CITY OF VANCOUVER

REFERRAL REPORT

Report Date: May 24, 2022
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 14917
VanRIMS No.: 08-2000-20
Meeting Date: June 7, 2022

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 (313) Text Amendment: 2010 Harrison Drive

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by DYS Architecture, on behalf of German-Canadian Benevolent Society of British Columbia (Inc. No. S0007115), the registered owner of the lands located at 2010 Harrison Drive *[PID: 007-701-004; Lot A Blocks 23 and 29A Fraserview Plan 14913]*, to amend the text of CD-1 (Comprehensive Development) District (313) By-law No. 7196 to increase the maximum floor space ratio (FSR) from 0.85 to 2.02 and the maximum building heights from 12.0 m (39 ft.) to 23.4 m (77 ft.) and 18.1 m (59 ft.) to permit the development of a six-storey seniors care facility and a six-storey secured-market rental building, of which 20% of the residential floor area will be secured as below-market rental units, 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 DYS Architecture, received October 27, 2021 and supplemental plans received January 4, 2022 and March 10, 2022, provided

that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the amended CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability;

C. THAT Recommendations A to 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 amend CD-1 (Comprehensive Development) District (313) By-law No. 7196 for 2010 Harrison Drive. The proposal is to demolish the existing 134-bed Community Care Facility and construct a new six-storey seniors Community Care Facility - Class B with 187 publically-funded care beds, in addition to a six-storey, residential building for 76 secured-market rental units, of which 20% of the residential floor area is secured as below-market rental units. A total floor space ratio (FSR) of 2.02 is proposed for the entire site.

Staff have assessed the application and conclude that it meets the intent of the *Victoria-Fraserview/Killarney Community Vision* and *Secured Rental Policy*. If approved, the application would contribute towards the secured market and below-market rental housing targets within the *Housing Vancouver Strategy*. The proposal would also increase the number of community care beds providing the opportunity for seniors to age-in-place. 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

- Victoria-Fraserview/Killarney Community Vision (2002)
- Secured Rental Policy (2012, last amended 2022)
- CD-1 (Comprehensive Development) District (313) By-law No. 7196 (enacted 1993, last amended 2008)
- Rental Incentive Programs Bulletin (2012, last amended 2022)
- Housing Vancouver Strategy (2017)
- Community Care Facility – Class B and Group Residence Guidelines (2008, last amended 2019)
- Rezoning Policy for Sustainable Large Developments (2010, last amended 2021)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Green Buildings Policy for Rezonings (2010, last amended 2018)
- Latecomer Policy (2021)
- Community Amenity Contributions Policy for Rezonings (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

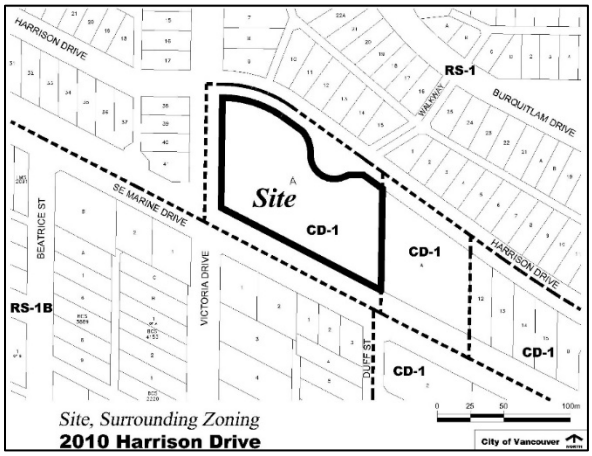
The subject site is located on the northeast corner of Marine Drive and Victoria Drive in the Victoria-Fraserview neighborhood. The site area is 9,784 sq. m (2.42 acres), with a frontage of 135 m (440 ft.) along Marine Drive and a varying depth of about 77 m (250 ft.). The north property line is curved to accommodate a bus loop terminus that is directly north of the site.

The property is zoned CD-1 (313) and is occupied by the German-Canadian Care Home which has provided complex care for seniors for over 40 years. A significant downward slope of 10 m (30 ft.) from Harrison Drive to Marine Drive crosses the site. A 6 m (20 ft.) statutory right-of-way (SRW) for an underground sanitary/storm sewer divides the parcel into two areas.

To the west, north and south are sites zoned RS-1 and RS-1B and built with low-rise residential buildings. To the east are a number of seniors facilities, including seniors social housing and care facilities. The Höfn Icelandic Harbour Assisted Living residence is four storeys, the Finnish Canadian Rental Housing is three storeys, and the Finnish Canadian Seniors Social Housing building has been approved, in principle, for six storeys but is not constructed.

The German-Canadian Care Home contains 134-beds, is publicly funded, and dedicated to seniors with complex physical and/or mental health needs. The current facility includes Vancouver's largest special care unit for residents living with dementia. The existing facility is considered an Institutional use and not subject to the *Tenant Relocation and Protection Policy*. However, the applicant has provided a tenant relocation plan to support existing residents, explained in the "Housing" section.

Figure 1: Surrounding Zoning and Context



Neighbourhood Amenities – The following amenities are within close proximity:

- *Parks* – Fraserview, Bobolink, and Gladstone Riverside Parks are all within 870 m.
- *Cultural/Community Spaces* – Fraserview Library is 1.2 km away and Champlain Heights Community Centre is 2.4 km away.
- *Childcare Facilities* – Jasper Crescent Day Care Centre, Douglas YMCA Kids Club and Spare Time Bobolink Child Care/South Vancouver Family Place are all within 810 m.

Local School Capacity – The site is within the catchment area of Oppenheimer Elementary School at 2421 Scarboro Avenue and David Thompson Secondary School at 1755 East 55th Avenue. According to the Vancouver School Board (VSB)'s 2020 *Long Range Facilities Plan* from January 25, 2021, Oppenheimer Elementary School was operating at 100% capacity in 2019 and will continue to do so by 2029. David Thompson Secondary's operating capacity was 84% in 2019 and is expected to operate at 71% by 2029.

The City coordinates with the VSB to inform decision-making and reduce enrolment pressure, recognizing that some schools are full, but there is an overall surplus capacity within the system. VSB continues to monitor development and work with the City to help plan for future growth.

2. Policy Context

***Victoria-Fraserview/Killarney Community Vision* (VFK Vision)** – The *VFK Vision* supports consideration of site-specific rezonings for institutional uses. Examples of supported institutional projects include the expansion of publicly owned or non-profit institutional uses. The *VFK Vision* does not set density or height limits for new buildings, and instead suggests building typologies. The vision also suggests that views to North Shore Mountains, the Cascades, Mount Baker and Fraser River from public places, such as parks and streets, should be protected where feasible, within the context of new development.

***Secured Rental Policy* (SRP)** – Council amended the *Secured Market Rental Housing Policy* (commonly known as "*Rental 100*") in November 2019, and renamed this policy the *Secured Rental Policy*. The amended *SRP* expands on the 2019 policy by consolidating rezoning

opportunities for secured rental housing that were previously contained in the *Affordable Housing Choices Interim Rezoning Policy* and by introducing new green building requirements. Further amendments to the *SRP* to expedite the delivery of secured-market rental units were adopted by Council on December 14, 2021.

The energy performance requirements under the previous *Secured Market Rental Housing Policy* continue to apply to applications submitted before December 1, 2020. Since the original rezoning application was submitted on February 4, 2019, energy performance requirements under the 2019 policy apply to this application.

Rental Incentive Programs Bulletin – To correspond with Council's approval of the *SRP* in November 2019, a new *Rental Incentive Programs Bulletin* was issued. This bulletin provides updated information on Development Cost Levy (DCL) waivers and other incentives available to eligible secured rental projects that propose additional density.

Housing Vancouver Strategy – The strategy shifts the supply of new homes along a continuum of housing types to meet the greatest need. Overall, 72,000 new homes are targeted by 2027, including 4,000 developer-owned below-market rental units at rental rates geared to incomes below $80,000 per year, and 16,000 secured-market rental units. This application will contribute towards the targets for both below-market and secured-market rental units.

Rezoning Policy for Sustainable Large Developments – Large developments, including sites with a total size of 8,000 sq. m (1.98 acres), are expected to demonstrate leadership in sustainable design. Proposals are to advance the City's sustainability goals by addressing sustainable site design, sustainable food systems, green mobility, potable water management, rainwater and groundwater management, zero waste planning, affordable housing, and resilience.

***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.

Strategic Analysis

1. Proposal

The rezoning application seeks to replace the existing 134-bed seniors complex care facility with a 187-bed seniors care facility (see Figure 2) on the southern portion of the property and a six-storey secured-rental building with secured-market and below-market units on the northwest portion. The 2021 rezoning application replaces the original February 2019 application, for which a five-storey secured-market rental building and 163-bed community care bed facility were proposed.

The new seniors care facility would have a building height of 23.4 m (77 ft.) and a floor area of 14,395 sq. m (154,947 sq. ft.). The residential rental building contains 76 secured-market rental units, of which 20% of the residential floor area (approx. 15 units) will be at below-market rental

rates. The residential building height is 18.1 m (59 ft.) with a floor area of 5,357 sq. m (57,662 sq. ft.). A total floor space ratio (FSR) of 2.02 is proposed for the entire site.

Figure 2: Proposal Looking South from Harrison Drive (Seniors Care Facility to the Left and Rental Building to the Right)

The seniors care facility contains new publicly funded beds in response to a Vancouver Coastal Health's initiative to renew care facilities in Vancouver to current standards. This renewal includes larger bedroom sizes, higher ceiling heights, in-suite shower facilities, and the grouping of resident rooms into home-like clusters. Three "homes" are proposed on each of the five levels of care, with each cluster containing 11 to 12 beds and a dedicated kitchen, dining and living facilities. The facility also offers extensive program areas, including an adult day care, multi-purpose room, library, conservatory and art room.

Under a contract with Vancouver Coastal Health (VCH), a minimum of 150 care beds will be publicly funded and at least 12 to 13 will be private pay beds. The funding for the remaining beds will be determined at a later stage.

2. Land Use

This site is zoned CD-1 (313) which permits a Community Care Facility – Class B, an institutional use. The application proposes to retain the institutional use for seniors, which will continue to be operated by the non-profit organization, the German-Canadian Benevolent Society of British Columbia. Institutional renewal is consistent with the intent of the *VFK Vision*.

The application also proposes to add residential use. This use complies with the *Secured Rental Policy* (SRP), which permits 100% residential projects for rental tenure in CD-1 zoned areas where rental units do not currently exist, with height and density as appropriate to the location and context.

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

Form of Development – Given the significant 10 m (30 ft.) downward slope of the site from north to south, both of the six-storey buildings are viewed as four-storeys from Harrison Drive. The sloping topography and siting of both buildings help to minimize view impacts for the residential neighbours located to the north.

The interface of the proposed residential building to Harrison Drive is softened by its “L-shape” for which the residential courtyard, tree retention, and new trees face the neighbours to the north. The six-storey massing of the building is oriented towards the lower portion of the slope fronting Victoria Drive, away from the neighbours to the north. The primary entrance to the rental building is accessed from Victoria Street, with the lobby adjacent to a common amenity room and a west-facing outdoor terrace. Design development for the rental building, as noted in Appendix B, includes addressing the liveability of units and adding visual interest along street frontages.

The care facility provides five storeys of care, for which one level accommodates parking and housekeeping functions. Given the sloped site condition, the first two levels of the care facility are located below the grade of Harrison Drive with the primary entrance located on Level 3 from the north drop-off. Program spaces, including for an adult day care, are provided on Level 3 adjacent to a covered balcony. Partially covered walking loops are provide on Levels 4 and 5, allowing access to sunlight with weather protection. Further design development for street frontages, outdoor spaces, and livability of lower units as a result of the steep slope are set out in Appendix B.

Public Realm and Views – The siting of the care facility has been carefully placed, with the provision of generous building setbacks. These setbacks ensure the retention of mature trees along the site perimeters and provide adequate spacing to the proposed rental building, allowing access to open space and sunlight. View corridors looking south toward the Fraser River are maintained by providing a large setback from the east property line, increasing the separation between the upper floors of both buildings, with a lower height for the west wing of the care facility. While the addition of new buildings will slightly alter the private views to the south for neighbours on Harrison Drive, staff determined the impacts from the new development are modest and consistent with similar new development across the city (see Figure 3 and shadow studies in Appendix F).

Figure 3: Views from Properties North of Harrison Drive

Private Amenity Space – Amenity spaces are located within each building and throughout the site. Each level of the care facility contains shared outdoor space or balconies that are adjacent to common areas including lounges, activity rooms, and quiet rooms. These spaces offer social gathering opportunities for residents. A library and conservatory are on Level 2, and an adult

day care and multi-purpose space are on Level 3 of the care facility. These spaces open onto west and south-facing balconies, providing access to the outdoors.

Indoor and outdoor private amenity space for the rental building is located at grade, with an outdoor terrace facing Victoria Drive. Two gardens with outdoor walking paths flank the north and south sides of the care facility. Design and landscape conditions have been provided to improve solar access and usability of amenity spaces, to improve programming for social interaction, and to include a children's play area for the rental building (Appendix B).

Height – The *VFK Vision* and *SRP* do not establish height limits for new buildings. The seniors care facility proposes a building height of 23.4 m (77 ft.). Due to the steep downward slope from north to south, the care facility appears as four storeys with a height of approximately 13.6 m (45 ft.) as viewed from Harrison Drive. From Marine Drive, the care facility appears as six storeys.

The proposed height of the rental building is 18.1 m (59 ft.). This building appears as six storeys from Victoria Drive and four storeys from Harrison Drive. From Harrison Drive, the rental building appears at a height of approximately 12.7 m (42 ft.) (see drawings in Appendix F).

Two sub-areas have been created for the amended CD-1 By-law which limit building heights according to their respective uses. Sub-area A on the northwest portion of the site is for the rental building, while Sub-area B on the southern portion of the site is for the care facility.

Density – The new seniors care facility proposes a floor area of 14,395 sq. m (154,947 sq. ft.) and the residential building floor area is 5,357 sq. m (57,662 sq. ft.). A total floor space ratio (FSR) of 2.02 is proposed for the entire site. The applicant submitted supplemental plans to increase the proposed FSR from 1.99 to 2.02 to accommodate structures for weather protection and outdoor covered spaces, and to correct inadvertent calculation errors for the floor area in their earlier submission. Staff support this FSR, which is reflected in the CD-1 By-law in Appendix A and Appendix C.

Urban Design Panel – On April 3, 2019, the Urban Design Panel reviewed the original proposal with a six-storey seniors care home and a five-storey rental building. The proposal was supported with recommendations, which include improving daylight access to the north courtyard, expanding the roof deck to the south on Level 4 of the care home, providing outdoor amenity space on the southeast corner of the site, and further refinement of the site's sustainability strategy. Detailed Panel comments are provided in Appendix D. Given the modest changes to form of development in the 2021 submission, with the addition of one storey to the rental building and 24 additional care beds, a second review by the Panel was not required.

Staff have assessed the proposed density, height and form of development and have concluded that the proposal is an appropriate response to the *VKF Vision* and *SRP*. Staff support the application subject to the urban design conditions detailed in Appendix B.

4. Housing

This application, if approved, would add 76 new, secured-market rental housing units (including 61 market rental and 15 below-market rent units) to the City's supply of secured-rental housing, which contributes to the targets set out in the *Housing Vancouver Strategy* (Figure 4).

Figure 4: Progress towards 10 Year Housing Vancouver Targets for Purpose-Built Market and Developer-Owned Below-Market Rental Housing as of December 31, 2021

Housing Type	Category	10-Year Targets	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	Market Rental	16,000	8275 (52%)
	Developer-Owned Below Market Rental	4,000	660 (17%)
	Total	**20,000**	**8,935**

**Note that tracking progress towards 10-year Housing Vancouver targets began in 2017*

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

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2021, Vancouver's purpose-built apartment vacancy rate was 1.1%. The vacancy rate (based on the CHMC Market Rental Survey) for Southeast Vancouver, where this site is located, is at 0.6%. A vacancy rate from 3% to 5% represents a balanced market.

Housing Mix – The *Family Room: Housing Mix Policy for Rezoning Projects* includes a minimum family housing requirements set at 35%. The rental building is also to be designed in accordance with the *High-Density Housing for Families with Children Guidelines*.

The rental building proposes 27 two-bedroom units (35.5%), with the remaining as studio and one-bedroom units (Figure 5). A condition is included in Appendix B requiring that the proposal meet the 35% family-unit requirements for both the secured-market rental and below-market rental portions of the proposal.

Figure 5: Progress towards 10 Year Housing Vancouver Targets for Purpose-Built Market and Developer-Owned Below-Market Rental Housing as of December 31, 2021

Type	Market Units	Below-Market Units	Total	Percentage
Studio	3	2	5	6.5%
1-bedroom	36	8	44	58%
2-bedroom	22	5	27	35.5%
Total	**61**	**15**	**76**	**100%**

Proposed Rents and Income Thresholds – In 2016, the median household income in the Victoria-Fraserview neighbourhood was $68,126 per year. The application proposes a 100% secured-market rental building, with a minimum of 20% of residential floor area as below-market units. This application would deliver approximately 15 units to be rented at below-market rates that meet the affordability requirements as per the City's *Moderate Income Rental Housing Pilot Program* (Figure 6).

Figure 6: Comparable Average Moderate income and Market Rents (Eastside)

		Below-Market Units		Newer Market Rental Buildings – Eastside	
	Proposed Average Unit Size (sq. ft.)	Average Starting Rents[1]	Average Household Income Required[2]	Average Market Rent[3]	Average Household Income Required
Studio	411 sq. ft.	$950	$38,000	$1,598	$63,920
1-bed	493 sq. ft.	$1,200	$48,000	$1,772	$70,880
2-bed	700 sq. ft.	$1,600	$64,000	$2,402	$96,080

1. Expected rents for the Below-Market units will follow rents as set in the City's *Moderate Income Rental Housing Pilot Program* (MIRHP). Following July 2021 amendments to the MIRHP Program, MIR starting rents for this project may be increased annually from 2017, the base rates for which are shown in the table above, until initial occupancy in accordance with the annual maximum increases authorized by the Province of British Columbia as per the *Residential Tenancy Act*.
2. As per CMHC, affordable housing is defined as shelter costs equal to less than 30% of total before-tax household income, and these values represent the average minimum household income required for the average unit according to the CMHC definition. The actual rents and income required will be a range.
3. Data from the October 2021 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2011 or later on the eastside of Vancouver

The market-rental housing component will provide options that are significantly more affordable than home ownership as illustrated in Figure 7.

Figure 7: Home-Ownership Costs of a Median-Priced Unit (Eastside)

	Monthly Costs of Ownership[1]	Average Household Income Required	20% Down Payment Amount
Studio	$2,200	$88,000	$79,550
1-bed	$2,885	$115,400	$108,000
2-bed	$3,809	$152,360	$141,300
3-bed	$5,565	$222,600	$213,000

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

Development Cost Levy (DCL) Waiver – The applicant has requested and is expected to qualify for a DCL waiver. The average proposed starting rents across all of the building's units are required to meet the maximum average rents and unit sizes as outlined in the DCL By-law and the *Rental Incentive Programs Bulletin*. The applicant will be required to submit a DCL Waiver Form, including a final rent roll that sets out the starting monthly rents for all the units in the building (market and below-market rental) prior to issuance of the building permit and the occupancy permit in order to ensure compliance with the DCL By-law.

Through the development permit process, the City will ensure that average unit sizes do not exceed the maximum thresholds set out in the DCL By-law.

Security of Tenure – All 76 residential units will be secured as rental through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building. The agreement is to be enacted by Council by by-law and registered on title to secure starting rents for the below-market units, and will prohibit the stratification and separate sale of individual units. The agreement will also limit the rates at which rents for the below-market units may be increased, even on a change in tenancy. Annual reporting on the operation of the below-market

units will be required and will contain information including rents and verification of tenant eligibility. The addition of new below-market and market rental units contributes towards *Housing Vancouver* targets. Conditions related to securing the units are in Appendix B.

Existing Tenants – Since the existing long-term care facility is an "institutional" use, the current residents are not covered under the *Tenant Relocation and Protection Policy (TRPP)*, which extends coverage to rental tenants. As such, a Tenant Relocation Plan is not required. The applicant is proposing to phase future development to minimize impacts on current care facility residents by allowing the existing northwest wing to continue to be occupied during the construction period. While the applicant is not subject to *TRPP* requirements, they have committed to working with the City to address how residents will be accommodated during redevelopment. The applicant will prepare a resident relocation plan to mitigate impacts of redevelopment on existing residents and coordinate with the City at a future stage.

5. Parking and Transportation

The site is well served by transit along Victoria Drive. The Fraser River Trail Bike Lane is 337 m away.

Underground parking for both buildings is accessed from Victoria Drive, with passenger drop-off area accessed from Harrison Drive. The care facility contains one level of parking that is partially above grade, while the rental building offers one level of underground parking. Driveway entrance to the rental building and portions of the passenger drop-off area cross the existing engineering statutory right-of-way (SRW) that will be maintained on-site. The care facility building has 54 vehicle spaces, six Class A bicycle spaces and five Class B loading spaces. The rental building proposes 50 vehicle parking spaces, 125 Class A and four Class B bicycle spaces.

The applicant is seeking a reduction in parking spaces for the rental building in lieu of sustainable transportation options. The Parking By-law must be met and a finalized Transportation Demand Management (TMP) Plan provided at development permit stage.

Engineering conditions, including the provision of a shared Class B loading space for the residential and care facility buildings and a shared vehicle program, are included in Appendix B.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezonings* requires that applications satisfy either the near zero emission buildings or low emissions green building requirements. This application is pursuing the low emissions requirements, which establishes energy and carbon limits to create efficient and comfortable homes and workplaces. The applicant has submitted a design strategy outlining how the project will meet targets with conditions in Appendix B.

Natural Assets – The *Urban Forest Strategy* seeks to preserve, protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law 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.

Extensive tree retention is proposed along Marine Drive, at the southeast corner, and along the east property line. A total of 41 trees will be retained on site. There are 29 trees proposed for removal, including two City street trees, due to conflict with the proposed road access and location of the new buildings. The landscape plan proposes 15 new on-site trees. The final number of new trees will be determined through the development permit process. See Appendix B for landscape, tree and engineering conditions.

***Rezoning Policy for Sustainable Large Developments* (SLD Policy)** – The *SLD Policy* requires sites with a minimum site area of 8,000 sq. m (1.98 acres) to commit to sustainable design strategies. Staff support the application's response to each of these areas, which are listed below, subject to conditions in Appendix B:

- *Sustainable site design* – Significant tree retention is proposed, which will serve as a privacy screen and green buffer while enhancing biodiversity opportunities. Additional open spaces, green spaces and a dog relief area is also proposed throughout the site, which contribute to sustainable site design.
- *Sustainable food systems* – Shared gardens plots and edible landscaping are proposed. One additional food asset must be provided at the development permit stage, per conditions in Appendix B.
- *Green mobility* – Electric Vehicle (EV) charging outlets will be provided for 50% of the vehicle parking spaces. A draft TDM Plan has been submitted and a finalized TDM Plan will be required at development permit stage.
- *Potable water management* – Potable water will be reduced as much as possible for the care facility while managing infection control risks. A 20% reduction for the rental building is targeted. A 50% reduction in irrigation potable water use is targeted through the use of drought tolerant planting, drip irrigation and hand watering of garden plots.
- *Rainwater and ground water management* – Preliminary rainwater and hydrogeological studies have been provided. Finalized plans and a landscape plan that supports rainwater management practices must be provided at the development permit stage.
- *Zero waste* – Residential areas will include recycling and organics collection facilities.
- *Affordable housing* – A residential building comprised of 76 secured-market rental units, of which 20% of the floor area will be secured at below-market rents, is provided.
- *Resilience* – Risks and hazards for the project have been considered. Drinking water access is proposed near the main entry of both the care facility and residential building.

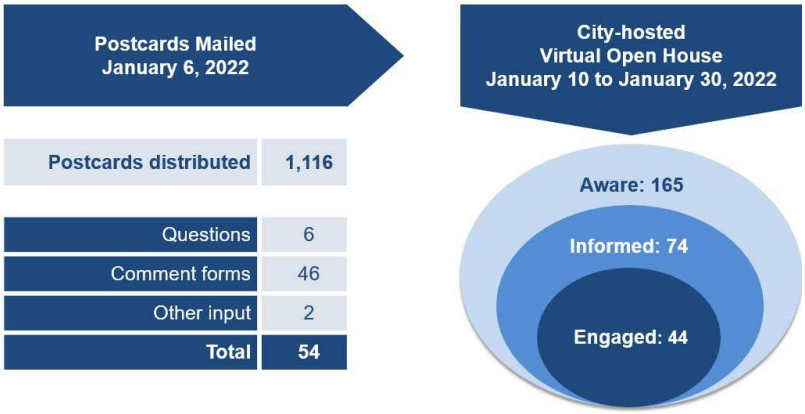
7. Public Input

Public Notification – A rezoning information sign was installed on the site on December 9, 2021. Approximately 1,116 notification postcards were distributed within the neighbouring area on or about January 6, 2022. Notification, application information, and an online comment form was provided on the City's *Shape Your City Vancouver* (shapeyourcity.ca/) platform.

Virtual Open House – A virtual open house was held from January 10 to January 30, 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. Digital presentations and a digital model were posted for online viewing. 165 people signed onto the project webpage to view the rezoning proposal including an image of the building.

Public Response and Comments – Public input was provided via online questions, comment forms, email and phone. A total of 54 submissions were received (Figure 8). A summary of all public comments are found in Appendix E.

Figure 8: Overview of Notification and Engagement



Generally, comments of support fell in the following areas:

- **Height, density and massing:** The neighbourhood has not seen an exciting re-development in years. Allowing greater density in the neighbourhood invites the opportunity for additional families to move into the area. The sloping site helps mitigate the building scale for adjacent neighbourhoods.

- **Seniors care facility:** With a growing demand for seniors care due to an aging demographic, this development is welcomed for seniors to age-in-place by transitioning from rental to community care when necessary.

- **Building design:** The thoughtful design of the development, which also fits with the neighbourhood's character, is appreciated.

Generally, comments of concern fell within the following areas:

- **Height, density and massing:** The height is too tall for an area with low- to mid-rise developments. Residents expressed a desire for a maximum height of four storeys and had concerns about shadowing and loss of views.

- **Traffic and parking:** The lack of underground parking will spill over to neighbouring streets. With limited parking, narrow streets, and increased traffic in the area, it will become increasingly difficult for vehicles to yield to one another.

- **Bicycle parking:** The proposed bicycle spaces will be underutilized since the street is located at the bottom of a steep hill.

Response to Public Comments – Staff note the following:

- Given the orientation and siting, both buildings appear as four storeys from Harrison Drive. While private views are not protected by policy, they are also not significantly impacted given the sloping topography of the area. The most affected views are from properties on the north side of Harrison Drive, which are located 3 to 5 m (10 to 15 ft.) above street level. The careful siting of the care facility and its separation distance to the rental building allow private views to be largely maintained. Further uphill, contour lines indicate that private properties are more than 12 m (40 ft.) higher than Harrison Drive and private views are minimally impacted. Further, residential properties are not shadowed by the proposal during the fall equinox at 2 pm. See contour, shadow, height and view images in Appendix F.

- Resident, visitor, staff parking and loading will be re-located to Victoria Drive, which reduces future vehicle trips from Harrison Drive. Traffic-calming measures will include the installation of a Rectangular Rapid Flashing Beacon (RRFB) at the existing crosswalk on Harrison Drive, east of the bus loop. The existing access from Harrison Drive is to be re-located further east to an on-site pick-up/drop-off area for both the care facility and residential buildings. The site will be required to meet the Parking By-law for all uses, including opportunities for electric bicycles as one mode of sustainable transportation.

8. Public Benefits

Community Amenity Contributions (CACs) – Within the context of the City's *Financing Growth Policy*, an offer of a CAC to address the impacts of rezoning can be anticipated. CAC offers typically include the provision of on-site amenities or a cash contribution based on community needs and area deficiencies.

Rezonings that contain a mix of institutional and other uses (i.e. residential) require a negotiated CAC approach, as per the *Community Amenity Contributions Policy for Rezonings.* The applicant has offered a cash CAC of $192,000. Real Estate Services staff reviewed the application and recommend the offer be accepted. Staff recommend the CAC be allocated to public benefits in and around the *Victoria-Fraserview/ Killarney Community Vision* area.

Rental Housing – The project includes 76 secured-market rental units, of which 20% of the residential floor area will be below-market rental units.The rental housing building will be secured for the longer of 60 years and the life of the building. Rent for the below-market units will reflect moderate income rental policy target rents. As a condition of by-law enactment, a Housing Agreement and Section 219 Covenant are required to be registered on title to preclude, among other things, stratification of the building, separate sale of individual units, and rentals for less than one month at a time.

Development Cost Levies (DCLs) – DCLs collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and engineering infrastructure.

The site is subject to the City-wide DCL and Utilities DCL, which will be calculated on the floor area specified in the development permit. In accordance with Section 3.1A of the Vancouver DCL By-law, the applicant has requested a waiver of the City-wide DCL attributable to the floor area qualifying as “for-profit affordable rental housing”. The DCL By-law establishes maximum

average unit sizes and maximum average rents by unit type for a project to be eligible for the waiver.

Based on the DCL rates in effect as of September 30, 2021 and the proposed 14,395 sq. m (154,947 sq. ft.) of institutional floor area and 5,357 sq. m (57,662 sq. ft.) of residential floor area, $3,794,278 of DCLs would be expected from this application. The value of the DCL waiver would be approximately $1,051,682.

A summary of how the application meets the DCL waiver criteria is provided in Appendix G. Compliance with the DCL By-law for the purposes of this waiver will be assessed up to occupancy permit issuance to ensure compliance with maximum average unit sizes and maximum initial monthly rent requirements as set out in the DCL By-law. A final rent roll confirming the same will be required prior to occupancy permit issuance.

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

Public Art Program – The application is subject to the *Public Art Policy and Procedures for Rezoned Developments* as the proposed floor area meets the minimum 9,290 sq. m (100,000 sq. ft.). Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget). The public art budget will be calculated on the floor area proposed at the development permit stage. Based on the current rate, the public art budget is estimated to be $420,916.

A summary of the public benefits for this application is provided in Appendix H.

Financial Implications

The applicant has offered a cash CAC of $192,000 to be allocated to public benefits in and around the *Victoria-Fraserview/ Killarney Community Vision* area.

Based on rates in effect as of September 30, 2021, $3,794,278 of DCLs are anticipated from this development. The value of the City-wide DCL waiver on the residential portion of the development is expected to be $1,051,682.

If the rezoning application is approved, the applicant will be required to provide public art on site at an estimated value of $420,916.

Approval and timing of specific projects will be brought forward to Council as part of the Capital Plan and Budget processes.

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 *Victoria-Fraserview/Killarney Community Vision* and the *Secured Rental Policy*. The proposal would add 187 community care beds for seniors and 76 units of secured-market rental housing, for which 20% would be at below-market rental rates.

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.

* * * * *

2010 Harrison Drive
PROPOSED BY-LAW PROVISIONS
to amend CD-1 (313) By-law No. 7196

Note: A By-law to amend CD-1 (313) By-law No. 7196 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This By-law amends the indicated provisions of By-law 7196.

2. In section 2, Council:

   (a) strikes out the title "Uses" and substitutes "Designation of CD-1 District"; and
   (b) strikes out ", and the only uses permitted within the outlined area, subject to such conditions as Council may by resolution prescribe, and the only uses for which development permits will be issued are:

   (a) Community Care Facility - Class B; [9674; 08 06 24]
   (b) Accessory Uses customarily ancillary to the above use".

3. Council strikes out sections 3 through 5 and substitutes the following:

   "**3 Definitions**

   Words in this By-law have the meaning given to them in the Zoning and Development By-law, except that:

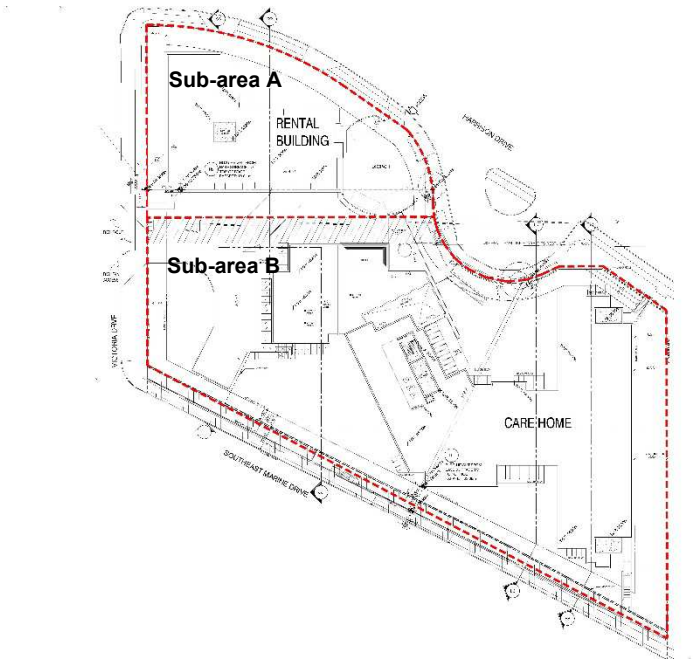
   (a) for the purposes of calculating the total dwelling unit area for section 6.1 of this By-law, "Dwelling Unit Area" is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 7.5 of this By-law; and

   (b) "Below-market Rental Housing Units" means dwelling units that meet the requirements of approved Council policies and guidelines for Moderate Income Rental Housing, as secured by a housing agreement registered on title to the property.

   4 Sub-areas

   The site is to consist of two sub-areas generally as illustrated in Figure 1, solely for the purpose of establishing the maximum permitted building height for each sub-area.

Figure 1 – Sub-areas



5 Uses

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 (313), and the only uses for which the Director of Planning or the Development Permit Board will issue development permits are:

(a) Community Care Facility – Class B;

(b) Dwelling Uses, limited to Multiple Dwelling; and

(c) Accessory Uses customarily ancillary to the above uses.

6 Conditions of Use

6.1 A minimum of 20% of the total dwelling unit area must be below-market rental housing units.

6.2 The design and layout of at least 35% of the total number of below-market dwelling units and at least 35% of the total number of other dwelling units must:

(a) be suitable for family housing; and

(b) include two or more bedrooms.

7 Floor Area and Density

7.1 For the purpose of computing the floor space ratio, the site shall be all parcels covered by this By-law, and shall be deemed to be 9,784 m², being the site size at time of application for rezoning, prior to any dedications.

7.2 The maximum floor space ratio for all uses combined must not exceed 2.02.

7.3 The total floor area for residential uses must not exceed 5,357 m^2.

7.4 The following shall be included in the computation of floor space ratio:

(a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building; and

(b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

7.5 Computation of floor area and dwelling unit area must exclude:

(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:

(i) the total area of these exclusions must not exceed 12% of the floor area being provided for dwelling and care facility uses, 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 and walls;

(c) where floors are used for off-street parking and loading, 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 the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;

(d) amenity areas, including day care facilities, recreation facilities, and meeting rooms, to a maximum total of 10 percent of the total building-floor area;

(e) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a storey or half-storey, with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch;

(f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;

(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000; and

(h) where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the below-market rental housing units as storage area.

8 Height

8.1 Buildings in each sub-area must not exceed the maximum height for that sub-area, measured from base surface, as set out in Figure 2.

Figure 2 – Maximum Permitted Building Height

Sub-area	Building Height
A	18.1 m
B	23.4 m

9 Horizontal Angle of Daylight

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

9.2 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.

9.3 Measurement of the plane or planes referred to in section 9.2 must be horizontally from the centre of the bottom of each window.

9.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement 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 unobstructed view is not less than 3.7 m.

9.5 An obstruction referred to in section 9.2 means:

(a) any part of the same building excluding permitted projections; or

(b) the largest building permitted under the zoning on any adjoining site.

9.6 A habitable room referred to in section 9.1 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 m^2.

10 Acoustics

A development permit application for dwelling uses must include an acoustical report prepared by a registered professional acoustical engineer demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels.

Portions of dwelling units	**Noise levels (Decibels)**
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45”.

4. Council renumbers sections 6 and 7 as sections 11 and 12, respectively.

* * * * *

2010 Harrison Drive
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 DYS Architecture, received October 27, 2021 and supplemental plans received January 4, 2022 and March 10, 2022, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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

Urban Design

1.1 Design development to improve the public realm interfaces by enhancing the visual interest of the street frontages.

Note to Applicant: This can be achieved by the following:

- Enhance the visual interest of the retaining walls along Marine Drive and Victoria Drive through terraced landscaping, materiality, patterning or art/murals.
- Soften the interface between the north courtyard and public realm by deleting or screening the proposed guardrails.
- Enhance the visual interest of the drop-off court and south driveway through pavements.
- Reconfigure the direct access stairs from Marine Drive to the care facility building by breaking up the stairs and providing access from the site.

1.2 Design development to improve the indoor and outdoor amenity spaces by the following:

(a) Explore opportunities to increase or utilize the limited solar access in the north courtyard by integrating terraced landscaping in the north berm-up retaining wall facing the seniors care facility.

Note to Applicant: This can be achieved by integrating landings and seating in the stairs as this location offers better solar access and stairs can follow the curvature of the street.

(b) Enhance the usability of the south outdoor spaces by providing an indoor amenity room in the south of the care facility that includes more prominent entries. Refer also to Urban Design Condition 1.3(a).

Note to Applicant: This can be achieved by connecting the indoor and outdoor

amenity spaces in the south, adding more glazing to the rooms facing the south courtyard, and by avoiding narrow access corridors as primary access to the south courtyard.

(c) Improve the proposed walking loops on all levels by providing places for outdoor gatherings and social interactions.

Note to Applicant: This can be achieved through landscape elements. Refer also to Landscape Condition 1.13.

(d) Consider enhancing residents' experience of proposed balconies of the care facility building by reducing the height of the guardrails to a maximum of 3.5 to 4.0 ft.

Note to Applicant: This will also mitigate bulky appearance of balconies on the facades, open up the views, and improve light access to the care facility units. If extra security measures are needed due to licensing, then explore offsetting the top rail of the guardrails or using planter boxes to distance residents from the balcony edges.

1.3 Design development to improve the livability of the proposed units by the following:

(a) Ensure east units of the care facility building, on Level 1 and 2 are not more than 3 ft. below adjacent grade.

Note to Applicant: For Level 1, this can be achieved by swapping the east units with the proposed lounges and lockers facing the southeast rain garden. For Level 2, this can be achieved by providing terraced landscaping in the east side yard. Refer to Urban Design Condition 1.2(b).

(b) Ensure the north units on Level 2 of the rental building meet Horizontal Angle of Daylight requirements.

Note to Applicant: Unit 212 appears 5 ft. below grade. Consider shifting this unit to the west to face Victoria Drive.

(c) Mitigate privacy impacts and direct sight of units at the interior corner of rental building.

Note to Applicant: This may be achieved by shifting the balconies of Units 201 to 601 to the east.

1.4 Identify 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/B021.pdf.

Housing

1.5 The design and layout of at least 35% of the market rental units, and at least 35% of the

below-market rental units must:

(a) Be suitable for family housing; and
(b) Include two or more bedrooms.

1.6 A minimum of 20% of the total residential floor area must be below-market rental housing units.

1.7 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the below-market rental housing units as storage area.

1.8 The proposed unit mix, including 5 studio units (6.5%), 44 one-bedroom units (58%), and 27 two-bedroom units (35.5%) 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 the two-bedroom units do not go lower than 35% of the dwelling units.

Note to Applicant: 35% of units in both the market and below-market rental units must be designed to be suitable for families with children.

1.9 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including the provision of:

(a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture, ranging in size from 130 sq. m (1,399 sq. ft.) to 280 sq. m (3,014 sq. ft.) and situated to maximize sunlight access (Sec. 3.3.2, 3.4.3).

(b) A minimum of 2.3 sq. m (25 sq. ft.) of bulk storage for each dwelling unit (Sec. 4.4.2).

(c) A multi-purpose indoor amenity space at least 37 sq. m (398 sq. ft.) with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (Sec. 3.7.3).

(d) A balcony for each unit with 1.8 m (6 ft.) by 2.7 m (9 ft.) minimum dimensions (Sec. 4.3.2).

Crime Prevention through Environmental Design (CPTED)

1.10 Design development to respond to CPTED principles, having particular regard for:

(a) Theft in underground parking;
(b) Break and enter;
(c) Mail theft; and
(d) Mischief in alcoves and vandalism, such as graffiti.

Sustainability

1.11 All new buildings in the development will be required to meet the requirements of the *Green Buildings Policy for Rezonings* (amended May 2, 2018), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at http://guidelines.vancouver.ca/G015.pdf.

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin *Green Buildings Policy for Rezonings – Process and Requirements* (amended April 28, 2017 or later).

Landscape Design

1.12 Design development to further refine and enhance the sustainability strategy, by the following:

(a) Consider providing extensive type green roofs on all available flat rooftops.

(b) Ensuring drop-off areas and entry areas contain sufficient plantings to provide visual interest, softening, and screening, where applicable.

(c) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems).

(d) Add planters with overarching shrubs to common upper level decks, to be visually accessible from below, softening the edges, and consisting of woody evergreen plant material for year-round presence.

(e) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots. Refer also to Landscape Condition 1.14.

1.13 Design development to activate shared roof and grade oriented amenity spaces to be more inviting and usable, expanding programming to include opportunities for social interaction and gathering, while ensuring access to outdoor spaces is contiguous with indoor amenity areas. Refer to also to Urban Design Condition 1.2(b) and (c).

1.14 Design development to expand programming to include urban agriculture plots in common outdoor spaces, suggested to be located on rooftops, for maximum solar orientation. Refer also to Landscape Condition 1.12(e).

Note to Applicant: Urban agriculture plots should follow the City’s *Urban Agriculture Guidelines for the Private Realm* (https://vancouver.ca/files/cov/urban-agriculture-guidelines.pdf) and include infrastructure required, such as potting benches, hose bibs, etc., and be wheelchair accessible.

1.15 Design development to expand programming for the rental building to include a

children's play area, to be contiguous and visually accessible from the common indoor amenity area.

1.16 Design development to locate, integrate and fully screen parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.

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

(a) A separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones.

(b) An overlay plan and calculations for the area coverage and percentage of vegetative cover (trees, landscape, green roof) for the overall site and separate plans for individual building lots (include the roof outline and at grade landscape).

1.18 Provide a response, documents and details in support of tree retention, as follows:

(a) An updated and detailed arborist report, including root impacts, residual risk, mitigation options, low impact methods for excavation/construction/ re-landscaping, working clearances and degree of canopy pruning.

(b) A full-size, to scale and dimensioned, phased Tree Management Plan, coordinated with the survey and arborist report.

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

(c) Detailed, dimensioned, large scale architectural/landscape sections through any trees that will be subject to work in the critical root zone. Sections to include soil profile, excavation limit, proposed foundations and final landscape treatment.

(d) A detailed, dimensioned plan illustrating the final excavation limits in relation to trees and buildings.

(e) A detailed construction management plan, including but not limited to, construction phasing, site access, phased tree protection, material storage, temporary construction buildings and utility work in proximity to trees.

(f) A detailed, signed arborist "letter of undertaking" containing an outline of specific arborist duties during the project.

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

1.19 Provision (or clarification) of the necessary infrastructure to support urban agriculture,

such as tool storage, hose bibs and potting benches at all common amenity locations.

1.20 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 and fire hydrants.

1.21 Provision of detailed architectural and landscape cross sections 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.

1.22 Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft.

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.

1.23 Provision of an outdoor lighting plan.

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

1.24 Provision of landscape features intended to create bird friendly design;

Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the *Bird Friendly Design Guidelines* for examples of landscape features that may be applicable, and provide a design rationale for the features noted. Refer to:
http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf
http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf

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

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering (604-871-6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good*

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

1.26 Provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and adding the following note, *"Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board"*.

Note to Applicant: Methods of tree protection for street trees (as approved by Park Board) to be shown on plan. Relocation of trenching locations are required if in conflict with tree protection. Please contact Engineering services as soon as possible to begin the process for confirming the trenching locations for sewer and for water.

Social Policy

1.27 The long-term care facility will need to, at a minimum, 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 have been found to improve social abilities, functionality and well-being of older adults in long-term care settings.

1.28 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the *Rezoning Policy for Sustainable Large Developments* by providing a minimum of three food assets.

(a) Shared garden plots – Design development to include include shared garden plots satisfying the *Rezoning Policy for Sustainable Large Developments Administrative Bulletin* and the City's *Urban Agriculture Guidelines for the Private Realm*, or any other applicable policy at the time of development permit, and meeting the following requirements:

(i) For the residential rental building, provide a combination of individual plots and shared growing space to meet the minimum requirement for 24 sq. ft. of gardening space for at least 30% of the residential units with less than 100 sq. ft. of private outdoor space. To the extent possible, provide these plots in semi-public areas to enable public access.

(ii) The extent possible, provide shared garden plots in the care facility building to enable gardening opportunities as appropriate for these residents.

(iii) For all shared garden plot areas, provide support facilities as outlined in the *Urban Agriculture Guidelines for the Private Realm.*

Note to Applicant: Indicate shared garden plots and support facilities on all plans and drawings submitted as part of the development permit process, and provide the following specific information to facilitate staff review:

- A table of areas demonstrating achievement of minimum plot area requirement for the residential rental building;
- A test fit of all shared garden plot area(s) demonstrating sufficient capacity to accommodate the proposed number of plots and required support facilities; and
- A shadow study for all shared garden plot areas.

(b) Edible landscaping – Design development to include edible landscaping meeting the design guidelines outlined in the *Sustainable Large Developments Administrative Bulletin* and generally distributed throughout the site.

Note to Applicant: Indicate edible landscaping on all plans and drawings submitted as part of the development permit process, and provide the following specific information to facilitate staff review:

- Edible planting species list
- Table of areas denoting edible landscaping as a proportion of total landscaped area.

(c) Additional food asset – Applicant to provide a third food asset to satisfy the requirements of the *Rezoning Policy for Sustainable Large Developments*.

Note to Applicant: Please contact foodpolicy@vancouver.ca to discuss the third food asset with staff prior to development permit application. Discussion prior to the development permit submission will help facilitate a timely review process. Applicant may wish to explore provision of an on-site organics management system, outdoor dining facilities, or another food asset to the satisfaction of the City.

Engineering

1.29 Water Sustainability Act: Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or Licence. Applications for provincial Approvals or Licences can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act. Provide a letter confirming acknowledgement of the condition.

For more information: https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights/water-licences-approvals.

1.30 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.

1.31 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.

1.32 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.

1.33 Provision of a Construction Management Plan directly to Translink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum 8 weeks prior to the start of any construction activity.

Note to Applicant: The City of Vancouver and Translink have authority over construction works carried out on a City Street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the 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 and approved for all sites proposing street use outside of currently regulated zone limitations.

1.34 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.

1.35 Provision of a Shared Use Loading Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for 1 Class B

loading space between the Community Care Facility and the residential-rental building and labelling of the space(s) as 'Residential and Commercial Loading'.

1.36 Parking, loading, bicycle, and passenger loading spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.

Note to Applicant: Engineering do not support a reduction to required passenger spaces. Refer to Section 7 of the Parking Bylaw for additional information. Any passenger space(s) provided as part of a TDM Plan must be provided in addition to base Parking By-law requirements.

1.37 Subject to the acceptance of the finalized TDM Plan, entry into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of 1 two-way Shared Vehicle and the provision and maintenance of 1 Shared Vehicle Parking Space for use exclusively by such Shared Vehicle, on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:

(a) Provision of 1 two-way Shared Vehicle to the development for a minimum period of 3 years.

(b) Entry into an agreement with a two-way Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicle.

(c) Provision and maintenance of the Shared Vehicle Parking Space for use exclusively by such shared vehicles.

(d) Arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Space.

(e) Provision of security in the form of a Letter of Credit for $50,000 per Shared Vehicle.

(f) Registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, securing these conditions.

(g) A letter of intent from a two-way car share company indicating their willingness to supply car share vehicles on the site at building occupancy.

Note to applicant: The letter is to also indicate acceptance of the general location, configuration and accessibility of the shared vehicle spaces.

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

Note to applicant: A large site TDM Plan with minimum of 30 points is required for each site use. The proposed plan achieves 29 points for the residential-rental use and 32

points for the community care facility. Refer to Schedule B of the TDM policy (https://vancouver.ca/files/cov/transportation-demand-management-schedule-b.pdf) for detailed requirements for each measure. Update the architectural drawings and TDM Plan to include the following clarifications:

(a) ACT-01 – Additional Class A bicycle parking:

(i) Update the TDM Plan and architectural technical table on Plan A0.02 to clarify the required number of Class A bicycle spaces and to identify the number and location of the additional Class A bicycle spaces on site plans.

Notes to Applicant: A total of 8 points appear achievable for both site uses with provision of the above noted information. The residential-rental tower appears to be deficient in Class A bicycle spaces. Additional Class A bicycle parking spaces must meet the standards and minimums identified in the Parking By-law, and/or applicable Design Guidelines.

(b) ACT-02 – Improved Access to Class A bicycle Parking:

(i) update architectural plans to identify the location of all Class A bicycle parking provided at grade, as well as show and note the access route to reach Class A bicycle parking from the outside.

Note to Applicant: A total of 4 points appear achievable for both site uses with provision of the above noted information.

(c) ACT-05 – Bicycle Maintenance Facilities:

(i) Update architectural plans to show, note and dimension the location of facilities within each building.

(ii) Provision of an operational plan detailing the following:
(a) A description of the amenities to be provided,
(b) A means of providing access to all residents, commercial tenants, and the public (if applicable), and
(c) A plan for maintaining these amenities.

(iii) If available, provision of any additional information regarding this measure (e.g. tool receipts, instructions for using an online sign-up portal, or marketing/ instructional materials) that demonstrates how the property owner will operate, administer, and maintain this common facility.

Note to Applicant: A total of 2 points appear achievable for both site uses with provision of the above noted information. The location of these maintenance facilities shall not conflict with any required door swings for unit storage.

(d) COM-02 – Car Share Vehicles and Spaces:

(i) Update architectural plans to identify/note/dimension car share spaces.

(ii) Spaces to be located with convenient, public access at-grade, or on P1

Note to Applicant: A total of 5 points for the residential-rental use and 8 points for the other-care home use appear achievable with provision of the above noted information. Update TDM Worksheet D to clarify if COM-01 and/or COM-02 are proposed. The TDM Plan does not list COM-01 as a proposed measure.

(e) COM-03 – Additional Pick-Up / Drop-off Spaces:

(i) Update architectural plans (technical table and site plans) to identify the number, location, design, and dimensions of by-law required spaces (Section 7 of Parking Bylaw) as well as additional passenger loading spaces proposed for this measure.

(ii) Spaces to be located with convenient, public access at-grade, or on P1.

Note to Applicant: Loading spaces may not be double counted/shared as passenger loading. A total of 8 points appear achievable with provision of the above noted information.

(f) PKG-02 – Parking Supply:

Note to Applicant: A total of 2 points are achieved for the residential-rental use.

1.39 Subject to the acceptance of an approved TDM Plan, entry into a TDM agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, which identifies the following:

(a) Secures provision of funding towards long-term TDM monitoring fund in the amount of $2 per square metre of gross floor area.

(b) Secures the provision of TDM measures on the site.

(i) ACT-01: Additional Class A Bicycle Parking
(ii) ACT-02: Improved Access to Class A Bicycle Parking
(iii) ACT-05: Bicycle Maintenance Facilities
(iv) COM-02: Car Share Vehicles and Spaces
(v) COM-03: Additional Pick-Up/Drop-Off Spaces
(vi) PKG-02: Parking Supply

(c) Permits the City to access and undertake post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed.

(d) Agrees to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results.

Note to Applicant: The above noted TDM measures are draft until a final TDM plan is provided.

1.40 Design development to improve access and design of bicycle parking by performing the following:

(a) Design development to provide independent access to each bicycle storage room.

(b) Consider providing the 7 Class A bicycle spaces located within the residential-rental building adjacent unit storage, as bicycle lockers.

Note to Applicant: Providing these spaces as lockers improves security within this room currently containing unit storage, bike storage and as noted within the TDM plan, bicycle maintenance facilities for all residents.

(c) Provision of automatic door openers for all doors providing access to Class A bicycle storage.

1.41 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) Confirmation that the slope of the loading bay does not exceed 5%.

1.42 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) Provision of minimum 6.1 m (20 ft) width at all parkade security gates.

(b) Confirmation that column encroachments, setbacks and parking space widths comply with the Parking and Loading Design Supplement.

Note to Applicant: Column encroachments are not permitted in single module stalls. 2.3 m (7.5 ft) of vertical clearance is required for access and maneuvering to all disability spaces.

(c) Design development to provide a minimum 2.9 m (9.5 ft) stall width for shared vehicle parking spaces.

(d) Provision of wheel stops for each vehicle space facing another space or pedestrian circulation route.

1.43 Provision of the following information as part of the drawing submission at the development permit stage to facilitate a complete Transportation review:

(a) Landscape and site plans that reflect all improvements to be provided as part of the Services Agreement.

(b) A complete tech table is required showing the calculations for the minimum required parking, loading, passenger loading, bicycle spaces and end-of-trip facilities and the number of spaces being provided.

(c) All types of loading and passenger loading spaces individually numbered and

labelled.

(d) Dimension of any/all column encroachments into parking stalls.

(e) Identification of all columns in the parking layouts.

(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 to the underside of raised 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.

Note to Applicant: Stair ramps are not generally acceptable.

(l) Existing street furniture including bus stops, benches etc. to be shown on plans.

(m) The location of all poles and guy wires to be shown on the site plan.

1.44 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) Provide a more detailed response toward the Citywide Integrated Rainwater Management Plan requirements outlined in *the Rezoning Policy for Sustainable Large Developments* and detailed fully in the Rainwater Management Bulletin. This includes requirements for volume reduction, release rate and water quality.

(ii) Provision of a pre-development site plan showing orthophoto, existing drainage areas, and onsite and downstream offsite drainage appurtenances.

(iii) Provision of post-development site plan(s) that includes the following:

- Building location/footprint.
- Underground parking extent
- Proposed service connections to the municipal sewer system.
- Location and labels for all proposed rainwater management practices.
- Area measurements for all the different land use surface types within the site limits.
- Delineated catchments to demonstrate best management practices (detention tank(s), green infrastructure, etc.) are appropriately sized.

(iv) Provide a summary of all catchment areas in a tabular form which includes the required capture and treatment, any direct capture and treatment achieved from adjacent surfaces, and storage capacities for that catchment. Catchments must be shown in a proposed site plan drawing or figure as part of the Final Rainwater Management Plan Report.

(v) Include supplementary information on the proposed rain gardens including a cross-section detail and system specifications in a RWMP report appendix and/or on the drawings as needed.

(vi) Provide the landscape plan that supports the use of the landscape area or feature as a rainwater management practice.

(vii) Provide the updated report signed and sealed by the designated Professional Engineer.

(viii) 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 design specifics and details of all best management practices (BMP) to support the design claim for meeting target requirements. Coordinate with the landscape architect on the details specific to the landscape portion, such as proposed growing medium depth and grading of hardscapes into adjacent landscaping.

(ii) 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.

(iii) Prioritize methods of capture by Tier 1 and 2 with Tier 3 only as a last resort.

Note to Applicant: Additional opportunities may include rainwater harvesting, green roof, infiltration practices and/or absorbent landscaping. Appropriate justifications must be stated for each Tier to determine if

exemptions may be granted. Proposed % of rainwater capture by different Tiers to meet the Volume Reduction requirement is unknown.

Note to Applicant: For this proposed multi-storey mixed-use development with over 171,723 sq. ft. gross floor area and with projected increases to sewer and water utility rates, the feasibility of a rainwater harvesting and reuse system to meet non-potable water demands should be thoroughly evaluated and considered. Green roof(s) may also be suitable as drawings show the roof to be flat and free of amenity spaces/patios.

(iv) Calculation of any detention system volume to equal the greater of either the pre-development peak flow storage volume or the amount of the 24 mm rainfall not captured in Tier 1 & Tier 2 practices.

(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 (>=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.

Note to Applicant: As this site has an extensive driveway and drop-off areas, clarify how these areas will be treated to the 48 mm volume. Include all routing and location of proposed methods on the servicing and site plan.

(d) Release Rate

(i) Update the peak flow calculations to use the 1:10 year return period with a minimum inlet time of 5 minutes. Travel time to be estimated by applicant. Ensure that the pre-development calculation uses the 2014 IDF

curve values and the post-development calculation uses the 2100 IDF curve values.

Note to Applicant: Provide calculations and values for pre- and post-development peak-flow rate, including the run-off coefficients used.

(ii) Use appropriate runoff coefficients for different surface types and ensure consistency in % imperviousness estimates for all relevant calculations.

Note to Applicant: Provide the breakdown of each proposed surface types, areas, and runoff coefficients used for determining the composite runoff coefficient in both pre and post development conditions. Estimated runoff coefficient must be based on shall be based on site specific area measurements of various surface types for both pre and post development conditions.

(e) Infiltration/Geotechnical

(i) Ensure best management practice and requirements are adhered to for the design of the proposed infiltration facility:

- Minimum horizontal setback of 5 m from any edge of building foundation and 3 m offset from watermains. Relevant dimensions should be indicated on plans and drawings.
- Specify the proposed design infiltration rate for drawdown time calculations.
- Preferred estimated drawdown for the entire rainwater storage volume in less than or equal to 48 hours using the design infiltration rate.
- Infiltration facility must be able to accommodate the expected loading imposed at grade.
- Minimum 0.60m vertical separation from the proposed bottom of the facility and seasonally high groundwater table.
- Shall not be proposed at locations where there are known contamination concerns.

Note to Applicant: The proposed infiltration system appears to be located less than 5 m from the proposed building structure. If so, an alternative solution may be required at the Building permit stage for review and acceptance by others. See Bulletin 2019-008-PL Siting Requirements for On-Site Infiltration Systems for further information.

(ii) If onsite infiltration is proposed as part of the draft final RWMP, provide a final Infiltration Study that includes the following:

- A final evaluation of the potential for and risks of onsite rainwater infiltration, such as slope stability and soil contamination.
- Results of infiltration testing at likely locations for infiltration practices and a proposed design infiltration rate.
- Soil stratigraphy.

- Depth to bedrock and seasonally high groundwater at likely locations for infiltration practices.

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 (rainwater@vancouver.ca) to schedule a meeting prior to resubmission with the DP application. Topics to be discussed will include level of detail required for acceptance of the draft final RWMP prior to DP issuance, as well as expectations for the onsite rainwater performance as per the Rainwater Management Bulletin.

1.45 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.

1.46 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.

1.47 Provision of a final signed and sealed standalone Operations and Maintenance (O&M) Manual to the satisfaction of the General Manager of Engineering Services prior to the issuance of any building permit.

1.48 Provision of a Final Hydrogeological Study which addresses the requirements outlined in the Groundwater Management Bulletin (April 2020) and includes:

(a) Completion of all items detailed in Section 4 of the Preliminary Hydrogeological Study (dated February 10, 2019).

(b) The excavation depth and foundation depth in both metres below ground surface as well as geodetic elevations.

(c) Adequate characterization and if required, monitoring of hydrostratigraphic units above the proposed slab depth. This may include any discrete high permeable zones which would contribute to groundwater discharge from the site.

Note to Applicant: All monitoring wells installed on site should have a satisfactory well completion, adhering to the requirements of the Groundwater Protection Regulation. This includes a proper seal in all annular spaces of the well.

(d) One visual aid in the form of a profile or cross-section schematic which includes wells/test hole locations and screens, interpreted site stratigraphy, topography, perched and static water table(s), planned excavation depth, depth of proposed foundation drainage (if applicable), etc.

(e) Assessment of any expected seasonal variation in groundwater levels.

(f) The groundwater flow direction.

(g) An updated Groundwater Management Plan which includes:

(i) Construction-related and permanent groundwater management, including anticipated groundwater discharge rates for City approval.

Note to Applicant: The City does not support the long-term discharge of groundwater to our drainage system. Every effort should be made to prevent or limit this discharge.

(h) An Impact Assessment which achieves the following objective:

(i) Analysis to confirm that there are no significant risks from groundwater extraction/diversion, particularly in this area where flowing artesian conditions may be present.

Note to Applicant: The City does not accept the dewatering of peat due to associated risk of offsite settlement.

Note to Applicant: Construction-related discharge to the sewer must be measured, and reported to the City. This monitoring must include daily average flow rates, and be submitted monthly to groundwater@vancouver.ca. A hold will be placed on the Building Permit; to lift the hold, provide an anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct this monitoring, to groundwater@vancouver.ca.

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

(a) The abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

1.50 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."

1.51 Remove existing encroachments like stairs, retaining walls and other structures from City boulevards along Southeast Marine Drive, Victoria Drive and Harrison Drive.

1.52 Provide detailed landscape plan for proposed offsite works.

1.53 Show City supplied building grades on landscape and architectural plans. To minimize grade differences, interpolate a continuous grade between the points provided on the City building grade plan.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

2.1 Utility Statutory Right of Way Agreement A30497 stipulates that no building or structure of any kind is allowed within the SRW area (as shown on Explanatory Plan 11708). Delete the portions of metal canopy (porte cochere) shown on page A2.04 within SRW area. Delete the proposed tree shown at the easterly end of the SRW (L1.01 and L1.04).

Note to Applicant: Engineering will permit a demountable canopy within the SRW area. Re-registration of an amended SRW may be necessary to accommodate the canopy.

2.2 Arrangements are to be made for release of Easement & Indemnity Agreement 511885M (commercial crossing) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition.

2.3 Modification or replacement of existing Right of Way A30497, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, based on the sewer servicing strategy. Provision of Easement(s) or Right(s) of Way through the site is required to maintain the existing 450 mm COMB sewer that conveys flow from Harrison Drive. No structure encroachment into the right of way area will be accepted.

2.4 Provision of a Section 219 Covenant to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to place a hold on the issuance of any Development Permit for the Rezoning Site, and such agreement shall include, without limitation, the following provisions:

(a) That no Development Permit for the Rezoning Site or any improvements or building thereon shall be issued until the following have been satisfied:

(i) Provision of a detailed Transportation Demand Management (TDM) Plan for each development permit, meeting the requirements for large sites as described in the Transportation Demand Management for Developments in Vancouver Administrative Bulletin, for the approval of the General Manager of Engineering Services.

(ii) Provision of further legal agreements, including without limitation a TDM Agreement, to ensure that the owner of the lands will construct, install, operate and continuously maintain the TDM measures set out in the approved TDM Plan. Such agreement(s) will:

(a) Permit the City to access and undertake post occupancy monitoring of the Transportation Demand Management (TDM) measures proposed.

(b) Require the owner of the lands to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results.

Note to Applicant: These agreements would include but not be limited to a Section 219 Covenant and Statutory Right-of-Way, subject to additional details being formalized through detailed design.

(iii) Provision of financial security in the form of Letter of Credit or alternate forms of security to the satisfaction of the Director of Legal Services to secure the obligations set out in the TDM Agreement.

(iv) Provision of funding towards long-term TDM monitoring fund in the amount of $2 per square metre of gross floor area.

(v) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Engineering Services, may in her sole discretion require.

2.5 Provision of a Services Agreement to detail the on-site 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 2.6(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 Stantec Consulting Ltd. dated June 10, 2021, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 150 mm along Harrison Dr or 200 mm along Victoria Dr. Should the development require water service connections larger than the existing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading.

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) The post-development 5-year flow rate discharged to the storm sewer shall be no greater than the 5-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.

(ii) Provision of $30,000 cash payment for sewer catchment flow monitoring.

Note to Applicant: Development to be serviced to the existing 450 mm COMB sewer in Victoria Drive.

(c) Provision for improvements at the intersection of Victoria Drive and Southeast Marine Drive including:

(i) Upgrades to the existing traffic signal including accessible pedestrian signals (APS).

(ii) Entire intersection lighting upgrades to current City standards and IESNA recommendation.

(d) Provision of street improvements along Victoria Drive adjacent to the site and appropriate transitions including the following:

(i) 2.14 m (7.0 ft) wide broom finish saw-cut concrete sidewalk.

(e) Provision of street improvements along Harrison Drive 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 ramp at the crossing of Harrison Loop.

(iii) Removal of the existing unused driveway crossings and reconstruction of the boulevard, sidewalk, and curb to current standards.

(iv) New Type A concrete curb and gutter along the property frontage.

(v) New full depth pavement from the south gutterline to centreline as per "Arterial Bus Route" specification.

(f) Provision of 50 mm thickness mill and overlay asphalt at the bus loop.

(g) Provision of entire intersection lighting upgrades at Victoria Dr. and Harrison Dr. to current City standards and IESNA recommendation.

(h) Provision of lighting upgrades at the Harrison Dr. mid-block crosswalk to current City standards and IESNA recommendation.

(i) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.

(j) Provision of new pad mounted service cabinet/kiosk on Victoria Drive.

(k) 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.

(l) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.

2.6 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 Victoria Drive and Southeast Marine Drive per Condition 2.5(c)(i) and 2.5(c)(ii).

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.

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

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

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

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

Housing

2.8 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as secured rental housing units, excluding seniors community care, including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law secured as below-market rental units subject to the conditions set out below for such units and in accordance with the requirements set out in the *Moderate Income Rental Housing Pilot Program*, for a term equal to the longer of 60 years or the life of the building, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:

(a) A no separate sales covenant.

(b) A no stratification covenant.

(c) A provision that none of such units will be rented for less than one month at a time.

(d) All rental units will be secured as rental for a term of 60 years and the life of the building, whichever is greater.

(e) That the average initial starting monthly rents for each below-market rental housing unit, which comprise at least 20% of the residential floor area that is counted in the calculation of the floor space ratio, will be at the following rents as set out in section 2.1 of the *Moderate Income Rental Housing Pilot Program Rezoning Policy*:

Unit Type	Proposed Average Starting Rents
Studio	$950
1-bed	$1,200
2-bed	$1,600
3-bed	$2,000

Note to Applicant: Below-market starting rents for this project may be increased annually from 2017 from the base rates which are shown in the table above, until

initial occupancy in accordance with the annual maximum increases authorized by the Province of British Columbia as per the *Residential Tenancy Act*:

(f) And that a rent roll indicating the agreed maximum average initial monthly rents for the units secured at below-market rates will be required prior to Development Permit issuance, prior to Building Permit issuance, and again prior to issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability and the Director of Legal Services.

(g) That rent increases for the below-market units will be capped at the *Residential Tenancy Act* maximum annual allowable increase, as published by the Province of British Columbia, regardless of a change in occupancy.

(h) The applicant will verify eligibility of new tenants for the units secured at below-market rates, based on the following:

(i) For new tenants, annual household income cannot exceed 4 times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
(ii) There should be at least one occupant per bedroom in the unit.

(i) The applicant will verify the ongoing eligibility of existing tenants in the units secured at below-market rates every five (5) years after initial occupancy:

(i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
(ii) There should be at least one occupant per bedroom in the unit.

(j) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market units, and a summary of the results of eligibility testing for these units.

(k) That, if a waiver of the Development Cost Levies is sought pursuant to the Development Cost Levy By-law, prior to rezoning enactment all proposed residential units will meet the definition of “for-profit affordable rental housing” in the Development Cost Levy By-law and accordingly, the average size of all residential units will not be greater than specified for for-profit affordable rental housing in the Development Cost Levy By-law, and the average initial rents for all proposed residential units will not exceed rents specified for for-profit affordable rental housing in the Development Cost Levy By-law (refer to Appendix G). A rent roll would be provided indicating the agreed initial monthly rents for each rental unit, when the Housing Agreement is entered into, prior to development permit issuance and prior to DCL calculation during building permit.

(l) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require in their sole discretion.

Note to Applicant: Development Cost Levies may be waived if the project meets eligibility requirements pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law No. 9755. If the applicant elects not to seek a waiver in accordance with the foregoing, the applicant will enter into a modification or replacement to the Housing Agreement ahead of development permit issuance, on such terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require in their sole discretion.

Sustainability

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

Social Policy

2.10 Fulfill, to the satisfaction of the Director of Social Policy, the Sustainable Food Systems requirements of the *Rezoning Policy for Sustainable Large Developments* by delivering a minimum of three food assets. To secure this condition, the applicant may be required to enter into one or more agreements with the City including, but not be limited to, the following:

(a) Permit holds subject to completion of the design, construction, and satisfactory acceptance of the food assets.

(b) Agreements regarding the installation, maintenance, and programming of the food assets, and any rights of way required by the City in connection with the food assets.

(c) Such other terms and conditions as the Director of Legal Services, in consultation with the General Manager of Arts, Culture and Community Services may in their sole discretion require.

Community Amenity Contribution – Cash Payment

2.11 Pay to the City the cash Community Amenity Contribution of $192,000, which the applicant has offered to the City and which is to be allocated to public benefits in and around the *Victoria-Fraserview/ Killarney Community Vision* 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

2.12 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

2.13 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 siteon 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 untilseparate 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 areto 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 priorityover 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 aform 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.

* * * * *

2010 Harrison Drive
BLACKLINE VERSION OF DRAFT BY-LAW NO. 7196

THIS DOCUMENT IS BEING PROVIDED FOR INFORMATION ONLY AS A REFERENCE TOOL TO HIGHLIGHT THE PROPOSED AMENDMENTS IN APPENDIX A. SHOULD THERE BE ANY DISCREPANCY BETWEEN THIS BLACKLINE VERSION AND THE DRAFT AMENDING BY-LAW, THE DRAFT AMENDING BY-LAW SHALL PREVAIL.

1 *[Section 1 is not reprinted here. It contains a Standard clause amending Schedule D (Zoning District Plan) to reflect this rezoning to CD-1.]*

2 Designation of CD-1 District

The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (313).

3 Definitions

Words in this By-law have the meaning given to them in the Zoning and Development By-law, except that:

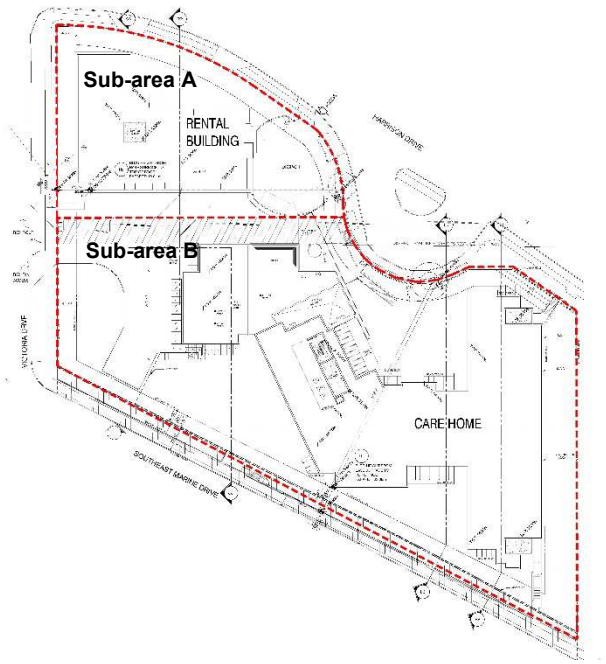
(a) for the purposes of calculating the total dwelling unit area for section 6.1 of this By-law, "Dwelling Unit Area" is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 7.5 of this By-law; and

(b) "Below-market Rental Housing Units" means dwelling units that meet the requirements of approved Council policies and guidelines for Moderate Income Rental Housing, as secured by a housing agreement registered on title to the property.

4 Sub-areas

The site is to consist of two sub-areas generally as illustrated in Figure 1, solely for the purpose of establishing the maximum permitted building height for each sub-area.

Figure 1 – Sub-areas



5 Uses

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 (313), and the only uses for which the Director of Planning or the Development Permit Board will issue development permits are:

(a) Community Care Facility - Class B;

(b) Dwelling Uses, limited to Multiple Dwelling; and

(c) Accessory Uses customarily ancillary to the above uses.

6 Conditions of Use

6.1 A minimum of 20% of the total dwelling unit area must be below-market rental housing units.

6.2 The design and layout of at least 35% of the total number of below-market dwelling units and at least 35% of the total number of other dwelling units must:

(a) be suitable for family housing; and

(b) include two or more bedrooms.

7 Floor Area and Density

7.1 For the purpose of computing the-floor space ratio, the site shall be all parcels covered by this By-law, and shall be deemed to be 9,784 m², being the site size at time of application for rezoning, prior to any dedications.

7.2 The maximum floor space ratio for all uses combined must not exceed 2.02.

7.3 The total floor area for residential uses must not exceed 5,357 m^2.

7.4 The following shall be included in the computation of floor space ratio:

(a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building; and

(b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

7.5 Computation of floor area and dwelling unit area must exclude:

(a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that;
   (i) the total area of these exclusions must not exceed 12% of the floor area being provided for dwelling and care facility uses; 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 and walls;

(c) where floors are used for off-street parking and loading, 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 the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;

(d) amenity areas, including day care facilities, recreation facilities, and meeting rooms, to a maximum total of 10 percent of the total building-floor area;

(e) areas of undeveloped floors located above the highest storey or half-storey, or adjacent to a storey or half-storey, with a ceiling height of less than 1.2 m, and to which there is no permanent means of access other than a hatch;

(f) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m^2 per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;

(g) where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000; and

(h) where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the below-market rental housing units as storage area.

8 Height

8.1 Buildings in each sub-area must not exceed the maximum height for that sub-area, measured from base surface, as set out in Figure 2.

Figure 2 – Maximum Permitted Building Height

Sub-area	Building Height
A	18.1 m
B	23.4 m

9 Horizontal Angle of Daylight

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

9.2 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.

9.3 Measurement of the plane or planes referred to in section 9.2 must be horizontally from the centre of the bottom of each window.

9.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement 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 unobstructed view is not less than 3.7 m.

9.5 An obstruction referred to in section 9.2 means:

(a) any part of the same building excluding permitted projections; or

(b) the largest building permitted under the zoning on any adjoining site.

9.6 A habitable room referred to in section 9.1 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 m^2.

10 Acoustics

A development permit application for dwelling uses must include an acoustical report prepared by a registered professional acoustical engineer demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels.

Portions of dwelling units	**Noise levels (Decibels)**
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

~~**5 Off Street Parking and Loading**~~

~~Off-street parking and loading spaces shall be provided, developed and maintained in accordance with the Parking By-law, except that a minimum of 42, underground and 7 surface off-street parking spaces and a minimum of 1 off-street loading space shall be provided.~~

11 By-law Nos. 4346, 4492 and 4676 are repealed.

12 *[Section 7 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signature to pass the by-law and certify the by-law number and date of enactment.]*

* * * * *

2010 Harrison Drive
URBAN DESIGN PANEL

The Urban Design Panel (UDP) reviewed the original rezoning application package on April 3, 2019. This proposal was a six-storey seniors care facility and five-storey secured market rental building. 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, Karen Wong, provided an overview of the site features and policy. Development Planner, Susan Chang, then gave an overview of the urban design considerations.

Advice from the Panel on this application is sought on the following:
1. Is the height and density supportable and in particular view impacts successfully resolved?
2. Please provide comments on the following:
   a. Quality of the entry sequence for both buildings
   b. Livability of lower units facing Harrison.
   c. Quality of outdoor spaces and landscape design.
   d. Sustainability strategy of the proposal.

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 SUPPORTS the project with the following recommendations to be reviewed by City staff:

- Further articulation to improve the light to the north courtyard;
- Further refinement of the site sustainability strategy;
- Opening up the roof deck to the south on level 4; and
- Providing outdoor space on the southeast corner.

* * * * *

2010 Harrison Drive
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

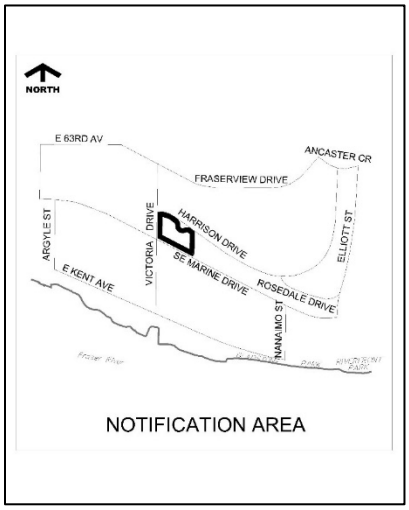
	Dates	Results
Events		
Virtual open house (City-led)	January 10- January 30, 2022	165 (aware)* • 74 informed • 44 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	January 6, 2022	1,116 notices mailed
Public Responses		
Online questions	January 10 – January 30, 2022	6 submittals
Online comment forms • via Shape Your City platform	February, 2021 – March, 2022	46 submittals
Overall position • support • opposed • mixed	February, 2021- March, 2022	45 submittals • 7 responses • 38 responses • 9 response
Other input • Petition (8 signatures) • Email	February, 2021 – March, 2022	3 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	February, 2021- March, 2022	**408 participants (aware)*** • **140 informed** • **49 engaged**

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell in the following areas:

- **Height, Density and Massing:** The neighbourhood has not seen any exciting redevelopment in a number of years. Allowing greater density in the neighbourhood invites the opportunity for additional families to move into the area. The sloping nature of the site helps mitigate change in scale to adjacent neighbourhoods and should be utilized.

- **Seniors Housing:** With a growing demand for seniors housing due to the city's aging demographic, this development is welcomed to help provide an opportunity for seniors to age in place by transitioning from rental to additional care when necessary.

- **Building design:** Appreciates the development's thoughtful design which also fits with the neighbourhood's character.

Generally, comments of concern fell in the following areas:

- **Height, density and massing:** The height of the proposal will be too tall in an area that only has low to mid rise developments. Neighbouring residents have stated that the shadow and height of the building creates concerns pertaining to the blocking of views. The general consensus from the residents is the building height between three to four stories.

- **Traffic and Parking:** With the lack of underground parking in the proposed development, vehicles will spillover to neighbouring streets. With limited parking, narrow streets, and increased traffic in the area, it will become increasingly difficult for vehicles travelling down the street to yield for one another.

- **Bicycle Parking:** The proposed bicycle spaces will be underutilized due to the street being located at the bottom of a steep hill.

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:

- In support of multigenerational housing potential of this project
- Support for the addition of 20% below market housing rental this project brings
- Harrison's bus terminal as well as the frequency of the 20 and 100 bus has the potential to welcome even more density and housing in the surrounding area
- Harrison loop has been vastly improved but efforts should be made to improve the SE Marine Drive section.

General comments of concern:

- Neighbourhood character will be compromised as a result of this development. Resident wants to maintain the neighbourhood's single family character
- Other areas around the city are better suited for the construction of secured market rental buildings such as the River District
- The influx of residents entering the neighbourhood will cause increased ridership in busses already at maximum capacity such as the 20
- The development will create additional noise and disruptions for current residents in the neighbourhood.
- The rental units poses a safety risk to the neighbourhood
- The introduction of additional families into the neighbourhood will result in additional competition towards seats at the local elementary school

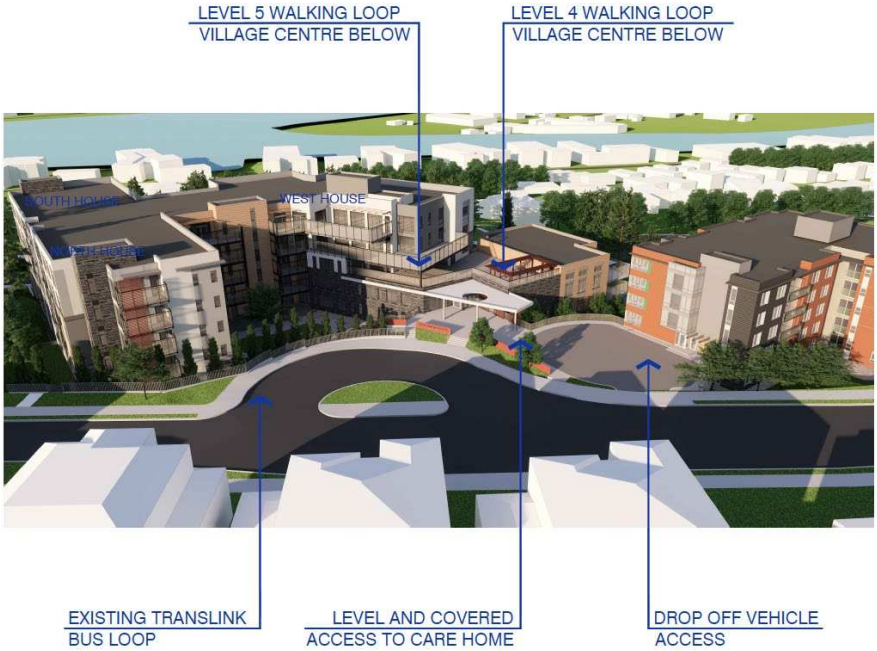
Neutral comments/suggestions/recommendations:

- Harrison loop has been vastly improved but efforts should be made to improve the SE Marine Drive section
- Would support a taller development to accommodate more residents
- Support for additional proposals that abolish single family homes in the neighbourhood
- More seniors housing should be created for the aging demographic
- Opportunity to see more active modes of transportation by improving the neighbourhood cycling network (through protected bike lanes)
- The addition of a traffic light at SE Marine Drive and Victoria Drive will help ease congestion that is a result of people using Harrison Drive as an alternate route to bypass congestion during peak hours
- Lack of day care to make use of this multi-generational development
- Well maintained trees in the neighbourhood being maintained helps with aesthetic of the neighbourhood
- A community garden can be potentially implemented to help with human wellbeing
- Happy to see that the proposal was revised after the previous consultation period
- Additional parking studies should be done.

* * * * *

2010 Harrison Drive
FORM OF DEVELOPMENT DRAWINGS

Perspective – View Looking South from Harrison Drive



Perspective – View Looking Northeast from Victoria Drive and Marine Drive

Perspective – View Looking Southwest from Harrison Drive

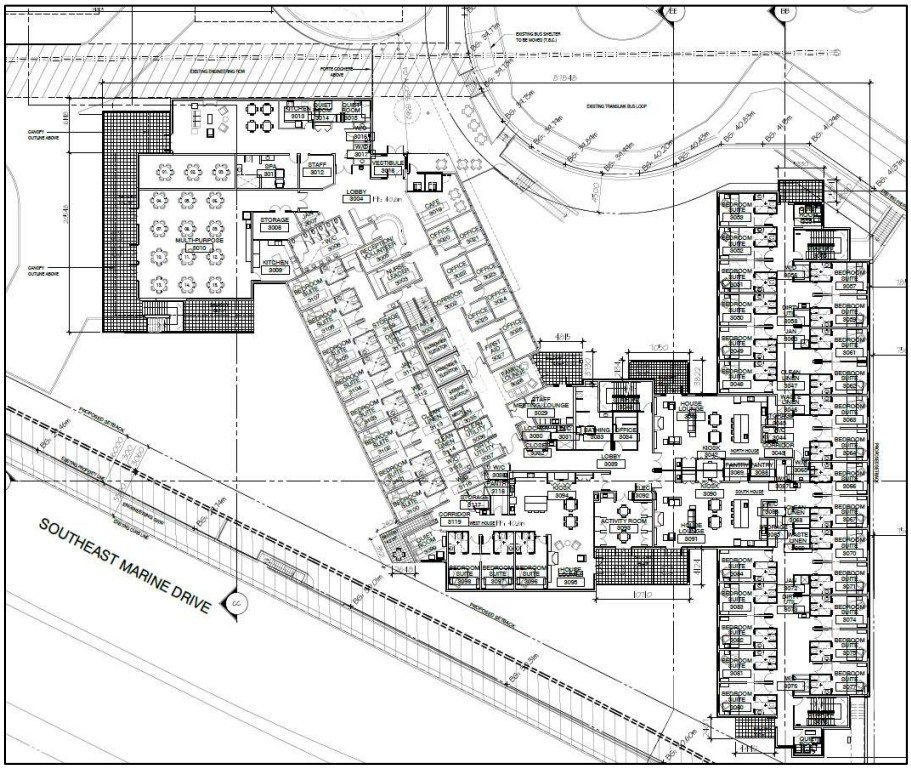
Perspective – View Looking Northeast from Victoria Drive

North Elevation from Harrison Drive

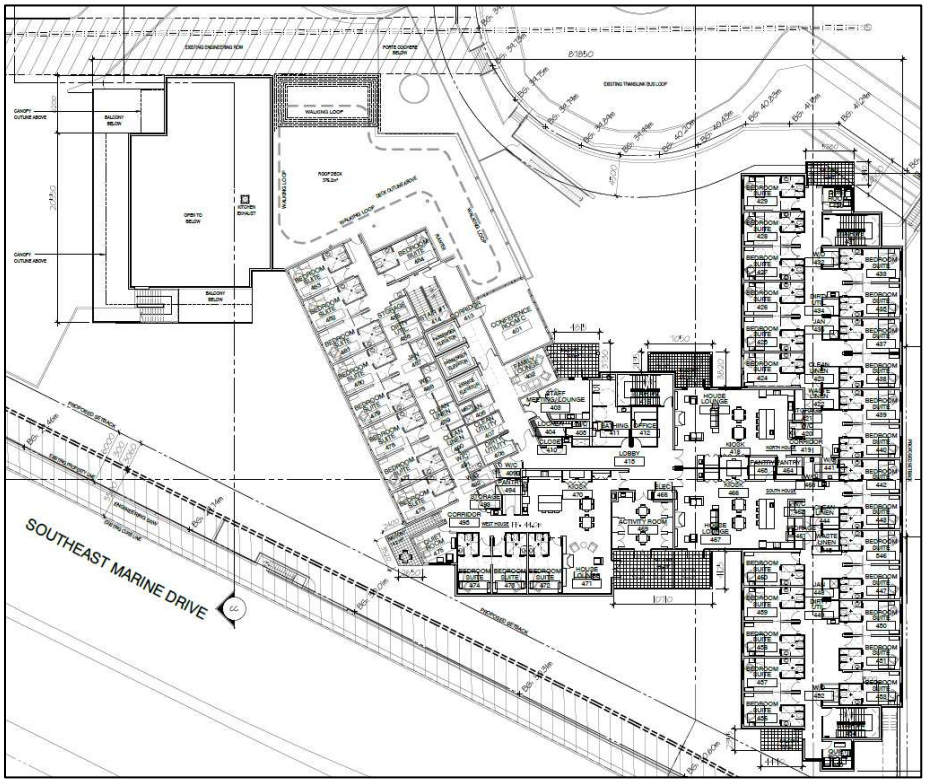
South Elevation from Marine Drive

West Elevation from Victoria Drive

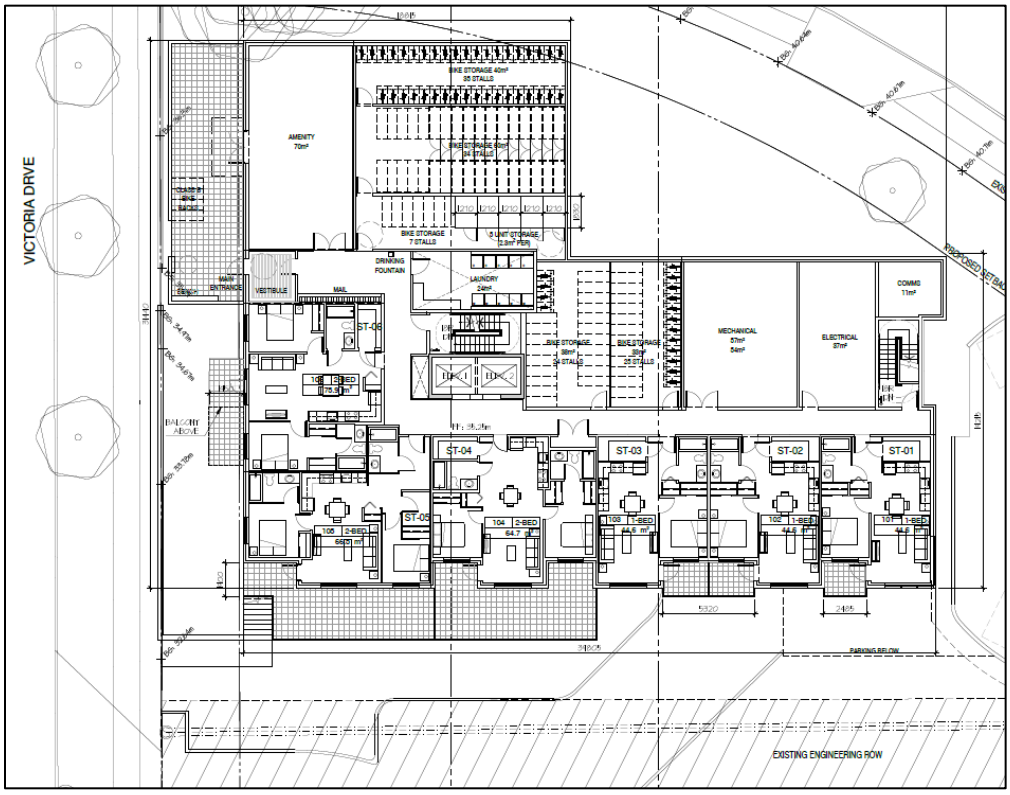
Care Facility – Level 3 Floor Plan



Care Facility – Level 4 Floor Plan



Rental Building – Level 1 Floor Plan

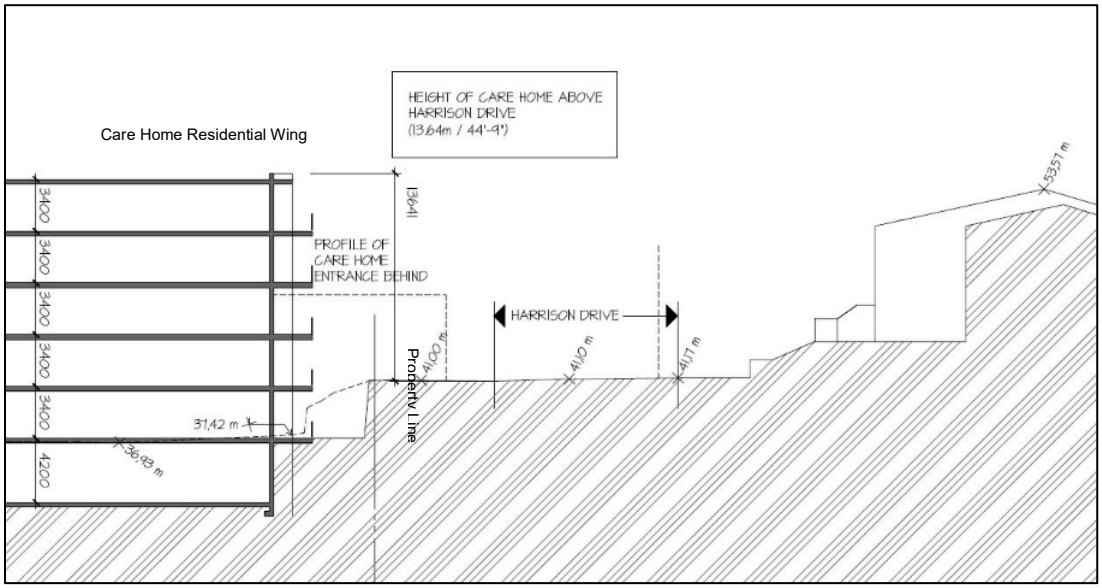


Rental Building – Level 4 Floor Plan

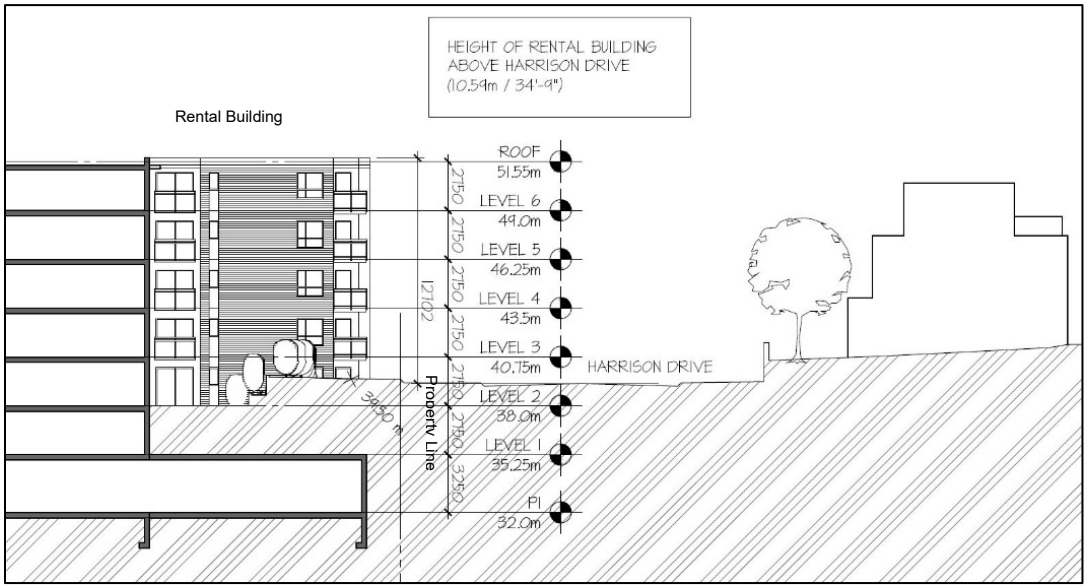
Contour Lines and Elevation for Change for Neighbouring Residential Properties

Shadow Analysis – Shadow Study for September 2 PM

Care Facility Appears as Four Storeys from Harrison Drive (Looking West)



Rental Building Appears as Four Storeys from Harrison Drive (Looking West)



Views from Properties North of Harrison Drive

* * * * *

2010 Harrison Drive
DEVELOPMENT COST LEVY WAIVER ANALYSIS

To qualify for waiver of the Development Cost Levy (DCL) for the residential floor space, the application must meet the criteria set out in the relevant DCL By-law under section 3.1A(e). This application qualifies as outlined below.

(a) All dwelling units proposed in the residential building (and excluding for certainty the community care facility) will be secured as rental through the Housing Agreement called for in the Conditions of Approval (Appendix B).

(b) None of the proposed dwelling units will be strata units, as required through the Housing Agreement.

(c) The average size of all the proposed dwelling units will not be greater than specified in the DCL By-law.

Unit Type	No. units proposed	DCL By-law maximum average unit size	Proposed average unit size
Studio	5	42 sq. m (450 sq. ft.)	38.2 sq. m (411 sq. ft.)
1-bedroom	44	56 sq. m (600 sq. ft.)	45.5 sq. m (490 sq. ft.)
2-bedroom	27	77 sq. m (830 sq. ft.)	64.1 sq. m (690 sq. ft.)
3-bedroom	0	97 sq. m (1,044 sq. ft.)	--

(d) The average initial rents for all of the rental housing units will not exceed rents specified in accordance with section 3.1A(e) of the DCL By-law, as follows.

Unit Type	No. units proposed	DCL By-law maximum average unit rent
Studio	5	$1,690
1-bedroom	44	$2,039
2-bedroom	27	$2,724
3-bedroom	0	$3,759

Note: Separate from the DCL requirements, the average initial rents for all proposed below-market rental housing units will also not exceed rents specified pursuant to section 2a of the *Moderate Income Rental Housing Pilot Program Rezoning Policy* as per condition 2.8 of Appendix B.

By way of the Housing Agreement, the tenure of the housing will be secured as rental for the longer of the life of the building and 60 years, and the initial rents at occupancy will be secured to meet the averages set out under (d) above.

* * * * *

2010 Harrison Drive
PUBLIC BENEFITS SUMMARY

Project Summary

Amend CD-1 (313) to permit a six-storey seniors Community Care Facility Class-B and a six-storey residential building with 76 secured-market rental units, of which 20% of the residential floor area will be secured below-market rental units.

Public Benefit Summary:

The project would provide a cash CAC, in addition to securing market and below-market rental units for the longer of 60 year and the life of the building.

	Current Zoning	**Proposed Zoning**
Zoning District	CD-1 (313)	CD-1 (313)
Floor Space Ratio	0.85	2.02
Floor Area	89,516 sq. ft.	212,609 sq. ft.
Land Use	Institutional	Institutional and Residential

Summary of Development Contributions Expected under Proposed Zoning

City-wide DCL[1, 2]	$2,385,262
Utilities DCL[1]	$1,409,016
Community Amenity Contribution – cash	$192,000
Public Art	$420,916
TOTAL	**$4,215,194**

Other Benefits: An increase from 134 to 187 care beds in the new Community Care facility for seniors and 76 new secured market rental units of which 20% (15 units) will be below-market rental units.

[1] Based on rates in effect as of September 30, 2021. DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection. See the City's DCL Bulletin for details.

[2] The applicant has requested a waiver of the City-wide DCL attributed to the residential floor area qualifying as "for-profit affordable rental housing", per Section 3.1A of the DCL By-law. Compliance with DCL waiver requirements will continue to be assessed through the development permit stage up to occupancy permit issuance, ensuring that maximum average unit sizes are not exceeded and a final rent roll that sets out the initial monthly rents is submitted. Based on DCL by-laws and rates in effect as of September 30, 2021, the value of the City-wide DCL waiver on the residential floor area would be approximately $1,051,682.

* * * * *

2010 Harrison Drive
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
2010 Harrison Drive	007-701-004	Lot A Blocks 23 and 29A Fraserview Plan 14913

Applicant Information

Architect	DYS Architecture
Registered Owner	German-Canadian Benevolent Society of British Columbia

Development Statistics

	Permitted Under Existing Zoning	**Proposed** (October 27, 2021 Application Plans)	**Recommended Other Than Proposed** (March 10, 2022 Supplemental Plans)
Zoning	CD-1 (313)	CD-1 (313)	
Site Area	9,803.7 sq. m (105,526 sq. ft.)	9,784 sq. m (105,313 sq. ft.)	
Land Use	Community Care Facility - Class B	Dwelling Uses, limited to Multiple Dwelling, and Institutional Uses	
Maximum FSR	0.85	1.99	2.02
Maximum Height	12.0 m (39 ft.)	Care facility: 22.9 m (75 ft.) Residential building: 17.9 m (58 ft.)	Care facility: 23.4 m (77 ft.) Residential building: 18.1 m (59 ft.)
Floor Area	8,333 sq. m (89,697 sq. ft.)	19,509 sq. m (209,994 sq. ft.)	19,752 sq. m (212,609 sq. ft.)
Residential Units	-	Total: 76 secured rental units 5 studio units 45 one-bedroom units 26 two-bedroom units	
Parking and Bicycle Spaces	As per Parking By-law, except a minimum of 42 underground and 7 surface vehicle parking spaces and a minimum of 1 loading space	• Vehicle parking spaces: 54 care facility and 50 residential building • Class A bicycle spaces: 6 care facility and 125 residential building • Class B bicycle spaces: 4 residential building • Class B loading spaces: 5 care facility • Passenger loading spaces: 2 care facility and 1 residential building	
Natural assets	68 on-site trees and 7 City street trees	Retain 5 City street trees 41 on-site trees Confirmed at the development permit stage	

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