



## REFERRAL REPORT

Report Date: October 3, 2023  
Contact: Casey Peters  
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RTS No.: 15956  
VanRIMS No.: 08-2000-20  
Meeting Date: October 17, 2023

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Rezoning: 3231-3245 Fraser Street and 675 East 17th 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-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

### **RECOMMENDATION FOR PUBLIC HEARING**

- A. THAT the application by Anthem Fraser Developments LP, on behalf of:
- Anthem Fraser Developments Ltd., the registered owner of the lands located at:
    - 3231-3233 Fraser Street [*PID: 015-612-805; The North 1/2 of Lot 9 Block 92 District Lot 301 Plan 187*]; and
  - Mercer Properties (Fraser 17) Inc., the registered owner of the lands located at:
    - 3237 Fraser Street [*PID: 015-612-813; The South 1/2 of Lot 9 Block 92 District Lot 301 Plan 187*];
    - 3245 Fraser Street [*PID: 015-612-856; The North 1/2 of Lot 10 Block 92 District Lot 301 Plan 187*]; and
    - and 675 East 17th Avenue [*PID: 015-612-864; The South 1/2 of Lot 10 Block 92 District Lot 301 Plan 187*];

to rezone a consolidation of the above properties from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 3.5 to 6.9 and the maximum building height from 22.0 m (72 ft.) to 45.5 m (149.3 ft.) to permit the development of a 14-storey mixed-use building, and a maximum of 47.5 m (155.8 ft.) to accommodate a partial 15th floor rooftop amenity area, containing 110 secured rental housing units, of which 20% of the residential floor area will be secured as moderate income 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 BHA Architecture Inc., received January 5, 2023, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C, be approved.
- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as 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 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 3231-3245 Fraser Street and 675 East 17th Avenue from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to permit a 14-storey mixed-use building containing 110 secured rental housing units, of which 20% of the residential floor area will be secured as moderate income units (the “moderate income units”), and commercial space on the ground floor. The rezoning application is being considered under the Moderate Income Rental Housing Pilot Program (“MIRHP Program”).

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**

- Vancouver Plan (2022)
- Moderate Income Rental Housing Pilot Program (MIRHPP) Rezoning Policy (2017, last amended 2023)
- Housing Needs Report (2022)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2023)
- Green Buildings Policy for Rezonings (2010, last amended 2023)
- Vancouver Development Cost Levy By-law No. 9755 (2008, last amended 2023)
- Vancouver Utilities Development Cost Levy By-law No. 12183 (2008, last amended 2023)
- Urban Forest Strategy (2018)
- Public Art Policy and Procedures for Rezoned Developments (2014)
- Latecomer Policy (2021)

### **REPORT**

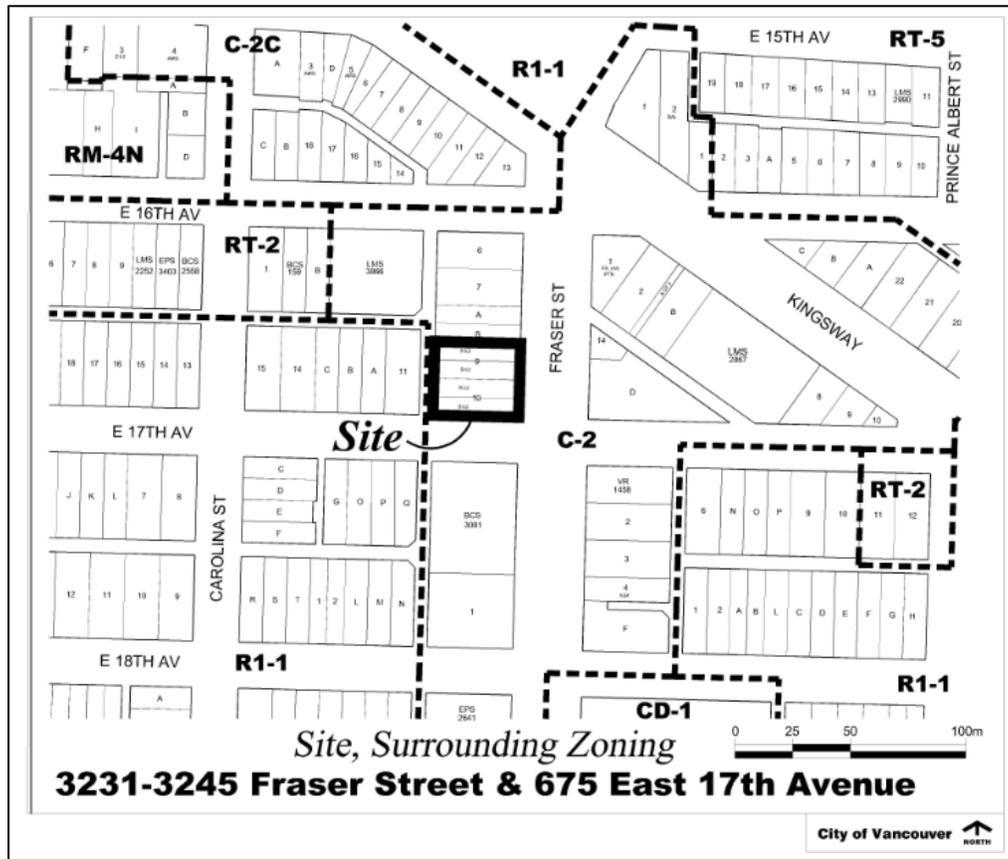
#### **Background/Context**

##### **1. Site and Context**

The subject site is comprised of four legal parcels at the northwest corner of Fraser Street and 17th Avenue, one block south of the Fraser Street and Kingsway intersection (Figure 1). The site area is 1,188.1 sq. m (12,789 sq. ft.), with a frontage of 31.9 m (105 ft.) and depth of 37.2 m (122 ft.). A lane abuts the rear of the site to the west. Neighbouring sites are primarily zoned C-2 (Commercial) District along Fraser Street and RS-1 and RT-2 (Residential) Districts within the neighbourhood to the west.

The property is currently developed with one and two-storey commercial buildings, with residential units above. A small area with vegetation and benches is located along the 17th Avenue frontage. There are two existing rental housing tenants on the site.

Figure 1: Location Map



**Neighbourhood Amenities** – The following neighbourhood amenities are within close proximity:

- **Parks:** McAuley Park (180 m), Robson Park (300 m), Tea Swamp Park (750 m), Sunnyside Park (850 m) and Prince Edward Park (1 km).
- **Community Space:** Mount Pleasant Neighbourhood House (900 m), Mount Pleasant Library (1.2 km) and Mount Pleasant Community Centre (1.2 km).
- **Childcare:** Emma's Early Learning and Care Centre (650 m), Dickens Out of School Care (700 m), Sunshine Corner Day Care (800 m), Florence Nightingale Elementary Before and After School Care (850 m), Mount Pleasant Neighbourhood House Day Care (900 m) and Spare Time Child Care Society (1 km).

**Local School Capacity** – The site is located within the catchment area of Florence Nightingale Elementary School and Tupper Secondary School. According to the Vancouver School Board (VSB)'s 2020 *Long Range Facilities Plan*, both Florence Nightingale and Tupper will be

operating below capacity in the coming years, with capacity at 77% and 67% by 2031, respectively.

The VSB report notes that overall enrolment trends for the wider area are changing. The VSB continues to explore options to reduce pressure on schools in this area, monitor development, and work with City staff to help plan for future growth.

## 2. Policy Context

**Vancouver Plan (2022)** – 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 Plan will serve as a framework with further implementation planning work to follow over the next two to four years.

The proposal addresses priorities within the Housing Vancouver Strategy which aligns with the *Vancouver Plan*.

**Housing Needs Report (2022)** – On April 27th, 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 including a component of below-market rental units and address the data and findings within the HNR.

**Moderate Income Rental Housing Pilot Program (MIRHP Program)** – Approved in November 2017, the MIRHP Program is intended to deliver moderate income rental housing across the city. Originally, the MIRHP Program was for new buildings where 100% of the residential floor area is secured as rental housing with a minimum of 20% of the floor area secured at moderate income rental rates. The moderate income units were to be rented at rates targeted to meet the affordability needs of households earning between \$30,000 and \$80,000 per year.

On November 26, 2019, Council extended the intake deadline for the MIRHP Program to January 1, 2021. On July 21, 2021, Council amended the program and extended the intake period up to January 31, 2022. In-stream enquiries may continue to be processed as applications past this date. For projects receiving rezoning approval after July 21, 2021, the amendments permit starting rental rates for moderate income units to increase annually from the rates the program initially set in 2017 until initial occupancy, in accordance with the annual maximum increases authorized under the Residential Tenancy Act.

On October 4, 2023, Council approved the 'Below-Market Rental Housing Program Optimization'. The changes to the MIRHP Program, include:

- Setting rents in below-market units based on a 20% discount to city-wide average rents by unit type for City of Vancouver based on CMHC Rental Market Report, instead of rents based on static incomes;
- At unit turnover, the rents can be re-indexed to the current city-wide average rent less 20%; and

- Below-market rents are set at the time of occupancy permit issuance instead of at Public Hearing.

**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 below-market and market rental units.

### **Strategic Analysis**

#### **1. Proposal**

The rezoning application is to permit a 14-storey mixed-use building with 110 secured-rental housing units and commercial space at grade. Of the residential floor area, 20% would be secured as moderate income units. A building height of 45.5 m (149.3 ft.) to the top of the residential parapet is recommended, and corrects an error in the rezoning application height calculation shown as 47.5 (155.8 ft.). The project would include 73 vehicle parking spaces and 207 Class A bicycle spaces, within 3 levels of underground parkade accessed from the lane.

**Figure 2: Rendering of the Proposed Building, Looking Northwest**



#### **2. Land Use**

The proposed mix of residential and commercial uses at grade are consistent with the intent of the existing C-2 zoning and the MIRHP Program for this location. A total of 467.9 sq. m. (5,036 sq. ft.) of commercial use is proposed and 100% of the residential space is dedicated to

secured rental housing, with 20% of the residential floor area secured as moderate income units.

### 3. Form of Development, Height and Density

(Refer to application drawings in Appendix D and project statistics in Appendix I)

In analyzing urban design performance, staff considered the expectations of the MIRHP Program, the intent of current zoning, and general urban design objectives.

**Current Zoning** – The current zoning is C-2 (Commercial) District, which permits a mixed-use building up to six-storey and 3.5 FSR through a development permit process.

**Height** – The MIRHP Program anticipates over six and up to 14-storeys mixed-use buildings in C-2 zoned areas. The proposed 14-storey tower with a four-storey podium is within the policy's permitted heights.

The application includes an additional partial 15th storey for rooftop amenity and a mezzanine level at the back of the commercial space to provide a walk-up three-bedroom unit. The rooftop amenity is set back from the roof edges to minimize its visibility. The building height would be considered 16 storeys at the Building Permit review stage due to the partial rooftop amenity level as well the two-storey townhouse unit, which has the same height as the one-storey commercial unit (see "Section – Looking South from Adjacent Property" in Appendix D of the report). The perceived overall height at grade is 14 storeys and is supportable as it meets the intent of the MIRHP Program.

**Density** – The MIRHP Program anticipates additional density based on the current zoning allowance to support the provision of secured rental housing, including the moderate income units. The application proposes a density of 6.9. It is considered an appropriate increase from the current zoning given the proposed tenure.

**Figure 3: Rendering of the Proposed Building, Looking Southwest**



**Form of Development** – The application is generally consistent with the MIRHP Program for a 14-storey tower with a four-storey podium. The proposal takes into consideration location, context, site conditions, and transition to surroundings as indicated in the policy, and achieves urban design objectives in terms of contextual fit, streetscape, shadow performance, and neighbouring relationships.

**Contextual Fit** – This area is currently characterized by low to mid-rise commercial and mixed-use buildings on Fraser Street and Kingsway, and low-rise residential properties behind the commercial lanes. The area's character is anticipated to change over time to include mid- to high-rise buildings based on planning policies and regulations. The areas to the north can be rezoned up to 25-storeys for rental buildings with below-market housing through the *Broadway Plan*. Under the *Secured Rental Policy*, the low-rise properties to the west have opportunities to be rezoned to allow three- to five-storey rental apartments and townhouses, while the blocks along Fraser Street and Kingsway are eligible for four- to six-storey mixed-use developments under the existing C-2 zoning. Therefore, although the proposed building is taller and larger than the existing surrounding buildings, the proposed building form is considered an appropriate fit within the context of anticipated future growth.

**Streetscape** – While the MIRHP Program allows C-2 sites to be rezoned for buildings up to 14-storeys at arterial intersections, the appropriate height and massing should also consider the street space, the site size, and the resulting streetscape. Fraser Street has a wide right-of-way of 100 ft., resulting in a streetscape at the intersection which is not overly contained by the proposed tower.

The site frontage is relatively small (105 ft.), which is typically not considered large enough to accommodate a tower and podium typology. In response to this constraint, the application proposes a small tower floorplate (5,500 sq. ft.) and places the tower away from the north property line to reduce the impact to the future developments on the rest of the block. The proposed four-storey podium assists in maintaining some sky views beyond the tower, offers a transition from the tower to the neighbouring buildings, and creates a streetwall expression compatible with the four- to six-storey streetwall typology on Fraser Street. Overall, the proposed slender 14-storey tower and four-storey podium is deemed an appropriate contribution to the streetscape on Fraser Street. Staff support the proposed tower and podium form as an incentive to encourage the provision of moderate income units.

**Shadow Performance** – Due to the north-south orientation, the shadowing does not extend significantly beyond this block onto neighbouring sites and eastern sidewalks. It is recognized that the apartment to the northwest is partially impacted in the morning during fall and winter.

**Neighbouring Relationship** – The proposal incorporates design considerations to mitigate the impacts of the increased height and massing on the neighbours across the lane, including an enhanced rear setback, transitional podium height, ground-oriented residential unit and intensive landscape at the lane, and inset balconies for reduced overlook.

**Public Realm and Interface** – A key urban design objective in the C-2 zone is to achieve a high-quality shopping street and create a safe, welcoming, and attractive pedestrian experience. The proposal includes retail and restaurant at grade on Fraser Street and provides setbacks consistent with C-2 zoning requirements on both streets to allow for a generous public realm. Staff recommend adding public amenities, such as benches and landscape elements, to further enhance the pedestrian's interest and comfort. See Appendix B for Urban Design conditions.

**Amenity Space** – The development offers co-located indoor and outdoor amenities on the rooftops of both the podium and the tower. Given the scale of the development, Urban Design conditions in Appendix B require improving indoor amenity spaces to accommodate the diverse needs of the residents, particularly the activities that may be difficult to do in apartment homes.

**Urban Design Panel** – The Urban Design Panel reviewed the project on March 29, 2023, and supported this application unanimously with a recommendation to enhance the amenity spaces. (see Appendix E).

**Conclusion** – Staff reviewed the recommendations of the Urban Design Panel, as well as the public feedback and the site-specific conditions, and have concluded that the proposed built form, height, and density represent a balanced response to the goals of the MIRHP Program in securing the provision of moderate income units. Staff support the application subject to the Urban Design conditions detailed 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 110 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 4).

**Figure 4: Progress Towards 10-Year Housing Vancouver Targets for Secured Market Rental Housing as of June 30, 2023**

Housing Type	Category	10-Year Targets <sup>1</sup>	Units Approved Towards Targets <sup>2</sup>
Purpose-Built Market Rental Housing Units	Market Rental	16,000	13,827 (86%)
	Developer-Owned Below-Market Rental	4,000	1,453 (36%)
	Total	20,000	15,280 (76%)

<sup>1</sup>Tracking progress towards 10-year Housing Vancouver targets is from 2017-2027

<sup>2</sup>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 Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Mount Pleasant/Renfrew Heights, which this site is located, is 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 35% family units in a mix of two-bedroom and three-bedroom units, thereby meeting 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.

**Figure 5: Proposed Unit Mix**

Type	Market Rental		Moderate Income Rental		Total	
	Units	%	Units	%	Units	%
<b>Studio</b>	25	27.8%	5	25%	30	27.3%
<b>1-bed</b>	33	36.7%	8	40%	41	37.3%
<b>2-bed</b>	32	35.6%	6	30%	38	34.5%
<b>3-bed</b>	0	0	1	5%	1	0.9%
<b>Total</b>	90	100%	20	100%	110	100%

**Average Rent and Income Thresholds** – Figure 6 below sets out the proposed average starting rents for the moderate income units. These starting rents are applicable for the moderate income units which will comprise at least 20% of the residential floor area that is counted in the calculation of the floor space ratio, and will be targeted to moderate income households.

Average market rents in newer rental buildings on the west side are also shown in the middle two columns in Figure 6. The market rental housing component will provide options that are more affordable than home ownership, as illustrated in Figures 6 and 7.

**Figure 6 – Below-Market Unit Average Rents, Market Rents in Newer Buildings and Household Incomes Served**

	Average Unit Size	Below-Market Units Average Starting Rents (2023) <sup>1</sup>	Average Market Rent in Newer Buildings – Eastside (CMHC, 2022) <sup>2</sup>	Average Household Income Served	DCL By-Law Maximum Averages – Eastside (CMHC, 2022) <sup>3</sup>	Average Household Income Served
Studio	338 sq. ft.	\$1,135	\$1,653	\$66,120	\$1,884	\$75,360
1-bed	524 sq. ft.	\$1,303	\$1,925	\$77,000	\$2,122	\$84,880
2-bed	737 sq. ft.	\$1,818	\$2,619	\$104,760	\$2,888	\$115,520
3-bed	1,028 sq. ft.	\$2,447	\$3,212	\$128,480	\$3,704	\$148,160

1. Starting rents shown are 20% below the average city-wide market rents for all units in the City of Vancouver published by CMHC in the 2022 Rental Market Survey Data Tables. The rents stated here are not the final starting rents, they will be finalized at Occupancy Permit.

2. Data from October 2022 CMHC Rental Market Survey for buildings completed in 2013 or later on the Eastside of Vancouver

3. For studio, 1-, 2-, and 3-bedroom units, the maximum DCL rents are the average rents for all residential units built since the year 2005 in the City of Vancouver as published by CMHC in the fall 2022 Rental Market Report.

To be eligible to rent a moderate income unit, a household's gross annual income cannot exceed the income requirements for the unit type, with at least one household member per bedroom (see Figure 7). All residents will have equal access to common indoor and outdoor amenities and facilities shown in Appendix D.

**Figure 7 – Cost of Ownership and Household Incomes Served**

	Monthly Costs of Ownership for Median-Priced Apartment with 20% down payment – Eastside (BC Assessment 2021) <sup>1</sup>	Average Household Income Served	Down payment at 20% –Eastside Apartment
Studio	\$2,200	\$88,000	\$79,550
1-bed	\$2,885	\$115,400	\$108,000
2-bed	\$3,809	\$152,360	\$141,300
3-bed	\$5,565	\$222,600	\$213,000

<sup>1</sup> Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Eastside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, \$250-\$350 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2021 assessments and property tax rate)

**Security of Tenure** - Purpose-built rental housing offers permanent rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All 110 units in the proposal would be secured through a Housing Agreement and 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.

The Housing Agreement will secure not less than 20% of the residential floor area that is counted in the calculation of the floor space ratio for moderate income units to be rented at rates targeted to meet the affordability needs of moderate income households. Conditions related to securing the units are contained in Appendix B.

**Existing Tenants** – The rezoning site contains existing rental residential uses, including two units of primary rental housing. Both of the existing residential tenancies are eligible under the City's *Tenant Relocation and Protection Policy* (TRPP). The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants which meets the requirements of the City's *TRPP*, which is summarised in Appendix F of this report.

All residential tenancies are protected under the provincial Residential Tenancy Act.

## 5. Transportation and Parking

The application proposes 73 vehicle parking spaces and 207 Class A bicycle spaces, located within three levels of underground parkade accessed from the rear lane.

Engineering conditions in Appendix B include installing a new pedestrian/cyclist-actuated signal at the Fraser Street and 17th Avenue intersection, improving 17th Avenue adjacent to the site, rebuilding of the rear lane, street lighting upgrades and installing a rainwater tree trench on Fraser Street.

## 6. Environmental Sustainability and Natural Assets

**Green Buildings** – The *Green Buildings Policy for Rezoning*s 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* 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, housing priorities and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

There are three street trees in total on the City boulevard adjoining the site and protection of these street trees during construction is required. There are two existing by-law sized trees on the site, both of which are proposed for removal as they conflict with the proposed building footprint.

## 7. Public Input

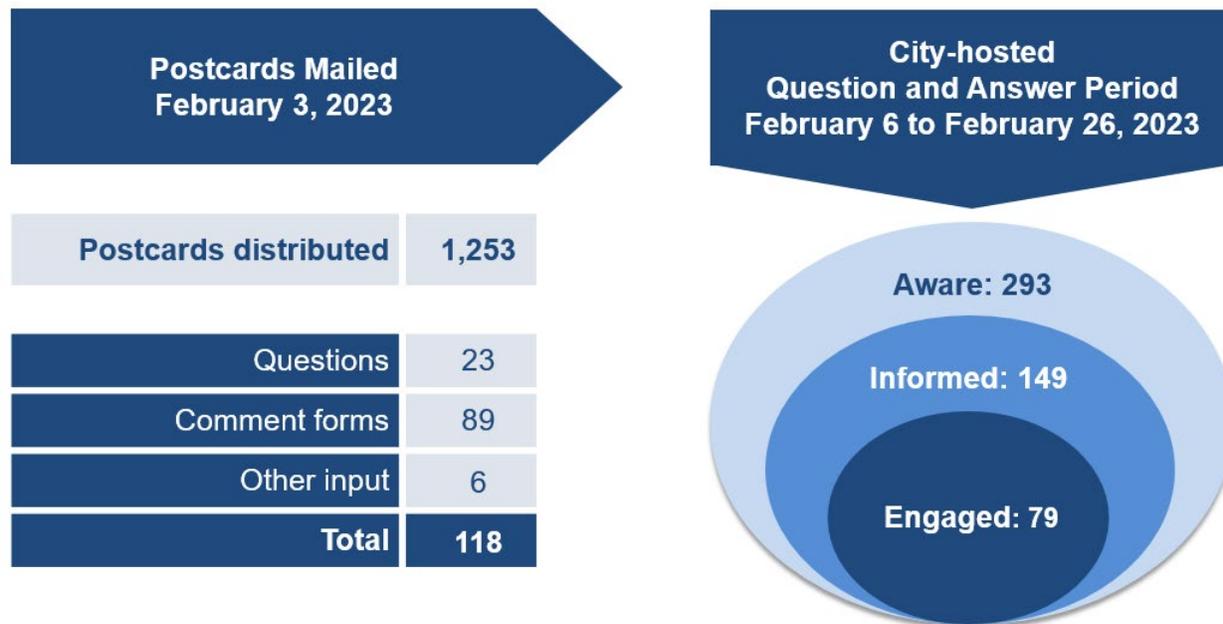
**Pre-Application Community Consultation** – The applicant held a pre-application open house on October 27, 2022 at the Polish Community Centre, to collect early feedback on the proposal. Approximately 17 people attended this event. The applicant also hosted a virtual open house with comments being received on the applicant website ([www.3245fraser.com](http://www.3245fraser.com)) for a two-week period, from October 27 to November 10, 2022. A total of 33 comments were received from both events; 20 of those comments expressed support for the height, density and use, and three of them had concerns about height, land uses and a lack of available parking.

**Public Notification** – A rezoning information sign was installed on the site on January 23, 2023. Approximately 1,253 notification postcards were distributed within the neighbouring area on or about February 3, 2023. Application information and an online comment form was provided on the Shape Your City ([shapeyourcity.ca/](http://shapeyourcity.ca/)) platform. A total of 293 members of the public logged onto the webpage.

**Question and Answer Period** – A question and answer period was held from February 6, 2023 to February 26, 2023. Questions were submitted by the public and posted with a response over a three week period. A digital model was made available for online viewing.

A virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. Members of the public could submit questions, which staff actively monitored and responded to publicly.

**Public Response and Comments** – Public input is collected via online questions, comment forms, through email, and by phone. A total of 118 submissions were received.

**Figure 8: 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, Density, and Location:** The height and density proposed is appropriate along arterial roads (Kingsway and Fraser Street).
- **Affordable housing and rental stock:** The proposed development will add much needed affordable housing and rental stock to the area, which will help alleviate the housing crisis.
- **Active Travel:** The proximity of the proposed development to transit and amenities will enhance the walkability of the neighbourhood, and connect to the bicycle network already in place.
- **Parking:** The ratio of bicycle parking to car parking is appropriate.
- **Commercial and retail amenities:** The proposed development will be well-served by existing amenities, revitalize local businesses and encourage new business development.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** The height and density proposed in this development does not fit the fabric of the neighbourhood.

- **Parking:** The amount of parking provided by this development is inadequate. Resident parking around the neighbourhood cannot support additional parking from this development.
- **Soil:** The soil around the area is unstable and cannot support a development of this size. Reports and studies should be conducted to measure the stability of the marshy lands for future developments.

**Response to Comments** – The proposed height, density and massing is in keeping with the intent of the MIRHP Program, as well as the planned context for the area. In terms of parking, the proposal is required to meet the Parking By-law. A number of neighbours noted concerns about the soil in the neighbourhood, which is located in one of the largest known peat areas in the City. As part of the rezoning application, the applicant was made aware of the requirement to submit Geotechnical and Hydrogeological Reports, both of which will be reviewed by Engineering staff. Engineering staff note that the applicant is responsible for engaging a qualified professional engineer or geoscientist to provide design and construction recommendations that ensure development will not result in negative offsite impacts as it relates to groundwater and soil conditions. Conditions in Appendix B require the applicant to submit a Groundwater Management Plan and updated Impact Assessment at the development permit stage, with further information on recommended actions.

## 8. Public Benefits

**Community Amenity Contribution (CAC)** – This application is subject to a negotiated CAC under the *Community Amenity Contributions Policy for Rezoning*s. Real Estate Services staff reviewed the application and the costs of securing the rental housing units including the 20% of the residential floor area at below-market rents, and have determined no CAC is expected.

**Development Cost Levies (DCLs)** – The site is currently subject to both the City-wide 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 has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCLs applicable to the residential portion of the building. This application is therefore subject to the maximum starting rents by unit type applicable to “class A for-profit affordable rental housing” as per the Vancouver Development Cost Levy By-law, if applicable and as may be amended from time to time. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance.

Based on rates in effect as of September 30, 2023 and the proposed 83,526 sq. ft. of residential area and 5,036 sq. ft. of commercial area, it is estimated that the project will pay DCLs of \$1,285,194, should it achieve the maximum 6.9 FSR. The value of the anticipated City-wide DCL waiver on the residential floor area is estimated to be \$1,820,837. Compliance with DCL waiver requirements will continue to be assessed through the development permit stage up to occupancy permit issuance, ensuring that a final rent roll that sets out the initial monthly rents is submitted.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection from DCL rate increases,

provided that an application has been received prior to the rate adjustment. See the City's [DCL Bulletin](#) for details on DCL rate protection.

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

**Other Benefits** – The secured market rental housing in this proposed development, including 20% of the residential floor area as moderate income units, will contribute to the City's secured rental housing stock.

### ***Financial Implications***

As noted in the Public Benefits section, this project is expected to provide a DCL payment and secured rental housing, of which 20% of the residential floor area will be secured as moderate income units. See Appendix H for additional details.

### ***CONCLUSION***

Staff have reviewed the application to rezone the site at 3231-3245 Fraser Street and 675 East 17th Avenue from C-2 to CD-1 to permit the development of a 14-storey building with a partial 15th floor rooftop amenity area, containing 110 secured rental housing units, of which a minimum of 20% of the residential floor area will be secured as moderate income units, and conclude that the application is consistent with the objectives of the Moderate Income Rental Housing Pilot Program. Staff further conclude that the form of development generally 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 application be referred to public hearing with the draft CD-1 By-law shown in Appendix A, subject to the public hearing, along with the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix D.

\* \* \* \* \*

**3231-3245 Fraser Street and 675 East 17th Avenue  
PROPOSED CD-1 BY-LAW PROVISIONS**

Note: A by-law to rezone an area to a new 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 ( ).

**Definitions**

3. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:
  - (a) for the purposes of calculating the total dwelling unit area for section 5.1 of this by-law, "Dwelling Unit Area" is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 6.4 of this by-law; and
  - (b) "Moderate Income Rental Housing Units" means dwelling units that meet the requirements of approved Council policies and guidelines for Moderate Income Rental Housing, as secured by a housing agreement registered on title to the property.

**Uses**

4. 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) Live-Work Use;
- (e) Manufacturing Uses;
- (f) Office Uses;
- (g) Retail Uses;
- (h) Service Uses;
- (i) Utility and Communication Uses; and
- (j) Accessory Uses customarily ancillary to the uses permitted in this section.

### **Conditions of Use**

- 5.1 A minimum of 20% of the total dwelling unit area must be moderate income rental dwelling units.
- 5.2 The design and layout of at least 35% of the total number of moderate income dwelling units and at least 35% of the total number of other dwelling units must:
  - (a) be suitable for family housing; and
  - (b) have two or more bedrooms.
- 5.3 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.
- 5.4 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

- 6.1 Computation of floor area must assume that the site area is 1,188.1 m<sup>2</sup>, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 6.2 The maximum floor space ratio for all uses combined is 6.9.
- 6.3 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.
- 6.4 Computation of floor area and dwelling unit area must exclude:
- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, 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 m<sup>2</sup> 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.
- 6.5 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.

- 6.6 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the moderate income rental housing units as storage area.

### **Building Height**

- 7.1 Building height must not exceed 45.5 m.
- 7.2 Despite section 7.1 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, the height of the portions of the building with the permitted common rooftop amenity space must not exceed 47.5 m.

### **Horizontal Angle of Daylight**

- 8.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 8.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.
- 8.3 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.
- 8.4 The plane or planes referred to in section 7.3 above must be measured horizontally from the centre of the bottom of each window.
- 8.5 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.
- 8.6 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.

\* \* \* \* \*

**3231-3245 FRASER STREET AND 675 EAST 17TH 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 for is in reference to plans prepared by BHA Architecture Inc., received January 5, 2023, 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 add public amenities (including benches, landscape elements, etc.) along the commercial frontage, particularly at the southeast corner of the site, to enhance the pedestrian walking experience and foster neighbourhood gathering.
- 1.2 Design development to improve amenity spaces within the building, including:
  - (a) Provide more indoor amenity spaces wherever possible, to accommodate a variety of activities that may be difficult to do in apartment homes, such as bike washing, workshops, etc.; and
  - (b) Enhance the connection between indoor and outdoor amenity spaces on the rooftop of the tower, to support better interaction and supervision.
- 1.3 Design development to improve unit livability. Considerations include but are not limited to:
  - (a) Enhance the size and layout design of the studio units; and  

Note to Applicant: As per Zoning and Development By-law, all dwelling units must be at least 37 sq. m measured from the inside of all outer walls, except that if the Director of Planning is satisfied that the design and location of the unit provides satisfactory living accommodation with regard to the type of occupancy proposed, the Director of Planning may reduce the required floor area to a minimum of 29.7 sq. m for dwelling units.
  - (b) Increase daylight access to the units located at the north end of the podium.

- 1.4 Design development to create a friendlier lane environment with careful consideration to the articulation of the façade, scale of the security gates, and increased landscape treatments.
- 1.5 Design development to enhance public visual interest in the tower's appearance. Considerations include but are not limited to:
  - (a) Reinforce the vertical expression to strengthen perception of slenderness;
  - (b) Incorporate shading devices on the west/south sides to mitigate extreme heat and animate the facades; and
  - (c) Minimize the visual impact of mechanical equipment and screen on the rooftops.
- 1.6 Design consideration to set back the southwest corner of the underground parkade to support the proposed at-grade garden.

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

- 1.7 Provision of Crime Prevention Through Environmental Design (CPTED) Plan, incorporating CPTED principles.

#### **Landscape**

- 1.8 Design development to provide an improved tree replacement strategy to mitigate the loss of large site trees, including larger scale and size trees and substantially more trees on free grade if possible, especially in adjacent properties interface areas.
- 1.9 Design development to the adjacent properties interface areas to ensure a sensitive orientation which respects privacy and buffering, while providing a friendly public realm interface.
- 1.10 Design development to improve the sustainability strategy, by the following:
  - (a) Add substantially more landscape around all entry areas, to accent and soften them;
  - (b) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular "green wall" systems);
  - (c) 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
  - (d) 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 Provision of coordination between Landscape Plan and architectural Site Plan, for most updated information.
- 1.13 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:

- 1.14 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.
- 1.15 Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through common open spaces, semi-private patio areas and the public realm.
- Note to Applicant: 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.
- 1.16 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.
- 1.17 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.
- 1.18 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*".

- 1.19 Provision of an outdoor Lighting Plan.

### Sustainability

- 1.20 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended July 25, 2023) 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 Rezoning – Process and Requirements

### Engineering

- 1.21 The owner or representative is advised to contact Engineering Services at [StreetUseReview@vancouver.ca](mailto:StreetUseReview@vancouver.ca) to acquire the project's permissible street use after building permit issuance.

Note to Applicant: 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.

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx>

- 1.22 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to building permit issuance if shotcrete will be required for the site.

Note to Applicant: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services at [shoringreview@vancouver.ca](mailto:shoringreview@vancouver.ca) for details.

Design guidelines and construction standard: <https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

Steps to getting a shoring and excavation street use permit: <https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation>

- 1.23 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.
- 1.24 Submission of an updated landscape and site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning. Where a design or detail is not available, make note of the improvement on the 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. 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; and
  - (c) Standard City of Vancouver surface treatments for any proposed sidewalks and hardscape boulevards on City of Vancouver dedicated property and SRW.

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

- 1.25 Show all City of Vancouver supplied building grades on the architectural and landscape plans. When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City of Vancouver supplied building grade plan.
- 1.26 Provision of three preconstruction surveys over a period of three months prior to construction is required. The surveys are to include survey data from the proposed development site to a distance of 100 m radius, in 25 m increments. Provision of further monitoring surveys during and post construction will be required as necessary.

Note to Applicant: The proposed development is in a peat region. Prior to and during construction activities, the existing infrastructure at and adjacent to the development site shall be monitored to ensure the functionality of the existing infrastructure meets current City standards. Should any City infrastructure at or adjacent to the site be damaged or

disturbed during construction activities, the existing infrastructure is to be replaced to current City standards at the discretion of the City Inspector or City Engineer.

- 1.27 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 7 points is required to achieve the proposed vehicle parking reduction. The proposed plan achieves 7 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-05 – Bicycle Maintenance Facilities:
    - (i) Updated the (TDM Plan/Architectural plans) to note and dimension the location of facilities;
    - (ii) An operational plan detailing the following: and
      - (i) A description of the amenities to be provided;
      - (ii) A plan for maintaining these amenities.
  - (b) SUP-02 – Real-Time Information:
    - (i) Updated (TDM Plan/Architectural plans) to identify the general location(s) for proposed displays; and
    - (ii) A description of the content (e.g. transit lines, walk time to transit locations, availability of on-site car share vehicles, availability of nearby shared bicycles, etc.) to be displayed, and service provider.
- 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 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 mirrors at all 90 degree turns on Level P1 to improve sightlines and visibility.
- 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, and maneuvering access into the loading bays does not exceed 5%,
  - (b) 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; and
  - (c) Shift the Class A passenger space at grade so that it is not in conflict with the Class B loading spaces and load throats.
- 1.31 Provision of the following information as part of the architectural drawing submission at the development permit stage to facilitate a complete Transportation review:
- (a) All types of parking and loading spaces individually numbered and labelled, and label the quantity of Class A bicycle spaces in each bicycle room;
  - (b) Dimension of any/all column encroachments into parking stalls;
  - (c) Dimensions of additional setbacks for parking spaces due to columns and walls;
  - (d) The first accessible parking space provided must be a van accessible parking space measuring 3.5 m stall width with a 1.5 m wide access aisle;
  - (e) 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, ensure design elevations and slopes shown on the plan drawings match what is shown on the section drawings.
- (f) Indication of the stair-free access route from the Class A bicycle spaces to reach the outside;
  - (g) Existing street furniture including bus stops, benches etc. to be shown on plans;
  - (h) The location of all poles and guy wires to be shown on the site plan;
  - (i) Manufacturers design specifications for stacked bicycle racks including dimensions, vertical and aisle clearances. All clearances to be maintained while the stacked bicycle racks are on the ground in the open loading/unloading position; and

Note to Applicant: Racks must be usable for all ages and abilities. Confirm that the jelly fish holding tank above Class A bicycle parking does not impede vertical clearance requirements in the bike room for operation of the stacked bike racks.

(j) End of trip clothing locker to be provided in a room or a bicycle room/enclosure.

1.32 Provision of a Final Hydrogeological Study, to the satisfaction of General Manager of Engineering Services and the Director of Planning, which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

(a) A Groundwater Management Plan which includes:

- (i) Detailed findings of the recommended additional actions provided in Section 8.0 of the Preliminary Hydrogeological Study (November 15, 2022); and
- (ii) Construction-related and permanent groundwater management, including anticipated groundwater discharge rates for City approval.

Note to Applicant: The City does not support the long-term discharge of groundwater to our sewer system. Every effort should be made to prevent or limit this discharge.

(b) An updated Impact Assessment which achieves the following objective:

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

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

Note to Applicant: Please be advised that the designated floodplain was updated on February 23, 2023 and now includes the Still Creek floodplain.

Note to Applicant: Construction-related discharge to the sewer must be measured, and reported to the City. This monitoring must include daily average flow rates, and be submitted monthly to [groundwater@vancouver.ca](mailto:groundwater@vancouver.ca). A hold will be placed on the issuance of a Building Permit for excavation. To remove the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to [groundwater@vancouver.ca](mailto:groundwater@vancouver.ca).

1.33 This development will be required to provide on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5) in effect in January 2024.

Note to Applicant: The development will be required to demonstrate compliance with these requirements at the building permit application stage. See [vancouver.ca/rainwater](https://vancouver.ca/rainwater) for more information.

- 1.34 Developer's Engineer to submit a sewer abandonment plan to the City that details the abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

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

- 1.35 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.

## Housing

- 1.36 The unit mix to be included in the Development Permit drawings, including studio units, one-bedroom units, two-bedroom units, and three-bedroom units, generally complies with the unit mix guidelines in the *Moderate Income Rental Housing Pilot Program (MIRHPP) Rezoning Policy*, for both the market and moderate income units, and must include 35 per cent family units (two-bedroom and three-bedroom units).

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

- 1.37 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 appropriate in size for the scale of the project 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 appropriate in size for the scale of the project, 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).
- 1.38 The moderate income rental units should be designed to the same standards of livability as the market rental units.

Note to Applicant: Clearly label the proposed moderate income units and market rental units on the architectural drawings.

## **PART 2: CONDITIONS OF BY-LAW ENACTMENT**

THAT, prior to enactment of the CD-1 By-law, the registered owner(s) 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 the North ½ of Lot 9, the South ½ of Lot 9, the North ½ of Lot 10 and the South ½ of Lot 10, all of Block 92, District Lot 301, Plan 187 to create a single parcel.
- 2.2 Release of an Easement & Indemnity Agreement 400853M (commercial crossing) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment.

Note to Applicant: Restrictive Covenant CA1158434 on title restricts development related uses (Bank, ATMS etc.). The applicant may wish to pursue having these charges released from title; however, as these Restrictive Covenants are not in favour of the City, their release is not a condition of redevelopment of these properties.

- 2.3 Provision of a building setback and statutory right-of-way (SRW) for public life use over a portion of the site, adjacent to Fraser Street and adjacent to East 17th Avenue for the portion with at-grade commercial uses, to achieve a 2.5 m offset distance from the property line to the building face. The SRW will be free of any permanent encumbrance such as structure or mechanical vents at grade and is to accommodate the underground parkade structure within the SRW agreement.
- 2.4 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the 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. Except as explicitly provided for in Condition 2.5 (a), (b) and (c) 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) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Vector Engineering Services Ltd. dated November 8, 2022, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 200 mm along East 17th Avenue or 200 mm along Fraser Street. 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 water service connection size is 300 mm.

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 3231-3245 Fraser Street and 675 East 17th Avenue require the following in order to maintain sanitary and storm water sewer flow conditions:

- (i) Not require any sewer upgrades.

Note to Applicant: Development to be serviced to the existing 250 mm SAN on East 17th Avenue.

- (ii) The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 2-year pre-development flow rate. The pre-development estimate shall utilize the 2018 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.

Note to Applicant: The applicant will be required to demonstrate compliance with this requirement at the building permit application stage. See [vancouver.ca/rainwater](https://vancouver.ca/rainwater) for more information.

- (c) Provision of improvements at the intersection of Fraser St and East 17<sup>th</sup> Avenue including:

- (i) Design and installation of a new pedestrian/cyclist actuated signal;

- (ii) Entire intersection street lighting upgrade to current City standards and IESNA recommendations;
- (iii) New electrical service cabinet/kiosk on East 17th Avenue, due to new Fraser Street/East 17th Avenue traffic signal.

Note to Applicant: The kiosk shall be fed by BC Hydro underground grid. As such, a right-of-way (ROW) space shall be provided on-site to accommodate BC Hydro pad mounted transformer.

- (d) Street improvements along Fraser Street adjacent to the site and appropriate transitions including the following:

- (i) Rainwater tree trench (RTT) adjacent to the existing catch basin on Fraser St to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical. These improvements generally include placement of street trees, structural soil or soil cell and perforated pipe sub drain connected to the sewer system under proposed sidewalk to provide the minimum soil volume storage for street trees as per the Engineering Design Manual. Selected tree species to be coordinated with Urban Forestry, Streets and Transportation.

Note to Applicant: Add notes and callouts to the drawing plans stating that the required Green Infrastructure improvements on 3233 Fraser Street will be as per City-issued design. For further information, contact Green Infrastructure Implementation Branch, [ESRGGIIDL@vancouver.ca](mailto:ESRGGIIDL@vancouver.ca)

- (ii) Minimum 1.22 m (4.0 ft.) wide front boulevard (measured from the back of the existing curb);
- (iii) Broom finish saw-cut concrete sidewalk from the edge of the front boulevard to the property line;
- (iv) Curb ramps; and
- (v) New or replacement duct bank that meets current City standard.

Note to Applicant: Duct banks are to consist of electrical and communication ducts and cables, and connect to existing electrical and communication infrastructure.

- (e) Street improvements along East 17<sup>th</sup> Avenue adjacent to the site and appropriate transitions including the following:

- (i) Broom finish saw-cut concrete sidewalk from the edge of the front boulevard to the property line adjacent to the at-grade commercial uses and minimum 2.14 m wide adjacent to the at-grade residential uses;

- (ii) Curb bulge, including any road reconstruction if/as required to accommodate the curb bulge;
- (iii) Curb ramps;
- (iv) Removal of the existing unused driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards; and
- (v) New or replacement duct bank that meets current City standard.

Note to Applicant: Duct banks are to consist of electrical and communication ducts and cables, and connect to existing electrical and communication infrastructure.

Note to Applicant: the City will provide a geometric design for these street improvements.

- (f) Provision of street trees adjacent the site where space permits.
- (g) Provision of street lighting improvements to the satisfaction of the General Manager of Engineering Services prior to building occupancy, including but not limited to:
  - (i) Upgraded street lighting (roadway and sidewalk) and existing lane lighting to current City standards and IESNA recommendations;
  - (ii) Lane lighting on standalone poles with underground ducts if BC Hydro poles with attached City lane lights are planned to be removed;

Note to Applicant: The ducts must be connected to the existing City street lighting grid.

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. Submission of the detailed Electrical Design does not occur until the rezoning has been enacted and a City Project Coordinator is assigned to the project.

- (h) Provision of a new standard concrete lane crossing, new curb returns and curb ramps on both sides of the existing lane crossing on East 17th Avenue;
- (i) Provision of Laneway reconstruction along the development site's frontage per City of Vancouver "Higher Zoned Laneway" pavement structure with a centre valley cross section;
- (j) Provision of new catch basin at the lane crossing on East 17th Avenue; and

- (k) Provision for the installation of parking regulatory signage on streets adjacent to the site.
- 2.5 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:
- a) Design and installation of a new pedestrian/cyclist actuated signal per condition 2.4(c)(i);
  - b) Entire intersection street lighting upgrade to current City standards and IESNA recommendations per condition 2.4(c)(ii);

and for and only if the following works constitute excess and/or extended services:

- c) New electrical service cabinet/kiosk on East 17th Avenue, due to new Fraser Street/East 17th Avenue traffic signal per condition 2.4(c)(iii).
- 2.6 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.
- 2.7 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](mailto:umb@vancouver.ca).

## Housing

- 2.8 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant to secure all residential units as secured rental housing units, excluding Seniors Supportive or Assisted Housing, including at least 20 per cent of the residential floor area that is counted in the calculation of the floor space area per the CD-1 By-law secured as moderate income/below-market rental units subject to the conditions set out below for such units and in accordance with the requirements set out in the Moderate Income Rental Housing Pilot Program/or other enabling policy, for the longer of 60 years or the life of the building, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions
- a) A no separate sales covenant;
  - b) A no stratification covenant;
  - c) A provision that none of such units will be rented for less than one month at a

time;

- d) All rental units will be secured as rental for a term of 60 years or the life of the building, whichever is greater;
- e) That the initial starting monthly rents for each moderate income/below-market rental housing unit, which comprise at least 20% of the residential floor area that is counted in the calculation of the floor space ratio, will not exceed an amount that is 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;
- f) That a rent roll indicating the agreed maximum initial monthly rents for the moderate income rental housing units is to be provided prior to issuance of an occupancy permit, to the satisfaction of General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services;
- g) That following the issuance of an Occupancy Permit, rent increases for the moderate income/below-market rental units will be capped at the Residential Tenancy Act maximum annual allowable increase during a tenancy, as published by the Province of British Columbia;
- h) Following initial occupancy, on a change in tenancy for a moderate income/below-market rental unit, the starting rent for such a new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;
- i) The applicant will verify eligibility of new tenants for the units secured at moderate income/below-market rates, based on the following:
  - (i) For new tenants, annual household income cannot exceed 4 times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
  - (ii) There should be at least one occupant per bedroom in the unit.
- j) The applicant will verify the ongoing eligibility of existing tenants in the units secured at moderate income/below-market rates every five (5) years after initial occupancy:
  - (i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
  - (ii) There should be at least one occupant per bedroom in the unit.
- k) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the moderate income/below-market rental

housing units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market/moderate income rental housing units, and a summary of the results of eligibility testing for these units; and

- I) On such other terms and conditions as the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services may require in their sole discretion.

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

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

- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the Tenant Relocation and Protection Policy that is effective at the time of submission of the Development Permit Application.
- (b) Provide a notarized declaration prior to issuance of the Development Permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.
- (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must include, but may not be limited to whether each tenant has indicated interest in the Right of First Refusal to return to the new building (if applicable); the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant) and their total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

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

- (d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit. The Report must include, but may not be limited to the names of tenants; whether each tenant has taken up the Right of First Refusal in the new building (if applicable) and their starting rent; and for those not returning to

the new building, the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

### **Environmental Contamination**

2.10 The following conditions must be met prior to enactment of the rezoning:

- (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 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.

\* \* \* \* \*

**3231-3245 Fraser Street and 675 East 17th Avenue**  
**PROPOSED CONSEQUENTIAL BY-LAW PROVISIONS**

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:

“3231-3245 Fraser Street and 675 East 17th Avenue      [CD-1 #]      [By-law #]      C-2”

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

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

“[CD-1#]      [By-law #]      3231-3245 Fraser Street and 675 East 17th Avenue”

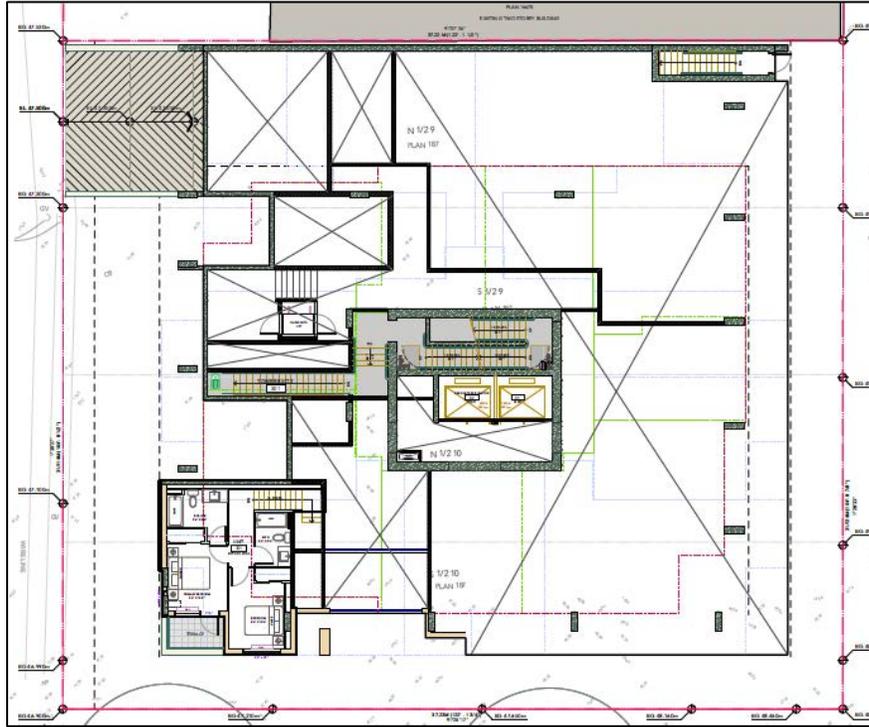
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3231-3245 FRASER STREET & 675 EAST 17<sup>th</sup> AVENUE  
FORM OF DEVELOPMENT DRAWINGS

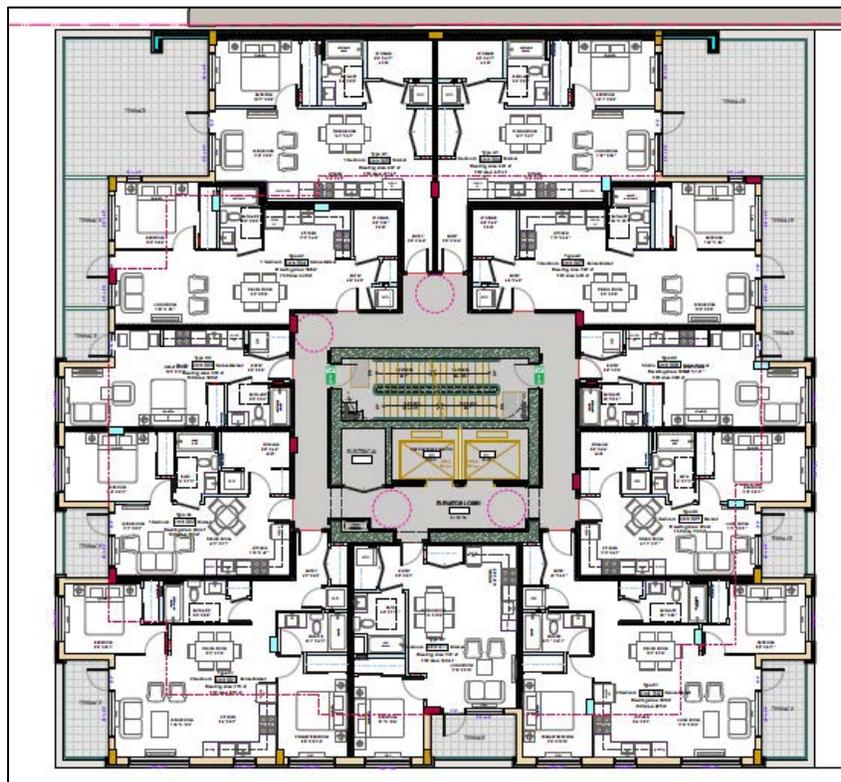
Site Plan



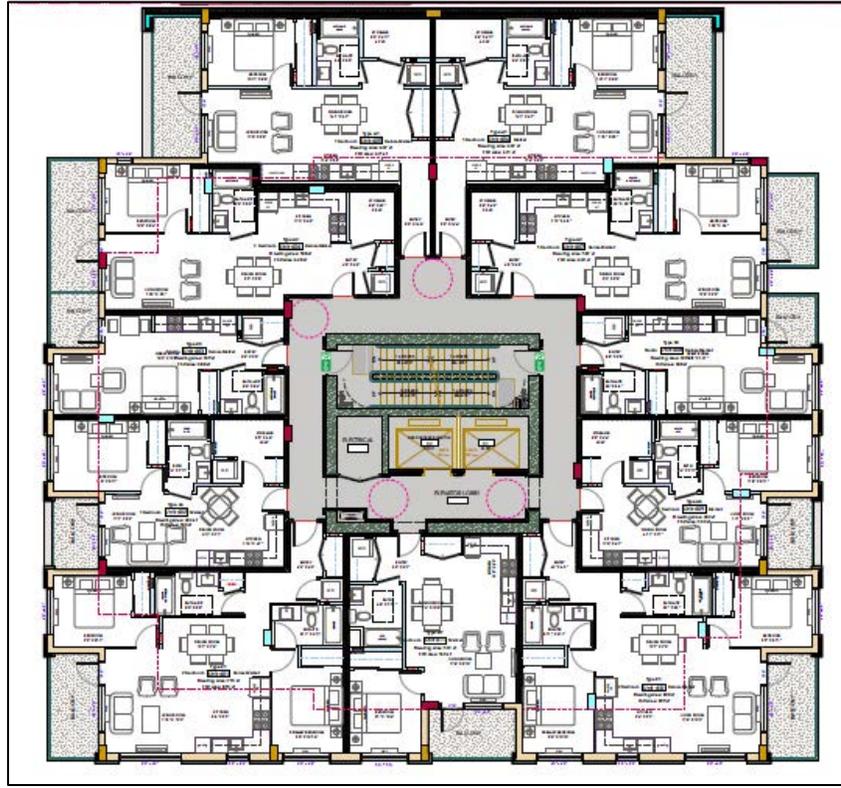
### Mezzanine Level Floor Plan



### Second Storey Floor Plan



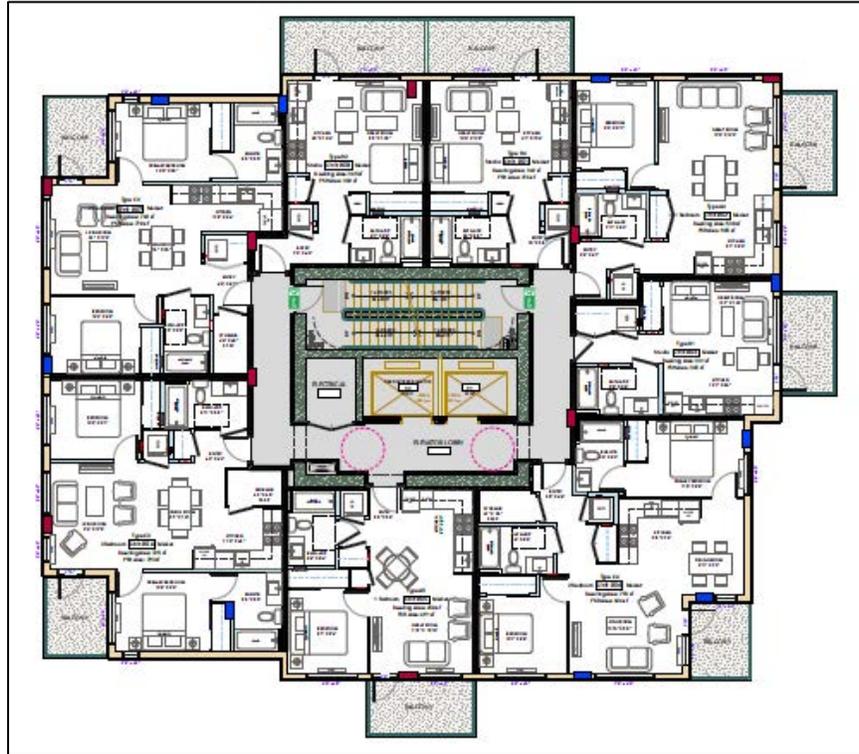
Third and Fourth Storey Floor Plan



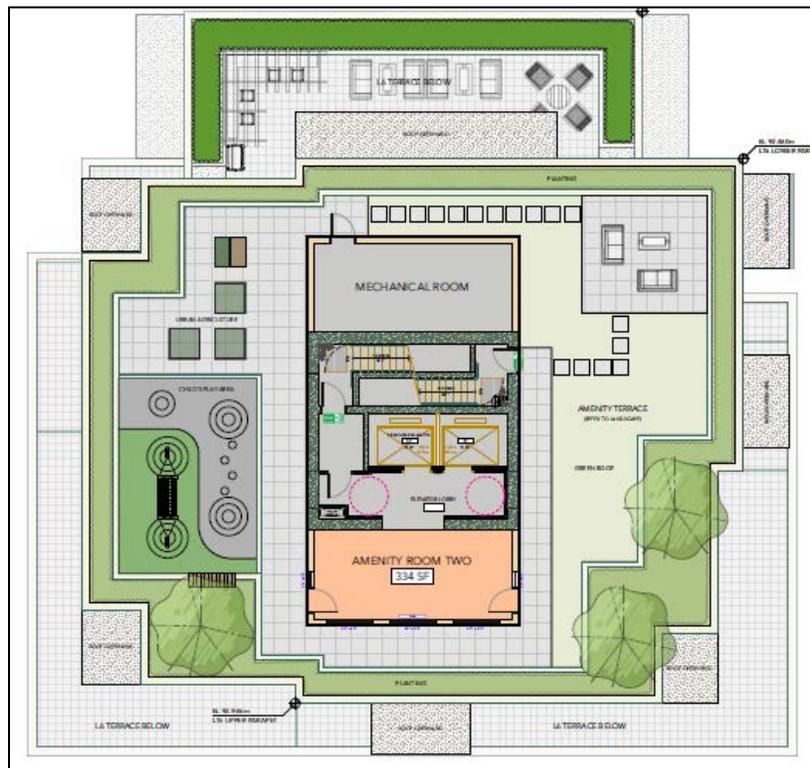
Fifth Storey Floor Plan



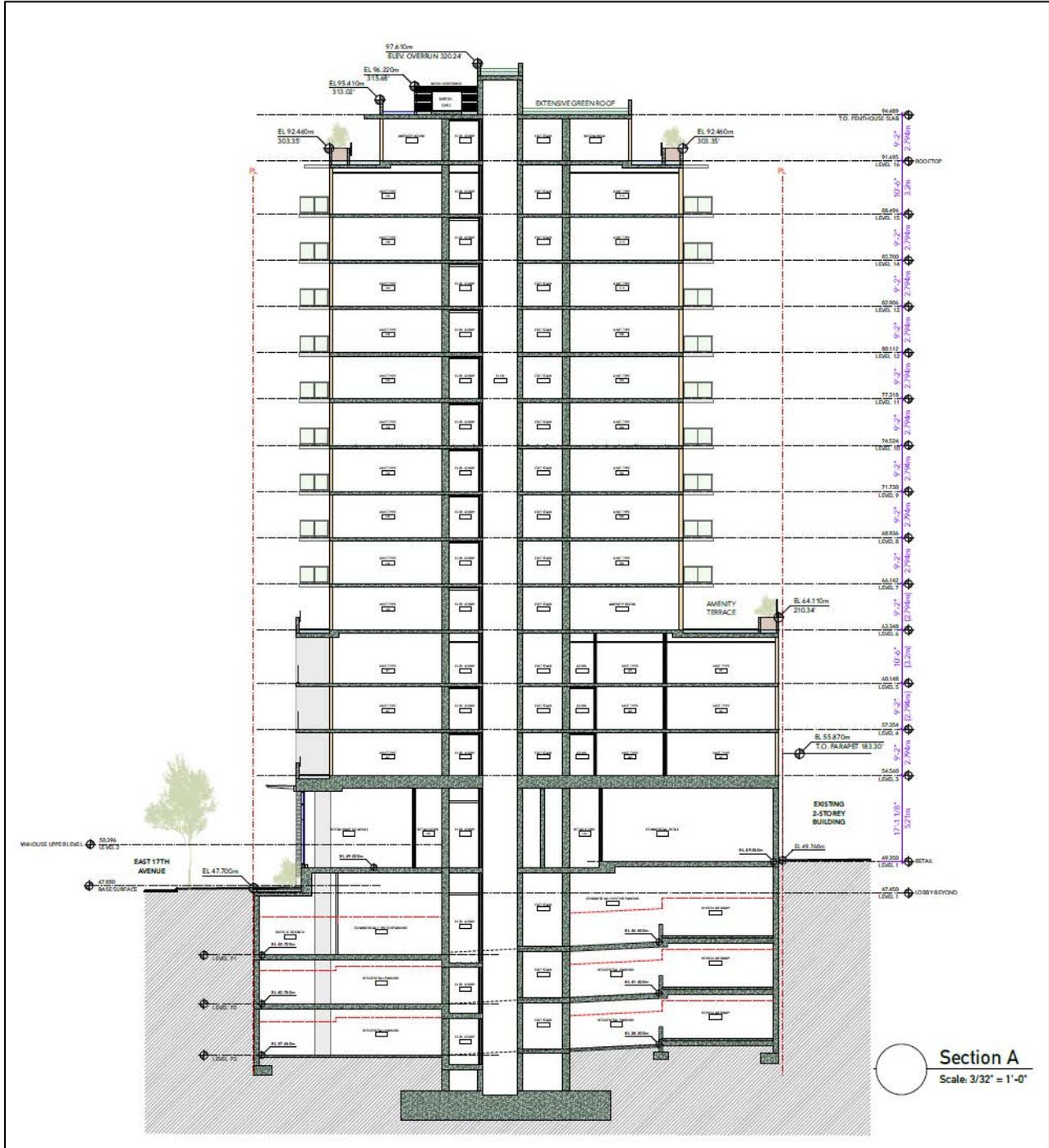
Sixth to Fourteenth Storey Typical Floor Plan



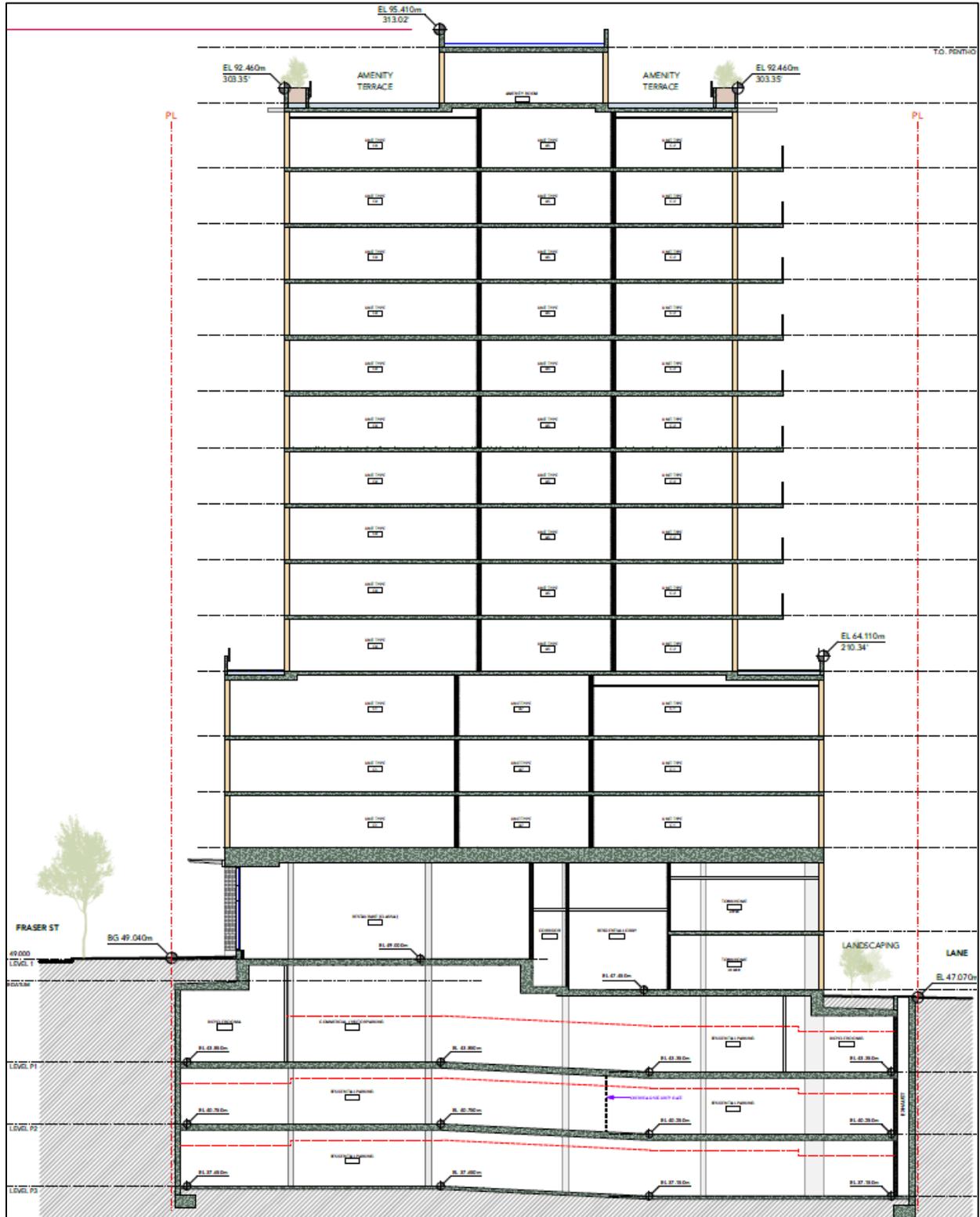
Rooftop Amenity Level Floor Plan



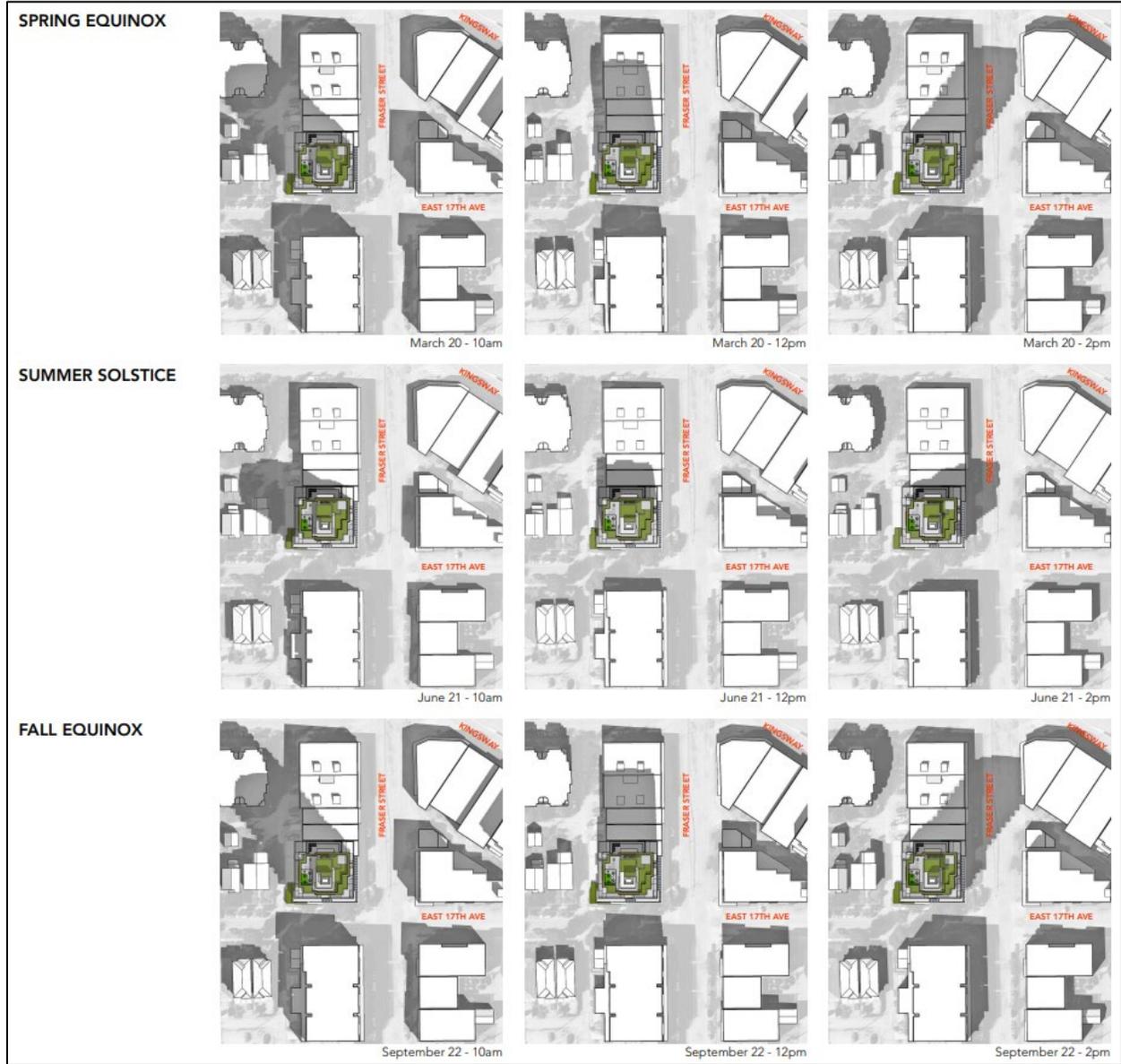
Section – Looking West from Fraser Street



Section – Looking South from Adjacent Property



### Shadow Studies



**3231-3245 FRASER STREET & 675 EAST 17<sup>th</sup> AVENUE  
URBAN DESIGN PANEL (MINUTES)**

Address: 3233-3245 Fraser St & 675 E 17th Ave

Permit No.: RZ-2022-00085  
Description: To develop a 14-storey mixed-use building. Zoning would change from C2 to CD-1. 110 secured market rental units (20 units assigned to moderate income households); Commercial retail space at grade; A floor space ratio (FSR) of 6.9; A floor area of 8,227.8 sq. m (88,563 sq. ft.); A building height of 47.5 m (155.8 ft.) [With additional height for amenity space]; and 69 vehicle parking spaces and 214 bicycle parking spaces. The application is being considered under the Moderate Income Rental Housing Pilot Program (MIRHPP) Rezoning Policy Application  
Status: Rezoning Application  
Architect: BHA Architecture Inc.  
Delegation: Duff Marrs, Architect, BHA architecture Inc.  
David Jerke, Landscape Architect, Vanderzalm & Associates  
Staff: Grace Jiang, Allison Smith

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

**Planner's Introduction:**

Allison Smith, Rezoning Planner, introduced the project with a brief description of the existing site context and conditions, followed by an overview of the Moderate Income Rental Housing Pilot Program Rezoning Policy. Allison Smith concluded the presentation with a summary of the rezoning proposal.

Grace Jiang, Development Planner gave an overview of the neighborhood context in relation to the proposal, followed by the expectations of the built-form guidelines for this project. Grace Jiang then gave a brief description of the proposed project before concluding with Staff questions for the Panel.

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

1. Comment on the proposed height, density and built form, with particular considerations given to:
  - Existing and evolving context;
  - Transitions to the surrounding areas and homes; and
  - Impacts to the public realm in terms of solar access and open views to the sky.
2. Comment on the quality of the indoor and outdoor amenity spaces and landscape design.
3. Advice on the architectural expression and materiality, in particular the view from Kingsway and Fraser St intersection, to inform a future DP application review.

**Applicant's Introductory Comments:**

Applicant Duff Marrs Architect for BHA Architecture, noted the objectives and gave a general overview of the project followed by David Jerke, Landscape Architect presenting on the landscape design.

**Applicant and staff took questions from Panel.**

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

Having reviewed the project, it was moved by MR. AEPLI and seconded by MS. PICCONE and was the decision of the Urban Design Panel:

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

1. Enhance the amenity spaces on the rooftops of both the podium and the tower.

**Summary of Panel Commentary:**

There was general support for the density, height, and massing.

There was general appreciation for the design.

Panel noted a higher podium would be better and this would allow for an improved deck area.

The lane elevation could use further development.

There was consensus there was not enough amenity space, presently too small.

The level 2 amenity space needs further strengthening and simplification and the roof top amenity could use further development. Consider the programming/uses of the amenity spaces.

Consider the landscaping at the residential entry for an improved experience, presently a lot of pavement.

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

3231-3245 FRASER STREET & 675 EAST 17<sup>th</sup> AVENUE  
SUMMARY OF TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<ul style="list-style-type: none"> <li>• Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule:               <ul style="list-style-type: none"> <li>○ 4 months' rent for tenancies up to 5 years;</li> <li>○ 5 months' rent for tenancies over 5 years and up to 10 years;</li> <li>○ 6 months' rent for tenancies over 10 years and up to 20 years;</li> <li>○ 12 months' rent for tenancies over 20 years and up to 30 years;</li> <li>○ 18 months' rent for tenancies over 30 years and up to 40 years; and</li> <li>○ 24 months' rent for tenancies over 40 years.</li> </ul> </li> </ul>
Notice to End Tenancies	<ul style="list-style-type: none"> <li>• Landlord to provide regular project updates to tenants throughout the development approvals process.</li> <li>• A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).</li> </ul>
Moving Expenses (flat rate or arrangement of an insured moving company)	<ul style="list-style-type: none"> <li>• A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.</li> </ul>
Assistance in Finding Alternate Accommodation (3 options)	<ul style="list-style-type: none"> <li>• Applicant has worked with a translator to facilitate tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences.</li> <li>• Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.</li> </ul>
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<ul style="list-style-type: none"> <li>• The applicant is partnering with a property manager to assist existing tenants with finding alternate accommodation.</li> <li>• For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.</li> </ul>
First Right of Refusal	<ul style="list-style-type: none"> <li>• The applicant has committed to offering all eligible tenants the right of first refusal at a 20% discount off starting rents in similar units in the new development once completed OR (if applicable), one of the below-market rental units, subject to eligibility. Any subsequent rent increases for returning tenants will be in line with the Residential Tenancy Act.</li> </ul>

3231-3245 FRASER STREET & 675 EAST 17<sup>th</sup> AVENUE  
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

	Date	Results
<b>Events</b>		
Pre-application engagement (applicant-led)	October 27, 2022	17 attendees
Question and Answer Period (City-led)	February 6, 2023 – February 26, 2023	293 participants (aware)* <ul style="list-style-type: none"> <li>• 149 informed</li> <li>• 79 engaged</li> </ul>
<b>Public Notification</b>		
Postcard distribution – Notice of rezoning application and virtual open house	February 3, 2023	1,253 notices mailed
<b>Public Responses</b>		
Online questions	February 6, 2023 – February 26, 2023	23 submittals
Online comment forms <ul style="list-style-type: none"> <li>• Shape Your City platform</li> </ul>	January 2023 – July 2023	89 submittals
Overall position <ul style="list-style-type: none"> <li>• support</li> <li>• opposed</li> <li>• mixed</li> </ul>	January 2023 – July 2023	89 submittals <ul style="list-style-type: none"> <li>• 59 responses</li> <li>• 23 responses</li> <li>• 7 responses</li> </ul>
Other input	January 2023 – July 2023	6 submittals
<b>Online Engagement – Shape Your City Vancouver</b>		
Total participants during online engagement period	January 2023 – July 2023	767 participants (aware)* <ul style="list-style-type: none"> <li>• 309 informed</li> <li>• 100 engaged</li> </ul>

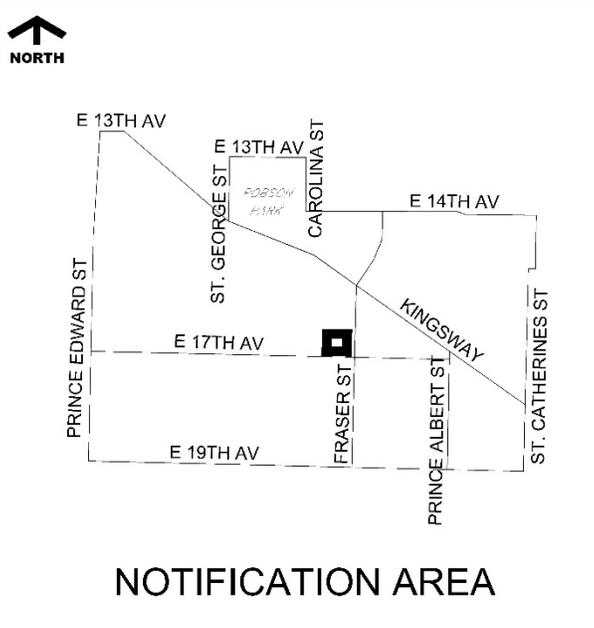
Note: All reported numbers above are approximate.

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

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

- **Engaged:** Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

## 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:

- **Height, density, and location:** The height and density proposed is appropriate along arterial roads (Kingsway and Fraser Street).
- **Affordable housing and rental stock:** The proposed development will add much needed affordable housing and rental stock to the area, which will help alleviate the housing crisis.
- **Active Travel:** The proximity of the proposed development to transit and amenities will enhance the walkability of the neighbourhood, and connect to the bicycle network already in place.
- **Parking:** The ratio of bicycle parking to car parking is sufficient.

- **Commercial and retail amenities:** The proposed development will be well-served by existing amenities, revitalize local businesses and encourage new business development.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** The height and density proposed in this development does not fit the fabric of the neighbourhood
- **Parking:** The amount of parking provided by this development is inadequate. Resident parking around the neighbourhood cannot support additional parking from this development.
- **Soil:** The soil around the area is unstable and cannot support a development of this size. Reports and studies should be conducted to measure the stability of the marshy lands for future developments.

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

*General comments of support:*

- Densifying areas around arterials is supported as it will help activate under-served areas.
- The height of this development is supported as neighbouring developments in the Broadway Plan will allow for 25-storeys.
- The building design is aesthetically pleasing and would be a welcome addition to the neighbourhood.
- The development will be well served by the future Skytrain station.
- The interior and exterior spaces as well as the rooftop amenity is well programmed.
- Moderate income housing is supported.
- In support of the amount of bicycle parking proposed in this development.
- This development contributes to the City's environmental sustainability standard of reducing carbon emissions.
- The development will create a more vibrant and diverse neighbourhood.
- The developer for this project is reputable and has a history of creating excellent and sustainable projects.
- There is general support for this project.

*General comments of concern:*

- The height and density of this development will result in a loss of property values for neighbouring homes.
- The building will cast unfavourable shadows and jeopardize the quiet character of the neighbourhood.
- The rooftop amenity should be reconsidered as it adds height to the building.
- The building design is quite bland.
- The alley behind the development should be more pedestrian friendly.
- Additional traffic from this development will create congestion and is unsafe for cyclists.

- Neighbouring school cannot support incoming families due to limited capacities and waitlists.
- The addition of two trees on site does not mitigate the environmental damage caused from the construction of this development.
- The rezoning enabling policy is outdated and should not be utilized.
- Current rezoning policies do not support the height and density of this development.

*Neutral comments/suggestions/recommendations:*

- A lower building height should be considered for this site. Many respondents indicated that they would support a height between four to six storeys.
- New developments should be built off-arterials where there is less noise and pollution.
- Additional height and density should be considered given the close proximity to amenities and services.
- The two-bedroom units proposed in this development should be larger.
- Parking setbacks should be required along Fraser Street.
- Less parking should be considered for this development.
- Further parking studies should be conducted for this development.
- The sidewalk and roadway around the area is warped and should be repaired.
- A pedestrian controlled light should be considered at 17th Avenue and Fraser St.
- Older commercial buildings should not be demolished as it decreases the amount of affordable commercial spaces.
- The developer referring to the project as revitalizing the area is not appropriate in this context.

\* \* \* \* \*

3231-3245 Fraser Street and 675 East 17th Avenue  
PUBLIC BENEFITS SUMMARY

**Project Summary:**

14-storey mixed-use building with a partial 15th floor amenity on the rooftop, containing 110 secured rental housing units, of which 20% of the residential floor area will be secured as moderate income units.

**Public Benefit Summary:**

The proposal would provide 110 secured rental housing units, of which 20% of the residential floor area will be secured as moderate income units secured through a Housing Agreement for the greater of 60 years and the life of the building.

	Current Zoning	Proposed Zoning
Zoning District	C-2	CD-1
FSR (site area = 1,188 sq. m. (12,789 sq. ft.))	3.5	6.9
Buildable Floor Space (sq. ft.)	44,762	88,562
Land Use	Mixed-Use	Mixed-Use

**Summary of Development Contributions Expected under Proposed Zoning**

City-Wide DCL <sup>1,2</sup>	\$109,793
City-Wide Utilities DCL <sup>1</sup>	\$1,175,401
<b>Total</b>	<b>\$1,285,194</b>

**Other benefits (non-quantified):** 110 rental housing units, of which 20% of the residential floor area will be secured as moderate income units, secured for the greater of 60 years and the life of the building.

<sup>1</sup> Based on by-laws in effect as of September 30, 2023 and assumes the development maximizes the allowable density. 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 more details.

<sup>2</sup> This application has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCLs applicable to the residential portion of the building. The value of the anticipated City-wide DCL waiver is estimated at \$1,820,837. The application is therefore subject to the maximum starting rents by unit type applicable to "class A for-profit affordable rental housing" as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance.

**3231-3245 Fraser Street and 675 East 17th Avenue**  
**APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**PROPERTY INFORMATION**

Street Address	Parcel Identifier (PID)	Legal Description
3231-3233 Fraser Street	015-612-805	The North 1/2 of Lot 9 Block 92 District Lot 301 Plan 187
3237 Fraser Street	015-612-813	The South 1/2 of Lot 9 Block 92 District Lot 301 Plan 187
3245 Fraser Street and 675 East 17th Avenue	015-612-856 and 015-612-864	The North 1/2 of Lot 10 Block 92 District Lot 301 Plan 187 and The South 1/2 of Lot 10 Block 92 District Lot 301 Plan 187

**APPLICANT INFORMATION**

Architect	BHA Architecture Inc.	
Property Owner	015-612-805	ANTHEM FRASER DEVELOPMENTS LTD., INC.NO. BC1358207
	015-612-813, 015-612-856, 015-612-864	MERCER PROPERTIES (FRASER 17) INC., INC.NO. BC1205040

**DEVELOPMENT STATISTICS**

	Permitted Under Existing Zoning	Proposed	
<b>Zoning</b>	C-2	CD-1	
<b>Uses</b>	Mixed-Use	Mixed-Use	
<b>Maximum FSR</b>	3.5 FSR	6.9 FSR	
<b>Floor Area</b>	4,158.5 (44,762 sq. ft.)	8,227.7 sq. m (88,562 sq. ft.)	
<b>Maximum Height</b>	22.0 m (72 ft.)	44.5 m (146.1 ft.) to the top of the residential parapet and a maximum of 47.5 m (155.8 ft.) to the top of the rooftop amenity	
<b>Parking, Loading and Bicycle Spaces</b>	Per Parking By-law	Vehicle Parking Bicycle Parking Loading Spaces	73 207 Class A and 7 Class B 2 Class B; 1 Passenger Confirmed at development permit stage
<b>Natural Assets</b>	2 existing on-site by-law trees; 3 City trees	2 on-site trees for removal; 3 City trees to be retained Confirmed at development permit stage	

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