existing driveway crossings and reconstruction of the boulevard, sidewalk, and curb to current standards;
- (d) Provision of street improvements along Jackson Ave adjacent to the site and appropriate transitions including the following:

- i. Removal of the existing street trees;
- ii. Minimum 1.22m (4') wide front boulevard with street trees where space permits;
- iii. City standard broom finish saw-cut concrete sidewalk from the edge of the front boulevard to the property line; and
- iv. Curb ramps;

Note to Applicant: Retain existing granite sections of the curb return.

- (e) Provision of a new standard concrete pedestrian lane crossing, new curb returns and curb ramps at the existing lane entry on Jackson Avenue adjacent to the site.
- (f) 50mm minimum mill and regrade/pave full width of laneway along the development site's frontage.
- (g) All utility cuts on Alexander Street and on the lane to be restored to City's "Higher Zoned Streets/Lanes" specification.
- (h) All utility cuts on Jackson Avenue to be restored with the existing roadway paver surface and existing granite curbs. If required, the existing pavers and granite curbs are to be removed and replaced during roadway reconstruction.
- (i) Provision of installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- (j) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and Illuminating Engineering Society of North America (IESNA) recommendations;

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

- (k) Provision of lighting upgrades to the entire intersection of Jackson Avenue and Alexander Street to current City standards and IESNA recommendations.
- (l) Provision of new or replacement duct bank adjacent to the development site (including lane) 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.
- (m) Confirmation that any relocated wood poles in the lane adjacent the site will not impact existing lane lighting, should any relocated pole include lighting impacts, upgrading of the lane lighting to current standards will be required
- (n) Provision of new pad mounted service cabinet/kiosk on Jackson Avenue.

Note to Applicant: A new cabinet/kiosk is to be provided if there is a voltage drop that exceeds 3% in the street lighting branch circuit along Alexander Street and

Jackson Avenue.

Notes 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 services 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.

Sustainability

- 2.7 The applicant will enter into an agreement with the City, on terms and conditions acceptable to the Director of Sustainability and the Director of Legal Services that requires the future owner of the building to report energy use data, on an aggregated basis, for the building as a whole and certain common areas and building systems. Such an agreement will further provide for the hiring of a qualified service provider to assist the building owner for a minimum of three years in collecting and submitting energy use data to the City.

Housing

- 2.8 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant securing all residential units as secured rental housing units for the longer of 60 years and life of the building, subject to the following additional conditions:
- (a) A no separate-sales covenant;
 - (b) A no stratification covenant;
 - (c) 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) Not less than one third of the Social Housing units, will be occupied only by persons eligible for either Income Assistance or a combination of Old Age

Security pension and the Guaranteed Income Supplement and rented at rental rates no higher than the shelter component of Income Assistance;

- (f) The target rents and affordability for the remaining Social Housing Units will be for:
 - i. One-third to be occupied only by households with incomes below the then current applicable Housing Income Limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication, and each rented at a rate no higher than 30% of the aggregate household income of the members of the household occupying such Social Housing Unit; and
 - ii. The remaining one-third to be rented at Affordable Market Rents, meaning the average market rents posted by Canada Mortgage and Housing Corporation applicable to the location of the Lands;
- (g) 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.

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

Social Enterprise Space

2.10 Make arrangements to the satisfaction of the General Manager of of Arts Culture & Community Services and the Director of Legal Services, for the provision, at no cost to the City, of a social enterprise office space on the site for the longer of sixty years and the life of the building. To secure this condition the owner will enter into an agreement with the City which includes, but may not be limited to, the following provisions and requirements, all to be satisfied as no cost to the City:

- (a) Design, construction, and delivery of a fully fit, finished, equipped and supplied social enterprise office space on the ground-level;
- (b) Design of the social enterprise office space is to provide flexibility for office administration by social enterprises or non-profit organizations, and to include spaces such as kitchenette, meeting rooms, as well as ancillary support spaces. Design to be universally accessible for peoples with disabilities;

Note to applicant: Design development of the social enterprise office space will be required through the Development Permit process.

- (c) The owner will keep and maintain the social enterprise office space as would a prudent and reasonable owner, and will ensure its operation on the lands for the longer of 60 years and the life of the building;
- (d) The social enterprise office space will at all times be leased to and operated by a social enterprise or non-profit organization engaged by the owner in alignment with Neighbourhood Fit considerations and to the satisfaction of the General Manager of Arts, Culture and Community Services;
- (e) Such other terms and conditions as the General Manager of Arts, Culture and Community Services and the Director of Legal Services may in their sole discretion require.

Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn as a Covenant pursuant to Section 219 of the Land Title Act.

Childcare

2.11 Make arrangements, to the satisfaction of the General Manager of Arts Culture & Community Services and the Director of Legal Services, for the provision, at no cost to the City, of a turnkey, finished, furnished and equipped 37-space childcare facility on the site for the longer of sixty years and the life of the building. To secure this condition, the owner will enter into an agreement with the City which includes, but may not be limited to, the following provisions and requirements, all to be satisfied at no cost to the City:

- (a) Design, construction and delivery of a turnkey and fully fit, finished, equipped and supplied 37-space childcare facility with a 12 space program for 0-3 year olds and a 25 space program for 3-5 year olds, which is licensable at all times by CCFL (Community Care Facilities Licensing or its successor in function) and meets the intent of the City's Childcare Design Guidelines;

Note to Applicant: Design development of the childcare facility will be required through the Development Permit process for the building to be constructed on the site.

- (b) The owner will keep and maintain the childcare facility as would a prudent and reasonable owner, and will ensure its operation on the lands for the longer of 60 years and the life of the building;
- (c) The childcare facility will at all times be operated by a non-profit organization engaged by the owner;
- (d) Such other terms and conditions as the General Manager of Arts, Culture and Community Services and the Director of Legal Services may in their sole discretion required.

Where the Director of Legal Services deems appropriate, the preceding agreement is to be drawn as a Covenant 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 site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws 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.

* * * * *

418-496 Alexander Street
PROPOSED CONSEQUENTIAL AMENDMENTS

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

DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 11879

Amend Schedule A (CD-1 Zoning Districts Regulated by Part 9) by adding the following:

“418-496 Alexander Street [CD-1 #] [By-law #] DEOD”

DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW No. 6555

Amend Schedule A (Activity Zone) by adding the following:

“[CD-1#] [By-law #] 418-496 Alexander Street”

418-496 Alexander Street
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

	Dates	Results
Events		
Pre-application open house (applicant-led)	January 7, 2021	8 attendees
Virtual open house (City-led)	July 12 – August 1, 2021	100 participants (aware)* <ul style="list-style-type: none"> • 29 informed • 4 engaged
Public Notification		
Postcard distribution – notice of rezoning application and virtual open house	July 8, 2021	2,082 notices mailed
Public Responses		
Online questions	July 12 – August 1, 2021	0 submittals
Online comment forms <ul style="list-style-type: none"> • via Shape Your City platform 	June – September, 2021	12 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	June – September, 2021	12 submittals <ul style="list-style-type: none"> • 7 responses • 38 responses • 9 response
Other input	June – September, 2021	3 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	June – September, 2021	222 participants (aware)* <ul style="list-style-type: none"> • 72 informed • 12 engaged

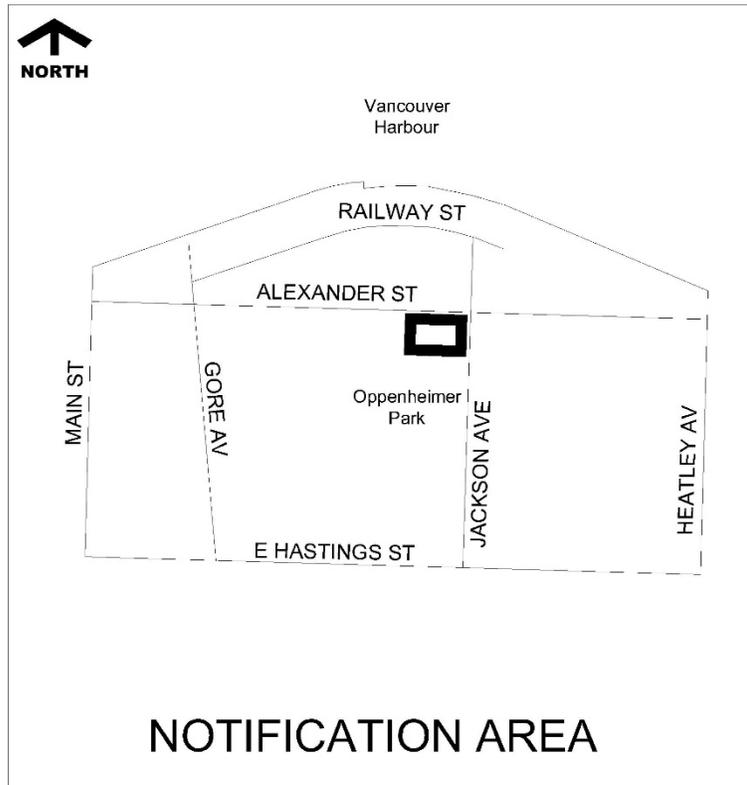
Note: All reported numbers above are approximate.

* 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.

2. Map of Notification Area



3. Analysis of All Comments Received

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

Generally, comments of support fell in the following areas:

- **Affordable housing:** The proposed development would create much-needed affordable housing.
- **Active transportation:** Generous bike parking and minimal car parking encourages active transportation and minimizes greenhouse gas emissions.
- **Building design:** Appreciate the building design with amenities appropriate for families with kids and a childcare facility.

Generally, comments of concern fell within the following areas:

- **Building height, density, and massing:** The height of the proposal would be too tall in an area that only has low-rise developments.

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

General comments of support:

- The proposal will rejuvenate the area around Oppenheimer Park.

General comments of concern:

- The laneway is not accurately depicted in the proposal.

Neutral comments/suggestions/recommendations:

- Interest in who is operating the social housing.
- Interest in signing up for the social housing waitlist.
- Desire to see more park space in this neighbourhood and more street trees planted.

4. Urban Design Panel Minutes

Chair Henderson called the meeting to order on September 15, 2021 at 4:05pm and noted the presence of a quorum. The panel then considered applications as scheduled for presentation.

Address: 418-496 Alexander Street (450 Alexander Street)

Permit No. RZ-2021-00033

Description: To develop a 16-storey mixed-use building with 181 social housing units, social enterprise space, and a childcare facility; all over one level of underground parking consisting of 35 vehicle spaces and 364 bicycle spaces. The proposed building height is 48.7 m (160 ft.), the total floor area is 12,858 sq. m (138,397 sq. ft.), and the floor space ratio (FSR) is 5.67. This application is being considered under the Rezoning Policy for the Downtown Eastside.

Zoning: DEOD to CD-1 Application Status: Rezoning Application (SHORT)

Review: First Architect: IBI Group

Staff: Carly Rosenblat & Hamed Ghasemi

EVALUATION: Support with Recommendations (7/0)

Introduction:

Rezoning Planner, Carly Rosenblat, introduced the project as an application to rezone 418- 496 Alexander Street from DEOD to CD-1 under the Rezoning Policy for the Downtown Eastside. This site is made up of 6 lots at the south west corner of Alexander Street and Jackson Avenue in the Downtown Eastside neighbourhood. It includes lots 418-496 Alexander St, collectively referred to as '450 Alexander St'. The development site is zoned DEOD (Downtown Eastside

Oppenheimer District) and currently developed with six existing 1-2 storey buildings used for industrial, manufacturing, warehouse, and storage purposes that were built from 1928 to 1983. The site is approximately 24,400 sq. ft. in size and there are no residential tenants on site.

To the north of the site is zoned CD-1 which contains the 2 storey Vancouver Japanese Language School and 4 storey heritage designated Japanese Hall. Beyond this, is Railtown I-4 Historical Industrial district which includes low and mid-rise industrial buildings.

East of the site is zoned DEOD. There is a 2-storey B-listed heritage site that is used as women's housing and shelter and known as the 'Imouto Housing for Women'.

Lots to the south are zoned DEOD and consist of 2-3 storey residential, commercial, industrial buildings and Oppenheimer Park. West of the site are two of Vancouver's oldest houses from 1901 and 1905. They are also zoned DEOD. At the end of the block is Roddan Lodge, a new 11 storey mixed-use building with 213 social housing units, zoned CD-1.

Rezoning potential for the site is being considered under the Rezoning Policy for the Downtown Eastside (2014, last amended 2019) and the Downtown Eastside Plan (2014, last amended 2019).

The site falls within sub-area 4 of the Downtown Eastside Oppenheimer District which permits height up to 100 ft. and density up to 5.0 FSR where 100% social housing is provided. The applicant is seeking an increase in density and height beyond what is permitted in the DTES Plan.

This proposal is to rezone from DEOD to CD-1 to permit a 16-storey mixed-use building. It will provide 181 social housing units with approximately 44% family units, made up of 2 and 3 bedroom units. The project will meet the DTES Plan's definition of Social Housing. There are deep levels of affordability being proposed to provide a mix of shelter rates, rent geared to income and below market rental.

To note, this project is part of the City's SHORT program, which aims for faster production of affordable housing by reducing development approval times for high impact multi-family housing projects.

Ms. Rosenblat noted projects qualify for the SHORT program based on a screening process which assesses affordability levels, scale of the project, funding methods, and other factors such as building emissions. Other proposed uses include a Social Enterprise Space intended to be used by Atira and a 37 space childcare facility. The proposed density is 5.67 FSR which is equivalent to approximately 138,400 sq. ft. in floor area and a height of 48.7m or 160 ft. The proposal includes 35 underground vehicle parking spaces and 364 bicycle parking spaces to meet the City's Parking By-law. The applicant is pursuing Path B Low Emissions green building standard.

Development Planner Hamed Ghasemi began by describing that this application is located at the southwest corner of Alexander St and Jackson Ave. The existing lot pattern consists of 25 ft. parcels and the site is consolidating 8 parcels for a total frontage of 200 ft. facing Alexander St. and depth of 122 ft. along Jackson Ave.

The site is surrounded by several heritage buildings. In the north, Japanese language school and Japanese hall are located which includes a daycare facility. In the east, Sailor's home, a heritage B building is located and in the west, we have two smaller heritage buildings. On the same block, we have the recently approved and under construction "Roddan Lodge and Evelyn Saller Center" which is an 11 storey mixed-use social housing building.

Policy/Guidelines – DTES & DEOD

The site is located in sub-area 4 of the DEOD. The policy only speak about small parcels development and does not provide a direction for larger sites.

Mr.Ghasemi noted the built form policies permit height up to 100 feet and density up to 5.5 FSR (including 0.5 FSR to support local businesses).

Urban Design provisions are:

- Minimize shadow impacts on public open spaces
- Contribute to the visual, cultural, and pedestrian experience of important public spaces and monuments
- Respond sympathetically and respectfully, to the surrounding heritage and cultural context
- Ensure pedestrian interest and street vibrancy through ground-oriented tenancies

DEOD – Form of Development:

Mr.Ghasemi described that If we follow the DEOD direction for smaller parcels development, the outcome will be a 10 story high street wall that fully shades the north sidewalk along Alexander St. and limits open views to the skies. The applicant tried other form of development like the terraced form, but similar to Roddan lodge, the building will be a double-wing building to land the allowable density. This typology will also result in shadowing the north sidewalk along Alexander Street, will not have open space on site to provide uncovered outdoor space for a daycare use, and will have limited open views to the sky.

Design Strategy:

Staff and the applicant team worked closely to provide a form of development that particularly fits in this block by squeezing a portion of the density to the corner of the site. The tower on podium typology will minimize the shadow on public realm, provide uncovered outdoor space on site for a day care use, and enhance the streetscape by enlarging the open views to the sky, and provide a better transition from a 6 storey podium to 2 storey heritage houses on the west of the site. Overall, the form of development criteria are:

- Shadow on north sidewalk (minimize?)
- Uncovered childcare outdoor space
- Transition to the west heritage houses
- Open views to the sky

Proposal – 1st Floor Plan: On the ground floor, childcare and social enterprise spaces are facing Alexander St. and residential lobby and indoor amenity room are facing Jackson Ave. The sunny childcare outdoor space is facing the lane.

Proposal- Typical lower floor plans: A 12 ft. setback on the west of the podium levels has been considered to provide a transition to the west heritage buildings. The broad range of unit mix with 44% family units has been provided to house different demographics on the sites.

Proposal – 7th Floor: On the podium, a rooftop outdoor amenity has been provided. The squeezed density in the corner has been located in a floor plate of approximately 6800 sq .ft to provide a slim tower expression.

Proposal- Outdoor Amenity Space: A snapshot of the proposal from the rear. The outdoor space for the childcare will humanize the lane environment and landscape in different levels, at the lane and on the podium, will add visual interest as viewed from public realm.

Proposal- Building articulation: The dominant materials on the street-facing elevations are cementitious panels and glass. Brick cladding has been provided along Alexander St. which demonstrates the existing lot pattern in the context.

Shadow Study: Shadow study for both forms of development, a 100 feet tall street wall typology as policy suggests, and tower on podium form which is the current proposal have been provided. The shadow study reflects how the tower on podium form can minimize shadow impacts on public realm. It is worth to note that the tower will not provide any extra shadows on childcare outdoor space of Japanese hall.

Historical context of DEOD: We would like to draw your attention to the historical context of the DEOD and how architectural expression can be addressed in this context. Considering that this is the first review of this SHORT project at the rezoning stage (when we ask for feedback on form, height and density), we would like to also seek your preliminary advice for the future phase of the project on how the proposal can differentiate the tower on podium expression in this context from other neighborhoods in the city. What we mostly see for the architectural expression in the DEOD is inset balconies, solid corners, punched windows, robust building base, and detailing such as cornices.

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

1. Given the DEOD anticipates a 100 feet tall street wall typology, and the proposal departs from this policy, please comment on the proposal with respect to:
 - Public realm (including shadows)
 - Provision of uncovered childcare outdoor space
 - Transition and relation to the lower-scale neighbors to the west
2. With respect to compatibility with older buildings in the context of the DEOD, please provide some preliminary advice on how the applicant can address the architectural expression in this context.

Applicant's Introductory Comments:

Janice Abbott from Atira, introduced the project and explained Atira operates a number of affordable housing projects across the lower mainland. Ms.Abbott noted the project goal is to bring family units to the neighborhood. The intent is to house a lot of women into the building who have had their children returned from care and cannot find long term affordable housing,

and also bring childcare to the neighborhood.

Martin Bruckner from IBI Architects explained the massing takes its cues from the building to the west. He noted their team has worked closely with city staff to come up with an appropriate form of development. The tower is higher than the 110 ft limit, however the podium is lower than 6 stories which helps mitigate the shadows to the sidewalk.

Design elements include framed doorways for the principle entrances, punched windows and framed walls to allow meeting preliminary energy model. There is an open space to the daycare at the lane. The proposal includes amenity spaces for the residences. Every unit has balconies. There is a social enterprise space at the ground floor. There is loading access to the side and underground parking access.

The landscape architect explained there is a rooftop amenity area with an intensive green roof with trees such as Japanese maples. The eastern portion of the roof has raised concrete planters. The sidewalk has been widened to the 2 ft. setback. The street frontages are according to city standards. On the west there is daycare programming and to the east a preschool. There are no existing trees at the moment but the applicant is proposing trees.

The applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement: Having reviewed the project it was moved by MS. LONG and MS. STAMP 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. To consider strategies to ensure future protection of sun access to the outdoor daycare;
2. To consider adding an indoor amenity space to level 7 adjacent to outdoor roof area;
3. To consider strategies to enhance relationship to neighboring sites in its current development form and future development opportunities;
4. Design development to architectural and landscape details with respect to material, color, neighborhood and cultural references;
5. To consider an accessible washroom on the amenity roof level;
6. Consider additional sustainable strategies such as thermal broken balconies, high performance windows and passive solar shading.

Related Commentary:

There was overall support for the density and how the height is allocated within the site. There are underlying concern with densification with the area overall however with the uniqueness of this project and what it is offering there was support for density and height. There was concern regarding the relationship to the neighboring existing houses to the west, and the panel noted to continue to be sensitive to those neighbors and do what you can. The project needs to have special attention to ensure it is working closely with the heritage houses as the transition is rough at the moment.

There was lots of conversation around the outdoor space for the childcare facility, with some concern with the interface of the childcare facility play area and the lane. Consider raising the

daycare to the seventh level to assist with security and shadowing. Another suggestion was to have the childcare face Jackson Avenue where it will be open to more sunlight.

The panel strongly encouraged the incorporation of an indoor amenity space adjacent to the outdoor amenity space on the 7th floor. The panel appreciated the simplicity with the overall architectural expression. A panelist noted the color pallet does play coherently with the project; however, consider a more coherent material pallet and architecture identity of the project especially with reference to other cultural references in the area.

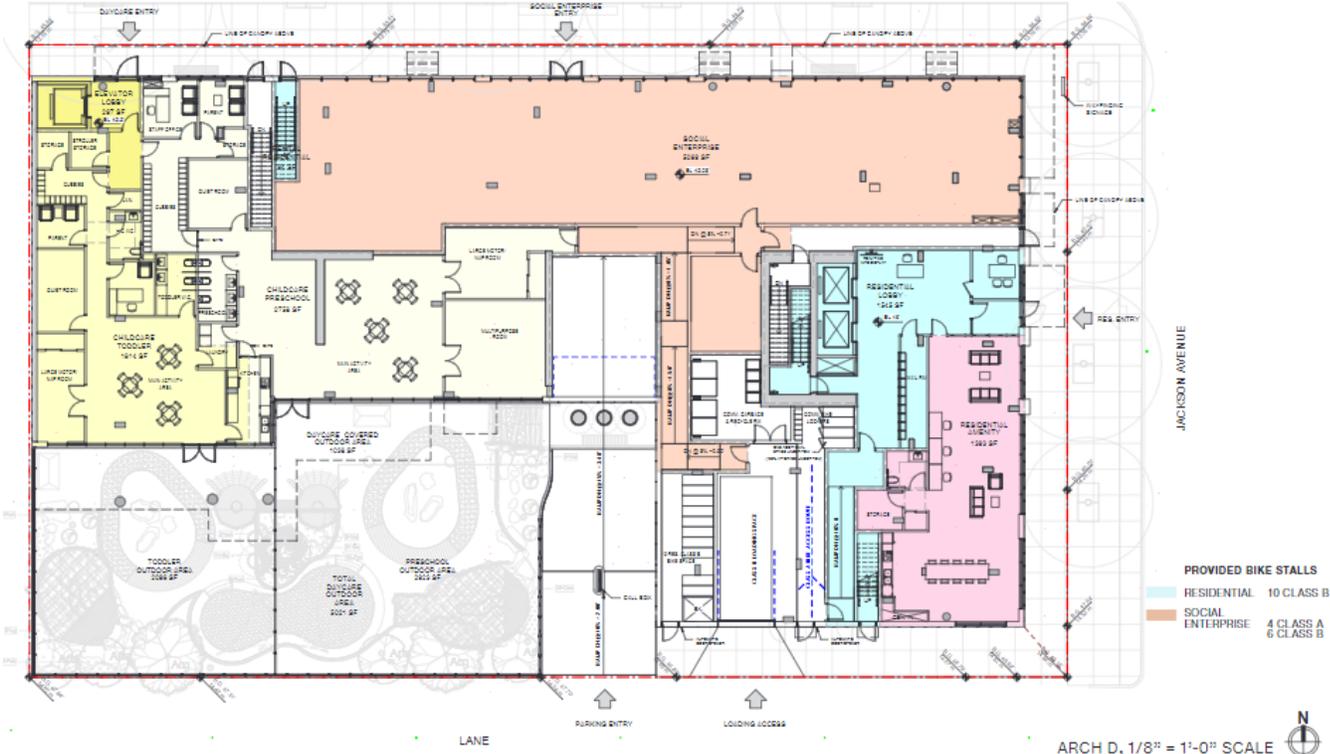
The level of detail at the rezoning stage is good and further refinement at the development permit is anticipated. Regarding sustainability there are opportunities for passive shading and passive strategies and some non-passive strategies such as high performance window and thermal breaking balconies.

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

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418-496 Alexander Street
FORM OF DEVELOPMENT DRAWINGS

Level 1



Level 2



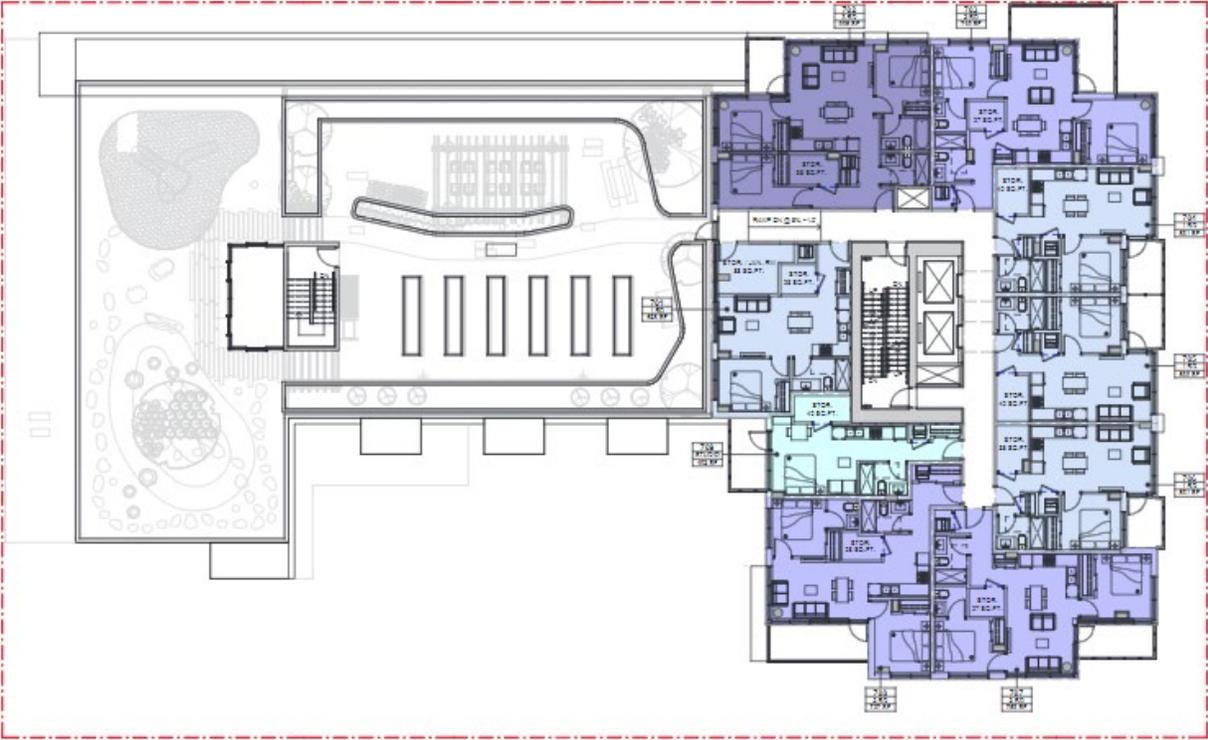
Levels 3-5



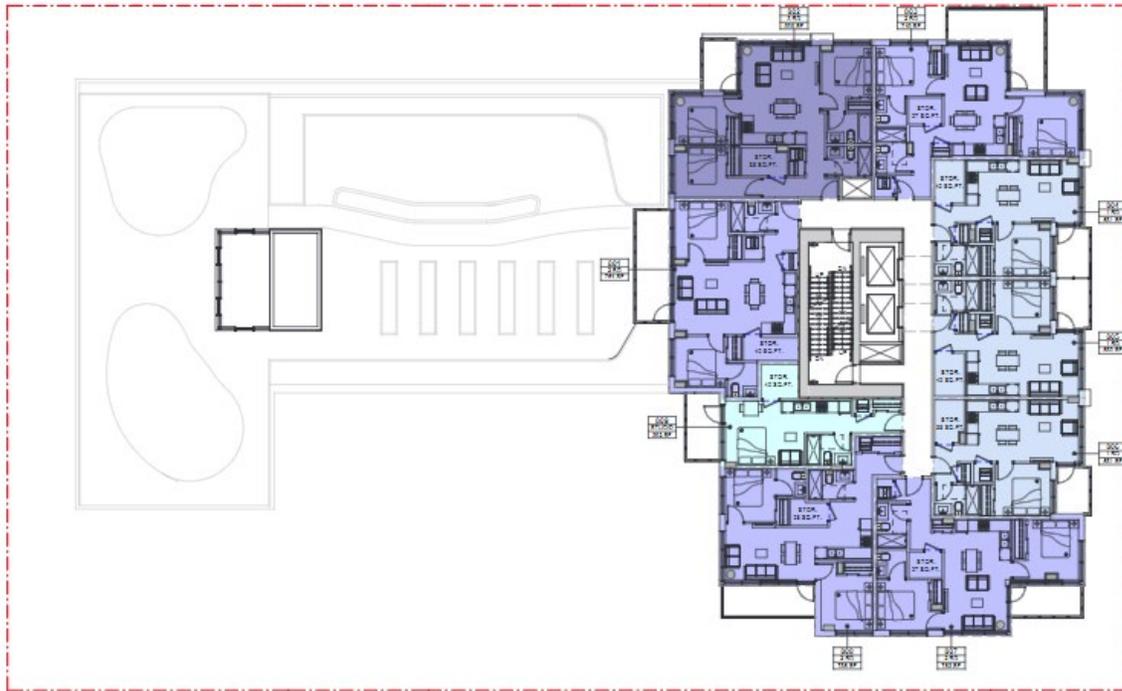
Level 6



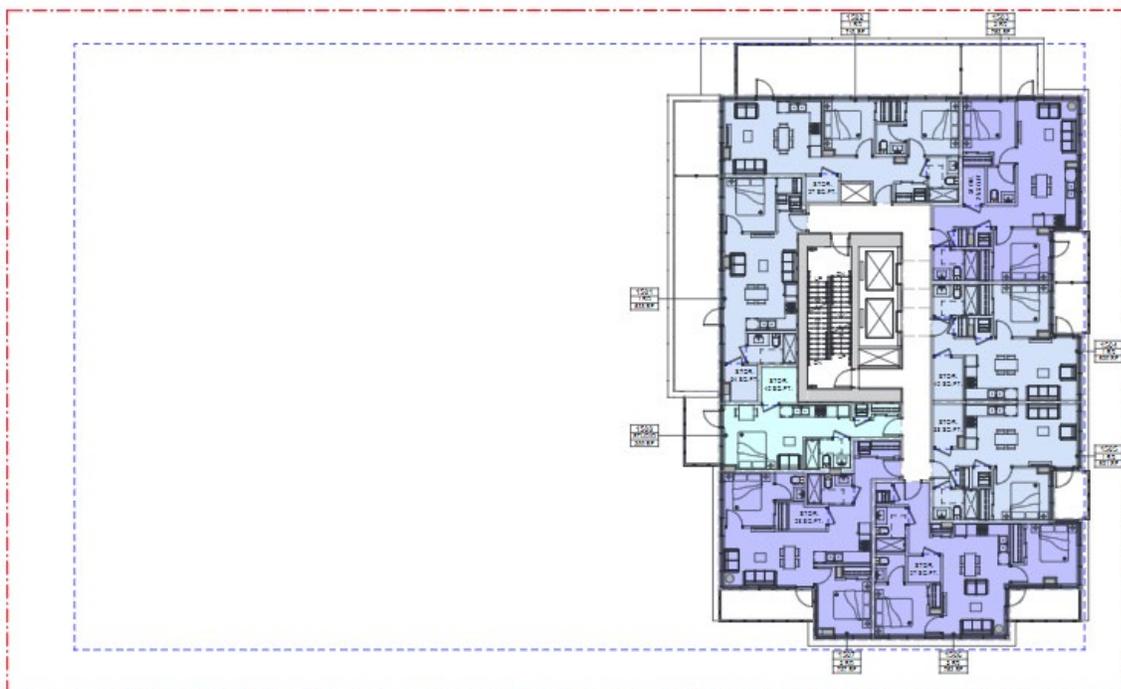
Level 7



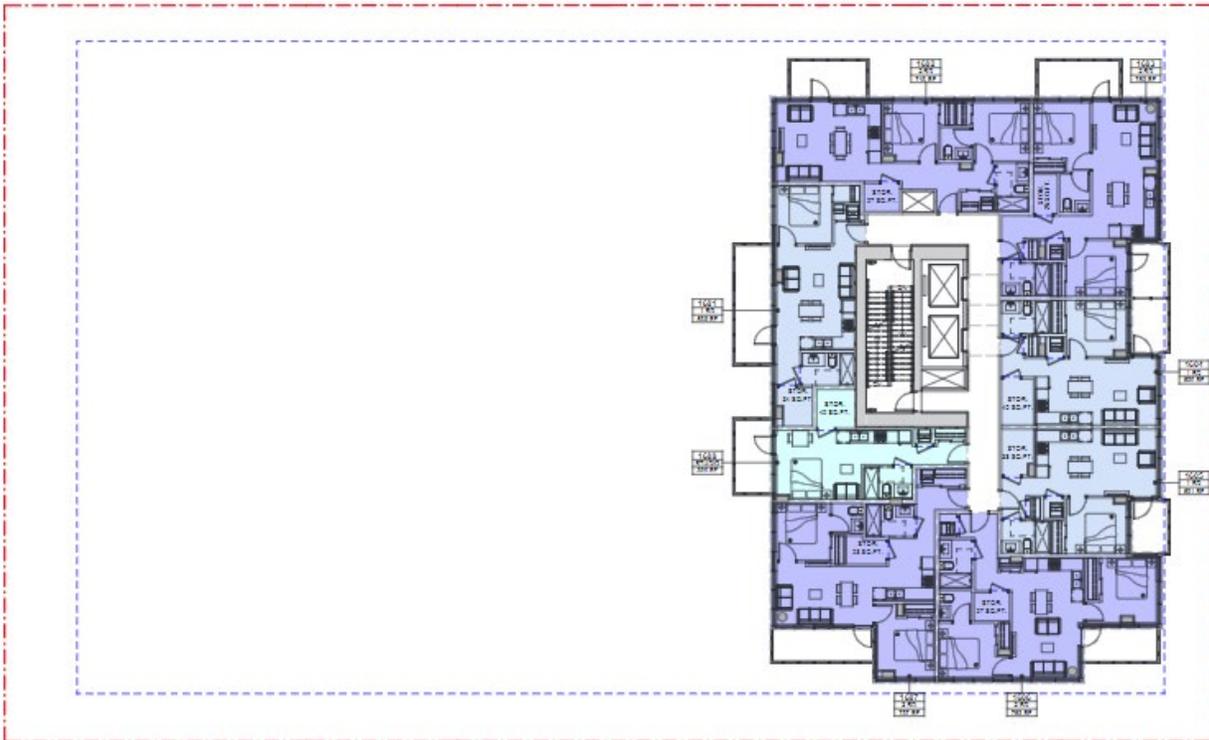
Levels 8-14



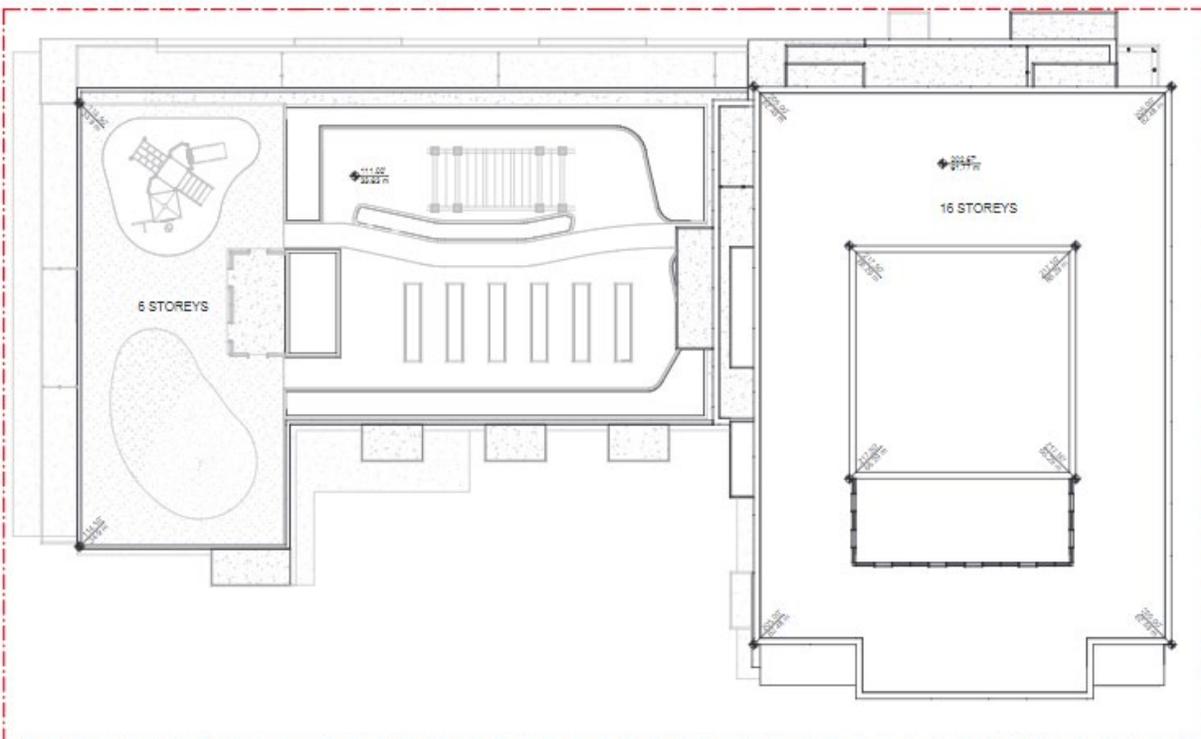
Level 15



Level 16



Roof Plan



North Elevation



East Elevation



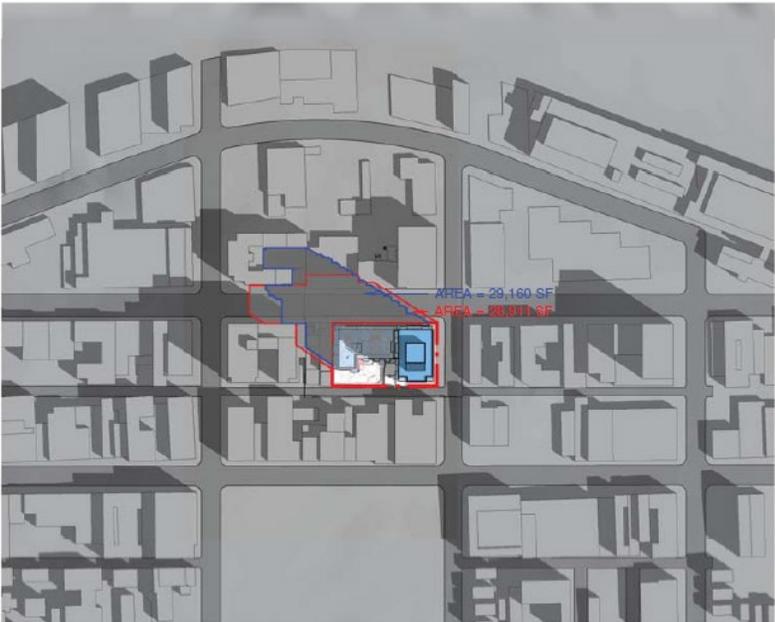
West Elevation



South Elevation



Shadow Study: Comparison of shadow impact between the proposed buildings at a height of approximately 160 ft. and a typical social housing DEOD building shadow with a height of 100 ft. The fall equinox is used as an example of how the proposed development will impact the surrounding area at a time of year between the longest and shortest days, which correspond with the shortest and longest shadows. The City's general solar access policies seek to minimize shadow impacts on public open spaces such as parks and school playgrounds.

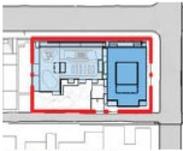


SEPTEMBER 21ST - 10:00 AM

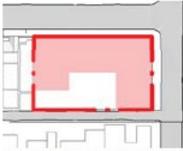


SEPTEMBER 21ST - 12:00 PM

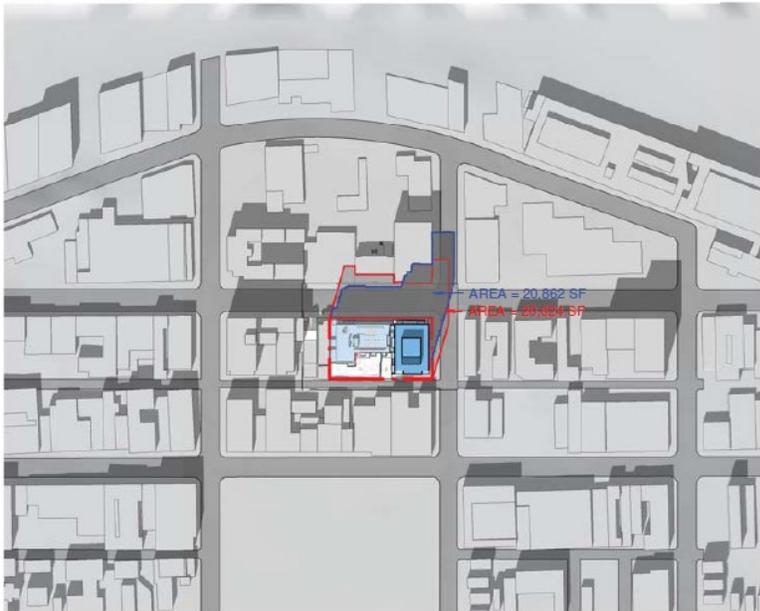
KEY PLANS



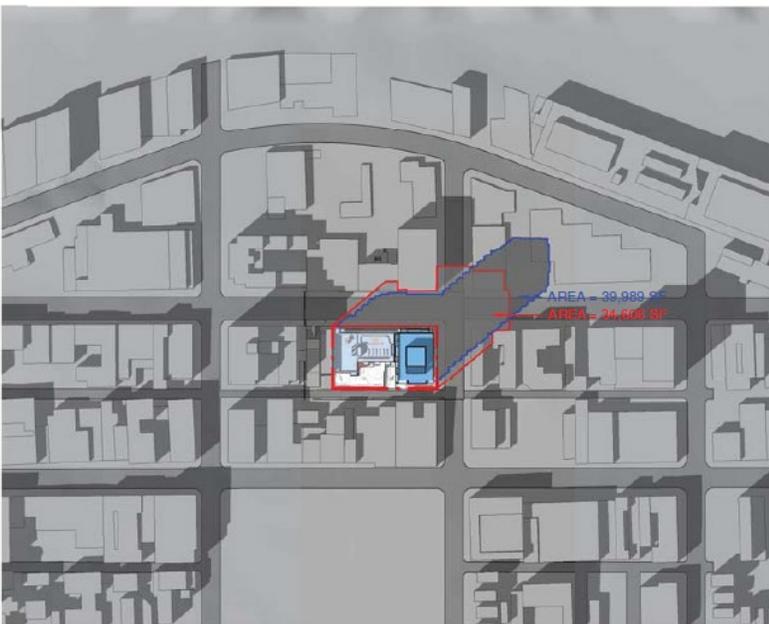
PROPOSED HEIGHT



100 FEET HEIGHT BASED ON
CURRENT ZONING



SEPTEMBER 21ST - 2:00 PM



SEPTEMBER 21ST - 4:00 PM

KEY PLANS



PROPOSED HEIGHT



100 FEET HEIGHT BASED ON
CURRENT ZONING

**418-496 Alexander Street
PUBLIC BENEFITS SUMMARY**

Project Summary:

16-storey, mixed-use building with 181 social housing units, a social enterprise space and childcare facility.

Public Benefit Summary:

The proposal would provide a non-profit owned and operated building containing 181 social housing units secured through a Housing Agreement for the life of the building and 60 years, whichever is longer, in addition to a social enterprise space and 37-space child care facility.

	Current Zoning	Proposed Zoning
Zoning District	DEOD	CD-1
FSR (site area = 2,268.2 sq. m. (24,415 sq. ft.))	2.5	5.67
Buildable Floor Space (sq. ft.)	61,038	138,433
Land Use	Mixed-use	Mixed-use

Summary of Development Contributions Expected under Proposed Zoning

City-Wide DCL ¹	\$10
City-Wide Utilities DCL ¹	\$10
Total	\$20

¹ Based on rates in effect as of September 30, 2021; rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's [DCL Bulletin](#) for details. The social housing is exempt from DCLs the value of the exemption for the social housing component is estimated to be \$3,778,587. The social enterprise space is expected to qualify for a reduced DCL rate as a social service centre. The floor area for the childcare has been excluded from FSR and would not subject to DCLs.

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**418-496 Alexander Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

PROPERTY INFORMATION

Civic Address	PID	Legal Description
418 Alexander Street	008-703-281	Lot 9 Bock 41 District Lot 196 Plan 196
418 Alexander Street	008-703-388	Lot 10 Block 41 District Lot 196 Plan 196
422 Alexander Street	015-589-358	Lot 11 Block 41 District Lot 196 Plan 196
450 Alexander Street	010-456-066	Lot 12 Block 41 District Lot 196 Plan 196
450 Alexander Street	010-456-091	Lot 13 Block 41 District Lot 196 Plan 196
474 Alexander Street	003-643-301	Lot 14 Block 41 District Lot 196 Plan 196
476 Alexander Street	004-691-903	Lot 15 Block 41 District Lot 196 Plan 196
496 Alexander Street	006-585-353	Lot 16 Block 41 District Lot 196 Plan 196

APPLICANT INFORMATION

Property Owner & Applicant/Developer	Atira Development Society, Inc. No. S0031621
Architect	IBI Architects Inc.

SITE STATISTICS

Site Area	2,268.2 sq. m. (24,415 sq. ft.)
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DEVELOPMENT STATISTICS

	Under Existing Zoning	Proposed	
Zoning	DEOD	CD-1	
Uses	Mixed-Use	Mixed-Use	
Max. Density	2.5 FSR	5.67 FSR	
Floor Area	5,671 sq. m (61,038 sq. ft.)	12,860.8 sq. m (138,433 sq. ft.)	
Maximum Height	15 m (49.21 ft.)	48.8 m (160 ft.)	
Unit Mix	N/A	Studio 15 One-bedroom 87 Two-bedroom 56 Three-bedroom 23 Total 181	
Parking, Loading and Bicycle Spaces	As per Parking By-law	As per Parking By-law (TDM plan)	Proposed: 23 vehicle spaces (to be confirmed at development permit)
Natural Assets	Existing: 10 City trees	Proposed (including existing): 34 trees (to be confirmed at development permit)	

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