



REFERRAL REPORT

Report Date: May 24, 2022
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 15180
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: 2009-2037 Stainsbury 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 by-law(s), in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Public: Architecture + Communication on behalf of the City of Vancouver, the registered owner of the lands located at:
- 2009 Stainsbury Avenue [*PID 013-756-834; Lot A Block 6 District Lot 195 Plan 22230*];
 - 2015 Stainsbury Avenue [*PID 013-755-501; Lot 5 Block 6 District Lot 195 Plan 1976*];
 - 2021 Stainsbury Avenue [*PID 013-755-510; Lot 6 Block 7 District Lot 195 Plan 1976*]; and
 - 2031-2037 Stainsbury Avenue [*PID 014-138-301 and PID 004-763-114; Lots 7 to 8 Blocks 6 to 8 District Lot 195 Plan 1976*];

to rezone the lands from RS-1 (Residential) to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.70 to 3.53 and the building height from 10.7 m (35 ft.) to 23.4 m (76.8 ft.) to permit the

development of a seven-storey residential building containing 123 social housing units be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Public: Architecture + Communication, received December 2, 2021, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT, subject to enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C;

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

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

REPORT SUMMARY

This report evaluates an application to rezone 2009-2037 Stainsbury Avenue from RS-1 (Residential) District to CD-1 (Comprehensive Development) District to permit a density of 3.53

FSR and building height of 23.4 m (76.8 ft.), under the *Kensington-Cedar Cottage Community Vision*. The application proposes a seven-storey, residential, Passive-House certified building with 123 social housing units.

Staff assessed the application and conclude that it meets the intent of the *Kensington-Cedar Cottage Community Vision* with respect to the delivery of social housing. If approved, the application would contribute 123 social housing units towards the City's housing goals as identified in the *Vancouver Housing Strategy*.

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Kensington-Cedar Cottage Community Vision (1998)
- Housing Vancouver Strategy (2017)
- High-Density Housing for Families With Children Guidelines (1992)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2022)
- Green Buildings Policy for Rezoning (2010, amended 2018)
- Tenant Relocation and Protection Policy (2019)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Urban Forest Strategy (2014)

REPORT

Background/Context

1. Site and Context

The subject site is comprised of five City-owned parcels, located at the northeast corner of Stainsbury Avenue and Victoria Drive (see Figure 1) in the Kensington-Cedar Cottage neighbourhood. The subject site has an irregular shape, and fronts onto three streets: Stainsbury Avenue, Victoria Drive and Hull Street. The Expo Line SkyTrain guideway borders the site to the north.

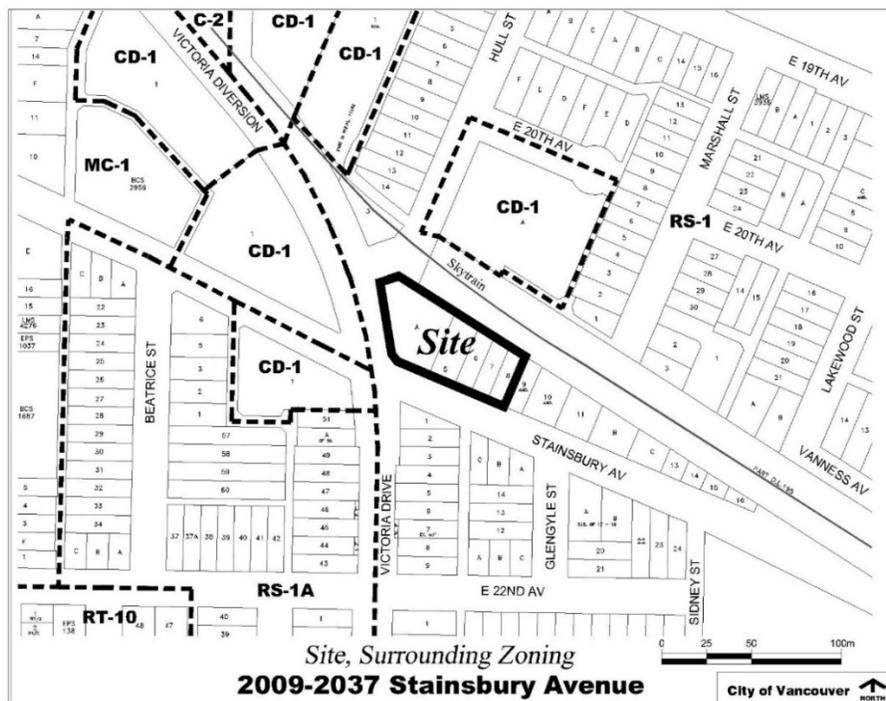
The site has an area of 2,967.5 sq. m (31,947 sq. ft.). The primary frontage is along Stainsbury Avenue with a dimension of 64.4 m (211.3 ft.) and a depth of 30.3 m (99.4 ft.) towards the Sky Train boundary to the east. There is a significant slope down to the north from the southern property line.

Two detached dwellings are located on the eastern portion of the site, while the western portion has been operating as the Cedar Cottage Community Garden. At the time of application, there was one existing tenancy on the site. The *Tenant Relocation and Protection Policy (TRP Policy)* applies (see *TRP Policy* information under the Housing section of this report).

The site is currently zoned RS-1 (Residential) District. Surrounding properties to the south, east and north are primarily zoned RS-1 (Residential) District and contain lower-scaled residential forms. A higher density context extends along the Victoria Diversion and Victoria Drive, where several recent developments under the area's MC-1, CD-1 and C-2 zones have produced four-, five- and six-storey residential buildings. Over the past decade the area has evolved into a successful multi-family node focused around the arterials, heading north to Commercial Drive.

The property to the northeast is zoned CD-1 (Comprehensive Development) District and is currently under construction for 69 secured market rental housing units, in the form of town homes, an apartment building and a retained heritage home.

Figure 1: Location Map



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

- **Parks:** John Hendry Park (270 m), Brewers Park (500 m) and Clark Park (1 km).
- **Cultural/Community Space:** Cedar Cottage Neighbourhood House (300 m), Croatian Cultural Centre (500 m), Trout Lake Community Centre (600 m) and Kensington Library (1.1 km).
- **Childcare Facilities:** Cedar Cottage Out of School Care (300 m), Little Cedar School Age Care (450 m), Selkirk Out of School Care (450 m), Learning Tree Group Day Care (600 m), Playhouse Child Development Centre (650 m), Little Cedar Montessori Preschool (750 m) and Reach for the Stars Montessori Learning Academy (850 m).
- **Transportation:** Nanaimo SkyTrain Station (700 m).

Local School Capacity – This site is located within the catchment area of Lord Beaconsfield Elementary School and Gladstone Secondary School, located 1.2 km and 400 m away, respectively. As per the *Vancouver School Board (VSB)’s Draft Long Range Facilities Plan (2021)*, the 2019 elementary school enrolment was at 86% capacity. The secondary school enrolment was at 61% capacity. By 2029, both schools are anticipated to continue operating below capacity, at 73% and 61% respectively.

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. VSB continues to monitor development and work with the City to help plan for future growth.

2. Policy Context

Kensington-Cedar Cottage Community Vision (1998) – The *Kensington-Cedar Cottage Community Vision* provides direction on a range of issues including transportation, community services, housing, neighbourhood centres, green space and parks and the environment. This Vision enables rezoning for social housing proposals and recognizes that new housing strengthens local shopping areas.

Housing Vancouver Strategy (2017) – Housing Vancouver focuses on the right supply of new homes, including rental, to meet a continuum of housing types. Overall, 72,000 new homes are targeted for the 10-year period from 2018-2027, including 12,000 social, supportive and non-profit co-operative units, and 20,000 purpose-built rental units. Targets and actions seek to retain a diversity of incomes and households in the city. If approved, this rezoning will contribute towards the targets for social housing units and family units.

Strategic Analysis

1. Proposal

Figure 2: View of Proposed Building from Stainsbury Avenue



The application proposes a seven-storey residential building with 123 social housing units (Figure 2). Based on staff review, a density of 3.53 FSR is recommended (slightly higher than

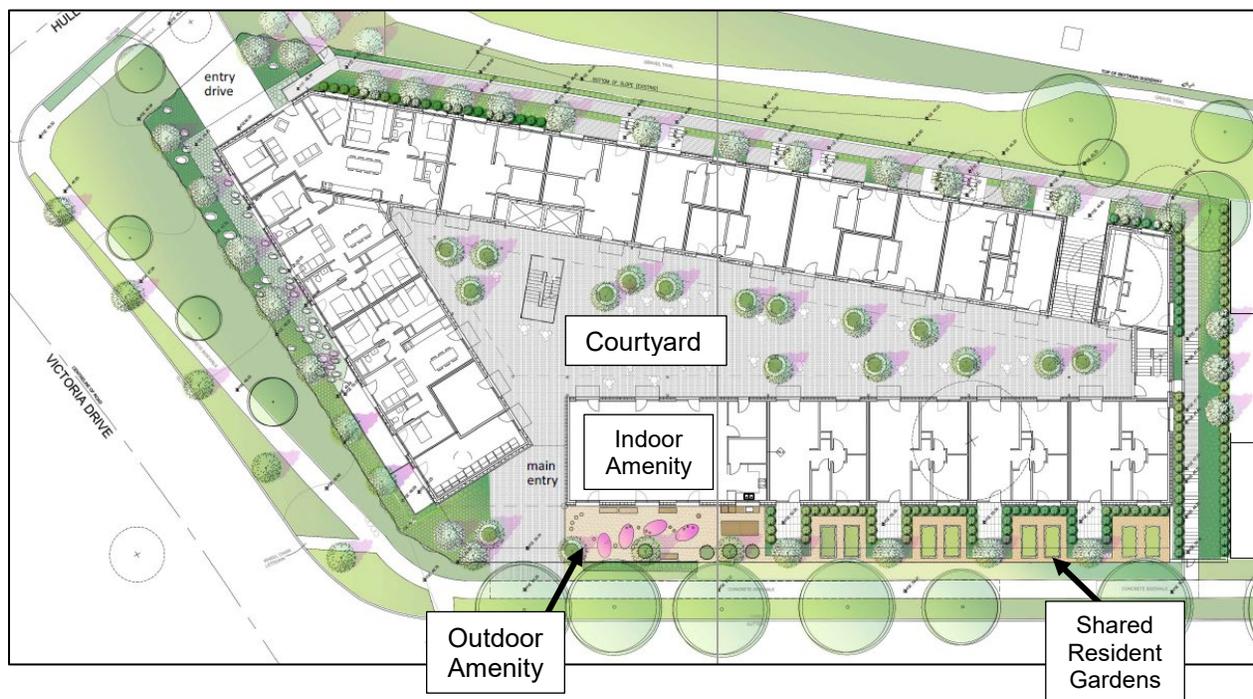
the 3.46 FSR proposed in the application) to address liveability and design conditions contained in Appendix B. A proposed building height of 23.4 m (76.8 ft.) is recommended, and corrects an error in the rezoning application height calculation shown as 23.8 m (78.2 ft.). See Appendix G for the technical comparison.

The project is a partnership between BC Housing, the Vancouver Affordable Housing Agency (VAHA) and More Than a Roof Housing Society (MTR). In 1974, Council approved the acquisition of 2009-2021 Stainsbury Avenue for the purpose of a future affordable housing project. In 2018, Council approved the acquisition of the additional parcels at 2031 and 2037 Stainsbury Avenue to expand the development potential for this social housing proposal. Council designated VAHA to act as agent of the City for the development of affordable housing on the expanded site.

The project has received provisional funding approval from BC Housing through the Community Housing Fund (CHF). As the primary project funder, BC Housing was also responsible for leading the procurement and selection process for the housing operator. Evaluation of submitted proposals were scored by development and operations professionals from BC Housing, VAHA and the City.

MTR was selected as the leasee and operator of the building through a Request for Proposals (RFP) process by BC Housing. Council policy directs City-owned land to be leased to non-profit societies and co-operative associations for the purpose of providing affordable housing. On June 9, 2020, Council approved MTR as the selected non-profit partner to finance, build and operate the social housing building on the site.

Figure 3: Ground-level of the Proposed Building



The building is developed with an internal courtyard to allow light to penetrate into the rear of the units. Most units are accessed from the courtyard (see Figure 3). The primary entrance to the courtyard is from Stainsbury Avenue and a secondary access connects to a walkway along the site's northern edge. One level of underground parking is proposed, with vehicle and bicycle parking spaces accessed from Hull Street. An indoor amenity space is proposed at the ground level, connecting with an outdoor amenity space in the front yard along Stainsbury Avenue.

The City of Vancouver and the City of Vienna signed a Memorandum of Cooperation (MOC) in 2018, committing to sharing knowledge and advancing innovation on the development of low-carbon affordable housing. The project is named the Vienna House in acknowledgement of the MOC.

The collaboration seeks to demonstrate global leadership in addressing the impacts of climate change, while sharing insights on decarbonisation, near zero emissions and active energy buildings between the local governments, local academic institutions, and non-profit and private sector stakeholders. Through this collaboration, both cities aim to develop a building named after its counterpart. This application proposes to pursue Passive House certification, in accordance with the MOC.

2. Land Use

The site is currently zoned RS-1 (Residential) District. The proposed residential building is complementary to the residential uses permitted in the existing RS-1 (Residential) District.

3. Form of Development, Height and Density

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

Form of Development – The application proposes a seven-storey, courtyard form building. The overall height is six storeys along Stainsbury Avenue and Victoria Drive. Due to site slope, an additional lower level of units is provided at the rear of the site fronting the SkyTrain guideway. This results in a seven-storey massing when viewed from the SkyTrain Guideway and Hull Street (Figure 4).

Figure 4: View of Proposed Building from Hull Street



The proposed form of development responds to the overall project objectives, including enhanced liveability, building sustainability, and climate resilience, while also enabling efficient modular construction. The courtyard form promotes resident interaction, passive cooling, and improved solar access for many units. This form results in few or no units having windows facing solely onto the SkyTrain guideway.

Urban Design conditions in Appendix B recommend exploring an increase in the width of the courtyard, maximizing solar access, and minimizing noise disturbance in the courtyard and for units facing the SkyTrain guideway.

The simple building envelope proposed allows for efficient modular construction and improves energy performance to meet Passive House certification targets. Exterior balconies fronting Stainsbury Avenue, Victoria Drive and Hull Street provide an opportunity to add visual interest along the street frontages. Urban Design conditions in Appendix B recommend further enhancing the architectural expression of the building through articulation, materiality and other design strategies.

Figure 5: The Interior Courtyard of the Proposed Building



Height and Density – Staff have reviewed the proposed design and conclude that the proposed massing and height are appropriate for the site and neighbourhood context, subject to design development conditions contained in Appendix B of this report.

Shadow Impact – Staff acknowledge the proposed building form will cast additional shadows on neighbouring areas in comparison to a lower-scaled development under the existing zoning. No significant public spaces are impacted by the shadows from the proposed development. The additional incremental shadow impact on the surrounding neighbourhood was assessed by staff and deemed to be acceptable given the context and much needed social housing that would be delivered through this rezoning.

Liveability – The development proposes a mix of studios, and one, two, three, and four-bedroom units. All family-sized units include private outdoor space in the form of balconies or ground-level patios. Studio and one-bedroom units will be provided with Juliet balconies.

The Zoning and Development By-law allows consideration of a relaxation for studio unit sizes for secured rental or social housing, from a minimum of 37 sq. m (398 sq. ft.) to 29.7 sq. m (320 sq. ft.), subject to evaluation of livability, design performance and affordability. Reduced studio unit sizes are proposed in this application. The livability of unit layouts will be further reviewed through the development permit process to ensure they meet performance standards.

The application proposes contiguous indoor and outdoor amenity space at-grade (Figure 5). The internal courtyard is also proposed to be programmed to encourage resident connections and gathering. Shared resident gardens are proposed in the front yard along Stainsbury Avenue.

Public Realm and Landscape – The proposal provides for hard and soft landscaping elements in both the public and private realm. The main building entry and an outdoor amenity area provide activity along the Stainsbury Avenue frontage. Conditions in Appendix B recommend an enhanced building entry expression and the addition of individual ground unit entries from the sidewalk to improve the pedestrian experience and complement the neighbouring lower-scaled residential forms. Further design development of the public realm will be required at the development permit stage per Urban Design, Landscape and Engineering conditions in Appendix B.

Urban Design Panel (UDP) – Staff determined a review by the Urban Design Panel was not required at the rezoning stage as the overall scale and massing of this application proceeding under the SHORT program is generally comparable to recent Council-approved rezonings in the immediate area and due to the site not sharing a property line with any single-detached homes or other similarly sensitive development. The UDP will review this application for detailed design development during the development permit stage, should the rezoning be approved.

Staff have reviewed the rezoning application and concluded that the proposed design is an appropriate response to the site and neighbourhood context, and recommend approval of the proposed form of development subject to conditions in Appendix B.

4. Housing

This application proposes 123 social housing units, operated by More than A Roof Housing Society (MTR). MTR is a housing provider that develops and manages housing for low- and moderate-income seniors, families and singles across the province.

This project, if approved, would advance a number of City housing policy objectives and strategic directions, including those articulated in the *Housing Vancouver Strategy*, in addition to meeting provincial affordability goals.

By delivering 123 new social housing units, this rezoning application would contribute to the targets for new Social, Supportive and Co-op housing units in the *Housing Vancouver Strategy* (see Figure 6 below).

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

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

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

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

If approved, this application would provide new affordable seniors and family housing near a frequent service transit route, increased housing options along the housing continuum for community residents in this local area, and greater opportunities for seniors and families with fixed and/or limited incomes to remain in the community.

Affordability – The City's requirement is for social housing buildings to include a minimum of 30% of units as affordable to households with incomes which fall under the BC Housing Income Limits (HILs) levels, while the remaining 70% can be at market rents. This proposal will meet this affordability requirement for social housing and has received provisional approval for funding through BC Housing's Community Housing Fund (CHF) program. The range of rents prescribed by BC Housing's Community Housing Fund are as follows:

- 20% of homes will be offered at "deep subsidy" rates;
- 50% of homes will be offered at rent-geared-to-income rates, with an income maximum set at Housing Income Limits (HILs) levels; and
- 30% of homes will be offered at Market Rents.

The Housing Agreement will secure the property as social housing for the greater of 60 years and the life of the building.

Unit Mix – The project will include a range of unit types, from studio units to four-bedroom units, as outlined below in Figure 7. There will be a total of 56 family-sized units (46% of units) designed to be suitable for families in accordance with the *High Density Housing for Families with Children Guidelines*.

Figure 7: Proposed Unit Mix

Unit Type	Number of Units
Studio	27 (22%)
One-bedroom	40 (32%)
Two-bedroom	34 (28%)
Three-bedroom	16 (13%)
Four-bedroom	6 (5%)
Total	123

Existing Tenants – The *Tenant Relocation and Protection Policy* (TRP Policy) includes projects involving consolidation of two or more lots that contain existing secondary rental. This includes single-family homes, basement suites, duplexes, individually-rented condos where the new

development is proposing five or more dwelling units. The TRP Policy exempts tenancies entered into after the purchase of the property that are of a length of two years or less as of the date of the rezoning application. This exclusion is intended to avoid penalizing applicants who are renting out units to comply with the City's Empty Homes Tax during the process of assembling sites for redevelopment. Further, there is an exclusion where a previous owner of a house, strata or equity co-op unit has sold the property to a developer, and is now occupying the unit as a tenant.

As the application involves consolidation of five RS-1 lots containing a secondary rental unit, the TRP Policy applies. However, the one existing tenancy at the time of the rezoning application is not eligible under the TRP Policy due to the tenant being the former owner of the property. If any eligible tenants are found on site after project approval, the applicant will provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the TRP Policy prior to the issuance of the development permit.

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

5. Parking and Transportation

The application proposes 40 underground vehicle parking spaces, accessed from Hull Street. A total of 234 bicycle parking spaces are proposed. Parking and loading is to meet the requirements of the Parking By-law. Engineering conditions in Appendix B include future street improvements such as upgraded street and intersection lighting and new sidewalks on Stainsbury Avenue. A cash contribution towards a pedestrian-actuated signal at Stainsbury Avenue and Victoria Drive is also required, for which another development in the area has also contributed.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning*s requires that rezoning applications satisfy either the near zero emission buildings or low emissions green buildings requirements. This application is pursuing the near zero emissions requirements and the applicant has opted to pursue Passive House certification.

Passive House is a world-leading standard for energy efficiency in buildings, and the process of design and certification to this standard significantly advances local construction practices toward zero emissions buildings. The applicant has submitted a letter from a certified Passive House designer that the building, as designed, is capable of achieving Passive House certification. Conditions are included in Appendix B.

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

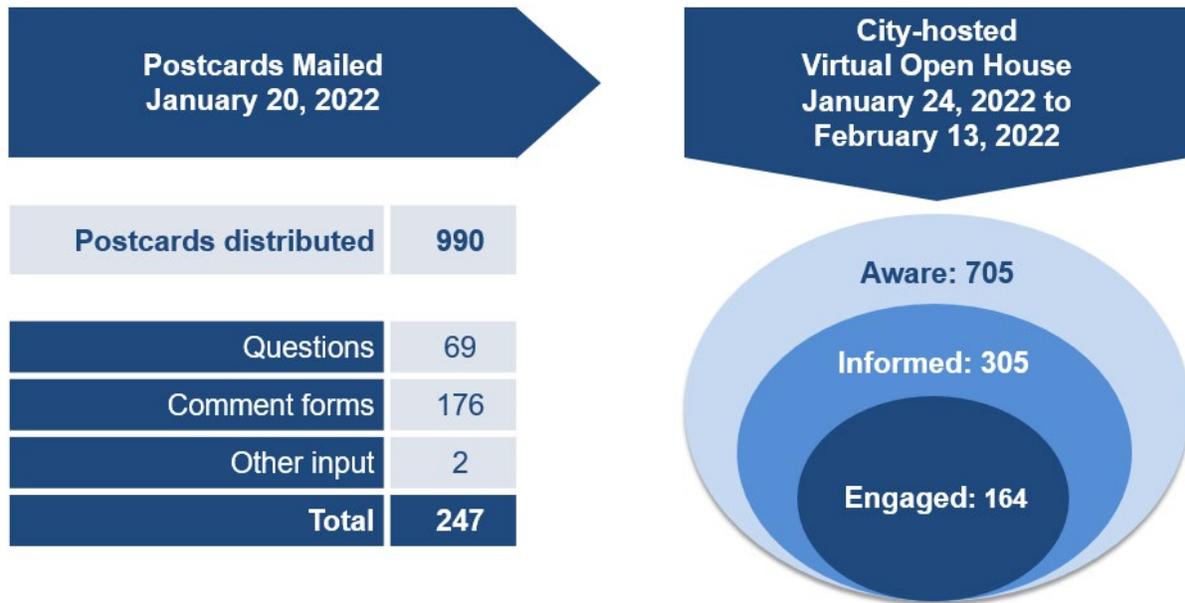
There are six on-site trees regulated by the Protection of Trees By-law, all of which are proposed for removal. Protection of 14 street trees on City-owned lands along the site's street

frontages is required during construction. Design conditions have been included to ensure high-quality landscaping, including along the site frontages, building edges and within the courtyard. The removal of the community garden will have an impact on the large native bee population currently on the site. Conditions are contained in Appendix B for the provision of bee-friendly habitats and plants to encourage the bee population to return to this site. The City is working with the Cedar Cottage Community Garden Society to find an alternate location for the community garden currently operating on the property.

7. Public Input

Public Notification – A rezoning information sign was installed on the site on January 11, 2022. Approximately 990 notification postcards were distributed within the neighbouring area on or about January 20, 2022. Notification and application information, and an online comment form, was provided on the City’s Shape Your City Vancouver (shapeyourcity.ca/) platform.

Figure 8: Overview of Notification and Engagement



Virtual Open House – A virtual open house was held from January 24, 2022 to February 13, 2022 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 digital model were posted for online viewing. 705 people signed onto the project webpage to view the rezoning proposal including an image of the building.

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 was via online questions, comment forms, by email and phone. A total of 247 submissions were received. A summary of feedback received is included below.

Generally, comments of support fell within the following areas:

- **Social housing:** Additional social housing in this neighbourhood is strongly supported and aligns with City goals and priorities.
- **Height, massing, density, location:** Appropriate for this location, good use of underutilized urban space and close to local amenities such as Trout Lake. Fits in with existing buildings that are directly adjacent to this proposed development and will be a welcome addition to the neighbourhood.
- **Building design:** The building is aesthetically pleasing. The Passive House building design is innovative and energy efficient. The internal courtyard is an excellent way for residents to socialize and build connections.

Generally, comments of concern fell within the following areas:

- **Height, massing, density, location:** The height and density doesn't reflect the neighbourhood and will shadow surrounding homes and block views for other residents. The increase of development along Victoria Drive has been very intense and some residents are worried about this accelerated rate of change.
- **Building and site design:** The building design is not aesthetically pleasing, resembles an institution and is devoid of any character. The lack of green space or greenery in the exterior does not help with the overall building design. Proximity to the Skytrain is of concern in particular as it relates to noise and livability for residents.
- **Courtyard:** The interior courtyard is a concern, as it relates to access to light and noise disturbances.
- **Parking:** Insufficient parking proposed as there is already a lack of parking in the neighbourhood.
- **Community garden:** The loss of the community garden will be detrimental to the community's wellbeing.
- **Amenities and infrastructure:** With more density coming into the neighbourhood, capacity issues on local amenities are a major concern for local residents such as Trout Lake Community Centre, local childcare facilities and schools.

Response to Public Comments – The proposed scale of the building is in keeping with recent development in the area and meets the City's urban design objectives regarding neighbourly fit, shadowing impacts and liveability, while providing much-needed affordable housing. Further design development is required through conditions in Appendix B to enhance architectural expression, liveability, sound mitigation in the courtyard, visual interest, landscaping and the public realm interface. The courtyard design affords opportunities for passive cooling, and

improved solar access for many units. An acoustical consultant is advising the applicant on strategies to minimize noise impacts related to the adjacent SkyTrain and within the courtyard.

Staff will require the development to meet the parking requirements for social housing buildings in the Parking By-law, subject to conditions in Appendix B. As noted earlier, the City is working with the Cedar Cottage Community Garden Society to find an alternate location for the community garden currently operating on the site. With respect to impacts on local amenities and infrastructure, staff are looking at strategies to meet increased demand across the City portfolio.

8. Public Benefits

Community Amenity Contribution – 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 *Community Amenity Contributions Policy for Rezoning*s provides an exemption for social housing that meets the DCL By-law definition. The public benefits accruing from this application are the social housing units secured through conditions contained in Appendix B.

Social Housing – The applicant has proposed that the approximately 123 residential units be delivered and secured as social housing. The public benefit accruing from these units is their contribution to the City's social housing stock secured for the greater of 60 years and the life of the building.

The units will be secured by a Housing Agreement and Section 219 covenant to be registered on title and requires that a minimum of 30% of the rental units shall be rented to households with an income of no more than the BC Housing Income Limits at a rent that is no more than 30% of their household income. The Housing Agreement will also include covenants that will prohibit the stratification and/or separate sale of individual units, and rental for a term of less than one month at a time.

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.

Under provisions of the Vancouver Charter and the City-wide DCL and City-wide Utilities DCL By-laws, projects that meet the definitions of social housing are exempt from DCLs. Based on the rates in effect as at September 30, 2021 and the proposed 10,475.0 sq. m. (112,752 sq. ft.) of floor area the value of the social housing exemption is estimated at \$3,198,744.

Public Art Program – As the floor area dedicated to social housing is exempt, the application is not subject to the *Public Art Policy and Procedures for Rezoned Developments*.

Financial Implications

The project is expected to qualify for a DCL exemption as social housing valued at \$3,198,774. No additional CAC or Public Art contribution is applicable.

The affordability requirements for the site will be secured through a Housing Agreement and Section 219 Covenant as set out in Appendix B, which will ensure that a minimum of 30% of the units are rented to households which earn under the BC Housing Income Limits (HILs) levels for rents that are no more than 30% of household income.

Consistent with Council policy on social housing projects, the project is expected to be self-sustaining over the long-term and does not require further operating subsidies and property tax exemptions from the City.

CONCLUSION

Staff have reviewed the application to rezone the site at 2009-2037 Stainsbury Avenue from RS-1 to CD-1 to permit the development of a seven-storey, Passive House-certified building with 123 social housing units, and conclude that the application meets the intent of the *Kensington-Cedar Cottage Community Vision* and the *Vancouver Housing Strategy*, with respect to the delivery of social housing. Staff further conclude that the proposed form of development represents an appropriate urban design response to the site and context. If approved, this application would make a contribution to the achievement of key housing goals outlined in the *Housing Vancouver Strategy*.

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

* * * * *

**2009-2037 Stainsbury Avenue
PROPOSED CD-1 BY-LAW PROVISIONS**

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Uses

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

Conditions of Use

- 4.1 All residential floor area must be used for social housing.
- 4.2 The design and layout of at least 46% of the dwelling units must:
 - (a) be suitable for family housing; and
 - (b) include two or more bedrooms.

Floor Area and Density

- 5.1 Computation of floor area must assume that the site consists of 2,967.5 m² being the site area at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 5.2 The floor space ratio for all uses combined must not exceed 3.53.
- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
- (a) balconies and decks, and any other appurtenances which in the opinion of the Director of Planning are similar to the foregoing, except that:
 - (i) the total floor area of all such exclusions must not exceed 12% of the floor area being provided for dwelling uses; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning first approves the design of the sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used that are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
 - (d) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board, amenity areas accessory to a residential use, to a maximum of 10% of the total floor area being provided for dwelling uses.

Building Height

- 6.1. Building height, measured from base surface to top of sixth floor parapet, must not exceed 23.4 m.
- 6.2. Despite section 6.1 of this By-law and section 10.18 of the Zoning and Development By-law, if the Director of Planning permits rooftop mechanical appurtenances, the height of the portion of the building used for the mechanical appurtenances must not exceed 26.3 m.

Horizontal Angle of Daylight

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.
- 7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement if the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council and the minimum distance of unobstructed view is not less than 3.7 m.
- 7.5 An obstruction referred to in section 7.2 means:
- (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted under the zoning on any adjoining site.
- 7.6 A habitable room referred to in section 7.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit; or
 - (ii) 9.3 m².

Acoustics

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

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

* * * * *

**2009-2037 Stainsbury Avenue
CONDITIONS OF APPROVAL**

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by Public: Architecture + Communication, received December 2, 2021, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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

Urban Design

1.1 Design development to improve the overall liveability of the proposal, including but not limited to:

- (a) Demonstrating strategies for units located on level 'L0' to improve urban design performance including convenient access to all building amenities, as well as considerations to improve daylight access, air circulation and noise mitigation;

Note to Applicant: This may be achieved by reconfiguring this area to create two-storey units thereby providing direct access to 'L0' level units via the courtyard. If this is not possible, provide with a development permit application clear mitigation measures to achieve equal or better performance.

- (b) Exploring a minor reduction in the building setback from Stainsbury Avenue and/or Victoria Drive in order to increase the overall width of the courtyard;
- (c) Maximizing solar access and minimizing noise disturbance in the courtyard to the greatest extent feasible; and

Note to Applicant: This may include addition of screening elements along corridors such as climbing plants or similar and relocating and/or maximizing transparency of exit stairs and guardrails, and/or utilizing light colored materials or other reflective devices, as appropriate.

- (d) Demonstrating with a development permit application strategies to maximize noise mitigation for units facing the SkyTrain guideway.

Note to Applicant: Provide at the time of development permit application updated detailed unit layouts including furniture. All units should have a minimum finished narrow unit dimension of 3.7 m (12 ft.) and must meet the minimum dwelling unit areas outlined

in the Zoning and Development Bylaw. The Zoning and Development By-law allows consideration of a relaxation for studio unit sizes, from a minimum of 37 sq. m (398 sq. ft.) to 29.7 sq. m (320 sq. ft.), subject to evaluation of livability, design performance and affordability. Unit layouts will be assessed for livability during the development permit review process.

1.2 Design development to the architectural expression of the building. This may be achieved through the following:

- (a) Providing additional articulation strategies to limit perceived flatness and excessive repetition by creating further depth, contrast and shadow lines that may include a revised application of cladding material and/or color palette;
- (b) Providing strategies to achieve a visually interesting and varied roofline and building top treatment;
- (c) Providing additional variation and pedestrian interest on the elevations fronting Victoria Avenue and the SkyTrain guideway, which may include subtle but logical variations in material scale and/or window patterning; and

Note to Applicant: The intent of this condition is to recognize these two elevations as the most publically visible. Additional considerations may include enhanced or varied Juliet balcony expression, inclusion of feature architectural lighting, and vertically expressing the units located at-grade along the guideway as individual units to create a finer grain scale, as appropriate.

- (d) Providing at the time of development permit application an intrinsically high quality and durable material palette.

Note to Applicant: Fiber cement siding is highly discouraged. Provide detailed material palette information with a development permit application, including durable and human-scaled materials at-grade.

1.3 Design development to deliver an enhanced public realm interface that provides a greater sense of safety, animation and visual interest. This may be achieved through the following:

- (a) Providing a more welcoming and distinct building entrance experience;

Note to Applicant: The following should be explored with a development permit application: increased transparency, an increased aperture of the entrance to the courtyard, locating active uses adjacent to the entrance, including a warm and welcoming material palette, exploring potential for art application, provision of feature architectural lighting, and provision of additional pedestrian amenities.

- (b) Providing individual unit entrances from the street for units located at-grade along Stainsbury Avenue to be more compatible with the fine-grain residential scale of the street;
- (c) Enhancing the interface of the exposed parkade walls with consideration of CPTED principles and with provision of high-quality material application and/or year-round layered vegetation screening;

- (d) Providing at the time of development permit application an overall wayfinding and lighting strategy taking into consideration existing and planned public realm improvements in the area; and
- (e) Exploring incorporation of the Vancouver Heritage Foundation plaque currently placed on-site as part of the Cedar Cottage Community Garden into the proposed development, as appropriate.

Note to Applicant: Staff are under the assumption that this proposal will not directly impact the adjacent Austrian Commemorative Plaza located within the SkyTrain right-of-way.

- 1.4 Submission of a bird-friendly strategy for the design of the building.

Note to Applicant: The strategy should identify any particular risks with regard to the Bird Friendly Design Guidelines. See also landscape conditions for measures in the open space design.

Crime Prevention through Environmental Design (CPTED)

- 1.5 Design development to respond to CPTED principles, having particular regard for:

- (a) Design of the public realm to be accessible, safe and welcoming for all users;
- (b) Design and finish of the L1 balconies and exposed parkade walls in relation to grade and landscape treatment;
- (c) Theft in the underground parking and loading areas;
- (d) Residential break and enter;
- (e) Mail theft; and
- (f) Vandalism such as graffiti.

Note to Applicant: Alcoves and other similar visually hidden areas should be designed so as to not be covered or have limited cover and be well lit. Opportunities for graffiti can be mitigated by reducing areas of exposed wall and by covering with vines, hedges or a rough finish material.

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

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

Landscape

- 1.7 Design development to the public realm interface to enhance and activate as much as possible, as follows (see also Urban Design Condition 1.3):
 - (a) Buffer exposed parkade walls with significant, woody evergreen planting screen;
 - (b) Introduce as many pedestrian amenities as possible, within Engineering guidelines; and
 - (c) Coordinate Stormwater Management Strategies with Engineering, to achieve an active and sustainable landscape character.
- 1.8 Design development to further enhance the courtyard space and soften the ground plane by increasing the soft to hard landscape ratio to achieve a more balanced, friendlier and softer expression by the planting of trees, shrubs and groundcovers in informal planting beds, rather than in individual containers.
- 1.9 Design development to improve the sustainability strategy, by the following:
 - (a) Retain and protect as many viable, good condition trees as possible, considering such trees as Tree # 001;
 - (b) Consider providing intensive and/or extensive green roofs on all available flat roofs;
 - (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) If applicable, add planters with overarching shrubs to common upper-level decks, to be visually accessible from below, softening the edges and consisting of woody evergreen plant material for year-round presence; and
 - (f) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots.
- 1.10 Design development to ensure the intended landscape design is carried into the future by adequate maintenance, as follows:
 - (a) Provide common maintenance access to all planted common areas; and
 - (b) Provide a high-efficiency irrigation system for all planted areas.
- 1.11 Design development to support the large native bee population currently on the site, through the provision of habitat and plants which support them, to be proposed in an optimal location on the site.

Note to Applicant: The character of this planting should recall the original community garden. This should include fragrant, pollinator-friendly plants and many diverse plants of wide varieties which flower at different times, to extend the blooming season as much as possible. Plants should be carefully chosen to adapt well to the site conditions. Maintenance and irrigation for these plants should be prioritized.

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

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

1.13 Provision of plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:

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

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

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

1.15 Provision of complete information, such as references on the Roof Deck Plan, confirming all landscape elements.

Additional Standard Landscape Conditions at the time of DP Application:

- 1.16 Provision of a detailed Landscape Plan illustrating soft and hard landscaping.
Note to Applicant: The plans should be at 1/8": 1 ft. scale minimum. The Plant list should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.
- 1.17 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.
- 1.18 Provision of a Tree Management Plan as part of the Landscape Plans, in coordination with arborist report Tree Management Plan.

Note to Applicant: It is preferred that the arborist tree management plan become the primary document for tree removal/protection related matters.
- 1.19 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.
- 1.20 Coordination for the provision of new street trees or any proposed City-owned tree removals adjacent to the development site, where applicable.

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604.871.6131) to confirm tree planting locations and Park Board (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*".
- 1.21 Provision of an outdoor Lighting Plan.

Sustainability

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

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

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

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

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

- 1.25 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>

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

- (a) Provision of the following note: "This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details";
- (b) Provision of the following note: "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, installed with approved root barriers and appropriate soil. Root barriers shall be of rigid construction, 8 feet long and 18 inches in depth. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion";
- (c) Highlight the right-of-way along Victoria Drive, between Stainsbury Avenue and Hull Street, and between the sidewalk and the property line, to delineate the bioswale area;
- (d) Provision of the following note: "Coordination and communication of any off-site amenities and construction timing will be with the Green Infrastructure Implementation Branch";

Note to Applicant: Green Infrastructure (GI) shall be used to manage rainwater from the street right-of-way. The retention standard for the right-of-way is to treat and retrain the first 48mm of rainfall (i.e. 90% of annual rainfall) where possible according to the City's Rain City Strategy. The water quality standard is to remove 80% of TSS (by mass) for the first 48 mm of rainfall for highly impervious surfaces, as per the Rainwater Management Bulletin (2018).

The Green Infrastructure Implementation Branch plans to construct a bioswale in the right-of-way along Victoria Drive, between Stainsbury Avenue and Hull Street, and between the sidewalk and the property line. The bioswale would capture and treat rainwater runoff from Stainsbury Avenue. The bioswale may extend along Hull Street, between the sidewalk and property line, as well. This work should be designed and funded by the City of Vancouver Green Infrastructure Implementation Branch, and may be implemented between 2023 and 2027.

For further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca

- (e) Clearly show the property lines on the drawings;
 - (f) Remove proposed pavers from the City boulevard. Hardscape treatment on City boulevard to be standard concrete only; and
 - (g) All new driveways will be to City standards.
- 1.27 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 6 points is required (to achieve the proposed vehicle parking reduction). The proposed plan achieves 6 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-02 – Improved Access to Class A bicycle Parking:
 - (i) Provision of concept design for excellent design of lighting, finishes, grades, conveniences; and
 - (ii) Provision of a separated bicycle ramp is not accepted as all Class A bicycle spaces are at-grade.
- 1.28 Subject to the acceptance of an approved TDM Plan, entry into a TDM agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, which identifies the following:
- (a) Secures provision of funding towards long-term TDM monitoring fund in the amount of \$280 per parking space waived;
 - (b) Secures the provision of TDM measures on the site;
 - (c) Permits the City to access and undertake post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed; and
 - (d) Agrees to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results.
- 1.29 Design development to improve access and design of bicycle parking by performing the following:
- (a) Provision of bicycle parking lockers accommodating a maximum of one bicycle each; and a maximum of 40 bicycle spaces in each Class A bicycle room; and
 - (b) Provision of a minimum 1.2 m (4 ft) wide access route between the bicycle parking spaces and the outside.
- 1.30 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) Confirmation that the slope of the loading bay does not exceed 5%;
 - (b) Elimination of column encroachments and/or obstructions into loading spaces; and
 - (c) Provision of a clear unloading area or raised rear dock, minimum 1.8 m (5.9 ft.) wide, with suitable access to facilitate goods loading/unloading.

1.31 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) Confirmation that column encroachments, setbacks and parking space widths comply with the Parking and Loading Design Supplement;

Note to Applicant: Column encroachments are not permitted in single module stalls. 2.3 m (7.5 ft) of vertical clearance is required for access and maneuvering to all disability spaces.

- (b) Confirmation that vertical clearance of overhead projections into vehicle parking spaces are not less than 1.2 m (4.0 ft) and projection into the space is not more than 1.2 m (4.0 ft); and
- (c) Provision of minimum 3.8 m vertical clearance for any Class B loading space.

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

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

- (a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided;
- (b) All types of parking and loading spaces individually numbered and labelled;
- (c) Dimension of any/all column encroachments into parking stalls;
- (d) Identification of all columns in the parking layouts;
- (e) Dimensions for typical parking spaces;
- (f) Dimensions of additional setbacks for parking spaces due to columns and walls;
- (g) Dimensions of maneuvering aisles and the drive aisles at the parkade entrance and all gates;
- (h) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates;

Note to Applicant: These clearances must consider mechanical projections and built obstructions.

- (i) Details on the ramp/parkade warning and/or signal systems and locations of lights, signs and detection devices to be shown on the plans;
- (j) Areas of minimum vertical clearances labelled on parking levels;

- (k) 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.

- (l) 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.

- (m) Existing street furniture including bus stops, benches etc. to be shown on plans; and

- (n) The location of all poles and guy wires to be shown on the site plan.

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

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

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

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

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

- (a) General Requirements

- (i) Provision of a pre-development site plan showing orthophoto, existing drainage areas, and onsite and downstream offsite drainage appurtenances.

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

- Building location/footprint;
- Underground parking extent;
- Proposed service connections to the municipal sewer system;
- Location and labels for all proposed rainwater management practices;

- Area measurements for all the different land use surface types within the site limits; and
- Delineated catchments to demonstrate best management practices (detention tank(s), green infrastructure, etc.) are appropriately sized.

- (iii) Schedule a meeting with the City by contacting rainwater@vancouver.ca to present the conceptual proposed site plan drawing showing the proposed rainwater management system features for feedback prior to the submission for the development permit application. Meeting will also include an opportunity for the Applicant team to ask questions related to the conditions and notes.
- (iv) Include supplementary information on any proposed proprietary products such as green roof/modular detention system/Water Quality system including a cross-section detail and system specifications in a RWMP report appendix and/or on the drawings as needed.
- (v) Provide the updated Rainwater Management Plan report signed and sealed by the designated Professional Engineer.
- (vi) Confirm if Salmon-Safe Certification will be pursued.

Note to Applicant: If so, please provide additional information for various measures proposed to achieve certification and description of how they interact or incorporated into the overall rainwater management system.

- (vii) Ensure best management practice and requirements are adhered to for the design of the proposed rainwater management system which includes drainage by gravity to the receiving system for flow attenuation and overflow purposes.
- (viii) Provide a written response clearly indicating how each Rezoning Policy Report condition relevant to Rainwater Management has been addressed.

(b) Volume Reduction

- (i) Prioritize methods of capture by Tier 1 and 2 with Tier 3 only as a last resort.

Note to Applicant: Percent capture from Tier 1 and 2 practices is unclear. Additional opportunities may include rainwater harvesting, green roof, absorbent landscaping and routing of adjacent hardscape surfaces to such features. Additional opportunities described would also contribute to demonstration of climate resiliency. Appropriate justifications must be stated for why priority methods of capture are not pursued to determine if exemptions may be granted.

- (ii) Confirm adequate rainfall storage capacity for the proposed absorbent landscaping up to the first 24mm of runoff directed to the feature using a rainfall storage of 8-18% of soil volume as per Volume 2 of the City of

Vancouver's Best Management Practice Toolkit dated March 2016 and overflow in the event of full saturation is considered in the proposed design.

(c) 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 #1: Provide supporting Water Quality system sizing calculations with the updated submission.

Note to Applicant #2: Ensure that the Water Quality unit includes a bypass structure so that events greater than the design flow can bypass the quality treatment system.

Note to Applicant #3: If the majority of the site ($\geq 60\%$) is routed to appropriately sized landscape areas prior to draining to a water quality treatment unit, then a "pretreatment" unit certified by Washington State's TAPE program may be proposed since cumulatively, the site will achieve the required 80% TSS removal by mass through a treatment train approach.

Note to Applicant #4: If a significant portion of the site ($\geq 90\%$) is proposed to meet the site wide volume reduction requirement through one or more Tier 1 & 2 approaches, then no dedicated water quality treatment unit for rainwater discharged offsite would be necessary.

(d) Release Rate

(i) Update the peak flow calculations to control the post-development 1:5 year return period to the pre-development flow rate with a 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.

- (ii) Provide the breakdown of each proposed surface types, areas, and runoff coefficients used for determining the composite runoff coefficient in both pre and post development conditions.
- (iii) Provide further information related to the proposed detention tank system and water quality unit on the RWM drawings such as the location, geometric properties (footprint, volume, depth), method of flow control (orifice size and control structure configuration), emergency bypass, inverts, stage-storage-discharge characteristics and relevant specifications for these features.
- (iv) Ensure appropriate release rate control design to mitigate against blockage concerns at the proposed flow control orifice.

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.

- 1.35 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.

Note to Applicant: If a rainwater harvesting system proposed to meets 90% of the site wide volume reduction requirement, a rainwater management agreement would not be necessary.

- 1.36 Provision of a final signed and sealed RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.
- 1.37 Provision of a final signed and sealed standalone Operations and Maintenance (O&M) Manual to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.

Housing

- 1.38 That the proposed unit mix, including 22% studio units, 32% one-bedroom units, 28% two-bedroom units, 13% three-bedroom units and 5% four-bedroom units are to be included in the Development Permit drawings.

Note to Applicant: The unit mix may only be varied under the discretion of the Director of Planning or Development Permit Board.

- 1.39 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:
- (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture 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), and encouraging in-suite storage for family units, or an alternative approach to sufficient unit storage that meets the needs of the non-profit operator;
- (c) A multi-purpose indoor amenity space 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 family unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

- 2.1 Consolidation of Lot A, Block 6 District Lot 195 Plan 22230; Lot 5 Block 6 District Lot 195 Plan 1976; Lot 6 Block 7 District Lot 195 Plan 1976; Lots 7 and 8 Block 6 to 8 District Lot 195 Plan 1976 to create a single parcel.
- 2.2 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

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

- (a) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. Implementation of development(s) at 2009 Stainsbury Avenue require the following in order to maintain sanitary and storm water sewer flow conditions:

- (i) No sewer upgrade is required.

Note to Applicant: Development to be serviced to the existing 200 mm SAN sewer and 525 mm STM sewer within Stainsbury Avenue.

- (ii) The post-development 5-year flow rate discharged to the storm sewer shall be no greater than the 5-year pre-development flow rate. The

pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change. 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.

- (b) 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 Core Group Civil Consultants Ltd. dated November 26, 2021, no water main upgrades are required to service the development;
 - (i) The existing 200mm water main, located within parcel [Lot A Block 6 District Lot 195 Group 1 New Westminster District Plan 22230] (2009 Stainsbury Ave), is to be abandoned and reinstated within the Hull Street City dedication to the satisfaction of the General Manager of Engineering Services. The City will complete this part of the Owner's Works, at the sole cost and expense of the Developer. The letter of credit or other security required by the General Manager of Engineering Services to secure payment by the Developer for such costs incurred by the City may be required to be delivered by the Developer at an earlier date than the security required to be given for the remainder of the Owner's Works.

Note to Applicant: The main servicing the proposed development is 200mm along Stainsbury Avenue, 200mm along Hull Street or 300mm along Victoria Drive. 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. The Maximum size of a service connection is 300mm.

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.

- (c) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and Illuminating Engineering Society of North America (IESNA) recommendations;
- (d) Provision of the entire intersection lighting upgrade at Victoria Drive and Stainsbury Avenue and Victoria Drive and Hull Street to current City standards and IESNA recommendations;
- (e) Provision of new or replacement duct bank adjacent to the development site that meets current City's standards. Duct banks are to consist of electrical and communication ducts and cables, and connected to existing electrical and communication infrastructure;

Note to Applicant: The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with current COV Engineering Design

Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents.

- (f) Standard City of Vancouver surface treatments for all sidewalks and hardscape boulevards on City dedicated property;
 - (g) All utility cuts on Victoria Drive to be restored to City “Industrial, Arterial and Bus Routes” specification and on Stainsbury Avenue and Hull Street to be restored to City “Higher Zoned Streets/Lanes” specification;
 - (h) Provision of new 1.8 m sidewalks with saw cut joints along Stainsbury Avenue free of any encumbrances;
 - (i) Provision with trees adjacent the site where space permits; and
 - (j) Provision of the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- 2.3 Provision of a \$50,000 cash contribution towards a pedestrian-actuated signal at Stainsbury Avenue and Victoria Drive.
- 2.4 Provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground. BC Hydro service to the site shall be primary.
- 2.5 Provision of written confirmation that all required electrical plants will be provided within private property.

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

- 2.6 Provision of consent in writing from the South Coast British Columbia Transportation Authority (“TransLink”), in a form to be approved by the General Manager of Engineering Services and the Director of Legal Services, confirming that TransLink is satisfied that the impacts to traffic and safety to the existing TransLink infrastructure, that may arise from the development have been addressed or mitigated to the reasonable satisfaction of TransLink.

Sustainability

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

Housing

- 2.8 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or successor in function), and the Director of Legal Service to enter into a Housing Agreement and Section 219 Covenant securing all dwelling units as social housing for the greater of 60 years and the life of the building, which will contain the following terms and conditions:
- (a) A no separate-sales covenant;
 - (b) A no stratification covenant;
 - (c) That none of such units will be rented for less than one month at a time;
 - (d) That the social housing units will be legally and beneficially owned by a non-profit corporation, or by or on behalf of the city, the Province of British Columbia, or Canada as a single legal entity and used only to provide rental housing for terms of not less than one month at a time and prohibiting the separate sale or transfer of legal or beneficial ownership of any such units;
 - (e) Requiring such units to be used for "social housing", as that term is defined in the Vancouver Development Cost Levy By-law No. 9755;
 - (f) Not less than 30 per cent of the social housing units will be occupied only by households with incomes below the then current applicable Housing Income Limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication, and each rented at a rate no higher than 30 percent of the aggregate household income of the members of the household occupying such social housing unit; and
 - (g) On such other terms and conditions at the General Manager of Planning, Urban Design and Sustainability) or successor in function) and the Director of Legal Services may in their sole discretion require.

Environmental Contamination

- 2.9 If applicable:
- (a) Submit a site profile 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 Ministry of Environment, 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 site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws at no cost to the City.

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

* * * * *

2009-2037 Stainsbury Avenue
PROPOSED CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law by deleting the following properties from the RS-1 maps forming part of Schedule A of the Subdivision By-law:

- a) Lot A Block 6 District Lot 195 Plan 22230; PID 013-756-834;
- b) Lot 5 Block 6 District Lot 195 Plan 1976; PID 013-755-501;
- c) Lot 6 Block 7 District Lot 195 Plan 1976; PID 013-755-510;
- d) Lot 7 Block 6 to 8 District Lot 195 Plan 1976; PID 014-138-301; and
- e) Lot 8 Block 6 to 8 District Lot 195 Plan 1976; PID 004-763-114.

* * * * *

2009-2037 Stainsbury Avenue
PUBLIC CONSULTATION STRATEGY

1. List of Engagement Events, Notification, and Responses

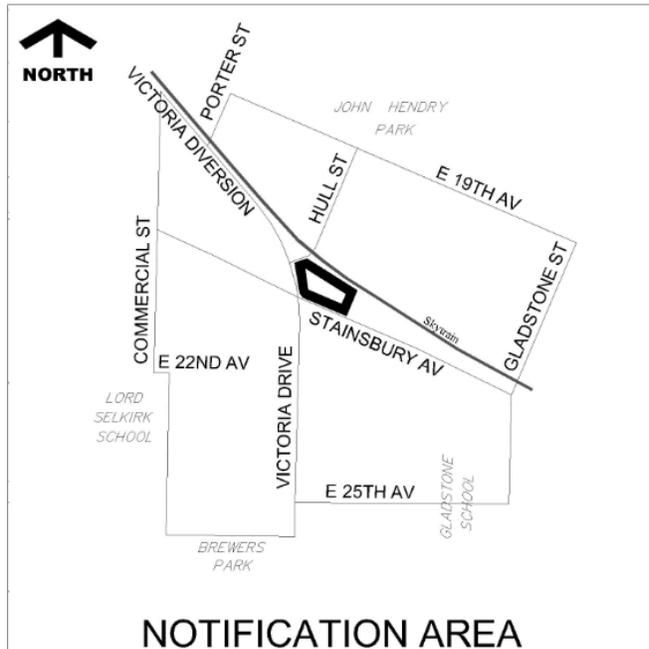
	Date	Results
Event		
Virtual open house (City-led)	January 24, 2022 – February 13, 2022	705 participants (aware)* <ul style="list-style-type: none"> • 305 informed • 164 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	January 20, 2022	990 notices mailed
Public Responses		
Online questions	January 24, 2022 – February 13, 2022	69 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	December, 2021 – March, 2022	176 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	December, 2021 – March, 2022	176 submittals <ul style="list-style-type: none"> • 126 responses • 28 responses • 22 responses
Other input	December, 2021 – March, 2022	2 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	December, 2021 – March, 2022	974 participants (aware)* <ul style="list-style-type: none"> • 422 informed • 189 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Social housing:** Additional social housing in this neighbourhood is strongly supported and aligns with City goals and priorities.
- **Height, massing, density, location:** Appropriate for this location, good use of underutilized urban space and close to local amenities such as Trout Lake. Fits in with existing buildings that are directly adjacent to this proposed development and will be a welcome addition to the neighbourhood.
- **Building design:** The building is aesthetically pleasing. The Passive House building design is innovative and energy efficient. The internal courtyard is an excellent way for residents to socialize and build connections.

Generally, comments of concern fell within the following areas:

- **Height, massing, density, location:** The height and density doesn't reflect the neighbourhood and will shadow surrounding homes and block views for other residents. The increase of development along Victoria Drive has been very intense and some residents are worried about this accelerated rate of change.

- **Building and site design:** The building design is not aesthetically pleasing, resembles an institution and is devoid of any character. The lack of green space or greenery in the exterior does not help with the overall building design. Proximity to the Skytrain is of concern in particular as it relates to noise and livability for residents.
- **Courtyard:** The interior courtyard is a concern, as it relates to access to light and noise disturbances.
- **Parking:** Insufficient parking proposed as there is already a lack of parking in the neighbourhood.
- **Community garden:** The loss of the community garden will be detrimental to the community's wellbeing.
- **Amenities and infrastructure:** With more density coming into the neighbourhood, capacity issues on local amenities are a major concern for local residents such as Trout Lake Community Centre, local childcare facilities and schools.

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 ratio of bicycle parking spots is sufficient for this proposal.
- Number of vehicular parking proposed is appropriate considering there is direct bus access outside this building.
- Increased density has been helping the businesses along Commercial Drive to thrive.

General comments of concern:

- Increased traffic along Victoria Drive is a concern. Stainsbury Avenue and Victoria Drive are not pedestrian-friendly and will be unsafe to cross without a proper crosswalk.
- The proposal has too many one-bedroom units and will not be enough to support families.
- Lack of strata-titled residential buildings being built on the Eastside is worrisome for prospective buyers.
- Even if this project is designated as a social housing project, it is still unaffordable for all.
- The use of social housing is misleading as only 20% of the units are set aside for people on income assistance.
- The number 20 bus is already facing capacity issues especially during peak hours, including more density which will only further exacerbate this issue.
- Lack of a community plan is a concern for some due to increased development in the area.

Neutral comments/suggestions/recommendations:

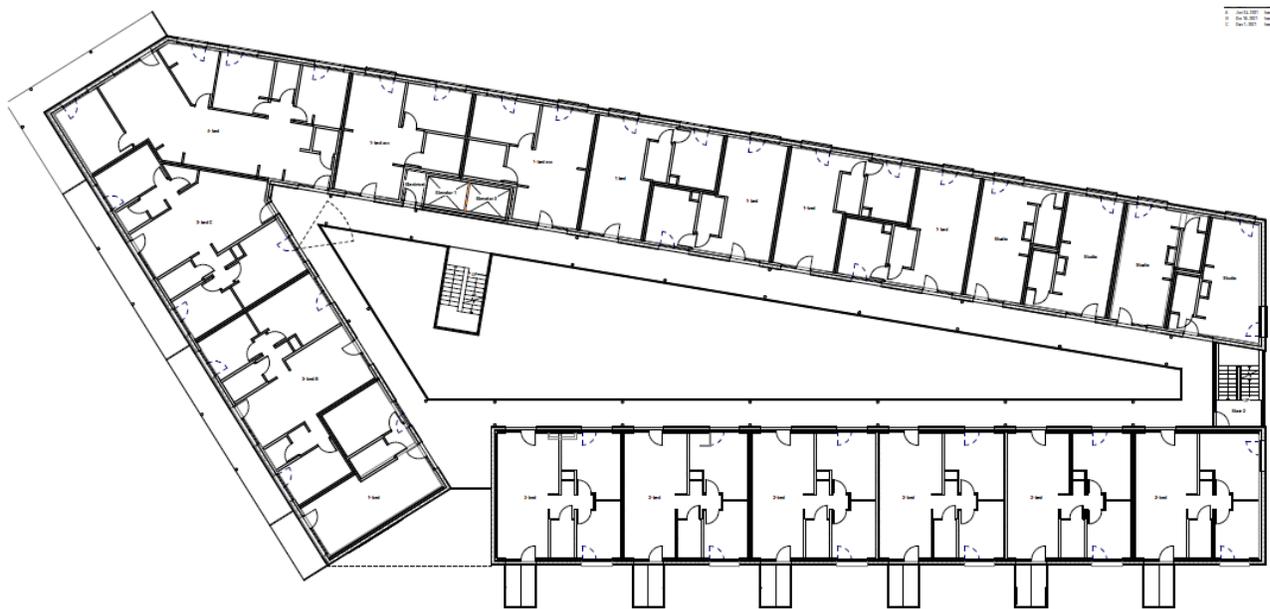
- Projects such as this, which meet Council priorities, should not have to go through such rigorous rezoning processes.
- Upgrades are need to be considered at Stainsbury Avenue and Victoria Drive such as wider sidewalks and increased illumination.
- Consider charging stations for electric vehicles at this site.
- More storeys should be considered for this project considering the importance of social housing for the City.
- The height should be lowered to accommodate residents whose views will be blocked by this building.
- Considerations for a better colour scheme on the exterior of the building will help it make it look less institutional. The inclusion of a public art or a mural would create something more visually interesting.
- A rooftop amenity space would be beneficial for the residents as well.

2009-2037 Stainsbury Avenue
FORM OF DEVELOPMENT DRAWINGS

Ground Floor Plan



Level 2 Floor Plan



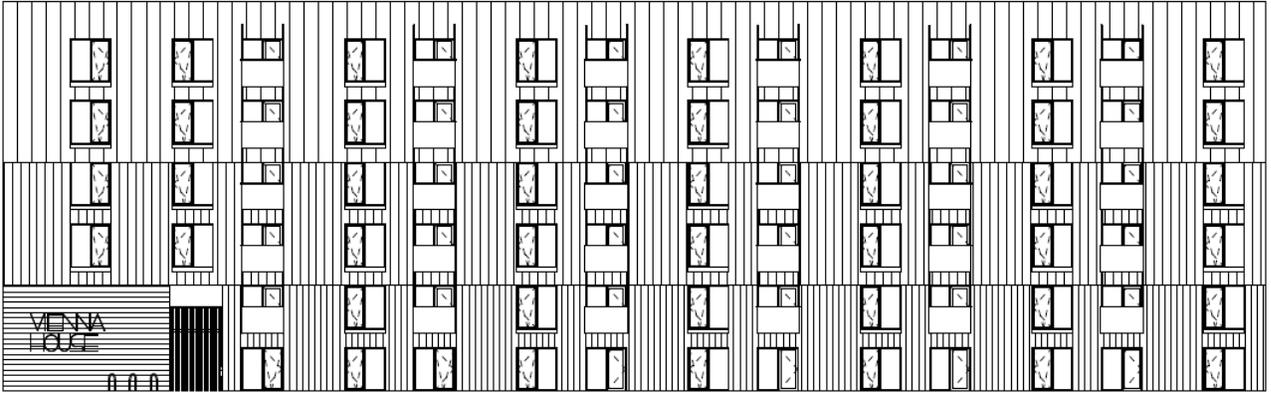
Level 3 Floor Plan



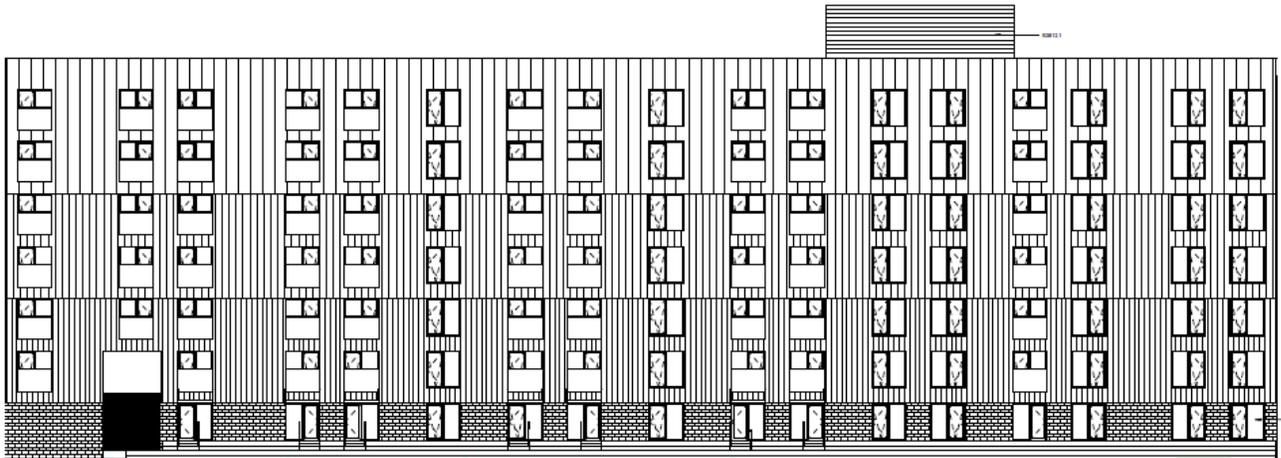
Level 6 Floor Plan



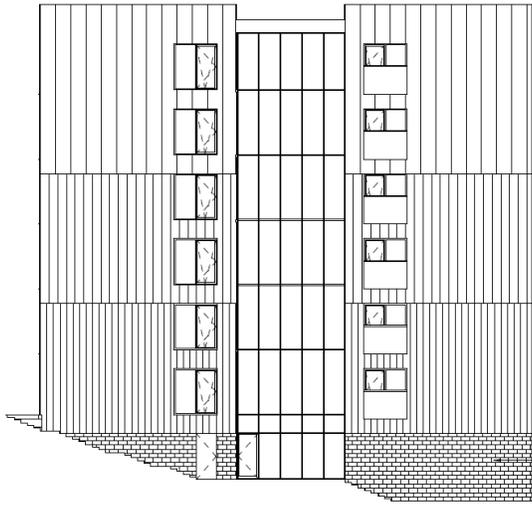
South Elevation



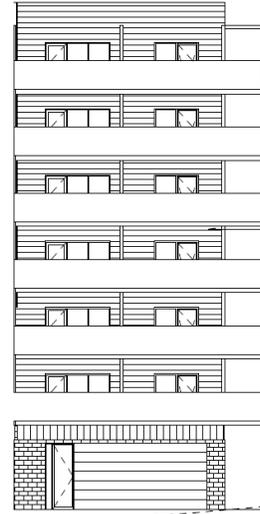
North Elevation



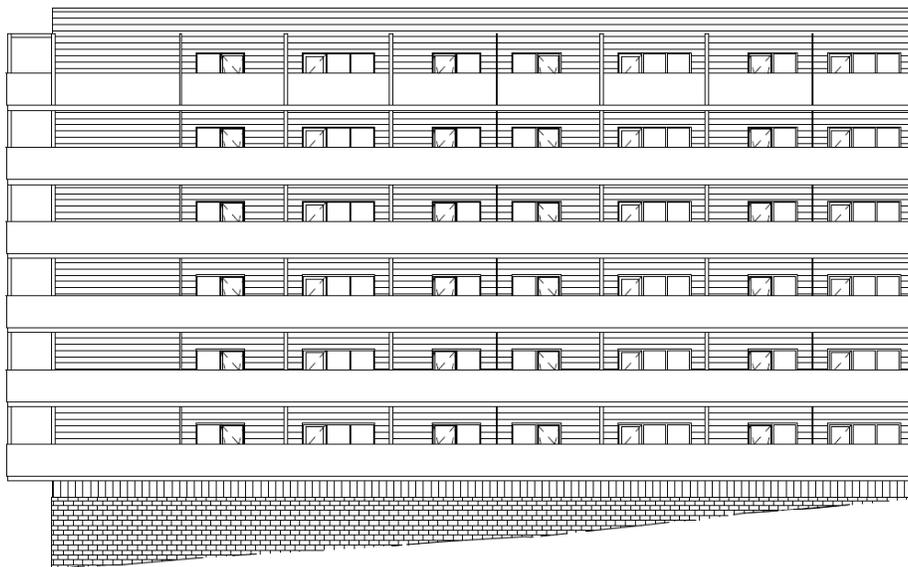
East Elevation



Northwest Elevation



Southwest Elevation



**2009-2037 Stainsbury Avenue
PUBLIC BENEFITS SUMMARY**

Project Summary:

Seven-storey residential building, with 123 social housing units.

Public Benefit Summary:

The proposal would provide 123 social housing units secured through a Housing Agreement for the greater of 60 years and the life of the building.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 2,967.5 sq. m. (31,947 sq. ft.))	0.7	3.53
Buildable Floor Space (sq. ft.)	22,363	112,752
Land Use	Residential	Residential

Summary of Development Contributions Expected under Proposed Zoning

City-Wide DCL ¹	\$0
City-Wide Utilities DCL ¹	\$0
Total	\$0

Other benefits (non-quantified): 123 social housing units secured for the greater of 60 years and the life of the building.

¹ Based on by-laws in effect as of September 30, 2021; by-laws are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's [DCL Bulletin](#) for details. The development is expected to be exempt from DCLs as social housing; the value of the exemption is estimated to be \$3,198,774.

* * * * *

2009-2037 Stainsbury Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

PROPERTY INFORMATION

Street Address	Parcel Identifier (PID)	Legal Description
2009 Stainsbury Avenue	013-756-834	Lot A Block 6 District Lot 195 Plan 22230
2015 Stainsbury Avenue	013-755-501	Lot 5 Block 6 District Lot 195 Plan 1976
2021 Stainsbury Avenue	013-755-510	Lot 6 Block 7 District Lot 195 Plan 1976
2031 Stainsbury Avenue	014-138-301	Lot 7 Block 6 to 8 District Lot 195 Plan 1976
2037 Stainsbury Avenue	004-763-114	Lot 8 Block 6 to 8 District Lot 195 Plan 1976

APPLICANT INFORMATION

Architect	Public: Architecture + Communication
Property Owner	City of Vancouver

SITE STATISTICS

Site Area	2,967.5 sq. m. (31,942 sq. ft.)
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DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed	Recommended (Other Than Proposed)
Zoning	RS-1	CD-1	-
Uses	Residential	Residential	-
Maximum Density	0.7 FSR	3.46 FSR	3.53 FSR
Floor Area	2,078 sq. m (22,363 sq. ft.)	10,255 sq. m (110,384 sq. ft.)	10,475 sq. m (112,752 sq. ft.)
Maximum Height	10.7 m (35 ft.)	23.8 m (78.2 ft.) to the top of the roof parapet and 26.8 m (87.9 ft.) to the top of the mechanical appurtenance	23.4 m (76.8 ft.) to the top of the roof parapet and 26.3 m (86.3 ft.) to the top of the mechanical appurtenance
Parking, Loading and Bicycle Spaces	Per Parking By-law	Vehicle Parking 40 Bicycle Parking 234 Loading Spaces 1	Per Parking By-law
Natural Assets	6 existing on-site By-law trees; 15 City trees	14 City trees to be retained To be confirmed at development permit stage	-

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