



REFERRAL REPORT

Report Date: October 3, 2023
Contact: Casey Peters
Contact No.: 604.871.6356
RTS No.: 15957
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: 1510 West 71st Avenue and 8733 Granville Street

RECOMMENDATION TO REFER

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

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law(s), in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Gradual Architecture Inc. on behalf of:
- 338888 Granville Holdings Ltd., the registered owners of 1510 West 71st Avenue [*PID 025-626-680; Lot A Block E District Lot 318 Group 1 New Westminster District Plan BCP4778*]; and
 - 339999 Granville Holdings Ltd., the registered owners of 8733 Granville Street [*Lots 4 and 5, except the east 17 feet and the west 4 feet, now highways Block E District Lot 318 Plan 3022; PIDs 013-241-494 and 013-241-524 respectively*];

to rezone the lands from RM-3A (Residential) and C-2 (Commercial) Districts to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 1.00 and 3.50 to 3.38 and the building height from 10.7 m (35.1 ft.) to 22.0 m (72 ft.), to permit the development of a six-storey mixed-use building containing 74 secured-rental units, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Gradual Architecture Inc., received November 10, 2022 with revisions received January 27, 2023, provided the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning amendment 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 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; 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 1510 West 71st Avenue and 8733 Granville Street to a CD-1 (Comprehensive Development) District. The proposal is for a six-storey mixed-use building consisting of 74 secured-rental residential units.

The proposed use and form of development are consistent with the intent of the *Marpole Community Plan* (“Plan”). Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Marpole Community Plan (2014, amended 2017)
- Housing Vancouver Strategy (2017)
- Housing Needs Report (2022)
- Rental Housing Stock ODP (2022)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2020)
- Green Buildings Policy for Rezoning (2010, last amended 2023)
- Urban Forest Strategy (2014, last amended 2018)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2023)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Latecomer Policy (2021)

REPORT

Background/Context

1. Site and Context

The subject site is zoned RM-3A and C-2, and located on the southwest corner of Granville Street and West 71st Avenue (Figure 1). The properties consist of a three-lot assembly, with a frontage of 50.3 m (165 ft.) along Granville Street and a total site area of 1,555 sq. m (16,734 sq. ft.). The properties are currently developed with a commercial building and a two-storey rental building with eight rental units. All eight units are currently tenanted with tenants who are aware of this rezoning application. The *Tenant Relocation and Protection Policy* (TRP Policy) applies to this application.

The surrounding area is zoned for primarily residential and commercial. The neighbourhood is undergoing significant change, with several new buildings approved or under construction. Rezoning was approved, one block north, for an 11-storey, mixed-use building at 8655 Granville Street with other nearby sites having a rezoning potential for 12 storey developments under the *Plan*.

Figure 1: Location Map – Site and Context

Neighbourhood Amenities – The following neighbourhood amenities are within the vicinity:

- *Public Parks* – William Mackie Park (87 m), Marpole Park (165 m), Fraser River Park (410 m), and Ebisu Park (560 m).
- *Cultural Spaces/Community Spaces* – Vancouver Public Library, Marpole Branch (375 m) and Marpole-Oakridge Community Centre (1.4 km).
- *Childcare* – Three facilities within 3 km of the site.

Local School Capacity – The site is within the catchment area of David Lloyd George Elementary School, in addition to Magee and Sir Winston Churchill Secondary Schools. According to the Vancouver School Board (VSB)'s *2022 Long Range Facilities Plan* from October 28, 2022, David Lloyd George Elementary School demonstrated a utilization rate of 96% in 2021, which is expected to remain the same by 2031. Magee and Sir Winston Churchill Secondary Schools are currently operating at 77% and 98% utilization rates. Both schools will be operating under capacity in the coming years, with a utilization rate of 75% and 93% respectively, by 2031. The VSB report notes that overall enrolment trends for the wider area are changing and the VSB will continue 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 – 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 *Vancouver Plan* will serve as a framework with further implementation planning work to follow over the next two to four years. The site is located within the *Marpole Community Plan* which is generally in alignment with the *Vancouver Plan*.

Housing Needs Report – On April 27, 2022, Council resolved at a public meeting to receive a [Housing Needs Report](#) (HNR) prepared by staff. Further to the BC Provincial government's requirement, Council must consider the most recent *HNR* when preparing or amending a development plan in relation to Council's housing policies respecting affordable housing, rental housing and special needs housing.

This rezoning application, if approved, would facilitate the delivery of secured-rental housing and address the data and findings within the *HNR*.

Marpole Community Plan (“Plan”) – The site is located within the Granville sub-area of the *Plan* and straddles two policy areas: subsections 6.1.3 and 6.1.4. Subsection 6.1.3 applies to the north portion of the site and anticipates six-storey mixed-use buildings up to 2.50 FSR. A mix of commercial uses, including retail and service, are required on the ground floor. Subsection 6.1.4 applies to the south portion of the site, and anticipates six-storey residential apartment buildings and a density of up to 2.5 FSR. A choice of use is permitted at grade, which may include retail, service, cultural and institutional, live-work or office. For both subsections, additional density may be considered based on urban design and public realm performance and quality. Further, the Built Form Guidelines establishes form of development directions.

Strategic Analysis

1. Proposal

The original rezoning application was submitted on November 10, 2022, followed by a revised submission on January 27, 2023. The resubmission addressed architectural modifications and ensured floor space ratio (FSR) calculation accuracy. The proposal is for a six-storey mixed-use building with 74 units of secured-rental residential, (Figure 2), an FSR of 3.38, and building height of 22 m (72 ft.). Two levels of underground parking are accessed from the lane.

Figure 2: Building Massing as Viewed from Granville Street



2. Land Use

The mix of commercial and residential uses are consistent with the *Plan*.

3. Form of Development, Height and Density (Drawings in Appendix F and statistics in Appendix I)

Form of Development – The form of development is consistent with the *Plan* for a six-storey mixed-use building with active commercial uses at grade and five storeys of residential above. In total, approximately 902 sq. m (9,706 sq. ft.) of commercial floor area and 4,337 sq. m (46,688 sq. ft.) of residential floor area is proposed. The building massing steps back along the southeast corner of the site, responding to the neighbouring three-storey apartment building. In addition, the massing fronting the lane appropriately responds to the nearby four-storey apartment building. The proposed ground floor commercial units along Granville Street and 71st Avenue help create an active and engaging frontage.

Overall, the proposed architecture includes well-articulated facades, a prominent corner feature, and incorporation of high quality building materials.

Public Realm – The *Plan* recommends improvements to the pedestrian realm to support Granville Street as an active retail high street. Consistent with the *Plan*, the application includes pedestrian scale storefronts at-grade to activate the public realm, wider sidewalks, and new street trees on both Granville Street and 71st Avenue.

Private Amenity Space – The proposal provides co-located common indoor and outdoor residential amenity spaces at the podium in compliance with the *Plan*.

Height – The proposed six-storey building with a height of 22 m (72 ft.) aligns with the *Plan* for height at this location.

Density – As per the *Plan*, density up to 2.5 FSR can be supported and additional density may be considered based on urban design and public realm performance and quality. Staff are supportive of the proposed increase in density from 2.50 to 3.38 FSR due to the form of development being in general alignment with the built form guidelines of the *Plan*.

Urban Design Panel – A review by the Urban Design Panel was not required due to the modest scale of the project and its consistency with the expectations of the *Plan*.

4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application would add 74 rental housing units to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 3).

Figure 3: Progress Towards 10 Year Housing Vancouver Targets for Secured Market Rental Housing as of June 30, 2023

Housing Type	10-Year Targets	Units Approved Towards Targets
Purpose-Built Secured-Rental Units	20,000	15,280 (76%)

1. Tracking progress towards 10-year Housing Vancouver targets began in 2017

2. 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%. The vacancy rate (based on the Canada Mortgage Housing Corporation (CMHC) Market Rental Survey) for the Marpole area, in which this site is located, is 0.4%. 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 38% family units with a mix of two-bedroom and three-bedroom units, thereby exceeding the policy. These units must be designed in accordance with the *High Density Housing for Families with Children Guidelines*. The application as proposed is consistent with the policy and a provision is included in the CD-1 By-law to meet the minimum unit mix requirements.

Average Rents and Income Thresholds – Average rents for units on the westside are shown in Figure 4. Rent increases, over time, are subject to the Residential Tenancy Act. Average market rents in newer rental buildings on the westside are shown in the middle two columns in Figure 4. The market rental housing will provide options which are significantly more affordable than average home ownership costs as illustrated in Figure 4.

Figure 4: Market Rents in Newer Westside Buildings, Costs of Ownership and Household Income Served

Unit	Average Unit Size	Newer Rental Buildings - Westside		Monthly Costs of Ownership for Median-Priced Apartment – Westside (with 20% down payment)		
		Average Market Rent ¹	Average Household Income Served	Monthly Costs of Ownership ²	Average Household Income Served	Down-Payment at 20%
Studio	38 sq. m (413 sq. ft.)	\$1,938	\$77,520	\$2,837	\$113,480	\$106,000
1-bed	55 sq. m (593 sq. ft.)	\$2,209	\$88,360	\$3,473	\$138,920	\$132,000
2-bed	68 sq. m (730 sq. ft.)	\$3,411	\$136,440	\$5,193	\$207,720	\$198,400
3-bed	79 sq. m (849 sq. ft.)	\$4,426	\$177,040	\$7,982	\$319,280	\$311,890

¹ Data from the October 2022 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2013 or later on the Westside of Vancouver.

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

Security of Tenure – Purpose-built rental housing offers secure-rental tenure. All 74 units in the proposal would be secured through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

Tenants – The rezoning site contains a purpose-built rental residential building which includes eight rental-units. Four out of the eight 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 E of this report. All residential tenancies are protected under the provincial Residential Tenancy Act.

5. Transportation and Parking

The site is well served by transit, with bus service that provides connections to downtown and the Marine Drive Canada Line Station. Bicycle lanes are located nearby along the Arbutus Greenway and 67th Avenue. Vehicle and bicycle parking is provided over two levels of underground parking, accessed from the lane. The application proposes 46 vehicle spaces, one Class A loading space, and 164 bicycle spaces. Parking and loading are to meet the Parking By-law at the development permit stage. Engineering conditions require transportation improvements, including street, lane, and lighting upgrades. Conditions also require a new traffic signal at the intersection of Granville Street and 71st Avenue.

6. Environmental Sustainability and Natural Assets

The *Green Buildings Policy for Rezoning*s requires that applications satisfy green and resilient building conditions. The applicant has submitted a preliminary modelling analysis to meet energy, emissions and embodied carbon targets in the Vancouver Building By-law. Examples include resilient building measures, a commitment to energy system sub-metering, and enhanced commissioning requirements. Conditions are provided in Appendix B.

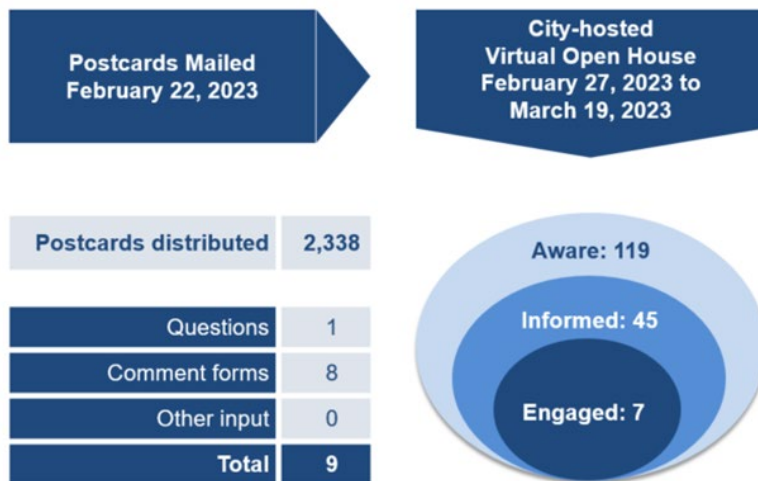
Natural Assets – The *Urban Forest Strategy* seeks to preserve, protect and strengthen Vancouver’s urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees which meet certain conditions in an effort to protect as many healthy, viable trees as possible, while still meeting the challenges of development and housing priorities. The application proposes retention of three existing street trees along 71st Avenue. The following trees are proposed for removal due to poor condition and conflict with the building footprint: 19 on-site trees, one off-site tree, one shared tree, two city hedges, and four City trees. Landscaping is proposed within the public realm and the outdoor amenity areas. See Appendix B for landscape conditions.

7. Public Input

A rezoning information sign was installed on the site on February 13, 2023. Approximately 2,338 notification postcards were distributed within the neighbouring area on or about February 22, 2023. Notification and application information, and an online comment form, was provided on the City’s Shape Your City Vancouver (shapeyourcity.ca/) platform.

Virtual Open House – A virtual open house was held from February 27 to March 19, 2023 on the Shape Your City platform. The open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. The webpage received a total of 119 visitors during this period. A digital model was posted for online viewing. An overview of the public notification process and engagement is outlined in Figure 5.

Figure 5: Overview of Notification and Engagement



Public Response – Public input was via online questions, comment forms, by email and phone. A total of seven submissions were received. A summary of all responses are in Appendix D. Comments of support were for the proposed density and secured-rental units. Comments of concern were related to the potential impacts to street parking within the area.

8. Public Benefits

Community Amenity Contributions (CACs) – The application is subject to a negotiated CAC under the *Community Amenity Contributions Policy for Rezoning*s. The applicant has offered a cash CAC of \$750,000. Real Estate Services staff have reviewed the applicant's pro-forma and concluded that the total CAC value offered is appropriate and recommend that the offer be accepted. The cash CAC from this rezoning application will be allocated to support delivery of the *Marpole Public Benefits Strategy* (see Appendix G for Public Benefit Strategy implementation tracking). Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget process.

Development Cost Levies (DCLs) – This site will be subject to both the City-wide DCL and the Utilities DCL. DCLs are payable at the time of building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. This application is eligible for a waiver of a portion of the City-wide DCLs, however the applicant has elected not to seek the waiver. As per Section 3.1B of the Vancouver Development Cost Levy By-law, the decision to seek the waiver is made at the rezoning application stage. Should the applicant wish to request a DCL waiver at a later stage, the application would be expected to return to Council for a subsequent Public Hearing to amend the rezoning conditions.

Based on the rates in effect as of September 30, 2023 and the proposed 4,337 sq. m (46,688 sq. ft.) of residential area and 902 sq. m (9,706 sq. ft.) of commercial area, it is estimated that the project will pay \$1,933,434 in DCLs.

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

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

Financial Implications

As noted in the Public Benefits section, the project is expected to deliver a DCL payment and a CAC to support the Marpole Public Benefits Strategy. See Appendix H for details.

CONCLUSION

The proposed land use, density, form of development and public benefits are consistent with the *Marpole Community Plan*. The proposal would add 74 secured-market rental units. The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with the CD-1 By-law provisions generally shown in Appendix A with a recommendation that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix F.

* * * * *

**1510 West 71st Avenue and 8733 Granville Street
PROPOSED CD-1 BY-LAW PROVISIONS**

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Uses

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

Conditions of Use

- 4.1 The design and layout of at least 35% of the total number of the dwelling units must:
 - (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms.

- 4.2 No portion of the first storey of a building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.
- 4.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:
- (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
 - (b) farmers' market;
 - (c) neighbourhood public house;
 - (d) public bike share; and
 - (e) restaurant,

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

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 1,555.0 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 5.2 The maximum floor space ratio for all uses combined is 3.38.
- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area 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 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
 - (f) all storage area below base surface for non-dwelling uses.
- 5.5 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

- 6.1 Building height must not exceed 22.0 m.
- 6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the mechanical appurtenances must not exceed 25.5 m.

Horizontal Angle of Daylight

- 7.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.
- 7.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.4 The plane or planes referred to in section 7.3 above must be measured horizontally from the centre of the bottom of each window.
- 7.5 An obstruction referred to in condition 7.3 means:
- (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 7.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if:
- (a) the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is at least 3.7 m.

**1510 West 71st Avenue and 8733 Granville Street
CONDITIONS OF APPROVAL**

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

PART 1: CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Gradual Architecture Inc., received November 10, 2022 with revisions received January 27, 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 improve the public realm interface and architectural expression at grade as follows:

- (a) Strengthen the corner expression at Granville Street and West 71st Avenue;

Note to Applicant: Improve public realm connection and pedestrian interest at CRU #2 by reconsidering the fin wall expression. A continuous visually open, transparent and active storefront at the corner is preferred.

- (b) Provide clearly identifiable and appropriately scaled residential entry;

Note to Applicant: Express the residential entry to differentiate the use and reflect the neighbourhood.

- (c) Reinforce the small scale, local serving commercial frontages by clearly delineating architectural features and fenestration patterns appropriate for neighbourhood serving retail use; and

Note to Applicant: Identifiable and inviting frontages add to the street's character.

Refer to Marpole Plan Sec. 7.1.30 - 7.1.35 inclusive.

- (d) Ensure provision of continuous demountable weather protection.

Note to Applicant: The canopy should wrap the corner. Canopy depth should be in proportion to its height in order to ensure appropriate shading and weather protection. A 7:10 depth to height ratio is recommended.

- 1.2 Design development to improve variety and expression at Granville Street by reducing the extent of balcony projections into the statutory right-of-way (SRW).

Note to Applicant: The continuous balcony projections shift the apparent building face forward over the SRW. Break up the horizontal expression and introduce variety as possible.

- 1.3 Propose a treatment to mitigate the temporary visual impact of the proposed party wall along the south property line.

Note to Applicant: Although temporary, the exposed podium party wall will impact the south neighbour and neighbourhood. Given the height and proximity to the neighbouring property, provide a party wall surface treatment to better mitigate the scale and exposure and provide interim pedestrian interest.

- 1.4 Design development to ensure dwelling units comply with *High Density Housing for Families with Children Guidelines*.

Note to Applicant: Review the *High Density Housing for Families with Children Guidelines* to ensure units are of a sufficient size and layout to meet family needs.

- 1.5 Design development to ensure compliance with the *Access to Daylight, Views, and Ventilation in Dwelling Units* bulletin.

Note to Applicant: Ensure operable exterior openings and south facing open space for unit 409 bedroom. Refer to <https://bylaws.vancouver.ca/bulletin/bulletin-access-daylight-views-ventilation.pdf>.

- 1.6 Improve the quality and functionality of outdoor amenity space by complying with *High Density Housing for Families with Children Guidelines*;

Note to Applicant: Improve the size and arrangement of outdoor amenity space. Consideration to augment common outdoor amenity space with usable common outdoor amenity space at the roof. Co-locate children's outdoor play area with the proposed indoor amenity room to ensure visual connection and convenience. Ensure adequate privacy and separation is provided. Refer to the *High Density Housing for Families with Children Guidelines*: <https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf>. Refer to Landscape Condition 1.12.

- 1.7 Mitigate privacy and overlook at west facing level 2 roof decks by provision of landscape screening.

- 1.8 Design development to ensure a unified architectural concept with high quality materials and level of detailing.

Note to Applicant: High-quality materials are anticipated. While it is understood that materials and detailing may evolve during the development permit stage, the submission should demonstrate a commitment to provide a unified expression with durable, high quality materials and robust detailing.

- 1.9 Design development to respond to Crime Prevention Through Environmental Design principles, having particular regard for:
- (a) Theft in underground parking;
 - (b) Encouraging natural visual surveillance;
 - (c) Visibility at doors, lobbies, stairs and other access routes;
 - (d) Site lighting developed with considerations for safety and security, and
 - (e) Reduced opportunities for graffiti.

- 1.10 Clear identification of built features intended to create a bird friendly design.

Note to Applicant: Refer to the Bird Friendly Design Guidelines for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at <https://guidelines.vancouver.ca/guidelines-bird-friendly-design.pdf>.

Landscape

- 1.11 Provision of additional green roof coverage on at the roof level;

Note to Applicant: Explore providing a complete extensive green roof or partial intensive an extensive green roof coverage.

- 1.12 Design development to the Level 4 outdoor amenity area to:

- (a) Add supporting elements for the proposed urban agriculture programming;

Note to Applicant: Consider providing elements such as potting benches or tables, tool storage, and compost bins. Include details or cut-sheets of these proposed elements to confirm design intent.

- (b) Replace proposed artificial play turf with lawn or ground cover.

- 1.13 Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8 inch: 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.

- 1.14 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.

- 1.15 Provision of a "Tree Management Plan", coordinated with arborist report to show:
- (a) Scaled and dimensioned tree protection barriers around the trees on private and public property coordinated with Arborist Report;
 - (b) Tree numbering for all on site and off site trees; and
 - (c) Notations of all recommendations from Arborist, i.e. trigger points, grading and pruning specifications, etc.
- 1.16 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. See previous condition's Note to Applicant – arborist documentation may not be required.

- 1.17 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 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

Sustainability

- 1.18 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*s – *Process and Requirements*.

Housing

- 1.19 The proposed unit mix, including 34 studio units (46%), 12 one-bedroom units (16%), 20 two-bedroom units (27%), and eight three-bedroom units (11%) is to be included in the development permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the dwelling units.

- 1.20 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) Balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

Engineering

- 1.21 All archaeological sites, whether on Provincial Crown or private land (including land under water) that are known or suspected to predate AD 1846, are automatically protected under the Heritage Conservation Act (HCA). Certain sites, including human burials and rock art sites with heritage value, are automatically protected regardless of their age. Shipwrecks and plane wrecks greater than two years of age are also protected under the HCA. The HCA does not distinguish between those archaeological sites which are "intact," (i.e., those sites which are in a pristine, or undisturbed state) and those which are "disturbed" (i.e., those sites which have been subject to alteration, permitted or otherwise). All archaeological sites, regardless of condition, are protected by the HCA, as described above. HCA-protected archaeological sites or objects cannot be disturbed or altered without a permit issued by the Archaeology Branch (Ministry of Forests). It is the developer's responsibility to exercise due diligence to avoid damage to any unrecorded archaeological sites, which are still protected under the HCA.
- 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. Please contact Engineering Services at shoringreview@vancouver.ca for details.

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

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

- 1.23 The owner or representative is advised to contact Engineering Services at 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>

- 1.24 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.
- 1.25 Design development to improve access and design of bicycle parking by performing the following:
- (a) Provision of a dedicated bicycle elevator for all bicycle spaces located below the first underground level;

Note to Applicant: The elevator is to have doors on both ends to allow bicycles to easily roll in from one end and roll out the other. The elevator to be a freight style elevator with durable finishes to comfortably accommodate two people with two bicycles and provide minimum interior dimensions of 1.7m (5.5 ft.) x 2.0m (6.7 ft.) A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly. Accommodation of oversized bicycles within this elevator may increase requirements.

- 1.26 Design development to improve access and design of loading spaces and demonstrate compliance with the Parking and Loading Design Supplement by performing the following:
- (a) Provision of convenient, internal, stair-free loading access to/from all site uses;
- (b) Confirmation that the slope of the loading bay does not exceed 5%;
- (c) Provision of a standard widened loading throat to facilitate maneuvering;
- (d) Provision of a double throat for the Class B loading spaces to facilitate maneuvering to/from both directions; and
- (e) Provision of additional loading bay width for the second loading space.
- 1.27 Provision of the following information as part of the architectural drawing submission at the development permit stage to facilitate a complete Transportation review:
- (a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided;
- (b) Dimension of any/all column encroachments into parking stalls;

- (c) Dimensions for typical parking spaces;
- (d) Dimensions of additional setbacks for parking spaces due to columns and walls;
- (e) Dimensions of maneuvering aisles and the drive aisles at the parkade entrance and all gates;
- (f) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates;

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

- (g) Areas of minimum vertical clearances labelled on parking levels;
- (h) 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.
- (i) Indication of the stair-free access route from the Class A bicycle spaces to reach the outside;

Note to Applicant: Stair ramps are not generally acceptable.

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

1.28 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.

1.29 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 applicant will be required to demonstrate compliance with these requirements at the building permit application stage. See vancouver.ca/rainwater for more information.

1.30 Developer's Engineer to submit a sewer abandonment plan to the City that details the following:

- (a) 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.

1.31 Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. It is highly recommended that the applicant submit a Key Plan to the City for review as part of the Building Permit application. Third party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

- (a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and
- (b) All third party service lines to the development is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

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

1.32 Provision of a landscape and site plan that reflects the improvements to be provided as part of the Services Agreement including:

- (a) Provision of design of the streetscape to comply with the Marpole Streetscape Design Guidelines.
- (b) Removal and replacement of the 4 existing trees within the road dedication area on Granville St to accommodate the required sidewalk improvements; and
- (c) The following statement is to be placed on the landscape plan;

“This plan is NOT FOR CONSTRUCTION and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued.

Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details.”

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.

1.33 Show all City supplied building grades on landscape and architectural drawings. To minimize grade differences, interpolate a continuous grade between the elevations provided on the City supplied building grades plan.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to 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 Make arrangements to the satisfaction of the General Manager of Engineering Services, Director of Legal Services and the Approving Officer for the consolidation Lots 4 and 5, except the East 17 feet and the West 4 feet now Highways (Plan 3022), and Lot A (Plan BCP4778), all of Block E, District Lot 318 to create a single parcel, and the subdivision of that site to result in the dedication of the East 10 feet of the North 98.87' (30.138m) for road purposes.

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

- 2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of an Easement & Indemnity Agreement 501641M (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.

- 2.3 Provision of a building setback and statutory right of way (SRW) for public life and pedestrian use over a portion of the site, adjacent to Granville Street, to achieve a 6.7 m offset distance from the back of the existing curb to the building face, and adjacent to W 71st Avenue to achieve a 2.4 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.

Note to Applicant: A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the property line adjacent to Granville Street to determine the final setback and SRW width is required.

- 2.4 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the Rezoning Site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided all to the satisfaction of the General Manager of Engineering Services. No development permit for the rezoning site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.5 (a), the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

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

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

- (i) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Aplin & Martin Consultants Ltd. dated October 17, 2022, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 150 mm along Granville St or 200 mm along W 71st Ave. 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.
 - (i) Implementation of development(s) at 1510 West 71st Ave and 8733 Granville Street does not require any sewer upgrades.

Note to Applicant: Development to be serviced to the existing 250 mm SAN sewers in Granville Street.

- (c) Provision of street improvements along Granville Street adjacent to the site and appropriate transitions including the following:
 - (i) Minimum 1.22 m (4.0 ft.) wide hardscape front boulevard (measured from the back of the existing curb) with street trees where space permits;
 - (ii) Broom finish saw-cut concrete sidewalk from the edge of the front boulevard to the property line;
 - (iii) Curb ramps;

Note to Applicant: Removal of 4 trees will be required to accommodate the new sidewalk location.

- (d) Provision of street improvements along West 71st 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;
 - (ii) Curb bulge, including relocation of the existing traffic signal push button pole and road reconstruction as required to accommodate the curb bulge;
 - (iii) Curb ramps; and
 - (iv) Removal of the existing unused driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards;

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

- (e) Provision of improvements at the intersection of Granville Street and West 71st Avenue including:
 - (i) Design and installation of a new full traffic signal; and
 - (ii) Entire intersection street lighting upgrade to current City standards and IESNA recommendations;
- (f) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.

Note to Applicant: A lighting simulation is required prior to DP issuance.

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

Note to Applicant: 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.

- (h) Provision for a 50 mm minimum mill and regrade of the laneway to centreline along the development site's frontage to accommodate City supplied building grades.
- (i) Provision of speed humps in the lane west of Granville Street between West 71st Avenue and Southwest Marine Drive.
- (j) Provision of a new standard concrete lane crossing, new curb returns and curb ramps at the existing lane crossing on West 71st Avenue adjacent to the site.
- (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) Improvements at the intersection of Granville Street and West 71st Avenue per condition 2.4(e);

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

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

- 2.6 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.

BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features. Submission of a written confirmation from BC Hydro that all these items will be located on the development property.

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

Housing

- 2.7 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as secured market rental housing units, excluding Seniors Supportive or Assisted Housing, pursuant to the City's *Marpole Community Plan* Program, for a term equal to the longer of 60 years and the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, a provision that none of such units will be rented for less than one month at a time, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

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

- 2.8 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.

Community Amenity Contribution

- 2.9 Pay to the City the cash Community Amenity Contribution of \$750,000 (cash CAC offering) which the applicant has offered to the City to support delivery of the Marpole Public Benefits Strategy. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

Sustainability

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

Environmental Contamination

- 2.11 If applicable:
 - (a) Submit a site disclosure statement to Environmental Services;
 - (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
 - (c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services,

the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Agreements

Note: 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, and at no cost to the City.

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

* * * * *

**1510 West 71st Avenue and 8733 Granville Street
DRAFT CONSEQUENTIAL AMENDMENTS**

SIGN BY-LAW NO. 11879

In Schedule A (CD-1 Zoning Districts regulated by Part 9) of the Sign By-law add:

“1510 West 71st Avenue and 8733 Granville Street”	[CD-1 #]	[By-law #]	C-2”
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NOISE CONTROL BY-LAW NO. 6555

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

“[CD-1 #]	[By-law #]	1510 West 71st Avenue 8733 Granville Street”
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1510 West 71st Avenue and 8733 Granville Street
PUBLIC CONSULTATION SUMMARY

1. PUBLIC ENGAGEMENT SUMMARY

1.1. List of Engagement Events, Notification, and Responses

	Date	Results
Event		
Virtual open house (City-led)	May 16, 2022 – June 5, 2022	128 participants (aware)* <ul style="list-style-type: none"> • 53 informed • 11 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	May 12, 2022	1,506 notices mailed
Public Responses		
Online questions	May 16, 2022 – June 5, 2022	1 submittal
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	May 2022 – February 2023	26 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	May 2022 – February 2023	26 submittals <ul style="list-style-type: none"> • 11 responses • 14 responses • 1 responses
Other input	May 2022 – February 2023	1 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	May 2022 – February 2023	592 participants (aware)* <ul style="list-style-type: none"> • 226 informed • 27 engaged

Note: All reported numbers above are approximate.

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

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

1.2. Map of Notification Area



1.3. Analysis of All Comments Received

Generally, comments of support fell within the following areas:

- **Building design:** The design of the building is nice. Good to see space for gathering.
- **Density:** The proposed density is appropriate.
- **Housing stock and rental housing:** Increasing housing stock and rentals is needed.
- **Location:** Location of the proposal is good given its proximity to transit (Canada line station and bus routes) and community spaces eg. Queen Elizabeth Park. This will allow residents to walk and reduce their carbon footprint.
- **Process:** The proposal is appropriate as it meets the intent of the policy.

Generally, comments of concern fell within the following areas:

Neighbourhood context and height: The height of the proposed development is too tall and does not fit in with the single-family homes in the community. The tower will block existing views of the surrounding buildings.

- **Parking:** There are not enough vehicle parking spaces proposed for the development. Vehicles from the building will spill over onto the local streets and take away street parking in the neighbourhood.

Miscellaneous comments were received and were not ranked as highly as above.

General comments of support:

- Below market rental units are good.

General neutral comments/recommendations:

- The rezoning and development process is too long.
- The proposal should be 6-8 storeys.
- Would like to see an area for children and better use of rooftop space

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**1510 West 71st Avenue and 8733 Granville Street
SUMMARY OF TENANT RELOCATION PLAN TERMS**

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<ul style="list-style-type: none"> • 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"> ○ 4 months' rent for tenancies up to 5 years; ○ 5 months' rent for tenancies over 5 years and up to 10 years; ○ 6 months' rent for tenancies over 10 years and up to 20 years; ○ 12 months' rent for tenancies over 20 years and up to 30 years; ○ 18 months' rent for tenancies over 30 years and up to 40 years; and ○ 24 months' rent for tenancies over 40 years.
Notice to End Tenancies	<ul style="list-style-type: none"> • Landlord to provide regular project updates to tenants throughout the development approvals process. • 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).
Moving Expenses (flat rate or arrangement of an insured moving company)	<ul style="list-style-type: none"> • A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	<ul style="list-style-type: none"> • Staff have distributed tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. • Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<ul style="list-style-type: none"> • 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.
First Right of Refusal (if applicable) (Where starting rents are anticipated to be higher than what the tenant currently pays, provide a 20% discount off starting rents for any returning tenants)	<ul style="list-style-type: none"> • 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.

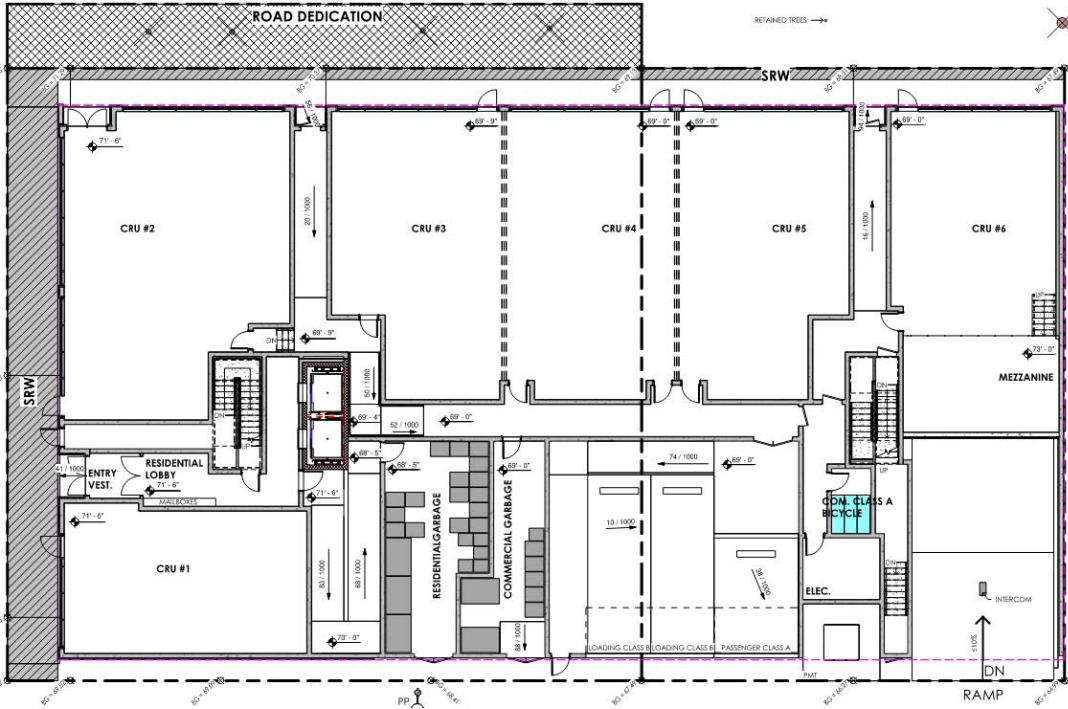
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1510 West 71st Avenue and 8733 Granville Street
FORM OF DEVELOPMENT

Site Context and Proposed Building Footprint



Ground Floor Plan



Perspective – View from Granville Street (East Elevation)



Perspective – View from West 71st Avenue (North and West Elevation)



East Elevation



**Residential Floor Plans
(Level 2 on Left and Level 4 on Right)**



**Residential Floor Plan
(Level 6)**

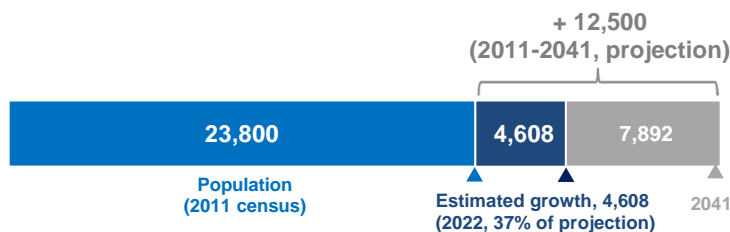


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PUBLIC BENEFITS IMPLEMENTATION DASHBOARD
MARPOLE COMMUNITY PLAN (2014)
Updated 2022 year-end

POPULATION GROWTH^a

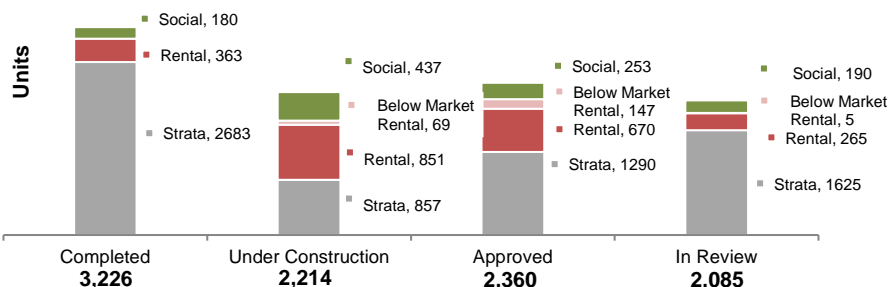
Marpole has grown by approximately **4,608** people since the 2011 census. The plan projects a total population of approximately **36,300** people by 2041.



DEVELOPMENT ACTIVITY (UNITS)^b

Recent rezoning approvals:

- [622-688 SW Marine Drive](#)
- [7929 Cambie Street](#)
- [7969 Cambie Street](#)
- [8804 Osler Street](#)
- [8460 Ash St and 8495 Cambie St \(Ashley Mar Co-op Site\)](#)



PUBLIC BENEFITS ACHIEVED AND IN PROGRESS SINCE 2014^c

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

TARGETS <small>See Chapter 17 of the Marpole Community Plan for more details</small>	COMPLETED	UNDER CONSTRUCTION	PLANNING/ DESIGN	PROGRESS
HOUSING <ul style="list-style-type: none"> • ~ 1,100 units of social housing (approx. 285 units at Pearson Dogwood) • ~ 835 secured market rental units (gross numbers of units reported) 	<ul style="list-style-type: none"> • 363 secured market rental units • 102 social housing units • 78 TMH social housing units^d 	<ul style="list-style-type: none"> • 851 secured market rental units • 69 below market rental units • 437 social housing units 		<p>154% of secured rental target achieved (with BMR) ✓</p> <p>49% of social housing target achieved ✓</p>
CHILDCARE <ul style="list-style-type: none"> • ~ 234 spaces for children 0-4 • ~ 244 spaces for children 5-12 	<ul style="list-style-type: none"> • 74 spaces for 0-4 yrs children (Marpole Family Place, Kids at Marine Drive) 	<ul style="list-style-type: none"> • 69 spaces for 0-4 yrs children (David Lloyd George Elementary) 	<ul style="list-style-type: none"> • 74 spaces for 0-4 yrs (Marpole Community Centre) • 60 spaces for 5-12 (Marpole Community Centre) 	<p>61% of childcare spaces (0-4) target achieved ✓</p> <p>0% of childcare spaces (5-12) target achieved ○</p>
TRANSPORTATION / PUBLIC REALM <ul style="list-style-type: none"> • Pursue improvements to the public realm and secure walking/cycling connections through sites as development occurs • Renew sidewalks as required and improve accessibility • Provide more and better walking/cycling access to the Fraser River • Work with TransLink and Coast Mountain Bus Company to maintain and enhance the existing transit network in Marpole • Pursue the construction of a new Canada Line station at West 57th Avenue 	<ul style="list-style-type: none"> • SW Marine Drive bikeway improvements (Granville to Camosun streets) • North Arm Trail/Greenway: SW Marine Drive to Vivian Street along 59th Avenue • Arbutus Corridor temporary pathway and removable bollards • Plaza at 67th Avenue and Yukon Street 		<ul style="list-style-type: none"> • Four bio-retention/rain gardens curb bulges (54th Avenue from Neal to Cambie streets) and bike lane improvements • Walking and cycling infrastructure improvements (sidewalks/bike lanes/curb bulges) in Langara neighbourhood 	<p>✓</p>

TARGETS <small>See Chapter 17 of the Marpole Community Plan for more details</small>	COMPLETED	UNDER CONSTRUCTION	PLANNING/ DESIGN	PROGRESS
CULTURE <ul style="list-style-type: none"> Preserve and stabilize cultural assets Retain/create multi-use neighbourhood creative spaces Reflect significant heritage themes (e.g. Musqueam presence) in public realm, public art and other opportunities as they arise. 	<ul style="list-style-type: none"> Joy Kogawa House acquired and renovated Six completed artwork MC2 artist studios (2 units) 			✓
CIVIC / COMMUNITY <ul style="list-style-type: none"> Renew the Marpole Library Replace or renew the existing Marpole-Oakridge Community Centre Work with YMCA as potential partner to deliver aquatic services. 	<ul style="list-style-type: none"> Land acquired for Marpole Civic Centre 		<ul style="list-style-type: none"> Marpole Oakridge Community Centre renewal (youth centre, seniors centre, childcare, park fieldhouse) 	✓
HERITAGE <ul style="list-style-type: none"> Explore opportunities with Musqueam and other partners for funding to recognize historical and cultural importance of the Marpole Midden and čəsnaʔəm sites 5% allocation from cash community amenity contributions in Marpole 	<ul style="list-style-type: none"> 5% allocation from cash community amenity contributions in Marpole 		<ul style="list-style-type: none"> Ongoing efforts for Fraser Arms Hotel and protection of čəsnaʔəm site 	✓
SOCIAL FACILITIES <ul style="list-style-type: none"> Marpole Oakridge Family Place relocation and expansion Neighbourhood House renewal and expansion Explore opportunities for affordable office space for community-based non-profit organizations 	<ul style="list-style-type: none"> Marpole Oakridge Family Place Marpole Neighbourhood House restoration 		<ul style="list-style-type: none"> Youth and Seniors Centre at Marpole Oakridge Community Centre 	✓
PARKS AND OPEN SPACES <ul style="list-style-type: none"> New Park Space/Access to Fraser River Pearson Dogwood park 1-2 plazas through redevelopment Upgrade 2 parks 	<ul style="list-style-type: none"> 63rd Avenue and Yukon Street green rainwater infrastructure plaza Ash Park Playground replacement Winona Park Playground replacement 		<ul style="list-style-type: none"> William Mackie Park renewal Oak Park playground upgrades 	➔

EXPLANATORY NOTES

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

^a **Population Growth:** Growth is calculated by taking the difference between the latest census year and the base population and adding an estimate based on floor area completed between the latest census and the end of the most recent reporting period.

^b **Development Activity:** Development Activity reports on gross new units. The Development Activity Chart includes Building Permits, Development Permits, and rezoning applications:

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

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

^d **Temporary Modular Housing (TMH):** Modular homes that provide supportive housing services to residents with low and moderate incomes who have a need for transitional housing. See the [Housing Vancouver webpage](#) for more information. Note that TMH units do not count towards the affordable housing targets in the *Marpole Community Plan*.

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1510 West 71st Avenue and 8733 Granville Street
PUBLIC BENEFITS SUMMARY

Project Summary

The proposal is for a six-storey mixed-use building containing 74 secured-rental residential units

Public Benefit Summary:

The proposal offers a cash CAC of \$750,000, and a DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	RM-3A and C-2	CD-1
FSR (site area of 1,555 sq. m (16,734 sq. ft.).	1.0 and 3.50	3.38
Buildable Floor Space	6,997 sq. m (75,315 sq. ft.)	5,255 sq. m (56,564 sq. ft.)
Land Use	Residential and Commercial	Mixed Use

Summary of Development Contributions Expected under Proposed Zoning

CAC Contribution	\$750,000
City-wide DCL ¹	\$1,229,364
Utilities DCL ¹	\$704,070
TOTAL	\$2,683,434

Other Benefits (non-quantified components): 74 secured-market rental units.

¹ Based on DCL by-laws and rates in effect as at September 30, 2023. By-laws are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time 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.

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1510 West 71st Avenue and 8733 Granville Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
1510 West 71st Avenue	025-626-680	Lot A Block E District Lot 318 Group 1 New Westminster District Plan BCP4778
8733 Granville Street	013-241-494 013-241-524	Lots 4 and 5, except the east 17 feet and the west 4 feet, now highways Block E District Lot 318 Plan 3022

Applicant Information

Architect/Applicant	Gradual Architecture Inc.
Property Owner	338888 Granville Holdings Ltd. and 339999 Granville Holdings Ltd.

Site Statistics

Site Area	1,555 sq. m (16,734 sq. ft.)
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Development Statistics

	Permitted Under Existing Zoning	Development Permitted Under Proposed Zoning																				
Zoning	RM-3A and C-2	CD-1																				
Uses	Residential Commercial	Mixed Use																				
Maximum Density	1.0 FSR (RM-3A) 3.5 FSR (C-2)	3.38 FSR																				
Floor Area	6,997 sq. m (75,315 sq. ft.)	Up to 5,255 sq. m (56,564 sq. ft.)																				
Height	10.7 m (35.1 ft.) 22 m (72 ft.)	22 m (72 ft.)																				
Unit Mix	n/a	<table border="1"> <thead> <tr> <th rowspan="2">Type</th> <th colspan="2">Market Rental</th> </tr> <tr> <th>Count</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>34</td> <td>46%</td> </tr> <tr> <td>1-bed</td> <td>12</td> <td>16%</td> </tr> <tr> <td>2-bed</td> <td>20</td> <td>27%</td> </tr> <tr> <td>3-bed</td> <td>8</td> <td>11%</td> </tr> <tr> <td>Total</td> <td>74</td> <td>100%</td> </tr> </tbody> </table>	Type	Market Rental		Count	Percentage	Studio	34	46%	1-bed	12	16%	2-bed	20	27%	3-bed	8	11%	Total	74	100%
Type	Market Rental																					
	Count	Percentage																				
Studio	34	46%																				
1-bed	12	16%																				
2-bed	20	27%																				
3-bed	8	11%																				
Total	74	100%																				
Parking, Loading and Bicycle Spaces	as per Parking By-law	as per Parking By-law Confirmed at the development permit stage																				
Natural Assets	8 City trees 20 on/off-site and shared trees	19 on-site trees; 1 off-site tree; 1 shared tree; 2 city hedges; and 4 city trees to be removed 3 retained City street trees 5 new on- and off-site trees																				

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