



REFERRAL REPORT

Report Date: December 20, 2022
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 15458
VanRIMS No.: 08-2000-20
Meeting Date: January 17, 2023

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 6151-6261 Granville Street and 1511 West 47th Avenue

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Intracorp Project Ltd., on behalf of Amica Seniors Granville Inc., the registered owner of the lands located at 6151-6261 Granville Street and 1511 West 47th Avenue [*Lots 15, 14, 13, 12, 11, 10, and 9 of Block 5 of Block 3 District Lot 526 Plan 5701; PIDs 011-086-076, 011-086-050, 011-086-033, 011-086-017, 011-085-983, 005-610-362, and 011-085-941, respectively*] to rezone the lands from RS-3 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum density from a maximum floor area of 604 sq. m to a maximum floor space ratio of 2.8 and the maximum building height from 10.7 m (35 ft.) to 27.0 m (89 ft.) and to 30.3 m (99 ft.) for the portion with rooftop amenity, to permit the development of a six-storey, 226-unit Community Care Facility – Class B, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by RHA Architects, received November 29, 2021, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

- B. THAT subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C;

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

- C. THAT Recommendations A and B be adopted on the following conditions:

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

REPORT SUMMARY

This report evaluates an application to rezone the properties at 6151-6261 Granville Street and 1511 West 47th Avenue to a CD-1 (Comprehensive Development) District to permit the development of Community Care Facility – Class B, which the applicant intends for use by seniors.

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Arbutus Ridge, Kerrisdale and Shaughnessy Community Vision (2005)
- Community Care Facility – Class B and Group Residence Guidelines (2008, last amended 2019)
- Secured Market Rental Policy (2012, last amended 2022)
- Green Buildings Policy for Rezoning (2010, last amended 2022)
- Latecomer Policy (2021)

- Community Amenity Contributions Policy for Rezoning (1999, last amended 2022)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Urban Forest Strategy (2014, amended 2018)
- Public Art Policy and Procedures for Rezoned Developments (2014, last amended 2021)

REPORT

Background/Context

1. Site and Context

The subject site is located at the north-west corner of Granville Street and 47th Avenue in the Shaughnessy neighborhood (see Figure 1). The site is comprised of seven parcels developed with detached houses. There are no tenancies on the site eligible under the *Tenant Relocation and Protection Policy (TRPP)*, which extends coverage to rental tenants. As such, a Tenant Relocation Plan is not required. The site size is 7,602 sq. m (81,827 sq. ft.), with a frontage of 143.9 m (472 ft.) along Granville Street and a depth of 52.7 m (173 ft.) along 47th Avenue.

The site is currently regulated by the RS-3 District Schedule, which describes the maximum building size as having a floor area of 604 sq. m (6,501 sq. ft.). Given this site size, this would equate to 0.08 FSR. The surrounding properties are zoned RS-1 and RS-3 and contain detached residential housing.

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

Figure 1: Location Map – Site and Context



Neighbourhood Amenities – The following amenities are within close proximity:

- *Park* – Montgomery Park is approximately 750 m away.

- *Cultural/Community Spaces* – Kerrisdale Community Centre, Ryerson United Church and the Jewish Community Centre are approximately 1.5 km away.
- *Childcare Facilities* – Trinity Baptist Church Day Care, Osler YMCA Kids Club and Maple Grove YMCA Kids Club are all within 750 m.

A small commercial node is located approximately 500 m to the north at the intersection of Granville Street and 41st Avenue. The Kerrisdale Village shopping area is approximately 1.5 km to the northwest. A local bus stop is located on the subject block and the rapid bus is located on 41st Avenue, 500 m to the north.

2. Policy Context

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

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

Arbutus Ridge, Kerrisdale and Shaughnessy Community Vision (ARKS Vision) – The *ARKS Vision* supports consideration of site-specific rezonings for institutional uses and seniors housing. The *ARKS Vision* does not set density or height limits for new buildings, and instead suggests “small developments” designed for seniors should be considered near parks, shopping, transit, and services to allow seniors to stay in the community as their housing needs change.

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

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

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

- In an existing RS or RT zone outside of recent community plan areas (excluding certain RT-zoned areas in Kitsilano and Kensington-Cedar Cottage with high proportions of heritage buildings and multiple conversion dwellings); and

- Located within a short distance from a public transit route and a local shopping area; and
- On the first full block on either side of an eligible arterial road.

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

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

Strategic Analysis

1. Proposal

The application proposes a six-storey, 226-unit Community Care Facility - Class B building, which the applicant intends for use by seniors, offering assisted living and long-term care (Figure 2). The proposal includes a floor area of 21,286 sq. m (229,120 sq. ft.), a building height of 30.3 m (99 ft.), and a FSR of 2.8. Vehicle and resident drop-off is proposed from the lane, with access to underground parking through a shared ramp from the lane (see Parking and Transportation section).

Figure 2: Aerial View Looking West from Granville Street



2. Land Use

This application proposes an institutional use, intended for seniors through a Community Care Facility – Class B, use which is consistent with the intent of the *ARKS Vision*.

A Community Care Facility – Class B use, licensed and regulated under the provincial *Community Care and Assisted Living Act* of British Columbia, is an institutional facility which provides a home for those who can no longer care for themselves and who require 24-hour access to professional nursing care. Assessment of this use is guided and informed by the

Community Care Facility – Class B and Group Residence Guidelines, the fundamental intent of which is to “support the integration of Community Care Facility – Class B and Group Residences throughout the city”, through location, form and siting.

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

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

Form of Development – The application proposes a six-storey Community Care Facility – Class B located on Granville Street, which is a primary automobile-oriented wide corridor. The scale of the building is appropriate to frame this arterial street and provide a physical transition to the lower density residential neighbourhood behind, and is in line with potential six-storey rental apartments under the *SRP*.

The proposal includes step backs on the fifth and the sixth floor, which helps minimize the scale and improves the transition to the surrounding neighbourhood. The proposed building is broken up into series of smaller building forms connected by glass bridging elements to mitigate the apparent length of the façade and to relate to the finer-grained pattern of the neighbourhood. Overall, the building form, façade composition, and preliminary materials are appropriate, contribute positively to the streetscape, and do not cause unduly negative impacts to the neighbouring properties. Staff have included rezoning conditions for refinements to the overall design to further improve the neighbourhood fit.

Amenity – The development offers common indoor and outdoor amenity space for the residents on the various floors. Green roof and rooftop outdoor amenity space are also provided (Figure 3).

Height and Density – The proposed height of 30.3 m (99 ft.) is appropriate for a six-storey institutional building to accommodate required mechanical and air handling equipment in the ceiling spaces to maintain a healthy and clean environment.

The proposed density of 2.8 FSR is commensurate with the use, site and building form. A portion of the FSR contributes to the common amenities for residents, including dining, meeting, fitness, and a theater room.

Public Realm – Public realm improvements, including increased sidewalk widths, street trees, and amenities such as bike racks and lighting will be provided. In addition to the setbacks required for the sidewalk improvements, the proposed building is set back from the street to further enhance the public realm, allow landscape planting to animate the streets, and mitigate traffic noise. Staff have included design and landscape conditions that seek to shift the underground parking structure to enable increased tree retention along the perimeter of the site. Ground-oriented units are provided with individual front entrances and patios facing the streets to improve pedestrian interest and to further enhance the residential character.

Figure 3: Site/Roof Plan

Shadowing – Due to the siting of the building at the south corner, the shadow impacts do not extend significantly beyond this block onto neighbouring sites or adjacent sidewalks. The building offers a substantial rear yard and step backs above the fourth level, which also helps to minimize shadowing to the low-density neighbourhood to the rear of the site.

Urban Design Panel – The Urban Design Panel reviewed and supported this application on March 30, 2022 (see Appendix D), with recommendations to mitigate the perceived length of the building, refine the architectural expression, and improve tree retention strategy.

Staff reviewed the recommendations of the Urban Design Panel, as well as the site-specific conditions, and have concluded that the proposal is consistent with the institutional rezoning provisions within the *Vision* which enables this application and is appropriate for the context. Staff support the application subject to further modifications outlined herein and provided in the Urban Design conditions detailed in Appendix B.

4. Parking and Transportation

The application proposes 115 vehicle parking spaces and 28 bicycle spaces. Conditions included in Appendix B require the proposal meet the requirements of the Parking By-law.

In order to create efficiencies for vehicular access, the applicant proposes that the subject site provide vehicular access to the neighbouring development to the north (6137 Granville Street and 1522 West 45th Avenue). Both properties are under the same ownership and a rezoning application for a rental residential building has been received for the adjacent site. As such, provision of a cross-access agreement with the subject site will facilitate vehicular access to these properties. See conditions in Appendix B.

5. Environmental Sustainability and Natural Assets

Green Buildings – The Green Buildings Policy for Rezoning requires that rezoning applications satisfy the green and resilient building conditions stated within the Policy. The applicant has submitted preliminary modelling strategies to meet anticipated energy & emissions and embodied carbon targets in Vancouver Building By-law, a summary of the

resilient building measures considered for the application, and a commitment to fulfil energy system sub-metering and enhanced commissioning requirements throughout the project.

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

The site contains 81 trees on-site and five City trees adjacent the site. All of the on-site trees are proposed to be removed due to conflict with the building footprint. As noted earlier, design and landscape conditions that seek to shift the underground parking structure will enable increased tree retention along the perimeter of the site. The five City trees are proposed to be retained. The landscape plan proposes nine new on-site trees. The final number of new trees will be determined through the development permit process. See Appendix B for form of development, landscape, and engineering conditions.

6. Public Input

Public Notification – A rezoning information sign was installed on the site on January 18, 2022. Approximately 788 notification postcards were distributed within the neighbouring area on or about February 3, 2022. Notification and application information, and an online comment form, was provided on the City’s *Shape Your City Vancouver* (shapeyourcity.ca/) platform. 183 individuals signed on to the webpage to view the proposal.

Virtual Open House – A virtual open house was held from February 7 to February 27, 2022 on the Shape Your City platform. The open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. A digital model was posted for online viewing.

A virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. An extended virtual open house period allowed people to ask questions regarding the proposal, which staff actively monitored and responded to publicly.

Public Response and Comments – Public input was via online questions, comment forms, by email and phone. A total of 76 submissions were received.

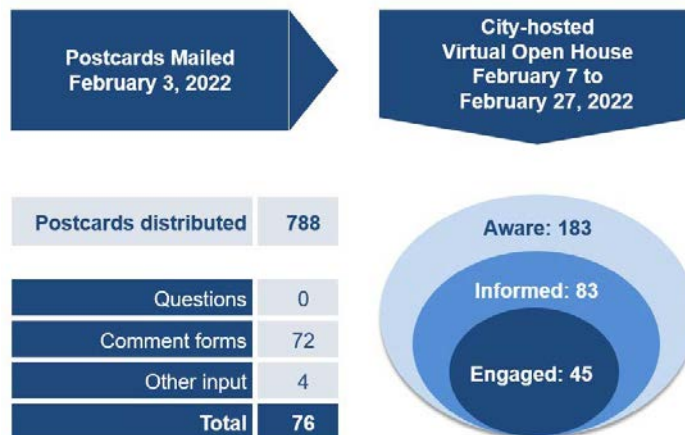
Below is a summary of feedback received from the public by topic.

Generally, comments of support fell within the following areas:

- **Height, massing, density:** The height, massing and density of this project is appropriate for the location considering it’s facing a major arterial street with transit access and is an effective use of land and space.
- **Building design:** The building is well designed and fits in well with the neighbourhood. Thought has been put into the project’s setbacks and frontage. The roof top patio is a welcome addition to the project, the entrance is located at a reasonable location and suitable for future senior residents to access.

- **Senior housing and support facilities:** The provisions for more senior housing and support facilities is strongly supported for this site as there is a dwindling supply of available housing catered for seniors. The aging population of Shaughnessy/Kerrisdale can properly age in place.
- **Housing options:** More housing options available for residents of Kerrisdale is an asset to the community.

Figure 4: Overview of Notification and Engagement



Generally, comments of concern fell within the following areas:

- **Height, massing, density:** The scale of this project goes beyond what is prescribed in the ARKS Community Vision especially the height. There is a lack of proper transition between this building and the single-family homes surrounding it. The height is a concern as it will cast shadows and impede on the privacy of neighbouring houses. The loss of the single-family home characteristic in this neighbourhood will be a devastating loss to residents.
- **Traffic and parking:** There are not enough parking spaces provided and cars from the proposed development will overflow onto the neighbouring roads and take up street parking spaces.

Increase in traffic in this area due to construction as well as when more people move into this area is a concern. Increased noise during the construction phase will be a hindrance for neighbouring residents.

- **Tree Retention:** There is a significant loss of trees on the site, many of which are mature. The trees provide privacy and buffers to the neighbourhood from Granville Street.

Response to Public Comments – Staff note the following:

- Design development conditions have been included to reduce the perceived building length and improve the architectural articulation to reflect the finer-grained scale of the residential neighbourhood.
- The City seeks to remove individual site access from major streets where there is an available lane. The vehicle access will be required to be from the lane rather than Granville Street.
- Landscape conditions have been included in order to seek increased tree retention of trees on the site. This may include a reduction of the underground parking structure in order to accommodate the retention of trees located on the perimeter of the property.

7. Public Benefits

Community Amenity Contributions – The site is subject to a fixed-rate CAC applicable to 100% institutional developments. The applicant has offered a cash contribution of \$669,270 based on the 20,682.0 sq. m (222,619 sq. ft.) increase in allowable floor area and the target rate applicable to this application.

The cash CAC from this rezoning application will be allocated to support delivery of public benefits in and around the Arbutus Ridge, Kerrisdale and Shaughnessy area. Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget process.

Development Cost Levies – This site is currently subject to both City-wide and Utilities DCL. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage.

Based on the rates in effect as of September 30, 2022 and the proposed 21,286.0 sq. m (229,120 sq. ft.) of institutional floor area subject to commercial rates, DCLs are estimated to be \$5,654,682.

Public Art Program – The application is subject to a public art contribution is estimated at \$453,658. The contribution will be calculated on the floor area at the development permit stage. Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget).

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

FINANCIAL IMPLICATIONS

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

CONCLUSION

Staff review of the application has concluded that the proposed land use, form of development, height and density are consistent with the intent of the *Arbutus Ridge/Kerrisdale/Shaghnessy Community Vision*. The proposal would supply 226 community care units, which the applicant intends for use by seniors.

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

* * * * *

**6151-6261 Granville Street and 1511 West 47th Avenue
PROPOSED CD-1 BY-LAW PROVISIONS**

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Uses

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted in this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Institutional Uses, limited to Community Care Facility - Class B; and
 - (b) Accessory Uses customarily ancillary to the above use.

Floor Area and Density

- 4.1 Computation of floor area must assume that the site area is 7,602 m², being the site area at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 4.2 The floor space ratio for all uses combined must not exceed 2.8, except that the floor space ratio of all floors at or above finished grade shall not exceed 2.53.
- 4.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:

- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of these exclusions must not exceed 12% of the floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof decks, if the Director of Planning considers the impact of privacy and outlook;
- (c) floors or portions thereof that are used for:
 - i. off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - ii. bicycle storage, and
 - iii. heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;
- (d) entries, porches and verandahs if the Director of Planning first approves the design;
- (e) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit; and
- (f) all storage area below base surface for non-dwelling uses.

Building Height

- 5.1 Building height, measured from base surface, must not exceed 27.0 m.
- 5.2 Despite section 5.1 of this by-law and section 10.1 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed 30.3 m.

Horizontal Angle of Daylight

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

- 6.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 6.4 The plane or planes referred to in section 6.3 above must be measured horizontally from the centre of the bottom of each window.
- 6.5 An obstruction referred to in section 6.3 above means:
- (a) any part of the same building excluding permitted projections; or
 - (b) the largest building permitted on any adjoining site.
- 6.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if:
- (a) the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines; and
 - (b) the minimum distance of unobstructed view is at least 3.7 m.

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**6151-6261 Granville Street and 1511 West 47th Avenue
CONDITIONS OF APPROVAL**

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by RHA Architects, received November 29, 2021, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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

Urban Design

1.1 Design development to mitigate the massing and the perceived length of the building and increase visual/physical porosity through the site to support transition to the residential neighbourhood, as follows:

- (a) Reduce the apparent massing of the bridging elements;

Note to Applicant: This may be accomplished by providing substantial setbacks for portions of the bridging elements above the level four.

- (b) Enhance the depth and width of entry courtyards to further separate and distinguish the building masses;
- (c) Provide further vertical relief on rear façade to strengthen the separated masses and minimize the perceived building length;
- (d) Improve building articulation through architectural details, materiality, and colors to reference the finer-grained scale of the residential neighbourhood;

Note to Applicant: This may be accomplished by the following strategies, or other measures to the satisfaction of Director of Planning. Commentary of the Urban Design Panel should be considered. A commensurate reduction in density is expected.

1.2 Design development to provide improvements to the public realm interface along Granville Street and the lane, as follows:

- (a) Reduce the extent of the parkade, where possible, to allow for green infrastructure strategies, soil retention and increased planting space;

Note to Applicant: Refer to Landscape condition 1.8.

- (b) Parking ramp and all exit stairs should be well integrated into the overall appearance and form of the building and allow for the optimization of the available open outdoor space;
- (c) Provide enhanced entry courtyards with landscape design to add interest and promote an active and engaging public realm along Granville Street.

Note to Applicant: Refer to Urban Design condition 1.1(c) and Landscape condition 1.9.

- (d) Improve the identification and prominence of building entries from Granville Street;

Note to Applicant: Refer to Urban Design condition 1.1(c).

- (e) Consideration to provide more “active” uses at the ground level along the streets in order to achieve street activation;

1.3 Design development to ensure high quality materials and level of detailing.

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

1.4 Design development to maintain a green roof as proposed and outlined in the Roof-Mounted Energy Technology and Green Roofs administrative bulletin.

Note to Applicant: Refer to Landscape condition 1.11 for required urban agriculture.

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

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

Crime Prevention through Environmental Design (CPTED)

1.6 Provisions for Crime Prevention Through Environmental Design (CPTED) including:
(a) particular regard for mischief in alcoves and vandalism such as graffiti; and
(b) encouraging natural visual surveillance.

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

1.7 Design development to improve visibility and security in the underground parking in accordance with the Parking By-law including:
(a) overhead lighting and step lights at exit stairs and doors;

- (b) 24 hour lights and walls painted white; and
- (c) visibility at doors, lobbies, stairs and other access route.

Landscape Design

- 1.8 Design development to mitigate the loss of site trees and meet the intent of the Urban Forest Strategy by design analysis and exploration of ultimate tree retention on site;

Note to Applicant: Revisions are required to the underground parkade to be able to retain as many viable trees on site as possible. Consult with the arborist for recommendation of best practices and to achieve a retention strategy and rationale for the best and healthiest trees, while adapting the architectural footprint and parkade to accommodate tree retention. A revised arborist report should be submitted, to provide assurance of tree viability, secure development and full growth into the future. Refer to Urban Design condition 1.2

- 1.9 Design development to improve public realm interfaces at Granville Street and at lane by the following:

- (a) Expanding programming to enhance and activate entry courtyard spaces to be more inviting and usable by means of landscape features such as protected seating, buffer planting, etc.
- (b) Adding substantially more soft landscape around all common entry areas, to accent and soften them.

Note to Applicant: Refer to Urban Design condition 1.2.

- 1.10 Design consideration to provide a looped path system within landscaped secure courtyard with a focal points of interest integrated into design,

Note to Applicant: Ensure main outdoor paths are wide enough and suitable for different uses and abilities.

- 1.11 Design consideration to maintain Green Roof and outdoor amenity space at roof level;

Note to Applicant: Add notations to confirm percentages of intensive or extensive green roofs on proposed roof tops, to meet the green roof requirements. (Minimum 25% of the roof area for an intensive green roof or 50% for an extensive green roof). Refer to Urban Design condition.1.4

- 1.12 Provision of large size replacement trees on grade and off parkade slab;

Note to Applicant: This intends to make up for the canopy and biomass loss of large significant trees on the site and can be achieved by increasing the calliper sizes of some of the proposed replacement trees (minimum 8cm caliper).

- 1.13 Design development to improve the sustainability strategy, by the following:

- (a) Provide high quality materials to all landscape areas for durability into the future;
- (b) Add vines to any large blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular "green wall" systems); and

(c) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots.

1.14 Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:

- maximize natural landscape best management practises;
- minimize the necessity for hidden mechanical water storage;
- increase the amount of planting to the rooftop areas, where possible;
- use permeable paving;
- employ treatment chain systems (gravity fed, wherever possible);
- use grading methods to direct water to soil and storage areas;

Note to Applicant: Refer to the City of Vancouver Integrated Rainwater Management Plan (I.R.M.P), Vol.1 & 2 for further information. A consulting engineer (subject matter expert) will need to be engaged and early phase soil analysis will be needed. Further comments may be outstanding at the development permit stage.

1.15 Provision of plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:

- detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets;
- a separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones;
- an overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.

Note to Applicant: the sustainable summary water balance calculations assume soil volumes are capable of receiving rainwater are only valid if water is directed from hard surfaces to infiltration zones.

1.16 Provision of a detailed Landscape Plan illustrating soft and hard landscaping;

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

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

dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

- 1.18 Provision of an outdoor Lighting Plan;
- 1.19 Confirmation of viability for adequate maintenance into the future by the following:
(a) provision of maintenance access from common areas for all planted areas; and
(b) provision of a permanent automatic high-efficiency irrigation system for all planted areas, confirming the irrigation and maintenance of planting into the future beyond the establishment period.

Note to Applicant: On the plan, illustrate irrigation connection points and hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed. Hose bibs are requested to encourage patio gardening and hand watering on private patio and amenity decks.

- 1.20 Provision on landscape drawings of landscape features intended to create bird friendly design;

Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of landscape features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at: <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.)

Sustainability

- 1.21 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezoning (amended May 18, 2022) located here <https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf>.

Note to Applicant: Refer to the most recent bulletin Green Buildings Policy for Rezoning – Process and Requirements.

Social Policy

- 1.22 Provision to include passenger drop-off area located in close proximity to main entrance. The covered entry should be large enough to accommodate emergency vehicles, HandyDart and leisure buses.
- 1.23 Provision for the main entrance on Granville Street to be recognizable and accessible to visitors approaching from Granville Street with easy access to internal reception and/or greeting area.
- 1.24 Provisions to ensure common corridors are differentiated in appearance, accessible and wide enough to allow residents and visitors to pass each other unimpeded.

Note to Applicant: Corridors should be wide enough to accommodate two walkers/wheelchairs to pass each other unimpeded.

- 1.25 Ensure main outdoor paths are wide enough for two users either walking or in wheelchairs to pass easily. Incorporate a simple looped path system in secure courtyard area to lead users along a journey of interesting focal points. Provide level walking surface with minimal glare, slip resistant treatment. Edge paving will support way finding and assist residents in staying on the hard surface. Handrails should be incorporated for those who are unsteady on their feet. Residents will have a habit of using handrails or walkers indoors and a continuation of that design element and physical support will allow them to be more confident going outdoors.
- 1.26 Consideration of a 'family room' space: a private area for any family visiting from a remote location due to a residents' illness or passing. This space should include furnishings that adjust for overnight stays including a television and internet access.
- 1.27 Provision of an operating plan, which must include, but may not be limited to information on details such as the following:
- anticipated resident profile (target market);
 - proposed tenure of the units, i.e., rental, strata-title, or mix;
 - meals service;
 - other services provided on site;
 - how the common spaces will be used and programmed; and
 - staffing, in particular, how 24 hour on-site emergency response and evacuation of non-ambulatory residents will be achieved.

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

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

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

Engineering

- 1.29 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 & 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.
- 1.30 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
- 1.31 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.
- 1.32 This Development site has been identified as being adjacent the Major Road Network (MRN), as defined under the South Coast British Columbia Transportation Authority Act (<https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement> [translink.ca]) on one or more frontages. Potential impacts to the road network due to site specific construction activity must be reviewed for all sites proposing street use outside of currently regulated zone limitations. A Construction Management Plan must be submitted directly to Translink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum 8 weeks prior to any construction activity.

Note to Applicant: The City of Vancouver and Translink have authority over the MRN as it relates to carrying out construction works on a City Street that is designated as a MRN.
- 1.33 Review of the parking and loading design considering vehicle and truck turning movements and identification of vehicle turning swaths considering the following:
 - (a) maneuvering diagrams for the Class B passenger loading spaces on Level P1;
 - (b) maneuvering diagrams for all the Class B loading spaces at grade;
- 1.34 Confirmation that gates/doors are not to swing more than 0.3 m (1.0 ft) over the property lines or into the SRW area.
- 1.35 Provision of a landscape and site plan that reflect the improvements to be provided as part of the Services Agreement. Remove all landscape and curb encroachments from the lane;

- 1.36 Design development to improve access and design of loading spaces and demonstrate compliance with the Parking and Loading Design Supplement by performing the following:
- (a) provision of convenient, internal, stair-free loading access to/from all site uses;
 - (b) minimum 3.5 metre vertical clearance to be provided for access and maneuvering for Class B passenger spaces on Level P1;
 - (c) provision of a 4.0m x 3.0m landing area extending beyond the head of Class B passenger spaces;
 - (d) provision of required load throats for Class B passenger spaces;
 - (e) provision of 4.0m width for the first Class A passenger space, and 2.9m parking space width for the subsequent Class A passenger spaces;
- 1.37 Design development to improve the parkade layout and access design and demonstrate compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services:
- (a) improved interface of the parkade access by performing/ensuring the following:
 - i. modification of the site vehicle access to provide the parking ramp entirely on the site;
- 1.38 Provision of the following information as part of the drawing submission at the development permit stage to facilitate a complete Transportation review:
- (a) a complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided;
 - (b) all types of parking and loading spaces individually numbered, dimensioned, and labelled;
 - (c) dimension of any/all column encroachments into parking stalls;
 - (d) identification of all columns in the parking layouts;
 - (e) dimensions for typical parking spaces;
 - (f) dimensions of additional setbacks for parking spaces due to columns and walls;
 - (g) dimensions of maneuvering aisles and the drive aisles at the parkade entrance and all gates;

- (h) section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates;

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

- (i) areas of minimum vertical clearances labelled on parking levels;
- (j) design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances;

Note to Applicant: The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.

- (k) indication of the stair-free access route from the Class A bicycle spaces to reach the outside;
- (l) existing street furniture including bus stops, benches etc. to be shown on plans; and
- (m) the location of all poles and guy wires to be shown on the site plan.

1.39 Provision of a draft final Rainwater Management Plan (RWMP) to be submitted to clearly indicate how the onsite system achieves the following:

(a) General Requirements

- i. Provision of post-development site plan(s) that includes the following:
- proposed service connections to the municipal sewer system;
 - location and labels for all proposed rainwater management practices;
- ii. Ensure best management practice and requirements are adhered to for the design of the proposed rainwater management system which includes drainage by gravity to the receiving system for flow attenuation and overflow purposes.

(b) Volume Reduction

- i. Provision of a grading plan to support the proposal of grading hardscapes into adjacent landscaping. Coordination with the landscape architect for soil storage capacities will be required to support this proposal.

Note to Applicant: Provide a soil depth plan in the Landscape drawings to support the use of landscaped areas for rainwater retention.

(c) Water Quality Target

- i. Provide information on how the water quality requirement will be achieved on this site, as water quality treatment is required for the first 24 mm (~70% annual average rainfall) of all rainfall from the site that is not captured in Tier 1 or Tier 2 practices and 48 mm (~90% annual average rainfall) of treatment is required for high traffic areas. For the DP submission, the following should be included for review for all proprietary devices:
 - Product Name and Manufacturer/Supplier
 - Total area and % Impervious being treated
 - Treatment flow rate
 - Supporting calculations to demonstrate adequate sizing system based on the contributing drainage area.
 - Include discussion of the specified treatment device's % TSS removal efficiency certification by TAPE or ETV.
 - Location of device in drawing or figure in the report.

Note to Applicant: If the majority of the site ($\geq 60\%$) is routed to appropriately sized landscape areas prior to draining to a water quality treatment unit, then a "pretreatment" unit certified by Washington State's TAPE program may be proposed since cumulatively, the site will achieve the required 80% TSS removal by mass through a treatment train approach. Please consider the opportunity to substitute the proposed Jellyfish Unit.

(d) Release Rate

- i. Use appropriate runoff coefficients for different surface types and ensure consistency in % imperviousness estimates for all relevant calculations.

Note to Applicant: Runoff coefficients for landscaping on slab should be increased to reflect the increased runoff potential for these areas compared to landscaping over native soil. Currently the runoff coefficient for post-development conditions pervious, green area on structure is assumed to be the same as pervious, green area on native soil. Calculation of post development peak flow with 2100 IDF to be updated accordingly.

Note to Applicant: As it is acknowledged that not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final RWMP will include all relevant details.

Please contact the City of Vancouver's Rainwater Management Review group for any questions or concerns related to the conditions or comments prior to resubmission with the DP application. A meeting may be scheduled upon request by contacting rainwater@vancouver.ca.

- 1.40 Provision of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services registered prior to issuance of a Development Permit.

- 1.41 Provision of a final signed and sealed RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.
- 1.42 Provision of a final signed and sealed standalone rainwater Operations and Maintenance (O&M) Manual to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.

Note to Applicant: The O&M Maintenance Manual shall be a separate document and is not necessary prior to be provided and accepted prior to DP issuance. Included description of "Operation and Maintenance" in the RWMP Section 5 was not reviewed at this time. Comments may be provided for the O&M in advance if requested and included in the subsequent submission at DP application stage.

- 1.43 Developer's Engineer to submit a sewer abandonment plan to the City that details the following:
 - (a) The abandonment or removal of all existing storm, sanitary, and combined connections to the development site;
 - (b) The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.
- 1.44 Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:
 - (a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>;
 - (b) All third party service lines to the development is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

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

- 1.45 Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown without reliance of the lane for extended bin storage. If this cannot be confirmed then an on-site garbage bin staging area is to be provided adjacent the lane.
- 1.46 Existing wood pole(s) in lane may conflict with access. Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation are required, if the (driveway, loading bay, walkway, etc) cannot be relocated.

1.47 The following statement is to be placed on the landscape plan;

“This plan is NOT FOR CONSTRUCTION and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details.”

1.48 Remove existing stairs, retaining walls and other structures from City boulevard (including future property dedication area) along Granville Street and West 47th Avenue.

1.49 Landscape drawings to illustrate:

- Remove proposed pavers from City boulevard. Hardscape surface treatment on City boulevard to be standard concrete only.
- Remove proposed back boulevard trees from City property.
- Remove proposed curb, planter and other encroachments from CoV laneway. Surface treatment on City laneway to be standard asphalt only.
- Include all standard City street tree notes.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

2.1 Arrangements are to be made to the satisfaction of the General Manager of Engineering Services, the Approving Officer and the Director of Legal Services for the consolidation of Lots 9 to 15, Block 5 of Block 3 District Lot 526 Plan 5701 to create a single parcel and subdivision of that parcel to result in the dedication of the easterly 10 feet (3.048 metres), the building line area, for road purposes.

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

2.2 Provision of a knockout panel (as indicated on the applicant’s drawings) at the appropriate location along the vehicular entry ramp and arrangements (legal agreements) to secure access to underground parking within future development on the adjacent property at 6137 Granville Street (Lot 16, Block 5 of Block 3, District Lot 526, Plan 5701) will be required.

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

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

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

- i. Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by Aplin & Martin Consultants Ltd. dated October 15, 2021, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 200 mm along W 47th Ave or 300 mm along Granville St. Should the development require water service connections larger than the existing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The maximum size of a connection is 300 mm. The developer is responsible for 100% of the cost of the upgrading.

Note to Applicant: Should the development’s Fire Underwriter’s Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

- i. Implementation of development(s) at 6151-6261 Granville St and 1511 W 47th Ave require the following in order to MAINTAIN ACCEPTABLE sewer flow conditions.

Note to Applicant: Development to be serviced to the existing 900 mm COMB sewer in Granville Street.

The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 10-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change. This shall be demonstrated by preparation of a Rainwater Management Plan with all necessary supporting calculations and drawings prior to the issuance of the development permit.

- (c) Provision of street improvements along Granville St adjacent to the site and appropriate transitions including the following:
- i. 1.83 m (6.0 ft) wide front boulevard (measured from the back of the existing curb) with street trees where space permits;
 - ii. 2.44 m (8.0 ft) wide broom finish saw-cut concrete sidewalk;
 - iii. curb ramps;
- (d) Provision of street improvements along W 47th Ave adjacent to the site and appropriate transitions including the following:
- i. 2.14 m (7.0 ft) wide broom finish saw-cut concrete sidewalk;
 - ii. curb ramps;
 - iii. removal of the existing unused driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards;
- Note to Applicant: a reduction in the required sidewalk width will be considered if/as required for retention of the existing street trees;
- (e) Provision of improvements at the intersection of Granville St and W 45th Ave including:
- i. upgrades to the existing traffic signal including an accessible pedestrian signals (APS);
 - ii. entire intersection lighting upgrade to current City standards and IESNA recommendations.
- (f) Provision of improvements at the intersection of Granville St and W 47th Ave including:
- i. design and installation of a new pedestrian/cyclist actuated signal;
 - ii. entire intersection lighting upgrade to current City standards and IESNA recommendations.
- (g) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

Note to Applicant: As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

- (h) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.
- (i) Provision to reconstruct the laneway along the development site's frontage as per "Higher Zoned Laneway" pavement structure specification with a centre valley cross section. Relocate existing catch basins to the lane's centerline.
- (j) Provision of a new standard concrete lane crossing, new curb returns and curb ramps at the existing lane crossing on W 47th Ave adjacent to the site.
- (k) Provision of speed humps in the lane west of Granville St between W 45th Ave and W 47th Ave.

2.4 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

- a) improvements at the intersection of Granville Street and West 47th Avenue per condition 2.2(f)

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

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

2.5 Provision of a legal agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services whereby the applicant is entitled to receive latecomer charges for a period of 24 hours following completion of the works contemplated by the following condition(s), which require(s) the applicant to provide excess or extended services.

- a) improvements at the intersection of Granville Street and West 45th Avenue per condition 2.2(e)

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

2.6 Provision of all third party utility services (e.g., BC Hydro, Telus and Shaw) to be underground. BC Hydro service to the site shall be primary.

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

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

Community Amenity Contribution – Cash Payment

- 2.7 Pay to the City the cash Community Amenity Contribution of \$669,270, which the applicant has offered to the City and which is to be allocated to support public benefits in and around the Arbutus Ridge, Kerrisdale and Shaughnessy area. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

Public Art

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

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

Environmental Contamination

- 2.9 If applicable:
- (a) Submit a site disclosure statement to Environmental Services (Environmental Protection).
 - (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.
 - (c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Agreements

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

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

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

* * * * *

**6151-6261 Granville Street and 1511 West 47th Avenue
DRAFT CONSEQUENTIAL AMENDMENTS**

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law by deleting the following properties from the RS-3 maps forming part of Schedule A of the Subdivision By-law:

- (a) *Lot 15 Block 5 of block 3 District Lot 526 Plan 5701; PID: 011-086-076;*
- (b) *Lot 14 Block 5 of Block 3 District Lot 526 Plan 5701; PID: 011-086-050;*
- (c) *Lot 13 of Block 5 of Block 3 District Lot 526 Plan 5701; PID: 011-086-033;*
- (d) *Lot 12 of Block 5 of Block 3 District Lot 526 Plan 5701; PID: 011-086-017;*
- (e) *Lot 11 Block 5 of Block 3 District Lot 526 Plan 5701; PID: 011-085-983;*
- (f) *Lot 10 Block 5 of Block 3 District Lot 526 Plan 5701; PID: 005-610-362; and*
- (g) *Lot 9 Block 5 of Block 3 District Lot 526 Plan 5701; PID: 011-085-941.*

* * * * *

**6151-6261 Granville Street and 1511 West 47th Avenue
URBAN DESIGN PANEL**

The Urban Design Panel (UDP) reviewed the original rezoning application package on March 30, 2022. This proposal was a six-storey Community Care Facility – Class B. A summary of the decision is provided below. The full meeting minutes can be found [online](#):

EVALUATION: Support with Recommendations (7/0)

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

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

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

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

The Staff and Applicant team then took questions from the panel.

Panel’s Consensus:

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

- Consider enhancing the expression of the bridges to reduce visual length of the building and increase porosity as seen from the public realm;
- Consider adding larger open breezeways to significantly reduce the volumes and increase connectivity at the ground plane;
- Consider refining the architectural expression and materiality along the lane to further break up the building length;
- Recommend retention of large conifers along the lane to further reduce impact on adjacent single-family lots.

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6151-6261 Granville Street and 1511 West 47th Avenue
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

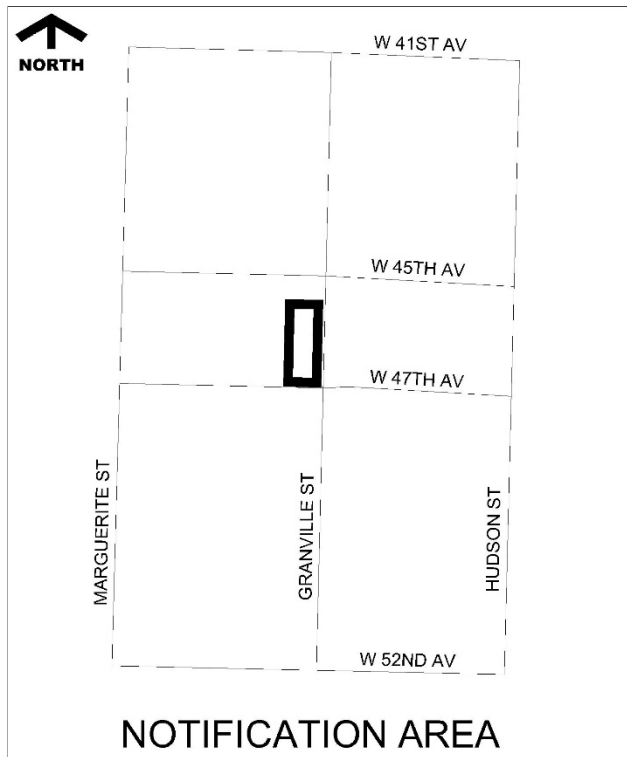
	Date	Results
Event		
Virtual open house (City-led)	February 7 – February 27, 2022	183 participants (aware)* <ul style="list-style-type: none"> • 83 informed • 45 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	February 3, 2022	788 notices mailed
Public Responses		
Online questions	February 7 – February 27, 2022	0 submittal
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	November 2021 – November 2022	72 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	November 2021 – November 2022	72 submittals <ul style="list-style-type: none"> • 51 responses • 14 responses • 7 responses
Other input	November 2021 – November 2022	4 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	November 2021 – November 2022	673 participants (aware)* <ul style="list-style-type: none"> • 234 informed • 71 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



3. Analysis of All Comments Received

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

Generally, comments of support fell within the following areas:

- **Height, massing, density:** The height, massing and density of this project is appropriate for the location considering it's facing a major arterial street with transit access and is an effective use of land and space.
- **Building design:** The building is well designed and fits in well with the neighbourhood. Thought has been put into the project's setbacks and frontage. The roof top patio is a welcome addition to the project, the entrance is located at a reasonable location and suitable for future senior residents to access
- **Senior housing and support facilities:** The provisions for more senior housing and support facilities is strongly supported for this site as there is a dwindling supply of available housing catered for seniors. The aging population of Shaughnessy/Kerrisdale can properly age in place without having to be displaced.
- **Housing options:** More housing options available for residents of Kerrisdale is an asset to the community.

Generally, comments of concern fell within the following areas:

- **Height, massing, density:** The scale of this project goes beyond what is prescribed in the ARKS Community Vision especially the height. There is a lack of proper transition between this building and the single family homes surrounding it. The height is a concern as it will cast shadows and impede on the privacy of neighbouring houses. The loss of the single-family home characteristic in this neighbourhood will be a devastating loss to residents.
- **Traffic and parking:** There are not enough parking spaces provided and cars from the proposed development will overflow onto the neighbouring roads and take up street parking spaces.

Increase in traffic in this area due to construction as well as when more people move into this area is worrisome. Increased noise during the construction phase will be a hinderance for neighbouring residents.

- **Tree Retention:** There is a significant loss of trees on the site, many of which are mature. The trees provide privacy and buffers to the neighbourhood from Granville Street.

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

General comments of support:

- Having the entrance facing the lane instead of Granville will help mitigate traffic congestion.

General comments of concern:

- The building design is not aesthetically appealing and feels visually too busy.
- The affordability of these units and services are a concern as some seniors will not be able to live here.
- Too many parking stalls proposed.
- The centre will require a lot of services and deliveries which will be noisy and cause traffic congestion.
- Granville St should have a dedicated bike lane. It would be nice if the proposed development connected to a bikeway.
- Efforts should be made to retain the trees on the property. Removing trees will affect air quality.
- Property values will be negatively affected.

General neutral comments/recommendations:

- Building height should be reduced to 3-4 stories.
- There should be a ground level outdoor garden space considered instead of a roof top amenity space and there should be more space dedicated to amenities in general. The

parking ramp should be covered with a trellis and the hearse should have a private enclosed loading area.

- Each living unit should have a parking stall and there should be car-share stalls.
- A traffic light should be installed at W 47th Avenue so seniors can easily access Montgomery Park. Granville St should be narrowed to 2-3 lanes and only be used for transit, emergencies and deliveries.
- The development should be on a local road instead of an arterial to reduce noise and traffic for residents. A care facility should be next to a hospital.

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**6151-6261 Granville Street and 1511 West 47th Avenue
FORM OF DEVELOPMENT DRAWINGS**

Perspective Looking North from Granville Street



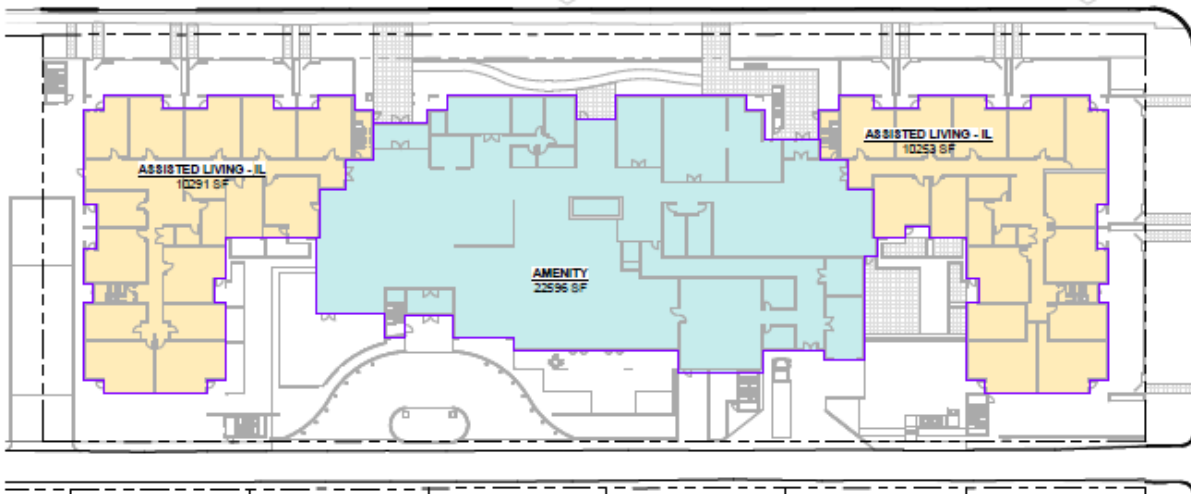
Perspective Looking South in Rear Lane



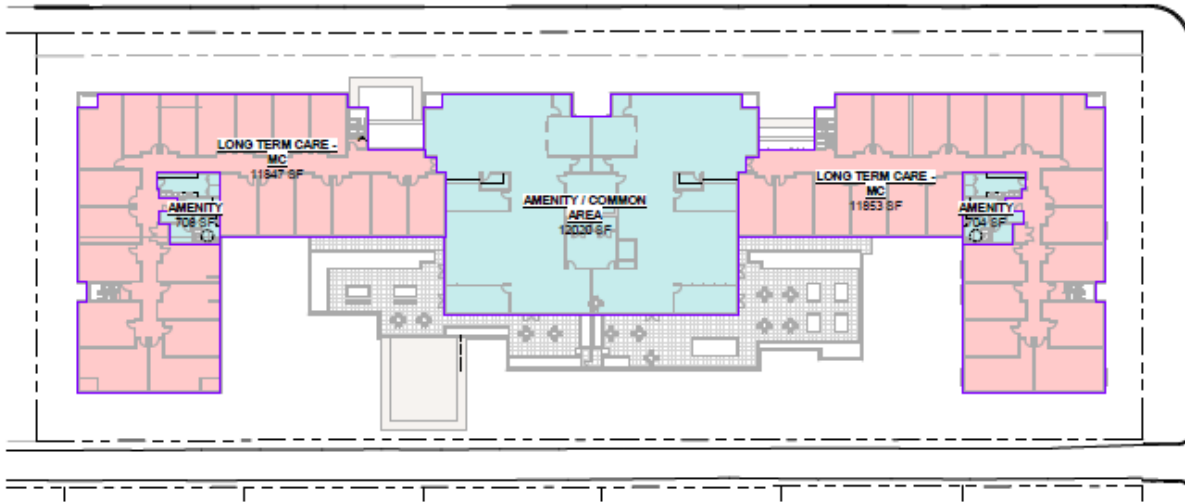
Landscape Plan / Site Plan



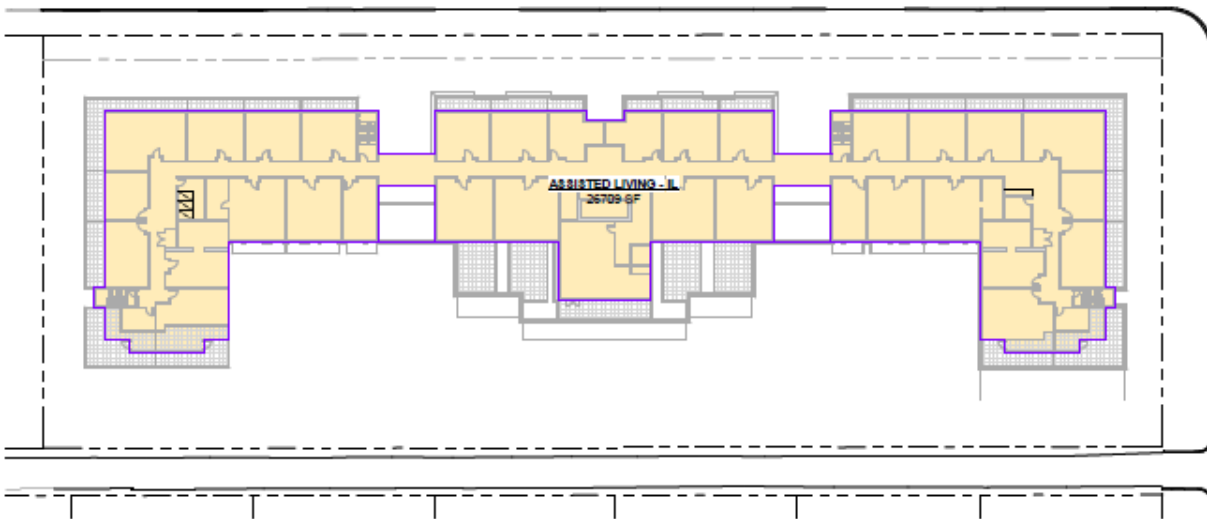
Ground Level Floor Plan



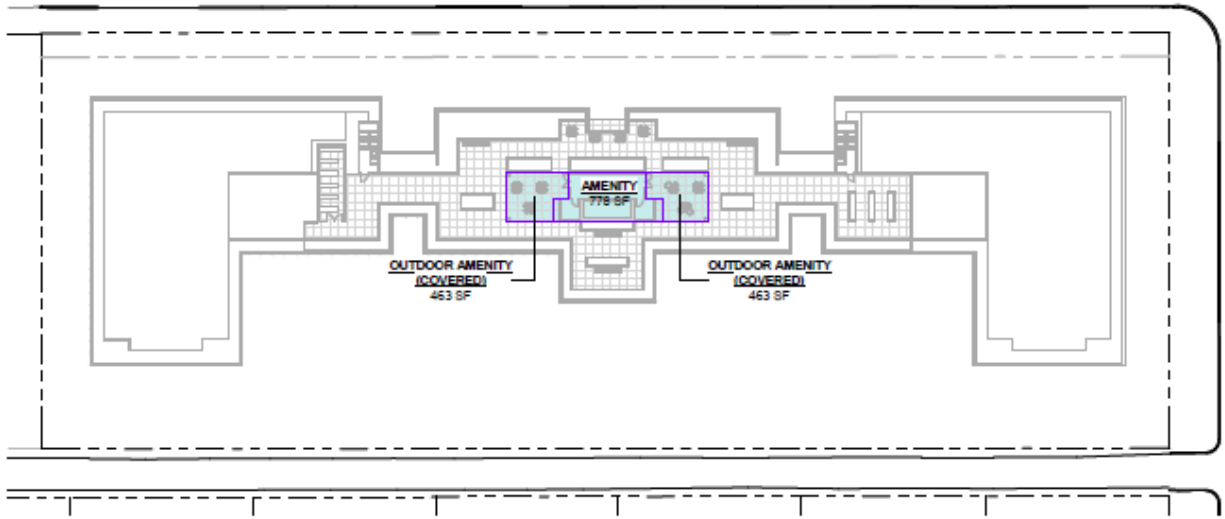
Level 2 to 4 Floor Plan



Levels 5 & 6 Floor Plan



Roof Level (Amenity) Floor Plan



East Elevation (Granville Street)



West Elevation (Lane)



North Elevation (adjacent property)



South Elevation (West 47th Avenue)



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**6151-6261 Granville Street and 1511 West 47th Avenue
PUBLIC BENEFITS SUMMARY**

Project Summary

Rezone to permit a six-storey, 226-unit Community Care Facility - Class B.

Public Benefit Summary:

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

	Current Zoning	Proposed Zoning
Zoning District	RS-3	CD-1
Floor Space Ratio (Site area = 7,602 sq. m (81,827 sq. ft.))	604 sq. m	2.8
Floor Area	604 sq. m (6,501 sq. ft.)	21,286 sq. m (229,120 sq. ft.)
Land Use	Residential	Institutional

Summary of Development Contributions Expected under Proposed Zoning

City-wide DCL ¹	\$4,261,632
Utilities DCL ¹	\$1,393,050
Community Amenity Contribution – cash	\$669,270
Public Art	\$453,658
TOTAL	\$6,777,610

¹ Based on by-laws in effect as of September 30, 2022. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DCL by-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's [DCL Bulletin](#) for more details.

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

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**6151-6261 Granville Street and 1511 West 47th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

APPLICANT AND PROPERTY INFORMATION

Street Address	6151-6261 Granville Street & 1511 West 47th Avenue
Property Identifier (PID) and Legal Description	<i>[Lots 15, 14, 13, 12, 11, 10, and 9 of Block 5 of Block 3 District Lot 526 Plan 5701; PIDs 011-086-076, 011-086-050, 011-086-033, 011-086-017, 011-085-983, 005-610-362, and 011-085-941 respectively]</i>
Property Owner	Amica Seniors Granville Inc.
Architect	RHA Architects

SITE STATISTICS

Site Area	7,602 sq. m (81,827 sq. ft.)
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DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed
Zoning	RS-3	CD-1
Land Use	Residential	Institutional Uses – limited to Community Care Facility - Class B
Density	604 sq. m (~0.08 FSR)	2.8 FSR
Maximum Height	10.7 m (35 ft.)	Roof Parapet: 27.0 (89 ft.) Rooftop Amenity: 30.3 m (99 ft.)
Floor Area	604 sq. m (6,501 sq. ft.)	21,286 sq. m (229,120 sq. ft.)
Parking and Bicycle Spaces	As per Parking By-law	Vehicle parking spaces: 115 Class A bicycle spaces: 18 Class B bicycle spaces: 10 Class B loading spaces: 2 Passenger loading spaces: 5
Natural assets	81 on-site trees and 5 City street trees	Retain 5 City street trees All existing on-site trees demolished; 9 new on-site trees Confirmed at the development permit stage

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