



## REFERRAL REPORT

Report Date: May 24, 2022  
Contact: Yardley McNeill  
Contact No.: 604.873.7582  
RTS No.: 14904  
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: 906-982 West 18th Avenue and 907-969 West 19th Avenue

### ***RECOMMENDATION TO REFER***

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

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

### ***RECOMMENDATION FOR PUBLIC HEARING***

A. THAT the application by Wesgroup Properties LP on behalf of:

- Shaughnessy Laurel (Lot A) Investments Ltd.;
- Shaughnessy Laurel (Lot B) Investments Ltd.;
- Shaughnessy Laurel (Lot C) Investments Ltd.;
- Shaughnessy Laurel (Lot D) Investments Ltd.;
- Shaughnessy Laurel (Lot E) Investments Ltd.;
- Shaughnessy Laurel (Lot F) Investments Ltd.;
- Shaughnessy Laurel (Lot G) Investments Ltd.; and
- Shaughnessy Laurel (Lot H) Investments Ltd.

the registered owners of the lands located at:

- 906-982 West 18th Avenue [*Lots A to D of Block 536 District Lot 472 Plan 8952; PIDs 009-875-794, 009-875-816, 009-875-824, and 009-875-832 respectively*];
- 907-969 West 19th Avenue [*Lots E to H of Block 536 District Lot 472 Plan 8952; PIDs 009-876-111, 009-876-120, 009-876-138, and 009-876-146 respectively*];

to rezone the lands from RT-2 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.60 to 1.81 and the maximum building height from 9.2 m (30 ft.) to 21.0 m (69 ft.) and to 25.6 m (84 ft.) for the portion with a rooftop amenity, to permit the development of a six-storey strata residential building with an at-grade childcare facility, a six-storey secured rental building, and seven townhouse buildings, comprising of a total of 208 residential units, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Formwerks Architectural Inc., received January 21, 2021 and supplemental plans received August 30, 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, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Arts, Culture and Community Services.
- C. THAT Recommendations A to B be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
  - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

## **REPORT SUMMARY**

The report evaluates an application to rezone a large site located at 906-982 West 18th Avenue and 907-969 West 19th Avenue from RT-2 (Residential) District to CD-1 (Comprehensive Development) District. The application proposes 208 residential units in a combination of strata-titled units, secured market rental units and below-market rental units. The site will contain two six-storey buildings, a 37-space childcare facility turnkey to the City; seven-townhome buildings and 566.8 sq. m (6,101 sq. ft.) of dedicated park space. The maximum building height proposed is 21.0 m (69 ft.) to top of the sixth storey parapet and to 25.6 m (84 ft.) for the portion with a rooftop amenity. A total floor area of 18,475 sq. m (198,865 sq. ft.) and a floor space ratio (FSR) of 1.81 is recommended.

This application is being considered under the *Unique Sites* section of the *Cambie Corridor Plan*. For this site, the *Plan* supports a mix of residential tenures in a range of townhome and lower mid-rise building forms. The *Plan* further supports on-site childcare, publically accessible open space and active links. If approved, the application will contribute approximately 109 strata-titled residential units and 99 secured market rental housing units, including 25 units at below-market rates, to the City's housing goals as identified in the *Plan* and the *Housing Vancouver Strategy*.

Staff support the application as it meets the intent of the *Plan*, subject to design development and other conditions. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the Public Hearing, and conditions contained in Appendix B.

## **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

Relevant Council policies for this site include:

- Cambie Corridor Plan (2018)
- Cambie Corridor Public Realm Plan (2018)
- Rezoning Policy for Sustainable Large Developments (2018, last amended 2021)
- Housing Vancouver Strategy (2017)
- Tenant Relocation and Protection Policy and Guidelines (2015, last amended 2019)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Green Buildings Policy for Rezoning (2010, last amended 2018)
- Urban Forest Strategy (2016, last amended 2018)
- Public Art Policy and Procedures for Rezoned Developments (2014)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2022)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183

## REPORT

### Background/Context

#### 1. Site and Context

This triple fronting site, fronts onto West 18th Avenue by 140.8 m (462 ft.), West 19th Avenue by 120.7 m (396 ft.) and Laurel Street by 78.3 m (257 ft.). The site is located just east of Oak Street. An east/west lane bisects the site, and a north/south lane aligns with a portion of the western property line.

The site, known as the Balfour Block, is comprised of eight lots occupying the majority of a city block, with a combined area of 10,202 sq. m (109,818 sq. ft.). The rezoning site includes the majority of the east/west lane. Conditions for the sale of the lane to the applicant, are contained in Appendix B. The rezoning site does not include two RS-7 zoned lots at the southwest corner, which are not owned by the applicant. The two lots are currently used as a surface parking lot by the adjacent synagogue.

The site is located within the Cambie Village sub-area of the *Cambie Corridor Plan*, and is currently developed with 17 duplexes consisting of 34 rental units. Some units are occupied with long-term tenants eligible for protections under the *Tenant Relocation and Protection Policy* (for more detail see Section 5 of the *Strategic Analysis*). The immediate neighbourhood is zoned RS and developed with mostly single-detached homes to the north, east and south. West of the site, along Oak Street, is zoned RM-3A and developed with low-rise apartment forms. The Schara Tzedek Congregation Synagogue is located west of the site, along Oak Street.

**Figure 1: Site and Context**



The site is within walking distance of bus routes and local shopping options on Oak Street. Vancouver General Hospital is located 850 m north of the site. King Edward SkyTrain Station is located 1.2 km northeast of the site and the future Oak-VGH station at the corner of Broadway and Laurel Street will be approximately 1 km to the north.

**Local School Capacity** – The site is within the catchment area of Emily Carr Elementary School, located 550 m to the south, and Eric Hamber Secondary School, located 2 km to the south. According to the *Vancouver School Board (VSB)'s 2020 Long Range Facilities Plan*,

Emily Carr Elementary will be operating above capacity, with a capacity utilization of 115% by 2029 and Eric Hamber Secondary will be operating under capacity, with a capacity utilization of 86% by 2029.

Several options are being explored by VSB to reduce pressure on elementary schools in this area. The City coordinates with the VSB to inform decision-making and reduce enrolment pressure, recognizing that some schools are full, but there is overall surplus capacity within their system. The VSB continues to monitor development and work with City staff to help plan for future growth.

**Neighbourhood Amenities** – The following public and non-profit amenities exist in the area:

- *Parks* – Heather Park (300 m) and Douglas Park (350 m)
- *Community Facilities* – Douglas Park Community Centre (500 m)
- *Childcare Facilities* – Kids in General Child Development Centre (600m), Kids at Heather Child Care Centre (800 m), Acorn Eight Oaks Daycare (900 m).

## 2. Policy Context

**Cambie Corridor Plan (the “Plan”)** – Redevelopment potential for the site is guided by the *Plan*. The site is identified as one of several “Unique Sites” with site-specific policy direction to respond to existing uses, unique characteristics, site size, and local context. Unique sites provide an opportunity to deliver diverse and affordable housing options, local amenities, and increased neighbourhood vibrancy. The rezoning site includes most of this unique site outside of two lots at the southwest corner owned by the adjacent synagogue. The remnant lots can be considered for rezoning in the future under this policy.

Recognizing the residential character of this area and the existing rental housing, the Balfour Block Unique Site is envisioned to continue as a vibrant family-oriented node with the addition of new housing options and strong connections to the surrounding neighbourhood. Site redevelopment is to include a mix of townhouses, low-rise, and lower mid-rise buildings, reflecting the varied architectural character of the neighbourhood (see Figure 2). The development will integrate into the neighbourhood through ground-oriented units, street facing front doors and patios, open space, and the designation of park space.

**Figure 2: Plan Conceptual Site Diagram**



**Rezoning Policy for Sustainable Large Developments** – In July 2018, Council approved an updated *Rezoning Policy for Sustainable Large Developments*. The policy sets out criteria that must be addressed for sites larger than 8,000.0 sq. m (86,111 sq. ft.) in area, as part of a rezoning application. The policy requires defined plans or studies in eight different subject areas to demonstrate how the proposal will achieve the City's sustainability goals. This rezoning has a site area of 10,202 sq. m (109,818 sq. ft.) and is subject to this policy. Information on how the application has addressed the criteria is contained in Section 7 of this report titled 'Environmental Sustainability and Natural Assets'.

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

**Tenant Relocation and Protection Policy and Guidelines ("TRP Policy")** – The TRP Policy applies to this application. This policy is intended to protect tenants by mitigating the impacts of displacement resulting from redevelopment activity, while recognizing that some renewal is necessary to maintain the health of the overall rental stock. A Tenant Relocation Plan is required when tenants are displaced as a result of redevelopment or major renovation activity. Further to the TRP Policy, additional tenant protection policies are noted in the Balfour Block Unique Site policies, including a Right-of-First-Refusal to return to one of the replacement rental units at current rental rates.

## ***Strategic Analysis***

### **1. Proposal**

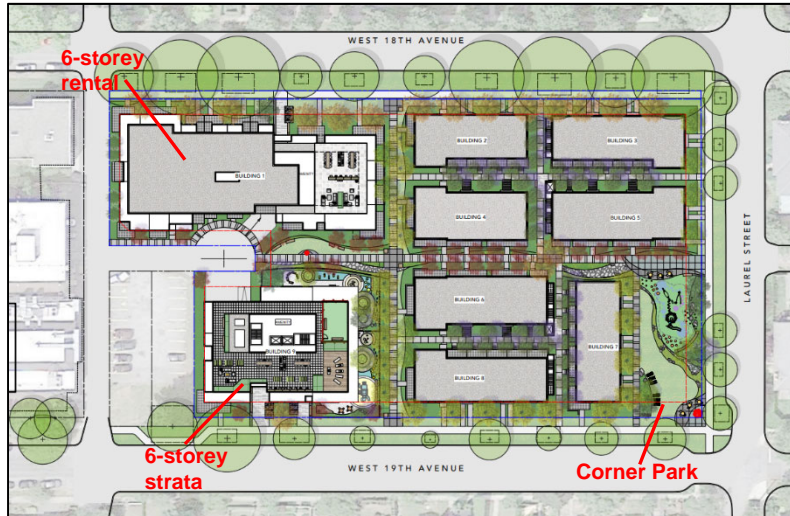
The application was originally submitted on January 21, 2021, and proposed a slightly larger floor area and unit count than recommended in this report. Following public consultation and in response to comments from the Urban Design Panel and City staff, a revised rezoning application was submitted on August 30, 2021. The revised application reconfigured the proposed site plan, building designs, public realm, reduced the overall floor area by approximately 1,371 sq. m (14,760 sq. ft.), unit count by 33 units, and proposed new dedicated park space. All other aspects of the application remain as is. For a comparison of the original submission to the revised submission see Appendix C. The August 2021 submission is the application discussed in this report.

The rezoning application seeks to rezone the site from RT-2 to CD-1 to permit a development containing 208 residential units, public benefits and amenities as follows:

- Six-storey strata-titled residential building with 51 units, and a partial storey for an indoor rooftop amenity space;
- 37-space childcare facility at grade, delivered turnkey to the City;
- Six-storey secured rental building with 99 secured rental units including 25 units (22% of the rental residential floor area) at Moderate Income Rental (MIR) rates;
- Seven townhouse buildings with a combined total of 58 strata-titled units;
- The acquisition of a portion of the east/west lane; and

- The dedication of 566.8 sq. m (6,101 sq. ft.) of land at the corner of West 19th Avenue and Laurel Street as park space.

Figure 3: Site Plan



## 2. Land Use

The subject site is currently zoned RT-2 and permits a range of residential uses. The proposed residential and institutional uses are consistent with the *Plan*.

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

In assessing urban design performance, staff consider the *Cambie Corridor Plan's* (the "Plan") Planning and Urban Design Principles for Unique Sites (Balfour Block), Built Form Guidelines, as well as the *Cambie Corridor Public Realm Plan*.

**Form of Development** – The *Plan* envisions this unique site to continue as a vibrant family-oriented node with the addition of new housing options and strong connections to the neighbourhood. This will be achieved by accommodating new buildings of varying heights and typologies while emphasizing ground-oriented units. Four- to six-storey apartment buildings will be located at the west end of the site closer to the arterial Oak Street, while the remainder of the site includes three- to four-storey townhouse buildings as a transition to the surrounding neighbourhood. The site organization is informed by a series of public spaces: a public open space located at the southeast corner of the site; public paths running north-south and east-west through the site; and a central gathering and play space for residents. The *Plan* also anticipates an on-site childcare centre with a dedicated outdoor play space.

The *Plan* identifies key urban design principles to guide the development of the site, which include consideration of the neighbourhood scale and identity; ensuring respectful transitions to the context; connecting the development to the community through a high-quality walking environment; defining and activating open and public spaces; and maximizing solar access for open spaces.



**Figure 4: Perspective of the Revised Application from West 19th Avenue Looking Northwest**

An initial proposal (January 2021; see Appendix C) was not supported by the Urban Design Panel as it did not meet the intent of the *Plan* as outlined above. Staff worked with the applicant to align the proposal with the intent of the *Plan*. The application (August 2021) (see Figure 4) received support from the Urban Design Panel and is consistent with the *Plan* as it includes:

- A public open space at the southeast corner and two active pedestrian links through the site in the north-south and east-west directions, as well as additional paths and courtyards between buildings to maintain porosity through the site;
- A semi-private central gathering open space;
- A six-storey rental building at the northwest corner that notably steps down to four-storeys to the east, and tapers away from West 18th Avenue to minimize its street presence;
- A six-storey strata building at the southwest corner with shoulder step backs at the upper storey;
- Townhouse buildings in the eastern portion of the site with the lower three-storey clusters facing the streets and the four-storey ones located internal to the site;
- Indoor and outdoor amenities for residents; and
- A turnkey childcare facility on the ground floor of the southwest six-storey strata building.

The proposed buildings follow the *Plan*'s built form guidelines for setbacks, massing transitions, streetwall configuration, and architectural diversity to ensure contextual fit, neighbourliness and sensitive transitioning. Staff have included conditions to further enhance neighbourliness, transitions, and visual variety.

**Density** – The application generally complies with the high-level objectives of the principles and guidelines set out in the *Plan* and proposes a density of 1.87 FSR. In response to rezoning conditions that seek greater alignment with the *Plan*, the proposed density is reduced to 1.81 FSR.



**Height** – The *Plan* anticipates four to six storeys at the site's western portion for housing diversity and affordability that transitions down to ground-oriented housing (townhouses) on the eastern portion. The proposal includes two six-storey buildings (west), with the northwest building stepping down to four-storeys; and seven clusters of townhouses (east). The townhouses range from four storeys at the site's interior to three storeys at the site's perimeter to provide for a stepped-down transition to the public realm and surrounding neighbourhood. An additional partial storey atop the southwest six-storey building accommodates indoor amenity space contiguous to outdoor amenity space at the rooftop and is set back from the roof edges to reduce overlook into neighbouring yards and limit its appearance from the street, consistent with the expectations of the *Plan*. The CD-1 by-law includes additional height to accommodate a similar potential rooftop amenity on the northwest six-storey rental building, consistent with the expectations of the *Plan*. Any additional partial amenity storey will be expected to be significantly set back to limit visibility from the street and shadowing. The proposed heights of the four- to six-storey buildings and three- to four-storey townhouses are consistent with the expectations of the *Plan*. Staff have included a condition to explore a modest reduction in the overall physical (geodetic) heights of the buildings to enhance the project's contextual fit, and relationship to the neighbourhood and reduce shadowing.

**Shadowing** – The *Plan* expects the building design and location to minimize shadow impacts on parks, schools, play spaces, public spaces, on-site open spaces, and the surrounding neighbourhood between 10 am and 2 pm at the equinoxes and other key periods of public use; and ensure adequate spacing between buildings for livability and privacy. There are no parks, schoolyards, and public play spaces in the neighbourhood adjacent to the site. The shadow studies demonstrate that shadowing during March, June, and September is predominantly contained on the subject site, the paved portion of West 18th Avenue and Laurel Street, and a small portion of the Laurel Street sidewalk. The on-site public open space is located on the southeast corner for maximum solar exposure. The proposal generally meets the intent of the *Plan*. As noted in the earlier section, a condition to explore a modest reduction in the overall height of all buildings to further enhance the solar access of the immediate surroundings is included in Appendix B.

**Public Realm** – The *Plan* envisions the site's public realm to facilitate connections to the wider neighbourhood through active links for pedestrian movement through the site, as well as a public open space. The project includes a southeast public open space and two public active links that run north-south and east-west. To prioritize pedestrian movement, vehicular access is limited to the western portion. A series of courtyards are proposed between the townhouse buildings, thus creating additional pedestrian access through semi-private spaces. Staff have included conditions to enhance the quality and functionality of the open spaces and active links.

**Urban Design Panel** – The Urban Design Panel originally reviewed this application on March 17, 2021, and recommended resubmission to address concerns regarding alignment with the *Plan*. A resubmission was made on August 30, 2021, and the Panel reviewed and supported the resubmitted application on October 6, 2021. The resubmission generally addressed the Panel's previous concerns including alignment with the *Plan*'s indicative design and vision to provide a southeast public open space; two secondary active links; a semi-private open space; massing transitions to the context, and building orientation and character befitting of the context. The Panel provided a recommendation to explore the provision of additional indoor amenities; simplify the architectural expression; enrich the open spaces; build upon the contextual relationships, and explore the retention of the Willow trees (see Appendix C). Staff have included conditions to address the Panel's commentary.

Staff reviewed the recommendations of the Urban Design Panel, as well as the site-specific conditions, and have concluded that the proposal complies with the expectations of the *Cambie Corridor Plan* for unique sites and the *Plan's* built form guidelines, and is appropriate for the context. Staff support the application subject to formal modifications outlined herein and provided in the Urban Design conditions detailed in Appendix B.

#### 4. Housing

The proposal contains 109 strata-titled residential units and 99 secured rental residential units. The *Housing Vancouver Strategy* sets out short- and long-term rental housing targets to address housing supply and affordability. If approved, this application would contribute 34 secured replacement rental units and 65 new secured rental units, including 25 units at Moderate Income Rental (MIR) rates, towards the 10-year *Housing Vancouver Strategy* targets (see Figure 5).

**Figure 5: Progress Towards 10-Year Housing Vancouver Targets for Purpose-Built Market and Developer-Owned Below-Market Rental Housing as of December 31, 2021**

Housing Type	Category	10-Year Targets*	Units Approved Towards Targets**
Purpose-Built Market Rental Housing Units	Market Rental	16,000	8,275 (52%)
	Developer-Owned Below-Market Rental	4,000	660 (17%)
	Total	20,000	8,935

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

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

Section 6.3 of the *Plan* lays out specific housing policies unique to Balfour Block, all of which are being met in the proposal. The proposed redevelopment will include rental replacement, enhanced tenant protection, modest townhouse size, and a portion of the rental floor area with rental rates and operating requirements in accordance with the City's *Moderate Income Rental Housing Program*.

**Vacancy Rates** – In 2021, the purpose-built apartment vacancy rate was 1.1% citywide, based on the Canadian Mortgage and Housing Corporation (CMHC) Market Rental Survey. A 3-5% vacancy rate is considered a balanced rental market. This site is in the CMHC area for the South Granville/Oak area, with a vacancy rate of 1.0%. The current Balfour Block development contains only two- and three-bedroom family size rental units. The vacancy rate for family-sized rental units in the South Granville/Oak area is 0.0%.

**Proposed Rents and Income Thresholds** – The market rental units will be rented at rates consistent with newer market units in the area, and the below-market units are to be rented at rates that meet the affordability requirements of moderate income households under *Moderate Income Rental Housing Pilot Program*. A Housing Agreement and Section 219 Covenant will be registered on title to secure the rental rates for the Moderate Income Rental (MIR) units.

To be eligible for MIR units, a household's gross annual income cannot exceed the income requirements for the relevant unit type, and there must be at least one household member per bedroom. The eligibility requirements would follow those described in the *Moderate Income*

*Rental Housing Pilot Program (MIRHPP): Application Process, Project Requirements and Available Incentives* document.

The Balfour Block Unique Site Policies include a provision that should a returning tenant currently pay a rental rate that is less or equal to the MIR rental rate, that the returning renter household can be considered a MIR rental household for the duration of their tenancy without needing to meet the usual household income eligibility requirements of the MIRHP Program. Upon vacancy of that unit, any new renting household would need to meet all the eligibility requirements of the MIRHP Program.

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

	<b>Project Proposed Rents for MIR Units (DCL By-law maximum average unit rent)*</b>	<b>Project Proposed Rents for MIR Units (2022 rents)**</b>	<b>Average Market Rent in Newer Buildings - Westside (CMHC, 2021)***</b>	<b>Monthly Costs of Ownership for Median-Priced Unit with 20% Down Payment – Westside (BC Assessment 2021)****</b>	<b>Down-Payment of 20%</b>
<b>Studio</b>	\$950	\$1,054	\$1,561	\$2,837	\$106,000
<b>1-bed</b>	\$1,200	\$1,332	\$2,073	\$3,473	\$132,000
<b>2-bed</b>	\$1,600	\$1,776	\$2,997	\$5,193	\$198,400
<b>3-bed</b>	\$2,000	\$2,220	\$3,785	\$7,982	\$311,890

\* The applicant has requested a waiver of the City-wide DCL attributed to the floor area qualifying as "for-profit affordable rental housing" therefore the units comprising 20% of floor area will be set at MIRHPP rates, not to be escalated from 2017. Only those moderate income units, between 20% - 22% of the floor area will be the ones eligible for initial avg rental rates escalated from 2017

\*\* Following July 2021 amendments to the MIRHPP Policy, MIR starting rents for this project may be increased annually from 2017 until initial occupancy in accordance with the annual maximum increases authorized by the Province of British Columbia as per the Residential Tenancy Act. As such, proposed MIR rents have been increased to the current 2022 rates.

\*\*\* Data from the October 2021 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2012 or later on the Westside of Vancouver

\*\*\*\* Based on the following assumptions: median of all BC Assessment apartment sales prices in Vancouver Westside in 2021 by unit type, 20% down payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, \$150 – 250 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2020 assessments and property tax rate).

**Housing Mix** – Balfour Block currently contains 34 family rental units. The 26 three-bedroom units currently comprise 34% of the three-bedroom rental stock in the South Granville/Oak area. The proposed redevelopment would include 42 family rental units and 80 family strata units.

The *Family Room: Housing Mix Policy for Rezoning Projects* requires the strata-titled components of this project to comprise a minimum of 35% family units of which 10% are three-bedroom units. For the rental component, a minimum 35% of the market rental units. Units are to be designed in accordance with the High Density Housing for Families with Children Guidelines.

For the strata-titled (townhouse and condo) units, 73% are family units comprised of 29 one-bedroom, 25 two-bedroom and 55 three-bedroom units. For the rental component, 42% of all units are family units, comprised of 19 studio, 38 one-bedroom, 29 two-bedroom, and 13 3-bedroom units (see Figures 7 and 8).

**Figure 7: Existing Unit Mix**

	Rental		Strata	
<b>Studio</b>	0	0%	0	0%
<b>1-Bedroom</b>	0	0%	0	0%
<b>2-Bedroom</b>	8	24%	0	0%
<b>3-Bedroom</b>	26	76%	0	0%
<b>Total</b>	34	100%	0	0%

**Figure 8: Proposed Unit Mix**

	Rental		Strata	
<b>Studio</b>	19	19%	0	0%
<b>1-Bedroom</b>	38	38%	29	27%
<b>2-Bedroom</b>	29	29%	25	23%
<b>3-Bedroom</b>	13	13%	55	50%
<b>Total</b>	99	100%	109	100%

The *Family Room: Housing Mix Policy for Rezoning Projects* also requires that 35% of the below-market rental units be family units. Of the 25 below-market rental units, 10 units (40%) would be family units. The detailed rental unit mix is illustrated in Figure 9.

**Figure 9: Proposed Unit Mix for the Market Rental and Moderate Income Rental Housing Units**

Market Rental Units		Moderate Income Rental Housing Units	
Studio	14 units	Studio	5 units
1-bed	28 units	1-bed	10 units
2-bed	22 units	2-bed	7 units
3-bed	10 units	3-bed	3 units
Total	74	Total	25
Total: 99 units			

**Security of Tenure** – All 99 rental residential units will be secured through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building, and the Section 219 Covenant will preclude the stratification and/or separate sale of individual units. The full list of conditions related to securing the rental units is contained in Appendix B.

## 5. Tenant Relocation and Protection for Existing Tenants

**Existing Tenants** – At the time of application, 25 of the 34 units were tenanted and 9 units were vacant. One tenant is ineligible due to length of tenancy.

**Tenant Relocation and Protection** – If Council approves this application and the redevelopment of the site proceeds, the units currently on the site would be demolished after existing tenants have been relocated in accordance with the *Tenant Relocation and Protection Policy* (updated 2019). Under the TRP Policy, eligible tenants receive compensation based on length of tenancy, moving costs, and provision of three alternate accommodation options that best meet the tenants' identified priorities. TRP Specialists have been contracted to work with the tenants, a tenant meeting was held on July 27, 2021, and tenants have engaged at least once with the TRP Specialists since that meeting.

In addition to the standard TRP Policy terms, the Balfour Block Unique Site policies require that the 24 eligible tenant households are able to exercise their right of first refusal option to rent a unit in the new development, at their current rental rate, plus the allowable annual rent increase permitted under the Residential Tenancy Act during the interim period.

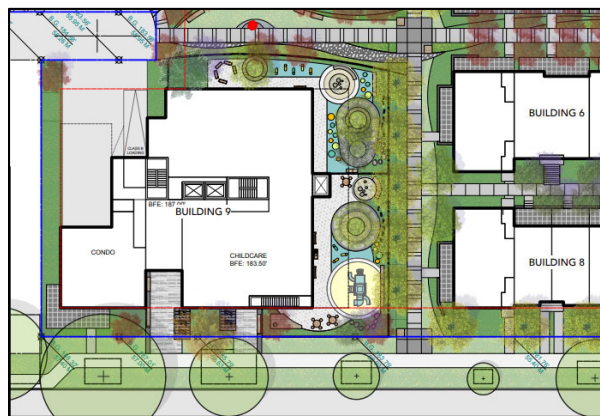
All tenancies are protected under the BC Residential Tenancy Act, which governs how residential properties are rented and how tenancies are ended. Any disputes would be resolved through the Residential Tenancy Branch.

The applicant has provided a Tenant Relocation Plan (TRP) Application, which staff have approved. Implementation of the TRP Plan will be secured as a condition of rezoning (summarized in Appendix B). An Interim Tenant Relocation Report will be required prior to Demolition Permit issuance. A Final Tenant Relocation Report will be required prior to issuance of the Occupancy Permit.

## 6. Childcare Facility

The applicant has offered a childcare facility to be delivered turnkey to the City as part of the community amenity contribution (CAC) for this site. The 37-space childcare facility, and dedicated outdoor play area, are located the ground level of the six-storey strata residential building along 19th Avenue (Figure 10). A 431 sq. m (4,638 sq. ft.) facility is proposed. Staff have included a condition requiring a facility of no less than 429 sq. m (4,618 sq. ft.) of indoor space and no less than 520 sq. m (5,597 sq. ft.) of outdoor space to comply with the *Childcare Design Guidelines*.

**Figure 10: Proposed Childcare Plan**



**City Ownership** – If the rezoning is approved, the applicant will construct the childcare facility to the City's satisfaction. The facility will be subject to further design development during the subsequent phases of the approval process. Upon completion, the facility will be delivered turnkey as a separate air space parcel to the City, prior to the issuance of the final occupancy permit. Dedicated mechanical and electrical systems, garbage and recycling areas, vehicle parking, bicycle spaces and end-of-trip facilities, will be secured for use by the operator of the facility.

**Non-Profit Operators** – Should the application be approved, staff will undertake processes to secure a non-profit organization to operate the childcare facility. Criteria for operator selection would typically prioritize a fit between the non-profit's organizational mandate and programs that meet Council's objectives and the needs of the community. A common operating model would ensure that the operator be responsible for the administration, programming, operation, and associated facility costs, including regular maintenance and repairs. The City would typically be responsible for major repairs, and lifecycle replacement of major dedicated systems.

## 7. Parking and Transportation

An east-west lane right-of-way currently divides the site. The applicant is proposing to purchase the majority of the lane (east of 977 West 19th Avenue), close it, and consolidate it with the adjacent parcels to form a single development parcel. Conditions on the sale of the lane are contained in Appendix B.

Vehicle parking is provided on one full and a partial second level of underground parking with access from the lane. The application proposes 261 vehicle parking spaces and 516 bicycle parking spaces. The application will be required to meet the Parking By-law at the development permit stage.

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

## 8. Environmental Sustainability and Natural Assets

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

This application has opted to satisfy the low emissions green buildings requirements. The low emissions pathway establishes limits on heat loss, energy use, and greenhouse gases, to create more efficient, healthy and comfortable homes and workplaces. The applicant has submitted preliminary energy modelling analysis for building performance strategies to meet energy use and thermal demand targets. Additionally, all developments will need to meet rainwater management requirements for retention, rate control, cleaning, and safe conveyance. Conditions are included in Appendix B.

**Large Developments** – The *Rezoning Policy for Sustainable Large Developments* requires rezoning applications to commit to strategies and outcomes in the following areas. Subject to conditions outlined in Appendix B, staff support the application's response to each of these areas:



- Sustainable site design: Refer to the Height, Form of Development and Public Realm section above.
- Sustainable food systems: Pursuing edible landscaping, urban agricultural plots, and on-site organics management. Applicant also exploring a potential community kitchen.
- Green mobility: Prioritizing sustainable travel to, from and through the site. Features under consideration include secure bike parking for both short and long-term use, EV-charging within the parkade, and car share vehicles and spaces.
- Potable water management: Conservation and efficiency measures include the utilization of more efficient plumbing fixtures, installation of water efficient plant species, and high efficiency water irrigation systems.
- Rainwater and groundwater management: Appropriate treatment and safe conveyance of rainwater will be considered in the site design and all associated methods will align with the City-Wide Integrated Rainwater Management Plan (IRMP) requirements.
- Zero waste planning: Provision of dedicated space for waste diversion initiatives and residual waste collection in homes, common areas, and shared public areas.
- Affordable Housing: As directed by the policy, affordable housing requirements are being provided for in accordance with the *Cambie Corridor Plan*.
- Resilience: To better position the site to respond to a changing climate, the application anticipates including measures to provide increased disaster preparedness. Strategies and measures are to be refined at the development permit stage.

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

A “by-law tree” has a trunk diameter of 30 cm or greater and requires a tree permit when it is proposed to be removed. There are three on-site trees in poor structural condition which are proposed for removal and are to be replaced with 34 new site trees. There are 25 street trees around the site which are to be protected and retained. The final landscape plan will be determined through the development permit process.

## **PUBLIC INPUT**

**Public Notification** – An updated rezoning information sign was installed on the site on September 3, 2021. Approximately 1,895 notification postcards were distributed within the neighbouring area on or about September 17, 2021. Notification, application information, and an online comment form was provided on the City’s digital engagement platform *Shape Your City Vancouver* ([shapeyourcity.ca/](https://shapeyourcity.ca/)).

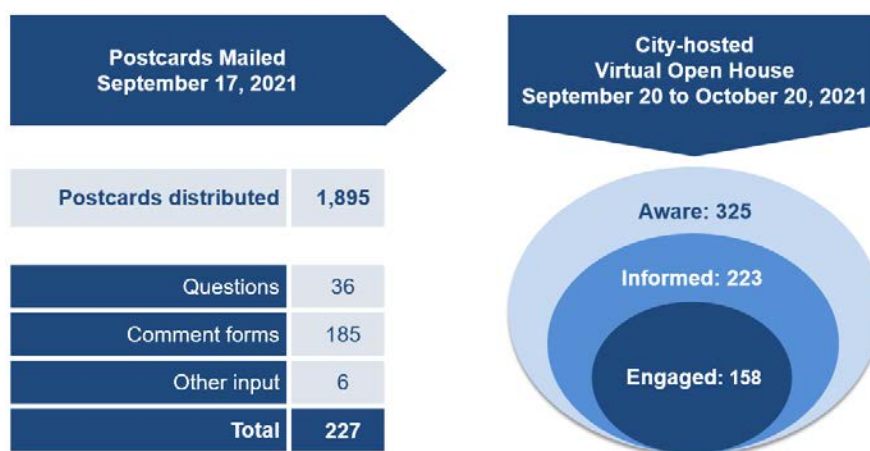
**Virtual Open House** – A virtual open house was held from September 20, 2021 to October 10, 2021 on the Shape Your City platform. The open house consisted of an open-question online event where questions were submitted and posted with a response over a

period of three weeks. Digital presentations and a fly through video of a digital model were posted for online viewing. 325 people signed onto the project webpage to review the rezoning application including an image of the proposed development.

A virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. An extended virtual open house period allowed people to ask questions regarding the proposal, which staff actively monitored and responded to publicly.

**Public Response and Comments** – Public input on the revised submission was received via online questions, comment forms, by email and phone. A total of 185 submissions was received. A summary of all public responses may be found in Appendix C.

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



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

Generally, comments of support fell within the following areas:

- **Building height, massing, density and context:** Appropriate for the neighbourhood and the project is in close proximity to services, amenities and employment areas.  
**Rental and affordable housing:** Support for rental housing for moderate-income earners. Location is ideal for building housing to address the housing shortage.
- **Green space:** The park and playground is inviting and has an attractive layout. New childcare spaces are needed and will be a welcome addition to the community.
- **Building design:** Design is aesthetically pleasing, appears community-oriented, and fits into the neighbourhood.

Generally, comments of concern fell within the following areas:

- **Building height, massing, density and context:** Proposal will shadow neighbours and is more appropriate on a busy arterial. The area has no six-storey buildings and the proposed scale will not match the neighbourhood's character.
- **Community amenities:** Elementary schools have been over capacity for several years and cannot accommodate an influx of students. Community centres, childcare spaces, and public parks are also at capacity and overdue for upgrades.

- **Traffic and parking:** Traffic congestion is high during rush hours and increased density will exacerbate issues. Pedestrian safety concerns with anticipated traffic increase.
- **Green space:** Insufficient green space for recreational use. With less permeable space, the flooding and sewage problems in the area are expected to worsen.
- **Rental and affordable housing:** Concern with existing tenant displacement and that the application does not appropriately replace the existing 34 rental units on-site.

**Response to Public Comments** – The proposal generally complies with the expectations of the *Plan* for unique sites and the *Plan*'s built form guidelines in terms of massing transitions, streetwall configuration, and architectural diversity to ensure contextual fit, neighbourliness and sensitive transitioning. In response to public feedback, rezoning conditions seek a reduction in density to further enhance neighbourliness, and transitions, and visual variety. A condition to explore a modest reduction in the overall heights of the buildings to enhance the project's contextual fit, and relationship to the neighbourhood and reduce shadowing has also been included. In alignment with the *Plan*, the proposal includes 99 secured rental units and all eligible tenants are covered by the *Tenant Relocation and Protection Policy* with the right of first refusal to return to the site at existing rental rates.

## **PUBLIC BENEFITS**

**Community Amenity Contribution (“CAC”)** – Within the context of the City's *Financing Growth Policy*, an offer of a Community Amenity Contribution (CAC) to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include either the provision of 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 application is subject to the *Community Amenity Contributions Policy for Rezoning*s with CACs based on a negotiated contribution. As part of this application, the applicant has offered an in-kind CAC consisting of:

- the construction and delivery of a purpose-built 37-space childcare facility turnkey to the City (valued at \$5,750,000), within a fee-simple airspace parcel to be transferred to the City on completion of construction; and
- the construction and delivery of a 566.8 sq. m (6,101 sq. ft.) public park to be transferred to the City (valued at \$200,000) on completion of construction.

**Rental Housing** – The proposal includes 99 secured rental housing units including 25 units secured at MIR rates. The public benefit accruing from these uses is the contribution to the City's secured rental housing stock serving a range of income levels.

Real Estate Services staff have reviewed the application including the proposed childcare, dedicated park space and the costs of securing 99 secured rental housing units with a portion at below-market rental rates, and have determined that no additional CAC is expected.

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

The site is subject to the City-wide DCL and Utilities DCL. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. In accordance with the provisions of Section 3.1A of the Vancouver DCL By-law, the applicant has requested a waiver of the City-wide DCL attributed to the floor area qualifying as “for-profit affordable rental housing”. A review of how the application meets the waiver criteria is provided in Appendix E.

Based on by-laws in effect as of September 30, 2021 and the proposed 11,809.6 sq. m (127,118 sq. ft.) of strata titled residential floor area and 6,665.5 sq. m (71,747 sq. ft.) of rental residential floor area, \$4,333,132 in DCLs would be anticipated from this development. The value of the City-wide DCL waiver on the rental residential floor area is estimated at \$1,308,671.

The DCL By-law requires that where rents are determined under section 3.1A(d), they are to apply at initial occupancy. A final rent roll that sets out the initial monthly rents will be required prior to issuance of the occupancy permit in order to ensure compliance with the DCL By-law. The City will ensure that average unit sizes do not exceed the maximum thresholds set out by DCL By-law through the Development Permit application process.

DCL by-laws are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City’s [DCL Bulletin](#) for details on DCL rate protection.

**Public Art Program** – The application is subject to the *Public Art Policy and Procedures for Rezoned Developments* as the proposed total floor area is greater than the minimum threshold of 9,290 sq. m (100,000 sq. ft.). The public art budget is estimated to be \$393,753, provided on-site or at 80% cash-in-lieu.

See Appendix F for details of the Cambie Corridor Plan Public Benefits Implementation Tracking and Appendix G for a summary of all of the public benefits for this application.

## **FINANCIAL IMPLICATIONS**

The applicant has offered an in-kind CAC consisting of a 37-space childcare facility valued at \$5,750,000 and dedication of a 566.8 sq. m (6,101 sq. ft.) park space, including improvements valued at \$200,000, provided turnkey to the City.

If approved and as the project proceeds to construction, staff will seek Council approval to appoint a non-profit operator for the childcare in a subsequent report. A typical model would involve leasing the facility to the selected non-profit operator with the operator would be responsible for the administration, programming, operation, and associated facility costs, including regular maintenance and minor repairs. The City would typically be responsible for the major repairs and lifecycle replacement of major systems and structural components.

The 99 secured-market rental housing units, including 25 units (22% of the rental residential floor area) at Moderate Income Rental (MIR) rates, will be privately owned and operated, secured by a Housing Agreement and Section 219 Covenant for the longer of 60 years and the life of the building.

No additional CAC is applicable.

Based on DCL by-laws in effect as at September 30, 2021, DCLs of approximately \$4,333,132 would be expected from this development. The rental residential portion is expected to qualify for a City-wide DCL waiver, with an estimated value of \$1,308,671 .

If the rezoning application is approved, the applicant will be required to provide new public art on site at an estimated value of \$393,753 or make a cash contribution to the City for off-site public art for 80% of that amount.

## **CONCLUSION**

Staff review of the application has concluded that, subject to conditions, the proposed land use, housing mix, form of development and public benefits are generally consistent with the intent of the *Cambie Corridor Plan*. 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 contribute 109 strata units, 99 secured rental residential units, including 25 below-market rental units, to the City's rental housing stock serving households with a range of incomes. The proposal will also contribute a 37-space childcare facility, turnkey to the City, and a 566.8 sq. m (6,101 sq. ft.) of dedicated park space.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to public hearing together with the draft CD-1 By-law provisions generally shown in Appendix A with a recommendation that these be approved, subject to the public hearing, along with the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix D.

\* \* \* \* \*

**906-982 West 18th Avenue and 907-969 West 19th Avenue  
PROPOSED CD-1 BY-LAW PROVISIONS**

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

**Zoning District Plan Amendment**

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

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

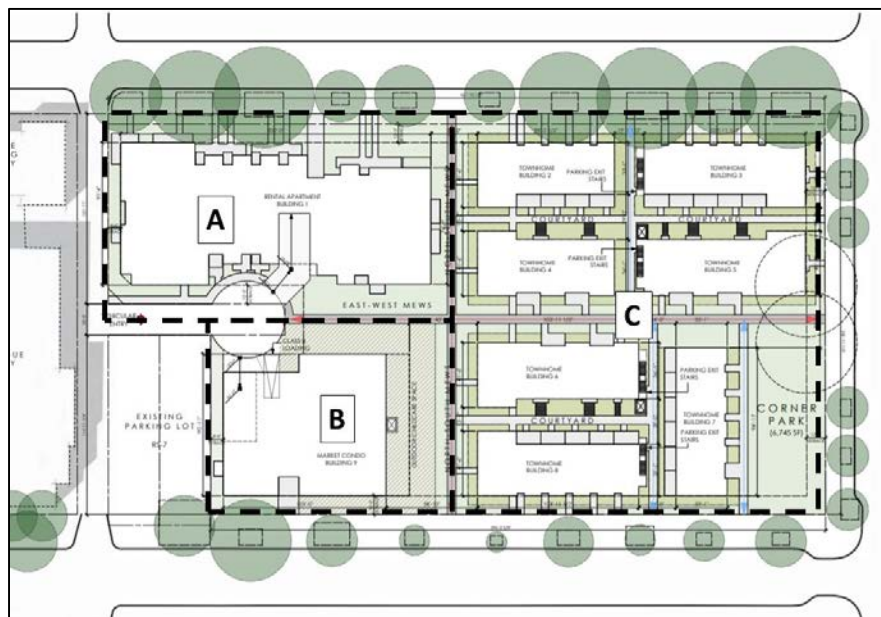
**Designation of CD-1 District**

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

**Sub-areas**

3. The site is to consist of three sub-areas generally as illustrated in Figure 1, solely for the purposes of establishing the maximum permitted building height and maximum permitted floor area for each sub-area.

**Figure 1: Sub-areas**





## **Definitions**

4. Words in this by-law have the meaning given to them in the Zoning and Development By-law except that:
- (a) for the purpose of calculating the total dwelling unit area for section 6.3 of this By-law, "Dwelling Unit Area" is the floor area of each dwelling unit, measured to the inside of all perimeter walls excluding any floor area as required by section 7.5 of this By-law; and
  - (b) "Below-Market Rental Housing Units" means dwelling units that meet the rental rates and operating requirements of approved Council policies and guidelines for Moderate Income Rental Housing, as secured by a housing agreement registered on title to the property.

## **Uses**

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

## **Conditions of Use**

- 6.1 The design and layout of at least 35% of the secured market rental dwelling units and at least 35% of the below-market rental housing units must:
- (a) be suitable for family housing; and
  - (b) include two or more bedrooms.
- 6.2 The design and layout of at least 35% of the total number of strata dwelling units must:
- (a) be suitable for family housing; and
  - (b) include two or more bedrooms, of which:
    - (i) at least 25% of the total dwelling units must be two-bedroom units; and
    - (ii) at least 10% of the total dwelling units must be three-bedroom units.
- 6.3 A minimum of 22% of the total rental dwelling unit area must be below-market rental housing units.

## **Floor Area and Density**

- 7.1 Computation of floor area must assume that the site area is 10,202.4 m<sup>2</sup>, being the site area at the time of the application for rezoning evidenced by this By-law, prior to any dedications.
- 7.2 The floor space ratio for all uses combined must not exceed 1.81.
- 7.3 Despite section 7.2 of this By-law, floor areas in each sub-area must not exceed the maximum permitted floor area for that sub-area, as set out in Table 1.

**Table 1: Maximum Permitted Floor Area**

<b>Sub-area of Figure 1</b>	<b>Maximum Permitted Floor Area (m<sup>2</sup>)</b>
A	6,665.5
B	4,056.9
C	7,752.8

- 7.4 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.
- 7.5 Computation of floor area and dwelling unit 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; and
    - (ii) the balconies must not be enclosed for the life of the building;
  - (b) patios and roof decks, if the Director of Planning first approves the design of sunroofs and walls;
  - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used that are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
  - (d) entries, porches and verandahs if the Director of Planning first approves the design;
  - (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m<sup>2</sup> for a dwelling unit, there will be

no exclusion for any of the residential storage area above base surface for that unit;

- (f) all storage area below base surface for non-dwelling uses; and
  - (g) covered outdoor space associated with the child day care facility.
- 7.6 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board, common amenity areas, to a maximum of 10% of the total floor area being provided.
- 7.7 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board, Child Day Care Facility floor area contained in an airspace parcel transferred to the City for public use and benefit to a maximum of 460 m<sup>2</sup> indoor area and 90 m<sup>2</sup> covered outdoor area.

### **Building Height**

- 8.1 Buildings in each sub-area must not exceed the maximum permitted height for that sub-area, measured from base surface, as set out in Table 2.
- 8.2 Despite section 8.1 of this By-law and section 10.18 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space and mechanical appurtenances in a sub-area, the height of the portion of the building with the common rooftop amenity space, mechanical room, mechanical appurtenances and access, elevator overrun and architectural appurtenances must not exceed the maximum permitted height for that sub-area, as set out in Table 2.

**Table 2: Maximum Permitted Building Height**

<b>Sub-area of Figure 1</b>	<b>Maximum building height</b>	<b>Maximum permitted building height including common rooftop amenity spaces, mechanical room, mechanical appurtenances and access, elevator overrun and architectural appurtenances</b>
A	18.8 m	23.4 m
B	21.0 m	25.6 m
C	14.6 m	14.6 m

### **Horizontal Angle of Daylight**

- 9.1 Each habitable room must have at least one window on an exterior wall of a building.
- 9.2 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.
- 9.3 Measurement of the plane or planes referred to in section 9.2 must be horizontally from the centre of the bottom of each window.

- 9.4 The Director of Planning or Development Permit Board may vary 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.
- 9.5 An obstruction referred to in section 9.2 means:
- (a) any part of the same building excluding permitted projections; or
  - (b) the largest building permitted under the zoning on any adjoining site.
- 9.6 A habitable room referred to in section 9.1 is a room in a dwelling unit and does not include:
- (a) a bathroom; or
  - (b) a kitchen whose floor area is the lesser of:
    - (i) 10% or less of the total floor area of the dwelling unit; or
    - (ii) 9.3 m<sup>2</sup>.

### **Acoustics**

10. A development permit application for dwelling uses must include an acoustical report prepared by a registered professional acoustical engineer demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels.

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

\* \* \* \* \*

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**906-982 West 18th Avenue and 907-969 West 19th Avenue  
CONDITIONS OF APPROVAL**

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

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

*Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Formwerks Architectural Inc. received August 30, 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 build upon the contextual fit, neighbourliness, and sensitive transitions to the neighbourhood consistent with the *Cambie Corridor Plan's* direction for Unique Sites and the built form guidelines for residential buildings off arterials as follows:

- (a) Enhance the southwest six-storey building's (Building 9) interface and separation to the westerly neighbouring future development.

Note to Applicant: Although the adjacent lot is, at present, vacant, this development should not unduly impact future development. This can be achieved by increasing the west side yard setback to approximately 3.65 m (12 ft.); reducing the building depth of the double-loaded corridor portion to approximately 21.3 m (70 ft.); introducing a minimum 2.4 m (8 ft.) shoulder setback along the west above Level 4. This is consistent with similar development options in the area and the Cambie Corridor, to ensure minimum standards of liveability for inward-facing units. To maintain achievable density, an alphabet-shaped building form (e.g. 'L', 'H' or 'C') may be explored.

- (b) Reduce impact on the westerly lane environment by increasing the northwest six-storey building's (Building 1) west setback where possible.

Note to Applicant: The setback should be approximately 3.65 m (12 ft.). This will lessen the impact on the lane environment, soften the building edge, and ensure pedestrian comfort.

- (c) Ensure a consistent four-storey streetwall on all elevations of the six-storey buildings.

Note to Applicant: A minimum of 2.4 m (8 ft.) shoulder setback should occur at Level 5 of the development instead of Level 6 as currently shown. This will

ensure a gentler relationship and compatibility with the future development at the southwest corner, the existing apartments and synagogue to the west, and the surrounding low-rise residential.

- (d) Reinforce the massing break in the northwest building's (Building 1) frontage on West 18th Avenue through a clearer separating notch between the six-storey and four-storey portions.

Note to Applicant: The notch in the northwest six-storey building along West 18th Avenue should read as a clear separation. This may be achieved by deleting the framing element as it adds bulk and counteracts the massing break. It is recommended that the notch have a minimum clear dimensions of 7.31 m (24 ft.) wide x 4.87 m (16 ft.) deep.

- (e) Explore reducing the overall height of all buildings as much as possible.

Note to Applicant: For residential buildings, the *Plan* anticipates 3 m (10 ft.) floor-to-floor height. Reducing the heights, especially for the southwest six-storey building (Building 9), except for the Childcare (see Arts, Culture and Community Services (ACCS) conditions), will ensure the development better reflects the *Plan's* expectations and relate to the context. Explore strategies to reduce the townhouses' pitched roof height. Refer to the RM-8A Townhouse Guidelines (<https://guidelines.vancouver.ca/guidelines-rm-8a-8an.pdf>) for additional suggestions. Lowering the heights will enhance the contextual fit and reduce shadowing.

1.2 Design development to build upon the public realm, pedestrian experience, and an engaging project interface as follows:

- (a) Confirm the Secondary Active Links are a minimum of 9.1 m (30 ft.) clear at grade and above.

Note to Applicant: This width should be measured at pinch points. The Childcare outdoor space encroachment should be minimized. The Links should be open and include opportunities for passive gathering and seating. Refer to the *Cambie Corridor Public Realm Plan* for additional information.

- (b) Ensure that yard setbacks are free of any development.

Note to Applicant: Refer to Section 10 of the Zoning and Development By-Law. The Childcare outdoor space should not encroach into the front yard, as it is intended as a visual extension of the public realm, with landscaping elements that contribute to a visually engaging pedestrian environment.

- (c) Ensure the south elevation of the southeast townhouse building (Building 7) fronting West 19th Avenue reads as a principal building façade.

Note to Applicant: This may be achieved by orienting the interior layouts to face West 19th Avenue, thus providing front entry from the street.



- (d) Strengthen the relationship between the southeast public open space and the overall development.

Note to Applicant: As noted by the Urban Design Panel, the public open space and active links have the potential for a greater relationship. Suggested strategies include built-in benches or customized furniture, seat walls and other informal seating arrangements, additional trees and other plantings, community garden. See also Landscape Condition 1.13 and Engineering Condition 2.3.

- (e) Explore a single parking access ramp.

Note to Applicant: Reducing the number of access ramps will free up the ground plane for enhanced open spaces and pedestrian experience.

1.3 Design development to enrich the private amenities as follows:

- (a) Additional design elements and landscaping of the central semi-private family-oriented outdoor gathering / play space.

Note to Applicant: Ensure that the semi-private family-oriented open space is distinct and functional as an informal gathering and play space.

- (b) Introduce private outdoor children's play area for all buildings and appropriate for the number of family units.

Note to Applicant: Supplement the play area in the public open space with an on-site private play area for the use of the project's residents. Refer to the *High Density Housing for Families with Children Guidelines*:

<https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf>. Children's play area should be co-located to adequate indoor amenity space that offers, at a minimum, surveillance opportunities, a washroom and a kitchenette.

- (c) Explore introducing co-located indoor and outdoor amenities for the townhouse buildings' residents.

Note to Applicant: As per the Urban Design Panel, this may be located at grade in Building 7. Explore consolidating on-site private indoor and outdoor amenities to a single location, accessible by all residents of the project, to strengthen the sense of community. Refer to the *High Density Housing for Families with Children Guidelines*: <https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf>.

1.4 Design development to simplify the architectural expression.

Note to Applicant: As noted by the Urban Design Panel, simplification of the architectural expression, especially of the six-storey buildings, can enhance the relationship of the project to its surrounding. Ensure variety for pedestrian interest.

1.5 Design development to enhance the project's livability as follows:

- (a) Increase the width of the courtyards between townhouse buildings.

Note to Applicant: The separation between parallel townhouse buildings (i.e. the courtyards) should be approximately 9.1 m (30 ft.) at all levels. Refer to the RM-8A Townhouse Guidelines (<https://guidelines.vancouver.ca/guidelines-rm-8a-8an.pdf>). To increase the visual and physical openness of the courtyards, explore internalizing stairs; delete raised planters.

- (b) Ensure all dwelling units have access to private outdoor space (e.g. balconies).

Note to Applicant: Balconies are recommended to have minimum clear dimensions of 1.8 m (6 ft.) depth and 2.8 m (9 ft.) width. Refer to the *High Density Housing for Families with Children Guidelines*: <https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf>.

- (c) Configure dwelling units in the southwest six-storey building (Building 9) so that all principal living spaces are oriented to the front or rear yard open spaces.

Note to Applicant: All dwelling units should have at least one window from the principal living space with an unobstructed view of approximately 7.3 m (24 ft.).

- (d) Ensure all habitable rooms have access to daylight through a window to the exterior.

Note to Applicant: Confirm compliance with Section 7 of the CD-1 by-law for all habitable rooms to comply with the minimum Horizontal Angel of Daylight (HAD). A more in-depth review of unit layouts and daylight access will take place at the Development Permit stage. Unit layouts are expected to demonstrate high levels of liveability. Refer to the *High Density Housing for Families with Children Guidelines*: <https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf>.

- (e) Consider additional family units on the ground level.

Note to Applicant: Given the proximity to public amenities (parks and open spaces), at-grade units with two or more bedrooms are ideal for families with children. Refer to the *High Density Housing for Families with Children Guidelines*: <https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf>.

- 1.6 Confirmation at future phases of approval that high-quality materials and details are maintained.

Note to Applicant: While material changes and development of building and site detailing is an understood part of the design development process, the high-quality, visually interesting, durable and robust materials and detailing, including brick, evident in the rezoning drawings are an important aspect of creating a compatible neighbourhood fit and character.

- 1.7 Design development to provide green roofs as per the requirements of the *Roof-Mounted Energy Technology and Green Roofs* bulletin.

Note to Applicant: It should be noted on the architectural and landscape plans the type of green roof proposed including the percentage. Refer to:

<https://bylaws.vancouver.ca/bulletin/bulletin-roof-mounted-energy-technologies-and-green-roofs.pdf>.

- 1.8 Identification on the architectural and landscape drawings of any built features intended to create a bird-friendly design.

Note to Applicant: Refer to the *Bird Friendly Design Guidelines* for examples of built features that may be applicable, and provide a design rationale for the features noted.

For more information, see the guidelines at

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

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

- 1.9 Design development to respond to CPTED principles, including:

- (a) Provide natural surveillance throughout pedestrian realm including underground parking, with glazing into publicly accessible areas such as elevator lobbies, and stairs;
- (b) Reduce opportunities for theft in the underground parking and mail theft;
- (c) Reduce opportunities for mischief in alcove and vandalism, such as graffiti; and
- (d) Reduce opportunities for skateboarding in the open spaces.

### **Landscape**

- 1.10 Design development to provide planting of larger scale trees on grade, in order to mitigate the loss of existing site trees in poor condition and ensure a healthy mature landscape for the future.

Note to Applicant: Larger new trees on grade are meant to mitigate the loss of the two Willows proposed for removal. Replacing the Willows with a more suitable tree species would be preferred, as Willows are typically weak wooded, prone to breakage and invade drainage systems.

- 1.11 Design development to strengthen connection of the corner park with the rest of the development by creating pedestrian linkages.

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

- (a) Explore opportunities to add intensive or extensive green roofs to all available flat roof surfaces;
- (b) Explore opportunities to add additional trees on rooftops for increased canopy cover, to create shade and alleviate urban heat island effect;

- (c) Add substantially more landscape around all entry areas, to accent and soften them;
  - (d) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems);
  - (e) Add planters with overarching shrubs to common upper level decks, to be visually accessible from below, softening the edges and consisting of woody evergreen plant material for year-round presence;
  - (f) Add as many edible plants as possible, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots (see also Food Assets Conditions 1.36 to 1.39).
- 1.13 Design development to ensure the intended landscape design is carried into the future by adequate maintenance, as follows:
- (a) Provide common maintenance access to all planted common areas;
  - (b) Provide a high efficiency irrigation system for all planted areas.
- 1.14 Design development to locate, integrate and fully screen parking garage vents in a manner which minimizes their impact on the architectural expression and the project’s open space and public realm.
- 1.15 Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:
- (a) Maximize natural landscape best management practices;
  - (b) Minimize the necessity for hidden mechanical water storage;
  - (c) Increase the amount of planting to the rooftop areas, where possible;
  - (d) 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);
  - (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.
- 1.16 Provision of plans, plan details and documentation/calculations that support integrated rainwater management, include absorbent landscapes, soil volumes and detention systems, as follows:

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

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

- 1.17 Provision of coordination between Landscape Plan and architectural Site Plan, for most updated information.
- 1.18 Provision of complete information, such as references on the Roof Deck Plan, confirming all landscape elements.
- 1.19 Approval by the Park Board for proposed tree protection methods for Tree #101.
- 1.20 Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

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

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

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

- 1.22 Provision of a "Tree Management Plan".

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

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

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

1.24 Coordination for the removal and replacement of street trees.

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

1.25 Provision of an outdoor Lighting Plan.

**Arts, Culture and Community Services**

1.26 Construction and delivery of a turnkey and fully fit, furnished, equipped and supplied 37-space childcare facility. Design development to ensure that the 37-space childcare facility is licensable by Vancouver Coastal Health's Community Care Facilities Licensing (CCFL) and meets the intent of the City's *Childcare Design Guidelines* and *Childcare Technical Guidelines*, to the satisfaction of the General Manager of Arts, Culture and Community Services, and the General Manager of Real Estate and Facilities Management.

1.27 Based on the City's *Childcare Design Guidelines*, a 37-space childcare facility will require a minimum indoor area of 429 sq. m (4,618 sq. ft.) and no less than 520 sq. m (5,597 sq. ft.) of outdoor space to comply with the *Guidelines*.

Note to Applicant: This does not include other requirements such as dedicated mechanical room, electrical room, elevator shaft, garbage room, and any necessary circulation space.

1.28 Each licensed program within the childcare centre must have its own dedicated outdoor play space including covered space, and have direct and contiguous access between indoor and outdoor program space.

Note to Applicant: Sunlight should penetrate into the outdoor area for a minimum of three hours per day at the winter solstice, two hours of which should occur during the typical playtime of 9:30am to 11:30am or 1:30pm to 4:30pm.

1.29 Design development to ensure that the indoor and outdoor spaces of the childcare facility are designed to maximize opportunities for healthy child development while ensuring a functional and licensable facility for the non-profit operator.



Note to Applicant: Design of facility should consider circulation, staff supervision sightlines, and adjacencies of various activity and support space / rooms.

Note to Applicant: Provide area table calculations broken down by childcare programs and area calculations in plan drawings at pre-DP. Refer to *Childcare Design Guidelines* Tables 2-5 as examples of calculations.

Note to Applicant: Detailed indoor and outdoor design will be required prior to issuance of a development permit.

- 1.30 Design and construct the outdoor childcare space to ensure that the full outdoor area can be supervised and licensed. Storage must be accommodated on site for program equipment and strollers (for both parents and for program use).

Note to Applicant: All work pertaining to the design, construction, fit, furnish, equip and supply for the childcare facility shall be to the satisfaction of the City's Managing Director of Social Policy and Projects, the City's Director of Facilities Planning and Development, and to the Regional Manager of Community Care Facilities Licensing.

- 1.31 Design development to ensure that the location of parking and drop-off stalls are safe and in proximity to the dedicated childcare centre elevator. Parking should avoid the need for parents and children to cross a drive aisle.
- 1.32 A total of 7 dedicated and signed parking spaces are required for the 37-space childcare facility, with 5 drop-off / pick-up stalls and 2 staff parking stalls.
- 1.33 Design development to minimize the number of balconies overhanging the outdoor play space and to ensure mitigation of fallen or thrown objects from any remaining overhanging balconies.
- 1.34 The facility is to be built with separate lockable mechanical and electrical rooms, dedicated building systems and meters so that its operating costs are accounted for and managed separately from the balance of the development. To comply with the City of Vancouver's Childcare Technical Guidelines and the Facilities Standards Manual.

### **Food Assets**

- 1.35 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the *Rezoning Policy for Sustainable Large Developments*.

Note to Applicant: Based on the rezoning application material, it is anticipated that the development will provide edible landscaping, urban agriculture plots, and a third food asset to be determined through discussion with staff prior to submission of the development permit application.

Note to Applicant: The rezoning application proposed edible plantings in the childcare area. While this type of design is encouraged, it does not count towards the three required food assets because it is not accessible by either the public or the residents of the development.

- 1.36 Design development to include community garden plots satisfying the *Rezoning Policy for Sustainable Large Developments Administrative Bulletin* and the City's *Urban Agriculture Guidelines for the Private Realm*, or any other applicable policy at the time of development permit, and meeting the following requirements:

- (a) Provide a combination of individual plots and shared growing space to meet the minimum requirement for 24 sq. ft. of gardening space for at least 30% of the residential units with less than 100 sq. ft. of private outdoor space;
- (b) Provide support facilities as outlined in the *Urban Agriculture Guidelines for the Private Realm*;
- (c) To the extent possible, provide plots in semi-public areas to enable public access.

Note to Applicant: Indicate urban agriculture plots and support facilities on all plans and drawings submitted as part of the development permit process, and provide the following specific information to facilitate staff review:

- (a) A table of areas demonstrating achievement of minimum plot area requirement;
- (b) A test fit of the agricultural plot area(s) demonstrating sufficient capacity to accommodate the proposed number of plots and required support facilities;
- (c) If plots are centrally located, an operations plan outlining how residents of all buildings will access the plots; and
- (d) A shadow study for all urban agriculture plot areas.

- 1.37 Design development to include edible landscaping meeting the Design Guidelines outlined in the *Sustainable Large Developments Administrative Bulletin* and generally distributed throughout the site.

Note to Applicant: Indicate edible landscaping on all plans and drawings submitted as part of the development permit process, and provide the following specific information to facilitate staff review:

- (a) Edible planting species list; and
- (b) Table of areas denoting edible landscaping as a proportion of total landscaped area.

- 1.38 Applicant to provide a third food asset to satisfy the requirements of the *Rezoning Policy for Sustainable Large Developments*.

### **Sustainability**

- 1.39 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended May 2, 2018), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings.

The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

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

## **Engineering Services**

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

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

- 1.41 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.
- 1.42 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right-of-way.
- 1.43 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
- 1.44 The proposed development is in a peat region. Prior to and during construction activities, the existing infrastructure at and adjacent to the development site shall be monitored to ensure the functionality of the existing infrastructure meets current City standards.

Note to Applicant: Provision of three preconstruction surveys over a period of three months prior to construction is required. The surveys are to include survey data from the

proposed development site to a distance of 100 m radius, in 25 m increments. Provision of further monitoring surveys during and post construction will be required as necessary. Should any City infrastructure at or adjacent to the site be damaged or disturbed during construction activities, the existing infrastructure is to be replaced to current City standards at the discretion of the City Inspector or City Engineer.

1.45 Provision of a draft final Rainwater Management Plan (RWMP) in a report format which includes the following:

- (a) Provision of post-development site plan(s) that includes the following:
  - (i) Building location / footprint;
  - (ii) Underground parking extent;
  - (iii) Proposed service connections to the municipal sewer system;
  - (iv) Location and labels for all proposed rainwater management practices;
  - (v) Area measurements for all the different land use surface types within the site limits; and
  - (vi) Delineated catchments to demonstrate best management practices (detention tank(s), green infrastructure, etc.) are appropriately sized.

- (b) Update the Site Plan to show the correct location.

Note to Applicant: Drawing 18425-A-01 appears to show a different site.

- (c) Provide a summary of all catchment areas in a tabular form which includes the required capture and treatment, any direct capture and treatment achieved from adjacent surfaces, and storage capacities for that catchment. Catchments must be shown in a proposed site plan drawing or figure as part of the Final Rainwater Management Plan Report.
- (d) Provide the landscape plan that supports the use of the landscape area or feature as a rainwater management practice.
- (e) If onsite infiltration is proposed as part of the draft final RWMP, provide an Infiltration Study that includes the following:
  - (i) An evaluation of the potential for and risks of onsite rainwater infiltration, such as slope stability and soil contamination;
  - (ii) Results of infiltration testing at likely locations for infiltration practices and a proposed design infiltration rate;
  - (iii) Soil stratigraphy; and
  - (iv) Depth to bedrock and seasonally high groundwater at likely locations for infiltration practices.

- (f) Ensure best management practice and requirements are adhered to for the design of any proposed infiltration facility:
- (i) Minimum horizontal setback of 5 m from any edge of building foundation and 3 m offset from watermain. Relevant dimensions should be indicated on plans and drawings;
  - (ii) Specify the proposed design infiltration rate for drawdown time calculations;
  - (iii) Preferred estimated drawdown for the entire rainwater storage volume in less than or equal to 48 hours using the design infiltration rate;
  - (iv) Infiltration facility must be able to accommodate the expected loading imposed at grade;
  - (v) Minimum 0.60 m vertical separation from the proposed bottom of the facility and seasonally high groundwater table; and
  - (vi) Shall not be proposed at locations where there are known contamination concerns.

Note to Applicant: See Bulletin 2019-008-PL Siting Requirements for On-Site Infiltration Systems for further information.

- (g) Confirm the legal configuration of the development and adjust the rainwater management strategy accordingly.

Note to Applicant: Background information suggests that the development will be broken into separate internal Parcels that may be legally independent. In this case, separate rainwater management systems will likely be required for each parcel. However, a single RWMP report can be submitted for the site showing how each Parcel independently meets applicable Rainwater criteria. Please see note below regarding scheduling a meeting with Rainwater staff to confirm these requirements further in advance of the DP submission.

- (h) Volume Reduction:
- (i) Calculation of the detention tank volume to equal the greater of either the pre-development peak flow storage volume or the amount of the 24 mm rainfall not captured in Tier 1 and Tier 2 practices.
  - (ii) 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.
  - (iii) Prioritize methods of capture by Tier 1 and 2 with Tier 3 only as a last resort. Additional opportunities may include rainwater harvesting, green, roof, infiltration practices and/or absorbent landscaping. Appropriate

justifications must be stated for each Tier to determine if exemptions may be granted.

Note to Applicant: If the park area will remain mostly pervious and be dedicated to the City, it may be removed from the calculations and assumed to be managed independently.

(i) Release Rate:

- (i) Ensure all calculations are provided for pre and post development peak flow rates, including R-value calculations and any assumptions used. Peak flow calculations to use 1:5 year return period with minimum inlet time of 10 minutes. Travel time to be estimated by applicant. Ensure that the pre-development calculation uses the 2014 IDF curve values and the post-development calculation uses the 2100 IDF curve values.

(j) Water Quality Target:

- (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: 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 ([rainwater@vancouver.ca](mailto:rainwater@vancouver.ca)) to schedule a meeting prior to resubmission with the DP application. Topics to be discussed will include the configuration of individual Parcels within the development and implications for managing rainwater on-site (Parcel-level vs. site-wide).

- 1.46 Provision of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services registered prior to issuance of a Development Permit.
  - 1.47 Provision of a final RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services and the City Engineer prior to the issuance of any building permit.
  - 1.48 Provision of a final Operations and Maintenance (O&M) Manual for the rainwater management system to be included as an appendix in the RWMP Legal Agreement, to the satisfaction of the General Manager of Engineering Services and the City Engineer prior to the issuance of any building permit.
  - 1.49 Provision of a Final Hydrogeological Study at Development Permit submission which addresses the following conditions:
    - (a) Satisfies the requirements for submission outlined in the Groundwater Management Bulletin;
    - (b) Satisfies the objectives of the Groundwater Management Bulletin;
    - (c) Construction-related discharge to the sewer must be measured, and reported to the City. This monitoring must include daily average flow rates, and be submitted monthly to [groundwater@vancouver.ca](mailto:groundwater@vancouver.ca). A hold will be placed on the Building Permit; to lift the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to [groundwater@vancouver.ca](mailto:groundwater@vancouver.ca).
  - 1.50 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>;
    - (b) All third party service lines to the development is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.
- Note to Applicant: Use of street for temporary power (e.g. temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case by case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.
- 1.51 Subject to the acceptance of the finalized TDM Plan, entry into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of 2 two-way Shared Vehicle(s) and the provision and maintenance of 10 Shared Vehicle Parking Space(s) for use exclusively by such Shared Vehicle(s), on terms and conditions



satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:

- (a) Provision of 2 two-way Shared Vehicle(s) to the development for a minimum period of 3 years;
- (b) Entry into an agreement with a two-way Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicle(s);
- (c) Provision and maintenance the Shared Vehicle Parking Space(s) for use exclusively by such shared vehicles;
- (d) Arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Space(s);
- (e) Provision of security in the form of a Letter of Credit for \$50,000 per Shared Vehicle;
- (f) Registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, securing these conditions; and
- (g) A letter of intent from a two-way car share company indicating their willingness to supply car share vehicles on the site at building occupancy.

Note to Applicant: The letter is to also indicate acceptance of the general location, configuration and accessibility of the shared vehicle spaces.

- 1.52 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 30 points is required (to achieve the proposed vehicle parking reduction. The proposed plan achieves 30 points. 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) Update architectural plans to identify the number and location of the additional Class A bicycle spaces.

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-09 – Walking Improvements:

- (i) Provision of streetscape plan and sections that show the location, design, and dimensions of existing and proposed pedestrian-oriented streetscape elements.

Note to Applicant: Walking improvements which are requirements as part of the rezoning process will not be supported as a TDM measure.

(c) COM-01 – Car Share Spaces:

- (i) Update architectural plans to identify / note / dimension car share spaces; and
- (ii) Spaces to be located with convenient, public access at-grade, or on P1.

(d) COM-02 – Car Share Vehicles and Spaces:

- (i) Update architectural plans to identify/note/dimension car share spaces; and
- (ii) Spaces to be located with convenient, public access at-grade, or on P1; and
- (iii) Provision of detailed information as to how and a design to enable members of the car sharing organization access into the building's underground parking 24 hours a day, 7 days a week

(e) COM-03 – Additional Pick-Up / Drop-off Spaces:

- (i) Update architectural plans to identify the number, location, design, and dimensions of additional passenger loading spaces; and
- (ii) Spaces to be located with convenient, public access at-grade, or on P1.

1.53 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 \$2 per square metre of gross floor area;
- (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.

1.54 Design development to improve access and design of bicycle parking by performing the following:

- (a) Provision of 5% oversized and 10% bicycle lockers;

Note to Applicant: Oversized lockers are not supported.

- (b) Provision of automatic door openers for all doors providing access to Class A bicycle storage;
- (c) Provision of a minimum 1.2 m (4 ft.) wide access route between the bicycle parking spaces and the outside.

1.55 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 Class A Passenger loading at grade.

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

- (a) Improved two-way flow for vehicles on the ramp and in the parking areas through provision of the following:
  - (i) Provision of parabolic mirrors on the main ramp and throughout parkade to improve visibility.
- (b) Confirmation that the drive aisle gate is a minimum 6.1 m (20 ft.) wide;
- (c) Provide a minimum width of 2.7 m for a standard vehicle, and 2.6 m for a small car space, when adjacent to one wall;
- (d) Provide wheel blocks perpendicular to pedestrian aisles;
- (e) Confirmation that vertical clearance of overhead projections into vehicle parking spaces are not less than 1.2 m (4 ft.) and projection into the space is not more than 1.2 m (4 ft.).

Note to Applicant: Overhead projections into disability spaces are not permitted.

1.57 Design development to improve accessibility and function to the proposed shared vehicle spaces through provision of the following:

- (a) A 2.9 m (9.5 ft.) stall width for shared vehicle parking spaces.

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

- (a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided;

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

- (h) Areas of minimum vertical clearances labelled on parking levels;
- (i) 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.

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

Note to Applicant: Stair ramps are not generally acceptable.

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

- 1.59 Provision of a landscape and site plan that reflect the improvements to be provided as part of the Service Agreement.

Note to Applicant: Drawings must indicate that the off-site designs submitted as part of the DP application are preliminary, and that a final off-site geometric design will be provided by the City of Vancouver through the DP process.

Note to Applicant: Follow Cambie Corridor streetscape guidelines.

- 1.60 When submitting Landscape plans, please place the following statement on the landscape plan; this plan is “NOT FOR CONSTRUCTION” and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please

contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details.”

Note to Applicant: Landscape plans to include the following:

- (a) Remove pavers and other specialized hardscape from City property;
- (b) Remove existing retaining wall from future laneway corner cut dedication area.

## **Housing**

- 1.61 The unit mix for the six-storey rental building (Building 1) is to be included in the Development permit drawings including studio units, one-bedroom units, two-bedroom units, and three-bedroom units. The unit mix proposed should comply with the unit mix guidelines in the *Moderate Income Rental Housing Pilot Program (MIRHPP) Rezoning Policy*: application process, project requirements and available incentives for both the market and below-market (moderate income) units, and must include at least 35% family-oriented units (two-bedroom and three-bedroom units).

Note to Applicant: Any changes in the unit mix from the rezoning application may only be considered under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children and meets the intent of the unit mix guidelines in the *Moderate Income Rental Housing Pilot Program*.

- 1.62 The six-storey rental building (Building 1) 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 area areas suitable for a range of children's play activities and urban agriculture, ranging in size from 130 sq. m (1,399 sq. ft.) to 280 sq. m (3,014 sq. ft.) and situated to maximize sunlight access (S.3.3.2, 3.4.3);
  - (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 (6 ft.) by 2.7 m (8.9 ft.) minimum dimensions (S.4.3.2).
- 1.63 The six-storey rental building (Building 1) must receive occupancy prior to occupancy for townhouse buildings 2-5.

Note to Applicant: The six-storey strata building (Building 9) and townhouse buildings 6-8 may receive occupancy before the six-storey rental building (Building 1). No occupancy permit will be issued for the townhouse buildings 2-5 until an occupancy permit is issued for the six-storey rental building (Building 1).

- 1.64 Townhouse building layouts included in the Development Permit drawings are to more closely meet the target of 50% of all units to be approximately 105 sq. m (1,130 sq. ft.) in size to maximize affordability and delivery the number of townhouse units. See *Cambie Corridor Plan* 6.3.4.

### **Parks**

- 1.65 The applicant is to enter into a Park Development Agreement for the design and delivery of a minimum 566.8 sq. m (6,101 sq. ft.) park parcel to the satisfaction of the General Manager of Parks and Recreation.
- 1.66 Applicant is to ensure achievement of the rainwater clean and capture requirements set out in the *Rain City Strategy* for rainwater falling on the park parcel. Proposed direction of rainwater or groundwater to the park parcel from other public lands in the development must have prior approval by the General Manager of Parks and Recreation.
- 1.67 No non-park building, non-park subsurface building structure, including parking structures, or other non-park infrastructure shall be located within or otherwise encroach upon the park parcel.
- 1.68 Design development to ensure no direct development parcel or building access into the park.

Note to Applicant: A collector pathway is required within private property and is required to connect to sidewalks within the rights-of-way and not directly into internal park pathways.

## **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 Engineering Services and the General Manager of Planning, Urban Design and Sustainability (or successors in function), as necessary, and at the sole cost and expense of the owner / developer, make arrangements for the following:

### **Engineering Services**

- 2.1 The closing of, stopping up and conveying to the owner, the required portion of the lane (lane east of 977 West 19th Avenue), subsequent to Council approval; the consolidation of the closed lane with the adjacent parcel, and the relocation or decommissioning of any utilities within this area.

Note to Applicant: An application to the City Surveyor is required to initiate the lane closure and purchase.

- (a) Provision of written confirmation and agreement from all affected utility companies if any utilities are found to be in the closed lane;

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

- 2.2 Provision of a surface Statutory Right-of-Way (SRW) for public use of the vehicular turn around space at the end of the City lane.

Note to Applicant: Construction of a cul-de-sac or other acceptable vehicular turn around at the end of the City lane. This vehicular turn around must be constructed fully on private property and an SRW will be secured for public access. The design must allow for typical site servicing vehicles such as garbage trucks to turn around without having to back out of the lane. The final size and location of the SRW should be based on the as-built turn around space.

- 2.3 Provision of surface Statutory Right-of-Ways (SRWs) for public pedestrian and cyclist use of the pathway that is proposed to run east-west through the middle of the site and the pathways that run north-south through the site.

Note to Applicant: Construction of a minimum 3.05 m (10 ft.) wide paved path for the east-west active link and construction of two north-south paved paths for the north-south active links, one with a minimum width of 2.14 m (7 ft.), and the other with a minimum width of 1.53 m (5 ft.). The final size and location of the SRWs should be based on the as-built paths

- 2.4 Provision of a building setback and surface Statutory Right-of-Way (SRW) for public pedestrian use over a portion of the site, along West 18th Avenue to achieve a 2.14 m (7 ft.) offset distance measured from the property line to the building face for sidewalk purposes.

Note to Applicant: This SRW is required to accommodate a public sidewalk to current City standards along West 18th Avenue while retaining the existing street trees. The SRW will be free of any permanent obstruction such as structure, mechanical vents, stairs, and planter walls at grade and is to accommodate the underground parking structure within the SRW agreement.

- 2.5 Provision of an encroachment agreement to secure ongoing maintenance of all proposed improvements in the closed lane including 'outdoor lighting' and 'community green' on the street right-of-way.

Note to Applicant: All public realm space within the street Right-of-Way shall be designed in consultation with Engineering, to the satisfaction of the General Manager of Engineering Services.

- 2.6 Consolidation of Lots A to H, Block 536, District Lot 472, Plan 8952 with the closed lane, to create a single development parcel; and subdivision of that site to result in the dedication of a 10'x10' corner-cut truncation in the southwest corner of current Lot A for lane purposes, and further creation of the development lots;



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

- 2.7 Provision of an access and maintenance agreement to the satisfaction of the General Manager of Engineering Services, and the Director of Legal Services for access and maintenance obligations for access and parking to the development lots for the below ground parking structure.
- 2.8 Provision of a shared access agreement to the satisfaction of the General Manager of Engineering Services, and the Director of Legal Services to secure access to underground parking within future development on that adjacent property at 977 West 18th Avenue (Lots 1 and 2, Block 536, DL 472, Plan 4121).
- 2.9 Provision of a Section 219 Covenant to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to place a hold on the issuance of any Development Permit for the Rezoning Site, and such agreement shall include, without limitation the following provisions:
  - (a) That no Development Permit for the Rezoning Site or any improvements or building thereon shall be issued until the following have been satisfied:
    - (i) Provision of a detailed Transportation Demand Management (TDM) Plan for each development permit, meeting the requirements for large sites as described in the Transportation Demand Management for Developments in Vancouver Administrative Bulletin, for the approval of the General Manager of Engineering Services;
    - (ii) Provision of further legal agreements, including without limitation a TDM Agreement, to ensure that the owner of the lands will construct, install, operate and continuously maintain the TDM measures set out in the approved TDM Plan. Such agreement(s) will:
      - Permit the City to access and undertake post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed; and
      - Require the owner of the lands to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results.

Note to Applicant: These agreements would include but not be limited to a Section 219 Covenant and Statutory Right-of-Way, subject to additional details being formalized through detailed design.

- (iii) Provision of financial security in the form of Letter of Credit or alternate forms of security to the satisfaction of the Director of Legal Services to secure the obligations set out in the TDM Agreement; and
    - (iv) Provision of funding towards long-term TDM monitoring fund in the amount of \$2 per square metre of gross floor area; and

- (b) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Engineering Services, may in her sole discretion require.

Note to Applicant: The TDM plan currently proposed may need to be reconfigured, as an independent TDM plans will need to be submitted for each phase of development.

- 2.10 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the Rezoning Site (collectively called the “Services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Conditions 2.11(a) to (c), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

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

Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by Rocky Point Engineering Ltd. dated August 12, 2020, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 150 mm along West 19th Avenue, 200 mm along Laurel Street or 200mm along West 18th Avenue. Should the development require water service connections larger than the existing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading.

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

Note to Applicant: As per the City of Vancouver Building Bylaw, the principle entrance must be within 90 m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance to the aforementioned bylaw will be required. The developer is responsible for 100% of the cost of this upgrade

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

Implementation of development(s) at 906-982 West 18th Avenue and 907-969 West 19th Avenue requires the following in order to maintain sanitary sewer flow conditions.

No sewer upgrades required.

Developer's Engineer to submit a sewer abandonment plan to the City that details the abandonment or removal of all existing storm, sanitary, and combined connections to the development site. The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

Note to Applicant: Development to be serviced to the existing 200 mm SAN and 375 mm STM sewers in West 18th Avenue and the existing 375 mm and 450 mm COMB sewers in West 19th Avenue. Each proposed parcel is to have a service connection to the closest sewer for a total of four sets of service connections.

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. This shall be demonstrated by preparation of a Rainwater Management Plan with all necessary supporting calculations and drawings prior to the issuance of the development permit.

- (c) Provision of street improvements along Laurel Street adjacent to the site and appropriate transitions including the following:
  - (i) 2.14 m (7 ft.) wide broom finish saw-cut concrete sidewalk;
  - (ii) Relocation of the existing above ground utility kiosk to outside of the future sidewalk;
  - (iii) Curb ramps;
  - (iv) Removal of the existing driveway crossings and reconstruction of the boulevard, sidewalk, and curb to current standards.
- (d) Provision of street improvements along West 18th Avenue adjacent to the site including the following:
  - (i) 2.14 m (7 ft.) wide broom finish saw-cut concrete sidewalk;
  - (ii) New concrete curb and gutter along the development sites frontage;
  - (iii) Curb bulge at the intersection with Laurel Street, including curb and gutter and any required road reconstruction to current standards;
  - (iv) Relocation and / or replacement of the existing catch basin as required to accommodate the curb bulge;
  - (v) Curb ramps.

- (e) Provision to reconstruct full width of pavement on West 18th Avenue with a pavement structure suitable for peat areas adjacent to the site.
- (f) Provision of street improvements along West 18th Avenue from Oak Street to the lane east of Oak Street including the following:
  - (i) 2.14 m (7 ft.) wide broom finish saw-cut concrete sidewalk;
  - (ii) Curb ramps.

Note to Applicant: The sidewalk from Oak Street to the lane is latecomer eligible.

- (g) Provision of street improvements along West 19th Avenue adjacent to the site, and appropriate transitions including the following:
  - (i) 2.14 m (7 ft.) wide broom finish saw-cut concrete sidewalk;
  - (ii) Curb ramps.
- (h) Provision of street improvements along West 19th Avenue adjacent to 977 West 19th Avenue and appropriate transitions including the following:
  - (i) 2.14 m (7 ft.) wide broom finish saw-cut concrete sidewalk;
  - (ii) Curb ramps;
  - (iii) Curb bulges on both sides of the lane so that a new sidewalk can be constructed while retaining the significant tree in front of 977 West 19th Avenue, including curb and gutter and any required road reconstruction to current standards;

Note to Applicant: The sidewalk in front of 977 West 19th Avenue is what is intended to be latecomer eligible. The City will provide a geometric design for these street improvements

- (i) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.
- (j) Provision of entire intersection lighting upgrades at Laurel Street and West 18th Avenue, Laurel Street and West 19th Avenue to current City standards and IESNA recommendations.
- (k) Provision of improvements at the intersection of Oak Street and West 19th Avenue including:
  - (i) Upgrades to the existing traffic signal including an accessible pedestrian signal (APS);
  - (ii) Entire intersection lighting upgrade.

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

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

- (m) Provision of new pad mounted service cabinet / kiosk on West 19th Avenue.

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

- (n) Provision of a new standard concrete lane crossing, new curb returns and curb ramps at the existing lane crossings on West 18th Avenue and West 19th Avenue adjacent to the site.
- (o) Provision to rebuild the remaining City portion of the East-West laneway as per City centre valley "Higher Zoned Laneway" pavement structure and install a new catch basin in the laneway to capture the lane's surface water run-off.
- (p) Provision of lane lighting on standalone poles connected to underground ducts. The ducts should be connected to the existing City Street Lighting infrastructure.
- (q) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

2.11 Provision of one or more 24-hour Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and / or extended services:

- (a) Provision to construct a sidewalk from Oak Street to the lane east of Oak along West 18th Avenue per Condition 2.10(f)(i);

Note to Applicant: 3416 Oak Street is the benefitting area for these works.

- (b) Provision to construct a sidewalk in front of 977 West 19th Avenue per Condition 2.10(h)(i);

Note to Applicant: 977 West 19th Avenue is the benefitting area for these works.

- (c) Provision to upgrade the existing traffic signal including an accessible pedestrian signal (APS) and intersection lighting per Condition 2.10(k);

Note to Applicant: 3463 Oak Street, 3476 Oak Street, 3537 Oak Street, 1003 Douglas Crescent, 1004 Douglas Crescent, and 998 West 19th Avenue are the benefiting areas for these works.

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

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

- 2.12 Provision of all third party utility services (e.g. BC Hydro, Telus and Shaw) to be underground. BC Hydro service to the site shall be primary.

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. Submission of a written confirmation from BC Hydro that all these items will be located on the development property.

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

## Housing

- 2.13 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 a Section 219 Covenant to secure all residential units in the six-storey rental residential building (Building 1) as secured rental housing units, excluding Seniors Supportive or Assisted Housing, including at least 22% (1,436 sq. m (15,459 sq. ft.)) of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law be secured as moderate income units subject to the conditions set out below for such units and in accordance with the requirements set out in the *Moderate Income Rental Housing Pilot Program*, for a term equal to the longer of 60 years and the life of the building, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:
- (a) A no separate sales covenant;
  - (b) A no stratification covenant;
  - (c) A provision that none of such units will be rented for less than one month at a time;
  - (d) All rental units will be secured as rental for a term of 60 years or the life of the building, whichever is greater;

- (e) That the average initial starting monthly rents for each moderate income unit, which comprise the set of moderate income units at least 20% of the residential floor area that is counted in the calculation of the floor space ratio, will be at or below the following rents, as set out in section 3.1A (d) of the Vancouver Development Cost Levy By-law (the “DCL By-law”) and not subject to adjustment, unless otherwise permitted under the DCL By-law and section 2.1(a) of the *Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements And Available Incentives Administration Bulletin*:

Unit Type	Proposed Average Starting Rents
Studio	\$950
1-bed	\$1,200
2-bed	\$1,600
3-bed	\$2,000

The average initial starting monthly rents for the additional moderate income rental housing units beyond the units referred to in the first paragraph of this condition (e) will be the amounts set out in the above noted table, as may be escalated, by the annual maximum adjustment permitted under BC Residential Tenancy Act from 2017, being the base year for when such rents were established, and the year in which the first occupancy permit is issued for the development, as set out in section 2.1 of the *Moderate Income Rental Housing Pilot Program (MIRHPP) Rezoning Policy*.

- (f) That a rental roll indicating the maximum initial monthly rents for the units secured at moderate income rates will be required prior to Development Permit issuance, prior to Building Permit issuance and again prior to issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability and the Director of Legal Services;
- (g) That the average size of each unit type for all secured rental housing units will be at or below the following limits as contemplated by the Vancouver Development Cost Levy By-law:

Unit Type	Maximum Average Unit Size
Studio	42 sq. m (450 sq. ft.)
1-bed	56 sq. m (600 sq. ft.)
2-bed	77 sq. m (830 sq. ft.)
3-bed	97 sq. m (1,044 sq. ft.)

- (h) That rent increases for the moderate income units after initial occupancy, will be capped at the Residential Tenancy Act maximum annual allowable increase, as published by the Province of British Columbia, regardless of a change in occupancy;



- (i) Except for Returning Tenants (as defined in Condition 2.14 below), the applicant will verify eligibility of new tenants for the moderate income units, based on the following:
  - (i) For new tenants, annual household income cannot exceed 4 times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
  - (ii) There should be at least one occupant per bedroom in the unit.
- (j) Except for Returning Tenants (as defined in Condition 2.14 below), the applicant will verify the ongoing eligibility of existing tenants in the units secured at moderate income rates every five (5) years after initial occupancy:
  - (a) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
  - (b) There should be at least one occupant per bedroom in the unit.
- (k) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the moderate income rental housing units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the moderate income units, and a summary of the results of eligibility testing for these units;
- (l) The six-storey rental building (Building 1) must receive occupancy prior to occupancy for townhouse buildings 2-5;  
  
Note to Applicant: The six-storey strata building (Building 9) and townhouse buildings 6-8 may receive occupancy before the six-storey rental building (Building 1). No occupancy permit will be issued for the townhouse buildings 2-5 until an occupancy permit is issued for the six-storey rental building (Building 1).
- (m) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require in their sole discretion.

2.14 Enter into a Section 219 Covenant and / or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:

- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability, as per the *Tenant Relocation and Protection Policy* and the *Cambie Corridor Plan Balfour Block Unique Site Policies*, that is effective at the time of submission of the Development Permit Application;
- (b) Provide a detailed Tenant Disruption Mitigation Plan based on proposed project phasing that is effective at the time of submission of the Development Permit Application;

- (c) The Tenant Relocation Plan, will provide, among other things, a requirement that the tenants of a unit (the “Existing Unit”) in the existing building will offered a right of first refusal to rent a unit (the “New Unit”) in the new development, provided that for any tenant exercising such right of first refusal (a “Returning Tenant”):
- (i) the unit type of the New Unit must align with the household size of the tenant in accordance with the National Occupancy Standards established by the Canada Mortgage and Housing Commission;
  - (ii) the initial rental rate for:
    - a. a New Unit that is the same unit type as the Existing Unit will be the same as the rental rate paid by the Returning Tenant for his or her Existing Unit at the date of when this rezoning application was submitted; and
    - b. a New Unit that is a different unit type as the Existing Unit will be adjusted based on a pro-rata amount (calculated based on the difference of rent per square foot between the average unit type sizes),  
  
as may be adjusted by the allowable annual rent increase permitted under the *Residential Tenancy Act* between the date of when this rezoning application was submitted and the date of initial occupancy for the new unit;
  - (iii) a New Unit rented to a Returning Tenant may be counted as a moderate income unit, as described in Condition 2.13 above, if the rental rate for the New Unit qualifies with the rental rate requirements for moderate income units and in such case, the Returning Tenant will be excluded from the MIRHPP annual income maximums and verification requirements, as described in Condition 2.13 above.
- (d) Provide a notarized declaration that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.
- (e) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must outline the names of any tenants who have ended their tenancy; the reason for search for alternate accommodation (if assistance was requested by the tenant); the names of tenants still remaining in the building; the status of the applicant’s search for relocation options (if assistance was requested by the tenant) and / or additional assistance rendered, as required through their Tenant Relocation Plan.

Note to Applicant: if a long period of time elapses between Public Hearing and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.

- (f) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit. The Report must outline the names of tenants; indicate the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

### **Arts, Culture and Community Services**

2.15 Make arrangements to the satisfaction of the Director of Legal Services, in consultation with the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture and Community Services, for the provision, at no cost to the City, of a 37-space childcare facility. To secure this condition the applicant will enter into one or more agreements with the City which include, but may not be limited to, the following requirements, all to be satisfied at no cost to the City:

- (a) Design, construction and delivery of a turnkey and fully fit, furnished, equipped (FF&E) 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;

Note to Applicant: All work pertaining to the design, construction, fit, furnish, equip and supply for the childcare centre shall be to the satisfaction of the City's Managing Director of Social Policy and Projects, the City's Director of Facilities Planning and Development, and to the Regional Manager of Community Care Facilities Licensing.

Note to Applicant: For information purposes, the fully fit, furnish, and equip is estimated at minimum \$2,500 per childcare space to be provided to the childcare operator. Exact costs may vary based on the operator's needs at the time of facility occupancy.

- (b) The childcare facilities must meet the intent of the City of Vancouver Childcare Design Guidelines and Technical Guidelines, and must be licensable by meeting the Childcare Licensing Regulations of Community Care Facilities Licensing (CCFL);

- (c) The childcare facility must consist of no less than 429 m<sup>2</sup> (4,618 sq. ft.) of gross indoor space with adjacent outdoor space of no less than 520 m<sup>2</sup> (5,597 sq. ft.);

Note to Applicant: The recommended Gross Indoor Area is exclusive of mechanical and electrical rooms, stairwells, elevator shafts and lobbies. Consider an extra 15% of floor area for these items.

- (d) The childcare facility indoor area must have height of not less than 12 ft. floor-to-floor.
- (e) The childcare facility must have dedicated parking stalls, and amenity and storage spaces.

- (f) Transfer to the City at no cost an air space parcel in fee simple containing the childcare facility, together with the appropriate rights and obligations applicable to the ownership and operation of this legal parcel including reciprocal easements and indemnities, repair and maintenance, cost sharing, insurance and other applicable legal obligations;
- (g) The construction and delivery of the childcare facility is to be secured by a Letter of Credit (LC), provided to the City prior to building permit issuance, the amount of which will be settled as part of the agreements required prior to rezoning enactment; all LCs must be in compliance with and in the form set out on the City's Letter of Credit Policy ADMIN 032:  
<https://policy.vancouver.ca/ADMIN032.pdf>
- (h) The applicant will grant the City an option to purchase, for a nominal purchase price, the childcare facility air space parcel, exercisable upon completion of the childcare facility and registration of the related air space plan.
- (i) An occupancy hold on the buildings to be constructed on the site subject to the completion of the design and construction of the childcare facility and satisfactory acceptance of the childcare facility by the City.
- (j) Agreement to grant a perpetual right in favour of the City and the users of the childcare facility in the form of an easement, for access to and use of the dedicated elevator, garbage and recycling area, mechanical rooms, electrical and required parking spaces, bicycle parking and loading spaces as per Parking By-law on this site;
- (k) Minimize the obligations of the childcare facility toward contributions to the common area costs of the overall development, to reflect those costs which are deemed to be directly attributable to the childcare facility or which are related to any part of the development for which the users or invitees of the childcare facility may (from time to time) have the use of and/or access to; and
- (l) Such other terms and conditions as the Director of Legal Service, in consultation with the General Manager of Real Estate and Facilities Management and the General Manager of Arts, Culture and Community Services may in the sole discretion require.

Note to Applicant: Holds on the Development Permit and above-grade Building Permit in connection with certain milestones will also be applied to the project.

2.16 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the Rezoning Policy for Sustainable Large Developments by delivering a minimum of three food assets. To secure this condition, the applicant may be required to enter into one or more agreements with the City including, but not limited to, the following:

- (a) Permit holds subject to completion of the design, construction, and satisfactory acceptance of the food assets;

- (b) Agreements regarding the installation, maintenance, and programming of the food assets; and
- (c) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Arts, Culture and Community Services may in their sole discretion require.

## **Parks**

2.17 The applicant is to make arrangements to the satisfaction of the General Manager of Parks and Recreation, in consultation with the General Manager of Planning, Urban Design and Sustainability, General Manager of Community Services, The Director of Finance, and the Director of Legal Services, for the delivery of a 566.8 sq. m (6,101 sq. ft.) permanent park. To secure this condition, the applicant will enter into agreements with the City, including a Park Development Agreement, which will include, but may not be limited to, the following requirements, all to be satisfied at no cost to the City:

- (a) Subdivision to create a contiguous minimum 566.8 sq. m (6,101 sq. ft.) dedicated, permanent park parcel;
- (b) The applicant will be responsible for servicing the 566.8 sq. m (6,101 sq. ft.) park parcel, including, but not limited to, electrical, mechanical, water, sanitary and other utility connections;
- (c) The applicant applicant will be responsible for ensuring that the parcel meets *Environmental Management Act* requirements for intended use prior to transfer of parcels to the City;
- (d) The park parcel is to be transferred to the City free and clear of any financial charges, liens, and other encumbrances;
- (e) The park parcel will be dedicated to the City or transferred to the City for \$1.00 prior to enactment of the CD-1 By-law or, in the City's sole discretion, prior to the issuance of any development permit for any building on the Rezoning Site, or the applicant shall, in the City's discretion, grant to the City an Option to Purchase the Park Parcel for a nominal purchase price of \$1.00, all on terms and conditions satisfactory to the Director of Legal Services which option shall be exercisable at any time following enactment of the CD-1 By-law;
- (f) Design, public engagement, and delivery of the 566.8 sq. m (6,101 sq. ft.) park will be undertaken by the applicant through a Park Board-led process and will be undertaken at the sole cost of the applicant;

Note to Applicant: Park design and provision to meet or exceed the Vancouver Board of Parks and Recreation [Park Development Standards](#) and the [Canadian Landscape Standard](#).

- (g) The 566.8 sq. m (6,101 sq. ft.) park is to be constructed and transferred to the City prior to occupancy of the southeast townhouse phase (buildings 6-8);

- (h) If the applicant is otherwise in default in completing any or all of the 566.8 sq. m (6,101 sq. ft.) park, the City and Park Board may commence the design, construction and completion of any or all of the remaining park works;

Note to Applicant: Costs to cover remaining work will be at the sole cost of the applicant, will be lodged as a cash deposit by the applicant, and will be estimated by the Park Board.

- (i) The City is to be granted options to purchase in favour of the City to secure transfer of parcels to the City;
- (j) The foregoing agreements will include holds on development permits, building permits and occupancy permits, as required by the City in its sole discretion, to ensure that the parcel is delivered when anticipated/required by the City. The applicant will be responsible for any increase or escalation in costs to build the turnkey park.

### **Sustainability**

- 2.18 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.

### **Public Art**

- 2.19 Execute an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Head of Public Art (a checklist will be provided).

Note to Applicant: Please call Eric Fredericksen, Head of Public Art, 604-871-6002, to discuss your application.

### **Environmental Contamination**

- 2.20 If applicable:
  - (a) Submit a site disclosure statement to Environmental Services (Environmental Protection);
  - (b) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and / or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and

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

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

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

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

\* \* \* \* \*

906-982 West 18th Avenue and 907-969 West 19th Avenue  
ADDITIONAL INFORMATION

1. Urban Design Panel

The Urban Design Panel (UDP) reviewed the rezoning application on October 6, 2021. A summary of the decision is provided below. The full meeting minutes can be found online: <https://vancouver.ca/files/cov/udp-minutes-10062021.pdf>.

**EVALUATION: Support with Recommendations (9/0)**

**Introduction:** Kent MacDougall, Rezoning Planner, introduced the project and provided an overview of the policy for this site as well as highlighted that this is a resubmitted application. The Panel reviewed the previous version of the proposal on March 17, 2021 (see full meeting minutes here: <https://vancouver.ca/files/cov/udp-minutes-03172021.pdf>).

The resubmitted application proposes 208 units across a 6-storey secured rental residential building (99 units); a 6-storey strata residential building with at-grade childcare and a rooftop amenity (51 units); and seven 3- to 4-storey stacked townhome buildings (58 units).

Development Planner Omar Aljebouri then gave an overview of the urban design considerations while highlighting design refinements.

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

Has the applicant responded successfully to the Panel's advice provided on March 17, 2021?

Note AIBC Bulletin 65, 6.7.1: Discussion and comments should be limited to the items in question form the previous submission.

As a reminder, on March 17, 2021, staff sought advice from the Panel on the following:

- 1) Height, density and massing as per the *Cambie Corridor Plan* and concerning the following:
  - a) Contextual fit;
  - b) Townhouse arrangement / orientation;
  - c) Vehicular access.
- 2) The public realm and open spaces in terms of function, interface, and solar performance, for the following:
  - a) The shared family-oriented outdoor space (*now provided as per the Plan*);
  - b) The linear public open space (*now replaced with a SE public open space as per the Plan*).
- 3) The quantity, quality and functionality of indoor and outdoor residential amenities, especially for families with children relative to the number of units and buildings.



The applicant team then gave an overview of their rezoning proposal noting specific changes made from the previous proposal.

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

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

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

- To explore the provision of indoor amenity space at grade to serve all units;
- Design development to simplify the architectural expression;
- Design development to strengthen the connection between corner park and development;
- Design development to the townhouses to better address contextual relationships;
- Investigate retention of existing willow trees.

## 2. PUBLIC CONSULTATION SUMMARY

### Resubmission

#### List of Engagement Events, Notification, and Responses

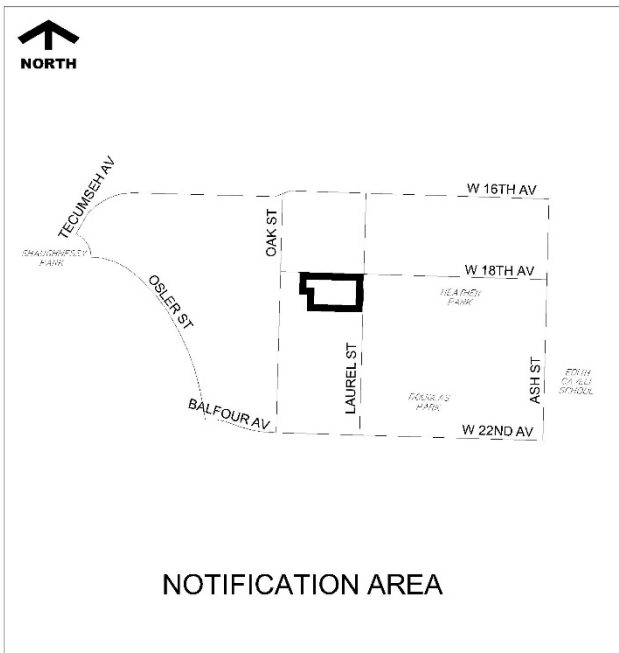
	Date	Results
<b>Event</b>		
Virtual open house (City-led)	September 20, 2021 – October 10, 2021	325 participants (aware)* <ul style="list-style-type: none"> <li>• 223 informed</li> <li>• 158 engaged</li> </ul>
<b>Public Notification</b>		
Postcard distribution – Notice of rezoning application and virtual open house	September 17, 2021	1,895 notices mailed
<b>Public Responses</b>		
Online questions	September 20, 2021 – October 10, 2021	36 submittals
Online comment forms <ul style="list-style-type: none"> <li>• Shape Your City platform</li> </ul>	August, 2021 – February, 2022	185 submittals
Overall position <ul style="list-style-type: none"> <li>• support</li> <li>• opposed</li> <li>• mixed</li> </ul>	August, 2021 – February, 2022	185 submittals <ul style="list-style-type: none"> <li>• 25 responses</li> <li>• 136 responses</li> <li>• 24 responses</li> </ul>
Other input	August, 2021 – January, 2022	40 submittals
<b>Online Engagement – Shape Your City Vancouver</b>		
Total participants during online engagement period	September, 2021 – February, 2022	716 participants (aware)* <ul style="list-style-type: none"> <li>• 370 informed</li> <li>• 189 engaged</li> </ul>

*Note: All reported numbers above are approximate.*

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

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

## Map of Notification Area



## Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Building height, massing, density and context:** The building height, massing, density and context is appropriate for the neighbourhood and the project is in close proximity to the Vancouver General Hospital.
- **Rental and affordable housing:** Retaining the same amount of rental units as the original application is appreciated and will benefit moderate-income earners who are looking for affordable housing within the city. The location is ideal for building housing to address the housing shortage.
- **Green space:** The park and playground is inviting and has an attractive layout. New childcare spaces are needed and will be a welcome addition to the community.
- **Building design:** Design is aesthetically pleasing, appears community-oriented, and fits into the neighbourhood.

Generally, comments of concern fell within the following areas:

- **Building height, massing, density and context:** The project's density and height will create shadowing to neighbouring buildings and is more appropriate on a busy arterial.

The surrounding neighbourhood also has no 6-storey buildings and the proposed building will not match the neighbourhood's character.

- **Community amenities:** The elementary schools have been at full capacity for several years and cannot accommodate for a greater influx of students. Parents have had to drive their children to schools elsewhere. Community centres, childcare spaces, and public parks are also at capacity. Existing amenities are overdue for upgrades. The developer is not doing enough to address these issues.
- **Traffic and parking:** Traffic congestion is high during rush hours and increased density will exacerbate issues. Concerns exist regarding pedestrian safety given the anticipated traffic increase, as school children walk through this area frequently. The proposal is misleading by showing residential streets as two-way throughways without street parking.
- **Green space:** The reduction of green space to a small park and playground is concerning. There is less public space for recreational use, and with less green space, the flooding and sewage problems that the neighbourhood currently experiences are expected to worsen.
- **Rental and affordable housing:** There are currently 34 low-rental units and only 25 moderate-income rental units are proposed. This will displace some current tenants. Units are also too small and fewer 3-bedroom units are proposed as compared to what currently exists on the lot.

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:*

- This location is close to the future Broadway Subway station.
- There is variety in architecture.
- The sloped-roof design appears compatible to the existing neighbourhood.
- The variety of housing options can meet diverse housing needs.
- Convenient location for future residents who are also members of the synagogue next door.

*General comments of concern:*

- Rooftop amenities creates excessive height and may isolate residents from other residents in the neighbourhood.
- Height of project would cause privacy issues allowing new residents to 'look down' at current residents.
- Clarification is needed on whether gabled roofs will be carried to the top floor as living space, an attic, or dead space.
- Luxury finishings for kitchen may be unnecessary and keep costs high.
- The 3-bedroom units are too small to accommodate families.
- The moderate-income rental housing will still be too expensive.
- Concerns that this may be like the neighbouring Little Mountain, where hundreds of affordable housing units were lost.

- The proposal is misleading by not clarifying that the area is not within Edith Cavell Elementary School's catchment area. Edith Cavell is also at full capacity.
- More parking is needed since the Canada Line station is too far away and parents will need to drive their children to schools in other neighbourhoods.
- Less parking is needed to encourage people to take public transit and not overburden the existing traffic with additional vehicles.
- One access to the parkade may be too few.
- The buildings should be net-zero.
- The park is not aesthetically pleasing.
- Noise from the daycare and increase in traffic will be an inconvenience.
- Air pollution from idle cars in expected traffic jams will cause health concerns.
- Excavation of existing green spaces will cause environmental damage.

*Neutral comments/suggestions/recommendations:*

- The term 'storey' is used ambiguously in the proposal and is misleading.
- Heritage elements should be incorporated into the design.
- Varied material in the proposed cladding would provide more street appeal.
- The lane in the middle of the property should be publicly accessible to encourage community cohesion.
- Consideration could be given to allow neighbours to also use the facility.
- The neighbourhood needs more street parking.
- Building construction is expected to be loud and disruptive.
- A roundabout should be built to slow down the traffic in the area.
- Sidewalks should be widened to accommodate for more traffic.
- More retail should be constructed nearby or incorporated into the project.
- The developer should be providing more CACs to help develop the infrastructure in the neighbourhood.

## Original Submission

### List of Engagement Events, Notification, and Responses

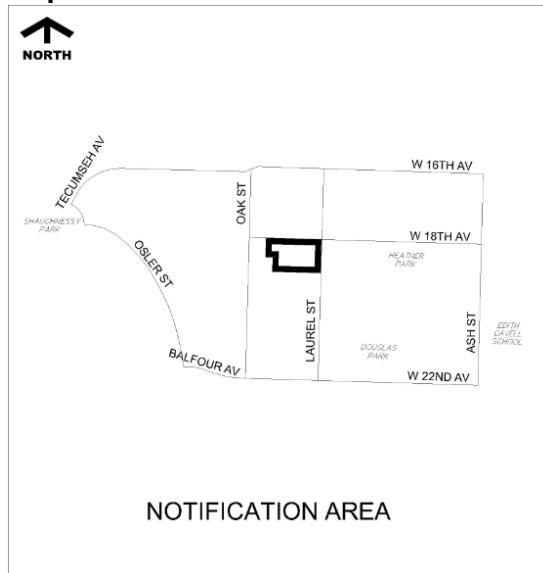
	Date	Results
<b>Event</b>		
Virtual open house (City-led)	March 1, 2021 – March 21, 2021	972 participants (aware)* <ul style="list-style-type: none"> <li>• 446 informed</li> <li>• 255 engaged</li> </ul>
<b>Public Notification</b>		
Postcard distribution – Notice of rezoning application and virtual open house	February 25, 2021	1,860 notices mailed
<b>Public Responses</b>		
Online questions	March 1, 2021 – March 21, 2021	65 submittals
Online comment forms <ul style="list-style-type: none"> <li>• Shape Your City platform</li> </ul>	February, 2021 – August, 2021	302 submittals
Overall position <ul style="list-style-type: none"> <li>• support</li> <li>• opposed</li> <li>• mixed</li> </ul>	February, 2021 – August, 2021	302 submittals <ul style="list-style-type: none"> <li>• 87 responses</li> <li>• 172 responses</li> <li>• 41 responses</li> </ul>
Other input	February, 2021 – August, 2021	0 submittals
<b>Online Engagement – Shape Your City Vancouver</b>		
Total participants during online engagement period	February, 2021 – August, 2021	1,886 participants (aware)* <ul style="list-style-type: none"> <li>• 758 informed</li> <li>• 310 engaged</li> </ul>

*Note: All reported numbers above are approximate.*

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

- **Aware:** Number of unique visitors to the application webpage that viewed only the main page.
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- **Engaged:** Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

## Map of Notification Area



### 1. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Height, density and location:** The proposed density and height is ideal and complies with the Cambie Corridor Plan, it is also a good use of space, close to transit and would enrich this neighbourhood.
- **Housing stock:** Project provides an increased mix of market, secured and below market rental and market housing stock, which is greatly appreciated and needed in this city.
- **Community amenities:** The addition of an extra childcare space is much needed in this neighbourhood.
- **Housing types:** Appreciation for the proposed building forms that offer a variety of housing options and not exclusively sticking to a traditional tower typology.

Generally, comments of concern fell within the following areas:

- **Height, density and location:** Concerns regarding the building form, density, height, context and the overall scale of the project is not appropriate for this area. Concerns have been expressed over increased shadowing onto single-family lots in surrounding area and a general loss of natural sunlight.
- **Traffic and safety:** Increased vehicular traffic in the smaller, narrow side streets would cause traffic issues such as increased speeding and congestion and pose as a safety concern for the community especially for children.
- **Community amenities:** Existing amenities and services such as schools, childcare and community centres are already at capacity and further density would exacerbate current unaddressed capacity issues.

- **Greenspace:** The loss of existing open green space and lack an appropriate replacement for open green space makes the development uninviting and would be a detrimental for the well being of the future inhabitants of this project and also for the community as well as.
- **Building design:** Lack of innovation and creativity for the overall building design. The use of concrete makes the entire project feel very drab, confining, unwelcoming, uninviting and aesthetically not pleasing with respondents calling it very institutional looking and the grey aesthetics would not mesh well with the surrounding single family houses.
- **Parking:** Number of parking not sufficient for residents and their visitors. Concern over existing street parking capacity issues are expressed along with concerns regarding spillage of street parking to neighbouring streets.

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 form of development is considered refreshing and proponents preferred the proposed building forms over the typical Vancouver tower form of development.
- Building design does a good job of adding human scale elements to help it fit into the surrounding neighbourhood context and reduces visual scale at the pedestrian level.
- Number of parking is appropriate and would help mitigate excessive street parking.
- Adequate number of bicycle parking spaces provided.
- The various types of market, secured and below market rental will enrich the community and welcome new and younger families into the area.
- Creation of housing options for health care professionals who work in the VGH area can now have the opportunity to do so.

*General comments of concern:*

- Loss of affordable housing stock.
- Proposed affordable housing prices are a concern for low-moderate income earners.
- Insufficient family housing 2-3 unit bedroom units proposed.
- General concerns over displacement for existing renters during and after this project completion, concerns over not being able to return to the neighbourhood are also expressed.
- The number #17 bus along Oak Street is already at capacity most of the time; increased density in the area will further exacerbate that.
- No direct access to rapid transit a concern as there is only one bus route along Oak, which is a cause of concern for such a large-scale project.
- Loss of existing family-sized affordable rental stock and replacement units will not be sufficient enough.
- Loss of affordable housing stock.
- Proposed affordable housing prices are a concern for low-moderate income earners.
- Insufficient family housing 2-3 unit bedroom units proposed.



- Proposed roof top amenity space is not sufficient enough for this scale of development and lack of amenity and green space for the renal components are a concern.
- The lack of grocery stores, food stores and other retail services in the immediate area of this block would not be sustainable for such a large-scale development.
- Concerns over decreasing property values of existing residents in the neighbourhood.
- Proponents were unsure of the validity of including this portion of Oak Street as part of the Cambie Corridor.
- Increased noise during the construction phase of the development will disrupt the way of life for existing residents and will be detrimental to their wellbeing.
- Proponents expressed that the Edith Cavell School as part of the catchment of this block when it is not.
- Concerns about the retention of various large sized trees have been expressed.

*Neutral comments/suggestions/recommendations:*

- Considerations should be given to more ride sharing options for this project as it is still far away from any rapid transit connections.
- More investments should be allocated to local amenities such as parks, childcare and improving community centres.
- Traffic calming measures need to be considered in the surrounding streets to accommodate increased vehicular traffic and usage.
- Buildings should be stepped back further away from the sidewalk and scaled down to 3-4 stories with more emphasis on townhouses.
- More density should be considered in this area.

### 3. Application History

The original application, submitted January 21, 2021, proposed a six-storey rental building; a six-storey strata residential building with a rooftop amenity space and a 37-space at-grade childcare facility, and eight three- to four-storey townhome buildings (see Figure 1).

**Figure 1: Perspective of the Original Application from West 19th Avenue Looking North**



The initial application was not supported by the Urban Design Panel as it did not meet the intent of the *Plan* (see Appendix C). Staff worked with the applicant through a series of workshops to refine the proposal for greater alignment with the intent of the *Plan* and to address the concerns raised by the Urban Design Panel and public commentary. A revised application was submitted on August 30, 2021 that maintained the six-storey rental building, six-storey strata building with a childcare facility, and reduced the number of townhome buildings to seven. Key revisions included changes to the site configuration and the introduction of a corner park, reductions to the number of residential units, building height and density and refinements to the overall design of buildings and public realm. Figure 2 summarizes the changes through the rezoning application process.

**Figure 2: Changes to Floor Area, Density, Unit Count and Mix Through the Application Process**

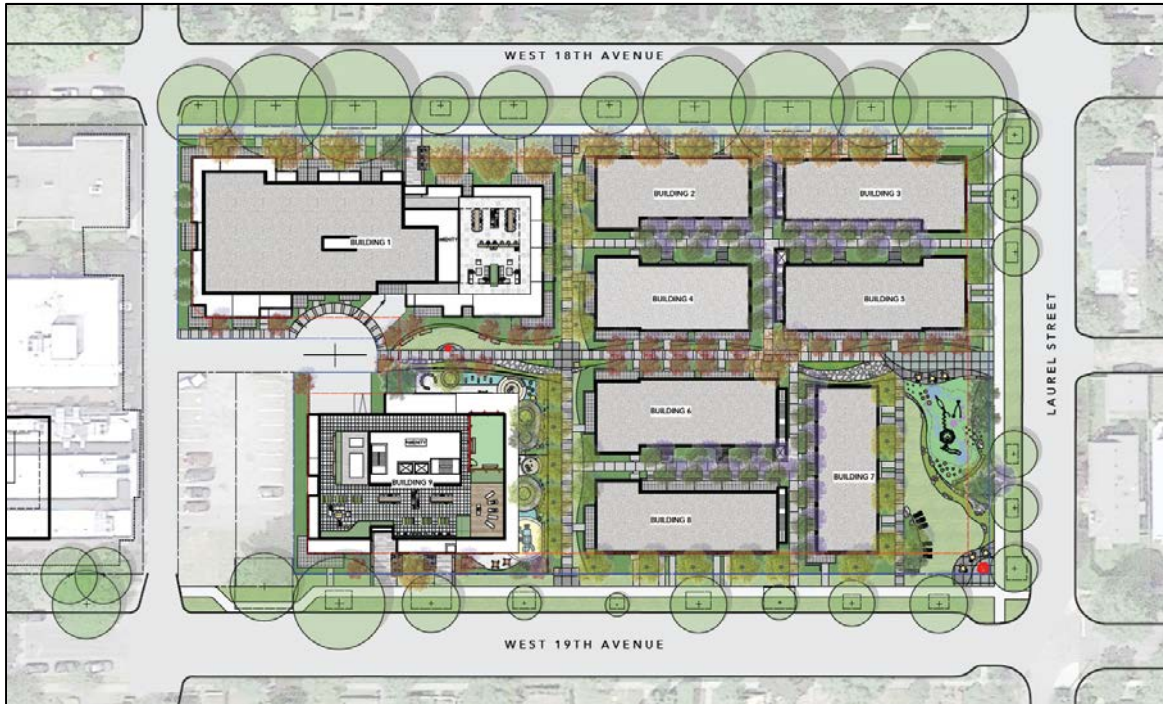
Date	Summary	Floor Area (sq. ft.)	Residential Unit Count	Residential Tenure Mix
Jan 2021	Original Submission – (Open house and UDP)	220,093	241	84 townhouses 57 strata 100 rental
Aug 2021	Revised Submission – (Open House and UDP)	205,333	208	58 townhouses 51 strata 99 rental

The August 2021 submission is the application discussed in this report.

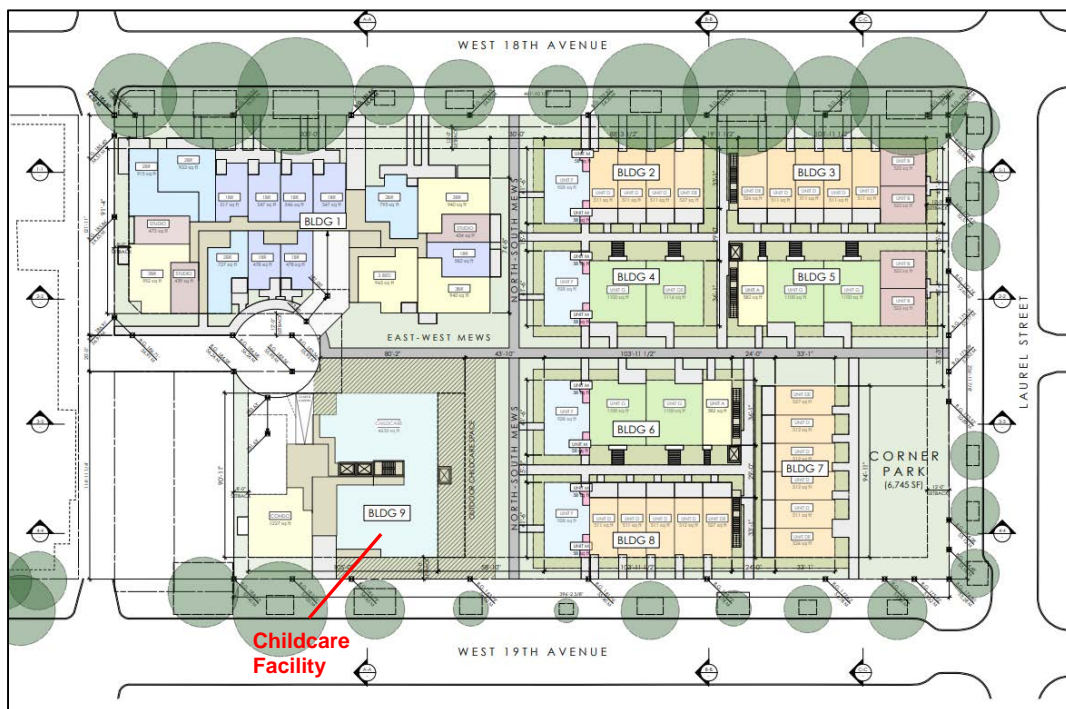
\* \* \* \* \*

906-982 West 18th Avenue and 907-969 West 19th Avenue  
FORM OF DEVELOPMENT

Landscape/Site Plan



Floor Plan (Level 1)





**Rendering of 6-storey Strata Building Looking Northwest along 19th Avenue**



**Rendering along 19th Avenue Looking North Through North-South Pedestrian Connection**





**Rendering of Corner Park Looking Northwest**



**Streetscape Rendering of Townhomes**





**Rendering of 6-storey Strata Residential Building Looking Northeast from 19th Avenue**



**Rendering of East-West Active Link Looking West from Laurel Street**





**Rendering of 6-storey Rental Building Viewed along 18th Avenue Looking Southwest**



**Rendering of 6-storey Rental Building Viewed along 18th Avenue Looking Southeast**





**Rendering of East-West Active Link (Mews) Viewed from Cul-de-Sac Looking East**



**Aerial Rendering of Site**





**906-982 West 18th Avenue and 907-969 West 19th Avenue**  
**DEVELOPMENT COST LEVY WAIVER ANALYSIS**

To qualify for a waiver of the Development Cost Levy (DCL) for Building 1, the application must meet the criteria set out in the relevant DCL By-law under section 3.1A. This application qualifies as outlined below.

- (a) All dwelling units proposed in 6-storey rental building (Building 1) will be secured as rental through the Housing Agreement called for in the Conditions of Approval (Appendix B).
- (b) None of the proposed dwelling units will be strata units, as required through the Housing Agreement.
- (c) The average size of all the proposed dwelling units will not be greater than specified in the DCL By-law.

Unit Type	DCL By-law maximum average unit size
Studio	42 sq. m (452 sq. ft.)
1-bedroom	56 sq. m (603 sq. ft.)
2-bedroom	77 sq. m (829 sq. ft.)
3-bedroom	97 sq. m (1,044 sq. ft.)

- (d) The average initial rents for units comprising the 20% of the total rental residential floor area do not exceed rents specified in section 3.1A(d) of the DCL By-law.

Unit Type	DCL By-law maximum average unit rent
Studio	\$950
1-bedroom	\$1,200
2-bedroom	\$1,600
3-bedroom	\$2,000

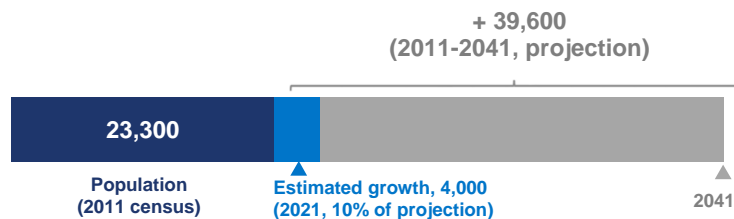
By way of the Housing Agreement, the tenure of the housing in the 6-storey rental building (Building 1) will be secured as rental for the longer of the life of the building and 60 years, and the initial rents at occupancy will be secured to meet the averages set out under (d) above.

\* \* \* \* \*

**PUBLIC BENEFITS IMPLEMENTATION DASHBOARD**  
**CAMBIE CORRIDOR PLAN (2018) – North of 57th Avenue**  
Updated mid-year 2021

**POPULATION GROWTH<sup>a</sup>**

The Cambie Corridor has grown by approximately **4,000** people since the 2011 census. The plan projects an additional growth of approximately **35,600** people by 2041.

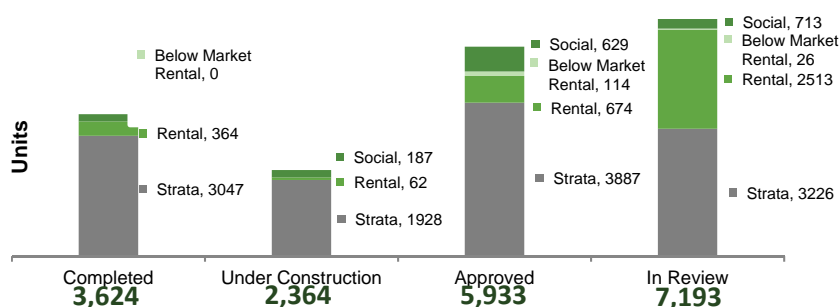


**DEVELOPMENT ACTIVITY (UNITS)<sup>b</sup>**

Recent rezoning approvals:

- [3353 Cambie Street](#)
- [5412 Cambie Street](#)
- [485 W 28th Avenue](#)
- [325-341 West 42nd Avenue](#)
- [5910-5998 Cambie Street](#)
- [4118-4138 Cambie Street](#)
- [5740 Cambie Street](#)
- [441-475 West 42nd Avenue](#)

*\*This list does not include any townhouse developments under the RM-8A/AN Districts Schedule*



*\*The number of secured market rental has been adjusted to correct an error in the 2020 year-end tracker.*

**PUBLIC BENEFITS ACHIEVED AND IN PROGRESS (North of 57th Avenue)**

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

TARGETS	Completed	Construction	Planning / Design	Progress
See Chapter 13 of the <a href="#">Cambie Corridor Plan</a> for more details				
<b>HOUSING</b> <ul style="list-style-type: none"> <li>~ 4,700 additional secured market rental units</li> <li>~ 2,250 social housing units</li> <li>~ 400 additional below-market units (Gross numbers of units reported)</li> </ul>	<ul style="list-style-type: none"> <li>183 social housing units (408-488 West King Edward Avenue, 4899 Heather Street, 5688 Ash Street, 5077 and 5095 Heather Street (TMH))</li> <li>384 secured market rental units (210-268 West King Edward Avenue, 408-488 West King Edward Avenue, 452-486 West 41st Avenue, 4867 Cambie Street)</li> </ul>	<ul style="list-style-type: none"> <li>187 social housing units (Oakridge Centre)</li> <li>62 secured market rental units (431-455 West King Edward Avenue, 6137 Cambie Street)</li> </ul>		<b>16% of social housing target achieved</b> <b>9% of secured rental target achieved</b> ○
<b>CHILDCARE</b> <ul style="list-style-type: none"> <li>~ 1,080 spaces for all age groups</li> </ul>	<ul style="list-style-type: none"> <li>Restoration of 8 Oaks Acorn childcare outdoor area</li> </ul>	<ul style="list-style-type: none"> <li>198 childcare spaces (Oakridge Civic Centre, Eric Hamber Secondary School)</li> </ul>		<b>18% of childcare spaces target achieved</b> ✓
<b>TRANSPORTATION / PUBLIC REALM</b> <ul style="list-style-type: none"> <li>Upgrade/expand walking and cycling networks</li> <li>Complete Street design on Cambie St. and major streets</li> <li>"Car-light" greenway on Heather Street.</li> </ul>	<ul style="list-style-type: none"> <li>45th Ave Bikeway improvements</li> <li>Interim Plazas (17th and Cambie; 18th and Cambie)</li> <li>Cambie Complete Streets (West 33rd to West 35th Avenues; McGuigan to West 35th Avenue)</li> <li>29th and Cambie Plaza + Public Art</li> </ul>	<ul style="list-style-type: none"> <li>King Edward Avenue Complete Street (Yukon to Columbia Streets)</li> <li>Complete Street (West 35th to West 37th Avenues)</li> <li>Oak Street and 27th Avenue pedestrian and bike signal</li> <li>Ontario and 16th Curb Bulge Bioretention</li> </ul>	<ul style="list-style-type: none"> <li>54th Avenue Curb Bulge Bioretention Upgrade</li> <li>Cambie and 31st Avenue Street Closure</li> </ul>	→

TARGETS	Completed	Construction	Planning / Design	Progress
See Chapter 13 of the <a href="#">Cambie Corridor Plan</a> for more details				
<b>CULTURE</b> <ul style="list-style-type: none"> <li>5 new artist studios</li> </ul>	<ul style="list-style-type: none"> <li>Public art from rezonings (29th Avenue and Cambie Street Plaza)</li> </ul>	<ul style="list-style-type: none"> <li>Cultural space, performance theatre, outdoor performance space at Oakridge Civic Centre</li> </ul>		✓
<b>CIVIC / COMMUNITY</b> <ul style="list-style-type: none"> <li>Oakridge Civic Centre</li> <li>Oakridge Library renewal and expansion</li> <li>Additional library branch</li> <li>Hillcrest Community Centre (fitness centre expansion)</li> <li>Firehall #23</li> <li>Community Policing Centre</li> </ul>		<ul style="list-style-type: none"> <li>Oakridge Civic Centre (129-space childcare, library)</li> </ul>	<ul style="list-style-type: none"> <li>VanDusen &amp; Blodel Strategic Plan</li> </ul>	✓
<b>HERITAGE</b> <ul style="list-style-type: none"> <li>5% allocation from cash community amenity contributions in Cambie Corridor</li> </ul>	<ul style="list-style-type: none"> <li>James Residence (587 King Edward Avenue)</li> <li>Milton Wong Residence (5010 Cambie Street)</li> <li>5% allocation from cash community amenity contributions</li> </ul>			✓
<b>SOCIAL FACILITIES</b> <ul style="list-style-type: none"> <li>Renewal and expansion of Oakridge Seniors Centre</li> <li>Youth Hub</li> <li>Non-profit organization centre</li> <li>Additional Seniors' Centre</li> </ul>		<ul style="list-style-type: none"> <li>Renewal and expansion of Seniors Centre and Youth Centre (Oakridge Civic Centre)</li> </ul>		→
<b>PARKS</b> <ul style="list-style-type: none"> <li>New parks on large sites</li> <li>Queen Elizabeth Master Plan and Phase 1 upgrades</li> <li>6 plazas and enhanced open spaces</li> <li>Neighbourhood park improvements</li> </ul>	<ul style="list-style-type: none"> <li>Upgrades to Riley Park and Hillcrest Park</li> <li>Lillian To Park (17th Avenue and Yukon Street)</li> <li>Playground renewal at Douglas Park</li> <li>Queen Elizabeth Park tennis court resurfacing</li> </ul>	<ul style="list-style-type: none"> <li>Oakridge Park</li> </ul>	<ul style="list-style-type: none"> <li>Alberta Street Blue-Green System and Columbia Park Renewal</li> <li>Queen Elizabeth Master Plan</li> <li>Oak Park Schematic Design</li> <li>Little Mountain Plaza and Wedge Park</li> <li>Heather Park off-leash dog area</li> </ul>	→

## EXPLANATORY NOTES

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

<sup>a</sup> **Population Growth:** Growth is calculated by taking the difference between the latest census year and the base population and adding an estimate based on floor area completed between the latest census and the present quarter.

<sup>b</sup> **Development Activity:** The Development Activity Chart includes Building Permits, Development Permits, and rezoning applications:

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

<sup>c</sup> **Public Benefits Achieved:** Public benefits in planning/design typically include large City- or partner-led projects or master plans that have begun a public process or have made significant progress in planning or design stages, but have not yet moved to construction.

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

\* \* \* \* \*

**906-982 West 18th Avenue and 907-969 West 19th Avenue**  
**PUBLIC BENEFITS SUMMARY**

**Project Summary**

Proposal for a six-storey rental building; a six-storey condo building with a rooftop amenity and a 37-space childcare facility on the ground floor; and seven three- to four-storey townhouse buildings. The proposal includes a public park dedication at the southeast corner of the site and consists of 208 total residential units including 58 strata-titled townhouses; 51 strata-titled residential units; and 99 secured rental units, including 25 units (22% of the rental residential floor area) at below-market rates.

**Public Benefit Summary:**

The project would deliver a 37-space turnkey childcare facility (4,632 sq. ft.) valued at \$5,750,000, turnkey to the City; and a 566.8 sq. m (6,101 sq. ft.) park dedication with associated improvements valued at \$200,000. In addition, the application proposes 99 units of secured rental housing, including 25 units (22% of the rental residential floor area) at below-market rates. The project would also contribute a DCL payment and a public art contribution.

	<b>Current Zoning</b>	<b>Proposed Zoning</b>
Zoning District	RT-2	CD-1
FSR (site area = 10,202 sq. m / 109,818 sq. ft.)	0.60	1.81
Floor Area (sq. ft.)	65,891	198,865
Land Use	Residential	Multiple Dwelling Child Day Care Facility

**Summary of development contributions expected under proposed zoning**

City-wide DCL <sup>1,2</sup>	\$2,318,629
Utilities DCL <sup>1</sup>	\$2,014,503
Community Amenity Contributions (In-kind: Childcare facility and park space)	\$5,950,000
Public Art <sup>3</sup>	\$393,753
<b>TOTAL</b>	<b>\$10,676,885</b>

**Other benefits (not quantified):**

99 secured rental housing units, including approximately 25 at below-market rates (22% of the rental residential floor area).

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

<sup>2</sup> The applicant has requested a waiver of the City-wide DCL attributed to the residential floor area qualifying as "forprofit affordable rental housing", as permitted under Section 3.1A of the DCL By-law. Compliance with DCL waiver requirements will continue to be assessed through the development permit stage up to occupancy permit issuance, ensuring that maximum average unit sizes are not exceeded and a final rent roll that sets out the initial monthly rents is submitted. Based on DCL by-laws and rates in effect as of September 30, 2021, the value of the City-wide DCL waiver is approximately \$1,308,671.

<sup>3</sup> Based on 2016 rates; rates are subject to adjustments, see [Public Art Policy and Procedures for Rezoned Developments](#) for details.

\* \* \* \* \*

**906-982 West 18th Avenue and 907-969 West 19th Avenue  
 APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**Property Information**

<b>Address</b>	<b>Property Identifier (PID)</b>	<b>Legal Description</b>
906-924 West 18th Avenue	009-875-832	Lot D Block 536 District Lot 472 Plan 8952
936-946 West 18th Avenue	009-875-824	Lot C Block 536 District Lot 472 Plan 8952
952-960 West 18th Avenue	009-875-816	Lot B Block 536 District Lot 472 Plan 8952
966-982 West 18th Avenue	009-875-794	Lot A Block 536 District Lot 472 Plan 8952
907-923 West 19th Avenue	009-876-111	Lot E Block 536 District Lot 472 Plan 8952
935-945 West 19th Avenue	009-876-120	Lot F Block 536 District Lot 472 Plan 8952
951-959 West 19th Avenue	009-876-138	Lot G Block 536 District Lot 472 Plan 8952
961-969 West 19th Avenue	009-876-146	Lot H Block 536 District Lot 472 Plan 8952

**Applicant Information**

Architect	Formwerks Architectural Inc.
Developer	Wesgroup Properties
Property Owner	Shaughnessy Laurel (Lot A) Investments Ltd. Shaughnessy Laurel (Lot B) Investments Ltd. Shaughnessy Laurel (Lot C) Investments Ltd. Shaughnessy Laurel (Lot D) Investments Ltd. Shaughnessy Laurel (Lot E) Investments Ltd. Shaughnessy Laurel (Lot F) Investments Ltd. Shaughnessy Laurel (Lot G) Investments Ltd. Shaughnessy Laurel (Lot H) Investments Ltd.

**Development Statistics**

	<b>Permitted Under Existing Zoning</b>	<b>Proposed Development</b>	<b>Recommended</b>
<b>Zoning</b>	RT-2	CD-1	
<b>Site Area</b>	10,202 sq. m (109,818 sq. ft.)	10,202 sq. m (109,818 sq. ft.)	
<b>Uses</b>	Residential	Multiple Dwelling Child Day Care Facility	
<b>Floor Area</b>	6,121 sq. m (65,891 sq. ft.)	19,076 sq. m (205,333 sq. ft.)	18,475 sq. m (198,865 sq. ft.)
<b>Floor Space Ratio (FSR)</b>	0.60	1.87 FSR	1.81 FSR
<b>Height</b>	9.2 m (30.18 ft.)	25.6 m (84.2 ft.)	

<b>Unit Mix</b>		<b>Total units: 208</b> Studio units: 19 (9%) One-bedroom units: 67 (32%) Two-bedroom units: 54 (26%) Three-bedroom units: 68 (33%)	
<b>Parking, Loading and Bicycle Spaces</b>	as per Parking By-law	261 parking spaces 502 Class A bicycle spaces 14 Class B bicycle spaces 0 Class A Loading Space 2 Class B Loading Space 2 Class A Passenger Space	
<b>Natural Assets</b>	3 on-site by-law trees 25 city trees	34 on-site trees 25 City trees To be confirmed at the development permit stage	

\* \* \* \* \*