



REFERRAL REPORT

Report Date: June 27, 2023
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 15830
VanRIMS No.: 08-2000-20
Meeting Date: July 11, 2023

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 3747 Renfrew Street

RECOMMENDATION TO REFER

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

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary 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 Sian Enterprises Ltd., the registered owner of the lands located at 3747 Renfrew Street [*PID 029-548-225; Lot A Block H Section 44 Town of Hastings Suburban Lands Plan EPP44380*], to rezone the lands from C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 1.2 to 2.5 and the maximum building height from 9.2 m (30 ft.) to 16.3 m (53 ft.) and to 17.8 m (58 ft.) for the portion with rooftop amenity, to permit the development of a four-storey mixed-use building containing 18 secured market rental residential units with commercial space on the ground floor, 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 Eric Law Architect, received June 30, 2022,

provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

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

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

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

REPORT SUMMARY

This report evaluates an application to rezone 3747 Renfrew Street from C-1 (Commercial) District to CD-1 (Comprehensive Development) District to permit a four-storey mixed-use building containing 18 secured market rental housing units with rooftop amenity and commercial space at grade under the *Secured Rental Policy* (SRP).

Staff have assessed the application and conclude that it meets the intent of the SRP. Staff recommend the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Secured Rental Policy (2012, last amended 2023)
- Housing Vancouver Strategy (2017)
- Housing Needs Report (2022)
- Rupert and Renfrew Interim Rezoning Policy (2022, amended 2023)
- Renfrew-Collingwood Community Vision (2004)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families With Children Guidelines (1992)
- C-1 District Schedule (1996, amended 2022)
- Green Buildings Policy for Rezoning (2010, last amended 2022)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2022)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Latecomer Policy (2021)
- Urban Forest Strategy (2018)

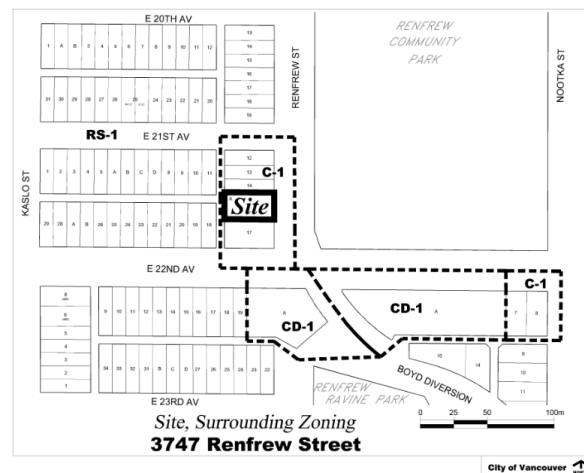
REPORT

Background/Context

1. Site and Context

This 747.3 sq. m (8,044 sq. ft.) subject site in the Renfrew-Collingwood neighbourhood is comprised of one lot located on Renfrew Street with a frontage of approximately 20.1 m (66 ft.) and depth of 37.2 m (122 ft) (see Figure 1). The lot is constructed with two single-detached homes constructed in 1946 that are currently tenanted. The current tenants on the site are not eligible for provisions under the *Tenant Relocation and Protection Policy* (TRPP).

Figure 1: Site Plan and Context



The block face where the site is located between 22nd and 23rd Avenues is zoned C-1 and composed of a mixture of uses, one and two storeys in height and includes commercial and residential uses. A laneway along the western edge of the site creates a boundary to the RS-1 district to the west composed of single-detached houses.

Local School Capacity – The site is located within the catchment area of Nootka Community Elementary School at 3375 Nootka Street, a 550 m walk to the northeast, and Vancouver Technical Secondary School at 2600 East Broadway 1.7 km to the northwest. According to the Vancouver School Board (VSB)'s 2020 Long Range Facilities Plan, Nootka Community Elementary will be operating under capacity in the coming years, with a capacity of 72% by 2031, and Vancouver Technical Secondary School will also be operating under capacity, with a capacity of 78% by 2031.

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

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

- Public Parks – Renfrew Community Park is 50 m to the east, Renfrew Ravine Park is 150 m to the south and Beaconsfield Park is 750 m to the north.
- Community Spaces – Renfrew Community Centre and Library branch is directly across Renfrew Street.
- Child Care Facilities – There are four childcare facilities within 1 km of the site.

2. Policy Context

Vancouver Plan – The Vancouver Plan was approved by Council on July 22, 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The approved Vancouver Plan will serve as a framework with further implementation planning work to follow over the next two to four years. The Vancouver Plan supports the Secured Rental Policy (SRP) and increasing the supply of new purpose-built market and below-market rental housing.

Secured Rental Policy (SRP) – The SRP encourages the construction of new purpose-built rental housing in Vancouver. Updates to the SRP were approved by Council in December 2021 to streamline the delivery of new rental housing. These included changes to increase the clarity and certainty of opportunities for rezoning in low-density areas close to public transit, shopping and other daily needs, and to simplify the rezoning process for most projects by utilizing new rental zones with standardized regulations. Through rezoning, the SRP generally enables market rental projects of up to four-storey mixed-use and five-storey residential apartment buildings on arterials, and up to four-storey townhouse or apartment buildings on sites off arterials. As per the SRP amended in April 2023 for sites rezoning from C-1 to CD-1, the direction provided for the form of development is to consider a four-storey mixed-use building consistent with RR-3A district. Up to six storeys may be considered for projects on arterials where the residential component includes a minimum 20% permanently secured below-market rental housing or is 100% social housing. This application proposes a four-storey mixed-use market rental building.

Rupert and Renfrew Interim Rezoning Policy – The *Rupert and Renfrew Interim Rezoning Policy* was approved by Council on March 29, 2022 and supports consideration of rezoning

applications for rental or social housing and mixed-use projects under the SRP where residential uses are currently permitted.

Housing Vancouver Strategy – In November 2017, Council approved the Housing Vancouver Strategy (2018-2027). 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 to 2027, including 20,000 purpose-built rental units. This rezoning will contribute towards the targets for purpose-built market rental units and family units.

Housing Needs Report - On April 27, 2022, Council resolved at a public meeting to receive a [Housing Needs Report](#) (HNR) prepared by staff. Further to the BC Provincial government's requirement, Council must consider the most recent HNR when developing a development plan, or when amending a development plan in relation to Council's housing policies respecting affordable housing, rental housing and special needs housing. This zoning amendment would facilitate the delivery of secured rental housing units and address the data and findings within the HNR.

Strategic Analysis

1. Proposal

This application proposes a four-storey mixed-use building with 18 secured market rental housing units, commercial uses at grade, and a partial fifth storey for indoor amenity space contiguous with outdoor amenity space (see Figure 2). The proposal is for 2.46 FSR, however, staff recommend a slight increase in density to 2.5 FSR to accommodate future design revisions, with a total floor area of 1,868.3 sq. m (20,103 sq. ft.) and a building height of 16.3 m (53 ft.) and 17.8 m (58 ft.) for the portion with rooftop amenity. Vehicle and bicycle parking will be located underground, with access off the lane. The draft by-law (Appendix A) includes the recommended 2.5 FSR.

Figure 2: View of Proposed Development from Renfrew Street



2. Land Use

The site is zoned C-1 (Commercial) District. The intent of the C-1 District Schedule is to provide for small-scale convenience commercial establishments, serving to the needs of a local neighbourhood consisting of retail sales and limited service functions, and to provide for dwelling uses designed to be compatible with commercial uses. This proposal includes commercial retail units and residential uses, consistent with the intent of the C-1 District and the SRP. A total of approximately 303.7 sq. m (3,269 sq. ft.) of retail space is proposed fronting Renfrew Street.

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

Form of Development – The building has four storeys with a proposed height of 16.3 m (53 ft.) and 17.8 m (58 ft.) for the portion with rooftop amenity and a proposed FSR of 2.46, however staff recommend a FSR of 2.5. The proposal has provided a front yard setback of 2.5 m (8.2 ft.) along Renfrew Street and rear yard setback of 3.9 m (12.8 ft.) for commercial uses at the ground level. The building has provided further rear yard setback of 6.2 m (20.2 ft.) for residential uses at the upper levels. The proposal conforms with the siting and form expectations of the RR-3A zoning district and the overall scale and massing of the building provides an appropriate fit in the surrounding residential context.

Height and Density – The site is currently zoned C-1 which permits a maximum FSR of 1.2 and building height of 9.2 m (30 ft.). As per the SRP amended in April 2023 for sites rezoning from C-1 to CD-1, the direction provided for the form of development is to consider a four-storey mixed-use building consistent with RR-3A district. The zoning district allows a maximum building height of 15.3 m (50 ft.) and an FSR of 2.4.

Interface to the west – There are residential uses across the lane from the west property line and the proposal provides the required rear yard setback for residential uses at the upper levels as required in the zoning district. The subject property is directly overlooking a service lane at the rear and only has partial views towards residential yards.

Common Amenity Areas – The outdoor amenity is located adjacent to the indoor amenity at the rooftop of the top floor. The location of amenity areas would benefit from receiving the maximum sunlight access which nurture outdoor activities of building residents.

Public Realm – A condition has been included in Appendix B to improve the public realm interface along Renfrew Street by recessing the retail entry areas to encourage pedestrian movement.

Urban Design Panel – Staff determined a review by the Urban Design Panel was not required due to the relative small scale of the development and the commonality of four to six storey rental developments located on wide arterials across the city. Staff support this application, subject to the conditions outlined in Appendix B.

4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 18 rental housing units to the City's

inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 3).

Figure 3: Progress Towards 10-Year Housing Vancouver Targets for Purpose-Built Market and Developer-Owned Below-Market Rental Housing as of March 31, 2023

Housing Type	CATEGORY	10-YEAR TARGETS	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	Market Rental	16,000	13,083 (82%)
	Developer-Owned Below Market Rental	4,000	1,228 (31%)
	Total	20,000	13,041 (65%)

*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.

Vacancy Rates - Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2022, the purpose-built apartment vacancy rate was 0.9% in Vancouver. The vacancy rate (based on the CHMC Market Rental Survey) for the Mount Pleasant/Renfrew Heights, which this site is located, is lower at 0.5%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix - The *Family Room: Housing Mix Policy for Rezoning Projects* policy requires a minimum of 35% family units. This application proposes 66% family units, all as two-bedroom units, thereby exceeding the policy. These units must be designed in accordance with the High Density Housing for Families with Children Guidelines. The application as proposed is consistent with the policy and a provision is included in the CD-1 By-law to meet the minimum unit mix requirements.

Average Rents and Income Thresholds - The average rents for various units on the east side of Vancouver is shown in Figure 5. Rent increases, over time, are subject to the Residential Tenancy Act.

Figure 5: Market Rents in Newer Eastside Buildings, Costs of Ownership and Household Income Served

Unit	Average Unit Size	Newer Rental Buildings Eastside		Monthly Costs of Ownership for Median-Priced Apartment – Eastside (with 20% down payment)		
		Average Market Rent ¹	Annual Income Required to Afford Average Market Rent ¹	Monthly Costs of Ownership ²	Annual Income Required to Afford Monthly Costs ²	Down-Payment at 20%
Studio	n/a	\$1,653	\$66,120	\$2,200	\$88,000	\$79,550
1-bed	673sqft	\$1,925	\$77,000	\$2,885	\$115,400	\$108,000
2-bed	844sqft	\$2,619	\$104,760	\$3,809	\$152,360	\$141,300
3-bed	n/a	\$3,212	\$128,480	\$5,565	\$222,600	\$213,000

¹ Data from the October 2022 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2011 or later on the Eastside of Vancouver.

² Based on the following assumptions: median of all BC Assessment apartment sales prices in Vancouver Eastside in 2021 by unit type, 20% down payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, \$150-\$250 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2020 assessments and property tax rate).

Average market rents in newer rental buildings on the east side are shown in the middle two columns in Figure 5. The market rental housing component will provide options which are significantly more affordable than average home ownership costs as illustrated in Figure 5.

Security of Tenure - Purpose-built rental housing offers secure rental tenure. All 18 units in the proposal would be secured through a Housing Agreement and/or a Section 219 Covenant for the longer of 60 years or the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

Existing Tenants - The rezoning site currently contains two tenanted secondary rental units, however there are no eligible tenants as defined under the *Tenant Relocation and Protection Policy* (TRPP). All residential tenancies are protected under the provincial Residential Tenancy Act.

If any eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to provide a Tenant Relocation Plan (TRP) that meets the City's TRPP.

5. Parking and Transportation

The application proposes 15 vehicle parking spaces and 40 bicycle spaces, as well as one Class B commercial loading space, all accessed from the lane. The application will meet the Parking By-law, which provides for reductions in the number of parking spaces. Based on the proximity to transit, the development is eligible for a 20% reduction to residential parking and a 10% reduction to commercial parking requirements.

The site is served by bus along Renfrew Street and 22nd Avenue as part of TransLink's Frequent Transit Network (FTN). A 15 minute walk from the site is the Nanaimo Street Skytrain station. The site is also adjacent to a painted bike lane along 22nd Avenue as well as the Slocan Street local street bikeway two blocks east.

Engineering conditions related to transportation, public realm and parking are included in Appendix B and seek to improve the pedestrian experience by requiring improvements at the intersection of Renfrew Street and 22nd Avenue such as a provision of an accessible pedestrian signals, lighting and improved sidewalks with street trees.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezonings* requires that rezoning applications satisfy the green and resilient building conditions stated within the Policy. The applicant has submitted preliminary modelling analysis detailing design and construction strategies to meet anticipated energy & emissions and embodied carbon targets in Vancouver Building By-law, a summary of the resilient building measures considered for the application, and a commitment to fulfil energy system sub-metering and enhanced commissioning requirements throughout the project.

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

There are four existing trees on site. There are two street trees on City lands adjoining the site, protection of these street trees during construction is required. New on-site trees are proposed with final numbers and locations determined through the development permit process. See Appendix B for landscape and tree conditions.

7. Public Input

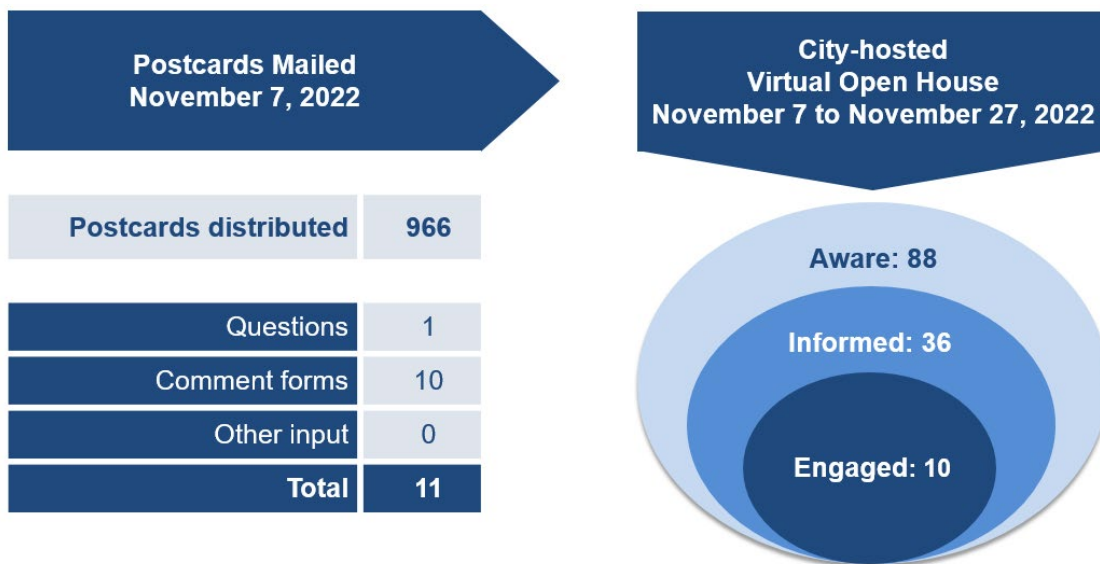
Public Notification – A rezoning information sign was installed on the site on September 8, 2022. Approximately 966 notification postcards were distributed within the neighbouring area on or about November 7, 2022. Notification and application information, and an online comment form, was provided on the City’s *Shape Your City Vancouver* (shapeyourcity.ca/) platform.

Virtual Open House – A virtual open house was held from November 7 to November 27, 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.

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. The website was viewed by 88 people.

Public Response and Comments – Public input was via online questions, comment forms, by email and phone. A total of 11 submissions were received.

Figure 6: Overview of Notification and Engagement



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

Generally, comments of support fell within the following areas:

- **Height, massing, density, use:** In support of the height, massing, use, and density proposed in this development.

- **Amenities and Infrastructure:** The development is well positioned to local amenities and services such as Renfrew Community Centre, local parks, and transit.

There were no comments of concern.

8. Public Benefits

Community Amenity Contributions (CAC) – The *Community Amenity Contributions Policy for Rezoning*s provides an exemption from CACs for routine, lower density secured market rental housing rezoning applications that comply with the City's rental policies. This application meets the criteria for an exemption as a C-1 zoned site proposed to rezone to no more than four storeys.

Development Cost Levies – The site is subject to the City-wide DCL and Utilities DCL. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage.

This application was eligible for a waiver of the City-wide DCLs, however the applicant has elected not to seek the waiver. As per Section 3.1B of the Vancouver Development Cost Levy By-law, the decision to seek the waiver is made at the rezoning application stage. Should the applicant wish to request a DCL waiver at a later stage, the application must return to Council for a subsequent public hearing to amend the rezoning condition.

Based on DCL rates in effect as of September 30, 2022 and the proposed 16,834 sq. ft. of residential and 3,269 sq. ft. of commercial floor area (including office), \$618,020 of DCLs would be expected from this development.

Public Art Program – No public art contribution is applicable to this rezoning as the proposed floor area of the project is below the minimum threshold.

Other Benefits – The secured market rental housing in this proposed development will contribute to the City's secured rental housing stock.

A summary of public benefits associated with this application can be found in Appendix F.

Financial Implications

As noted in the Public Benefits section this project is expected to provide secured rental housing and DCLs. See Appendix E for additional details.

Conclusion

Staff have reviewed the application to rezone the site at 3747 Renfrew Street from C-1 to CD-1 to permit the development of a four-storey, mixed-use building with 18 secured market rental housing units and commercial space at grade, and concluded the application is consistent with the objectives of the Secured Rental Policy. Staff further conclude that the proposed form of development represents an appropriate urban design response to the site and context. If approved, this application would contribute 18 secured market rental residential units towards the City's rental housing stock serving households with a range of incomes.

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

* * * * *

3747 Renfrew Street
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Uses

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses;
 - (b) Dwelling Uses, limited to Mixed-Use Residential Building;
 - (c) Institutional Uses;
 - (d) Office Uses;
 - (e) Retail Uses;
 - (f) Service Uses;
 - (g) Utility and Communication Uses; and
 - (h) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 4.1 The design and layout of at least 35% of the total number of dwelling units must:
- (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms.
- 4.2 No portion of the first storey of a building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.
- 4.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
- (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share; and
 - (e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 747.3 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 maximum floor space ratio for all uses combined is 2.5.
- 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, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and

- (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
- (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
- (d) entries, porches and verandahs if the Director of Planning first approves the design;
- (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
- (f) all storage area below base surface for non-dwelling uses.

5.5 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

- 6.1 Building height must not exceed 16.3 m.
- 6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed 17.8 m.

Horizontal Angle of Daylight

- 7.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.
- 7.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

- 7.4 The plane or planes referred to in section 7.3 above must be measured horizontally from the centre of the bottom of each window.
- 7.5 An obstruction referred to in section 7.3 above means:
- (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 7.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if:
- (a) the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is at least 3.7 m.

* * * * *

3747 Renfrew Street
CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by *Eric Law Architect.*, received on June 30, 2022, 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 building interface with the public realm, including:
 - (a) Provide recessed entry lobby areas from the front building façade for the retail entrances. Note to Applicant: Retail entrance doors should not open into the SRW that might obstructs the pedestrian movement along Renfrew Street.
 - (b) Provide effective and continuous weather protection for the entire front building façade.
- 1.2 Design development to consider exploring options for passive design strategies and provision of cooling elements in the overall building design along with a mechanical air ventilation system to address the noise and pollution levels from the arterial (Renfrew Street).

Note to Applicant: For the units facing the arterial, air conditioning and heating coupled with a forced air system that filters the air from outside is highly recommended.
- 1.3 Design development to consider shifting and orienting the indoor amenity on rooftop towards the eastern side to capture views of Renfrew Community Park across the street.

Note to Applicant: Consider adjusting the indoor amenity size and shifting the amenity location towards the eastern side with the provision of full glazing to receive adjacent park views.
- 1.4 Design development to consider landscaping around the PMT location, where possible, to enrich the visual experience from the public lane.

Note to Applicant: Refer to Landscape Condition 1.9.
- 1.5 Provision of built features intended to create a bird-friendly design.

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

Crime Prevention through Environmental Design (CPTED)

- 1.6 Identify on the drawings at the time of the Development Permit application, CPTED strategies including but not limited to:
- (a) Having particular regard for mischief in alcoves and vandalism such as graffiti;
 - (b) Consideration of mail theft in the design and location of mailboxes;
 - (c) Consideration of residential break and enter;
 - (d) Provision of outdoor common area and path lighting; and
 - (e) Provisions for visibility and security in the underground parking garage in accordance with the Parking By-law, including:
 - (i) Providing 24-hour overhead lighting at exit doors and step lights;
 - (ii) Providing white-painted walls; and
 - (iii) Ensuring a high degree of visibility at doors, lobbies, stairs, and other access routes.

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.

Landscape

- 1.7 Design development to provide a supportable tree replacement strategy, to mitigate the loss of large site trees, including the following:
- (a) Addition of substantially more trees, especially in public realm interface areas; and
 - (b) Provision of larger scale and size trees, to be minimum 3 m tall or 2.5 calliper.
- 1.8 Design development to the north private property interface, as follows:
- (a) Buffer any exposed parkade walls with significant, woody evergreen planting screen; and
 - (b) Add substantially more plant material to provide privacy and buffering.

Note to Applicant: This may require shifting or reduction of parkade width to accommodate a buffer zone.

- 1.9 Design development to the lane interface to enhance and activate as much as possible (see also Urban Design Condition 1.4).

Note to Applicant: This could be achieved by adding planters around the PMT location, while still allowing required access.

- 1.10 Design development to improve the sustainability strategy, by the following:
- (a) Consider providing intensive and/or extensive green roofs on all available flat roofs;
 - (b) Add substantially more landscape around all entry areas, to accent and soften them;
 - (c) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems);
 - (d) 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
 - (e) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots.
- 1.11 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.
- 1.12 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.

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 Rezonings* (amended May 18, 2022) located here:
<https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf>

Note to Applicant: Refer to the most recent bulletin *Green Buildings Policy for Rezonings – Process and Requirements*.

Engineering

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following.

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

- (a) The following statement is to be added on the site and landscape plans: "This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details";
- (b) Provision of street trees where space permits. Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services.

Note to applicant: Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8' long and 18" deep, centre on each street tree adjacent to the sidewalk and any off street bike facility;

- 1.27 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.

- 1.28 Submission of a sewer abandonment plan to the City that details the following:

- (c) The abandonment or removal of all existing storm, sanitary, and combined connections to the development site
- (d) The abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

1.29 Provision of a signed, sealed and finalized Transportation Assessment and Management Study (TAMS), to the satisfaction of the General Manager of Engineering Services, including:

- (a) Design for a one-way ramp warning system to mitigate conflicts, including details on the system and locations of lights, signs and detection devices to be shown on the plans.

Note to Applicant: should bicycle parking be located to underground at time of development permit, the ramp warning system will need to be updated to include operational details for bicycle access.

1.30 Provision of a Shared Use Loading Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the Class B loading space between the commercial and residential uses and labelling of the space as 'Residential and Commercial Loading'.

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

- (a) provision of oversized bicycle spaces sized and dimensioned as per By-Law;
- (b) 1.5 m aisle in front of oversized bicycle spaces;
- (c) automatic door openers for all doors providing access to Class A bicycle storage; and
- (d) manufacturers design specifications for stacked bicycle racks including dimensions, vertical and aisle clearances;

Note to Applicant: Racks must be lift-assisted and be usable for all ages and abilities, aisle widths to be maintained while the bicycle racks are on the ground in the open loading/unloading position.

1.32 Design development to improve access and design of loading spaces and demonstrate compliance with the Parking and Loading Design Supplement by performing the following:

- (a) provision of convenient, internal, stair-free loading access to/from all site uses, including access to the residential elevator lobby;
- (b) confirmation that the slope of the loading bay does not exceed 5% cross slope; and
- (c) provision of minimum 1.8 m (5.9 ft) width at the rear of the loading bay to facilitate goods loading/unloading.

1.33 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 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).
- 1.34 Provision of the following information as part of the architectural drawing submission at the development permit stage to facilitate a complete Transportation review:
- (a) dimension columns and any/all column encroachments into parking stalls;
 - (b) dimensions of maneuvering aisles and the drive aisles at the parkade entrance and all gates;
 - (c) section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, security gates, and bicycle rooms;

Note to Applicant: These clearances must consider mechanical projections and built obstructions.
 - (d) details on the ramp/parkade warning system and locations of lights, signs and detection devices to be shown on the plans;
 - (e) areas of minimum vertical clearances labelled on parking levels;
 - (f) design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, accessible 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.
 - (g) indication of the stair-free access route from the Class A bicycle spaces to reach the outside; and

Note to Applicant: stair-free access route from the Class A bicycle spaces to reach the outside to be provided independently from the loading access route.
 - (h) existing street furniture including bus stops, benches etc. to be shown on plans.
- 1.35 Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:
- (a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and
 - (b) All third party service lines to the development is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

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

- 1.36 Provision of written confirmation that a waste hauler can access and pick up from the location shown without reliance of the lane for extended bin storage. If this cannot be confirmed then an on-site garbage bin staging area is to be provided adjacent the lane.
- 1.37 Gates/doors are not to swing more than 0.3 m (1 ft.) over the property lines or into the SRW area.
- 1.38 Provision of City supplied building grades and interpolated design elevations along the property line for the creation of a continuous building grade on both the Architectural and the Landscape plans.

Note to Applicant: City supplied building grades are preliminary and final building grades are required to be issued by the City prior to development permit application. The building grades have not been finalized for this site yet. The Applicant was asked to submit building grades for review and approval (application# BG-2022-00069). Interpolated design elevations are required at all entrances to the property.

Additional information: <https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx>

- 1.39 Provision of a complete Rainwater Management Plan (RWMP):

Note to Applicant: Subset of the submission list items and additional notes are provided below based on the RWMP submission dated June 15, 2022. Ensure all information expected in a complete RWMP as described in the appendix of the Rainwater Management Bulletin are included in the updated version.

- (a) A.1. The RWMP should be submitted electronically in a searchable PDF format.
- (b) C.4. Provide justification for not prioritizing Tier 1 or 2 approaches, and specify the alternate system to meet requirements.

Note to Applicant: Additional opportunities may include rainwater harvesting, green roof, Infiltration practices and/or absorbent landscaping. Appropriate justifications must be stated for each Tier to determine if exemptions may be granted.

- (c) C.5. Provide an overview of each BMP and design specifics to support the design claim for meeting target requirements. Design detail of each BMP shall be coordinated with other disciplines, if necessary, and shall include the necessary and RWM specific supporting drawings and calculations in the report or included as an appendix.

Note to Applicant: Provision of a grading plan to support the proposal of grading hardscapes into adjacent landscaping

- (d) D.2. Provide a summary of all the catchment areas in a tabular form that includes the required capture and treatment, any direct capture and treatment achieved from adjacent surfaces, and storage capacities of the proposed rainwater practices. All area catchments must be shown in the proposed site plan drawing or figure in the document

Note to Applicant: There is a minor difference in infiltrating landscape surface area indicated between the summary tables on RWMP report pdf pages 8-9 and pages 13-14. Please ensure consistency between the cumulative values in each table.

- (e) D.3. Provide calculation-sizing summaries of all rainwater BMPs proposed. The calculation-sizing summaries shall demonstrate how each BMP achieves the volume reduction, water quality, and release rate requirements. Note that excess storage provided for rainwater practices will not contribute towards the volume reduction requirement.

Note to Applicant: 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:

- (a) Product Name and Manufacturer/Supplier
 - (b) Total area and % Impervious being treated
 - (c) Treatment flow rate
 - (d) Supporting calculations to demonstrate adequate sizing system based on the contributing drainage area.
 - (e) Include discussion of the specified treatment device's % TSS removal efficiency certification by TAPE or ETV.
 - (f) Location of device in drawing or figure in the report
- (f) D.4. Specify the detention storage required based on the greater of either the pre-development peak flow storage volume requirement or the amount of the 24mm rainfall not captured in Tier 1 & 2 practices. Detention storage should be fully utilized by further reducing the target release rate if the required detention volume is greater than the amount necessary to meet the predevelopment peak flow rate.

Note to Applicant: Revise the post-development target release rate to utilize the full required detention system volume in the design event since the required volume is greater than the amount necessary to meet pre development peak flow, to the extent feasible with consideration for potential flow control blockage.

- (g) D.5. Provide detailed drawings of all proposed rainwater management systems including, but not limited to: locations, geometric properties (including footprint, volume, and depth), method of flow control (including orifice size and control

structure configuration), emergency bypass, inverts, stage-storage-discharge table, design criteria and all assumptions. Relevant drawings from other disciplines or design professionals such as landscaping or mechanical plans should be provided as part of the submission package.

- (h) D.6. Provide cross-sections and details to demonstrate the overall rainwater management configuration of underground system, if proposed, including the tie-in connection to the municipal service pipe.
- (i) D.7. Provide all supplementary documentation for any proprietary products that clearly demonstrates how they contribute to and/or meet the volume reduction, water quality, and release rate requirements.
- (j) D.8. Confirm that access to various components of the rainwater management system for maintenance purposes is considered in the overall design. Placement of rainwater management system components that would require occupancy of the public right-of-way to perform routine maintenance tasks should be avoided.
- (k) D.11. Provide a completed Rainwater Management Project Summary Form as a PDF in a separate file to the RWMP. For a fillable copy of the form, refer to the rainwater management webpage.

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

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

- 1.40 Provision of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services registered prior to issuance of a Development Permit.
- 1.41 Provision of a final signed and sealed RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.
- 1.42 Provision of a final signed and sealed standalone rainwater 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

- 1.43 The design and layout of at least 35% of the dwelling units must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms; and

- (c) comply with Council's "High-Density Housing for Families with Children Guidelines".
- 1.44 The proposed unit mix, including 6 one-bedroom units (33 %), and 12 two-bedroom units (66 %) is to be included in the Development Permit drawings.
- Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children.
- 1.45 The development should be designed in accordance with the High-Density Housing for Families with Children Guidelines, including the provision of:
- (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture, ranging in size from 130 sq. m (1,399 sq. ft.) to 280 sq. m (3,014 sq. ft.) and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
 - (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
 - (c) A multi-purpose indoor amenity space at least 37 sq. m (398 sq. ft.) with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and
 - (d) A balcony for each unit with 1.8 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

Engineering Services has no objections to the proposed rezoning provided the following can be addressed prior to by-law enactment.

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

- 2.1 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the Rezoning Site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements

thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.2 (a) and 2.2 (b), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

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

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

Note to Applicant: The main servicing the proposed development is 200mm along Renfrew St. Should the development require water service connections larger than 200mm, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading.

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

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. Implementation of development(s) at 3747 Renfrew Street requires the following in order to improve sanitary sewer flow conditions.

Off-site Servicing Upgrade:

- (i) Upsize 256 m of existing 200 mm SAN to 375 mm SAN on lane west of Renfrew Street from [MH__FJCUPT] within the intersection of lane west of Renfrew and 15th Ave E to [MH__FJCY6D] within the intersection of lane west of Renfrew and E 18th Ave.

Note to Applicant: Development to be serviced to the existing 200 mm SAN and 200 STM sewers in lane west of Renfrew Street.

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

Submission of a design brief, calculations and/or model, and design drawings to the City. All submittals including Issued for Construction (IFC) drawings are required to be reviewed and accepted by the City Engineer prior to building permit issuance.

Note to Applicant: The Sewer servicing plan for this area is under development. Developer to contact City Engineer prior to commencing design or analysis of sewer system as the upgrade requirement may be

modified based on servicing plan (requirement will be approximately equivalent to the above condition).

Note to Applicant: The post-development 10- year flow rate discharged to the storm sewer shall be no greater than the 10- year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change. This shall be demonstrated by preparation of a Rainwater Management Plan with all necessary supporting calculations and drawings prior to the issuance of the development permit.

- (c) Provision of street improvements along Renfrew St adjacent to the site and appropriate transitions including the following:
 - (i) 3.05 m (10.0 ft) wide broom finish saw-cut concrete sidewalk;
- (d) Provision of improvements at the intersection of Renfrew St and East 22nd Ave including:
 - (i) upgrades to the existing traffic signal including accessible pedestrian signals (APS);
 - (ii) entire intersection lightning to current City standards and IESNA
- (e) Provision to reconstruct the laneway along the development site's frontage per CoV "Higher Zoned Lane" pavement structure specifications.
- (f) Provision of upgraded street lighting (roadway and sidewalk) and existing lane lighting adjacent to the site to current City standards and IESNA recommendations
- (g) 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: A detailed Electrical Design is required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Detailed Electrical design must conform to current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents.

- (h) Provision of street trees where space permits.
- (i) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

2.2 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for and only if the following works constitute excess and/or extended services:

a) Sewer upgrades per condition 2.1 (b)

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

b) Intersection upgrades per condition 2.1 (d)

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

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

2.3 Provision of \$30,000 for sewer catchment flow monitoring.

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.

Provision of written confirmation that all required electrical plants will be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

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

Housing

2.5 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as secured market rental housing units, excluding Seniors Supportive or Assisted Housing, pursuant to the City's Secured Rental Policy Program, for a term equal to the longer of 60 years or the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City at by-law enactment pursuant to Section 565.2 of the Vancouver Charter and a Section 219 Covenant.

Environmental Contamination

2.6 As applicable:

- (a) Submit a site disclosure statement to Environmental Services;
- (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- (c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Agreements

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 registrable charges pursuant to the Land Title Act.

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

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

* * * * *

3747 Renfrew Street
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

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

DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 11879

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

“3747 Renfrew Street [CD-1 #] [By-law #] C-1”

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

Amend Schedule B (Intermediate Zone) by adding the following:

“[CD-1#] [By-law #] 3747 Renfrew Street”

* * * * *

3747 Renfrew Street
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

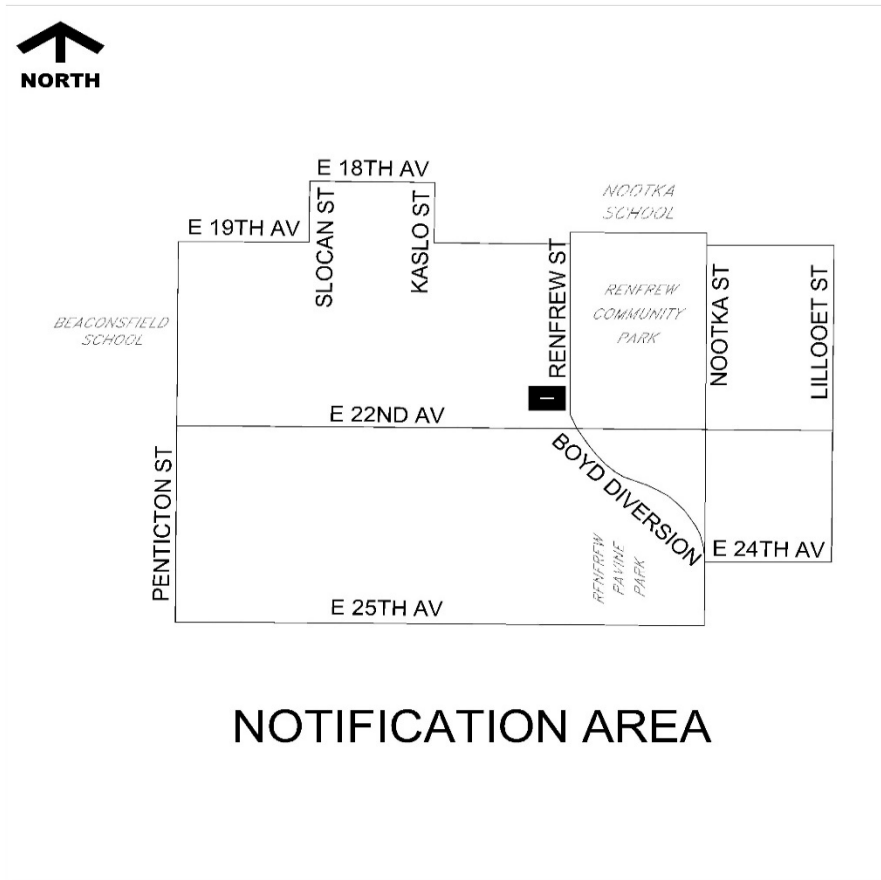
	Date	Results
Event		
Virtual open house (City-led)	November 7, 2022 – November 27, 2022	88 participants (aware)* <ul style="list-style-type: none"> • 36 informed • 6 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	November 7, 2022	966 notices mailed
Public Responses		
Online questions	November 7, 2022 – February 27, 2022	1 submittal
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	August, 2022 – January, 2023	10 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	August, 2022 – January, 2023	10 submittals <ul style="list-style-type: none"> • 10 responses • no responses • no responses
Other input	August, 2022 – January, 2023	no submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	August, 2022 – January, 2023	302 participants (aware)* <ul style="list-style-type: none"> • 106 informed • 10 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

Generally, comments of support fell within the following areas:

- **Height, massing, density, use:** In support of the height, massing, use, and density proposed in this development.
- **Amenities and Infrastructure:** The development is well positioned to local amenities and services such as Renfrew Community Centre, local parks, and transit.

There were no comments of concern.

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:

- Mixed use developments will help create a vibrant neighbourhood.
- Proposed building is attractive.
- Support the creation of additional rental units.
- In support of the proposed bicycle parking and vehicular parking spaces.
- The commercial retail space is a welcome addition to provide “eyes on the street”.

There were no comments of concern.

Neutral comments/suggestions/recommendations:

- Consider adding additional height to create more homes during a housing crisis.
- Exterior blank walls of the north and south side of the building should contain some visual interest.
- More missing middle housing should be built around the City of Vancouver.
- A reduction of parking should be considered.
- Greenery being included in the laneway should be assessed to see if it will interfere with nearby power lines.
- In support of rezoning commercial spaces to CD-1s as it revitalizes underutilized commercial zones and increase housing accessibility.
- Proposals such as this one should not have to go through the rezoning process.

* * * * *

3747 Renfrew Street
FORM OF DEVELOPMENT DRAWINGS

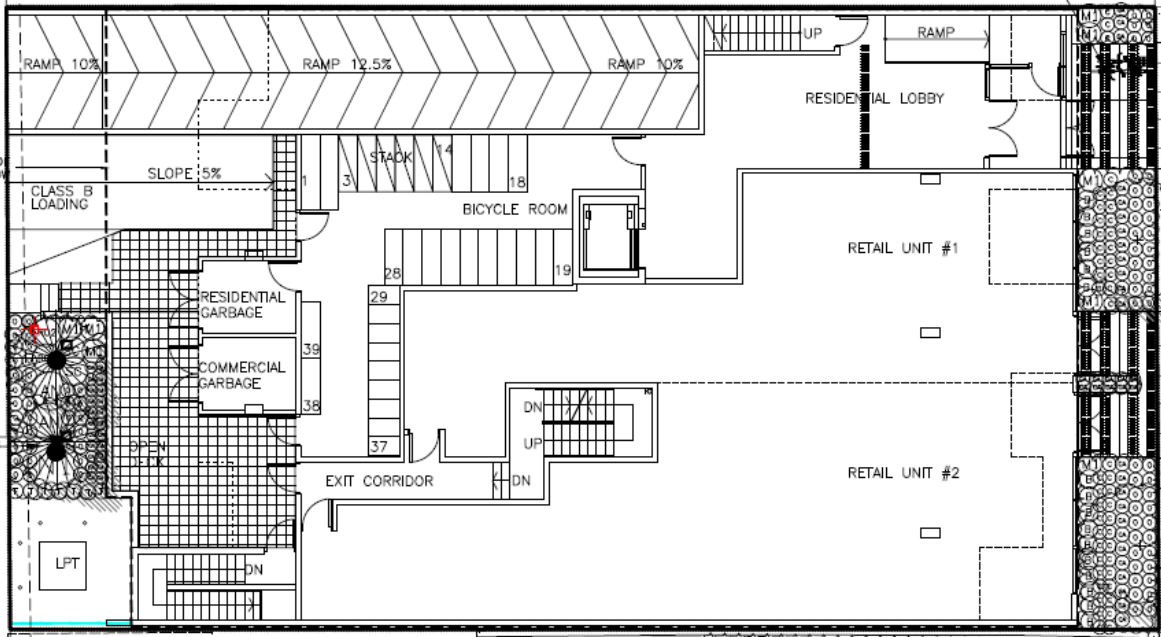
Rendering – View from Renfrew Street



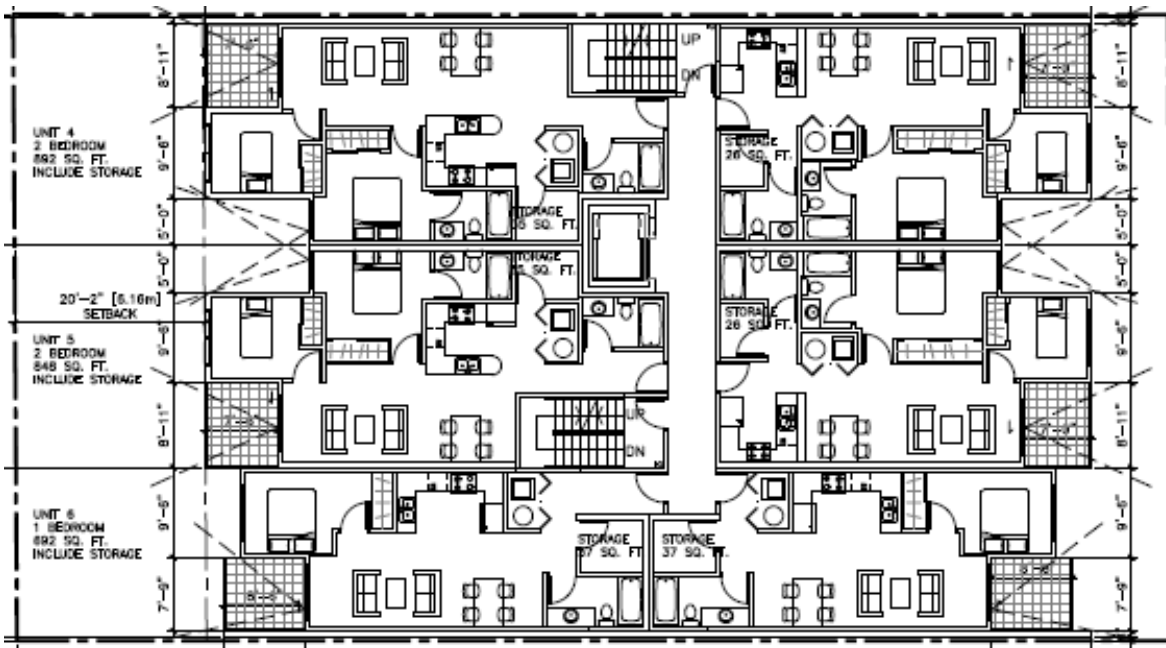
Rendering – View from Lane



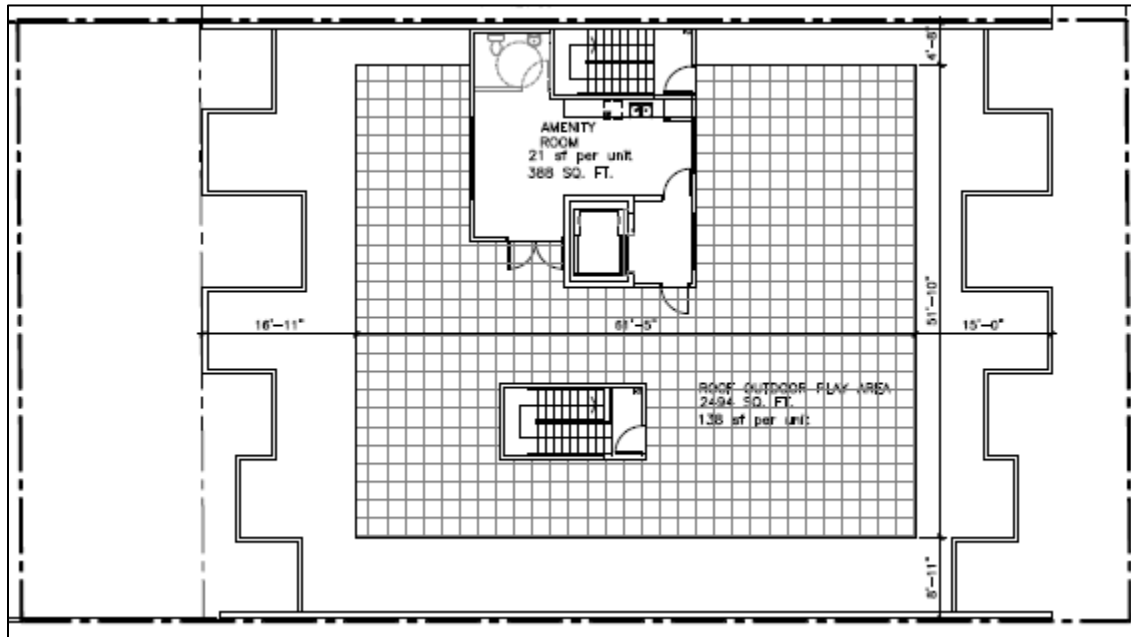
Level 1 Floor Plan



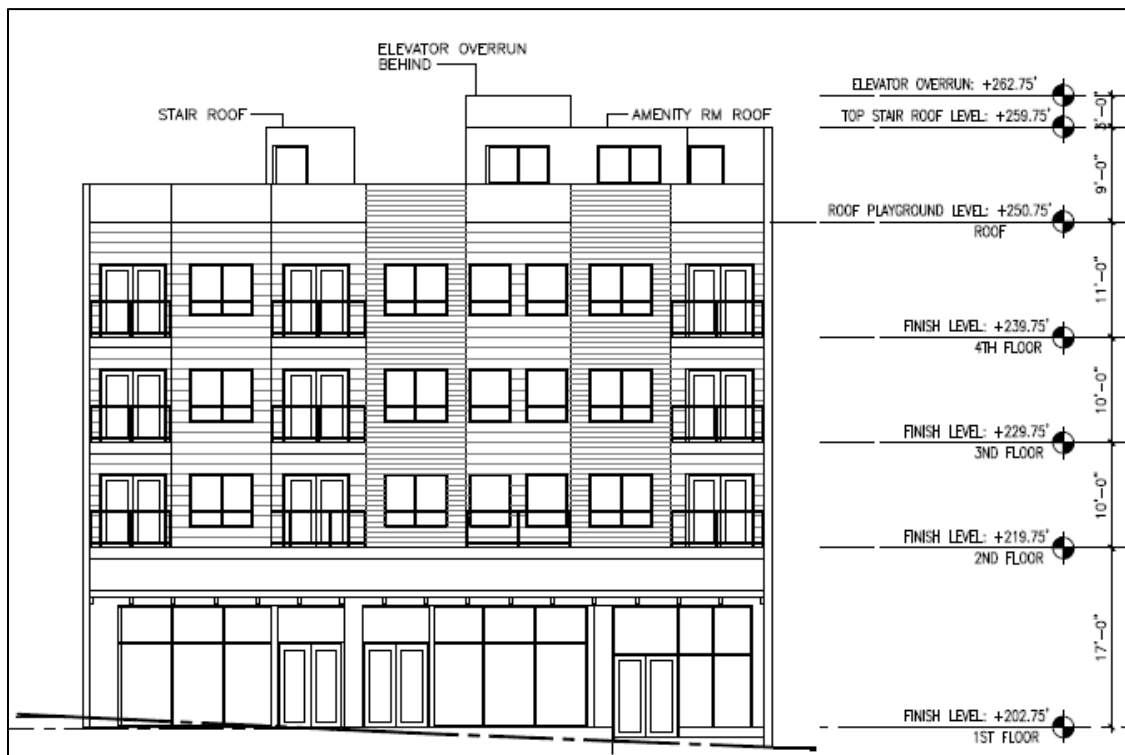
Level 2-4 Floor Plan



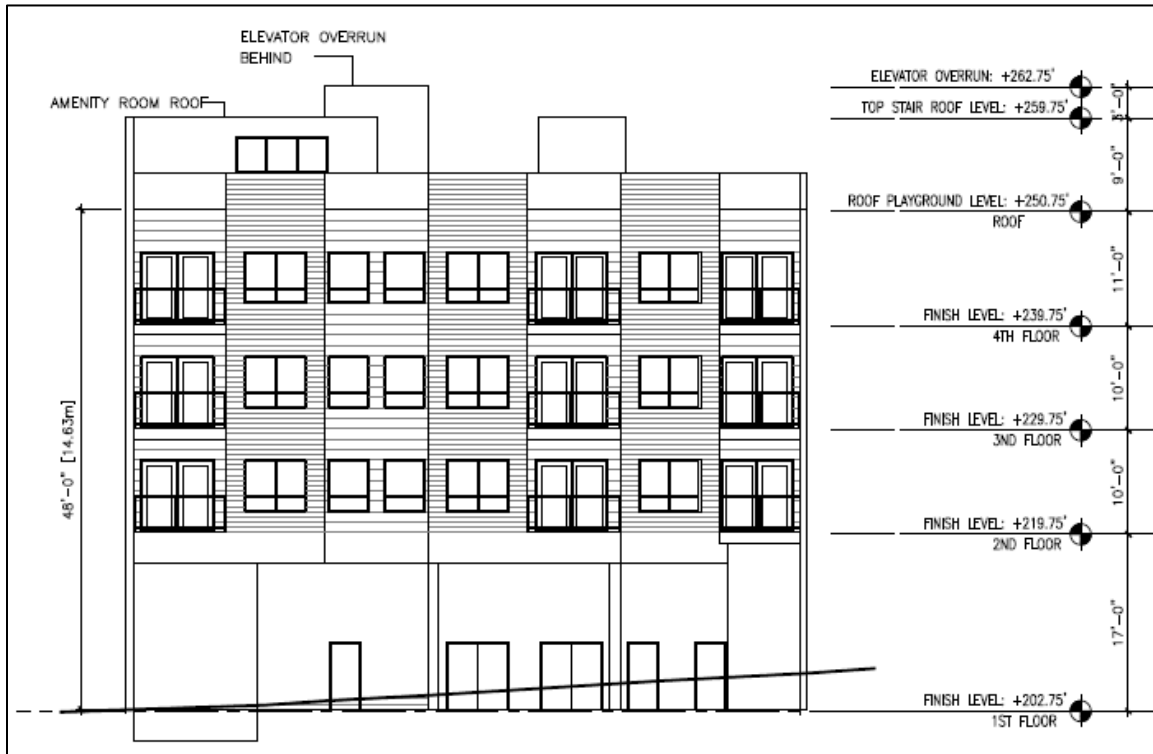
Roof Plan



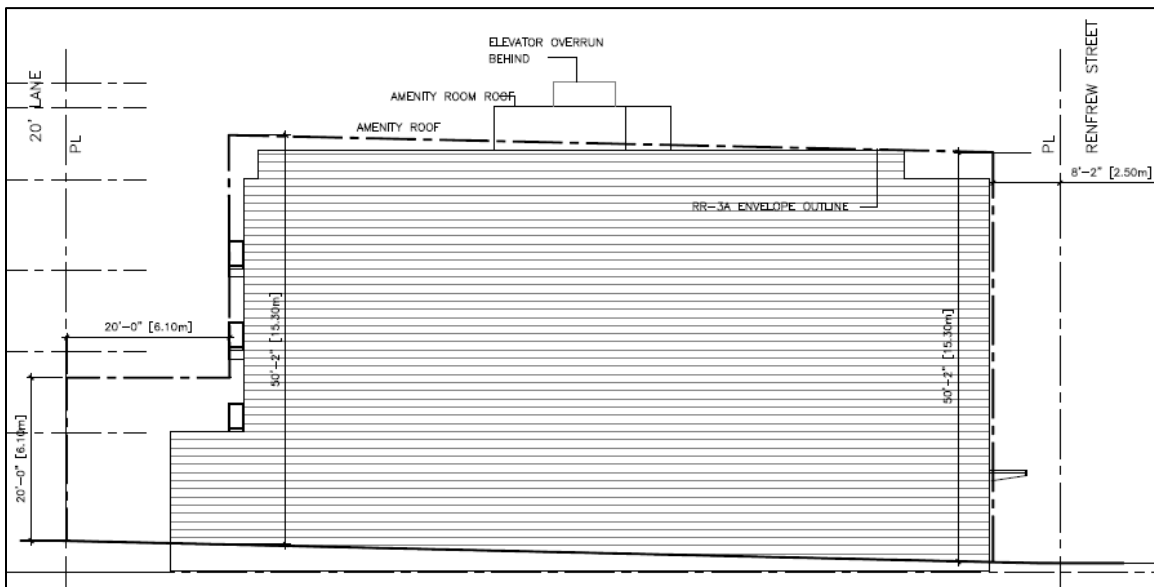
East Elevation



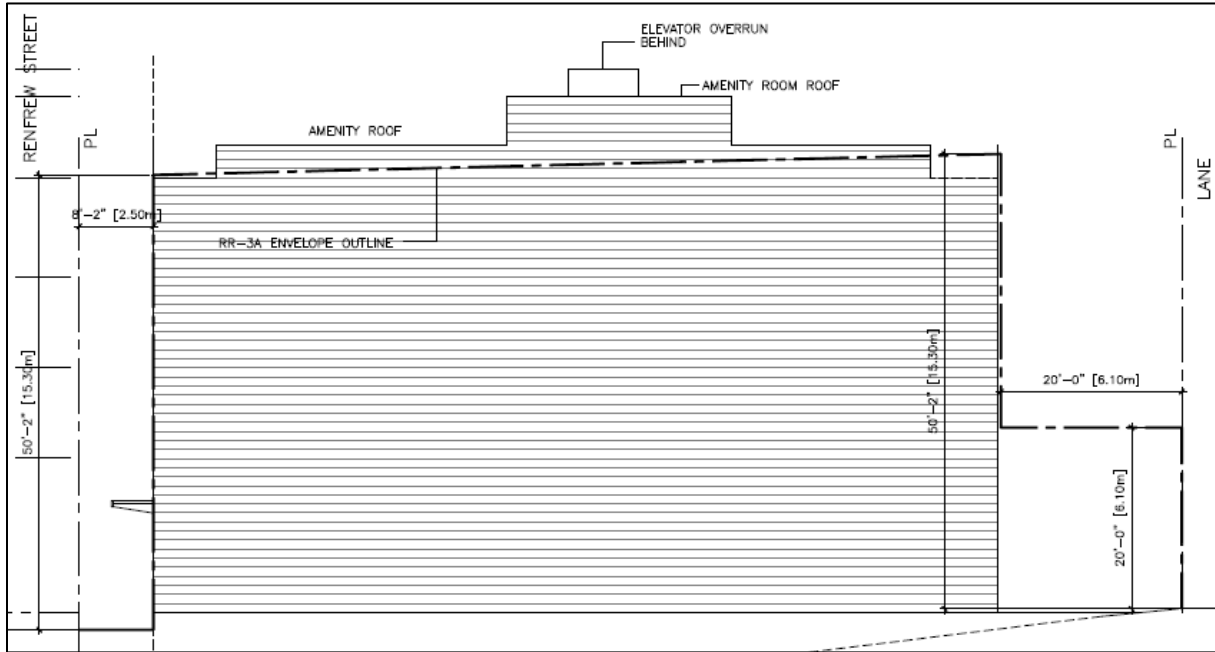
West Elevation



South Elevation



North Elevation



* * * * *

**3747 Renfrew Street
PUBLIC BENEFITS SUMMARY**

Project Summary:

Four-storey, mixed-use building, with partial fifth storey for amenity space, containing 18 secured market rental units and commercial uses at grade.

Public Benefit Summary:

The proposal would provide 18 secured market rental housing units and a DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	C-1	CD-1
FSR (site area = sq. m (sq. ft.))	1.2	2.5
Buildable Floor Space (sq. ft.)	897.1 sq. m (9,653 sq. ft.)	1,868.3 sq. m (20,103 sq. ft.)
Land Use	Mixed-use	Mixed-use

Summary of development contributions expected under proposed zoning¹

City-Wide DCL ¹	\$397,820
City-Wide Utilities DCL ¹	\$220,200
TOTAL	\$618,020

Other benefits (non-quantified components): 18 units of rental housing units secured for the longer of 60 years and the life of the building.

¹ Based on rates in effect as at September 30, 2022; DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DCL by-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's [DCL Bulletin](#) for details.

* * * * *

**3747 Renfrew Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

PROPERTY INFORMATION

Street Address	Parcel Identified (PID)	Legal Description
3747 Renfrew Street	PID 029-548-225	Lot A Block H Section 44 Town of Hastings Suburban Lands Plan EPP44380

APPLICANT INFORMATION

Architect	Eric Law Architect
Developer	Sian Enterprises Ltd.
Property Owner	Sian Enterprises Ltd.

SITE STATISTICS

Site Area	747.3 sq. m (8,044.0 sq. ft.)
-----------	-------------------------------

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed	Recommended
Zoning	C-1	CD-1	-
Uses	Mixed-use	Mixed-use	-
Floor Space Ratio (FSR)	1.2 FSR	2.46 FSR	2.5 FSR
Floor Area	897.1 sq. m (9,653 sq. ft.)	1,840.4 sq. m (19,803 sq. ft.)	1,868.3 sq. m (20,103 sq. ft.)
Maximum Height	9.2 m (30.2 ft.)	16.3 m (53.4 ft.) and to 17.8 m (58.5 ft.) for the portion with rooftop amenity	-
Parking, Loading and Bicycle Spaces	As per Parking By-law	15 Vehicle Parking 40 Bicycle Parking 1 Loading Space To be confirmed at the development permit stage	-
Natural Assets	2 City trees 4 on-site trees	2 retained city street trees 4 on-site trees to be removed 8 proposed; new on- and off-site trees to be confirmed at the development permit stage	-

* * * * *