



REFERRAL REPORT

Report Date: June 11, 2024
Contact: Helen Chan
Contact No.: 604.829.9615
RTS No.: 16424
VanRIMS No.: 08-2000-20
Meeting Date: June 25, 2024

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 998 East 19th Avenue

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Catalyst Community Developments Society, on behalf of Vancouver First Church of the Nazarene, the registered owner of the lands located at 998 East 19th Avenue [*PID 007-998-546; Amended Lot C (Explanatory Plan 11076) Block 56 District Lot 301 Plan 13885*] to rezone the lands from RM-1 (Multiple Dwelling) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 1.20 to 2.95 and the building height from 10.7 m (35 ft.) to 22.3 m (73 ft.), to permit the development of a six-storey mixed-use building with 105 social housing units and a church on the ground floor, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Motiv Architects Inc., received December 14, 2023, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

- B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the 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.
- E. THAT Recommendations A to D be adopted on the following conditions:
 - (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City, and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone 998 East 19th Avenue from RM-1 (Multiple Dwelling) to CD-1 (Comprehensive Development) District to permit development of a six-storey mixed-use building with 105 social housing units and a church on the ground floor.

Staff have assessed the application and conclude that it meets the intent of the *Interim Rezoning Policy for Social Housing, Seniors Housing, and Institutional, Cultural and Recreational Uses in Former Community Vision Areas* (IRP). 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)
- Interim Rezoning Policy for Social Housing, Seniors Housing, and Institutional, Cultural and Recreational Uses in Former Community Vision Areas (2023)
- Housing Needs Report (2022)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Community Amenity Contributions Policy for Rezoning (1999, amended 2023)
- Public Art Policy and Procedures for Rezoned Developments (2014, last amended 2021)
- Green Buildings Policy for Rezoning (2010, amended 2023)
- Urban Forest Strategy (2014, amended 2018)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183

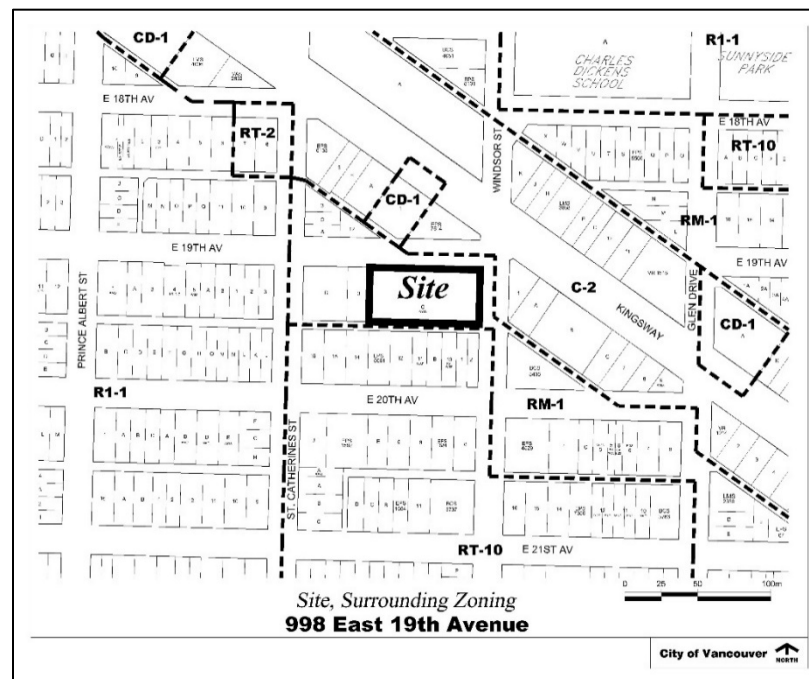
REPORT

Background/Context

1. Site and Context

The subject site is located at the southwest corner of 19th Avenue and Windsor Street and is visible from Kingsway (see Figure 1). The site comprises one lot that is currently developed with a two-storey church and surface parking lot. The church was originally built in 1948, with a major addition completed in 1969. The site has an area of 2,810.7 sq. m (30,254 sq. ft.), a frontage of 75.6 m (248 ft.) and a depth of 37.2 m (122 ft.). On the remainder of the block to the west, there is a heritage character house on the adjacent property and another church property at the corner. The area is changing, with new four- and six-storey mixed-use buildings fronting Kingsway, on the north side of 19th Avenue. Across Windsor Street to the east, there are older low-rise mixed-use and townhouse developments. In the surrounding area to the south, there are detached houses and duplexes.

Figure 1: Surrounding Zoning and Context



Neighbourhood Amenities – The following amenities are in close proximity to the site:

- **Parks:** Sunnyside Park (250 m), Glen Park (400 m), McAuley Park (600 m), Robson Park (725 m) and Gibby's Field (800 m).
- **Cultural/Community Spaces:** Trout Lake Community Centre and Ice Rink (1.4 km). Kensington Library (750 m).
- **Childcare:** Dickens Out Of School Care (156 m), Wonder of Learning Organization (615 m), Emma's Early Learning and Care Centre (823 m) and St. Casimir's Day Care Centre (950 m).

Local School Capacity – The site is located within the catchment area of Dickens Elementary School and Tupper Secondary School. According to the Vancouver School Board (VSB)'s *2020 Long Range Facilities Plan*, both Dickens and Tupper schools are under enrollment capacity and will continue to be in the coming years, operating at 81% and 67% respectively by 2031. The City coordinates with the VSB to inform decision-making and reduce enrolment pressure, recognizing that some schools are full, but there is overall surplus capacity within their system. The VSB continues to monitor development and work with City staff to help plan for future growth.

2. Policy Context

Vancouver Plan (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 Plan serves as a framework with further implementation planning work to follow over the next few years. The proposal aligns with the Plan and addresses priorities within the *Housing Vancouver Strategy*.

Interim Rezoning Policy for Social Housing, Seniors Housing, and Institutional, Cultural and Recreational Uses in Former Community Vision Areas (IRP) – The IRP was adopted in November 2023, consolidating rezoning policies for social housing, seniors housing, and institutional, cultural and recreational uses that were previously contained in Community Visions documents.

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

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

Strategic Analysis

1. Proposal

The application proposes a six-storey mixed-use building with 105 social housing units and a church on the ground floor (Figure 2). The church sanctuary and multipurpose room are located in the east portion of the building, with the church entrance and residential entrance accessed from a plaza on the north side along East 19th Avenue. The proposed six-storey development has a height of 22.3 m (73 ft.), density of 2.95 FSR, and a total floor area of 8,299.0 sq. m (89,330 sq. ft.), including amenity space.

Figure 2: Proposed Building Looking Southwest from East 19th Avenue and Windsor Street



2. Land Use

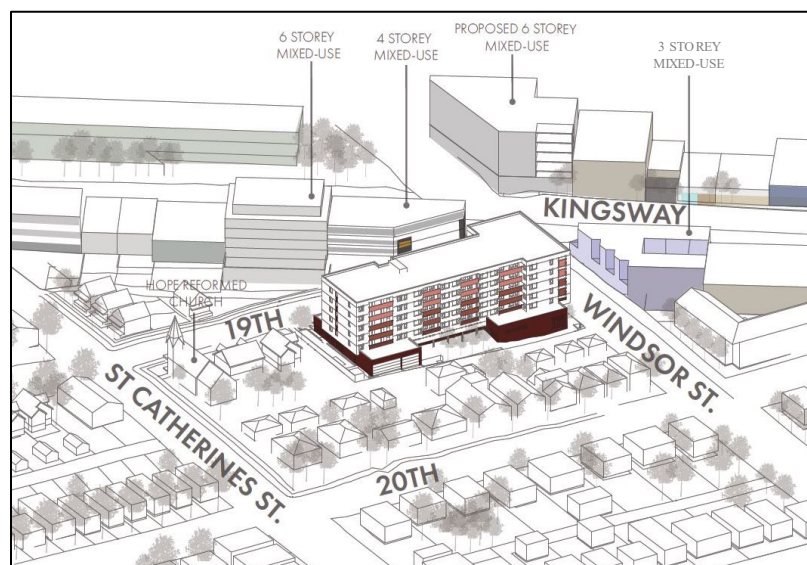
This application proposes social housing and institutional uses which are consistent with the intent of the *Interim Rezoning Policy for Social Housing, Seniors Housing, and Institutional, Cultural and Recreational Uses in Former Community Vision Areas* (IRP).

3. Form of Development, Height and Density

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

Form of Development – The site is adjacent to Kingsway, a mixed-use shopping street. It is bounded by existing low-rise residential neighbourhoods to the south and west (see Figure 3). Given a social housing tenure, RM-4 zoning provides form of development guidance as the zone allows for a six-storey form within existing low-rise neighbourhoods. This proposal is consistent with the comparable RM-4 requirements for a mid-rise social housing building including building height, density, site setbacks, and interface. The proposal also generally aligns with key urban design objectives including contextual fit, shadow performance, and neighbouring relationships.

Figure 3: Project Proposal and FOD Context



Height – The neighbourhood to the south is characterized by two to three storey residential buildings, while Kingsway allows up to six storeys under C-2 zoning. Using RM-4 as a comparison, the expected height for this use in the context would be six storeys and approximately 19.9 m (65 ft.) – 21.3m (70 ft.). The proposed building is six storeys with a height of 22.3 m (73 ft.) as measured to the parapet. The proposed height slightly exceeds the expected range due to the volume requirements of the church sanctuary, which is located on the ground floor sanctuary (see Figure 2).

Density – Using RM-4 as a comparison, the anticipated density would be approximately 3.0 FSR. At 2.95 FSR, the proposal aligns with this expectation.

Public Realm and Interface – Due to the contextual conditions, a key urban design objective is to enhance the pedestrian experience of the streetscape for both 19th Avenue and Windsor Street. Staff note the proposed mural beside the residential entry on 19th Avenue and

encourage design explorations to provide additional interest, especially at the intersection and along Windsor Street (see Figure 4). Staff have included an Urban Design condition in Appendix B to further improve pedestrian interfaces.

Figure 4: Rendering of the Proposed Public Realm Interface looking Northwest



Unit Livability – The unit layout and design are required to meet the *High-Density Housing for Families with Children Guidelines* and the minimum unit size must be no less than 29.7 sq. m (320 sq. ft.), the minimum required floor area for a dwelling unit under Section 11.3.1.2 of the [Zoning and Development By-law](#). Staff note that the proposal generally meets these requirements. The unit livability will be further evaluated at the development permit stage.

Private Amenity Space – The proposal offers an appropriate amount of residential common indoor amenity space. There is approximately 154 sq. m (1,658 sq. ft.) of indoor amenity, equivalent to about 1.4 sq. m (15 sq. ft.) per unit. The indoor area is located on the northwestern corner of the building at ground level and opens onto a contiguous outdoor amenity space in the western side yard.

However, the proposed outdoor amenity is less than desired for the number of housing units. Staff have included an Urban Design condition in Appendix B to increase the delivery of outdoor amenity space and thereby improve resident livability.

As per the guidelines, the proposal provides private outdoor space in the form of balconies for most units, with minimum dimensions of 1.8 m (6 ft.) by 2.7 m (9 ft.).

Urban Design Panel – A review by the Urban Design Panel was not required due to the project's modest scale and consistency with the urban design expectations for social housing in this neighbourhood context.

Staff reviewed public feedback, the site conditions and context, and concluded that the proposed built form, height, and density represent a balanced response to the goals of policy in securing social housing. Staff support the proposal subject to the Urban Design conditions detailed in Appendix B.

4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 105 social housing units to the City's non-market housing inventory, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 5).

Figure 5: Progress Towards 10-Year Housing Vancouver Targets for Social and Co-op Housing as of March 31, 2024

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets
Social and Co-op Housing	7,900	8,081 (102%)

Note: tracking progress towards 10-year Housing Vancouver targets began in 2017 and is subject to change pending application withdrawals or significant unit changes throughout the development process.

*Includes Temporary Modular Housing (TMH). Two TMH projects have closed and were removed from progress towards targets. Some projects previously counted as social housing were reclassified as supportive housing.

**Includes major projects with phased developments and/or tentative number of units.

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2023, the purpose-built apartment vacancy rate was 0.8% in Vancouver. The vacancy rate (based on Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the Kensington-Cedar Cottage area, in which this site is located, is 0.5%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix – The *Family Room: Housing Mix Policy for Rezoning Projects* policy requires a minimum of 35% family units. This application proposes 36% family units in a mix of two-bedroom and three-bedroom units, thereby meeting the policy. These units must be designed in accordance with the *High Density Housing for Families with Children Guidelines*. The application as proposed is consistent with the policy and a provision is included in the CD-1 By-law to meet the minimum unit mix requirements.

Affordability – The City's affordability requirement for social housing buildings is for at least 30% of units to be occupied by households with incomes below the BC Housing Income Limits ("HILs") levels, as published by the British Columbia Housing Management Commission (CMHC), or equivalent. This proposal will meet this affordability requirement for social housing. The rental rates for such units will also be no higher than 30% of the household income.

Security of Tenure – Should the rezoning be approved, a Housing Agreement will secure the residential units proposed with this application as Social Housing for the longer of 60 years and the life of the building.

5. Transportation and Parking

The application proposes one level of underground parking accessed from the lane, and a total of 68 vehicle spaces and 260 bicycle spaces. Parking, including visitor parking, and loading spaces are to meet the Parking By-law at the development permit stage.

The site is well-served by transit and cycling facilities. Bus service is provided on Kingsway, which is part of TransLink's Frequent Transit Network (FTN). Furthermore, the site is adjacent to

the Windsor Bikeway. As a condition of rezoning, the applicant must provide a statutory right-of-way to allow for a portion of public bike share to be installed on private property along the Windsor Street frontage.

Other conditions of approval include upgrading lighting along the adjacent roadway, sidewalk and lane; widened sidewalks; and improved boulevards, including planting street trees where space permits. Engineering conditions are included in Appendix B.

6. Environmental Sustainability and Natural Assets

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

Natural Assets – The Urban Forest Strategy seeks to protect and strengthen Vancouver’s urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees that meet certain conditions to protect as many healthy, viable trees as possible while still meeting the challenges of development and housing priorities.

The subject site contains nine trees, eight of which are proposed for removal. One red pine tree along the western property line will be retained. Four City street trees on 19th Avenue will also be retained. Sixteen on-site replacement trees are proposed, with the final number of trees planted determined through the development permit process. See Appendix B for landscape and tree conditions, including design development to improve blank wall conditions facing Windsor Street and the lane with tree and other landscape planting.

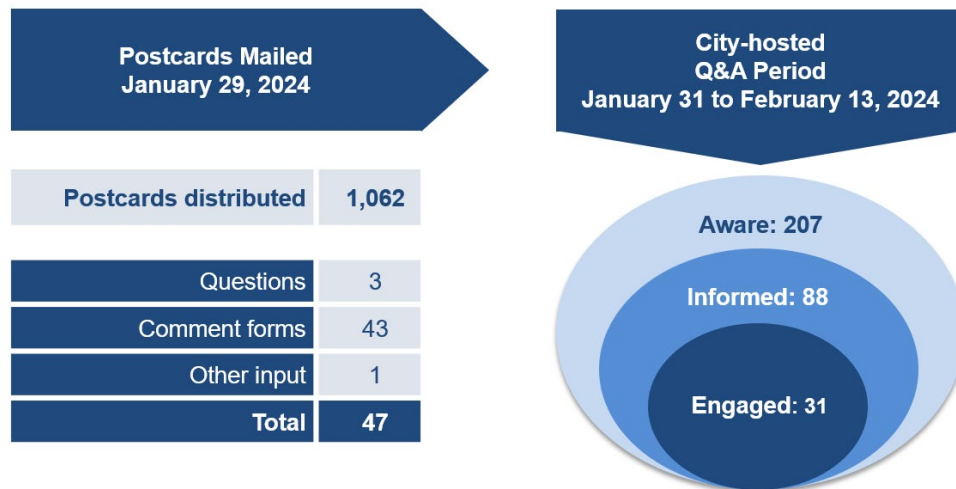
7. Public Input

Pre-Application Community Consultation – The applicant held a pre-application open house at the Vancouver First Church of the Nazarene on October 11, 2023, to collect early feedback on the proposal. Fifteen people attended the open house. One comment form was received which supported the landscaping proposal. No other comments were made.

Public Notification – A rezoning information sign was installed on the site on January 16, 2024. Approximately 1,062 notification postcards were distributed within the neighbouring area on or about January 29, 2024. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

Question and Answer Period – A question and answer period was held from January 31, 2024 to February 13, 2024. Questions were submitted by the public and posted with a response over a two week period.

Public Response and Comments – Public input was via online questions, comment forms, by email and phone. A total of 47 submissions were received. A summary of all public responses may be found in Appendix D.

Figure 6: Overview of Notification and Engagement

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

Generally, comments of support fell within the following areas:

- **Social housing:** The proposed development would add to the supply of social housing.
- **Church and community space:** The church and community space are well implemented. Integrating public gathering spaces and housing is supported.
- **Neighbourhood context:** The development matches the surrounding area. It fits in with the scale of buildings on Kingsway.
- **Density:** The proposed density is supported here. Even greater height and density can be considered here.

Generally, comments of concern fell within the following areas:

- **Height:** The height of the proposal would be too tall for a residential, non-arterial street. The development would be better suited on Kingsway.
- **Density:** The added density will put too much strain on surrounding neighbourhood amenities.
- **Lane interface:** Impacts on low rise residential homes south of the lane, with increased traffic and the adjacency of garbage storage and parkade entrance.
- **Safety:** The social housing component will put residents at risk.

Response to Comments – The proposed height and density are considered appropriate for the context, as the site is less than 25 m (82 ft.) from Kingsway. The site is located across from mixed-use developments of a similar height on the north side of 19th Avenue, and is separated from lower density residential forms to the south by a lane. The proposed church replaces an

existing church, and the new housing is in a neighbourhood near many parks and within school catchment areas currently operating under capacity.

Conditions have been included in Appendix B to improve transitional spaces and safety at the lane, including through screening, landscaping, reduction of blank walls, upgraded lane lighting, and the addition of speed humps.

Social housing is rental housing, typically owned by a non-profit or the City, for households with low and moderate income households. City staff do not consider residents who live in social housing to pose a greater risk to communities than those who live in other housing types. Providing affordable rental housing for lower income residents and families is a crucial aspect of social equity and mixed-income developments create a more inclusive neighbourhood.

8. Public Benefits

Community Amenity Contribution (CAC) – The *Community Amenity Contributions Policy for Rezoning*s provides an exemption for social housing projects.

Development Cost Levies (DCLs) – The site is subject to both City-wide and Utilities DCLs. 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.

Under provisions of the Vancouver Charter and the City-wide DCL and Utilities DCL By-laws, a church and social housing that meets the applicable definitions are exempt from DCLs. Based on by-laws and rates in effect as of September 30, 2023, and the proposed floor area of 1,250.4 sq. m (13,459 sq. ft.) for institution use and 7,048.6 sq. m (75,871 sq. ft.) for residential use, the project would qualify for an exemption valued at \$3,075,715.

Public Art Program – No public art contribution is applicable to this rezoning as the proposed floor area is for social housing.

Social Housing – The applicant has proposed that the 105 residential units be delivered and secured as social housing. The public benefit accruing from these units is their contribution to the City's social housing stock secured for the longer of 60 years and the life of the building.

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

Financial Implications

As noted in the Public Benefits section, this project is exempt from CACs, DCLs and public art contributions. See Appendix F for additional details.

The 105 social housing units will be secured by a Housing Agreement and Section 219 covenant for the longer of 60 years and the life of the building.

CONCLUSION

Staff review of the application to rezone the site at 998 East 19th Avenue has concluded that the proposed land use, height, density and public benefits are consistent with the intent of the *Interim Rezoning Policy for Social Housing, Seniors Housing, and Institutional, Cultural and*

Recreational Uses in Former Community Vision Areas and will help achieve housing and community objectives in and around the area.

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 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.

* * * * *

**998 East 19th Avenue
PROPOSED CD-1 BY-LAW PROVISIONS**

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Uses

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

Conditions of Use

- 4.1 All residential floor area must be used for social housing.
- 4.2 The design and layout of at least 35% of the total number of dwelling units must:

- (a) be suitable for family housing; and
 - (b) have 2 or more bedrooms.
- 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 2,810.7 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 5.2 The maximum floor space ratio for all uses combined is 2.95.
- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
 - (c) floors or portions thereof that are used for:

- (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
- (d) entries, porches and verandahs if the Director of Planning first approves the design;
- (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
- (f) all storage area below base surface for non-dwelling uses.
- 5.5 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

6. Building height must not exceed 22.3 m.

Horizontal Angle of Daylight

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

- (a) the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines; and
- (b) the minimum distance of unobstructed view is at least 3.7 m.

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998 East 19th 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 FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Motiv Architects Inc., received December 14, 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 pedestrian-oriented public realm interfaces.

Note to Applicant: Solutions to improve the at-grade interfaces for Windsor Street and East 19th Avenue include:

- (a) Reinforcing the near views with high-quality materials and detailing, e.g., at soffits and expanses of blank walls;
- (b) Providing additional glazing and transparency at the corner of Windsor Street and East 19th Avenue; and/or
- (c) Providing additional landscape planting. Refer to Landscape condition 1.4.

1.2 Design development to encourage pedestrian activity and transitional spaces between the public and private spaces adjacent to the lane.

Note to Applicant: Further activation of the lane can be achieved by:

- (a) Screening transformers;
- (b) Reducing expanses of blank walls, and/or;
- (c) Employing further articulation, lighting, colour and/or landscape. Refer to Landscape condition 1.4.

1.3 Design development to provide a more functional and appropriately sized outdoor amenity space;

Note to Applicant: Refer to the *High Density Housing for Families with Children Guidelines*. The Guideline objective for common open space includes provision of

appropriate open space to meet the needs of on-site children and adults. Staff recommend providing the minimum of 2 sq. m per unit of common outdoor amenity and co-locating these areas beside common indoor amenity to maximize functionality. Refer to Housing condition 1.34.

Landscape

- 1.4 Design development to improve blank wall conditions facing Windsor Street and the lane.

Note to Applicant: Ensure that landscape and architectural drawings are sufficiently coordinated at the Development Permit stage to show proposed trees and shrubs on-site along Windsor Street and the south facade of the multi-purpose room. Consideration should be given to adding substantial landscaping along the blank walls at these locations through the form of layered planting, including either trees, tall shrubs, foundation planting, and/or climbing vines on a supporting structure. Refer to Urban Design 1.1 (c) and 1.2 (c).

- 1.5 Provision of written rationale for proposed urban agriculture design and siting.

Note to Applicant: The proposed urban agricultural area may not be optimally situated to invite regular use or to ensure solar exposure in the long-term. Provide a rationale to confirm the location and function of the space is compatible with its intended use. Consider relocating the urban agriculture area into a more central location, such as the "church garden".

- 1.6 Provision of a detailed landscape plan illustrating soft and hard landscaping for the complete site, including rooftops (where applicable).

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

- 1.7 Provision of detailed architectural and landscape cross sections (minimum 1/4 inch scale) through common open spaces, semi-private patio areas and planters.

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.

- 1.8 Provision of a vegetative cover calculation sheet, included with the landscape plans.

Note to Applicant: Include a comparison of the percentage vegetative cover as a ratio of the overall site and a separate calculation of the ratio of vegetative coverage to total building roof area.

1.9 Provision of a soil depth overlay sheet, included with the landscape plans.

1.10 Provision of an outdoor lighting plan.

Note to Applicant: refer to Dark Night Design Principles viewable at <https://vancouver.ca/files/cov/outdoor-lighting-design-tips.pdf>. Provide dimmers and timers for lights where feasible.

1.11 Provision of a high-efficiency automatic irrigation system for all planted areas.

Note to Applicant: Provide a partial irrigation plan demonstrating intent, including notations, legend and symbols to confirm stub out and hose bib locations. Hose bibs to be provided for large private patios (sized 100 sq. ft. or larger). Any limitations to the installation of hose bibs on private decks to be brought to the attention of staff in the written response.

1.12 Provision of landscape features intended to create bird friendly design.

Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the *Bird Friendly Design Guidelines* for examples of landscape features that may be applicable, and provide a design rationale for the features noted. Refer to:

<http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>
<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

1.13 Coordination of new proposed street trees with Engineering and the Park Board, confirming quantities, species, sizes and locations, and addition of the following note on the plans:

“Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper 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. New street trees to be confirmed prior to issuance of the building permit. Call Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion.”

Sustainability

1.14 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezonings* (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 Rezonings – Process and Requirements*.

Engineering

- 1.15 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.

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 Occupancy Permit issuance. 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>

- 1.16 The owner or representative is 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 and construction (i.e., consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time is required 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>

- 1.17 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.
- 1.18 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.19 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Draw and label container outlines and if the site is mixed-use, demonstrate separated solid waste amenities for commercial and residential use and label each amenity. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

Refer to the *Garbage and Recycling Facility Storage Amenity Design Supplement* for more information. [Guidelines: Garbage and Recycling Storage Facility Design \(vancouver.ca\)](https://vancouver.ca/guidelines-garbage-and-recycling-storage-facility-design)

1.20 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:

(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 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. 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. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".
- (iii) "The required Green Infrastructure improvements on 998 E 19th Ave. will be as per City-issued design."

Note to Applicant: For further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca.

- (iv) "Off-site assets are to be constructed to the satisfaction of the General Manager of Engineering Services and as per the approved City geometric design, with the final design and location to be determined once the City geometric is received."

Note to Applicant: Drawings submitted as part of the Development Permit application will be preliminary, with appropriate placeholders and the 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.

Note to Applicant: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown.

(c) all proposed streetscape materials on City property to be City standard materials.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all 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.

1.21 Provision of a Public Bike Share space to the satisfaction of the General Manager of Engineering Services, including:

- (a) Minimum 16.0 m by 4.0 m (52 ft. by 13 ft.) station, with 2.0 m of the 4.0 m fully on private property, near the intersection of Windsor Street and East 19th Avenue;
- (b) Removal/relocation of the any utility from the station footprint and provide an uninterrupted broom finished saw-cut concrete surface;
- (c) Maximum 3% cross-slope and 5% grade along the length of the station;
- (d) Minimum 5.0 m (16.4 ft.) vertical clearance; and
- (e) On-site electrical connection to the station.

Note to Applicant: Draw and label the electrical connection.

Note to Applicant: Refer to *Design Standards for Public Bike Share*, which is viewable online at <https://vancouver.ca/files/cov/design-standards-for-public-bike-share.pdf>. Update both the architectural and landscape plans to reflect the public bike share space.

1.22 Provision of a Transportation Demand Management (TDM) Plan to the satisfaction of the General Manager of Engineering Services.

Note to applicant: Council approved amendments to the Parking By-law and the Transportation Demand Management (TDM) Administrative Bulletin. These requirements will apply to site development permits following this rezoning.

1.23 Provision of loading spaces, per the Parking By-law and Design Supplement.

Note to Applicant: Amendments to loading rates and design requirements in the Parking By-law were approved by Council on November 15, 2023. New requirements came into effect January 1, 2024 and apply to all development permits received after this date.

1.24 Provision of bicycle spaces, per the Parking By-law, including:

- (a) Lockers accommodating a maximum of one standard size bicycle each; and
- (b) Maximum 60% of required Class A bicycle spaces may be vertical and stacked.

Note to Applicant: Refer to Section 6 of the Parking By-law.

<https://vancouver.ca/your-government/parking-bylaw.aspx>

1.25 Provision of the following general revisions to architectural plans, including:

- (a) All types of parking, loading, bicycle, end-of-trip facilities, and passenger loading spaces individually numbered and labelled on the drawings.
- (b) Dimension of columns and column encroachments into parking spaces.
- (c) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions.
- (d) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

1.26 Provision by the Developer's Engineer of a sewer abandonment plan 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.

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

- (a) A Groundwater Management Plan which includes:
 - (i) Construction-related and permanent groundwater management, including anticipated groundwater discharge rates for City approval.

Note to Applicant: The City does not support the long-term discharge of groundwater to our sewer system. Every effort should be made to prevent or limit this discharge, with the details reflected in the Groundwater Management Plan.

- (b) An Impact Assessment which achieves the following objective:
 - (i) Analysis to confirm that there are no significant risks from groundwater extraction/diversion.

Note to Applicant: The City does not accept the dewatering of peat due to associated risk of offsite settlement. This potential risk should be addressed in the Impact Assessment.

Note to Applicant: Please be advised that at the Building Permit Stage, the City expects that the geotechnical risks associated with dewatering during construction (i.e., potential impacts beyond the property line given the presence of compressible soils and the associated zone of influence) will be addressed in the geotechnical report.

- 1.28 Submission of measured hydrogeological monthly construction-related discharge to sewer reports prior to Building Permit issuance.

Note to Applicant: The monitoring must include daily average flow rates and be submitted monthly to groundwater@vancouver.ca. A hold will be placed on the issuance of a Building Permit for excavation. To remove the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to groundwater@vancouver.ca.

- 1.29 Show all City supplied building grades (BGs) and entranceway design elevations (DEs) on the architectural and landscape plans, while ensuring any topographic survey used for design purposes is derived from the City supplied benchmark.

Note to Applicant: When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City supplied building grade plan.

For more information, please contact Engineering, Streets Design Branch at building.grades@vancouver.ca or call 604-871-6373.

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

- 1.30 Provision of three preconstruction surveys submitted to Streets Design over a period of three months, prior to Building Permit issuance.

Note to Applicant: The proposed development is in a peat region. The surveys are to include survey data from the proposed development site to a distance of 100 m radius, in 25 m increments. Provision of further monitoring surveys during and post construction will be required as necessary. Additional surveys maybe required at or during construction as determined by the City Engineer.

Prior to and during construction activities, the existing infrastructure at and adjacent to the development site shall be monitored to ensure the functionality of the existing infrastructure meets current City standards.

For further information contact Streets.Design@vancouver.ca.

- 1.31 Provision of all third-party utility services (e.g., BC Hydro, Telus and Shaw) to be underground, BC Hydro service to the site to be primary, and all required electrical plants to 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.

- 1.32 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions, and 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 are 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 submits 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.

<https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>.

Housing

- 1.33 The design and layout of at least 35% of the dwelling units used for social housing must:
- (a) Be suitable for family housing; and
 - (b) Include two or more bedrooms.
- 1.34 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:
- (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture appropriate in size for the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);
 - (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
 - (c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3); and
 - (d) A balcony for each unit with 1.8 m by 2.7 m minimum dimensions (S. 4.3.2).

Note to Applicant: Maximum 10 studio units to have Juliette balconies along Windsor Street.

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

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of Easement and Indemnity Agreements 30357M and 542548M (support agreement) prior to building occupancy if required by the General Manager of Engineering Services.

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.

- 2.2 Entry into an agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, for a statutory right-of-way (SRW) to provide a 16.0 m (52 ft.) by 4.0 m (13 ft.) Public Bike Share Station, with 2.0 m of the 4.0 m on private property, near the intersection of Windsor Street and East 19th Avenue.

Note to Applicant: The preparation of this legal agreement includes the requirement for collection of a fee for service as approved in the following Council Report: <https://council.vancouver.ca/20231003/documents/r2.pdf> that will be due prior to Development Permit issuance.

- 2.3 Provision of a Natural Watercourse Covenant to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services.

Note to Applicant: Records indicate the potential presence of natural watercourse (a historic stream). A legal agreement is required to ensure that should the watercourse be discovered or impact the site during development and beyond, that its flow will not be obstructed.

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

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

- (a) Provision of adequate 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 Binnie dated November 14, 2023, no water main upgrades are required to service the development.

The main servicing the proposed development is 300mm. 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.

Note to Applicant: Implementation of development(s) at 998 East 19th Avenue does not require upgrades.

Development to be serviced to the existing 200 mm SAN and 300 mm STM in East 19th Avenue.

- (c) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site and existing lane lighting to current City standards and IESNA recommendations.
- (d) Provision of Windsor Street/East 19th Avenue entire intersection street lighting upgrades to current City standards and IESNA recommendations.
- (e) Provision of new or replacement duct banks that meet current City standard.

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

Note to Applicant: A Development and Major Projects construction coordinator will contact the applicant in the Development Permit stage and coordinate the submission of the detailed Electrical design. The detailed Electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

- (f) Provision of street improvements along East 19th Avenue adjacent to the site and appropriate transitions including:
 - (i) 2.4 m (8.0 ft) wide broom finish saw-cut concrete sidewalk;
 - (ii) Minimum 1.22 m (4.0 ft) wide front boulevard;

- (iii) Curb and gutter, including full depth road reconstruction from the new curb to the edge of existing asphalt to accommodate the new curb and gutter and curb bulges;
- (iv) Relocation of the existing catch basin near the Windsor Street intersection to the future curb;
- (v) 50 mm depth mill and inlay, from the edge of existing asphalt to the centerline;
- (vi) Pedestrian curb ramps at the intersection of East 19th Avenue and Windsor Street adjacent to the development site; and
- (vii) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

Note to Applicant: City of Vancouver to provide approved geometric design. All elements of the geometric design must be constructed to meet City standards including, but not limited to relocation of existing catch basins or installation of new catch basins where required to accommodate the geometric design.

- (g) Provision of street improvements along Windsor Street adjacent to the site and appropriate transitions, including:
 - (i) 2.4 m (8.0 ft.) wide broom finish saw-cut concrete sidewalk;
 - (ii) Minimum 1.22 m (4.0 ft) wide front boulevard;
 - (iii) Curb and gutter, including full depth road reconstruction from the new curb to the edge of existing asphalt to accommodate the new curb and gutter and curb bulges;
 - (iv) 50 mm depth mill and inlay, from the edge of existing asphalt to the centerline;
 - (v) Curb ramps;
 - (vi) Removal of the existing circular catch basin from the back boulevard; and
 - (vii) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the

approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 feet long and 18 inch deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

Note to Applicant: City of Vancouver to provide approved geometric design. All elements of the Geometric design must be constructed to meet City Standards including, but not limited to relocation of existing catch basins or installation of new catch basins where required to accommodate the geometric design.

(h) Provision of street improvements along lane adjacent to the site and appropriate transitions, including:

(i) Full depth pavement reconstruction;

Note to Applicant: Lane reconstruction to meet City higher-zoned lane standards with center-valley cross section.

(ii) Relocation of the existing catch basins to the lane's centerline;

(iii) New speed humps in the lane south of East 19th Avenue between St. Catherines Street and Windsor Street.

(iv) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Windsor Street.

(i) Provision of Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:

(i) Installation of a bioretention curb bulge system on the eastern end of East 19th Avenue, to treat and retain 90% of average annual rainfall from the right-of-way (ROW) to the greatest extent practical.

Note to Applicant: These improvements generally include placement of plants, street trees, growing medium, and perforated pipe sub drain connected to the sewer system. Green infrastructure design will be coordinated with Urban Forestry, Streets and Transportation to approve all infrastructure proposed within the public realm.

Note to Applicant: Green Infrastructure (GI) should be used to manage rainwater from the street right-of-way as required in the Rain City Strategy. The retention standard for the right-of-way is to treat and retain 90% of average annual rainfall where possible. These design standards are applied to the prescribed GI measures listed above.

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

(j) Installation of parking regulatory signage on streets adjacent to the site.

Housing

- 2.5 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or successor in function) and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant securing all dwelling units as social housing for a term equal to the longer of 60 years and the life of the building, which will contain the following terms and conditions:
- (a) A no separate-sales covenant;
 - (b) A no stratification covenant;
 - (c) That the social housing units will be legally and beneficially owned by a non-profit corporation, or by or on behalf of the City, the Province of British Columbia, or Canada as a single legal entity and used only to provide rental housing for terms of not less than one month at a time and prohibiting the separate sale or transfer of legal or beneficial ownership of any such units;
 - (d) A requirement that not less than 30% of the social housing units will be occupied only by households with incomes below the current applicable Housing Income Limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication, and each rented at a rate no higher than 30% of the aggregate household income of the members of the household occupying such social housing units;
 - (e) Requiring such units to be used for "social housing", as that term is defined in the Vancouver Development Cost Levy By-law No. 9755; and
 - (f) On such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability (or successor in function) and the Director of Legal Services may in their sole discretion require.

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

Environmental Contamination

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

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

Agreements

Note to Applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

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

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

* * * * *

998 East 19th Avenue
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 11879

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

“998 East 19th Avenue [CD-1#] [By-law #] [C-2]”

DRAFT AMENDMENT TO THE NOISE CONTROL BY-LAW NO. 6555

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

“[CD-1 #] [By-law #] 998 East 19th Avenue”

998 East 19th Avenue
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

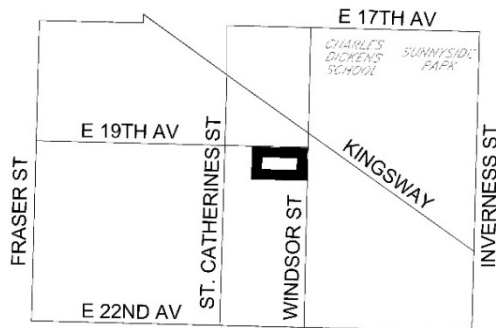
	Date	Results
Events		
Question and Answer Period (City-led)	January 31, 2024 – February 13, 2024	207 participants (aware)* <ul style="list-style-type: none"> • 88 informed • 31 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	January 29, 2024	1,067 notices mailed
Public Responses		
Online questions	January 31, 2024 – February 14, 2024	3 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	January 2024 – April 2024	43 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed/unknown 	January 2024 – April 2024	43 submittals <ul style="list-style-type: none"> • 26 responses • 9 responses • 8 responses
Other input	January 2024 – April 2024	1 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	January 2024 – April 2024	489 participants (aware)* <ul style="list-style-type: none"> • 199 informed • 43 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



NOTIFICATION AREA

3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Social housing:** The proposed development would add to the supply of social housing.
- **Church and community space:** The church and community space are well implemented. Integrating public gathering spaces and housing is supported.
- **Neighbourhood context:** The development matches the surrounding area. It fits in with the scale of buildings on Kingsway.
- **Density:** The proposed density is supported here. Even greater height and density can be considered here.

Generally, comments of concern fell within the following areas:

- **Height:** The height of the proposal would be too tall for a residential, non-arterial street. The development would be better suited on Kingsway.
- **Density:** The added density will put too much strain on surrounding neighbourhood amenities.

- **Lane interface:** Impacts on low rise residential homes south of the lane, with increased traffic and the adjacency of garbage storage and parkade entrance.
- **Safety:** The social housing component will put residents at risk.

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

General comments of support:

- The building form, height, massing and use are ideal.
- The residential and church entrances are well differentiated.
- This is a suitable location for development along transit routes.
- The proposed development is supported by local amenities.

General comments of concern:

- The development takes away from the quiet neighbourhood and adds social housing too close to an elementary school.
- Parking will become over congested. On-street parking will not be sufficient.
- The proposed building would result in greater traffic congestion.
- There are too many parking spaces proposed.

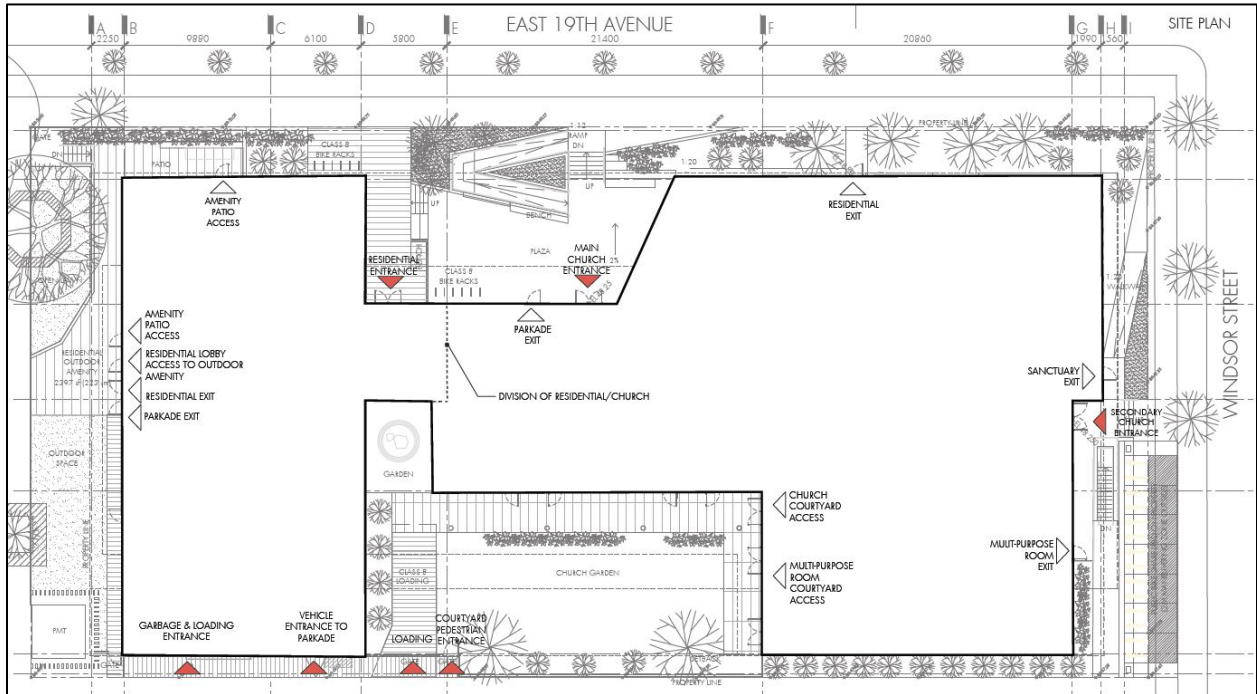
Neutral comments/suggestions/recommendations:

- The community space should be expanded to secular uses, like a children's play space.
- Garbage should be located on the Windsor Street side instead of 20th Avenue to abut other business garbage.
- The parkade entrance should be on 19th Avenue or Windsor Street instead.
- A rezoning should not be required for this type of development.
- This type of rezoning should not be allowed off an arterial.

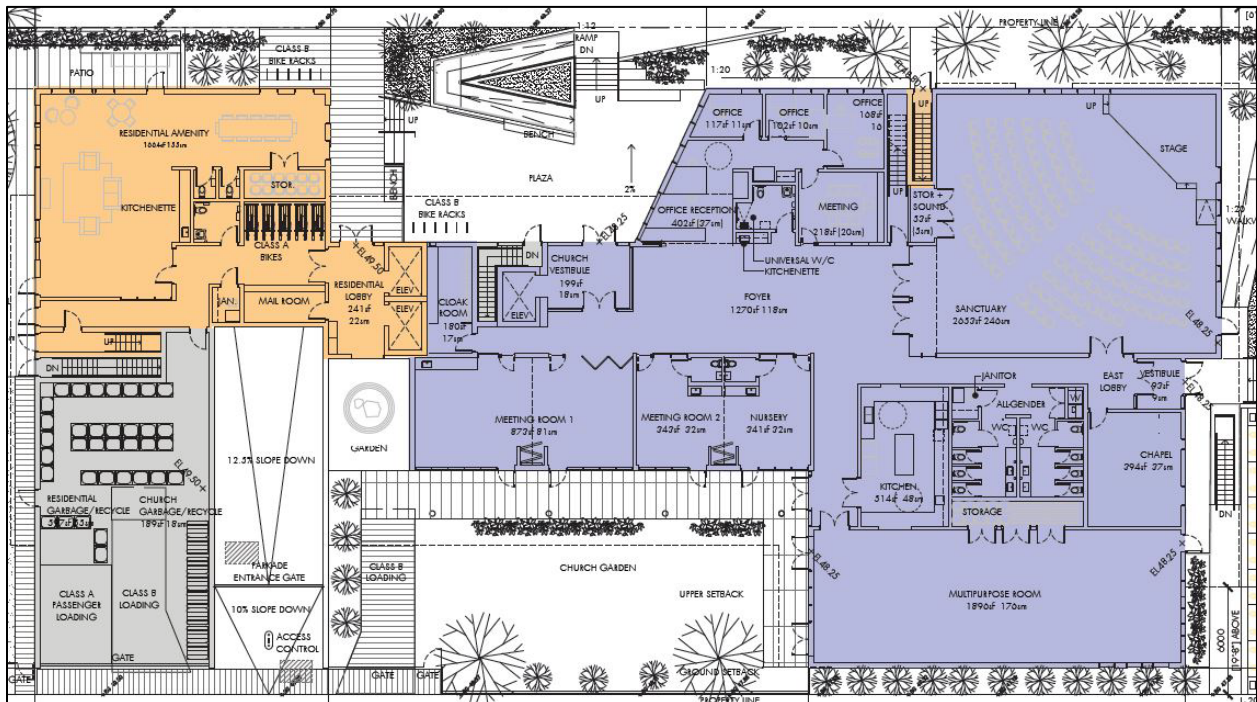
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998 East 19th Avenue
FORM OF DEVELOPMENT DRAWINGS

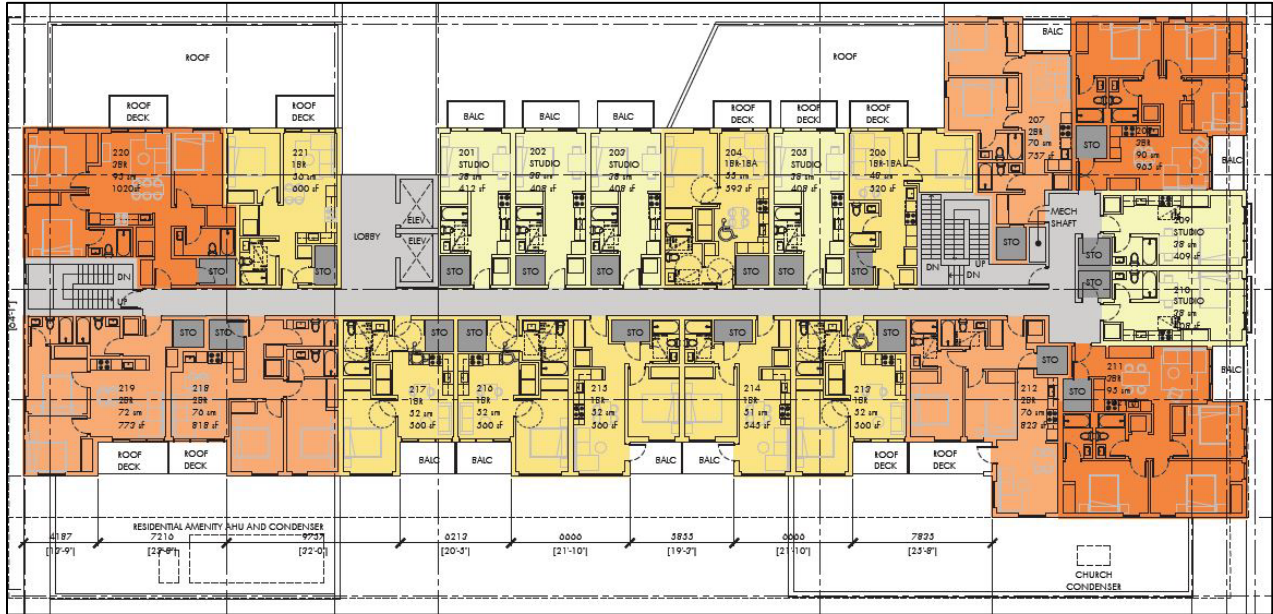
Site Plan



Ground Floor Plan



Typical Floor Plan



Main Church and Residential Entrances from Plaza on 19th Avenue



Secondary Church Entrance Viewed from 19th Avenue and Windsor Street Intersection



View to Northeast from Lane of the West and South Elevations



998 East 19th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary

Proposal for a six-storey mixed-use building with 105 social housing units and a church on the ground floor.

Public Benefit Summary

The project would deliver 105 social housing units secured through a Housing Agreement for the longer of 60 years and the life of the building.

	Current Zoning	Proposed Zoning
Zoning District	RM-1	CD-1
FSR (site area = 2,810.7 sq. m (30,254 sq. ft.))	1.20	2.95
Floor Area	3,372.8 sq. m (36,305 sq. ft.)	8,299.0 sq. m (89,330 sq. ft.)
Land Use	Residential	Mixed-Use Residential

Summary of Additional Development Contributions Expected under Proposed Zoning

City-wide DCL ¹	\$0
Utilities DCL ¹	\$0
TOTAL	\$0

Other benefits (non-quantified components): 105 social housing units secured for the longer of 60 years and the life of the building.

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 details. The development is expected to be exempt from DCLs as social housing and church; the value of the exemption is estimated to be \$3,075,715.

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998 East 19th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
998 East 19th Avenue	007-998-546	Amended Lot C (Explanatory Plan 11076) Block 56 District Lot 301 Plan 13885

Applicant Information

Architect	Motiv Architects Inc.
Registered Owners	Vancouver First Church of the Nazarene
Developer	Catalyst Community Developments Society

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	RM-1	CD-1
Site Area	2,810.7 sq. m (30,254 sq. ft.)	2,810.7 sq. m (30,254 sq. ft.)
Land Use	Multiple Dwelling	Mixed-Use Residential
Maximum Density	1.20 FSR	2.95 FSR
Maximum Height	10.7 m (35 ft.)	Roof Parapet: 22.3 m (73 ft.) Rooftop Appurtenances: 23.2 m (76 ft.)
Floor Area	3,372.8 sq. m (36,305 sq. ft.)	8,299.0 sq. m (89,330 sq. ft.)
Unit Mix	-	Total social housing units: 105 Studio units: 30 One-bedroom units: 37 Two-bedroom units: 26 Three-bedroom units: 12
Parking and Bicycle Spaces	As per Parking By-law	Vehicle spaces: 68 Class A bicycle spaces: 248 Class B bicycle spaces: 12 Class B loading spaces: 2 Confirmed at development permit stage
Natural assets	On-site trees on-site: 9 City street trees: 4	Trees retained: 1 New trees proposed: 16 City street trees retained: 4 Confirmed at development permit stage
