



REFERRAL REPORT

Report Date: October 31, 2023
Contact: Nick Danford
Contact No.: 604.871.6121
RTS No.: 15906
VanRIMS No.: 08-2000-20
Meeting Date: November 14, 2023

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 4330-4408 Arbutus Street and 2092 Nanton Avenue

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Marcon Developments Ltd., on behalf of Amica Arbutus Nanton Seniors Inc., the registered owner of the lands located at 4330-4408 Arbutus Street and 2092 Nanton Avenue [*Lots 6 to 11 of Block 88 District Lot 526 Plan 11644; PIDs 008-999-902, 008-999-929, 008-999-945, 008-999-961, 007-922-477, 008-999-988, respectively*] to rezone the lands from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.70 to 3.87 and the maximum building height from 11.5 m (37.7 ft.) to 27.5 m (90 ft.) and to 31.5 m (103 ft.) for the portion with rooftop amenity, to permit the development of a six-storey, 162-unit Community Care Facility – Class B, 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 Shift Architecture, received August 10, 2022, 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 of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C;

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

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

REPORT SUMMARY

This report evaluates an application to rezone the properties at 4330-4408 Arbutus Street and 2092 Nanton Avenue to a CD-1 (Comprehensive Development) District to permit the development of a Community Care Facility, intended for seniors.

Staff have assessed the application and conclude that it meets the intent of the *Vancouver Plan* and *Arbutus Ridge/Kerrisdale/Shaugnessy Community Vision*. Staff support the application, subject to design development and other conditions. Staff recommend that the application be referred to a public hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the public hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Arbutus Ridge, Kerrisdale and Shaughnessy Community Vision (2005)
- Community Care Facility – Class B and Group Residence Guidelines (2008, last amended 2019)
- Secured Market Rental Policy (2012, last amended 2023)
- Green Buildings Policy for Rezoning (2010, last amended 2023)
- Latecomer Policy (2021)
- 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
- Urban Forest Strategy (2014, amended 2018)
- Public Art Policy and Procedures for Rezoned Developments (2014, last amended 2021)

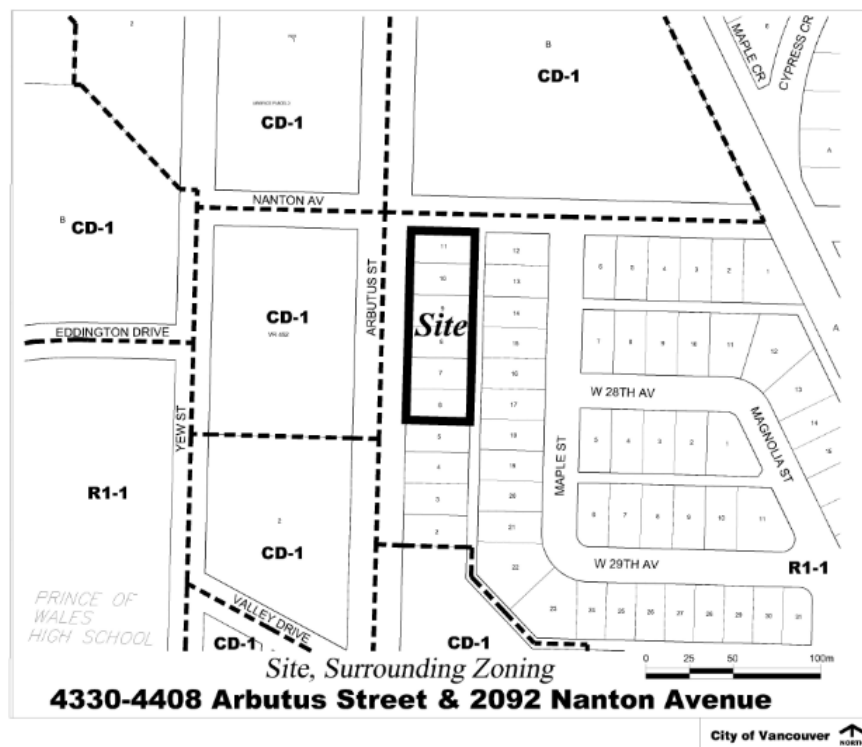
REPORT

Background/Context

1. Site and Context

The subject site is located at the south-east corner of Nanton Avenue and Arbutus Street in the Arbutus Ridge neighborhood (see Figure 1). The site is comprised of six parcels, each developed with a detached house. There are no tenancies on the site eligible under the *Tenant Relocation and Protection Policy (TRPP)*, which extends coverage to rental tenants. As such, a Tenant Relocation Plan is not required. The site size is 3,969.3 sq. m (42,725 sq. ft.), with a frontage of 108.6 m (356 ft.) along Arbutus Street and a depth of 36.5 m (120 ft.) along Nanton Avenue.

Figure 1: Location Map – Site and Context



The site is currently regulated by the R1-1 District Schedule, which allows for a maximum density of 0.70 FSR. The properties to the east are zoned R1-1 and are generally detached houses. The sites to the north and west are zoned CD-1 and are developed with a seven and eight storey mixed-use development, a townhouse development and the Arbutus Club which is a private recreation centre. Single detached houses are located to the south and east of the subject site.

Properties along Arbutus Street are eligible for rezoning consideration under the *Secured Market Rental Policy (SRP)* for rental residential developments up to six-storeys. Properties to the east on Maple Street are eligible under the *SRP* for consideration rental developments up to four-storeys.

Neighbourhood Amenities – The following amenities are within close proximity:

- *Parks* – Arbutus Greenway, Prince of Wales Park and Quilchena Park are all within 500 m of the site.
- *Cultural/Community Spaces* – St. George’s Greek Orthodox Church and Arbutus, Shaughnessy, Kerrisdale (ASK) Friendship Centre (Adult Day Care and Neighbourhood House) (future) are 200 m from the site.

Arbutus Village, a local shopping area, is located within 100 m, just north of Nanton Avenue. A local bus stop is located on Arbutus Street on the subject block.

2. Policy Context

Vancouver Plan – The *Vancouver Plan* was approved by Council on July 22, 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The approved *Vancouver Plan* will serve as a framework with further implementation planning work to follow over the next two to four years.

The site is located within the Arbutus Ridge, Kerrisdale and Shaughnessy Vision. Implementation of the *Vancouver Plan* includes a review of all existing land use policies including the Visions, with the goal of expanding opportunities to address city-wide objectives.

Arbutus Ridge, Kerrisdale and Shaughnessy Community Vision (ARKS Vision) – The *ARKS Vision* supports consideration of site-specific rezonings for institutional uses and seniors housing.

Community Care Facility – Class B and Group Residence Guidelines (Guidelines) – The Zoning and Development By-law defines a “Community Care Facility – Class B” as a use providing residential care to seven or more persons not related by blood or marriage, in an operation that is licenced under the *Community Care and Assisted Living Act* of British Columbia. The *Guidelines* specify locational criteria and general design considerations for community care facilities to ensure that these institutional uses address resident needs, located in neighbourhood centres and higher intensity areas and are sensitively integrated into their surrounding context.

Secured Rental Policy (“SRP”) – The *SRP* encourages the construction of new purpose-built rental housing in Vancouver. Updates to the *SRP* were approved by Council in December 2021 to streamline the delivery of new rental housing. These included changes to increase the clarity and certainty of opportunities for rezoning in low-density areas close to public transit, shopping and other daily needs, and to streamline and simplify the rezoning process by utilizing new rental zones with standardized regulations.

The *SRP* outlines the following locational eligibility criteria for sites in low-density areas:

- In an existing R1-1 or RT zone outside of recent community plan areas (excluding certain RT-zoned areas in Kitsilano and Kensington-Cedar Cottage with high proportions of heritage buildings and multiple conversion dwellings); and
- Located within a short distance from a public transit route and a local shopping area; and
- On the first full block on either side of an eligible arterial road.

Sites that meet these criteria and that are part of the typical street grid (including having lane or secondary street access to the rear) and are regular in shape, size and other attributes may be considered for rezoning under the *SRP* to one of the new RR zones. The applicable option or options are further informed by the site's size, orientation and adjacent context.

The *SRP* generally supports up to four-storey mixed-use and five-storey residential apartments on arterials, and up to four-storey townhouses or apartments on sites off arterials. Up to six storeys may be considered for projects on arterials where the residential component includes a minimum 20% permanently secured below-market rental housing or 100% social housing.

Strategic Analysis

1. Proposal

The application proposes a six-storey, privately owned and operated, 162-unit Community Care Facility - Class B, intended for seniors, offering assisted living and long-term care (Figure 2). The proposal includes a floor area of 15,349 sq. m (165,211 sq. ft.), a building height of 31.5 m (103 ft.), and a FSR of 3.87. Resident drop-off and underground vehicle access are proposed from the lane.

Figure 2: View Looking Southeast from the Intersection of Arbutus Street and Nanton Avenue



2. Land Use

This application proposes an institutional, Community Care Facility use, intended for seniors, consistent with the intent of the *ARKS Vision*.

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

In assessing urban design performance, staff take into consideration the expectations of the *Arbutus Ridge/Kerrisdale/Shaghnessy Community Vision*, along with the goals of the *Vancouver Plan*, the *SRP* and the *Community Care Facility – Class B and Group Residence Guidelines*.

Form of Development

The application proposes a six-storey Community Care Facility located at the intersection of Arbutus Street and Nanton Avenue. The scale of the building is an appropriate fit with other developments along the arterial corridor, respects neighbouring adjacencies, and is compatible with potential six-storey rental buildings permitted in this area, under the *SRP*.

The proposal includes step backs on the fifth and the sixth floor to assist in minimizing the scale and improve the transition to the surrounding context. The building is broken up into a series of smaller forms to mitigate the apparent length of the façade and relate to the finer-grained pattern of the neighbourhood. Overall, the building form, façade composition, and preliminary materials are appropriate and contribute positively to the streetscape. Staff have included rezoning conditions to refine the overall design and further improve the neighbourhood fit.

Height

The proposed height of 31.5 m (103 ft.) is appropriate for a 6-storey institutional building to accommodate the required mechanical and air handling equipment in the ceiling spaces required to maintain a healthy environment.

Density

The proposed density of 3.87 FSR is commensurate with the use, site and building form. A portion of the FSR contributes to the common amenities for seniors, including dining, meeting, fitness, and theater rooms.

Public realm

The ground level includes a prominent landscape feature at the corner of Nanton Avenue and Arbutus Street, complete with benches, low planters and specialty pavers. The proposed building is set back further at the street level to allow landscape planting to animate the streets and mitigate traffic noise. Ground-oriented units are provided with individual front entrances and patios facing the streets to improve pedestrian interest and to further enhance the residential character. Staff have included conditions that seek to shift the underground parking structure to enable increased tree retention along the perimeter of the site.

Shadowing

The building sits on the south side of Nanton Avenue along a major arterial street, at a scale anticipated through rezoning policies in this area. The step backs above the fourth level help to minimize afternoon and late day shadowing to the lower-density neighbourhood, east of the site. No significant shadow impacts are created by this development.

Amenity Space

The development offers common indoor and outdoor amenity space for the residents on various floors. Green roof and rooftop outdoor amenity spaces are also provided.

Urban Design Panel

The Urban Design Panel reviewed and supported this application on February 1, 2023 (see Appendix D) with recommendations to improve the main entry and refine the urban interface at the lane. Staff have included conditions addressing the commentary of the Urban Design Panel.

Staff reviewed the recommendations of the Urban Design Panel, as well as the site-specific conditions, and have concluded that the proposal is in line with directions in the *Arbutus Ridge/Kerrisdale/Shaghnessy Community Vision* and is appropriate for the context. Staff support the application subject to formal modifications outlined herein and provided in the Urban Design conditions detailed in Appendix B.

4. Parking and Transportation

The application proposes 59 vehicle parking spaces and 14 bicycle spaces accessed from the rear lane. Conditions included in Appendix B require the proposal meet the requirements of the Parking By-law.

5. Environmental Sustainability and Natural Assets

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

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

The site contains 53 trees on-site and 16 City trees adjacent the site. All of the on-site trees and two City trees are proposed to be removed due to conflict with the building footprint. As noted earlier, design and landscape conditions that seek to shift the underground parking structure will enable increased tree retention along the perimeter of the site. Fourteen City trees are proposed to be retained. The landscape plan proposes approximately 38 new on-site trees. Landscape conditions seek larger trees to be planted on site. The final number of new trees will be determined through the development permit process. See Appendix B for form of development, landscape, and engineering conditions.

6. Public Input

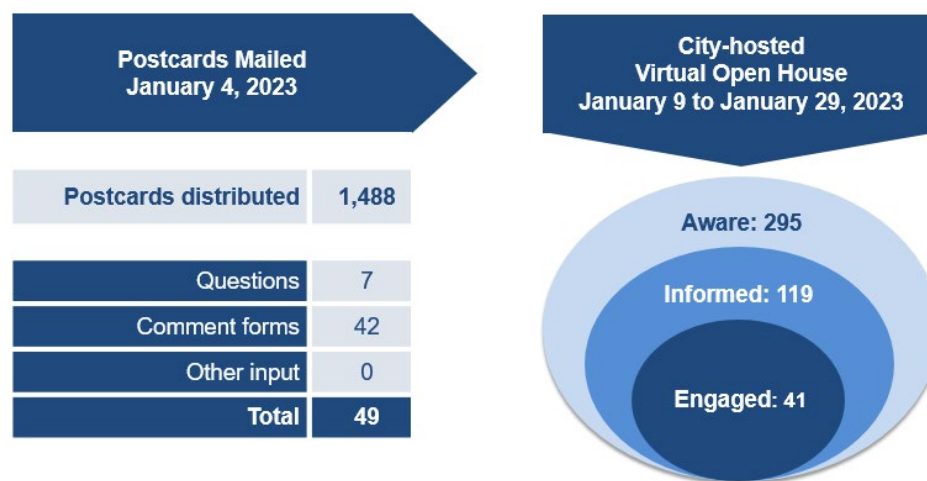
Public Notification – A rezoning information sign was installed on the site on December 1, 2022. Approximately 1,488 notification postcards were distributed within the neighbouring area on or about January 4, 2023. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

Question and Answer Period/Virtual Open House – A question and answer period/virtual open house was held from January 9, 2023 to January 29, 2023. Questions were submitted by the public and posted with a response over a two week period. A digital model was made available for online viewing. The website was viewed 295 times.

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 49 submissions were received.

Figure 3: 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:

- **Location:** The proposed development is close to other care facilities as well as community/shopping amenities, and is within walking distance to a major road and transit.
- **Care facility intended population:** This development adds much needed “age-in-place” and supported housing supply to the neighbourhood, providing specialized care to seniors living in the community and on the West Side, and enabling them to stay close to family and friends nearby and remain in the neighbourhood.
- **Height, density, and massing:** Due to the location of the development along a major transit route and the shopping centre nearby, the height and density is appropriate. However, even greater density would be supported.
- **Neighbourhood context and building design:** The building design is attractive, blends in well with the area, and fits the neighbourhood character. The rooftop amenity for

residents is appreciated and the design respects the privacy of neighbours. The project provides value to the community.

Generally, comments of concern fell within the following areas:

- **Housing:** The proposed development should provide more affordable and accessible housing in the area.
- **Building design:** More setbacks from main streets are preferred.
- **Bicycle parking:** More bicycle parking spots could be included given the proposed development's proximity to the Arbutus Greenway.

7. Public Benefits

Community Amenity Contributions – The application is subject to a fixed rate CAC applicable to the six-storey institutional building. The applicant has offered a cash CAC of \$407,276 based on the 12,570 sq. m (135,303 sq. ft.) increase in allowable floor area and the target rate applicable to this application. The cash CAC from this rezoning application will be allocated to support delivery of public benefits in and around the Arbutus Ridge, Kerrisdale and Shaughnessy area. Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget process.

Development Cost Levies – The site is subject to the City-wide DCL and Utilities DCL. 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. Based on rates in effect as of September 30, 2023 and the proposed 15,349 sq. m (165,211 sq. ft.) of institutional floor area subject to commercial rates, DCLs are estimated to be \$4,730,101.

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

Public Art Program – The application is subject to a public art contribution estimated at \$327,126. The final contribution will be calculated based on rates in effect and the floor area at the development permit stage. Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget).

A summary of the public benefits associated with this application is included in Appendix G.

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, this project is expected to provide a cash CAC, a DCL contribution and a public art contribution. See Appendix G for additional details.

CONCLUSION

Staff review of the application has concluded that the proposed land use, form of development, height and density are consistent with the intent of the *Arbutus Ridge/Kerrisdale/Shaghnessy Community Vision*. The proposal would supply 162 community care units, which the applicant intends for use by seniors.

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

* * * * *

**4330-4408 Arbutus Street & 2092 Nanton Avenue
PROPOSED CD-1 BY-LAW PROVISIONS**

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

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) Institutional Uses, limited to Community Care Facility - Class B; and
 - (b) Accessory Uses customarily ancillary to the above use.

Floor Area and Density

- 4.1 Computation of floor area must assume that the site area is 3,969.3 m², being the site area at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 4.2 The floor space ratio for all uses combined must not exceed 3.87, except that the floor space ratio of all floors at or above finished grade shall not exceed 3.70.
- 4.3 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.
- 4.4 Computation of floor area must exclude:

- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of these exclusions must not exceed 12% of the 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 of 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.

Building Height

- 5.1 Building height must not exceed 27.5 m.
- 5.2 Despite section 5.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed 31.5 m.

Horizontal Angle of Daylight

- 6.1 Each habitable room must have at least 1 window on an exterior wall of a building.
- 6.2 For the purposes of section 6.1 above, habitable room means any room except a bathroom or a kitchen.

- 6.3 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.
- 6.4 The plane or planes referred to in section 6.3 above must be measured horizontally from the centre of the bottom of each window.
- 6.5 An obstruction referred to in section 6.3 above means:
- (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 6.6 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.

* * * * *

**4330-4408 Arbutus Street & 2092 Nanton Avenue
CONDITIONS OF APPROVAL**

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by Shift Architecture, received August 10, 2022, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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

Urban Design

- 1.1 Design development to mitigate the perceived length of the building at the lane frontage to support transition to the residential neighborhood;

Note to Applicant: This may be accomplished by the following strategies, or other measures to the satisfaction of Director of Planning. Commentary of the Urban Design Panel should be considered.

- (a) Reduce the continuity of the glazed plane perceived as full six stories;
 - (b) Provide further vertical relief on rear façade to strengthen the separated masses;
 - (c) Improve building articulation through architectural details, materiality, and colors to reference the finer-grained scale of the residential neighbourhood;
- 1.2 Design development to provide improvements to the public realm interface along the streets and lane, as follows:

- (a) Reduce the extent of the parkade, where possible, to allow for green infrastructure strategies, soil retention and increased planting space;
- (b) Design development to improve the main entry from Arbutus Street;

Note to Applicant: This can be achieved by:

- Improving the prominence of the main entry;
- Reducing number of stairs and length of ramp, and providing landing areas for rest;
- Enhancing landscape features along the entry ramp by provision of benches and resting areas for seniors;

- (c) Reconfiguration of drop off and loading areas to improve public realm treatment at the lane;

Note to Applicant: This can be achieved by additional landscaping and material treatment of blank walls,
 - (d) Consideration to further enhance the North West corner plaza;
- 1.3 Design development to ensure high quality materials and level of detailing.

Note to Applicant: While it is understood that materials and detailing may evolve during the development permit stage, the submission should demonstrate a commitment to provide durable, high-quality materials and robust detailing. This is to ensure visual interest, and maintenance and enhancement of the neighbourhood character through architectural quality, durability and longevity.

- 1.4 Design development to improve sustainability initiatives as follows:

- (a) Maintain the proposed green roof as outlined in the Roof-Mounted Energy Technology and Green Roofs administrative bulletin.

Note to Applicant: Architectural and landscape plans should identify the type of green roof proposed including the percentage.

- (b) Consider reducing the number of thermally broken balconies, curtain wall surface, and provision of exterior shading to mitigate solar heat gain;

- 1.5 Provision of built features intended to create a bird friendly design;

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

Crime Prevention through Environmental Design (CPTED)

- 1.6 Provisions for Crime Prevention Through Environmental Design (CPTED) including:

- (a) Particular regard for mischief in alcoves and vandalism such as graffiti; and
- (b) Encouraging natural visual surveillance.

Note to Applicant: Below grade exterior spaces such as patios, exit stairs, light wells, and other similar conditions, should be considered with regard to security, access, path lighting and location of windows that encourage natural visual surveillance.

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

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

Landscape Design

- 1.8 Design development to provide a supportable tree retention and replacement strategy, to mitigate the loss of large site trees, including the following:
 - (a) Retention of as many viable mature site trees as possible, exploring an alternate site design to enable retention of Tree #875;
 - (b) Addition of substantially more trees, especially in public realm interface areas;
 - (c) Provision of larger scale and size trees, to be minimum 3 meters tall or 2.5 calliper.
- 1.9 Design development to the Lane interface to allow a friendlier lane orientation, as follows:
 - (a) Reconfigure loading area and drop-off area to allow for planting beds next to Lane;
 - (b) Buffer any exposed parkade walls with significant, woody evergreen planting screen;
 - (c) Add substantially more plant material to provide privacy and buffering;
- 1.10 Design development to enhance public realm interface at the southwest corner and reducing the impact of the retaining wall by reducing retaining wall height and provide a more substantial planting buffer;
- 1.11 Design development to enhance resident experience of the general landscape areas at ground level and rooftop by providing loop trails, rather than dead-end pathways;
- 1.12 Design development to improve the sustainability strategy, by the following:
 - (a) Consider providing intensive and/or extensive green roofs on all available flat roofs;
 - (b) Add substantially more landscape around all entry areas, to accent and soften them;
 - (c) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems);
 - (d) Add planters with overarching shrubs to common upper level decks, to be visually accessible from below, softening the edges and consisting of woody evergreen plant material for year-round presence;
 - (e) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots;

- 1.13 Design development to ensure the intended landscape design is carried into the future by adequate maintenance, as follows:
 - (a) Provide common maintenance access to all planted common areas;
 - (b) Provide a high efficiency irrigation system for all planted areas.
- 1.14 Provision of coordination between Landscape Plan and architectural Site Plan, for most updated information;
- 1.15 Provision of complete information, such as references on the Roof Deck Plan, confirming all landscape elements;
- 1.16 Provision of a detailed Landscape Plan illustrating soft and hard landscaping;

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

- 1.17 Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through common open spaces, semi-private patio areas and the public realm; Note to applicant: the sections should illustrate, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

- 1.18 Provision of a Tree Management Plan as part of the Landscape Plans, in coordination with arborist report Tree Management Plan;

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

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

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

- 1.20 Coordination for the provision of new street trees or any proposed City owned tree removals adjacent to the development site, where applicable;

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards*

and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

- 1.21 Provision of an outdoor Lighting Plan.

Sustainability

- 1.22 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning (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.

Social Policy

- 1.23 Provision to include passenger drop-off area located in close proximity to main entrance. The covered entry should be large enough to accommodate emergency vehicles, HandyDart and leisure buses.
- 1.24 Provision for the entrance on Arbutus Street, although not intended to be drop off and pick up entrance, to be recognizable and accessible to visitors approaching from Arbutus Street. Once inside visitors should be able to easily navigate to highly visible reception or greeting area.
- 1.25 Provision of benches with overhead protection in close proximity to building entrances and provision of accessible seating and washrooms in foyer/reception area.
- 1.26 Provision to ensure incorporation of wayfinding design components in common corridors eg. differentiation in appearance. Corridors and common areas should meet or exceed accessibility standards with incorporation of suitable flooring and lighting, noise mitigation, handrails, signage to locate toilets, and adequate corridor width to allow residents and visitors in wheelchairs or using walkers to pass each other unimpeded.
- 1.27 Provision to ensure main outdoor paths are designed to be wide enough for two users either walking or in wheelchairs to pass easily. Consider incorporating a looped path system in secure courtyard area(s) to support wandering and requirements for physical activity. Provide level walking surface with minimal glare, slip resistant treatment with seating along the way. Edge paving will support way finding and assist residents in staying on the hard surface. Handrails should be incorporated for those who are unsteady on their feet. Residents will have a habit of using handrails or walkers indoors and a continuation of that design element and physical support will allow them to be more confident going outdoors.
- 1.28 Provision for consideration of a 'family room' space: a private area for any family visiting from a remote location due to a residents' illness or passing. This space should include furnishings that adjust for overnight stays including a television and internet access.

- 1.29 Provision of an operating plan, which must include, but may not be limited to information on details such as the following:
- Anticipated resident profile for each type of unit (independent living, assisted living and memory care)
 - Confirmation of tenure of the units
 - Staff: resident ratio for each care level in the building
 - Meals service
 - How common spaces will be used and programmed
 - Others services provided on site
 - Plan for end-of-life
 - On-site emergency response and evacuation plan for non-ambulatory residents (24/7)

Note to Applicant: The operating plan is required at the Development Permit and Building Permit stages of the permitting process.

- 1.30 Provision to meet the Community Care Facility – Class B & Group Residence Guidelines.

Note to Applicant: Additional information and refinement may be required with respect to the design attributes of the facility to incorporate evidence-based design interventions that support social abilities, functionality and well-being of older adults in long-term care settings.

Engineering

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

- 1.31 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>

- 1.32 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>

- 1.33 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.
- 1.34 Design development to improve access and design of bicycle parking by provision of:
- (a) automatic door openers for all doors providing access to Class A bicycle storage; and
 - (b) indication of the stair-free access route from the Class A bicycle spaces to reach the outside.
- 1.35 Design development to improve the parkade layout and access design and demonstrate compliance with the Parking and Loading Design Supplement by provision of:
- (a) improved two-way flow for vehicles at the bottom of the main parking ramp;
Note to applicant: Consider providing a convex mirror to achieve this.
 - (b) minimum 2.7 m (8.8 ft.) width for standard vehicle spaces located adjacent 1-wall;
Note to applicant: Refer to space number 01.
- 1.36 Provision of the following information as part of the architectural drawing submission at the development permit stage to facilitate a complete Transportation review:
- (a) Identify all types of parking and loading spaces by number and labelling individually.

Note to applicant: Confirm if the space located between parking spaces 1 & 2 is proposed as standard parking. Label Class A passenger and Class A loading spaces within the parkade. Label the Class C loading space as 'shared Class C & B loading'.
 - (b) Dimension any/all column encroachments into parking stalls.
 - (c) Dimension all typical parking spaces.

Note to Applicant: Dimension two 4 m x 7.5 m Class B passenger spaces within the port cochere. Dimension the shared 1 Class C & 2 Class B loading spaces at the lane.

- (d) Provide 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.

- (e) Identify areas of minimum vertical clearances on parking levels.

- (f) Provide 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.

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

- 1.38 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.

- 1.39 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.

- 1.40 A Key Plan shall be submitted by the applicant and approved by the City prior to any third party utility drawing submissions. 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: It is highly recommended that the applicant submit a Key Plan to the City for review as part of the building permit application. 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.

1.41 Provision of a landscape and site plan that reflect the improvements to be provided as part of the Services Agreement.

(a) display of the following note(s):

- i. "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."
- ii. "Tree species, final spacing, quantity and location 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 volumes. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off street bike facility. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".
- iii. "Off-site designs submitted as part of the development permit application are preliminary, and a final off-site geometric design will be provided by the City of Vancouver."

(b) existing locations of:

- i. street furniture; and
- ii. poles and guy wires.

(c) deletion of:

- i. pavers from City boulevard;

Note to Applicant: Hardscape finish on City property to be standard concrete only.

- ii. landscape encroachments from the City laneway.

Note to Applicant: Surface treatment on City laneway to be standard asphalt only.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all of the off-site improvements sought for this rezoning. The Streets Design Guidelines are viewable online at

<https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City construction and design manuals.

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.

- 1.42 Provision of City supplied building grades and interpolated design elevations along the property line for the creation of a continuous building grade on both the Architectural and the Landscape plans.

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

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

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the consolidation of Lots 6 to 11, Block 88, District Lot 526, Plan 11644 to create a single parcel.
- 2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of the Public Utility Right of Ways 389743M and 389748M 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. Confirmation that all utility works have been removed from the Right of Way Area is required prior to release of Right of Ways 389743M and 389748M.

- 2.3 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.

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by R.F.Binnie & Associates Ltd. dated June 15, 2022, no water main upgrades are required to service the development.

The main servicing the proposed development is 200 mm along Arbutus St or 200 mm along Nanton 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

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 and in order to maintain acceptable sewer flow conditions,

Implementation of development(s) at 2092 Nanton Avenue and 4330 - 4408 Arbutus Street require the following in order to improve sewer flow conditions.

i. Off-site Servicing Upgrade:

Separate 270 m of existing 750 mm COMB main to 1350 mm to 1650 mm STM and 525 mm SAN on Arbutus Street from MH_FJCRZD fronting Nanton Avenue and Arbutus Street to the connection with the Metro Vancouver Trunk sewer on Valley Drive and Arbutus Street.

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

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

Note to Applicant: The Sewer servicing plan for this area is under development. Developer to contact City Engineer prior to commencing design or analysis of

sewer system as the upgrade requirement may be modified based on servicing plan (requirement will be approximately equivalent to the above condition).

Note to Applicant: Development to be serviced to the proposed 1350 to 1650 mm STM and 525 mm SAN on Arbutus Street.

- (c) Provision of street improvements along Arbutus St adjacent to the site and appropriate transitions including the following:
 - i. 2.4 m (8.0 ft.) wide broom finish saw-cut concrete sidewalk;
 - ii. new concrete curb and gutter; and
 - iii. reconstruction of the asphalt pavement on the curb lane per City “Arterial & Bus Routes” specification.

- (d) Provision of street improvements along Nanton Ave adjacent to the site and appropriate transitions including the following:
 - i. 2.1 m (7.0 ft.) wide broom finish saw-cut concrete sidewalk;
 - ii. raised asphalt protected bike lane;
 - iii. curb and gutter, including any road reconstruction and relocation or replacement of the existing catch basin if/as required to accommodate the new curb and gutter; and

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

- (e) Provision of geometric changes at the intersection of W 30th Ave. and Valley Dr. as required to accommodate truck turning requirements for vehicles egressing from the site including:
 - i. modification of the existing curb bulges including new curb and gutter and any road reconstruction as required.

- (f) Provision of upgraded street lighting (roadway, sidewalk) existing lane lighting to current City standards and IESNA recommendations;

- (g) Provision of entire intersection street lighting upgrade to current City standards and IESNA recommendations at Arbutus St and Nanton Ave.

- (h) Provision of 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 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.

- (i) Provision of a new concrete lane crossing, with new curb returns and curb ramps as required to accommodate any necessary truck turning movements at the existing lane crossing on Nanton Avenue adjacent to the site and installation of a new catch basin on the east side of the lane crossing.
- (j) Provision to reconstruct the laneway along the development site's frontage per City "Higher-zoned Laneway" pavement structure specifications.
- (k) Provision of street trees where space permits.
- (l) Provision of installation of parking regulatory signage on streets adjacent to the site.

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

Note to Applicant: Payment is to be made to the City's Engineering Department prior to enactment of the CD-1 By-law, at no cost to the City.

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) Sewer system upgrades per condition 2.3(b)

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 and BC Hydro service to the site to 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.

Community Amenity Contribution – Cash Payment

- 2.8 Pay to the City the cash Community Amenity Contribution of \$407,276, which the applicant has offered to the City and which is to be allocated to support public benefits in and around the Arbutus Ridge, Kerrisdale and Shaughnessy area. 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.

Public Art

- 2.9 Enter into an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager.

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

Environmental Contamination

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

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

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

* * * * *

**4330-4408 Arbutus Street & 2092 Nanton Avenue
DRAFT CONSEQUENTIAL AMENDMENTS**

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law by deleting the following properties from the R1-1 maps forming part of Schedule A of the Subdivision By-law:

- (a) *Lot 6 Block 88 District Lot 526 Plan 11644; PID: 008-999-902;*
- (b) *Lot 7 Block 88 District Lot 526 Plan 11644; PID: 008-999-929;*
- (c) *Lot 8 Block 88 District Lot 526 Plan 11644; PID: 008-999-945;*
- (d) *Lot 9 Block 88 District Lot 526 Plan 11644; PID: 008-999-961;*
- (e) *Lot 10 Block 88 District Lot 526 Plan 11644; PID: 007-922-477; and*
- (f) *Lot 11 Block 88 District Lot 526 Plan 11644; PID: 008-999-988.*

* * * * *

**4330-4408 Arbutus Street & 2092 Nanton Avenue
URBAN DESIGN PANEL**

The Urban Design Panel (UDP) reviewed the original rezoning application package on February 1, 2023. This proposal was a six-storey Community Care Facility – Class B. A summary of the decision is provided below. The full meeting minutes can be found [online](#):

EVALUATION: Support with Recommendations (14/0)

Introduction: Rezoning Planner, Nick Danford, provided an overview of the site features and policy. Development Planner, Mehdi Einifar, then gave an overview of the urban design considerations.

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

1. Comments on proposed density, height, form and massing relative to the direction of “small developments” as per Arbutus Ridge/Kerrisdale/Shaugnessy Community Vision, considering factors such as scale, frontage, and transition.
2. Comments on the quality of public realm along the streets and the lane in relation to the residential areas.
3. Comments on architectural expression to inform future development permit application.

The Applicant then gave an overview of care facility and features of the rezoning proposal.

Staff and Applicant teams then took questions from the panel.

Panel’s Consensus:

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

- 1) Further development to improve sustainability initiatives.
- 2) Further development to improve accessibility throughout the building with an emphasis on access at the main entry.
- 3) Further development of the treatment to the lane with a particular emphasis on mitigating the impact of the loading area.

* * * * *

4330-4408 Arbutus Street & 2092 Nanton Avenue
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

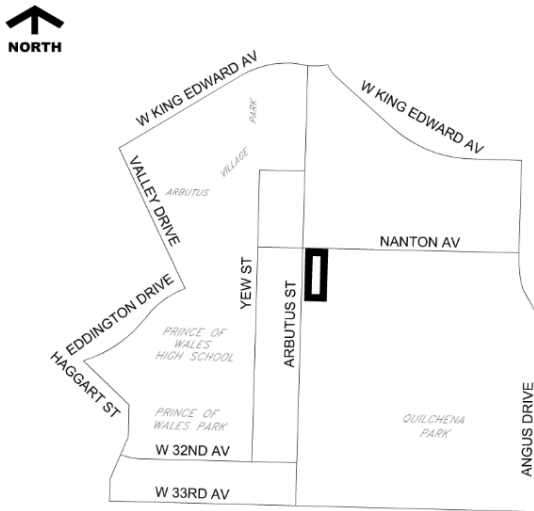
	Date	Results
Events		
Question and Answer Period/Virtual open house (City-led)	January 9, 2023 – January 29, 2023	295 participants (aware)* <ul style="list-style-type: none"> • 119 informed • 41 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	January 4, 2023	1,488 notices mailed
Public Responses		
Online questions	January 9, 2023 – January 29, 2023	7 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	August 2022 – June 2023	42 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	August 2022 – June 2023	48 submittals <ul style="list-style-type: none"> • 42 responses • 2 responses • 4 responses
Other input	August 2022 – June 2023	0 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	August 2022 – June 2023	942 participants (aware)* <ul style="list-style-type: none"> • 333 informed • 48 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Location:** The proposed development is close to other seniors care facilities as well as community/shopping amenities, and is within walking distance to a major road and transit.
- **Seniors housing:** This development adds much needed “age-in-place” and supported housing supply to the neighbourhood, providing specialized care to seniors living in the community and on the West Side, and enabling them to stay close to family and friends nearby and remain in the neighbourhood.
- **Height, density, and massing:** Due to the location of the development along a major transit route and the shopping centre nearby, the height and density is appropriate. However, even greater density would be supported.
- **Neighbourhood context and building design:** The building design is attractive, blends in well with the area, and fits the neighbourhood character. The rooftop amenity for residents is appreciated and the design respects the privacy of neighbours. The project provides value to the community.

Generally, comments of concern fell within the following areas:

- **Housing:** The proposed development should provide more affordable and accessible housing in the area.
- **Building design:** More setbacks from main streets are preferred.

- **Bicycle parking:** More bicycle parking spots could be included given the proposed development's proximity to the Arbutus Greenway.

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:

- Densification of the neighbourhood would make housing more affordable.
- The number of parking spaces for the development is appropriate.

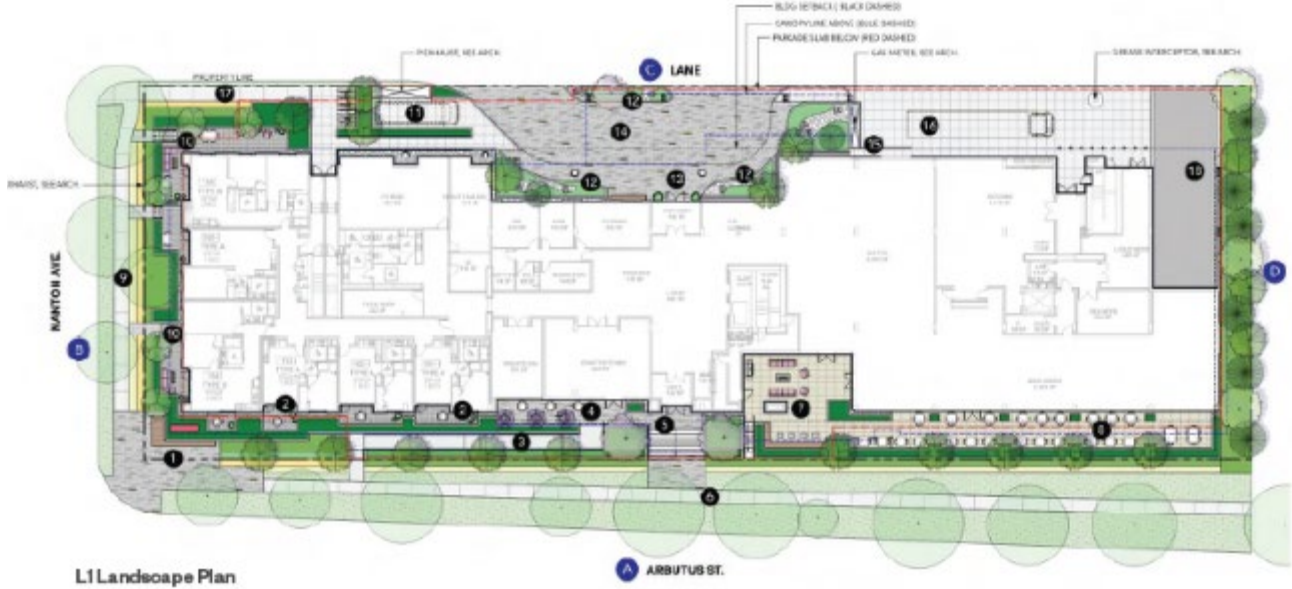
General comments of concern:

- Renders do not portray an accurate street view for the site.
- Existing tenants may lose their homes.
- The proposed development is inappropriate for a vibrant area that is home to young people and the amenities enjoyed by this age group.
- Having input and being informed of the process is important to gaining support for the project.

* * * * *

4330-4408 Arbutus Street & 2092 Nanton Avenue
FORM OF DEVELOPMENT DRAWINGS

Site Plan/Landscape Plan



West Elevation (Arbutus Street)



East Elevation (Lane)



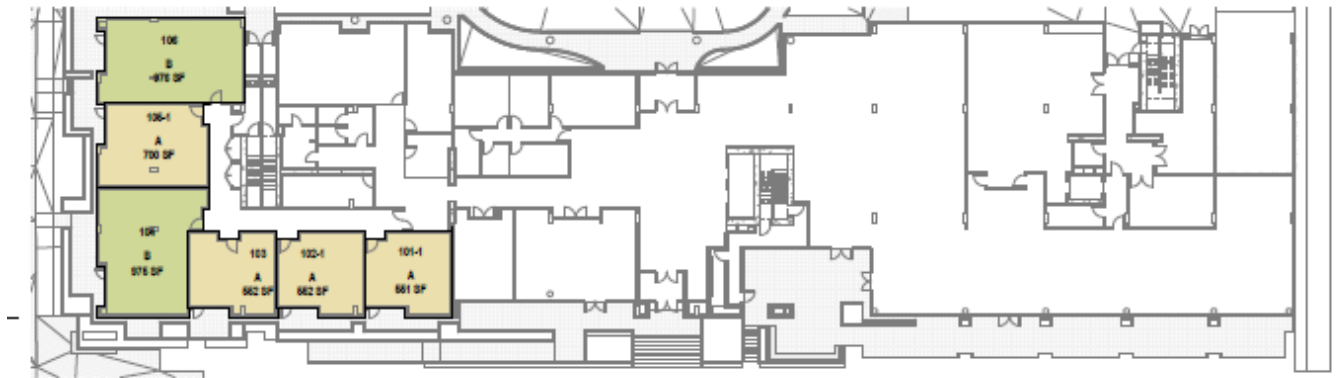
North Elevation (Nanton Avenue)



South Elevation



Ground Floor Plan



Levels 2 to 4 Floor Plan



Levels 5 and 6 Floor Plan



* * * * *

**4330-4408 Arbutus Street & 2092 Nanton Avenue
PUBLIC BENEFITS SUMMARY**

Project Summary

Rezone to permit a six-storey, 162-unit Community Care Facility - Class B.

Public Benefit Summary:

The proposal will provide DCLs, public art contribution and a cash community amenity contribution.

	Current Zoning	Proposed Zoning
Zoning District	R1-1	CD-1
Floor Space Ratio (Site area = 3,969.3 sq. m (42,725 sq. ft.))	0.70	3.87
Floor Area	2,779 sq. m (29,908 sq. ft.)	15,349 sq. m (165,211 sq. ft.)
Land Use	Residential	Institutional – Community Care Facility – Class B

Summary of Development Contributions Expected under Proposed Zoning

City-wide DCL ¹	\$3,601,643
Utilities DCL ¹	\$1,128,458
Community Amenity Contribution – cash	\$407,276
Public Art ²	\$327,126
TOTAL	\$5,464,502

¹ Based on by-laws in effect as of September 30, 2023. 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.

² Based on rates in effect as of 2016. Rates are subject to adjustments, see [Public Art Policy and Procedures for Rezoned Developments](#) for details.

* * * * *

**4330-4408 Arbutus Street & 2092 Nanton Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

APPLICANT AND PROPERTY INFORMATION

Street Address	4330-4408 Arbutus Street 2092 Nanton Avenue
Legal Description and Property Identifier (PID)	Lots 6 to 11 of Block 88 District Lot 526 Plan 11644; PIDs 008-999-902, 008-999-929, 008-999-945, 008-999-961, 007-922-477, 008-999-988, respectively
Property Owner	Amica Arbutus Nanton Seniors Inc.
Architect	Shift Architecture

SITE STATISTICS

Site Area	3,969.3 sq. m (42,725 sq. ft.)
------------------	--------------------------------

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed
Zoning	R1-1	CD-1
Land Use	Residential	Institutional Uses – limited to Community Care Facility - Class B
Density	0.7 FSR	3.87 FSR
Maximum Height	11.5 m (37.7 ft.)	Roof Parapet: 27.5 (90 ft.) Rooftop Amenity: 31.5 m (03 ft.)
Floor Area	2,779 sq. m (29,908 sq. ft.)	15,349 sq. m (165,211 sq. ft.)
Parking and Bicycle Spaces	As per Parking By-law	Vehicle parking spaces: 59 Class A bicycle spaces: 2 Class B bicycle spaces: 14 Loading spaces: 1 Passenger loading spaces: 3
Natural assets	53 on-site trees and 16 City street trees	Retain 14 City street trees All existing on-site trees demolished; 38 new on-site trees Confirmed at the development permit stage

* * * * *