



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: August 22, 2017
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VanRIMS No.: 08-2000-20
Meeting Date: September 19, 2017

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: a) 2165-2195 West 45th Avenue and b) 2205-2291 West 45th Avenue; and Heritage Designation of the Ryerson Dunbar United Church

RECOMMENDATION

- A. THAT the application by Endall Elliot Associates on behalf of Trustees of the Congregation of the Ryerson United Church, Christopher Henry Warren, Joseph Fredrick Noble, Frederick Wellington Taylor, Franklin Kay Collins, Henry James Grant and 0981985 B.C Ltd., the registered owners, to rezone:
- a) 2165-2195 West 45th Avenue [*Lot 16-22, all of the West Part of Lot 6, Block 16, District Lot 526, Plan 3870; PIDs: 012-089-664, 012-089-672, 012-089-681, 012-089-699, 012-089-702, 012-089-711, 012-089-729 respectively*] from RS-5 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 0.70 to 2.47 and the height from 10.7 m (35 ft.) to 30.2 m (99 ft.) to permit development of an eight-storey residential development including three-storey townhouses along 45th Avenue and four storeys along the rear lane containing a total of 40 residential units, and
 - b) 2205-2291 West 45th Avenue [*Lots 19-22, Lot 23 Except the West 15 Feet, The West 15 Feet of Lot 23 and Lots 24-26, all of Lot 5, Block 16, District Lot 526, Plan 3646; PIDs: 012-423-734, 012-423-742, 012-423-751, 012-423-769, 012-423-882, 012-423-891, 012-423-912, 012-423-777 and 016-125-631 respectively*] from RS-5 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 0.70 to 1.73 and the height from 10.7 m (35 ft.) to 18.3 m (60 ft.) to retain, restore and rehabilitate of the heritage "A" listed Dunbar Ryerson United Church and to permit development of a five-storey church addition including a community activity centre and 32 social housing units, and,

be referred to a Public Hearing, together with

- (i) plans prepared by Endall Elliot Associates, received on December 16, 2016;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendices A1 and A2; and
- (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve, subject to conditions contained in Appendices B1 and B2;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 by-laws generally in accordance with Appendices A1 and A2 for consideration at Public Hearing.

- B. THAT, if the application to rezone set out in Recommendation A is referred to a Public Hearing, the heritage designation of the Dunbar Ryerson United Church at 2205 West 45th Avenue [*Lots 19-22 and Lot 23 Except the West 15 Feet, all of Lot 5, Block 16, District Lot 526, Plan 3646; PIDs 012-423-734, 012-423-742, 012-423-751, 012-423-769 and 012-423-882 respectively*] listed in the “A” evaluation category of the Vancouver Heritage Register, as protected heritage property be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare a Heritage Designation By-law for consideration at the Public Hearing.

- C. THAT, subject to enactment of the CD-1 By-law in Recommendation A, the Parking By-law be amended to include this and to provide parking regulations generally as set out in Appendix C1 and C2;

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

- D. THAT, subject to enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendices C1 and C2;

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

- E. THAT, if after public hearing, Council approves in principle this rezoning, the heritage designation and the Housing Agreement described in section (c) of Appendix B2, the Director of Legal Services be instructed to prepare the necessary Heritage Designation and Housing Agreement By-laws for enactment prior to enactment of the zoning 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 Community Services.

- F. THAT Recommendations A to E 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 sole 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 sole 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 2165-2195 West 45th Avenue (the 'East Site') and 2205-2291 West 45th Avenue (the 'West Site') from RS-5 (One-Family Dwelling) to two new CD-1 (Comprehensive Development) Districts. The application, if approved, would permit the development of an eight-storey residential development along with townhouses and four storey stacked townhouses containing 40 residential units on the East Site and would protect, restore and rehabilitate the heritage Dunbar Ryerson United Church and permit a five-storey addition containing a community activity centre and 32 social housing units on the West Site. The sites are located in the Kerrisdale neighbourhood within the *Arbutus Ridge/Kerrisdale/Shaghnessy Community Vision* area.

Staff have assessed the application and conclude that it meets the intent of the City's *Heritage Policies and Guidelines*, the *Homelessness and Housing Strategy*, emerging directions in *Housing Vancouver Strategy* and several directions in the *Arbutus Ridge/Kerrisdale/Shaghnessy Community Vision*. Staff supports the application, subject to design development and other conditions outlined in Appendix B1 and B2. If approved, the development would protect a significant heritage resource and contribute 32 units to the City's social housing targets as identified in the *Housing and Homelessness Strategy* and the emerging directions in *Housing Vancouver Strategy* presented to Council in July. Staff recommend that the application be referred to Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to Public Hearing, along with conditions in Appendix B1 and B2.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council by-laws, policies and regulations for this site include:

- *Affordable Housing Policies (1991)*
- *Housing and Homelessness Strategy 2012-2021 (2011)*
- *Mayor's Task Force on Housing Affordability (2012)*
- *Housing Vancouver Strategy – Emerging Directions (2017)*
- *Heritage Policies and Guidelines (1986, last amended 2002)*
- *Heritage Action Plan (2013)*
- *Arbutus Ridge/Kerrisdale/Shaghnessy Community Vision (2005)*
- *Green Buildings Policy for Rezoning (2009; last amended 2017)*
- *High Density Housing for Families with Children Guidelines (1992)*
- *Housing Design and Technical Guidelines*
- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*
- *Community Amenity Contributions – Through Rezoning (1999, last amended 2016)*

REPORT

Background/Context

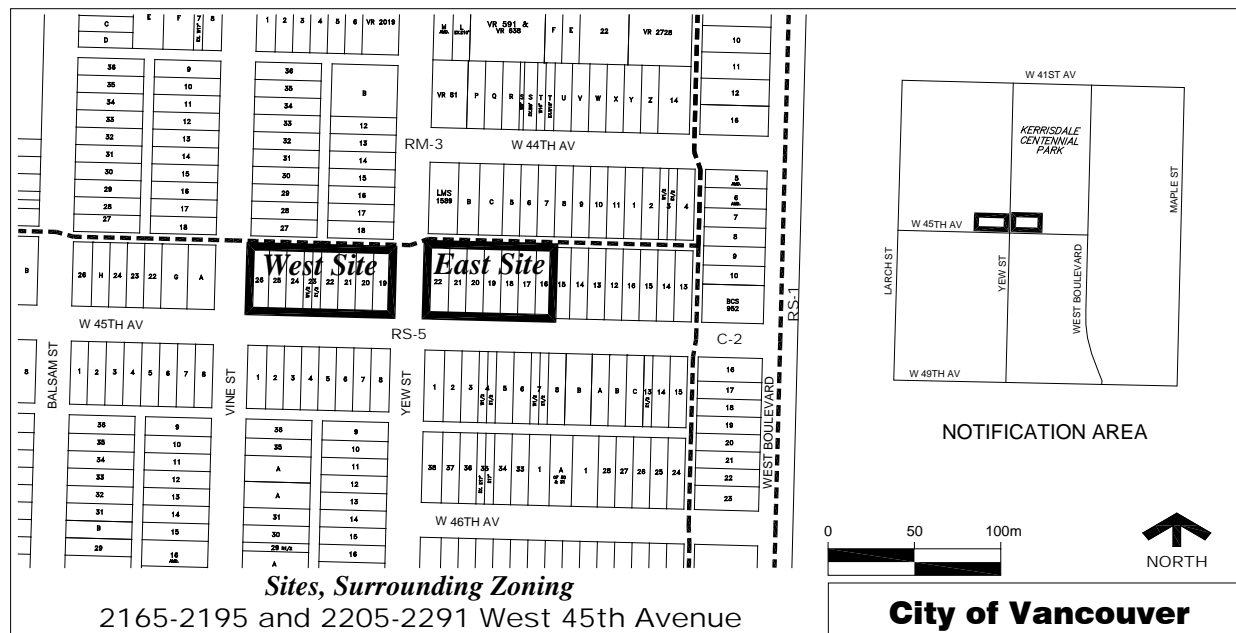
1. Site and Context

The rezoning application includes two sites located on the north side of 45th Avenue at Yew Street. The West Site has an area of 3,082.4 sq. m (33,178 sq. ft.), a frontage of 82.6 m (271 ft.) along 45th Avenue and is located on the northwest corner of Yew Street and 45th Avenue. The East Site has an area of 2,999.2 sq. m (32,293 sq. ft.), a frontage of 73.0 m (239.6 ft.) along 45th Avenue and is located on the northeast corner of Yew Street and 45th Avenue (see Figure 1).

The sites are zoned RS-5 and most of the legal parcels are owned by the Trustees of the Congregation of Ryerson United Church. The West Site is currently occupied by the two-storey Dunbar Ryerson United Church, the church rectory residence and two single-family houses. The Dunbar Ryerson United Church was originally completed in 1928 and is listed in the 'A' category on the Vancouver Heritage Register. The East Site includes the church hall building, a gymnasium building and one single-family house.

Properties to the east, west and south are zoned RS-5 and are developed with single-family houses. Properties directly to the north are zoned RM-3 and are developed with a mix of apartments ranging in height from three to 12 storeys. Further to the north is the Kerrisdale Community Centre including park space and a Seniors Centre. To the east and north is the Kerrisdale shopping area located along 41st Avenue and West Boulevard with bus service along both streets.

Figure 1 – Site and Surrounding Zoning (including notification area)



2. Policy Context

Arbutus Ridge/Kerrisdale/Shaghnessy (ARKS) Community Vision - In 2005, Vancouver City Council adopted the *Arbutus Ridge/Kerrisdale/Shaghnessy (ARKS) Community Vision*. The document provides direction on a range of issues in the neighbourhood, such as housing, heritage, parks, and community safety. The ARKS Community Vision includes support for projects involving heritage retention, affordable housing and expansion or reuse of institutional sites.

Housing and Homelessness Strategy 2012-2021 — On July 29, 2011 Council endorsed the *Housing and Homelessness Strategy 2012-2021* which includes strategic directions to increase the supply of affordable housing, including housing that is affordable for low- and moderate-income households. The Strategy strives to increase the variety of affordable housing options across the entire housing continuum, to improve choice and affordability for all residents within the City, and it includes specific targets for new affordable housing delivery across the housing continuum. The strategic directions are:

- Increase the supply of affordable housing.
- Encourage a housing mix across all neighbourhoods that enhance quality of life.
- Provide strong leadership and support partners to enhance housing stability.

Affordable Housing Policies — The City's *Affordable Housing Policies* support maintaining and expanding affordable housing opportunities in Vancouver. They encourage the distribution of affordable housing options across Vancouver's neighbourhoods and include the objective to facilitate a wide range of housing forms and shelter costs to meet the housing needs of existing and future Vancouver residents of all backgrounds and lifestyles.

Housing Vancouver Strategy - Emerging Directions (2017) — A new 10-year strategy known as 'Housing Vancouver' is currently in preparation with the aim of improving housing affordability by creating the right types of homes to meet the needs of the people who live and work in Vancouver. An 'Emerging Directions' report was presented to Council in spring 2017 outlining initial proposals and priority actions. A further update was provided to Council in July 2017 detailing proposed targets of 72,000 new homes in Vancouver over the next 10 years. Of the 72,000 new homes target, 12,000 units are targeted for social and supportive housing. This application will make a significant contribution towards the City's social and supportive housing target. The completed Housing Vancouver strategy is expected to be considered by Council in December 2017.

Heritage Policies and Guidelines - The Heritage Policies and Guidelines state that resources listed on the Vancouver Heritage Register have heritage value and that such resources should be preserved where possible. The existing church building is currently listed in the 'A' evaluation category of the Vancouver Heritage Register. It is recommended that Council approve the heritage designation of the heritage building protecting it from demolition or removal, and from alterations which affect its heritage value and character.

In 2013, Council approved the Heritage Action Plan to respond to citizens' and Council's desire to support heritage conservation in Vancouver. A number of key actions were identified and endorsed including the use of all available tools (including rezoning) to conserve the City's heritage resources.

Culture Plan: Strategic Directions, 2014-2018 - The proposed community and cultural amenity space on the West Site aligns with several key objectives in the City's *Culture Plan: Strategic Directions, 2014-2018*, including:

- Partnering with cultural organizations to secure, enhance and develop affordable, sustainable, cultural spaces;
- increasing participation and community engagement in arts and culture; and
- encouraging shared services.

Strategic Analysis

1. Proposal

The application proposes to rezone 2165-2195 West 45th Avenue (East Site) and 2205-2291 West 45th Avenue (West Site) from RS-5 (One-Family Dwelling) District to two new CD-1 (Comprehensive Development) Districts (see Figure 2) to enable conservation, rehabilitation and seismic upgrading of the existing 'A' listed heritage church, delivery of 32 units of social housing and construction of a new a community activity centre that includes rehearsal and performance space for well-known choral groups.

An eight-storey market residential development (79,802 sq. ft.) is proposed on the East Site with two and a half storey townhouses along 45th Avenue and four-storey stacked townhouses along the adjacent lane to the north. The proposal for the East Site includes 40 units comprised of 19 three bedrooms (47.5%), 16 two bedrooms (40%) and 5 one bedrooms (12.5%) at a floor space ratio (FSR) of 2.47. Two levels of underground parking are proposed to be accessed at the rear lane with parking for the church, activity centre and social housing on the P1 level, and parking for the market residential housing on the P2 level.

On the West Site, the existing 'A' listed heritage church is proposed to be restored, designated and seismically upgraded including improvements to the sanctuary for enhanced music performance (13,338 sq. ft.). A new five-storey (plus basement) addition is proposed on the balance of the site with a new community activity centre on levels 1-3 (19,131 sq. ft.) and 32 social housing units on levels 1-5 (25,006 sq. ft.). The social housing units are comprised of 6 two bedrooms (19%), 13 one bedrooms (40.5%) and 13 studio units (40.5%). The proposed density for the west site is 1.73 FSR.

Figure 2 – Site Plan



Figure 3 – Perspective View (View along 45th Avenue)



2. Land Use

The proposal includes a mix of institutional and residential land uses with church and ancillary community space along with social housing on the West Site and mid-rise market residential development on the East Site. The institutional land uses are permitted within the existing RS-5 zoning and supported in the Arbutus Ridge/Kerrisdale/Shaulgnessy Community Vision directions that support reuse and expansion of non-profit owned institutional sites. The higher density residential use is located at the edge of the RS-5 area directly south of the existing RM-3 zoned area to the north which enables apartments up to twelve storeys. Staff are supportive of the low- and mid-rise residential use in this location subject to the design conditions within Appendix B1 and B2.

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

The two sites are located at the zoning boundary between the lower density RS-5 single-family neighbourhood along 45th Avenue, and the RM-3 multifamily neighbourhood across the lane to the north. The proposed form of development is responsive to existing patterns of residential development in both neighbourhoods.

The RM-3 zoning permits twelve-storey mid-rise buildings and four-storey apartment buildings. Within the neighbourhood to the north, there is a mixture of both types of buildings. For the East Site, the eight-storey mid-rise building is located at the corner of Yew Street and 45th Avenue in order to maximise spacing from the adjacent single-family houses to the east and to relate to the scale of the multifamily buildings further north along Yew Street. Connected to the midrise form and extending to the east is a row of six two-and-half-storey townhouses fronting on 45th Avenue, and a four-storey stacked townhouse building at the rear along the lane. The townhouses provide a transition in scale from the midrise building to existing development to the east and north across the lane. The height and design of the townhouses, including individual pitched roofs, entry porches and front yards, reflects the rhythm of the single-family streetscape along 45th Avenue. The four-storey stacked townhouse building along the rear lane is compatible in scale with the three-storey apartment building directly north across the lane, with a setback provided at the north edge to further assist in the transition. The lane setback also allows for the provision of individual entry porches and patios for the ground floor townhouse units to provide a pedestrian-friendly interface at the lane. A courtyard separation is provided at the centre of the site between the townhouses and the stacked townhouses. The courtyard aligns generally with the open space at the rear yard of the adjacent single-family site to the east.

For the West Site, a five-storey building addition is proposed at the west side of the existing church with a two-storey atrium connection. The atrium is highly transparent to provide a 'light' connection to the church in order to preserve the integrity of the church as a distinct building. The upper levels of the addition are contained within a sloped roof form which relates to the church form and residential context, while providing a more contemporary expression to add distinction. The height of the addition is compatible with the scale and height of the retained church, and steps down to three-storeys at Vine Street and 45th Avenue to relate to the single-family neighbourhood to the west and south. With the site's slope upwards at the rear lane, the addition reads as four storeys transitioning to the existing three-storey apartment to the north across the lane.

The proposal was reviewed by the Urban Design Panel on March 8, 2017. The Panel supported the proposed height and density, however, they had concerns with aspects of the proposed form of development and provided an evaluation of non-support (see Appendix D).

The Vancouver Heritage Commission considered and supported the proposal indicating the design response was sensitive to the heritage church. Staff have reviewed the advice of the Urban Design Panel and the Vancouver Heritage Commission, as well as the project's programmatic requirements and site specific conditions, and have included conditions of rezoning to address the commentary of both advisory panels to further improve the relationship of the proposed form of development to the retained church and the residential context, as summarized in the Urban Design Analysis contained in Appendix D. In conclusion, staff support the application, subject to the conditions noted in Appendix B.

4. Housing

This application, if approved, would support and advance a number of City housing policy objectives and strategic directions including those articulated in the *Affordable Housing Policy*, the *Housing and Homelessness Strategy*, and the emerging directions of the *Housing Vancouver Strategy*. The application seeks to create 32 new social housing units to be owned by Dunbar Ryerson United Church and operated by a non-profit housing provider as determined by the Church.

Ryerson United Church (now Dunbar Ryerson United Church) is a long-serving congregation in the Kerrisdale neighbourhood that currently offers its multi-purpose building for the use of several community and non-profit groups. The church building, built in 1928, has been a significant performance space and heritage asset for both the church and the wider cultural community. While the church has long-managed the rental of three houses adjacent to the church building, its vision for the new complex includes a more significant housing objective with a 32-unit social housing building. If approved, this project would be the first new purpose-built social housing development in the Kerrisdale area since 1988.

The Church intends to focus their social housing program on meeting the needs of low- and moderate-income seniors in the area and have stated that one of their main goals is “to create housing and community that enables financially marginalized seniors to be comfortably housed, allowing them to ‘age in place’” by providing housing that is close to amenities, shops, and transit. The 2016 census data indicates that the Kerrisdale Local Area had a higher percentage of seniors (aged 65 and over) in the area (19.3%) when compared with the City-wide average (15.4%)¹. While the 2016 Census income data is not yet available, the 2011 the data showed that 27% of seniors in Kerrisdale pay more than 30% of their household income on shelter costs, compared with 29% of seniors City-wide². In addition, just under 14% of Kerrisdale seniors were categorized as low income in 2011 based on the Statistics Canada after tax low income measure.

The proposed social housing also includes six two-bedroom units targeted to families. The City’s *Family Room: Housing Mix Policy in Rezoning Projects* (2016) requires 35% family units in market strata or market rental developments. The City’s design guidelines for social housing typically targets 50% family units in social housing development except in developments that focus on seniors or low-income singles. Given the focus on low- and moderate-income seniors, a lower percentage of family units (19%) have been proposed for the social housing building which staff support. It should be noted that the overall housing unit mix across the sites in the market and social housing buildings includes approximately 57% two- and three-bedroom units, thus exceeding the policy requirement, as shown in Figures 4 and 5 below.

¹ Statistics Canada, Census 2016

² Statistics Canada, Census 2011

Figure 4 - Proposed Unit Mix - Social Housing

	Shelter	HILs	Market	Total	% of Total Units	Average Unit Size
Studio	11	2	0	13	40.5%	474
1-bedroom		8	5	13	40.5%	609
2-bedroom		1	5	6	19%	826
Total	11	11	10	32		
% of Total Units	34%	34%	32%			

Figure 5 - Proposed Unit Mix - All Residential

Figure 5 - Proposed Unit Mix - All Residential			
	Social Housing - West Site (26,141 sq. ft. gross)	Market Strata - East Site (81,219 sq. ft. gross)	% of total units
Non-Family Units			
Studio	13	0	43%
1-Bedroom	13	5	
Family Units			
2-Bedroom	6	16	57%
3-Bedroom	0	19	
Total	32	40	

The City's requirement is for Social Housing buildings to include a minimum of 30% of units as affordable to households with incomes that fall below the BC Housing Income Limits (HILs) levels. This proposal exceeds that basic definition by proposing, at least 11 units (34%) to be rented at the shelter component of Income Assistance, which will contribute towards the City-wide target for social housing for low-income singles. A further 11 units (34%) are to rent at rates affordable to households which fall under the HILs levels (currently \$45,000/year for a one-bedroom unit). The HILs units will be offered on a rent-geared-to-income basis, and will be subject to annual income testing performed by the operator. The remaining 10 units (32%) will be rented at market rental rates to contribute to the project's viability in the absence of operating subsidies.

All units will be secured as Social Housing at the proposed affordability for 60 years or the life of the building, whichever is greater through a Section 219 Covenant and Housing Agreement with the City. The City will also have right of first refusal to acquire the social housing for a nominal amount (\$10) should Dunbar Ryerson United Church wish to sell the 32 social housing units or if they were to breach the housing agreement.

Metro Vancouver has an increasing shortage of social housing to address the demand for affordable housing with the region. Over the five-year period from 2012 to 2017 the Metro Vancouver Housing Data Book found that the number of households waiting for social housing in the region had increased by 23%, from 8,955 in 2012 to 11,007 in 2017³. The social housing waitlist for seniors' housing in the region has increased by over 100% in just seven years, from

³ Metro Vancouver Housing Data Book, 2017

1,949 in 2010 to 3,969 in 2017⁴. Seniors represent the largest component of the social housing waitlist in the region in 2017 at 36% of households⁵. In the City of Vancouver the number of households waiting for social housing was reported to be 4,008 as of June 2017⁶.

This application, if approved, would add 32 units to the City's inventory of social housing, which would contribute towards the stated short- and long-term targets in the Housing and Homelessness Strategy (see Figure 6).

Figure 6 – Progress towards Social and Supportive Unit Targets as set in the City's Housing and Homelessness Strategy (as of Jun 30, 2017)

	TARGETS ¹		CURRENT PROJECTS ²	GAP	
	Long Term (2012-2021)	Short Term (2012 - 2018)	Committed, Under Construction and Completed	(2018 Target)	(2021 Target)
Supportive Housing Units	2,900	2,700	1,702	998	1,198
All Other Non-Market Housing Units	5,000	3,500	2,240	1,260	2,760
Total Non-Market Housing Units	7,900	6,200	3,942	2,258	3,958

¹Targets are established in the Housing and Homeless Strategy (2012-2021).

²Unit numbers exclude the units in this proposal, pending Council's approval of this application.

The addition of new social housing targeted to low- and moderate-income seniors and families contributes positively to the City's housing objectives. Approval of this application would enable an innovative model of delivering social housing through a private/non-profit partnership endeavour, which expands social housing supply in Vancouver, while ensuring the long-term financial viability of the development.

5. Heritage Designation

2205 West 45th Avenue (Ryerson United Church): Heritage Value and Character

Ryerson United Church is a neo-Gothic style stone building located in Vancouver's Kerrisdale neighborhood at the northwest corner of 45th Avenue and Yew Street. Completed in 1928, the building is listed on the Vancouver Heritage Register in the "A" Category.

The heritage value of Ryerson United Church is related to the history and development of Kerrisdale, the establishment of the United Church in Canada, its landmark presence, its architecture and materiality, its notable stained glass windows and its role as an active venue for Vancouver's musical and cultural life.

In 1911, the Kerrisdale Methodist Church was built at the northeast corner of 45th Avenue and Yew Street across the street from the current church building (on the site of the current

⁴ Ibid

⁵ Ibid

⁶ Ibid

Memorial Building). Three subsequent additions to the original building were made to accommodate the growing congregation.

By 1927, four lots on the northwest corner of 45th Avenue and Yew Street had been purchased and presented to the church for a new building for the congregation. Designed by the architects Richard Thomas Perry and Robert Claud Kerr and built by Frederick Davies, the present church - named Ryerson United Church - was completed and dedicated by March 1928.

Figure 7 - The Ryerson United Church (1930)



With its prominent tower and landscaped set back, the church is a neighbourhood landmark. Architecturally, the building is a fine example of the neo-Gothic style reminiscent of English parish churches. The building features picturesque massing, a prominent roof shape and corner steeple, gothic arched windows and robust stone cladding. The entry to the church is at the base of the square steeple, which features tapered stone buttresses, louvered lancet openings and a crenellated parapet.

The interior of the church has many of the original features, including pointed Gothic arches and wood paneling and pews. There is also evidence of extensive renovations completed in 1963 by the architectural firm of Thompson Berwick and Pratt. This includes the narthex screen, choir screen - with its sculptures by artist Jack Harman - and pendant lanterns. Harman also designed the cover for the baptismal font. An important feature of the building is the large Casavant organ dedicated in 1964. The church is known for its good acoustics, especially for choral work, and is used extensively by a number of local musical groups for concerts and recordings. The nave seats around 835 people in oak and cedar pews. The sounds from the steeple's carillon reinforce the musical significance of the church.

The ten stained glass windows found in the nave and transepts are the work of Duncan Dearle and date from 1953 and 1954. They are amongst the last works by Dearle, an English stained-glass master who carried on the work of Morris and Company. They were donated to the church by David Spencer.

The Vancouver Heritage Commission reviewed and supported the proposal on April 10, 2017 (see Appendix D). Conditions of enactment are proposed in Appendix B to protect the exterior of the heritage building. The building is proposed to be rehabilitated and seismically upgraded.

Character-Defining Elements

The building's main heritage features include:

- siting at the northeast corner of 45th Avenue and Yew Street;
- prominent location;
- landscaped setbacks; and
- the continued use as a church.

Exterior:

- neo-Gothic style architecture including Gothic arches windows and steeple lancets;
- prominent square plan steeple with tapered stone buttresses and crenellated parapet;
- Newcastle Island sandstone cladding, laid in broken range bond, quarry face, with regular joint pointing and cast stone trim and windows surrounds;
- entry to narthex at base of tower;
- asphalt roof shingles; and
- exterior oak doors.

Interior:

- narthex with oak paneling from 1960's renovations;
- cross-shaped nave with transepts;
- shallow side aisles;
- chancel style with pulpit at the side, designed to represent an Old English Parish Church;
- faux-stone gothic arches with wooden ceiling;
- choir screen with Jack Harman sculptures;
- Casavant frères organ with array of pipes;
- traditional arrangement of wooden pews; and
- set of ten fine stained glass windows designed by Duncan Dearle, Morris & Company.

It is proposed to designate the church exterior as protected heritage property.

Compatibility with Community Planning Objectives and Zoning

The heritage building is located in the RS-5 Zoning District within the Kerrisdale Neighbourhood. The Kerrisdale Neighbourhood is within the Arbutus Ridge/Kerrisdale/Shaghnessy (ARKS) Community Vision area. The ARKS Community Vision supports retention and protection of heritage resources throughout the neighbourhood.

Condition of Heritage Building and Conservation Approach

The building is largely original, with few external changes, save for the windows in the meeting room on the northwest side of the building which were changed during the 1963 work by TB+P.

A change on west elevation was the removal of the original three-part Gothic arched windows which are shown on the 1927 architectural drawings and appear in some period interior photos, but were not shown on the 1963 TB+P drawings, and are not evident today. At some point prior to 1963, the windows were removed and the stonework was blocked up. The major change in the interior was the 1963/1964 renovation of the chancel area and installation of the Casavant organ.

The application, if approved, would achieve conservation and restoration of the entire exterior of the building to closely match its original condition. Staff support the conservation measures proposed for the building and conclude that the rehabilitation of the building is consistent with good heritage conservation practice.

Financial Support to Enable Heritage Designation and Conservation

As noted below under Public Benefits and Financial Implications, the applicant has voluntarily offered to retain and designate the heritage building at 2205 West 45th Avenue. Staff are satisfied that no additional financial support is required to enable the proposed heritage designation and conservation.

6. Cultural and Community Use

For over 80 years, Ryerson Dunbar United Church has been an important community-based arts and cultural rehearsal and presentation centre, particularly for choral music. It is used on a regular on-going basis for concerts, broadcasts, recordings, and rehearsals. Currently the church space is used by over 30 musical groups (choirs, orchestras, and ensembles) and is home to some of Vancouver's best-known choral groups including Chor Leoni, Elektra Women's Choir, Vancouver Bach Children's Choir, Vancouver Chamber Choir, and EnChor. It is also regularly used by other choir and musical groups such as Phoenix Chamber Choir, Good Noise Gospel Choir, Magee Secondary School music ensembles, Vancouver Peace Choir and more. Cultural and community groups access the sanctuary, Ryerson Memorial Centre, and the gym on average 120 hours per week, with existing choral and music groups.

While the church sanctuary is renowned as an excellent choral performance space with its warm quality of sound, the current space does not adequately meet the functional needs of the existing cultural and community use. This redevelopment proposal includes new and enhanced community activity spaces as well as improvements to the functionality of the sanctuary.

To augment the sanctuary, proposed improvements include acoustic and functional upgrades, including lighting and power, and improved flexibility of seating capacity. It is the intent that these upgrades will improve the sanctuary's performance and rehearsal functionality for choral and music groups.

The new and enhanced community activity centre (the "Shared Amenity Space") will be made available to cultural and community groups, particularly choral groups, at a cost recovery

basis through a community use agreement. The Shared Amenity Space includes the following programming spaces:

1. Activity Room (1,600 sq. ft.)
2. Multi-use spaces (625 sq. ft.)
3. Meeting room (375 sq. ft.)
4. Multi-Purpose Main Hall Rooms (total: 2,955 sq. ft.), including:
 - a. Meeting 1 Room (985 sq. ft.)
 - b. Meeting 2 Room (945 sq. ft.)
 - c. Foyer Extension (1,025 sq. ft.)

Additional ancillary spaces will also be made available to users in association with the above spaces, including:

1. Reception area (1,070 sq. ft.)
2. Washrooms and Corridor (1,113 sq. ft.)
3. Vestibule Entry (168 sq. ft.)
4. Main Floor Washrooms and Coats room (740 sq. ft.)
5. Dedicated storage for cultural groups (220 sq. ft.), as part of the Shared Amenity Space, will be made available in addition to the cultural groups.

Each programming space in the Shared Amenity Space will be made available at an equivalent of 3 days a week (1 day is equal to 12 hours), to cultural and community non-profit organizations, with priority given to pre-existing choral groups. The intention is to ensure that the expanded enhanced facility continues its role as a key music and choral space. The facility will provide small- to mid-scale affordable rehearsal and presentation space and will support co-location/multipurpose arts and cultural spaces.

Priority access to the Multi-Purpose Main Hall as a single rentable unit (including the Meeting 1 Room, Meeting 2 Room and Foyer Extension) will be made to existing choral and music group users, with the understanding that if this large space is occupied, there will be the opportunity to book the sanctuary, on a cost recovery basis in its stead. It is understood that Ryerson will do its best to accommodate pre-existing cultural users' and their scheduling priorities.

Staff recommend that ongoing, permanent cultural and community access to the Shared Amenity Space be secured in perpetuity for its intended use through a Community Use Agreement along with an Option to Purchase the space for a nominal amount (\$10) if the Dunbar Ryerson United Church wished to sell the Community Activity Centre in future or if they breach the Community Use Agreement. The Community Use Agreement would include:

- a Statutory Right-of-Way to ensure ongoing and permanent public access to the proposed Shared Amenity Space, and
- a Section 219 Covenant to secure the use of the Shared Amenity Space.

The Community Use Agreement will ensure access by cultural and community non-profit users to the Shared Amenity Space, at an equivalent of 3 days a week (1 day is equal to 12 hours), and on a cost recovery basis. The Community Use Agreement will identify priority to existing choral and music group users, and that the Sanctuary be made available in lieu of the Shared Amenity Space if necessary. In addition to access, the Agreement will define and secure elements of the Shared Amenity Space to enhance and support cultural and community programming of the space while ensuring compatibility with the uses.

Through this legal instrument, the Shared Amenity Space will serve as an important choral hub, as well as a cultural and community space. Responsibility for maintenance will remain with the property owner. Subject to zoning enactment, staff recommend that a Community Use Agreement be secured under the terms outlined in this report and as set out in Appendix B2.

7. Transportation and Parking

The majority of vehicle and bicycle parking are provided within two levels of underground parking on the East Site, accessed from the rear lane. A limited amount of parking is located at grade on the West Site at the rear of the church and activity centre. The application proposes a total of 140 parking spaces, two Class A loading spaces and 121 bicycle parking spaces.

Parking and loading for the proposed development is based on recommendations of the applicant's transportation consultant, Bunt and Associates, contained in a report submitted as part of the rezoning application. The study provided an analysis of the impacts of potential traffic and vehicle parking associated with the proposed development. The proposal would significantly increase the amount of parking available for the church beyond what is there currently through development of underground parking. The existing church and activity centre currently have 10 off-street parking spaces. The application proposes 45 vehicle spaces for the church and activity centre, 12 spaces for the affordable housing and 83 spaces for the market housing. The proposed parking meets or exceeds the parking by-law requirements for all uses.

The site is located on 45th Avenue, a citywide bike route. Staff have reviewed the application and transportation report and recommend a number of changes to improve pedestrian, cycling and traffic movement in the area and specifically along 45th Avenue including improved street and pedestrian lighting, new sidewalks, speed humps and a contribution toward further traffic calming in the area. As well, staff recommend that a transportation management plan for public events be developed to the satisfaction of Engineering Services to mitigate parking and traffic impacts related to events occurring within the church facilities. The management plan would include identification of a neighbourhood liaison contact for the church facilities.

Engineering Services has reviewed the rezoning application and have no objection to the proposed rezoning provided that the applicant satisfies the rezoning conditions included in Appendix B.

8. Environmental Sustainability

The *Green Buildings Policy for Rezoning*s (amended by Council on November 29, 2016) requires that residential rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy. The new requirements are mandatory for all rezoning applications received after May 1, 2017. Applications received prior to May 1, 2017 may choose to meet this updated version of the policy or the preceding version.

This application has opted to satisfy the preceding version of the *Green Buildings Policy for Rezoning*s, which requires rezoning applications achieve a minimum of LEED® Gold rating, with targeted points for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for

certification of the project. The applicant submitted a preliminary LEED® scorecard, which generally conforms to the *Green Buildings Policy for Rezoning*s, indicating that the project could attain the required LEED® points and, therefore, would be eligible for LEED® Gold rating.

Where a project includes heritage retention, heritage components can be exempted from one or all of the requirements of the *Green Buildings Policy for Rezoning*s. Reasonable design efforts are expected to improve green performance where appropriate while respecting heritage aspirations and promoting heritage retention. The applicant submitted information regarding the sustainability measures that are proposed for the West site that includes protection of a significant heritage resource. Staff have reviewed this information and are satisfied that it meets the intent of the policy.

PUBLIC INPUT

Pre-application Consultation - The applicant conducted public consultation prior to submission of a rezoning application. Two open house were hosted at at Dunbar Ryerson's Memorial Centre, 2195 West 45th Avenue on June 25, 2015 and on September 29, 2015. The applicant and staff also met with the Arbutus Ridge/Kerrisdale/Shaghnessy Community Vision group on June 17, 2015 and on September 16, 2015 to present information and receive feedback.

At the first open house on June 25, 2015 information boards were presented introducing the preliminary ideas and guiding principles for the redevelopment of the Dunbar Ryerson United Church sites. Approximately 88 people attended and 48 comment forms were received. Comments received indicated support for the continued cultural and choral facilities and programming as well as concern regarding the potential scale and height of development.

At the second open house on September 29, 2015 information was provided presenting preliminary designs for the redevelopment proposal including a 12 storey market residential development on the East Site and protection and restoration of the existing church with a five-storey addition including social housing and an activity centre on the west site. Approximately 130 people attended the open house and 108 comment forms were received. Significant concerns were voiced mainly regarding the proposed height of the 12-storey residential development while support was voiced for the heritage retention, church programming and design quality and concept.

In response to community feedback, substantial changes were made to the proposal, mainly the form of development was revised to reduce the height and density of the market residential development on the east site from 12 storeys to eight storeys with enhanced design at the street level to reflect surrounding single-family and apartment context. A rezoning application was submitted on December 16, 2016.

Public Notification

A rezoning information sign was installed on the site on February 14, 2017. A community open house was held on February 27, 2017. A total of 2,647 notifications were distributed within the neighbouring area on or about February 14, 2017. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

February 27, 2017 Community Open House

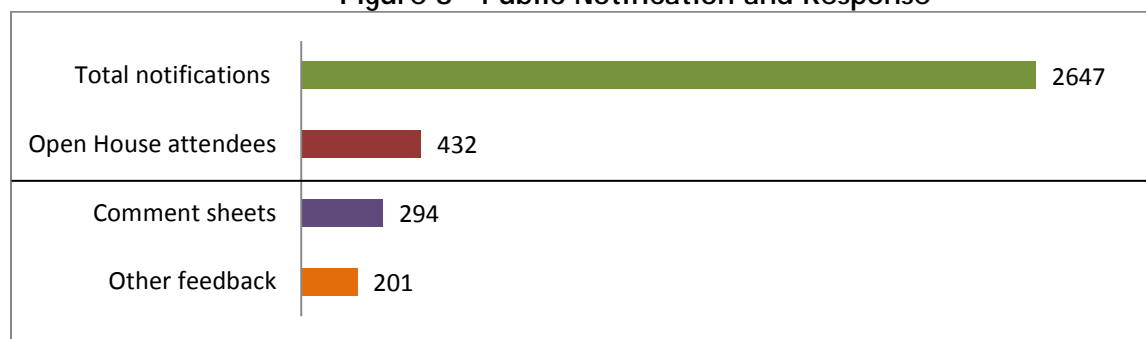
A community open house was held from 5:00-8:00 pm on February 27, 2017, at Dunbar Ryerson's Memorial Centre, 2195 West 45th Avenue. Staff, the applicant team, and a total of approximately 432 people attended the Open House.

Public Response

Public responses to this proposal have been submitted to the City as follows (See Figure 8):

- In response to the February 27, 2017 open house, a total of 294 comment sheets were received from the public.
- A total of 201 letters, e-mails, online comment forms, and other feedback were received from the public.

Figure 8 - Public Notification and Response



Key points of support for the proposal focused on:

- Heritage retention and seismic improvements.
- Renewed concert and rehearsal space for choral groups.
- Proposed social housing units, noting that there is a high need in the community and Vancouver.
- The overall building and project design, stating that the tower and townhouses were complimentary to both the church and Kerrisdale neighbourhood.
- The mix of housing forms, noting that the mix promotes social inclusion and diversity.
- The proposed density and scale. Respondents also indicated the need for additional density on Vancouver's westside.
- The application's responsiveness to community concerns expressed at the pre-application stage, specifically referencing the reduction in height. Some respondents felt that the tower could be higher and stated that the reduction in height was unnecessary.
- The inclusion of townhouses and their general design.
- The proposed housing to enable ageing in place for Kerrisdale seniors to remain in the neighbourhood after downsizing their homes.

Comments with concerns regarding the proposal focused on:

- Traffic, congestion and safety with comments that the development could contribute to an increase in traffic along 45th Avenue creating safety issues and increased potential for collisions. Respondents indicated that 45th Avenue is a designated bike route already suffering from congestion and high levels of traffic. Specific concern was raised that there is no drop-off area and loading zone for the church.
- The proposed height and building massing with comments that the eight-storey building would be too high for the neighbourhood context. Respondents made various

suggestions for the maximum height appropriate for the site, ranging from exclusively townhouses to a four-storey maximum.

- The potential on-street parking impacts and comments that the proposed parking was inadequate.
- The potential loss of neighbourhood character with the existing RS character of the Kerrisdale community.
- A perceived lack of consistency with the Arbutus Ridge/Kerrisdale/Shaulnessy (ARKS) Community Vision, specifically with respect to the height.
- The proposed loss of trees and green space along 45th Avenue.
- The proposed demolition of character homes on the two sites.
- Construction impacts, disruption and noise.
- Shadowing impacts.
- The loss of the existing pre-school facilities.
- The affordability of housing units with some respondents questioning whether the social housing units would truly be 'affordable'.
- The potential for the development to be precedent-setting.
- The loss of recreational space (i.e. the existing gymnasium).
- Community feedback not being addressed or heard with further comments that local neighbourhood concerns should be prioritized above citywide commentary.
- The potential for a decrease in property values.

A more detailed public consultation summary is included in Appendix D.

Response to Public Comments - Public feedback has assisted staff with assessment of the application. Response to key feedback is as follows:

- Height and Scale of the proposal - Review of the application included consideration of the height and form of development relative to the surrounding zoning and built form context. The Dunbar Ryerson United Church sites are located directly south of the RM-3 zoned area that includes residential apartments up to 12 storeys. To the west, east and south sites are zoned RS-5 and are developed with detached housing (which allows secondary suites and laneway houses). The application, which includes a 5 storey building on the west site and an 8-storey building on the east site, is intended to step down in height from the RM-3 apartment area to the adjacent RS-5 detached (2.5 storeys) housing area to the south, west and east. The application also includes low-rise townhouses along 45th Avenue that are intended to reflect the scale of existing detached houses to the south and east. As well, the height and density of the mid-rise building was reduced prior to submission of an application in response to community feedback. The design of the townhouse interface with adjacent single-family houses and apartments was also enhanced in the application in response to public feedback.
- Consistency with the ARKS Community Vision direction regarding building height - The rezoning application is being considered under a number of citywide policies including affordable housing policies, heritage policies and guidelines, and institutional sites policy. It is also being considered in reference to the ARKS Community Vision. The ARKS Community Vision includes directions supporting heritage retention (Direction 13.2) reuse and intensification of institutional sites and affordable, social and seniors housing (Directions 15.1, 17.1 and 17.2). In this context, staff review proposals' height and form of development based on the surrounding zoning and built form context as described above. The "New Housing" directions in the ARKS Community Vision which consider options up to four storeys in certain areas such as along arterial streets and near shopping areas are intended to inform long range planning for increasing density

in single-family areas (i.e. not for specific projects considered under citywide policies like affordable housing). Proposals for institutional sites, heritage properties or affordable housing are not specifically evaluated using the new housing types directions within the Visions. Other examples of projects within ARKS area considered under similar citywide policies include:

- Shannon Mews (7101-7201 Granville Street) – heights ranging from five to 10 storeys;
 - Crofton Manor (2803 West 41st Avenue) – Six-storey seniors development; and
 - Kirkland's Metal Shop (6158 East Boulevard) – Six-storey heritage retention project.
- Affordability - The 32 social housing units will be owned and operated by a non-profit and offer mixed-income, non-market rental housing. The project will exceed the level of affordability required to meet the City's definition of social housing as set out in the Zoning Bylaw with approximately 1/3 of the units offered at the shelter component of Income Assistance, approximately 1/3 of the dwelling units will be occupied by households with incomes below the applicable Housing Income Limits, and approximately 1/3 of dwelling units at market level rates up to the current Development Cost Levy (DCL) waiver rates referred to in the DCL Bylaw. The affordability levels will be secured through a Section 219 Covenant and a Housing Agreement which will be registered on title and in effect for 60 years or the life of the building, whichever is longer.
- Precedence - The rezoning application is being considered under the City's heritage policies and guidelines, citywide institutional policy, and affordable housing policies. There are 17 heritage listed properties in the area bounding by 41st Avenue, West Boulevard, 49th Avenue and MacDonald Street. While it is possible that other rezonings could be brought forward in the future for heritage retention or affordable housing; a similar proposal to the rezoning application for the Ryerson Dunbar United Church sites is unlikely as there are relatively few institutional sites in the neighbourhood. The rezoning proposal reflects city-wide policy while responding to the local neighbourhood and site specific context.
- Concerns of local neighbours versus wider public commentary - Staff welcome and carefully consider all feedback from the public and various interested parties on rezoning and development proposals. Specific local concerns regarding impacts are typically identified by local neighbours and staff carefully consider these in the review of proposals. Assessment is undertaken to determine if changes can be effectively accommodated and/ or whether mitigation measures are needed. In response to neighbourhood and broader community feedback, staff requested substantial revisions between the pre-application/enquiry and application stages to improve the transition and adjacency of the development to adjacent single-family and apartment context. As well, strategies such as traffic calming are included in conditions in Appendix B1 in response to community feedback.
- Parking - The application is proposing to significantly increase the amount of parking available for the church beyond what is there currently through development of underground parking. The existing church and activity centre currently have 10 off-street parking spaces. The application proposes 45 vehicle spaces for the church and activity centre, 12 spaces for the affordable housing and 83 spaces for the market housing. For all uses the proposed parking meets or exceeds the parking by-law provisions. Engineering Services support the proposed parking and recommend

development of a transportation management plan to mitigate impacts related to public events at the church facilities.

- Traffic impacts - Staff have reviewed the application and transportation report and recommend a number of changes to improve pedestrian, cycling and traffic movement in the area and specifically along 45th Avenue including improved street and pedestrian lighting, new sidewalks, speed humps and a contribution toward further traffic calming in the area. As well, staff are recommending the development of a transportation management plan for public events to mitigate parking and traffic impacts related to events occurring within the church facilities. The management plan would include identification of a neighbourhood liaison contact for the church facilities.
- Loss of preschool facility - Staff reviewed and evaluated this component and note that the supply of preschool in the Kerrisdale area exceeds demand. However, full-time infant and toddler, and before-and-after school care is in great demand. Given the balance of public benefits offered with the application including heritage retention and delivery of social housing, staff support the overall application and regrettably accept the loss of the existing pre-school facility.
- Loss of character houses - Staff note that while existing houses located on the West Site would meet the criteria to be considered as character houses, the overall rezoning application proposes to protect and upgrade a significant 'A' listed heritage resource. As well, the proposal would deliver 32 social housing units contributing to meeting the significant demand for this type of affordable housing in the west side of Vancouver. On balance, staff are supportive of the proposed public benefits and accept the loss of the existing character houses as a reasonable trade off in this context.

Staff conclude that the proposal meets the intent of Council Heritage Policies and Guidelines, Affordable Housing Policies and several directions within the Arbutus Ridge/Kerrisdale/Shaulnessy (ARKS) Community Vision. Staff have included conditions of approval which respond to specific commentary received regarding the proposal.

PUBLIC BENEFITS

In response to City policies which address changes in land use and density, this rezoning application, if approved, offers the following public benefits.

Public Benefits – Required by By-law or Policy

Development Cost Levies (DCLs) — Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. This site, other than the church building and social housing units, is subject to the City-wide DCL rate which is currently \$149.73/sq. m (\$13.91/sq. ft.) and is applied to the proposed new eligible floor area (98,683 sq. ft.) comprised of the market residential building and the community activity centre. On this basis, a DCL of approximately \$1,372,681 is anticipated.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment which takes place on September 30th of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as

an in-stream application and therefore may be exempt from DCL rate increases for a period of 12 months from the date of DCL By-law rate adjustments provided that it has been submitted prior to the adoption of such DCL by-law rate adjustment. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL By-law rate will apply. See the City's [DCL Bulletin](#) for details on DCL rate protection.

Under the DCL By-law and Section 523D(10)(d) of the *Vancouver Charter*, social housing is exempt from DCLs where a minimum of 30% of the dwelling units are occupied by households with incomes below BC Housing Income Limits, as set out in the current "Housing Income Limits" table published by the British Columbia Housing Management Commission, or equivalent publication, for which a Section 219 covenant, housing agreement or other security that restricts the use of such units is registered against title and where the housing is owned by the City or a non-profit organisation. The social housing component of the project meets these criteria and is exempt from paying DCLs. The value of this exemption is estimated to be \$344,481 (based on 24,756 sq. ft.). DCLs are not applicable to the floor area attributed to the church use under Section 523D(10)(a) of the *Vancouver Charter*. The value of this exemption is estimated to be \$185,532 (based on 13,338 sq. ft.).

Public Art Program - The *Public Art Policy for Rezoned Development* requires that a rezoning involving a floor area of 9,290 sq. m (100,000 sq. ft.) or greater allocate a portion of their construction budgets to public art or provide cash in lieu as a condition of rezoning. The proposed applicable floor area is below this threshold and therefore there is no public art requirement.

Public Benefits – Offered by the Applicant

Community Amenity Contributions (CACs) – Within the context of the City's Financing Growth Policy, an offer of a Community Amenity Contribution (CAC) to address the impacts of rezoning can typically be anticipated from the owner of a rezoning site. CAC offers typically include either the provision of on-site amenities or a cash contribution towards other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

The public benefit achieved for this application is the 32 proposed social housing, heritage conservation and protection of the Dunbar Ryerson United Church, and securing of the cultural and community space within the new community activity centre.

Real Estate Services staff have reviewed the applicant's development pro forma and have concluded that, after factoring in the costs associated with the provision of the social housing units, heritage conservation and the community activity centre, no further contribution towards public benefits is anticipated in this instance.

The following is a further description of the in-kind contributions offered by the applicant. A public benefits summary is provided in Appendix F.

Social Housing – The approval of this application would enable an innovative model of delivering 32 social housing units through a privately initiated, non-profit endeavour, which expands social housing supply in Vancouver and works towards achieving the City's affordable housing objectives.

The social housing units will be delivered at a level of affordability that exceeds the basic definition of Social Housing, secured through a Section 219 Covenant and Housing Agreement

for 60 years or the life of the building, whichever is greater. The social housing by would be further secured with an Option to Purchase for a nominal amount (\$10).

The value attributed to the social housing at the enhanced level of affordability secured through the Section 219 Covenant, Housing Agreement, and Option to Purchase the units is \$5,621,400.

Heritage — If approved, the application will secure the designation of the heritage building. A Heritage Restoration Covenant, as detailed in Appendix B will also ensure that, over time, the identified heritage features of both will be maintained.

The owner has offered to conserve and rehabilitate the existing heritage building and to accept the designation of the heritage building as protected heritage property. The cost to the applicant of the proposed on-site heritage conservation is estimated to be approximately \$5,311,100. If approved, the designation will be effected by enactment of a Heritage Designation By-law and the owner will enter into a Heritage Restoration Covenant which, among other things, will secure the conservation and rehabilitation of the heritage building and include a waiver by the owner of any claim to any compensation for the heritage designation.

As a standard practice, the City evaluates heritage compensation requests on a case-by-case basis. The heritage incentive tools and program is currently under review through the Heritage Action Plan. It is anticipated a revised program will include refinements to program components including eligibility criteria, methodology to determine incentives (including the calculation of CAC value achieved through rezonings), support mechanisms available, and the introduction of a competitive application process and maximum limits for incentives in the future.

Cultural Performance and Rehearsal Space — The applicant has offered to secure provision of space for choral and music non-profit organizations for rehearsal and performance in the proposed community activity centre. This access will be secured through a Community Use Agreement which will include a Section 219 Covenant and Statutory Right-of-Way. The cultural performance and rehearsal space would be secured through Community Use Agreement along with an Option to Purchase the community activity centre for a nominal amount (\$10). The value attributed to the community use of the cultural performance and rehearsal space secured through the Community Use Agreement, Statutory Right-of-way and Option to Purchase is \$4,450,700.

IMPLICATIONS/RELATED ISSUES/RISK

Financial

As noted in the section on Public Benefits above, there are no cash CACs or public art contributions associated with this rezoning. The value of the in-kind public benefits secured are estimated to be:

- \$5,621,400 – 32 units social housing secured at the enhanced level of affordability that exceeds the basic definition of Social Housing secured through a Section 219 Covenant, Housing Agreement and Option to purchase;

- \$4,450,700 – Community Use Agreement on cultural performance and rehearsal space secured through Community Use Agreement including a Statutory Right of Way and Section 219 Covenant and through an Option to purchase;
- \$5,311,100 – the heritage protection and rehabilitation of the existing heritage building .

The social housing, secured by Section 219 Covenant and Housing Agreement for the longer of the life of the building or 60 years, will be owned by Dunbar Ryerson United Church and operated by a non-profit housing provider as determined by the Church. Consistent with Council policy on social housing projects, the project is expected to be sustainable over the long term and require no further operating subsidies and/or financial guarantees from the City.

The site is subject to the Citywide DCL by-law. Should Council approve the rezoning application:

- The market residential space is anticipated to generate approximately \$1,372,681 in DCLs;
- The social housing component is exempt from DCLs under provisions the *Vancouver Charter* and DCL Bylaw ; the value of this exemption is estimated at \$344,481; and
- The Church use is also exempt from DCLs provisions of the *Vancouver Charter*; the value of this exemption is estimated to be approximately \$185,532.

CONCLUSION

The rezoning proposal for Dunbar Ryerson United Church has been underway for several years and has involved an extensive process including community and stakeholder engagement, technical review and iterative design development. The application is generally consistent with Council Heritage Policies and Guidelines, Affordable Housing Policies, Institutional policies and several directions in the ARKS Community Vision. Staff support the application that includes 32 social housing units, 40 market housing units, a community activity centre that include performance and practise space for choral and non-profit groups in addition to preserving a significant existing heritage building in a location that is close to amenities, services and transit. Community feedback and the local neighbourhood context have shaped revisions and conditions of approval associated with the rezoning application. Assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site and neighbourhood context.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a Public Hearing, together with a draft CD-1 By-law and Heritage Designation By-law generally as set out in Appendices A1 and A2 and Appendices C1 and C1, respectively. Further it is recommended that, subject to the public hearing, the application including the form of development, as shown in the plans in Appendix E, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendices B1 and B2.

* * * * *

2165-2195 West 45th Avenue (East Site)
DRAFT 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 marginally numbered Z-() attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to 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.]

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ().
- 2.2 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 CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Multiple dwelling; and
 - (b) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of Use

3. The design and layout of at least 35% of the dwelling units must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms; and
 - (c) comply with Council's "High Density Housing for Families with Children Guidelines".

Floor area and density

- 4.1 Computation of floor space ratio must assume that the site consists of 2,999.2 sq. m, being the site size at the time of the application for the rezoning evidenced by this By-law.
- 4.2 The floor space ratio for all combined uses must not exceed 2.47.

- 4.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
- (a) open residential balconies or sun 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 all such exclusions must not exceed 12 % of the residential floor area; and
 - (ii) the balconies must not be enclosed for the life of the building.
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs, walls, or similar features;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 sq. m in any dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.
- 4.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any purpose other than that which justified the exclusion.

Building Height

- 5.1 The building height, measured above the base surface and to the top of the roof above the uppermost habitable floor, including any parapet wall, must not exceed 26.8 m.
- 5.2 Despite the preceding section 5.1 and section 10.11.1 of the Zoning and Development By-law, mechanical appurtenances, roof deck access and infrastructure, including guard rails and screen walls, may increase the building height to no more than 30.2 m.

Horizontal Angle of Daylight

- 6.1 Each habitable room must have at least one window on an exterior wall of a building.
- 6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.

6.4 If:

- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of the unobstructed view is not less than 3.7 m,

the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.

6.5 An obstruction referred to in section 6.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 ().

6.6 A habitable room referred to in section 6.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 sq. m.

* * * * *

2205-2291 West 45th Avenue (West Site)
DRAFT 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 marginally numbered Z-() attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to 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.]

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ().
- 2.2 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 CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
 - (b) Institutional Uses, limited to Child Day Care Facility and Church; and
 - (c) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of Use

4. The design and layout of at least 18% of the social housing units must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms; and
 - (c) comply with Council's "High Density Housing for Families with Children Guidelines".

Floor area and density

- 3.1 Computation of floor space ratio must assume that the site consists of 3,082.4 sq. m, being the site size at the time of the application for the rezoning evidenced by this By-law.
- 3.2 The floor space ratio for all combined uses must not exceed 1.73.
- 3.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 3.4 Computation of floor area must exclude:
 - (a) open residential balconies or sun 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 all such exclusions must not exceed 12 % of the residential floor area; and
 - (ii) the balconies must not be enclosed for the life of the building.
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs, walls, or similar features;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 sq. m in any dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.
- 3.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 3.6 The use of floor area excluded under sections 3.4 and 3.5 must not include any purpose other than that which justified the exclusion.

Building Height

4. The building height, measured above base surface, must not exceed 18.3 m.

Horizontal Angle of Daylight

- 5.1 Each habitable room must have at least one window on an exterior wall of a building.

- 5.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 5.3 Measurement of the plane or planes referred to in section 5.2 must be horizontally from the centre of the bottom of each window.
- 5.4 If:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of the unobstructed view is not less than 3.7 m,
- the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.
- 5.5 An obstruction referred to in section 5.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 ().
- 5.6 A habitable room referred to in section 5.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 sq. m.

* * * * *

2165-2195 West 45th Avenue (East Site)
PROPOSED CONDITIONS OF APPROVAL

Note: Recommended conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Endall Elliot Associates, on behalf of Trustees of the Congregation of the Ryerson United Church, and stamped "Received City Planning Department, December 16, 2016, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) 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. Design development to the setbacks, as follows:
 - (i) Increase the front (south) setback of the row houses to align with the single-family streetscape;
 - (ii) Increase the east side yard setback to reduce impact on the adjacent single-family site; and,
 - (iii) Increase the front (south) setback to the midrise tower to improve pedestrian-level views from 45th Avenue to the retained church on the west site.

Note to Applicant: The east setback should be 6 ft. to provide 8 ft. separation to the existing house on the adjacent lot. Relocate or reconfigure the stairwell entry to the parkade to provide more openness at the southwest corner 'plaza'.
- 2. Design development to reduce the prominence of mechanical projections above the roof line of the midrise tower.

Note to Applicant: The cantilevered roof element at the south side should be deleted.
- 3. Provide high quality and durable exterior finishes consistent with the rezoning application.

Note to Applicant: The intent is to maintain the proposed quality in all aspects, including but not limited to appearance, durability, and performance.

4. Design development to relocate the Pad-Mounted Transformer (PMT) to a less prominent location along the lane, if possible.

Note to Applicant: The PMT should be screened from view from the sidewalk.

5. The proposed market housing unit mix for this East Site, including 5 one-bedroom units (12.5%), 16 two-bedroom units (40%), and 19 three-bedroom units (47.5%), is to be included in the Development Permit drawings.

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

6. Family units design shall meet the High-Density Housing for Families with Children Guidelines.

Crime Prevention Through Environmental (CPTED)

7. Design development to respond to CPTED principles, having particular regards for:
 - (i) theft in the underground parking;
 - (ii) residential break and enter;
 - (iii) mail theft; and
 - (iv) mischief in alcoves and vandalism, such as graffiti.

Sustainability

8. Provision of a deconstruction plan for demolition of existing buildings on site to divert at least 75% of demolition waste (excluding materials banned from disposal) from the landfill.

Note to Applicant: The deconstruction plan should be provided at the time of development permit application. Plan must be specific about materials that are being diverted. A template plan is available for reference.

9. Confirmation that the application is on track to meeting the Green Buildings Policy for Rezoning including a minimum of LEED® Gold rating, with 1 point for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

Note to Applicant: Submit a LEED® checklist and a sustainable design strategy outlining how the proposed points will be achieved, along with a receipt including registration number from the CaGBC, as a part of the Development

Permit application. The checklist and strategy should be incorporated into the drawing set. A letter from an accredited professional confirming that the building has been designed to meet the policy and application for certification of the project will also be required under the policy.

Landscape Review

10. Design development to coordinate the landscape plan with the tree retention strategy in the Arborist Report and Tree Management Plan, enabling the retention and protection of retained trees.

Note to Applicant: Currently the proposed landscape plan does not respect the existing tree retention strategy. The retained trees should be integrated into the landscape plan.

11. Design development to relocate or add another children's play area adjacent to the Amenity Room on the ground level, to be visually accessible from the common area.
12. Design development to provide a more substantial landscape at the lane interface.
13. Design development to improve sustainability and expand programming to include edible plants integrated into landscape design, in addition to urban agriculture plots.

Note to Applicant: Edible plants can be used as ornamentals as part of the landscape design. Shared gardening areas should reference and be designed to adhere to Council's Urban Agriculture Guidelines for the Private Realm and should provide maximum solar exposure, universal accessibility and they should be provided with amenities such as, raised beds, water for irrigation, potting bench, tool storage and composting.

14. Provision of maximized tree growing medium and planting depths for tree and shrub planters to ensure long term viability of the landscape.

Note to Applicant: Underground parking slabs and retaining walls may need to be altered to provide adequate depth and continuous soil volumes. Growing mediums and planting depths should exceed BCSLA standard.

15. Provision of approvals from Park Board and adjacent east property owner for the proposed removals of off-site or shared trees.

Note to Applicant: Further design development may be required to retain all off-site or shared trees, if removal is not supported.

16. Consideration to explore design options that respect the City of Vancouver Bird Friendly Design Guidelines.

Note to Applicant: Refer to relevant documents -
<http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf> and
<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

17. At time of development permit application:

- (i) A full Landscape Plan for proposed landscape to be submitted. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, railings, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale.
- (ii) Section details at a minimum scale of 1/4"=1'-0" scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section details must be dimensioned and confirm depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future.
- (iii) Sections (1/4"=1' or 1:50) illustrating the buildings to public realm interface facing the street, confirming a delineated private to public transition of spaces.

Note to Applicant: The section should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The location of the underground parking slab should be included in the section.

- (iv) Design development to locate, integrate and fully screen lane edge gas meters and parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.
- (v) New proposed street trees should be coordinated with the Park Board and Engineering and noted "Final species, quantity and spacing to the approval of City Engineer and Park Board". Contact Eileen Curran (604-871-6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Cabot Lyford (604-257-8587) of Park Board regarding tree species.
- (vi) A high-efficiency automatic irrigation system to be provided for all planters on slab and minimum of hose bibs to be provided for landscape on grade;
- (vii) A Landscape Lighting Plan to be provided for security purposes.

Note to Applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown.

Engineering

18. The owner or representative is advised to contact Engineering Services to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
19. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
20. Provision of a Landscape Plan that reflects the off-site improvements sought by this rezoning.
21. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
 - (i) Provision of updated section drawings showing elevations, vertical clearances, and security gates for the main ramp, the parkade levels, through the loading bays and surface parking stalls at the lane.

Note to Applicant: Label the minimum clearance for parking and loading levels on drawings, including overhead gate and mechanical projections. Minimum 2.3 m clearance is required for Class A loading and disability spaces and minimum 3.5 m vertical clearance is required for one Class B loading space.
 - (ii) Provision of design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bays, the surface stalls at the lane, throughout the parking levels, and at all entrances.

Note to Applicant: The slopes and length of the ramp sections must be shown on both sides of ramp sections on the submitted drawings.
 - (iii) All parking stalls, manoeuvring aisles and columns encroachments into parking stalls to be dimensioned on the drawings.

- (iv) Enclosed parking space stalls to comply with the Parking Bylaw and the Design Supplement.
- (v) Provision of minimum aisle width or additional stall width for the parking and loading spaces at the lane.
- (vi) Provision of stair free loading routes.
- (vii) Provision of an updated plan showing the access route from the Class A bicycle spaces on the East site to reach the outside.

Note to Applicant: The route must be 'stairs free' and confirm the use of the parking ramp, if required.

- (viii) Provision of automatic door openers on the all doors providing access to the bicycle room(s).
- (ix) Provision of a complete tech table showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.

CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

1. Consolidation of Lot 16-22, all of the West Part of Lot 6, Block 16, District Lot 526, Plan 3870 to create a single parcel.
2. Provision of an off-site parking agreement, which will include a Section 219 Covenant and Statutory Right-of-Way (SRW) to provide social housing residents and church and activity centre user access to the parking provided on the east site.
3. 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.
 - (i) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details

including projected fire flow demands, sprinkler demand, hydrant load, and domestic water demands to determine if water main upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.

- (ii) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. The current application lacks the details to determine if sewer main upgrading is required. Please supply project details including floor area, projected fixture counts and other details as required by the City Engineer to determine if sewer system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any sewer system upgrading that may be required.
- (iii) Provision of a report or management plan by a registered professional demonstrating that post development storm water runoff flowrate will be less than or equal to current site run-off. Legal arrangements may be required to ensure on-going operations of certain stormwater storage systems.
- (iv) Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features. In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

Note to Applicant: Please ensure that in your consultation with B.C. Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

- (v) Provision of upgraded street lighting and new pedestrian lighting on the north side of 45th Avenue directly adjacent to the west and east sites to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required.
- (vi) Confirmation that any relocated wood poles in the lane adjacent the sites will not impact existing lane lighting, should any relocated pole

include lighting impacts, upgrading of the lane lighting to current standard will be required.

- (i) Provision of a 6 ft., (1.83 m) CIP broom finish concrete sidewalk with saw cut joints on 45th Avenue adjacent both sites and on both sides of Yew Street between 45th Avenue and the lane north of 45th Avenue
Note: retention of the existing front boulevard widths is required.
- (ii) Provision of a 6 ft. (1.83 m) CIP broom finish concrete sidewalk with saw cut joints on the east side of Vine Street between 45th Avenue and the lane north of 45th Avenue and a minimum 5 ft. (1.53 m) sod grass front boulevard.
- (iii) Provision of new concrete curb ramps and curb returns at the north east corner of 45th Avenue and Vine Street and northwest and northeast corners of 45th Avenue and Yew Street to current standards.
- (iv) Provision of commercial concrete lane crossings and new curb returns at the lane entries on the east side of Vine Street at the lane north of 45th Avenue and the east and west side of Yew Street at the lane north of 45th Avenue.
- (v) Provision of speed humps in the lane north of the 2100 and 2200 blocks of West 45th Avenue.
- (vi) 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.
- (vii) If not already paid with the rezoning of 2205-2291 West 45th Avenue, Provision of up to \$100,000 for traffic calming measures to reduce traffic impacts from the redeveloped lands to the 45th Avenue Bikeway. Improvements to be determined within 2 years of final building occupancy but work to completed at the discretion of the General Manager of Engineering Services.
- (viii) Relocation of the existing wood pole in the lane that blocks access to the proposed loading is required. Provision of written confirmation from all utility companies, including any City of Vancouver utilities that use the pole are required.
- (ix) Provision of street trees adjacent the site where space permits.

Soils

4. If applicable:

- (i) Submit a site profile to Environmental Services (Environmental Protection);

- (ii) 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 As required by the Manager of Environmental Planning 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
- (iii) 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 on the site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been provided to the City.

In-kind Community Amenity Contribution (CAC)

- 5. Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the General Manager of Community Services to deliver the proposed heritage upgrades and to design, construct and secure the proposed 32 units of social housing and the cultural performance and rehearsal space on the site located at 2205-2291 West 45th Avenue.

Note to Applicant: The foregoing agreements will include holds to ensure that the social housing, heritage upgrades and the cultural performance and rehearsal space is delivered prior to occupancy of any market residential development on the East Site.

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 registered 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 sites 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.

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.

* * * * *

2205-2291 West 45th Avenue (West Site)
PROPOSED CONDITIONS OF APPROVAL

Note: Recommended conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Endall Elliot Associates, on behalf of Trustees of the Congregation of the Ryerson United Church, and stamped "Received City Planning Department, December 16, 2016, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) 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 and Development Services, who shall have particular regard to the following:

Urban Design

- 1. Design development to the atrium connection to widen the separation between the retained church and the addition and to emphasize a break in the massing between the two components.

Note to Applicant: The addition may maintain the proposed sloped roof to align with the church. The atrium roof should be lower to further articulate the break between the two components and avoid the reading of a single continuous roof form over both components.

- 2. Design development to the architectural expression to provide distinction between the two massing components and ensure the prominence of the retained church.

Note to Applicant: Further refinement to the architectural design, composition, exterior finishes and detailing, should emphasize the contemporary character of the addition, as distinct from the historical character of the retained church.

- 3. Provide high quality and durable exterior finishes consistent with the rezoning application.

Note to Applicant: The intent is to maintain the proposed quality in all aspects, including but not limited to appearance, durability, and performance. The use of stone to be consistent with the church is encouraged.

- 4. Design development to improve the livability of north-facing studio units by increasing the amount of windows.

Note to Applicant: Windows should be provided in addition to glass sliding doors shown.

5. Design development to reduce the prominence of mechanical projections above the roof line.

Note to Applicant: Mechanical projections to comply with permitted exclusions from height under Section 10.11 of the Zoning and Development By-Law.

6. Design development to relocate the Pad-Mounted Transformer to less prominent location along the lane, if possible.

Note to Applicant: The PMT should be screened from view from the sidewalk, and may be located at the rear of the site between the church and the addition.

7. The proposed unit mix, including 13 studio units (40.5%), 13 one-bedroom units (40.5%), and 6 two-bedroom units (19%) for the Social Housing on the West Site, is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 18.75% of the dwelling units designed to be suitable for families with children.

8. Family units design to meet the High-Density Housing for Families with Children Guidelines.

Crime Prevention Through Environmental (CPTED)

9. Design development to respond to CPTED principles, having particular regards for:

- (i) residential break and enter;
- (ii) mail theft; and
- (iii) mischief in alcoves and vandalism, such as graffiti.

Sustainability

10. Provision of a deconstruction plan for demolition of existing buildings on site to divert at least 75% of demolition waste (excluding materials banned from disposal) from the landfill.

Note to Applicant: The deconstruction plan should be provided at the time of development permit application. Plan must be specific about materials that are being diverted. A template plan is available for reference.

11. Confirmation that the application for the building addition is on track to meeting the Green Buildings Policy for Rezonings including a minimum of LEED® Gold rating, with 1 point for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

Note to Applicant: Submit a LEED® checklist and a sustainable design strategy outlining how the proposed points will be achieved, along with a receipt including registration number from the CaGBC, as a part of the Development Permit application. The checklist and strategy should be incorporated into the drawing set. A letter from an accredited professional confirming that the building has been designed to meet the policy and application for certification of the project will also be required under the policy.

Landscape Review

12. Design development to the West Site on the east side of the expanded church porch, to respect the single family residential scale.

Note to Applicant: This could be achieved by breaking up the extent of the porch east of the main entry and gathering space, by the addition of some trees and soft landscape, which relates to the front yards across the street on 45th Avenue.

13. Design development to provide a more conservative tree removal strategy by the additional retention of Trees #3571 and #3572.

Note to Applicant: These two trees are on the existing Church site, where no changes are required. The trees are in good condition. Revisions are needed to the arborist report Tree Management Plan to show the trees retained, with methods of protection described in report.

14. Design development to coordinate the landscape plan with the tree retention strategy in the Arborist Report and Tree Management Plan, enabling the retention and protection of retained trees.

Note to Applicant: Currently the proposed landscape plan does not respect the existing tree retention strategy. The retained trees should be integrated into the landscape plan.

15. Design development to provide a more substantial landscape at the lane interface.

16. Design development to improve sustainability and expand programming to include edible plants integrated into landscape design, in addition to urban agriculture plots.

Note to Applicant: Edible plants can be used as ornamentals as part of the landscape design. Shared gardening areas should reference and be designed to

adhere to Council's Urban Agriculture Guidelines for the Private Realm and should provide maximum solar exposure, universal accessibility and provided with amenities such as, raised beds, water for irrigation, potting bench, tool storage and composting.

17. Provision of maximized tree growing medium and planting depths for tree and shrub planters to ensure long term viability of the landscape.

Note to Applicant: Underground parking slabs and retaining walls may need to be altered to provide adequate depth and continuous soil volumes. Growing mediums and planting depths should exceed BCSLA standard.

18. Consideration to explore design options that respect the City of Vancouver Bird Friendly Design Guidelines.

Note to Applicant: Refer to relevant documents -
<http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf> and
<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

19. At time of development permit application:

- (i) A full Landscape Plan for proposed landscape to be submitted. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, railings, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale.
- (ii) Section details at a minimum scale of 1/4"=1'-0" scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section details must be dimensioned and confirm depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future.
- (x) Sections (1/4"=1' or 1:50) illustrating the buildings to public realm interface facing the street, confirming a delineated private to public transition of spaces.

Note to Applicant: The section should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The location of the underground parking slab should be included in the section.

- (xi) Design development to locate, integrate and fully screen lane edge gas meters and parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.

- (xii) New proposed street trees should be coordinated with the Park Board and Engineering and noted "Final species, quantity and spacing to the approval of City Engineer and Park Board". Contact Eileen Curran (604-871-6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Cabot Lyford (604-257-8587) of Park Board regarding tree species.
- (xiii) A high-efficiency automatic irrigation system to be provided for all planters on slab and minimum of hose bibs to be provided for landscape on grade;
- (xiv) A Landscape Lighting Plan to be provided for security purposes.

Note to Applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown.

Community Activity Centre and Sanctuary

- 20. Design development to ensure that the community activity centre and Sanctuary spaces meet needs of performance and rehearsal usage by choral groups, including acoustic, lighting, HVAC, power and structural requirements for choral and cultural use.
- 21. Design development to ensure that the community activity centre and Sanctuary spaces ensure sound proofing to reduce sound transfer between adjacent rooms at STC60 levels.
- 22. Design development to ensure that Sanctuary's resonant and warm quality of sound is maintained or improved, to meet needs of performance and rehearsal usage by choral groups.
- 23. Design development to enhance choral usage of the Sanctuary including maintaining, at minimum, a seating capacity of 350.

Engineering

- 24. Development of a transportation management plan for events to provide guidance for how circulation, parking and pick up and drop off activity will be managed for large and ongoing events including concerts and rehearsals.

Note to Applicant: Church, cultural and community events can result in traffic congestion and parking issues along neighbouring streets. These activities require management by the church or representative to mitigate negative impacts on neighbours. Along with the transportation management plan the church should identify a neighbourhood liaison (i.e. webpage contact) that is available for follow up and feedback for residents. The transportation management plan would be posted on the church webpage and is intended to provide a commitment to neighbours regarding ongoing management of impacts related to events hosted at the church facilities.

25. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and 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.
26. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
27. Provision of a Landscape Plan that reflects the off-site improvements sought by this rezoning.
28. Delete what appears to be sidewalk that extends from the lane beyond the Vine Street property line and into the lane entry from public property.
29. Provision of a 1'-6" (0.46m) sod grass strip between the sidewalk and any proposed planting in the back boulevard.
30. Provision of any required Class B bicycle parking to be located fully on private property.

CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

1. Consolidation of Lots 19-22, Lot 23 Except the West 15 Feet, The West 15 Feet of Lot 23 and Lots 24-26, all of Lot 5, Block 16, District Lot 526, Plan 3646 to create a single parcel.

2. Provision of an off-site parking agreement, which will include a Section 219 Covenant and Statutory Right-of-Way (SRW) to provide social housing residents, church and activity centre user access to the parking provided on the east site.
3. 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.
 - (i) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands, sprinkler demand, hydrant load, and domestic water demands to determine if water main upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
 - (ii) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. The current application lacks the details to determine if sewer main upgrading is required. Please supply project details including floor area, projected fixture counts and other details as required by the City Engineer to determine if sewer system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any sewer system upgrading that may be required.
 - (iii) Provision of a report or management plan by a registered professional demonstrating that post development storm water runoff flowrate will be less than or equal to current site run-off. Legal arrangements may be required to ensure on-going operations of certain stormwater storage systems.
 - (iv) Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features. In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility

network to accommodate this development will require approval by the Utilities Management Branch.

Note to Applicant: Please ensure that in your consultation with B.C. Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

- (v) Provision of upgraded street lighting and new pedestrian lighting on the north side of 45th Avenue directly adjacent to the west and east sites to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required.
- (vi) Confirmation that any relocated wood poles in the lane adjacent the sites will not impact existing lane lighting, should any relocated pole include lighting impacts, upgrading of the lane lighting to current standard will be required.
- (i) Provision of a 6 ft., (1.83 m) CIP broom finish concrete sidewalk with saw cut joints on 45th Avenue adjacent both sites and on both sides of Yew Street between 45th Avenue and the lane north of 45th Avenue
Note: retention of the existing front boulevard widths is required.
- (ii) Provision of a 6 ft. (1.83 m) CIP broom finish concrete sidewalk with saw cut joints on the east side of Vine Street between 45th Avenue and the lane north of 45th Avenue and a minimum 5 ft. (1.53 m) sod grass front boulevard.
- (iii) Provision of new concrete curb ramps and curb returns at the northeast corner of 45th Avenue and Vine Street and northwest and northeast corners of 45th Avenue and Yew Street to current standards.
- (iv) Provision of commercial concrete lane crossings and new curb returns at the lane entries on the east side of Vine Street at the lane north of 45th Avenue and the east and west side of Yew Street at the lane north of 45th Avenue.
- (v) Provision of speed humps in the lane north of the 2100 and 2200 blocks of West 45th Avenue.
- (vi) 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.
- (vii) If not already paid with the rezoning of 2165-2195 West 45th Avenue, provision of up to \$100,000 for traffic calming measures to reduce traffic impacts from the redeveloped lands to the 45th Avenue Bikeway. Improvements to be determined within 2 years of final building

occupancy but work to completed at the discretion of the General Manager of Engineering Services.

- (viii) Relocation of the existing wood pole in the lane that blocks access to the proposed loading is required. Provision of written confirmation from all utility companies, including any City of Vancouver utilities that use the pole are required.
- (ix) Provision of street trees adjacent the site where space permits.

Housing

4. Make arrangements to the satisfaction of the General Manager of Community Services and the Director of Legal Services to enter into a Section 219 Covenant and Housing Agreement securing 32 social housing units, for 60 years or life of the building, whichever is greater, subject to the following additional conditions in respect of those units:
 - (i) That none of the social housing units may be separately sold;
 - (ii) That the social housing units will be will be legally and beneficially owned by a single legal entity that is a non-profit corporation, a non-profit co-operative association, or by or on behalf of the City of Vancouver, the Province of British Columbia, or Canada 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;
 - (iii) That at least 11 units (34%) are to be occupied by persons eligible for income assistance or a combination of basic Old Age Security pension and Guaranteed Income Supplement and are renting at the shelter component of income assistance;
 - (iv) That 11 units (34%) are to be occupied by households with incomes below the housing income limits as set out in the current "Housing Income Limits (HILS)" table published by the British Columbia Housing Management Commission or equivalent publication, at a rent which is no more than 30% of household income, and meets all other applicable preconditions in order to comply with the development cost levy exemption provisions for social housing under the Vancouver Charter;
 - (v) Allocation of any surplus revenue from the social housing units will be towards the maintenance of the new buildings and heritage church as well as various charitable and cultural programs that Dunbar Ryerson United Church supports; and
 - (vi) Such other terms and conditions as the General Manager of Community Services and the Director of Legal Services may in their sole discretion require.

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

5. Provision of a draft Operations Management Plan (OMP) by the owner to the satisfaction of the General Manager of Community Services that addresses key issues including, but not limited to:
 - (i) Process to identify and select an experienced non-profit operator that will manage the social housing units and work with the church to develop resident selection and reporting and monitoring processes.
 - (ii) Building operations and capital asset management in respect of the social housing units.
 - (iii) Allocation of any potential surplus rental revenue.

Note to Applicant: The final OMP is to be submitted by the non-profit housing operator and will be required prior to the issuance of the occupancy permit.

Community Use Agreement

6. Dunbar Ryerson United Church enter into a Community Use Agreement with the City of Vancouver which will include the following:
 - (i) Requirements for the design and construction of Shared Amenity Space in the development, to be designed to the satisfaction of the Managing Director of Cultural Services, to a standard appropriate for cultural and community non-profit use;
 - (ii) a Statutory Right of Way, to secure access to the Shared Amenity Space for community and cultural users, as specified in (i) and generally as described in this report, at nominal cost and for the life of the building; and
 - (iii) a Section 219 Covenant to secure the community availability of the Shared Amenity Space to the satisfaction of the Managing Director of Cultural Services, that includes the equivalent of three days a week (one day is equal to 12 hours) access to each of the programming spaces in the Shared Amenity Space to cultural and community non-profit organizations on a cost recovery basis, prioritizing access for pre-existing community, choral and music group users and their pre-existing schedules. The Section 219 Covenant will also secure access to the dedicated storage for cultural groups. Users are responsible for direct costs related to use of the Shared Amenity Space, and may be charged for set-up or cleaning associated with the events on a cost recovery basis, but may not be charged for rent. Use of the sanctuary is to be considered as an alternative to the proposed multipurpose rooms.

Right of First Refusal and Option to Purchase

7. The City's requirement is that the social housing remains owned by a non-profit corporation, by a non-profit co-operative association, or by or on behalf of the City, the Province of British Columbia, or Canada for the duration of the Housing Agreement and is continuously operated as social housing as will be required by the Housing Agreement. The City's requirement is also that community activity centre is owned and operated by the Dunbar Ryerson United Church, a non-profit affiliate thereof or other non-profit entity acceptable to the City and that the use of the Shared Amenity Space in the community activity centre is made available as required by the Community Use Agreement.

In addition to the Housing Agreement and Community Use Agreement, the City's requirements are to be secured on title to the West Site as a Right of First Refusal and Option to Purchase agreement, with an assignment clause, on terms and conditions satisfactory to the Director of Legal Services. The Option to Purchase will provide that should the owner of the social housing breach the terms and conditions of the housing agreement or should the owner of the community activity centre breach the terms of the Community Use Agreement, or should the owner provide notice of its intention to sell (which will be required by the agreement) either the social housing or community activity centre to an entity other than the Dunbar Ryerson United Church or a non-profit affiliate thereof or other non-profit entity acceptable to the City at net book value, then the City will have the option to purchase the community activity centre or social housing, as the case may be, at a nominal price (\$10.00), noting that an air space subdivision of the West Site to effect such transfer will also be required. The Option to Purchase would include access to any associated parking for either the social housing or shared amenity space through the statutory right-of-way (SRW) and Section 219 Covenant described in condition (c) 2.

Heritage

8. Enactment of the by-law to designate the Dunbar Ryerson United Church at 2205 West 45th Avenue, which is listed on the Vancouver Heritage Register in the 'A' evaluation category, as protected heritage property.
9. The owner(s) of Dunbar Ryerson United Church at 2205 West 45th Avenue will enter into a Heritage Restoration Covenant (Section 219 Covenant) which provides for the protection of the heritage building from damage during construction and completion of the agreed upon rehabilitation work, and related matters, and that agreement will be registered on title, all to the satisfaction of the Director of Legal Services and the Director of Planning. The agreement is to be signed by the owner(s) prior to enactment of the Heritage Designation By-law to the satisfaction of the Director of Legal Services.

Note to Applicant: Please contact James Boldt in the Heritage Group at james.boldt@vancouver.ca regarding the heritage requirements.

Soils

10. If applicable:

- (i) Submit a site profile to Environmental Services (Environmental Protection);
- (ii) 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 As required by the Manager of Environmental Planning 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
- (iii) 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 on the site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been provided to the City.

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 registered 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 sites 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.

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.

* * * * *

**2165-2195 West 45th Avenue (East Site)
DRAFT CONSEQUENTIAL AMENDMENTS**

DRAFT AMENDMENTS TO THE SUBDIVISION BY-LAW NO. 5208

A consequential amendment is required to delete Lot 16-22, all of the West Part of Lot 6, Block 16, District Lot 526, Plan 3870; PIDs: 012-089-664, 012-089-672, 012-089-681, 012-089-699, 012-089-702, 012-089-711, 012-089-729 respectively from the RS-5 maps forming part of Schedule A of the Subdivision By-law.

DRAFT AMENDMENTS TO THE PARKING BY-LAW NO. 5059

**Schedule C
CD-1 District Parking Requirements**

Address	By-law No.	CD-1 No.	Parking Requirements
2165-2195 West 45th Avenue	()	()	Parking, loading and bicycle spaces to be in accordance with by-law requirements, except that there must be: (a) 1 Class A loading space to be provided. (b) Parking is to be provided at the discretion of the Director of Planning in consultation with the General Manager of Engineering Services.

* * * * *

2205-2291 West 45th Avenue (West Site)
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SUBDIVISION BY-LAW NO. 5208

A consequential amendment is required to delete Lots 19-22, Lot 23 Except the West 15 Feet, The West 15 Feet of Lot 23 and Lots 24-26, all of Lot 5, Block 16, District Lot 526, Plan 3646; PIDs: 012-423-734, 012-423-742, 012-423-751, 012-423-769, 012-423-882, 012-423-891, 012-423-912, 012-423-777 and 016-125-631 respectively from the RS-5 maps forming part of Schedule A of the Subdivision By-law.

DRAFT AMENDMENTS TO THE PARKING BY-LAW NO. 5059

Schedule C
CD-1 District Parking Requirements

Address	By-law No.	CD-1 No.	Parking Requirements
2205-2291 West 45th Avenue	()	()	Parking, loading and bicycle spaces to be in accordance with by-law requirements, except that there must be: (a) 1 Class A and 1 Class B loading space to be provided, (b) Studio and 1 bedroom social housing be provided at a rate of 1 space for every 6 dwelling units, and (c) Parking is to be provided at the discretion of the Director of Planning in consultation with the General Manager of Engineering Services.

* * * * *

2165-2195 West 45th Avenue and 2205-2291 West 45th Avenue
ADDITIONAL INFORMATION

VANCOUVER HERITAGE COMMISSION (April 10, 2017)

2165-2195 West 45th Avenue and 2205-2291 West 45th Avenue
Ryerson United Church
VHR 'A' and Rezoning Application (CD-1)

Issues:

- Conservation of the stone church building; and
- Integration with the new Activity Centre.

Staff: James Boldt, Heritage Group

Applicant: Malcolm Elliot, Endall Elliot Associates
Alan Endall, Endall Elliot and Associates
Gordon Esdau, Dunbar Ryerson United Church
Robert Lemon, Heritage Consultant, Robert Lemon Architects

The applicant team reviewed the application and, along with staff, responded to questions. Staff noted the following correction to page two of the agenda for the project at 2165-2195 West 45th Avenue:

- The number of dwelling units for the West Site will be 32 and not 36 as listed under "Table new affordable market rental block units".

The Commission was provided with additional drawings with revisions based on feedback from the Urban Design Panel (copy on file).

MOVED by Commissioner Michael Kluckner
SECONDED by Commissioner Jan Fialkowski

THAT the Vancouver Heritage Commission, while regretting the loss of the rectory, the Edwardian house on the corner of Vine and 45th, and the tall fir trees, supports the rezoning application as presented in the original application and in the revised drawings presented in response to Urban Design Panel comments, for the restoration of the Dunbar-Ryerson United Church, 2205-2291 45th Avenue and 2165-2195 West 45th Avenue, including the application to add a 32 affordable rental unit building and a 40 market unit building on the east side of the site, as presented at its meeting on April 10, 2017, noting the following:

- the Commission encourages further design development to maintain the distinctiveness of the sloped roof of the non-market building while increasing the space between the old and new building;
- the Commission asks that consideration be given to moving the Edwardian house and the rectory off site; and
- the Commission requests consideration be given to keeping the trees on Vine Street.

CARRIED UNANIMOUSLY

URBAN DESIGN PANEL (March 8, 2017)

2165-2195 West 45th Avenue and 2205-2291 West 45th Avenue
EVALUATION: NON-SUPPORT (4-7)

Introduction: Michelle McGuire, Rezoning Planner, introduced the project as a rezoning application for two sites at the corner of Yew Street and 45th Avenue. The west site currently includes the heritage "A"-listed Ryerson Dunbar United Church and three single-family houses. The east site includes the church hall, gym and one single-family house. Sites directly to the north across the lane are zoned RM-3 and are developed with a mix of low and mid-rise residential buildings up to 12 storeys. The rezoning application sites, and sites to the west, east and south, are zoned RS-5 and are developed with single-family houses. 45th Avenue is a bike route, and further to the east and north are the Kerrisdale shopping area and the Kerrisdale Community Centre.

The rezoning application proposes to rezone both sites from RS-5 to CD-1. The proposal for the west site includes seismic upgrading, rehabilitation and protection of the heritage church with a five-storey addition on the balance of the site. The five-storey addition includes a community activity centre with choral practice and performance space, as well as 32 units of social housing with a focus on seniors. The proposed FSR is 1.73 FSR.

The east site is proposed to be developed with an eight-storey market residential development with 2.5-storey townhouses extending along 45th Avenue and four storeys along the rear lane. Two levels of underground parking are proposed which are intended to provide parking for both sites. The total number of units proposed is 40, with a proposed FSR of 2.47. The application is being considered under Citywide heritage policies and affordable housing policies that support heritage protection and delivery of affordable housing. The site is within the Arbutus Ridge/Kerrisdale/Shahnessy Community Vision area which includes consideration of projects that include heritage retention, affordable housing, and reuse or expansion of institutional sites.

There is proposed parking for 140 vehicles, and proposed bicycle parking which includes 71 spaces.

Marie Linehan, Development Planner, continued the introduction by noting that the zoning boundary is at the lane, and to the north is an RM-3 neighbourhood which permits midrise tower development of up to 12 storeys (120 ft.). The RM-3 neighbourhood is currently a mix of three-storey apartments and midrise developments with densities of generally 1.5 to 2.0 FSR. The zoning south of the lane is single-family, RS 5.

For the west lot, the proposal is to retain, restore and designate the existing Heritage A-listed stone church. The restoration work includes seismic, envelope and acoustic upgrades as well as some internal re-planning. A five-storey addition is proposed at the west side of the church for community uses to be connected to, and affiliated with, the church. Also included are 32 units of social housing.

The entry to the rental housing component is from Vine Street, and an amenity room is provided at the ground floor along with urban agriculture plots at the site edge along Vine Street. The grade rises heading north along Vine Street, so the form reads as four storeys over

a basement from the lane. The area around the front entry to the church currently serves as an informal gathering area before and after services or functions. It is proposed to extend the front porch as a kind of plinth along 45th Avenue with steps down to the sidewalk level, to provide additional porch space for church members and the public to gather.

For the east lot the proposal is to provide an eight-storey midrise at the corner, with six 2.5-storey townhouses along 45th Avenue. The townhouses are intended to pick up the rhythm of the adjacent 33 ft. single-family lots to the east. The front yard setbacks align generally with the front yards of the adjacent single-family sites.

A courtyard separation is provided to a four-storey stacked townhouse form at the rear. Ground floor units will have entry doors facing the lane and upper units accessed from a common corridor from the main core.

The entry to the midrise is from Yew Street, and common amenity space is provided at the ground level adjacent the courtyard. Pedestrian access to the underground parkade is located at the corner at Yew Street, and includes a small plaza. The treatment of the plaza is intended to reference the landscape treatment at the church site to provide a visual connection between the sites.

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

1. Does the Panel support the proposed form of development on each site including the:
 - a. Height (East lot: eight storeys; West lot: five storeys)
 - b. Density (East lot: 2.47 FSR; West lot: 1.73 FSR)
 - c. Setbacks
2. Does the proposed form of development provide a suitable transition to the adjacent RS single-family sites and RM multifamily sites across the lane, particularly at the site edges at the lane and common property line at the east lot?
3. Does the panel support the provision of outdoor amenity space at the Church site with the expanded porch along 45th Avenue as shown?

Applicant's Introductory Comments: The applicant team started by noting that the site is closing in on 100 years old, and will hopefully last for another 75.

Konning Tam, Architect, further described the architecture noting that the townhouses will have a modern expression in contrast to the heritage house. They are picking up some of the colour but are not recreating the historical aspects of the house.

The church is known for its acoustics, so special attention has been paid to maintaining this aspect. The activity centre proposed is a two-storey multi-purpose space with a glazed atrium on top. This space is intended to be flexible, and has a series of doors which can be opened or removed.

It is important to acknowledge that this is a very distinct neighbourhood and that this has influenced the height of the building. The affordable housing component has an L-shape and has been kept low. The plan is to keep a simple rectal-linear form with a pitched-roof

element at the southern portion of the affordable housing to tie it in with the church. There is also a generous setback off the church which hosts bicycle parking.

An attempt has been made to maintain the single-family character along 45th Avenue in order to ease the transition to the higher forms. Trees and front-porch-like spaces are used to achieve this. An attempt has also been made to activate the lane with some protected outdoor amenity space.

This project is targeting LEED Gold.

The applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Give the church more breathing room as the centrepiece of the urban realm;
- Design development to provide more distinction between the church and the connection/addition;
- Relocate the tower as currently it crowds the church too much, although there is no concern with tower height;
- Setbacks should match single-family setbacks at east side; and
- Design development to the west end of the expanded church porch to make it less imposing and more in scale with neighbourhood.

Related Commentary: The panel expressed support for the height and the density, but had concerns with the form of development.

Some members felt that the proposed addition compromised the integrity of the church and suggested that the roof slope should not mimic the church roof. It was also suggested that the atrium connection to the church should be more open or wider. Some suggested creating a separation through a courtyard or colonnade. One member noted a six-storey height (with appropriate setbacks) could be considered for the activity centre and social housing addition at the lane to facilitate a wider break between the church and the addition.

Some members felt that the overall distribution of massing over the two sites should be reconsidered and that the tower should be relocated to the church site, as the highest element in the neighbourhood, and to keep a lower profile at the east block. Others noted that consideration could also be given to setting the tower further back on the east site to improve its relationship to the church. Some felt that support could be lent to a taller building (12 storeys). It was suggested to consider a lighter expression of the mass at the upper levels of the tower.

There were concerns about the transition on the east site to the adjacent single-family house. It was felt that the side setbacks should match the single-family requirements. The townhouses look like they jut out more than the residences as well. More space should be given the adjacent house, and the corridor could be softened with landscape. There were concerns about the livability of studio units on the west site that only have sliding doors facing north; more consideration should be given to improving daylighting of these spaces.

One member suggested reducing the setback at the lane and widening the courtyard to provide more amenity for the east site. There were varying comments on the roof form of the townhouses, some suggested pitched roofs were not necessary and a modern form could also fit with the neighbourhood.

It was suggested that public art should be introduced, and that church-themed art should be considered in the restoration.

There were some concerns that the expanded church porch was too stark and could be softened with landscape.

It was suggested to review the sustainability plan and ensure it is achievable. As well, make sure that re-enforcing the masonry is a part of the seismic upgrade as that will be a key component to seismic success.

Applicant's Response: The applicant team thanked the panel for their comments and consideration. The front porch can definitely use some relief, and along the front the intention is to have a continuous canopy.

The applicant noted that the other comments were understood and everything would be done in order to remain respectful to the single-family setbacks. The courtyard could possibly be widened, and a closer look will be taken at whether the slope of the roof of the addition should mimic the church roof slope. The applicant acknowledged that there is a lot going on with the sites, and they are working to balance all of these aspects. In regards to the tower position it would be nice to have more flexibility in terms of the siting, and options will be explored with regards to this.

URBAN DESIGN ANALYSIS

The following summarizes the key concerns raised by the Urban Design Panel. Staff have met with the applicant team to discuss the concerns and to ensure that the rezoning conditions in Appendices B1 and B2 can be met within the proposed height and density. The key aspects noted by the Panel as needing improvement are listed below, as well as the design response.

PANEL'S CONSENSUS ON KEY ASPECTS NEEDING IMPROVEMENT

1. Give the church more breathing room as the centrepiece of the urban realm:

A rezoning condition has been included to increase the separation between the existing church and the proposed (west) addition by widening the glazed atrium connection and reconsidering its' roof profile. A rezoning condition also requires provision of a larger (south) setback to the midrise tower at the corner of the east site to maintain pedestrian-level views to the church along 45th Avenue.

2. Design development to provide more distinction between the church and the connection / addition:

It was suggested that the roof of the addition should not be sloped to match the church roof. Staff are satisfied that the roof forms can match, with a rezoning condition to further emphasize the atrium break between the two components and avoid the appearance of a single continuous monolithic roof form. A condition of rezoning also requires further design refinement to provide a contemporary architectural character for the addition, distinct from the historical character of the church. It is noted that the Vancouver Heritage Commission also expressed support for the sloped roof as more distinctive and preferable to a flat roof, which may read as a more 'generic' apartment building typology.

3. Relocate the tower as currently it crowds the church too much, although there is no concern with tower height:

Staff have reviewed and considered the suggestions for alternate locations for the midrise tower component, including to the west of the existing church.

The tower location on Yew Street opposite the church optimizes a sense of separation between the two components by taking advantage of the landscaped setbacks at Yew Street for both buildings, in combination with the 66 ft. street right of way, to achieve a spatial separation of approximately 96' and 'breathing room' for the church.

The location at the corner of Yew Street and 45th Avenue is internal to the two-site redevelopment and allows for the provision of a more gradual transition (in the form of the 2.5 storey townhouses) to the adjacent single-family streetscape along 45th Avenue.

Relocating the tower to the church site at the western edge of the overall redevelopment would further crowd the church, and provide no transition to single-family sites across Vine Street.

Therefore, staff are supportive of maintaining the proposed location of the midrise tower at the corner of Yew Street and 45th Avenue at the east site.

4. Setbacks should match single-family setbacks at east side:

A rezoning condition has been included for the row houses to match the setbacks of the adjacent single-family streetscape at the east side. The existing house to the east has a nonconforming side yard of 2 ft., noting that a 4 ft. side yard is required. The rezoning condition requires a 6 ft. setback on the subject property to offset the lesser setback at the single-family site, for a combined separation of 8 ft..

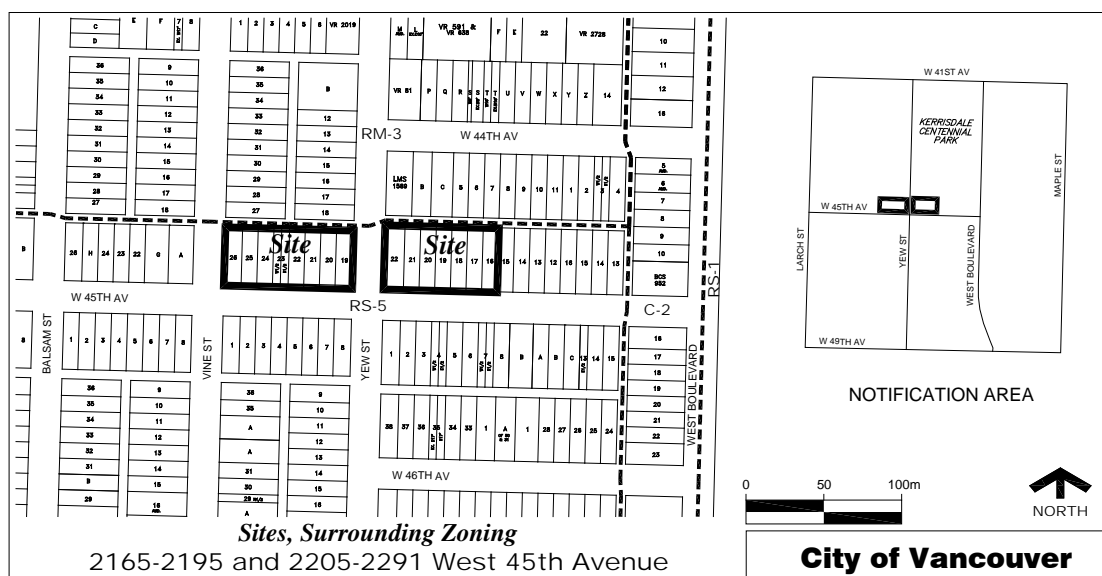
5. Design development to the west end of the expanded church porch to make it less imposing and more in scale with neighbourhood:

The expanded porch provides a connection between the new and old components of the project, creating a sense of invitation and opportunities for social interaction and community engagement (seat steps, community table, etc.). A rezoning condition has been included to soften the expanded porch by introducing additional landscaped areas, noting that the design intent to provide an engaging, interactive and multi-purpose edge along 45th Avenue is supported.

PUBLIC CONSULTATION SUMMARY

Public Notification

A rezoning information sign was installed on the site on February 14, 2017. A community open house was held on February 27, 2017. A total of 2,647 notifications were distributed within the neighbouring area on or about February 14, 2017. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).



February 27, 2017 Community Open House

A community open house was held from 5:00-8:00 pm on February 27, 2017, at Dunbar Ryerson's Memorial Centre, 2195 West 45th Avenue. Staff, the applicant team, and a total of approximately 432 people attended the Open House.

Public Response

Public responses to this proposal have been submitted to the City as follows:

- In response to the February 27, 2017 open house, a total of 294 comment sheets were received from the public.
- A total of 201 letters, e-mails, online comment forms, and other feedback were received from the public.

Total notifications	<div style="width: 100%;"></div>	2647
Open House attendees	<div style="width: 16.3%;"></div>	432
Comment sheets	<div style="width: 11.1%;"></div>	294
Other feedback	<div style="width: 7.6%;"></div>	201

Below is a summary of all feedback received from the public by topic, and ordered by frequency:

Comments of Support:

- **General support (approximately 251 responses):** Respondents expressed general support for the rezoning application.
- **Church retention, heritage and seismic improvements (approximately 97 responses):** Respondents expressed support for the application's proposed retention and improvement of the church site and facilities, particularly the seismic upgrades.
- **Choir concert space (approximately 84 responses):** Respondents expressed support for the retention and upgrade of Ryerson Dunbar church's choir concert space, noting that the space is a world class facility that has served the Metro Vancouver region for decades. Respondents identified the choir space as a key benefit of the rezoning application.
- **Community benefit (approximately 83 responses):** Respondents indicated that the proposed development would benefit the Kerrisdale neighbourhood and community.
- **Inclusion of affordable rental housing units (approximately 79 responses):** Respondents expressed support for the inclusion of affordable rental housing units in the proposal, noting that there is a high need in the community and Vancouver for this housing typology.
- **Overall building and project design (approximately 67 responses):** Respondents commended the overall project design, stating that the tower and townhouses were complimentary to both the church and Kerrisdale neighbourhood. Respondents praised the mix of affordable rental and market housing forms, as well as the inclusion of a dedicated community space.
- **Mix of housing forms (approximately 60 responses):** Respondents commended the mix of market and affordable rental housing units, noting that the mix promotes social inclusion and diversity.
- **City-wide and Council objectives (approximately 57 responses):** Respondents felt that the rezoning application supported some of the City and Council's strategic goals like increasing housing stock, rental housing stock and cultural spaces.
- **Density and scale (approximately 56 responses):** Respondents expressed support for the density and scale of the project, indicating that the density suited the character of the Kerrisdale neighbourhood. Respondents also indicated the need for additional density on Vancouver's westside.
- **Community and cultural space (approximately 48 responses):** Respondents expressed support for the project's community and cultural amenity, indicating that there is a dire need for community and cultural space in Vancouver.
- **Rental housing (approximately 38 responses):** Respondents expressed support for the project's rental housing component, noting that Vancouver needs to increase its

supply of rental housing.

- **Proposal responds to community concerns expressed at pre-application stage (approximately 31 responses):** Respondents felt that the application, particularly the height reduction from 12 to eight storeys, successfully responds to initial concerns raised at the pre-application stage.
- **Project approval (approximately 28 responses):** Some respondents expressed concern that the project would not be approved due to strong neighbourhood opposition.
- **Height reduction (approximately 25 responses):** Some respondent felt that the tower could be higher and stated that the reduction in height was unnecessary.
- **Housing supply (approximately 20 responses):** Some respondents indicated that the City of Vancouver needs more housing supply and supported the project for contributing to this objective.
- **Promoting inclusiveness (approximately 12 responses):** Respondents felt that, if approved, the development would promote a more socially inclusive city by introducing affordable rental housing to the west side.
- **Townhouses (approximately 8 responses):** Respondents expressed support for the inclusion of the townhouses and their general design. Respondents stated that townhouses were entirely appropriate for the existing building character of the Kerrisdale neighbourhood.
- **Ageing in place (approximately 6 responses):** Respondents felt that the proposed development would enable Kerrisdale seniors to remain in the neighbourhood after downsizing their homes.

Comments of Non-Support:

- **Traffic, congestion and safety (approximately 101 responses):** Respondents expressed concern that the development could contribute to an increase in traffic along 45th Avenue creating safety issues and increased potential for collisions. Respondents indicated that 45th Avenue is a designated bike route already suffering from congestion and high levels of traffic.
- **Height (approximately 99 responses):** Respondents considered the building too high for the context, stating that, if approved, it would be visually intrusive. Respondents made various suggestions for the maximum height appropriate for the site, ranging from exclusively townhouses to a four-storey maximum.
- **Non-support and opposition (approximately 87 responses):** Respondents felt that the rezoning application should not be approved given the various concerns raised by community members.
- **On-street parking impacts (approximately 60 responses):** Respondents stated that the proposed development would overwhelm on-street parking in the neighbourhood.

Respondents indicated that the current on-street parking is already limited and the proposed application would exacerbate the scarcity of on-street parking.

- **Loss of neighbourhood character (approximately 60 responses):** Respondents expressed concern that the proposed development would compromise Kerrisdale's character. Respondents felt that the development was incompatible with the existing RS character of the Kerrisdale community.
- **Density, massing and scale (approximately 53 responses):** Respondents felt that the project was too large overall, in terms of density, massing and scale and conflicted with the current building typology of Kerrisdale.
- **Proposal contravenes council-approved ARKS Vision (approximately 46 responses):** Respondents contended that the proposed rezoning application violates and contravenes the Council-approved Arbutus Ridge/Kerrisdale/Shaulnessy community vision, specifically the height and development site location.
- **Loss of trees and green space (approximately 36 responses):** Respondents expressed concern over the proposed development's impact on mature trees and green space along 45th Avenue.
- **Character home loss (approximately 35 responses):** Respondents expressed concern over the demolition and loss of the character houses on 45th Avenue, contending that the homes possessed significant character value for the community.
- **Construction impacts, disruption and noise (approximately 33 responses):** Respondents indicated that the development and its construction would generate excessive noise, significantly disrupting the daily lives of residents.
- **Rezoning application unnecessary (approximately 31 responses):** Respondents questioned whether the rezoning was necessary, contending that the site could be developed under the current zoning schedule. Some commentary focused on the nearby community centre, thus discounting the need for an upgraded arts and cultural space. Eight respondents felt that the church could afford the upgrades without rezoning the site.
- **Shadowing (approximately 30 responses):** Respondents expressed concern about potential shadowing from the eight-storey tower on adjacent properties across the lane and Yew Street. Respondents felt that this would decrease the livability and health of effected residents, while some respondents felt that the shadow studies were inadequate and misrepresentative.
- **Daycare and pre-school facilities (approximately 29 responses):** Respondents were disappointed that the rezoning application did not propose to replace the daycare which will be lost if the application is approved. Respondents noted that the city is in need of more daycare and pre-school facilities.
- **East site - building design (approximately 29 responses):** Some respondents felt the architectural design of the proposal is inappropriate and incompatible with the Kerrisdale context. Criticism focused on the lack of transition and step down between

the adjacent lower density areas and the proposed eight-storey tower.

- **Affordability of rental units (approximately 26 responses):** Respondents questioned whether the rental units would truly be 'affordable' and expressed concern over the length of time that the units would operate as 'affordable rental housing units'.
- **Parking inadequate (approximately 26 responses):** Respondents questioned whether the proposed quantity of parking spaces was adequate, particularly for church events and for general church access. Respondents were concerned that the proposed parking supply was inadequate, further exacerbating parking issues in the neighbourhood.
- **No community benefit (approximately 22 responses):** Some respondents felt that the rezoning application did not benefit the Kerrisdale neighbourhood, only the church congregation and the developer.
- **Precedent setting (approximately 22 responses):** Respondents expressed concern that the approval of this rezoning application would set a negative precedent for future rezoning proposals in Kerrisdale area, leading to excessive density and development.
- **Architectural design (approximately 18 responses):** Some respondents felt that the architectural design of the project was incompatible with the architectural character of Kerrisdale, specifically the use of cladding and glass.
- **Loss of recreational space (approximately 16 responses):** Some respondents lamented the loss of affordable recreational and gym space in the Kerrisdale neighbourhood, if the rezoning application were approved.
- **Community concerns unaddressed (approximately 15 responses):** Some respondents felt that their concerns were being ignored and that the rezoning application failed to address the concerns articulated at the pre-application stage.
- **Traffic study inadequate (approximately 15 responses):** Some respondents questioned the legitimacy of the consultant's traffic study since the study author was hired by the developer and failed to accurately gauge the potential increases in traffic from the development.
- **Violation of property rights (approximately 11 responses):** Some respondents felt that, if approved, the development would violate the rights of long-term property owners in the neighbourhood.
- **Health impacts (approximately 11 responses):** Some respondents expressed concern over potential health impacts, citing increased congestion and pollution from car traffic and construction.
- **Unhappy with process (approximately 10 responses):** Some respondents expressed discontent with the overall consultation process for rezoning.

- **Church membership dwindling (approximately 10 responses):** Some respondents noted that the Church's membership is shrinking and this rezoning serves as a way for the church to augment its finances, and is therefore unfair to the Kerrisdale community.
- **Decrease in property values (approximately 8 responses):** Respondents were concerned that, if approved, the development would lead to a decrease in their property values since the development would decrease the livability of Kerrisdale.
- **Lack of drop-off area and loading zone (approximately 8 responses):** Respondents criticized the rezoning application's failure to include a dedicated drop-off zone for the church.
- **Landscape plan inadequate (approximately 8 responses):** Respondents criticized the applicant's landscape plan, stating that it did not adequately supplant the trees and green space that would be lost during construction.
- **Senior's housing (approximately 7 responses):** Some respondents criticized the lack of dedicated senior's housing in the rezoning application, despite the inclusion of that policy objective in the ARKS Vision.
- **Investment properties (approximately 6 responses):** Respondents expressed concern that the properties would be purchased by foreign investors and would not be occupied.
- **CAC exemption (approximately 5 responses):** Respondents expressed concern over the CAC exemptions that the church would receive since they are a tax exempt organization.
- **Non-residents obstructing the process (approximately 5 responses):** Respondents expressed concern that non-residents were obstructing the rezoning and consultation process.
- **Privacy issues (approximately 4 responses):** Respondents expressed concern that the tower would enable residents to peer into neighbour's windows, generating privacy concerns.

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

Comments of support:

- The proposed rezoning application permits future residents to live near frequent transit.
- The proposed rezoning application supports the City's sustainability and green objectives, notably the LEED aspects of the buildings.
- The number of proposed parking spaces is adequate.
- Multifamily housing located on an arterial is a positive.
- The room design in the units is highly livable.

Comments of non-support:

- The proposed development will have a negative impact on amenities.
- The development will create a 'wind tunnel' on 45th Avenue.
- The development will lead to the gentrification of Kerrisdale.
- The architectural design of the townhouses are ill-suited to the character of the Kerrisdale neighbourhood.
- The architectural design of the church addition does not suit the character of the Kerrisdale neighbourhood.
- The rezoning application proposes too many housing units.
- The sustainability and greenness of the development was questioned.
- The Heritage designation of the church could prove to be an issue in the future.
- The Kerrisdale neighbourhood is already under fiscal strain and this will exacerbate that stress.
- The church could be empty during the construction period, leading to crime and issues in the neighbourhood.
- Kerrisdale is not the right neighbourhood for affordable housing.
- The children who reside in the affordable housing units will be discriminated against at school.
- The site should consist of a church, nothing else.
- The development will reduce church activities.

Neutral comments/suggestions/recommendations:

- The proposal should include less and/or unbundle parking.
- Affordable housing is welcome in Kerrisdale just not on this particular site.
- If approved, an archaeological report should be prepared as it is historical Musqueam territory.
- The development should include a Mobi bikeshare station on site.
- The development should include carshare parking on site.
- The development should include more handicap parking spaces.
- The front stairs of the townhomes should be removed.
- The development should include gender neutral washrooms.
- The development should include solar panels.
- The townhouses should be larger.
- There should be more three bedroom affordable rental units.
- The development should include microsuite units.

* * * * *

2165-2195 West 45th Avenue and 2205-2291 West 45th Avenue
FORM OF DEVELOPMENT

Site Plan



Elevations and Sections (West Site)



South Elevation



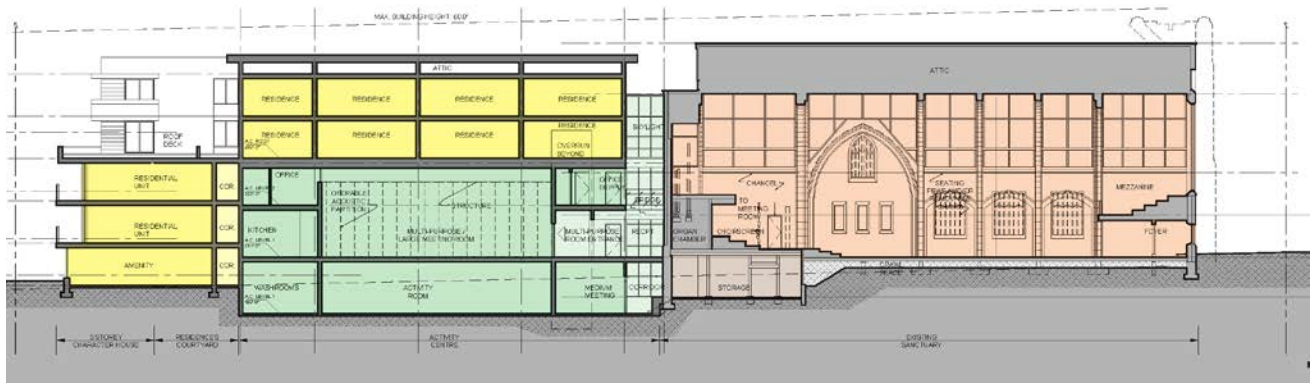
West Elevation



North Elevation



East Elevation



East/West Section

Elevations and Sections (East Site)



South Elevation



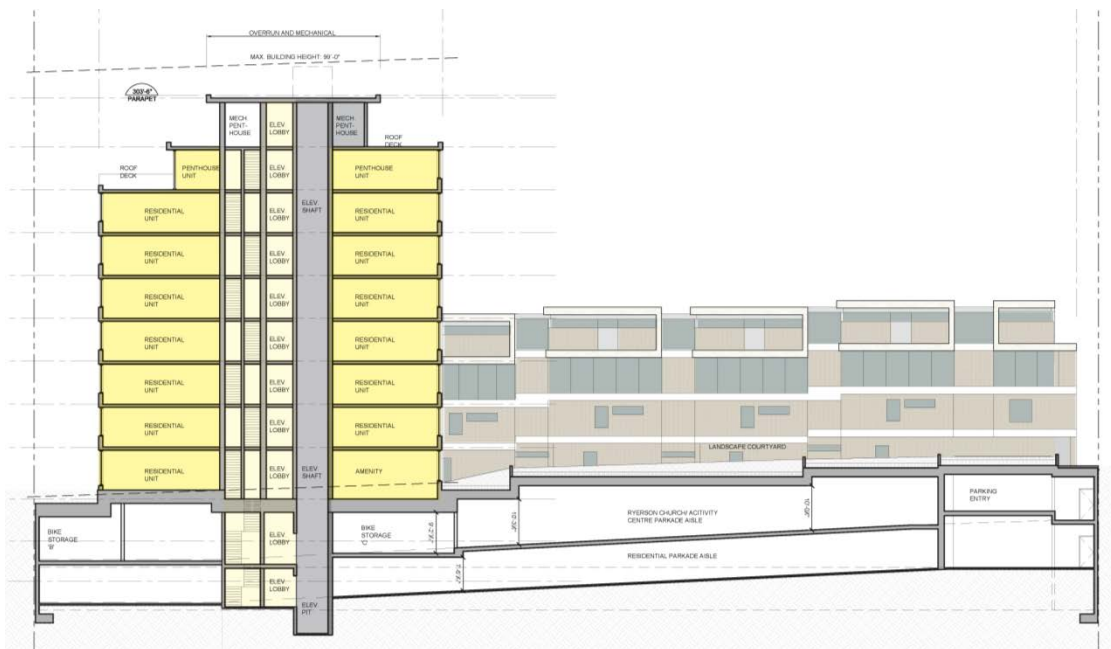
West Elevation



North Elevation



East Elevation



East/West Section

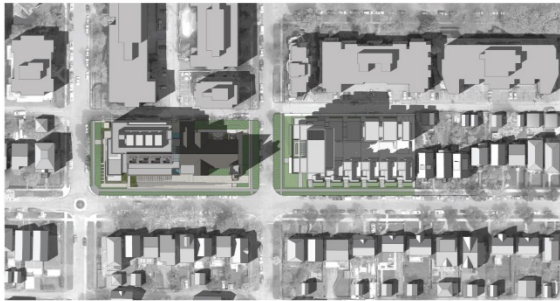
Shadow Studies



10:00 am (UTC - 8:00 hrs)



12:00 pm (UTC - 8:00 hrs)



2:00 pm (UTC - 8:00 hrs)

2165-2195 West 45th Avenue and 2205-2291 West 45th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

Development of an eight-storey residential development containing 40 residential units on the West Site (2205-2291 West 45th Avenue). Protection and rehabilitation of the heritage 'A' listed Dunbar Ryerson United Church and development of a five-storey addition containing community activity centre and 32 social housing units on the East Site (2165-2195 West 45th Avenue).

Public Benefit Summary:

The project would rehabilitate and protect the "A" listed heritage building at 2205 West 45th Avenue, provide 32 social housing units owned and operated by Dunbar Ryerson United Church and a provide a community activity centre that would be secured for choral non-profit groups. The application would also generate a DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	RS-5	CD-1
FSR West site area: 3,082.4 m ² (33,178 sq. ft.) East site area: 2,999.2 m ² (32,293 sq. ft.) Total site area: 6,081.6 m ² (66,471 sq. ft.)	0.70	West site: 1.73 FSR East site: 2.47 FSR Total: 2.10 FSR
Floor Area (sq. ft.)	46,530	West site: 57,475 sq. ft. East site: 79,802 sq. ft. Total: 137,277 sq. ft.
Land Use	Single-family residential	Multi-family residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	150,293	\$1,372,681
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		4,450,700
	Green Transportation/Public Realm		
	Heritage		5,311,100
	Affordable Housing		5,621,400
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		150,293	16,755,881

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification.
For the City-wide DCL, revenues are allocated into the following public benefit categories: Replacement Housing (36%), Transportation (25%), Parks (18%), Childcare (13%) and Utilities (8%).

2165-2195 West 45th Avenue and 2205-2291 West 45th Avenue
APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	2165-2195 West 45th Avenue and 2205-2291 West 45th Avenue
Legal Descriptions	2165-2195 West 45th Avenue - Lot 16-22, all of the West Part of Lot 6, Block 16, District Lot 526, Plan 3870; PIDs: 012-089-664, 012-089-672, 012-089-681, 012-089-699, 012-089-702, 012-089-711, 012-089-729 respectively 2205-2291 West 45th Avenue - Lots 19-22, Lot 23 Except the West 15 Feet, The West 15 Feet of Lot 23 and Lots 24-26, all of Lot 5, Block 16, District Lot 526, Plan 3646; PIDs: 012-423-734, 012-423-742, 012-423-751, 012-423-769, 012-423-882, 012-423-891, 012-423-912, 012-423-777 and 016-125-631 respectively
Developer	Dunbar Ryerson United Church and Wall Financial
Architect	Endall Elliott Associates
Property Owner	Dunbar Ryerson United Church

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	RS-5	CD-1
SITE AREA	West site: 3,082.4 m ² (33,178 sq. ft.) East site: 2,999.2 m ² (32,293 sq. ft.) Total: 6,081.6 m ² (66,471 sq. ft.)	West site: 3,082.4 m ² (33,178 sq. ft.) East site: 2,999.2 m ² (32,293 sq. ft.) Total: 6,081.6 m ² (66,471 sq. ft.)
USES	One-family Dwelling	Church, Community Hall Multiple Dwelling
FLOOR AREA	4,322.8 m ² (46,530 sq. ft.)	West site: 5,339.6 m ² (57,475 sq. ft.) East site: 7,413.8 m ² (79,802 sq. ft.) Total: 12,753.5 m ² (137,277 sq. ft.)
Floor Space Ratio (FSR)	0.70 FSR	West site: 1.73 FSR East site: 2.47 FSR Total: 2.10 FSR
HEIGHT	10.7 m (35 ft.)	West site: 18.3 m (60 ft.) East site: 30.2 m (99 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law