CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	May 3, 2022
Contact:	Yardley McNeill
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VanRIMS No.:	08-2000-20
Meeting Date:	May 17, 2022

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 4310 Slocan Street

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-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by Matthew Cheng Architect Inc., on behalf of Rong Li, the registered owner of the lands located at 4310 Slocan Street [*PID 005-986-273; Lot 1 Block 2 South West 1/4 of Section 47 Town of Hastings Suburban Lands Plan 4722*], to rezone the lands from C-1 (Commercial) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 1.20 to 2.77 and the maximum building height from 10.7 m (35.1 ft.) to 17.0 m (55.8 ft.) to permit the development of a four-storey mixed-use building with a partial fifth storey amenity level, containing eight secured market rental residential units, with at-grade commercial space, 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 Matthew Cheng Architect Inc., received November 30, 2020, with further drawings received February 10, 2022, provided

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

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

B. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.

C. THAT, subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix C, be approved.

D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix C;

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

E. THAT Recommendations A to D be adopted on the following conditions:

(i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;

(ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and

(iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone 4310 Slocan Street from C-1 (Commercial) District to CD-1 (Comprehensive Development) District to permit a density of 2.77 FSR and building height of 17.0 m (55.8 ft.), under the *Secured Rental Policy* (SRP). The proposal is for a four-storey mixed-use building with a partial fifth storey amenity level, containing eight secured market rental housing units and commercial space at-grade.

Staff assessed the application and conclude that it meets the intent of the *SRP*. If approved, the application would contribute eight secured rental housing units towards the City's housing goals as identified in the *Vancouver Housing Strategy.*

Staff recommend the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to a Public Hearing and the conditions outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- Secured Rental Policy (2019)
- Secured Market Rental Housing Policy (2012, last amended 2019)
- Rental Incentive Programs Bulletin (2019, amended 2022)
- Housing Vancouver Strategy (2017)
- Renfrew-Collingwood Community Vision (2004)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families With Children Guidelines (1992)
- C-1 District Schedule and Design Guidelines (1996, last amended 2021)
- Green Buildings Policy for Rezonings (2010, amended 2018)
- Community Amenity Contributions Policy for Rezonings (1999, amended 2022)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Urban Forest Strategy (2014)

REPORT

Background/Context

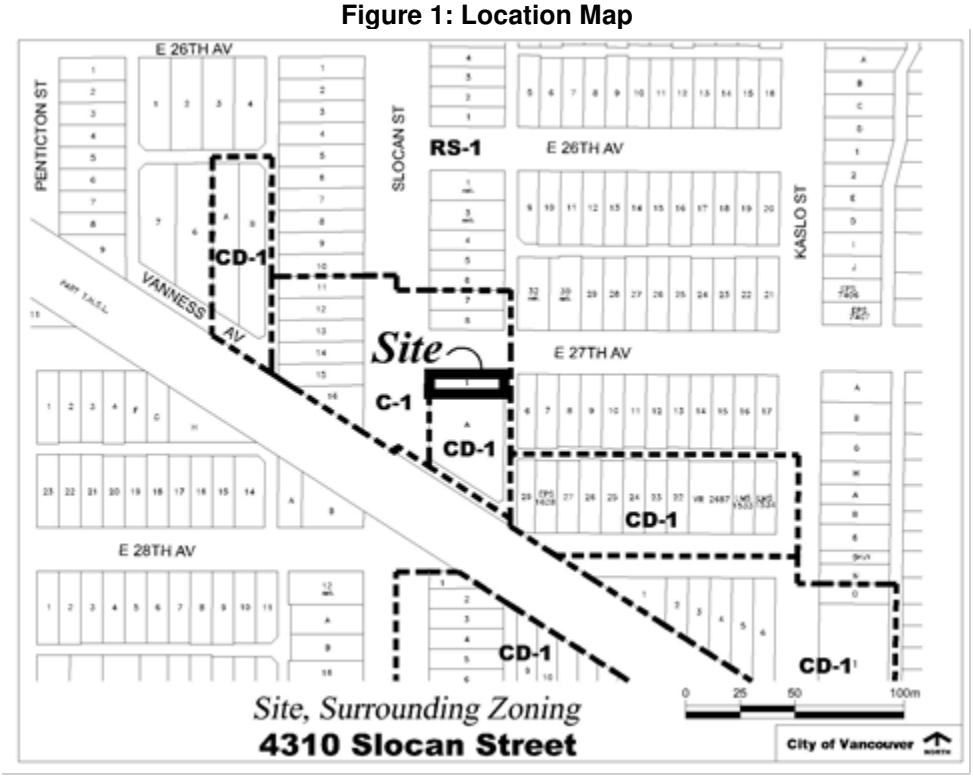
1. Site and Context

The subject site is located at the southeast corner of Slocan Street and 27th Avenue (Figure 1) in the Renfrew-Collingwood neighbourhood. The subject site is 313 sq. m (3,372 sq. ft.), with a frontage of 9.14 m (30.0 ft.) and a depth of 34.2 m (112.3 ft.). The site slopes down approximately 3.96 m (13.0 ft.) from east to west. A north-south lane is located at the rear of the site.

The site is zoned C-1 (Commercial) District and is developed with a one-storey commercial building. Surrounding properties to the north and west on Slocan Street are zoned C-1 (Commercial) District and contain a range of small-scale commercial buildings and detached dwellings.

The property directly to the south, which abuts the Expo Line SkyTrain guideway, is zoned CD-1 (Comprehensive Development) District and is developed with a four-storey mixed-used building with secured rental housing. To the east, properties are zoned RS-1 (Residential) District and contain detached dwellings.

Figure 1: Location Map



Neighbourhood Amenities – The following neighbourhood amenities are within walking distance of the site:

- **Parks:** BC Parkway trail along the SkyTrain corridor (50 m), Slocan Park (180 m), Renfrew Ravine Park (400 m), General Brock Park (900m) and Renfrew Community Park (900 m), Norquay Park (1 km) and Beaconsfield Park (1 km).

- **Cultural/Community Space:** Slocan Park Field House – Alder Eco-Arts Hub (180 m), Renfrew Park Community Centre (1 km), Italian Cultural Centre (1.4 km) and Collingwood Library (1.7 km).

- **Childcare Facilities:** Norquay Child Care Centre (500 m), Beaconsfield Out of School Care (850 m), Playhouse Child Development Centre (850 m), Duke Street Early Learning and Care Centre (1 km), Learning Tree Group Day Care (1.1 km) and Reach for the Stars Montessori Leaning Academy (1.2 km).

- **Transportation**: 29th Avenue SkyTrain station (450 m) and Nanaimo SkyTrain station (800 m).

Local School Capacity - The site is located within the catchment area of John Norquay Elementary School and Windermere Community Secondary School, located 500 m and 1.1 km away, respectively. As per the Vancouver School Board (VSB)'s *Draft Long Range Facilities Plan*, dated January 25, 2021, the 2019 elementary school enrolment was at 85% capacity. The secondary school enrolment was at 64% capacity. By 2029, both the elementary school and

secondary schools are anticipated to continue to operate below capacity at 79% and 75%, respectively.

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

2. Policy Context

Secured Rental Policy (SRP) – Council approved amendments to the *Secured Market Rental Housing Policy* (commonly known as Rental 100) in November 2019 (originally approved May 2012), and renamed the policy the *Secured Rental Policy*. The amended *SRP* expands on the *Secured Market Rental Housing Policy* by consolidating rezoning opportunities for secured rental housing 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 secure market rental units were adopted by Council on December 14, 2021.

In order to ensure consistency and fairness for in-stream applications, the policy requirements of the previous *Secured Market Rental Housing Policy* with respect to energy performance will continue to apply to projects where a supportive letter of response was received prior to November 26, 2019 and an application was submitted before December 1, 2020. The rezoning enquiry for 4310 Slocan Street received a letter of response on June 24, 2019, and submitted an application on November 30, 2020 and is therefore considered under the previous *Secured Market Rental Housing Policy*, with respect to energy performance requirements.

Rental Incentive Programs Bulletin – To correspond with Council's approval of the *Secured Rental Policy* 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 including additional density considerations.

Housing Vancouver Strategy (2017) – In November 2017, Council approved the *Housing Vancouver Strategy* (2018-2027) and the *3-Year Action Plan* (2018-2020). The strategy focuses on the right supply of new homes, including rental, to meet a continuum of housing types. By 2028, Housing Vancouver has targeted the delivery of 72,000 new homes, including 20,000 purpose-built rental units. Targets and actions seek to retain a diversity of incomes and households in the city. If approved, this rezoning will contribute towards the targets for purpose-built market rental units and family units.

Strategic Analysis

1. Proposal

The application proposes to rezone 4310 Slocan Street to permit a mixed-use building with four storeys and a partial fifth storey for amenity space. The proposed building would contain eight secured market rental housing units and a commercial unit at-grade. The proposed density is 2.77 FSR with a total floor area of 867 sq. m (9,334 sq. ft.) and a proposed building height of 17.0 m (55.8 ft.).

The basement and ground levels of the proposed building respond to the site slope. The commercial retail unit facing Slocan Street is proposed with tall ceilings and a mezzanine level (Figure 2). At the rear, the lower portion of the building is split into a separate basement and ground level. The three storeys above are proposed to contain eight secured market rental housing units. The partial fifth storey contains contiguous indoor and outdoor amenity space.

The residential lobby is proposed at the ground level, accessed from 27th Avenue. Two surface vehicle parking spaces and a loading space at the rear of the building are proposed, with access from the lane. Indoor bicycle parking is proposed at the basement level.

Figure 2: View of the proposed building at the corner of Slocan Street and 27th Avenue

2. Land Use

The site is currently zoned C-1 (Commercial) District. The intent of the C-1 District Schedule is to provide for small-scale commercial nodes, catering to the needs of local neighbourhoods and consisting primarily of retail-service uses. Under C-1 zoning, dwelling uses and their design are to be compatible with commercial uses.

The proposal includes commercial and residential uses, consistent with the *SRP* and the C-1 District Schedule. A total of 149.5 sq. m (1608.9 sq. ft.) of commercial uses are proposed, fronting Slocan Street, and 100% of the residential space is dedicated to secured rental housing units.

3. Form of Development, Height and Density

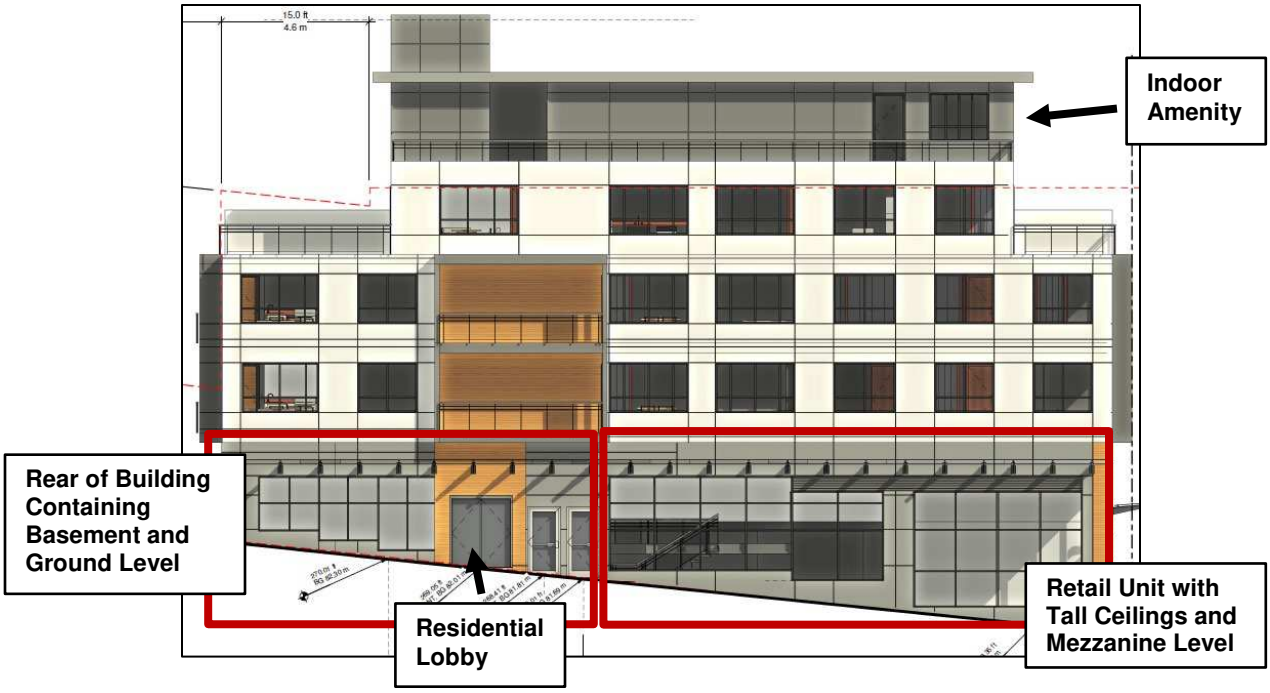
(Refer to form of development rationale in Appendix D, application drawings in Appendix E and projects statistics in Appendix G)

Form of Development - The *SRP* and *Rental Incentive Guidelines* provide general direction for the consideration of additional height and density to facilitate the provision of rental housing. On sites zoned C-1, increases up to four storeys with a commensurate density may be considered, subject to urban design performance evaluated based on the consideration of base zoning, neighbourly fit, streetscape and standard of livability.

The application proposes a four-storey building with a partial fifth storey for amenity space (Figure 2). The building presents a three-storey street wall, with the fourth and fifth storeys stepped back at the front of the building to reduce the appearance of the overall massing and height, and to mitigate overlook and shadowing impacts. The deeper rear step back at the fourth and fifth storeys allows for a sensitive transition to the lower-scaled context to the west. Urban design recommendations to ensure compatibility with the surrounding area and to soften the appearance of the amenity level are included in Appendix B.

The basement and ground level are configured in response to the significant site slope (Figure 3). The commercial unit fronting Slocan Street is proposed with tall ceilings and a mezzanine level. At the rear of the building, the ground level contains indoor amenity space, a garbage room and the residential lobby, accessed from 27th Avenue. A basement level is located below and includes bicycle and residential bulk storage.

Figure 3: Proposed Building Looking South



More detailed information on the proposed form of development is included in Appendix D.

Height and Density – The site is currently zoned C-1 (Commercial) District which permits a maximum FSR of 1.2. As per the *SRP*, proposed increases in density should respect the context of the area. The building has a proposed height of 17.0 m (55.8 ft.), with an overall FSR of 2.77. Staff support the proposed height and density, subject to design development conditions contained in Appendix B of this report.

Private Amenity Space/Liveability – The application proposes contiguous indoor and outdoor amenity space at the fifth level. An additional smaller indoor amenity space is proposed on the ground floor, adjacent to the residential entrance. Landscape conditions in Appendix B require further design development of the outdoor amenity space to improve the quality of the outdoor amenity space, increase privacy and reduce overlook onto neighbouring properties. The application proposes a mix of studio, one-bedroom, two-bedroom and three-bedroom units. All units include private outdoor space in the form of balconies.

Landscape – The proposal provides for hard and soft landscaping elements in both the public and private realm. A small seating area with plantings is proposed along Slocan Street, in front of the commercial unit. One new street tree is required within the front boulevard on Slocan Street. Further design development of the public realm will be required at the development permit stage per Landscape and Engineering conditions in Appendix B.

Urban Design Panel (UDP) – Staff determined a review by the Urban Design Panel was not required due to the relative small scale of the development.

Staff have concluded that the proposal is in keeping with the *SRP* and therefore recommend approval subject to design conditions in Appendix B.

4. Housing

The *Housing Vancouver Strategy* (Housing Vancouver) and associated *3 Year Action Plan* is the culmination of a year-long process of gathering, synthesizing and testing new ideas and approaches to addressing housing affordability in Vancouver. This application, if approved, would add eight rental housing units, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 4).

Figure 4. Progress Towards 10 Year Housing Vancouver Targets for Purpose-Built Market Rental Housing as of December 31, 2021

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	20,000	8,935 (45%)

**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*
****Includes Developer-Owned Below-Market Rental Housing*

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2021, the purpose-built apartment vacancy rate was 1.2% in Vancouver. The vacancy rate (based on the CHMC Market Rental Survey) for the Mount Pleasant/Renfrew Heights area within which this site is located was 0.9%. A vacancy rate of 3-5% represents a balanced market.

Housing Mix – This proposal would deliver a variety of unit types in the form of studio, 1-bedroom, 2-bedroom, and 3-bedroom units. On July 13, 2016, Council adopted the *Family Room: Housing Mix Policy for Rezoning Projects* policy that requires a minimum of 35% family units. This application would deliver two two-bedroom units and one three-bedroom unit

(37.5% of all units), thereby exceeding the policy. These units must be designed in accordance with the *High Density Housing for Families with Children Guidelines*.

Average Rents and Income Thresholds – The average rents for various units on the east side of Vancouver is shown in Figure 8. Rent increases, over time, are subject to the Residential Tenancy Act.

Figure 5: Market Rents in Newer Eastside Buildings, Costs of Ownership and Household Incomes Served

		Newer Rental Buildings Eastside[1]		Monthly Costs of Ownership for Median-Priced Unit Eastside (with 20% down payment)[2]		
Unit Type	**Proposed Average Unit Size (sq. ft.)**	**Average Rent**	**Average Household Income Served**	**Monthly Costs Associated with Purchase**	**Average Household Income Served**	**20% Down Payment Amount**
Studio	397 sq. ft.	$1,549	$61,960	$2,142	$85,668	$81,700
1 Bedroom	483 sq. ft.	$1,825	$73,000	$2,613	$104,501	$100,800
2 Bedroom	609 sq. ft.	$2,354	$94,160	$3,694	$147,764	$141,200
3 Bedroom	736 sq. ft.	$3,299	$131,960	$5,429	$217,168	$212,900

[1] *Data from the October 2020 CMHC Rental Market Survey for buildings completed in 2011 or later on the Eastside of Vancouver*
[2] *Based on the following assumptions: median of all BC Assessment sales prices in Vancouver Eastside in 2020 by unit type, 20% down payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, $150 – 250 monthly strata fees and monthly property taxes at $2.92 per $1,000 of assessed value (2020 assessments and property tax rate)*

Average market rents in newer rental buildings on the east side are shown in the two middle columns in Figure 5. The market rental housing component will provide options which are significantly more affordable than average home ownership costs as illustrated in Figure 5.

Security of Tenure – Purpose-built rental housing offers permanent rental housing and security of tenure, unlike rented condominiums or basement suites in the secondary rental market. All eight units would be secured through a Housing Agreement and/or a Section 219 Covenant for the longer of 60 years and the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units. Conditions related to securing the units are contained in Appendix B.

Existing Tenants – There are no existing tenants on the site.

5. Parking and Transportation

The application proposes two surface vehicle parking spaces and a Class A loading space at the rear of the building, accessed from the lane. Indoor bicycle storage is proposed at the basement level.

The applicant will meet the Parking By-law, which provides for reductions in the number of parking spaces. Based on the proximity to transit, the development is eligible for a 20% reduction in residential parking and a 10% reduction in commercial parking requirements.

Engineering staff support the provision of a Class A loading space in lieu of the required Class B loading space. Engineering conditions in Appendix B include future street improvements such as new sidewalks along Slocan Street and 27th Avenue, intersection lighting upgrades and boulevard improvements.

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. Conditions are included in Appendix B.

Natural Assets – The *Urban Forest Strategy* helps to protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires that permission be granted to remove trees that contribute to a healthy urban forest. The intent is to protect as many healthy, viable trees as possible, while meeting the challenges of development, housing priorities and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

There is one existing by-law tree on the site, which is proposed to be removed as it falls within the proposed building footprint. There are four street trees and a row of hedges on City lands adjoining the site, along 27th Avenue. The four street trees are proposed to be retained, while the row of hedges is proposed to be removed. Additional plantings are proposed along the site frontages, including a new street tree in the Slocan Street Boulevard. See Appendix B for landscape and tree conditions.

7. Public Input

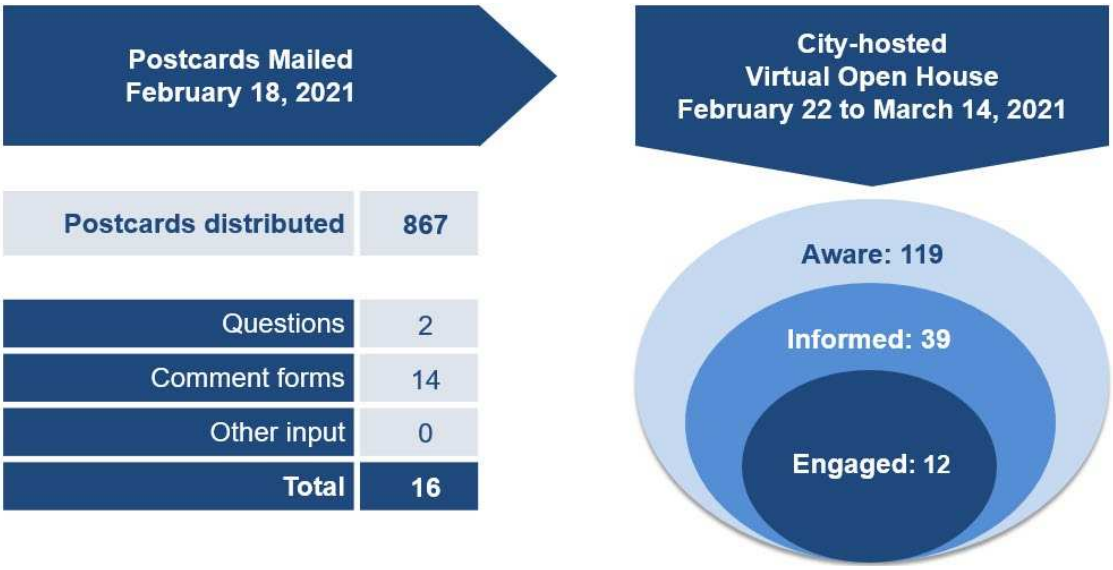
Public Notification – A rezoning information sign was installed on the site on January 20, 2021. Approximately 867 notification postcards were distributed within the neighbouring area on or about February 18, 2021. Notification, application information, and an online comment form, was provided on the City's new digital engagement platform Shape Your City Vancouver (shapeyourcity.ca/).

Virtual Open House – A virtual open house was held from February 22, 2021 to March 14, 2021 on the Shape Your City platform. The virtual 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.

A virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. Members of the public could submit questions, which staff actively monitored and responded to publicly.

Public Response and Comments – Public input was received via online questions, comment forms, by email and phone. A total of 16 submissions were received.

Figure 6: Overview of Notification and Engagement



Below is a summary of feedback received from the public by topic. A summary of all public responses may be found in Appendix D.

Generally, comments of support fell in the following areas:

- **Building height, density, and massing:** Comments expressed support for the overall height and density of this building for this site.
- **Neighbourhood context:** The development would benefit the neighbourhood due to the modern design and commercial use.
- **Building design:** The proposal is well designed and the architecture is interesting.

Generally, comments of concern fell within the following areas:

- **Parking:** There is insufficient parking proposed.
- **Noise disturbance:** Some concern for the potential noise emanating from the commercial retail space.

Staff Response to Public Comments – Staff will require the development to meet the Parking By-law, subject to conditions in Appendix B. The site and surrounding context on Slocan Street is zoned C-1 (Commercial) District, which permits commercial uses. Commercial uses currently exist on the site and on neighbouring properties. The commercial unit will be required to comply with the City's Noise Control By-law.

8. Public Benefits

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

The application is subject to the *Community Amenity Contributions Policy for Rezonings*, with CACs based on a negotiated contribution. Real Estate Services required a pro forma review, assessed the application and determined that no CAC is required.

As required by the *SRP*, 100% of the residential floor space will be secured as rental housing (non-stratified) for the longer of 60 years and the life of the building. The public benefit accruing from this application is the contribution to the city's secured rental housing stock.

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 currently subject to the City-wide DCL and Utilities DCL. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. Based on the DCL by-laws and rates in effect as of September 30, 2021 and the proposed 7,725 sq. ft. of residential floor area and 1,609 sq. ft. of commercial floor area, $252,481 of DCLs are expected from the project.

"For-profit affordable rental housing" projects may qualify for a DCL waiver. If the project is not exempt from CACs, and the applicant chooses to pursue the DCL waiver after rezoning enactment, the application may be subject to further pro forma review to determine if land lift is generated. If the revised pro forma results in an increase to the land lift such that a CAC is payable or additional or deeper levels of affordability could be provided, the application may be required to return to Council through a subsequent Public Hearing to amend the rezoning enactment conditions to secure the additional contributions.

In this instance, the applicant has already indicated they will be seeking to qualify for the DCL waiver and Real Estate Services has undertaken a pro forma review and determined that the application is not subject to a CAC and no below-market rental is required. As such, should the applicant qualify for the DCL waiver, the effective timing for setting the DCL waiver rents will be issuance of the 'prior-to' letter of approval (See footnote 3 of Table 5 of the Rental Incentive Bulletin). The estimated value of a waiver of City-wide DCLs is approximately $140,904.

DCL bylaws are subject to future adjustments by Council, including annual inflationary rate adjustments. 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.

Public Art Program – The proposed floor area is below the minimum threshold of 9,290 sq. m (100,000 sq. ft.), therefore no public art contribution will arise from this application.

See Appendix F for a summary of all the public benefits for this application.

Financial Implications

Based on the DCL by-laws and rates in effect as of September 30, 2021, it is estimated that the project will pay $252,481 in DCLs. The project may seek to qualify for a $140,904 waiver of City-wide DCLs at the development permit application stage.

The eight rental housing units will be privately owned and operated, secured through a Housing Agreement and Section 219 Covenant for the longer of 60 years and the life of the building.

No additional CAC or public art contribution is applicable.

CONCLUSION

Staff have reviewed the application to rezone the site at 4310 Slocan Street from C-1 to CD-1 to permit the development of eight secured market rental housing units, and conclude the application is in keeping with the objectives of the *SRP*. The application qualifies for incentives provided for secured market rental housing, including additional height, density, and parking reductions. Staff further conclude that the proposed form of development represents an appropriate urban design response to the site and context. If approved, this application would make a contribution to the achievement of key housing goals outlined in the *Housing Vancouver Strategy*.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with a draft CD-1 By-law as generally shown in Appendix A. Further, it is recommended that, subject to the Public Hearing, the application including the form of development, as shown in the plans in Appendix E, be approved in principle, subject to the applicant fulfilling the Conditions of Approval in Appendix B.

* * * * *

4310 Slocan Street
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Uses

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 ( ), and the only uses for which the Director of Planning or the Development Permit Board will issue development permits are:

   (a) Cultural and Recreational Uses;

   (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this section;

   (c) Institutional Uses;

   (d) Office Uses;

   (e) Retail Uses;

   (f) Service Uses;

   (g) Utility and Communication Uses; and

   (h) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

4.1 The design and layout of at least 35% of the dwelling units must:

(a) be suitable for family housing; and

(b) include two or more bedrooms.

4.2 No portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width may be used for residential purposes except for entrances to the residential portion.

4.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building except for:

(a) Farmers' Market;

(b) Neighbourhood Public House;

(c) Public Bike Share;

(d) Restaurant; and

(e) Display of flowers, plants, fruits and vegetables in conjunction with a permitted use.

4.4 The Director of Planning may vary the use conditions of section 4.3 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this By-law.

Floor Area and Density

5.1 Computation of floor area must assume that the site area is 313 m^2, being the site area at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.

5.2 The floor space ratio for all uses combined must not exceed 2.77.

5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.

5.4 Computation of floor area must exclude:

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

(i) the total floor area of all such exclusions must not exceed 12% of the floor area being provided for dwelling uses; and

(ii) the balconies must not be enclosed for the life of the building;

(b) patios and roof decks, if the Director of Planning first approves the design of the sunroofs and walls;

(c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used that are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;

(d) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m^2 for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

5.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board, amenity areas accessory to a residential use, to a maximum of 10% of the total floor area being provided for dwelling uses.

Building Height

6.1. Building height, measured from base surface, must not exceed 17.0 m.

Horizontal Angle of Daylight

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

7.2 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.

7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.

7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement if the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council and the minimum distance of unobstructed view is not less than 3.7 m.

7.5 An obstruction referred to in section 7.2 means:

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

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

7.6 A habitable room referred to in section 7.1 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.

Acoustics

8. 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

* * * * *

4310 Slocan Street
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 Matthew Cheng Architect Inc., received November 30, 2020, and additional plans, received February 10, 2020, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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

Urban Design

1.1 Design Development to mitigate impacts of the building on its surroundings by:

(a) Maintaining the setbacks shown in this rezoning as the minimum for the project's subsequent stages;

(b) Demonstrating in the project's subsequent stages that its shadows do not exceed as shown in this rezoning; and include shadow studies from 10:00 AM up to 16:00 PM for the equinoxes;

(c) Considering using more glass walls for the fifth storey amenity room's west walls;

(d) Maintaining the use of glass guardrails for decks on all levels; and

(e) Providing some planters as privacy-screens on the large deck areas, especially for decks facing east.

Note to Applicant: Sensitivity to appearance of bulk and height, and shadowing should be shown in the project's subsequent stages. Maintaining setbacks as shown is one approach. Glass guardrails may help reduce the overall appearance of bulk and height. Glass walls for the roof amenity room may aid that floor read more as secondary volume to the primary five-storey massing. Additionally, glass walls for the amenity room may allow parents/guardians to have clearer sightlines to the exterior where the children/ward are at play.

1.2 Design Development to improve unit livability by generally observing the High Density Housing for Families with Children Guidelines.

Note to Applicant: This includes ensuring all units meet the minimum dwelling unit size of 320 sq. ft., and for bedrooms to be sized to accommodate a closet/wardrobe and desk.

1.3 Consideration to reduce the roof amenity-level's overall bulk and mass via the following:

(a) Reduce amount of enclosed areas; and/or

(b) Locate planters around the built volume to soften its appearance.

Crime Prevention through Environmental Design (CPTED)

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

(a) Limiting opportunities for nuisance activities, mischief in alcoves, and blind corners;

(b) Limiting unobserved access or activity and encouraging natural visual surveillance;

(c) Mail theft;

(d) Site lighting developed with considerations for safety and security; and

(e) Reduced opportunities for graffiti.

Note to Applicant: Alcoves and other similar visually-hidden areas should be designed so as to not be covered or have limited cover and be well lit. Opportunities for graffiti can be mitigated by reducing areas of exposed wall and by covering with vines, hedges or a rough finish material.

1.5 Design development to improve visibility and security in the underground parking, if applicable, in accordance with the Parking By-law including:

(a) Overhead lighting and step lights at exit stairs and doors;

(b) 24 hour lights and walls painted white; and

(c) Visibility at doors, lobbies, stairs and other access routes.

Landscape

1.6 Design development to provide landscape screening along the east side of the roof deck and improve privacy to avoid overlooking onto the neighboring properties.

Note to Applicant: Taller plant material in raised planter(s) may be considered. Refer to Urban Design condition 1.1.

1.7 Design development to provide additional tree planting on roof deck to provide shade while enhancing sustainability.

Note to Applicant: Explore re-arrangement of landscape features for additional planters and small trees while enhancing seating opportunities.

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

(a) Maximize natural landscape best management practises;

(b) Minimize the necessity for hidden mechanical water storage;

(c) Increase the amount of planting to the rooftop areas, where possible;

(d) Use permeable paving;

(e) Employ treatment chain systems (gravity fed, wherever possible); and

(f) Use grading methods to direct water to soil and storage areas.

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

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

(a) Detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets;

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

(c) An overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.

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

<u>Provision requirements at the time of Development Permit application:</u>

1.10 Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

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

1.11 Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through common open spaces, semi-private patio areas and the public realm.

Note to Applicant: the sections should illustrate, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

1.12 Provision of a Tree Management Plan, including:

(a) Scaled and dimensioned tree protection barriers around the trees on private and public property coordinated with Arborist Report;

(b) Tree numbering for all on site and off site trees; and

(c) Notations of all recommendations from Arborist, i.e. trigger points, grading and pruning specifications, etc.

1.13 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 Services (Streets Design Branch) at 604-871-6131 to confirm tree planting locations and Park Board at 3-1-1 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 in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

1.14 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.

1.15 Provision of an outdoor lighting plan.

Note to Applicant: Outdoor lighting strategy should ensure functionality, safety and energy efficiency. Provide dimmers and timers for lights where feasible.

Sustainability

1.16 All new buildings in the development will 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 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).

Zero Waste

1.17 In order to minimize waste, a salvage strip-out must be done to remove fixtures, systems, and elements such as doors, deck, and fencing, for reuse. Any buildings which are not already subject to the Green Demolition By-law must achieve a 75% recycling rate for demolition. Buildings subject to the Green Demolition By-law must meet the by-law requirements in place at the time of the demolition permit application.

Engineering

1.18 Water Sustainability Act: Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License. Applications for provincial Approvals or Licenses 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.

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

1.19 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

1.20 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.

1.21 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.

1.22 Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required.

Note to Applicant: The Key Plan shall achieve the following objectives:

(a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan (https://vancouver.ca/files/cov/engineering-design-manual.PDF); and

(b) All third party service lines to the development shall be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the applicant shall acquire written acceptance from the third party utilities prior to submitting to the City.

The review of third party utility service drawings will not be initiated until the Key Plan is defined.

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

1.23 Garbage pick-up operations appear challenging. A confirmation letter from the solid waste hauler provider is required to confirm how solid waste pick-up operations will occur, and confirmation that bins and totes will not be stored in the parking area or Engineering right-of-way.

1.24 Existing wood pole and guy-wire in lane conflict with access to surface parking. Arrangements with and the appropriate public utility companies for pole relocation and guy-wire relocation are required.

1.25 Provision of a finalized Transportation Demand Management (TDM) Plan to the satisfaction of the General Manager of Engineering Services. Provide TDM Plan as a separate package with complete information on TDM measures proposed, including the following clarifications:

Note to Applicant: A TDM Plan with a minimum of eight points is required to achieve the proposed vehicle parking reduction for the residential use. The proposed plan achieves eight points for the residential use. Refer to Schedule B of the TDM policy for detailed requirements for each measure. Provide TDM Plan as a separate package. The following additional information and clarifications are required to accept the TDM measures proposed:

(a) ACT-01 – Additional Class A Bicycle Parking

(i) Identify the number and location of the additional Class A bicycle parking on plans. Additional Class A bicycle parking spaces must meet the standards and minimums identified in the Parking By-law, and/or applicable Design Guidelines.

Note to Applicant: A total of eight points are achievable for the residential uses.

1.26 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:

(a) Secures provision of funding towards long-term TDM monitoring fund in the amount of $280 per parking space waived;

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

(i) ACT-01 – Additional Class A Bicycle Parking, and additional TDM Measures;

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

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

1.27 Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.

Note to Applicant: If the freight elevator is going to be used for bicycle access, then a separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly.

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

(b) Relocation of Class B bike parking to eliminate encroachments on public property and right-of-ways; and

Note to Applicant: Ensure that the landscape drawings are consistent with site architectural plans.

(c) Provision of clothing lockers for the commercial Class A bicycle spaces. 50 percent to be full-size lockers.

1.28 Design Development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement.

(a) Provision of 2.74 m (9 ft.) width is required for the Class A loading space; and

(b) Provision of convenient, internal, stair-free loading access to/from all site uses, the following to be addressed:

(i) Resolve conflict between service corridor access and loading space; and

(ii) Provision of parking and loading access to occur fully on private property.

1.29 Design development to improve the parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:

(a) Provision of a 1.5 m (5 ft.) access aisle for the accessible parking; and

(b) Resolve conflict between hydro pole/guy-wire and surface parking.

1.30 The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:

(a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided;

(b) All types of parking, bicycle parking, and loading spaces individually numbered, dimensioned, and labelled on the drawings;

(c) Design elevations on both sides of the parking spaces, loading bays, disability spaces, and at all entrances. The slope, cross fall, and length of the ramped sections to be shown on the drawings. Slope and cross fall not to exceed 5%;

(d) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable;

(e) Areas of minimum vertical clearances labelled on parking levels;

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

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

1.31 Provision of a draft final Rainwater Management Plan (RWMP) prior to DP issuance.

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 report will include all relevant details.

Note to Applicant: The resubmission at DP must include the following amendments.

(a) Outline the applicable site rainwater management requirements including but not limited to:

(i) Volume reduction;

(ii) Water quality; and

(iii) Release rate control.

Note to Applicant: Provided the project is a mixed-use development, the peak flow calculations are to use 1:10 year return period and an inlet time of 5 minutes;

(b) Outline the rainwater management approach proposed to meet the requirements. The approach shall include descriptions of each rainwater management practice/best management practice (BMP). BMPs proposed to meet the volume

reduction requirement shall be classified as either Tier 1, 2 or 3 with calculation sizing summary of all BMPs proposed;

Note to Applicant: The RWMP must prioritize methods of capture by Tier 1 and 2 with Tier 3 only as a last resort.

(c) Calculation of the detention tank 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;

(d) Provide design specifics and details of all BMPs to support the design claim for meeting target requirements, including, but not limited to: the amount of volume detained, allowable release rate, dimensions, applicable inlet and outlet inverts, and approximate locations;

(e) Provide the relevant excerpts of the landscape plan that supports the use of any landscape area or feature as a rainwater management practice;

(f) Provide a pre-development site plan showing:

(i) Orthophoto;

(ii) Existing drainage areas; and

(iii) On-site and downstream offsite drainage appurtenances.

(g) Provide post-development site plan(s) that includes the following:

(i) Building location/footprint;

(ii) Underground parking extent;

(iii) Proposed service connections to the municipal sewer system;

(iv) Location and labels for all proposed rainwater management practices;

(v) Area measurements for all the different land use surface types within the site limits; and

(vi) Delineated catchments to demonstrate BMPs are appropriately sized.

(h) Provide summary of all the catchment areas in a tabular form, including 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 Preliminary Rainwater Management Plan Report;

(i) Provide adequate and concise supplementary documentation for any proprietary products that clearly demonstrates how they contribute to and/or meet the rainwater management requirements;

(j) 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:

(i) Product Name and Manufacturer/Supplier.

(ii) Total area and % Impervious being treated.

(iii) Treatment flow rate.

(iv) Supporting calculations to demonstrate adequate sizing.

(v) Include discussion of the specified treatment device's % TSS removal efficiency certification by TAPE or ETV.

(vi) Location on of device in drawing or figure in the report.

(k) Look into opportunities for a rainwater harvest and reuse system. The non-potable water demand for this mixed use development may be reduced significantly with a reuse system implemented for toilets, urinals, and trap primers.

Note to Applicant:

(i) If a substantial proportion of the site (the roof area) can capture precipitation for rainwater reuse purposes, then a treatment system for runoff discharged offsite may not be necessary.

(ii) Harvesting and Reuse system may contribute to meeting the peak flow release rate requirements but rooftop runoff and runoff from other land surfaces should not be mixed for reuse purposes.

(iii) Requirements for non-potable water systems and additional resources such as rainfall data and design guidance may be provided prior to resubmission.

Note to Applicant: The applicant may schedule a meeting with Rainwater Management Review group prior to moving forward with the RWMP to address any concerns or questions related to the conditions or comments prior to resubmission with the DP application. To schedule the meeting, contact rainwater@vancouver.ca.

1.32 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.

1.33 Provision of a final signed and sealed RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of Engineering Services prior to the issuance of any building permit.

1.34 Provision of a final signed and sealed Operation & Maintenance (O&M) Manual for all rainwater systems to the satisfaction of Engineering Services. The O&M Manual shall be tailored specifically for the rainwater management practices proposed on-site and submitted as a standalone document prior to the issuance of any building permit.

1.35 Ensure building grades shown on architectural plans match City-supplied building grades.

1.36 When submitting Landscape plans, please place the following statement 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 Services and/or your Engineering, Building Site Inspector for details.”

1.37 Landscape plans should illustrate the following:

(a) Remove pavers from City property;

(b) Remove back boulevard trees from City property;

(c) Proposed sidewalk alignment on Slocan Street to match existing sidewalk alignment to the south;

(d) Include one new street tree on the Slocan Street front boulevard; and

(e) Remove existing concrete entrance walkways from the boulevard along 27th Avenue and Slocan Street.

Note to Applicant: All planting on street rights-of-way shall be maintained by the adjacent property owner.

Note to Applicant: Plants shall be planted in such a way as to maintain sightlines and not encroach on the sidewalk, street, lane, and/or bike lane according to City standards as follows:

(i) All plant material within the same continuous planting area which is located on street right-of-way within 10 m, measured from the corner, of an intersection, pedestrian-crossing, entrance to a driveway or other conflict areas, shall not exceed a mature height of 0.6 m, measured from the sidewalk;

(ii) All plant material within the street right of way that is located outside of the areas described in the bullet above shall not exceed a mature height of 1 m, measured from the sidewalk;

(iii) 0.45 m buffer of low groundcover in planting beds adjacent to sidewalks; and

(iv) Refer to City of Vancouver Boulevard Gardening Guidelines for more information on boulevard planting.

1.38 Add the following note to Site Plan and Landscape Plan:

(a) Final location of proposed street furniture shall be confirmed with Street Furniture Coordinator. All removal, relocation or installation of street furniture shall be by and coordinated with the City's Street Furniture Coordinator. Notification is required a minimum of 8 weeks prior to construction.

Note to Applicant: All costs associated with removal, relocation and installation of existing and new street furniture, including storage and re-location to or from a different site, shall be the responsibility of the developer.

(b) Proposed benches on street right-of-way shall be supplied and installed by the City's Street Furniture Coordinator. Bench model to be 'Plainwell', 72" long, wood slats, no centre arm rest, black metal, by Landscape Forms. The applicant is to provide concrete bench pad and pay all costs associated with supply and installation of benches.

Note to Applicant: Proposed bike racks on street right-of-way are acceptable, however they do not count toward Class B bicycle parking requirement. Racks shall meet Engineering Guidelines.

Housing

1.39 The proposed unit mix, including 2 studio units (25%), 3 one-bedroom units (38%), 2 two-bedroom units (25%), 1 three-bedroom units (13%) is to be included in the Development Permit drawings.

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

1.40 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 and situated to maximize sunlight access (S. 3.3.2, 3.4.3);

Note to Applicant: Where possible ensure that the outdoor amenity area is designed with space for children's play and urban agriculture.

(b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit, preferably in-suite (S. 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 (S. 3.7.3); and

(d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

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

1.1 Delete the balcony railings shown encroaching over the north property line at Levels 3 and 4.

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

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

a) Provision of adequate water service to meet the fire flow demands of the project;

(i) Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by Core Concept Consulting Ltd. dated November 5, 2020, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 200mm along 27th Avenue or 200mm along Slocan Street. 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) Implementation of development at 4310 Slocan Street does not require any sewer upgrade.

The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 10-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.

Note to Applicant: Development to be serviced to the existing 250 mm COMB sewer in 27th Avenue.

c) Provision of street improvements along Slocan Street adjacent to the site and appropriate transitions including the following:

(i) Front boulevard with street trees where space permits;

(ii) 1.8 m (6 ft.) wide broom finish saw-cut concrete sidewalk;

(iii) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.

(iv) Curb ramps; and

(v) Adjustment to all existing infrastructure to accommodate the proposed street improvements.

Note to Applicant: The widths of the new front boulevard and sidewalk should match the widths of the existing to the south.

d) Provision of street improvements along 27th Avenue adjacent to the site and appropriate transitions including the following:

(i) 2.1 m (7 ft.) wide broom finish saw-cut concrete sidewalk;

(ii) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations.

(iii) Curb ramps; and

(iv) Adjustment to all existing infrastructure to accommodate the proposed street improvements.

e) Provision of Slocan Street and 27th Avenue intersection lighting upgrade to current City standards and IESNA recommendations;

f) 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.

g) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services; and

h) Provision of street trees where space permits. Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 in. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility.

1.3 All third party utility services (e.g., BC Hydro, Telus and Shaw) shall be underground for this development.

Note to Applicant: All electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers and kiosks (including telecommunications kiosks) are to be located on private property with no reliance on public property for placement of these features.

1.4 Submission of a written confirmation from BC Hydro that all required electrical plant as noted above is located on the development property.

Housing

1.5 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 securing all residential units as secured rental housing units, excluding Seniors Supportive or Assisted Housing, for a term equal to the longer of 60 years and life of the building, subject to the following additional conditions:

(a) A no separate-sales covenant.

(b) A no stratification covenant.

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

(d) 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. 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.

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

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

Note to Applicant: "For-profit affordable rental housing" projects may qualify for a DCL waiver. If the project is not exempt from CACs, and the applicant chooses to pursue the DCL waiver after rezoning enactment, the application may be subject to further pro forma review to determine if land lift is generated. If the revised pro forma results in an increase to the land lift such that a CAC is payable or additional or deeper levels of affordability could be provided, the application may be required to return to Council through a subsequent Public Hearing to amend the rezoning enactment conditions to secure the additional contributions. In this instance, the applicant has already indicated they will be seeking to qualify for the DCL waiver and Real Estate Services has undertaken a pro forma review and determined that the application is not subject to a CAC and no below-market rental is required. As such, should the applicant qualify for the DCL waiver, the effective timing for setting the DCL waiver rents will be issuance of the 'prior-to' letter of approval (See footnote 3 of Table 5 of the Rental Incentive Bulletin).

Note to Applicant: If the applicant chooses to seek a waiver of the Development Cost Levies at the development permit stage, a new Housing Agreement will be required prior to development permit issuance to secure the obligations described in subsection (d) above.

Environmental Contamination

1.6 If applicable:

(e) Submit a site profile to Environmental Services (Environmental Protection);

(f) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and

(g) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been provided to the City.

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

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

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

* * * * *

4310 Slocan Street
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

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

DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 11879

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

"4310 Slocan Street [CD-1 #] [By-law #] C-1"

DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW No. 6555

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

"[CD-1#] [By-law #] 4310 Slocan Street"

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4310 Slocan Street
OTHER ADDITIONAL INFORMATION

PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

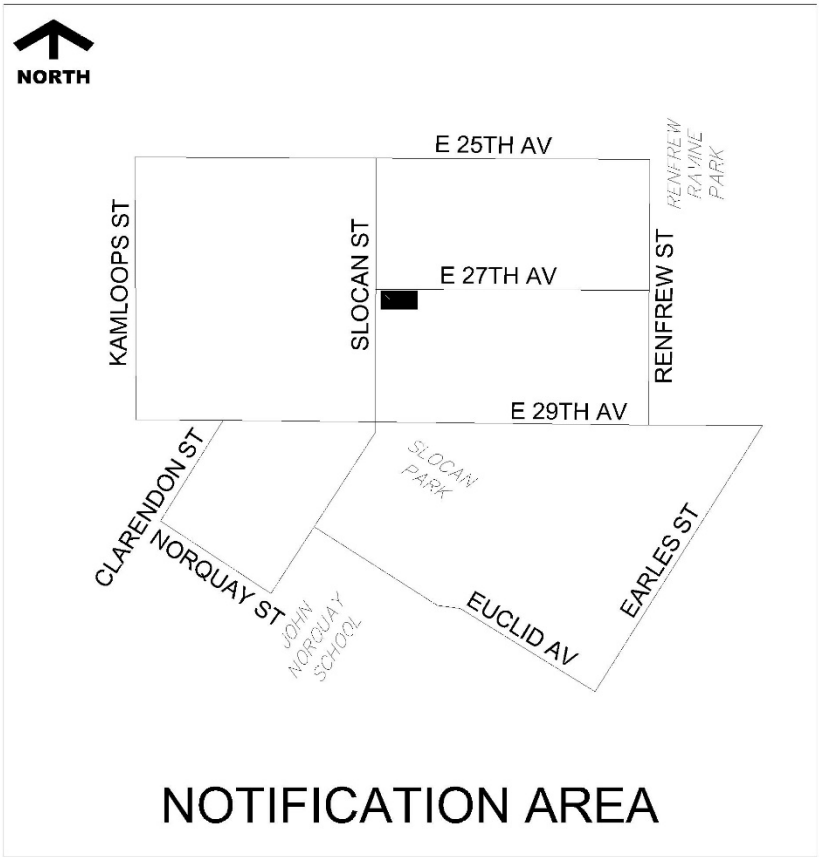
	Dates	Results
Events		
Virtual open house (City-led)	February 22 to March 14, 2021	119 participants (aware)* • 39 informed • 12 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	February 18, 2021	867 notices mailed
Public Responses		
Online questions	February 22 to March 14, 2021	2 submittals
Online comment forms • via Shape Your City platform	February to November, 2021	14 submittals
Overall position • support • opposed • mixed	February to November, 2021	14 submittals • 7 responses • 1 responses • 6 response
Other input	February to November, 2021	0 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	February to November, 2021	296 participants (aware)* • 113 informed • 16 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 and ordered by frequency.

Generally, comments of support fell in the following areas:

- **Building height, density, and massing:** Comments expressed support for the form of development.
- **Neighbourhood context:** The development would benefit the neighbourhood due to the modern design and commercial use.
- **Building design:** The proposal is well designed and the architecture is interesting.

Generally, comments of concern fell within the following areas:

- **Parking:** There is insufficient parking proposed.

- **Noise disturbance:** Some concern for the potential noise emanating from the commercial retail space.

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

General comments of support:

- The minimum frontage setbacks are unnecessary.

General comments of concern:

- There are no washrooms illustrated in the plans for Units 301 and 402.
- The renderings in the streetscape (plan A005) do not accurately depict the elevations of surrounding buildings.
- The traffic on Slocan Street is very busy and dangerous between Kingsway and 22nd Avenue.
- Interest in understanding what potential businesses may operate in this building.
- Interest in understanding if there was a market survey conducted.

Neutral comments/suggestions/recommendations:

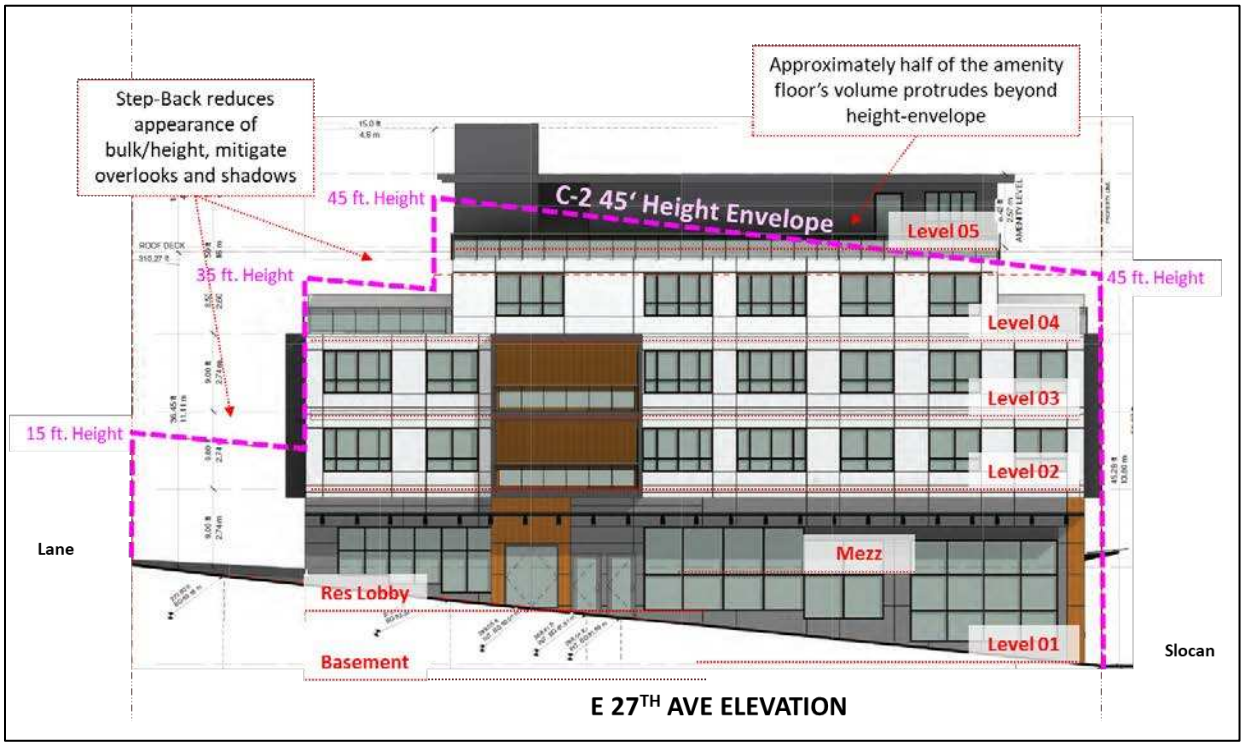
- Increase the height of the building to its proximity to the SkyTrain Station.
- Add affordable housing units.
- The proposal does not need to be reviewed by the Urban Design Panel.
- Increase the amount of bicycle parking.
- Interest in understand what types of business would be located in this building.
- Increase traffic calming in the neighbourhood.
- This form of development should be explored more, including on the West Side.
- The commercial space could provide a much needed café.
- The commercial space should have business hours that are considerate to neighbours and minimize disruption.
- Increase neighbourhood consultation.
- Prepare a beautification plan for Slocan Street.

FORM OF DEVELOPMENT RATIONALE

Typically, SRP proposals on C-1 (Commercial) District sites are to follow the development framework for C-2 (Commercial) District building forms. The proposed form of development addresses the overall C-2 (Commercial) District design-based objectives, as follows:

- While the building is proposed with a partial fifth storey, it is mostly contained within the C-2 zone's special 45 ft. height envelope allowed on sites with steep slopes;
- The fourth and fifth storey are stepped back to reduce the appearance of height and upper-storey bulk, as well as to mitigate shadowing impacts. The amenity space on the fifth level is also expressed in more subtle colours to appear as an addition to the primary massing, rather than a full storey.
- Upper-storey stepbacks and balcony placements minimize overlook to lower-scale buildings to the east.
- The upper-storey stepback ties into the datum-line (approximately 40 ft. height) of the building to the immediate south.

Figure 7: 27th Avenue Elevation of the Proposed Building

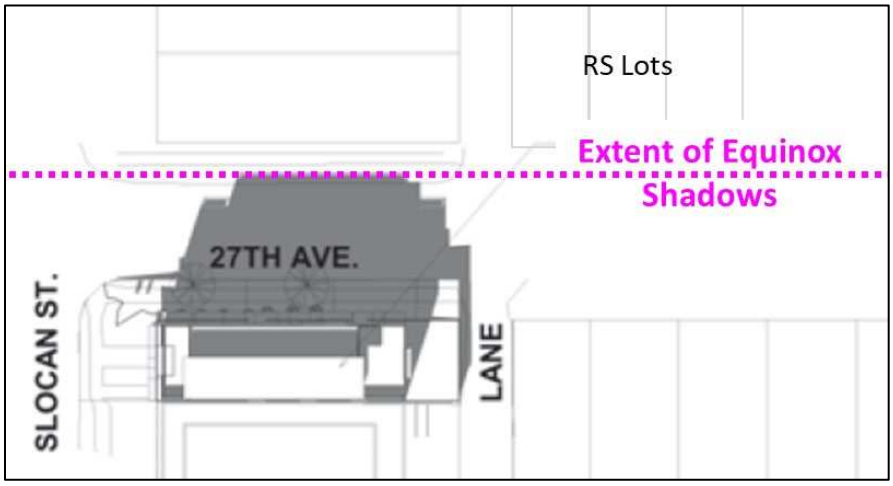


On sites where the lane is significantly higher than the street, the height envelope is permitted to tilt upwards along with the slope of the site (shown as pink dashed line in Figure 7). Figure 7 demonstrates that the proposed building's residential floors are largely within this envelope. The fifth level (the building's amenity space) partially projects beyond the height envelope.

Figure 8: View of the Proposed Building from Slocan Street

Figure 8 shows how the stepback on the proposed building's fourth storey continues the dominant datum line seen on the neighbouring building to the south. The upper level stepbacks also reduce bulk and appearance of height, shadowing and overlook.

Figure 9: Proposed Shadowing on 27th Avenue at Autumnal Equinox



The proposed shadowing at the autumnal equinox is shown in Figure 9. The shadows reach approximately the curb line on the north side of 27th Avenue. As such, it is unlikely to reach into front-yard of the RS lots to the northeast of the subject site.

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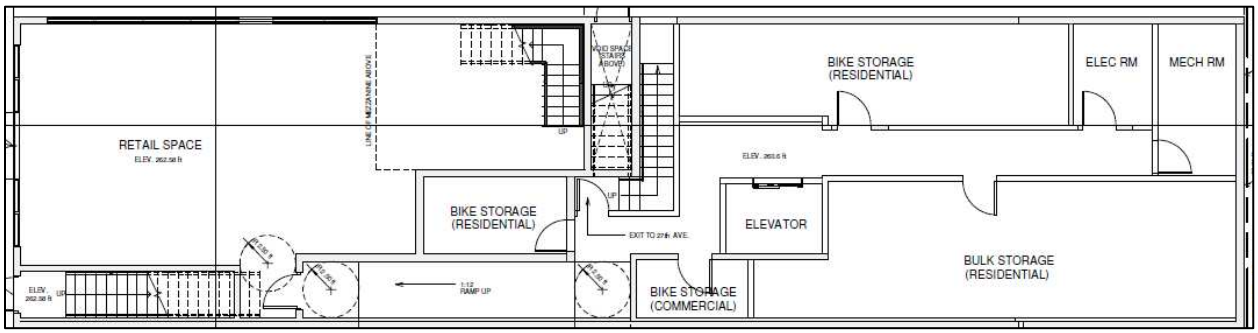
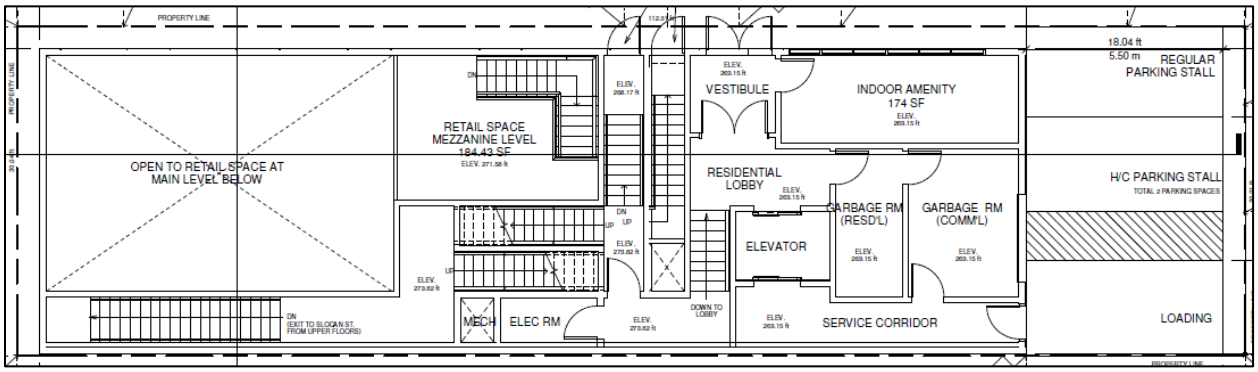
4310 Slocan Street
FORM OF DEVELOPMENT DRAWINGS

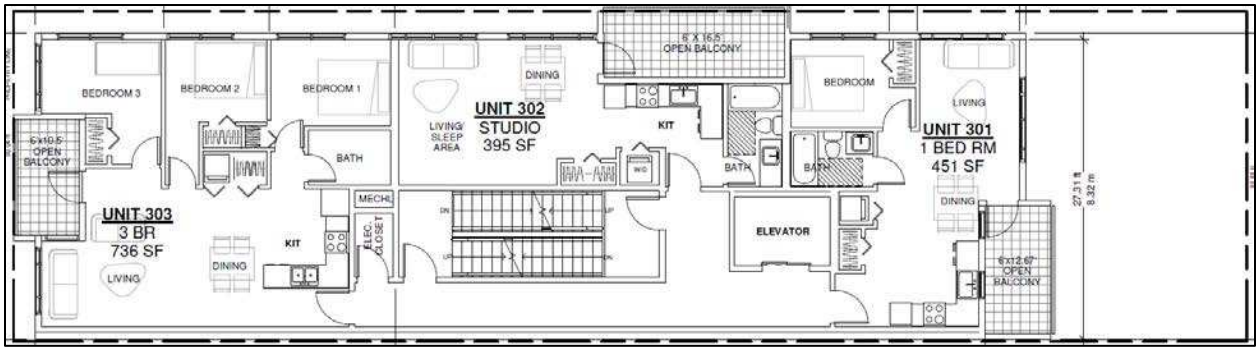
Ground Floor + Basement Level



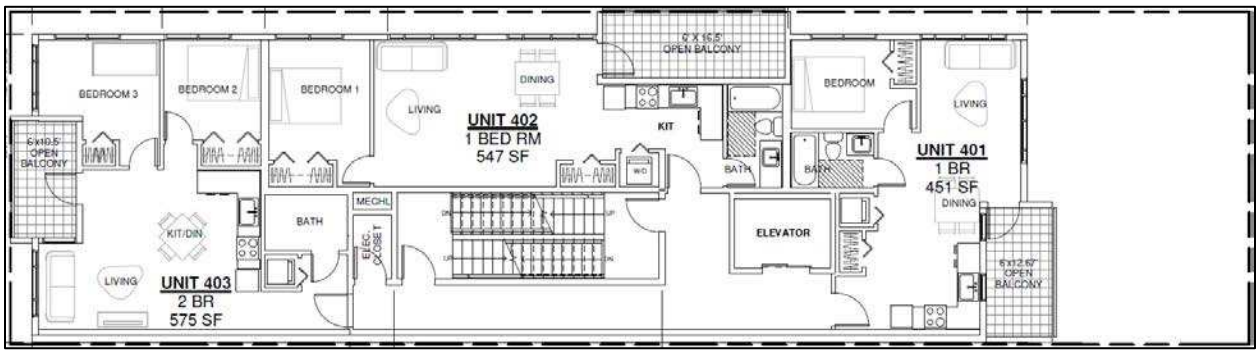
Mezzanine Level + Level 1



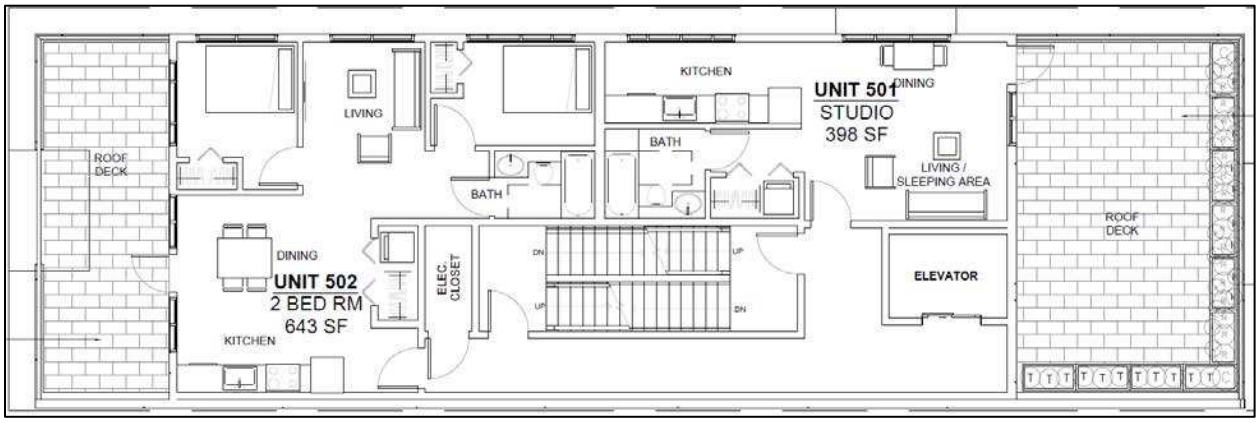
Level 2



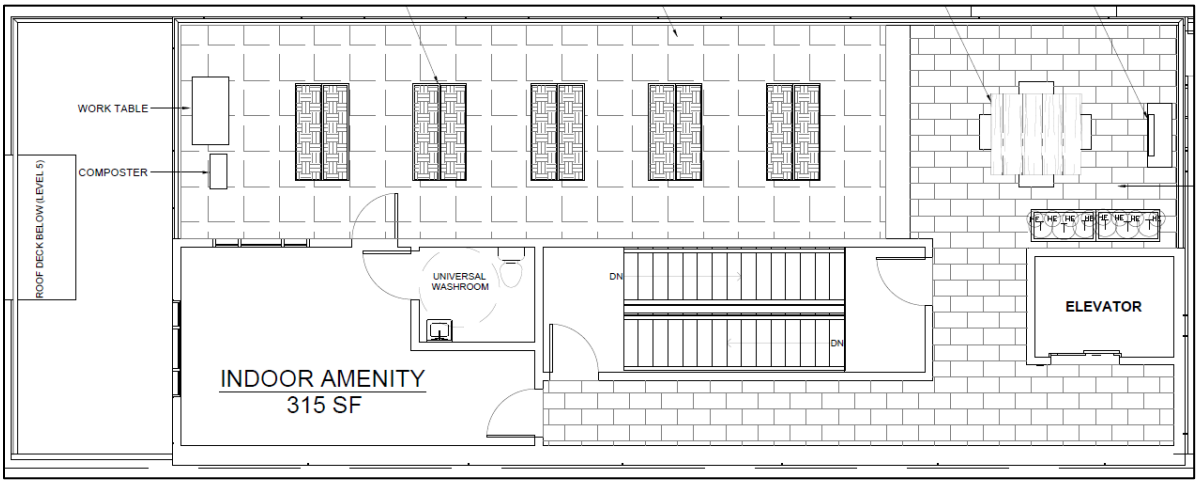
Level 3



Level 4



Rooftop Amenity Level



View of Building from Slocan Street

View of Rear of Building from 27th Avenue

4310 Slocan Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Four-storey mixed-use building with partial fifth-storey amenity level, with eight secured market rental units and commercial use at grade.

Public Benefit Summary:

The proposal would provide eight market rental housing units, secured for the longer of 60 years and the life of the building, whichever is longer. The project would also contribute a DCL payment for the residential and commercial floor area.

	Current Zoning	Proposed Zoning
Zoning District	C-1	CD-1
FSR (site area = 313 sq. m. (3,372 sq. ft.))	1.20	2.77
Buildable Floor Space (sq. ft.)	4,046	9,340
Land Use	Mixed-use	Mixed-use

Summary of Development Contributions Expected under Proposed Zoning

City-Wide DCL[1,2]	$165,667
City-Wide Utilities DCL[1]	$86,814
Total	**$252,481**

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

[1] Based on DCL by-laws in effect as of September 30, 2021. 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, see the City's DCL Bulletin for details.

[2] As noted in the Public Benefits section of the report, this project may seek to qualify for a waiver of City-wide DCLs on the residential floor area at the development permit application stage as "for-profit affordable rental housing". The estimated value of the waiver would be approximately $140,904.

* * * * *

4310 Slocan Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

PROPERTY INFORMATION

Civic Address	PID	Legal Description
4310 Slocan Street	005-986-273	Lot 1 Block 2 South West 1/4 of Section 47 Town of Hastings Suburban Lands Plan 4272

APPLICANT INFORMATION

Property Owner & Applicant/Developer	Rong Li
Architect	Matthew Cheng Architect Inc.

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed
Zoning	C-1	CD-1
Site area	313 sq. m. (3,372 sq. ft.)	313 sq. m. (3,372 sq. ft.)
Land use	Mixed-Use	Mixed-Use
Maximum Density	1.20 FSR	2.77 FSR
Floor Area	376 sq. m (4,046 sq. ft.)	868 sq. m (9,340 sq. ft.)
Maximum Height	10.7 m (35.1 ft.)	17.0 m (55.8 ft.) to include the rooftop amenity
Unit Mix	N/A	**Market Rental** Studio 2 1-bed 3 2-bed 2 3-bed 1 **Total 8 units**
Parking, Loading and Bicycle Spaces	Per Parking By-law	Vehicle Parking spaces – 2 Class A Bicycle spaces – 20 Class B Bicycle spaces – 0 Class A Loading Space – 1 Class B Loading Space – 0 Class C Loading Space – 0
Natural Assets	1 existing on-site trees 4 existing street trees	1 new street tree pending consultation with Engineering and Park Board.

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