CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	February 15, 2022
Contact:	Yardley McNeill
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VanRIMS No.:	08-2000-20
Meeting Date:	March 1, 2022

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 2406-2484 Renfrew 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 zoning 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 Studio One Architecture Inc., on behalf of 2406 Renfrew Development (BT) Ltd., the registered owners of the lands located at:

- 2406-2460 Renfrew Street [*Lots 1 to 6 Block 26 North 1/2 of Section 36 Town of Hastings Suburban Lands Plan 1314; PIDs 014-681-846, 012-148-091, 014-681-889, 014-681-901, 011-349-026, 014-681-935 respectively*];

- 2484 Renfrew Street [*Lots 7 to 8 Block 26 North 1/2 of Section 36 Town of Hastings Suburban Lands Plan 1314, and Lot 9 Except (A) Part in Reference Plan 9803 and (B) Part in Explanatory Plan 9804, Block 26 North 1/2 of Section 36 Town of Hastings Suburban Lands Plan 1314; PIDs 013-728-334, 013-728-407, 013-728-679 respectively*];

to rezone the lands from C-1 (Commercial) District and RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.70 to 4.10 and increase the building height from

10.7 m (35 ft.) to 48.6 m (159 ft.) to permit the development of a 14-storey mixed-use building, and a maximum of 52.2 m (171 ft.) to accommodate a partial 15th-floor rooftop amenity area, and a six-storey residential building containing a total of 180 secured rental housing units, of which 20% of the residential floor area will be secured as moderate income units, under the *Moderate Income Rental Housing Pilot Program* ("MIRHP Program"), 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 Studio One Architecture Inc., received October 7, 2021, 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 this 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 CD-1 By-law.

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

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

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

(i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the 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 2406-2484 Renfrew Street from C-1 (Commercial) District and RS-1 (Residential) District to CD-1 (Comprehensive Development) District, under the *Moderate Income Rental Housing Pilot Program* (the "MIRHP Program"). The application proposes a 14-storey building with a partial 15th-floor rooftop amenity area and commercial uses at-grade, and a six-storey residential building, both containing a total of 180 secured rental housing units, of which 20% of the total floor area is reserved for moderate income rental housing units ("moderate income units"). The moderate income units will be rented at rates targeted to meet the affordability needs of households earning between $30,000 and $80,000 per year, with permitted annual increases in rent after the issuance of an occupancy permit to be capped at the Residential Tenancy Act's annual allowable rental increase regardless of a change in tenancy. A height of 48.6 m (159 ft.) for the mixed-use building with a maximum to 52.2 m (171 ft.) to accommodate a partial 15th-floor rooftop amenity area, and a density of 4.10 FSR are recommended.

Staff have assessed the application and conclude that it meets the intent of the MIRHP Program. If approved, the application would contribute 180 secured rental units towards the targets identified in the *Vancouver Housing Strategy*. 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

- *Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives* (2017, last amended 2021)
- *Housing Vancouver Strategy* (2017)
- *Rental Incentive Programs Bulletin* (2012, last amended 2020)
- *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)
- *Tenant Relocation and Protection Policy* (2015, last amended 2019)
- *Community Amenity Contributions Policy for Rezonings* (1999, last amended 2021)
- *Vancouver Development Cost Levy By-law No. 9755*
- *Vancouver Utilities Development Cost Levy By-law No. 12183*
- *Public Art Policy and Procedures for Rezoned Developments* (2014)
- *Urban Forest Strategy* (2014)

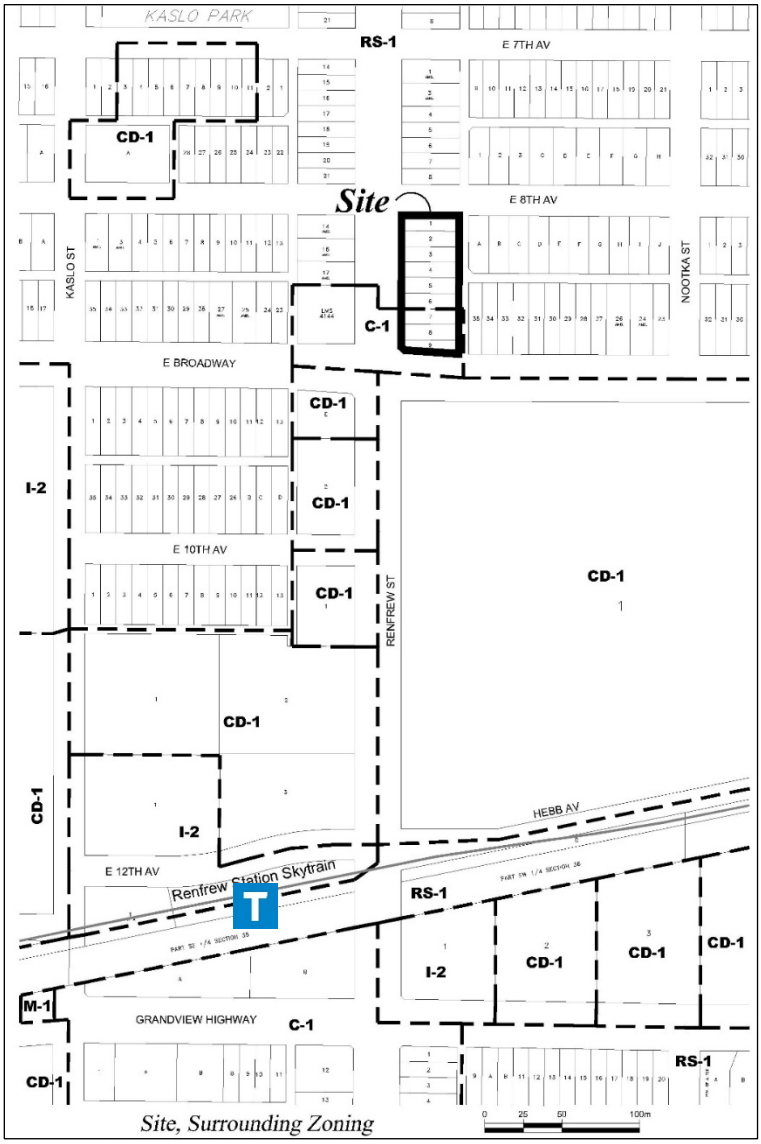
REPORT

Background/Context

1. Site and Context

The 3,276.23 sq. m (35,265 sq. ft.) subject site is a full block located at the northeast corner of Renfrew Street and Broadway. Site dimensions are 88 m (289 ft.) along Renfrew Street and 37 m (122 ft.) along Broadway; bordered by East 8th Avenue to the north and a rear lane to the east. Current zoning on the property is split between C-1 (Commercial) to the south and RS-1 (Residential) to the north. The site is developed with a one-storey office building along Broadway, and six single-detached houses along Renfrew Street. When this application was submitted, five of the houses were tenanted, while one was vacant. More information about tenant protection is discussed in the Housing section of this report. The property significantly slopes down from East 8th Avenue to Renfrew Street by approximately 6.7 m (22 ft.).

Figure 1: Site and Surrounding Zoning



The surrounding area is zoned RS-1 (Residential) District and developed with single-detached houses. Across Broadway to the south are CD-1 (Comprehensive Development) District sites including a larger parcel containing the Broadway Tech Centre with four- and five-storey office buildings, and 200 m further south along Renfrew are two, seven-storey residential buildings approved under the MIRHP Program (see Figure 1).

Local School Capacity – The site is located within the catchment area of Chief Maquinna Elementary School (2684 East 2nd Avenue), one km to the northwest, and Vancouver Technical Secondary School (2600 Broadway), 500 m to the west. Chief Maquinna Elementary has an operating capacity of 222 students. The Vancouver School Board (VSB)'s *Long Range Facilities Plan* (LRFP 2021), indicates a 2020 enrolment of 195 students (88% of capacity), which is forecast to decrease to 67% by 2029. Vancouver Technical Secondary has an operating capacity of 1,700 students. According to the LRFP, there were approximately 1,582 students enrolled (93% of capacity) in 2020, with a forecasted enrolment decreasing to 89% by 2029. Therefore, both schools have current and future enrolment capacity. The VSB continues to monitor development and work with City staff to help plan for future growth.

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

- Parks – Kaslo Park and Sunrise Park are 400 m and 800 m to the northwest.
- Child Care – There are six childcare facilities within 800 m of the site.
- Transit – The site is served by the No. 99 B-line, No. 9 Broadway, N9 Broadway Night bus and No. 16 bus along Renfrew Street. Renfrew Street is a TransLink Frequent Transit Network route. The Renfrew SkyTrain Station is 400 m south.
- Bicycle routes – The Central Valley east-west bikeway is one block to the south, and the Sunrise north-south bike route along Slocan Street is two blocks to the west.

2. Policy Context

Moderate Income Rental Housing Pilot Program (MIRHP Program) – Approved in November 2017, the MIRHP Program is intended to deliver moderate income rental housing across the city. Phase one of the program accepted applications between January 1, 2018 and July 1, 2019, for new buildings where 100% of the residential floor area is secured as rental housing with a minimum of 20% of the floor area secured at moderate income rental rates. The moderate income units are to be rented at rates targeted to meet the affordability needs of households earning between $30,000 and $80,000 per year. The purpose of the pilot is to test the level of interest from the development industry and demonstrate financial and operational feasibility of these projects in different parts of the city, including the level of affordability which can be achieved. On November 26, 2019, Council extended the intake deadline for the MIRHP Program to January 1, 2021.

On July 21, 2021, Council amended the program and extended the intake period up to January 31, 2022. In-stream enquiries may continue to be processed as applications past this date. For projects receiving rezoning approval after July 21, 2021, the amendments permit starting rental rates for moderate income units to increase annually from the rates the program initially set in 2017 until initial occupancy, in accordance with the annual maximum increases authorized under the Residential Tenancy Act.

Housing Vancouver Strategy (2017) – The *Housing Vancouver Strategy* seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of

housing types. The strategy's targets shift housing production towards rental to meet the greatest need, and coordinating action with partners to deliver housing for the lowest-income households. Overall, 72,000 new homes are targeted for the 10-year period from 2018 to 2027, including 4,000 developer-owned below-market rental units at rental rates geared to incomes below $80,000 per year, and 16,000 market rental units. This application will contribute towards the targets for both below-market and market rental units.

Tenant Relocation and Protection Policy ("TRP Policy", amended 2019) – The TRP policy is intended to protect tenants by mitigating the impacts of displacement resulting from redevelopment activity, while recognizing that some renewal is necessary to maintain the health of the overall rental stock. A Tenant Relocation Plan is required when tenants are displaced as a result of redevelopment or major renovation activity. At a minimum, these terms include four months' free rent or more based on length of tenancy, a flat-rate payment towards moving expenses, and assistance finding three alternate accommodations that best meet the tenants identified priorities. Eligible tenants may exercise a Right of First Refusal to return to one of the replacement rental units in the new building with a 20% discount on starting market rents, or at new below-market rates, provided they meet the eligibility requirements under those policies. One tenanted unit is eligible for protections under the TRP Policy.

Strategic Analysis

1. Proposal

This application proposes a 14-storey mixed-use building with a partial 15th-floor rooftop amenity area, at the corner of Renfrew Street and Broadway, and a six-storey residential building along Renfrew Street. Both buildings together provide 180 secured rental housing units, of which 20% of the residential floor area will be secured as moderate income units (see Figure 2). Underground parking is accessed from the lane. The recommended density is 4.10 FSR and the recommended height is 48.6 m (159 ft.), with a maximum to 52.2 m (171 ft.) to accommodate the rooftop amenity area.

A complete rezoning application was received on March 8, 2021. The original rezoning application was for a 12-storey tower with a six-storey podium (see Figure 3). Following comments received from the Urban Design Panel and further staff review, a revised application was received on October 7, 2021 separating the building into two with a courtyard between them. The revisions are discussed in detail in the form of development section below.

2. Land Use

The site contains both C-1 (Commercial) District zoning on Broadway and RS-1 (Residential) District zoning along Renfrew Street. The intent of the C-1 District is to provide for small-scale commercial nodes catering to the needs of the local area and consisting primarily of retail/service uses. Under C-1 zoning, dwelling uses and their design are to be compatible with commercial uses. The intent of RS-1 zoning is for residential uses, reflecting the scale and character of the local area. The proposed uses are consistent with the intent of the local zoning and the MIRHP Program. This proposal includes approximately 655 sq. m (7,053 sq. ft.) of commercial floor area in three commercial retail units at the intersection of Renfrew Street and Broadway.

Figure 2: Revised Proposal Viewed from Renfrew Street Received October 7, 2021

Figure 3: Original Proposal Received March 8, 2021

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

The MIRHP Program permits consideration of additional height and density to support a limited number of moderate income rental developments. For RS- and C-zoned sites located at an arterial intersection, higher forms may be considered. As there are limited urban design directions under the MIRHP Program, staff evaluated the proposed form of development based on the following:

- Intent of existing zoning and the MIRHP Program;
- Height – response to location and context;
- Neighbourliness – impact mitigation to adjacent neighbourhood development;
- Appropriateness of neighbourhood character and expression; and
- Proximity to transit and amenities.

Form of Development – The proposed form of development includes a 14-storey residential tower with a partial 15th-floor rooftop amenity area and commercial ground-floor units oriented towards Broadway. A second residential building at six-storeys is proposed along Renfrew Street that steps down to three storeys at 8th Avenue (see Figure 2 and 4).

Figure 4: Three-Storey Massing along 8th Avenue

The original application was for a 12-storey tower with a six-storey podium, with a building frontage along Renfrew Street that was approximately 85 m (280 ft.) long (see Figure 3). The tower and podium can also reduce the sun exposure on the sidewalk and affect the sense of openness to the sky, which negatively affect the pedestrian experience. The revised proposal responds to comments received from the Urban Design Panel and further staff review.

The revised proposal breaks up the massing along Renfrew Street by separating the tower from the six-storey building. This provided the opportunity to create a courtyard and pedestrian mews of 10.6 m to 12.2 m (35 ft. to 40 ft.) in width, including ramps to provide an accessible pathway from Renfrew Street to the lane (see Figure 5). The courtyard also achieves a higher level of direct sunlight penetration onto the street and increases the sense of openness to the sky for pedestrians.

The MIRHP Program requires proposals to transition effectively to the surrounding area. Based on this, the original proposal has revised/retained the following:

- Building form separated into two buildings with an added courtyard between;
- North building transitions to three storeys to reflect the adjacent scale of the area;
- Tower setback from the east (lane) increased from approximately 7.0 m (23 ft.) to 9.1 m (30 ft.);

- Tower floor plate reduced from 627 sq. m (6,750 sq. ft.) to 604 sq. m (6,500 sq. ft.); and
- Providing a more refined and simplified architectural expression to help the tower appear more slender.

Figure 5: Public Courtyard Accesses and Pedestrian Mews from Renfrew Street and Lane

Ground-oriented units with patios and landscaping are proposed along Renfrew Street and the lane, to achieve the desired residential character. The resultant height, massing, transitions, and setbacks are appropriate for the site and neighbouring context.

Height – While the original application was for a building height of 12 storeys, the revised application includes two additional storeys of residential units and a partial 15th storey on the tower that is restricted to common amenity uses only. This results in an improved massing strategy, while also ensuring this moderate income development remains viable. The revised proposal achieves an improved urban design performance with an enhanced public realm interface. Further, stepping down the height for the northern building to three storeys creates a sensitive transition to the adjacent lower-scaled residential neighbourhood.

The site is located at an important arterial intersection at Broadway and Renfrew Street, which is 400 m (1,300 ft.) from the Renfrew SkyTrain station. The recommended additional building height further distinguishes this prominent intersection. Staff have included design conditions for refinements to the architectural expression of the tower to further enhance local neighbourhood character. The proposed height is supported, subject to the design development conditions in Appendix B.

Density – A density of 4.10 FSR is proposed for this application. The density was not substantially altered between the original and revised applications, and is consistent with other similar 14-storey mixed-use projects approved under the MIRHP program. Staff recommended support, subject to design development conditions in Appendix B.

Shadow Impact – Staff acknowledge the proposed tower form will cast additional shadows on neighbouring areas in comparison to a lower-scaled development under the existing zoning. The proposed tower is located at the lowest and most southern point of the site, which minimizes the shadow impact on properties to the north. No significant public spaces are impacted by the shadows from the proposed development. The additional incremental shadow impact on the surrounding neighbourhood was assessed by staff and deemed to be acceptable, on balance, given the additional moderate income rental housing that would be delivered through this rezoning (see Appendix E).

Public Realm – The proposal incorporates commercial ground-floor units with double-height glass walls along Broadway that contribute to an active pedestrian experience and create a high level of porosity from the building interior to the sidewalk. A modest gathering space is proposed at the corner of Broadway and the lane that includes seating and a replacement tree on grade (see Figure 6). As previously noted, ground-oriented units along 8th Avenue, Renfrew Street and the lane, will enhance the landscaping for these areas and contribute to the pedestrian experience. In addition to new street trees, at least four large-caliper replacement trees on grade are proposed.

The revised proposal incorporating a public courtyard and pedestrian mews will substantially improve the overall performance of the public realm. This will include new retail and public space for the neighbourhood with an accessible east-west connection from the lane to the street, additional seating, lighting and planting, and opportunities for additional replacement trees.

Figure 6: Commercial Units Along Broadway and Plaza

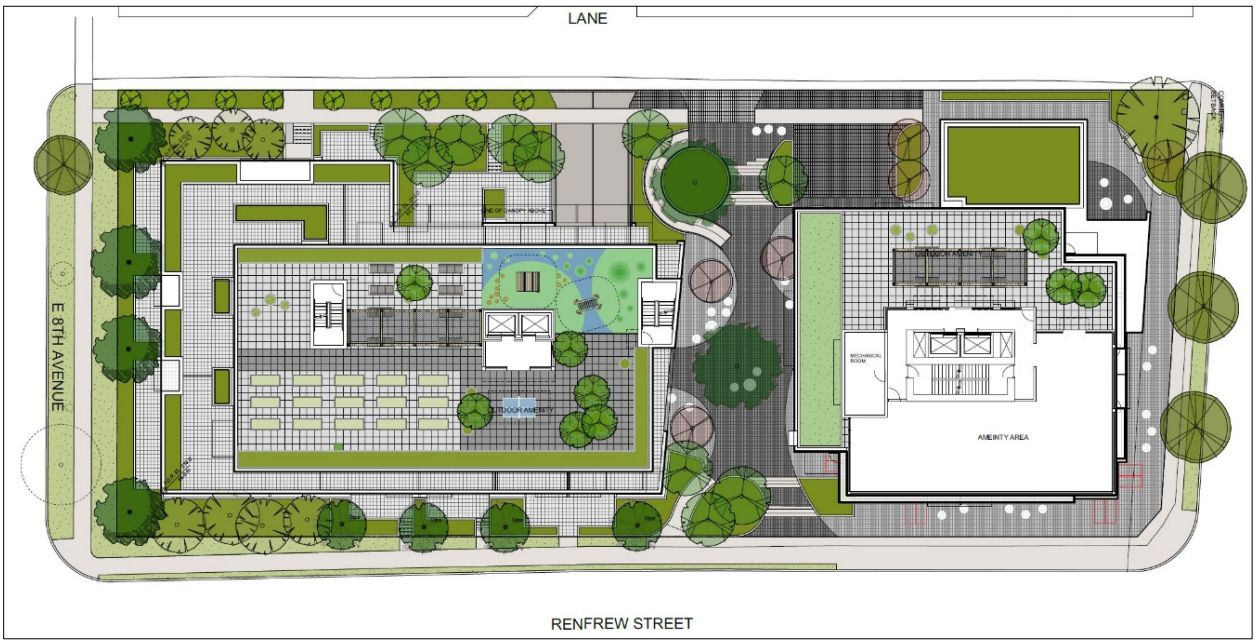
Livability – Common indoor and outdoor private amenity spaces are proposed throughout the project. Dedicated amenity rooms and a gym are located on the ground floor. Outdoor amenity, including urban agriculture and play areas are proposed on the rooftop of the six-storey building. An indoor resident amenity room co-located with outdoor rooftop amenity space is proposed for the 15th floor of the tower (see Figure 7).

A mix of studio to three-bedroom units are proposed. The Zoning and Development By-law allows consideration of a relaxation for studio unit sizes, from a minimum of 37 sq. m (398 sq. ft.) to 29.7 sq. m (320 sq. ft.), subject to evaluation of livability, design performance and affordability. Reduced studio unit sizes for both market and moderate income units are proposed with this application. The MIRHP Program provides an allowance for inboard bedrooms (i.e. bedrooms without external windows) within the three-bedroom moderate income rental units, however no inboard bedrooms are proposed for this application. The livability of unit layouts will be further reviewed through the development permit process to ensure there are added privacy measures to minimize overlook and noise impacts for existing and future residents. All units include private outdoor space in the form of balconies and decks.

Landscape – The proposal provides hard and soft landscaping elements and outdoor seating, in addition to several new on-site trees and substantial landscaped rooftops. Staff support the proposed tree replacement strategy due to the significant challenges associated with tree retention on this sloped site with numerous retaining walls. Staff support the efforts made to include several large-caliper replacement trees by setting back the extent of the underground

parkade. Landscape conditions in Appendix B require further exploration to include retention or relocation of existing trees, additional replacement trees along the site perimeter and additional landscape in the courtyard where feasible, and to improve the site sustainability strategy.

Figure 7: Outdoor Amenity Spaces and Landscaping



Urban Design Panel (UDP) – The rezoning application was reviewed by the UDP on July 21, 2021, and was unanimously recommended for resubmission (see Appendix D). The Panel recommended separating the building massing along Renfrew Street to improve the architectural expression, improvements to the corner condition along Broadway, greater distinction to the residential entry, and trees retention where possible. The application was revised and subsequently reviewed by the UDP on September 29, 2021 and received unanimous support. Staff have evaluated the overall proposed form of development, reviewed UDP's recommendations, and conclude that the proposal meets key urban design objectives. Staff support the form of development, subject to the conditions outlined in Appendix B.

4. Transportation and Parking

The application proposes approximately 124 vehicle parking spaces and 340 bicycle spaces, accessed from the lane. The application will comply with the provisions of the Parking By-law. The site is 400 m (1,300 ft.) from the Renfrew SkyTrain station, located directly on four bus routes, and within two blocks of two bike routes. Engineering conditions in Appendix B require new, widened sidewalks along all street frontages, and reconstruction of the lane to improve two-way vehicle movements. Engineering conditions related to transportation, public realm and parking are included in Appendix B.

5. 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. The MIRHP Program helps provide an important supply of homes for households who are not eligible to live in social housing, but cannot afford market rental housing. The addition of new moderate income units and market rental units to the City's inventory contributes towards the Housing Vancouver target (see Figure 8).

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. Between early 2017 and 2019, prior to the COVID-19 pandemic, the average vacancy rate for purpose-built apartments in the East Hastings area, based on the CHMC Market Rental Survey, was 0.5%. The vacancy rate in 2020 for the East Hastings area was 1.3% due to COVID, and is anticipated to return to the typical average rate when the building is ready for occupancy. A vacancy rate of 3% to 5% represents a balanced market.

Figure 8: 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	8,275 (52%)
	Developer-Owned Below Market Rental	4,000	660 (17%)
	Total	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*

Market rents continue to be high in light of significant demand and limited supply, and new market rental and moderate income units are important parts of the housing continuum which help reduce pressure on the existing rental stock. The high cost of land and construction means that new market rental units will rent at higher rates than existing, older apartment rental units. The MIRHP Program is intended to ensure that more rental housing options are created that meet the affordability needs of those annually earning between $30,000 and $80,000 and restricts market access to these units through the use of eligibility criteria.

Housing Mix – The *Family Room: Housing Mix Policy for Rezoning Projects* includes family housing requirements set at 35%. These units are to be designed in accordance with the *High Density Housing for Families with Children Guidelines*.

This application is proposing 62 family units (34.4%) across the project (see Figure 9). A condition is included in Appendix B requiring that the proposal meet the 35% family-unit requirements in both the market rental and moderate income rental portions of the proposal.

Proposed Rents and Income Thresholds – In 2016, the median household income in the Hastings-Sunrise neighbourhood was $68,506. Under the MIRHP Program, the application must provide 100% secured rental units with a minimum of 20% of residential floor area as moderate income units. This application would deliver approximately 36 units to be rented at rates that meet the affordability requirements of moderate income households under the MIRHP Program, as illustrated in Figure 10.

Figure 9: Proposed Unit Mix

Type	Market Units	Moderate Income Units	Total	Percentage
Studio	38	9	47	26.1 %
1-bedroom	57	14	71	39.4 %
2-bedroom	45	12	57	31.7 %
3-bedroom	4	1	5	2.8 %
Total	**144**	**36**	**180**	**100 %**

To be eligible for moderate income rental housing, a household must have a gross annual income that meets the requirements for the specific unit type, and there must be at least one household member per bedroom. The eligibility requirements are described in further detail in the *Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives* document. All residents in the building will have equal access to common indoor and outdoor amenities and facilities.

Based on median incomes for Metro Vancouver, a one-bedroom moderate income unit would be affordable to persons employed in a variety of occupations such as services workers, trades workers, entry-level researchers and non-profit workers. A three-bedroom moderate income unit would meet the needs of a two-income family employed in sectors such as trades, industrial arts and human resources.

Average market rents in newer rental buildings on the eastside are also shown in the right two columns in Figure 10. A market rental studio unit could be affordable to a single person employed in occupations such as administrative services management. A two-bedroom market rental unit could be affordable by a couple employed in occupations such as technical roles in construction or engineering.

Figure 10: Comparable Average Moderate income and Market Rents (Eastside)

		Moderate Income 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	379	$950	$38,000	$1,549	$61,960
1-bed	509	$1,200	$48,000	$1,825	$73,000
2-bed	692	$1,600	$64,000	$2,354	$94,160
3-bed	1035	$2,000	$80,000	$3,299	$131,960

1. 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 2020 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 11.

Figure 11: Home-Ownership Costs of a Median-Priced Unit (Eastside)

	Monthly Costs of Ownership[1]	Average Household Income Required	20% Down Payment Amount
Studio	$2,142	$85,668	$81,700
1-bed	$2,613	$104,501	$100,800
2-bed	$3,694	$147,764	$141,200
3-bed	$5,429	$217,168	$212,900

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).

Security of Tenure – All 180 units in the project 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 moderate income units, and will prohibit the stratification and separate sale of individual units. The agreement will also limit the rates at which rents for the moderate income units may be increased, even on a change in tenant. Annual reporting on the operation of the moderate income units will be required and will contain information including rents and verification of tenant eligibility. The addition of new moderate income units and market rental units contributes towards Housing Vancouver targets. Conditions related to securing the units are contained in Appendix B.

Existing Tenants – The amended *Tenant Relocation and Protection Policy* (the "TRP Policy") extends policy coverage to projects involving consolidation of two or more lots that contain existing secondary rental. This includes single-family homes, basement suites, duplexes, or individually-rented condos where the new development is proposing five or more dwelling units. The TRP Policy exempts tenancies entered into after the purchase of the property that are of a length of two years or less as of the date of the rezoning application. This exclusion is intended to avoid penalizing applicants who are renting out units to comply with the City's Empty Homes Tax during the process of assembling sites for redevelopment. Further, there is an exclusion where a previous owner of a house, strata, or equity co-op unit has sold the property to a developer, and is now occupying the unit as a tenant.

As the application involves consolidation of six RS-1 lots containing secondary rental units, the updated TRP Policy applies. At the time of rezoning application, there was one tenanted unit, in addition to one vacant house and four houses that were occupied by the previous owners. A Tenant Relocation Plan ("TRP") is required for one tenanted unit. This tenant entered into a mutual agreement to end the tenancy with the previous owner, therefore the TRP will ensure that they were adequately compensated based on their length of tenancy, including financial compensation, moving expenses and first right of refusal. If any additional eligible tenants are determined on the site after project approval, the applicant will provide a revised TRP to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the TRP Policy prior to the issuance of the development permit.

All tenancies are protected under the BC Residential Tenancy Act that governs how residential properties are rented, and includes specific provisions regarding termination of tenancies. Any disputes would be resolved through the Residential Tenancy Branch.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezonings* requires that residential rezoning applications satisfy either the near-zero-emission-buildings or low-emissions green buildings conditions within the policy.

This application has chosen to satisfy the *Green Building Policy for Rezonings* under the low emissions green building requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces. The applicant has submitted preliminary energy modelling analysis detailing building performance strategies to meet the new energy use intensity, greenhouse gas and thermal demand targets. Additionally, all developments will need to meet rainwater management requirements for retention, rate control, cleaning and safe conveyance. Conditions are included in Appendix B.

Natural Assets – The *Urban Forest Strategy* was developed to find ways to help preserve, protect, and strengthen Vancouver's urban forest and tree canopy for the future. The *Protection of Trees By-law* aims to maintain a healthy urban forest by requiring permission to be granted 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, housing priorities and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas. A "by-law-sized tree" has a tree trunk diameter of 30 cm or greater and requires a tree permit when it is proposed to be removed.

There are 12 on-site by-law-sized trees and two street trees on 8th Avenue. This application proposes to remove all on-site trees, and provide approximately 34 new on-site trees, four of which are on soil, as well as additional street trees. The final number of street trees to be planted will be determined through the development permit process.

There was a historical stream half a block to the west of the site. Engineering staff have not applied rezoning conditions to the application related to that stream.

7. Public Input

Pre-Application Community Consultation – An applicant-led pre-application virtual open house was held between January 6 to 20, 2021 to solicit early feedback on the proposal. This was comprised of an applicant-hosted information website, letter notifications of 1,861 residents greater than two-blocks around the site, and an online comment form. The applicant received 47 comments during this period.

Public Notification – A rezoning information sign was installed on-site on April 22, 2021. Approximately 1,009 notification postcards were distributed within the neighbouring area on or about May 5, 2021. Notification and application information, as well as an online comment form, were provided on the City's new digital engagement platform Shape Your City Vancouver (shapeyourcity.ca/).

An additional notification postcard was distributed on or about September 24, 2021. This postcard noted that the application has been resubmitted with a revised design. The sign installed on-site was updated with this information on November 3, 2021. Updated notification and application information, as well as the 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 May 10 to 31, 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 from the City and the applicant were posted for online viewing, along with a digital model representation of the proposed application.

Due to the pandemic, a virtual engagement strategy was put in place to ensure the City's process for public discussion and obtaining feedback was maintained. This virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. An extended virtual open house period allowed people to ask questions regarding the proposal, which staff actively monitored and responded to publicly.

Figure 12: Overview of Notification and Responses

Public Response and Comments – Public input was received throughout the application process through online questions and comment forms, and by email and phone. A total of 66 submissions were received. A summary of all public responses may be found in Appendix D.

Below is a summary of feedback received from the public by topic and ordered by frequency. Generally, comments of support fell within the following areas:

- Location
- Housing supply
- Building height, density and massing

Generally, comments of concern fell within the following areas:

- Location
- Building height, density and massing
- Traffic

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

- **Location, building height, density and massing** – Staff have reviewed the rezoning application and concluded the proposed height and density are appropriate at the arterial intersection of Renfrew Street and Broadway given the location is within 400 m (1,300 ft.) from a SkyTrain station, and in close proximity to schools, shops and services along Renfrew Street and Grandview Highway. The residential tower has been sculpted to minimize shadowing impacts to the north, and the form has been revised to two separate buildings to allow more light penetration throughout the site. The six-storey residential building steps down to three storeys at 8th Avenue to transition to the lower density housing. Urban design and landscape conditions are provided in Appendix B to assist with the integration of the proposed development into the neighbourhood context.

  Staff assessment is the proposed development represents a balanced approach to the delivery of much needed rental units in a transit-supported location, and meets the intent of the MIRHP Program.

- **Traffic** – The project will comply with the Parking By-law. The location is also well served by transit and bike routes, and within 400 m (1,300 ft.) of a SkyTrain station.

8. Public Benefits

In response to City policies concerning changes in land use and density, this application addresses public benefits as follows.

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 *Community Amenity Contributions Policy for Rezonings* provides an exemption for routine, lower-density secured market rental rezoning applications that comply with the City's rental policies. This proposal does not qualify for this exemption, and a proforma review was required. Real Estate Services have assessed the application and the costs of securing 20% of the residential floor area for moderate income units and determined that no additional CAC is expected.

The applicant has proposed that all of the residential units will be secured as rental housing (non-stratified) for the longer of 60 years and the life of the building of which no less than 20% of the residential floor area will be secured as moderate income units. The public benefit accruing from this application is the contribution to the city's secured rental housing stock serving a range of income levels.

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

The site is 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 in effect as of September 30, 2021, the proposed 12,777 sq. m (137,535 sq. ft.) of residential floor area and 655 sq. m (7,053 sq. ft.) of commercial floor area, $4,047,936 in DCLs are expected from this project.

Projects that qualify as "for-profit affordable rental housing" under the DCL By-law are eligible for a waiver of the City-wide DCL. The applicant is not requesting a waiver of City-wide DCL for the residential portion of the building. If the applicant requests a DCL waiver, a further staff review will be required of a revised pro forma. If the revised pro forma results in an additional land lift being generated such that a CAC is payable, or additional or deeper levels of affordability can be provided, the application would be required to return to Council through a subsequent Public Hearing. The Housing Agreement would be amended or replaced, as required, in order to include the applicable terms and agreements with respect to the DCL waiver, such as the maximum average unit sizes for "for-profit affordable rental housing" and maximum average rents by unit type, all to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services. The value of the City-wide DCL waiver on the residential floor area would be approximately $2,508,638.

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 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 exceeds 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), which must be discussed with Public Art staff before by-law enactment.

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 $286,284. As a condition of by-law enactment, a legal agreement is required to be registered on title to specify and define all obligations with respect to the elected option.

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

Financial Implications

As noted in the Public Benefits section, the CAC is the secured rental housing units, and no cash CAC contribution is anticipated.

The 180 rental housing units, of which 20% of the residential floor areas is reserved for moderate income units, will be privately owned and operated, and secured by a Housing Agreement and Section 219 Covenant for the longer of 60 years and the life of the building.

Based on the DCL By-laws and rates in effect as of September 30, 2021, it is anticipated that the project will generate approximately $4,047,936 in DCLs.

If the rezoning application is approved, the applicant will be required to provide public art on site at an estimated value of $286,284, or make a cash contribution to the City for off-site public art for 80% of that amount.

CONCLUSION

Staff have reviewed the application to rezone the site at 2406-2484 Renfrew Street from C-1 and RS-1 to CD-1 to permit development of a 14-storey building with a partial 15th-floor rooftop amenity area, and a six-storey building with 180 secured rental housing units, of which a minimum of 20% of the residential floor area will be secured as moderate income units, and conclude that the application is consistent with the objectives of the *Moderate Income Rental Housing Pilot Program*. Staff further conclude that the recommended 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 rezoning application be referred to a Public Hearing, together with a draft CD-1 By-law generally shown in Appendix A, and 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 application fulfilling the Conditions of Approval in Appendix B.

* * * * *

2406-2484 Renfrew Street

PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Definitions

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

   (a) for the purpose of calculating the total dwelling unit area for section 5.1 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 6.4 of this By-law; and

   (b) “Moderate Income 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.

Uses

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

   (a) 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) Live-Work Use;

(e) Office Uses;

(f) Retail Uses;

(g) Service Uses;

(h) Utility and Communication Uses; and

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

Conditions of Use

5.1 A minimum of 20% of the total dwelling unit area must be moderate income rental housing units.

5.2 The design and layout of at least 35% of the total number of moderate income 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.

5.3 No portion of the first storey of a building facing Broadway 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.

5.4 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.

5.5 The Director of Planning may vary the use conditions of section 5.4 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

6.1 Computation of floor area must assume that the site area is 3,276.23 m^2, being the site area at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.

6.2 The floor space ratio for all uses combined must not exceed 4.10.

6.3 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.

6.4 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 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 sunroofs and walls;

(c) unenclosed outdoor areas underneath building overhangs at grade, and under canopies providing weather protection at grade and at building entrances, except that such areas must remain unenclosed for the life of the building;

(d) 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 base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;

(e) 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.

6.5 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.

6.6 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 moderate income rental housing units as storage area.

Building Height

7.1 Building height, measured from base surface to top of parapet, must not exceed 48.6 m.

7.2 Despite the provisions of section 7.1 of this By-law and of section 10.18 of the Zoning and Development By-law, if the Director of Planning permits common indoor rooftop amenity space, the height of the portion of the building used for the common indoor rooftop amenity space must not exceed 52.2 m.

7.3 Despite section 7.1 and 7.2 of this By-law and section 10.18 of the Zoning and Development By-law, the Director of Planning may permit a greater height than otherwise permitted for rooftop appurtenances such as stairs, elevators, elevator machine rooms, mechanical screens, a vestibule accessing a green roof, or similar features, as well as trellises or shading structures that are part of a rooftop outdoor amenity space, if the Director of Planning first considers:

(a) siting and sizing in relation to views, overlook, shadowing, and noise impacts; and

(b) all applicable policies and guidelines adopted by Council.

Horizontal Angle of Daylight

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

8.2 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.

8.3 Measurement of the plane or planes referred to in section 8.2 must be horizontally from the centre of the bottom of each window.

8.4 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.

8.5 An obstruction referred to in section 8.2 means:

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

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

8.6 A habitable room referred to in section 8.1 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

9. 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

* * * * *

2406-2484 Renfrew 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 Studio One Architecture Inc., received on October 7, 2021, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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

Urban Design

1.1 Design development to the architectural expression of the tower and upper level massing. This may be achieved through the following:

(a) Provision of visually interesting and varied rooflines and tower top treatment that emphasize verticality; and

(b) Exploration of a more residential language and a richer application of material and color variation with particular attention given to the east and south facades. This may also include window detailing and solar shading devices, and/or exploration of subtle but logical variations in window patterning.

1.2 Design development to improve the character and pedestrian experience of the ground level Commercial Retail Units (“CRU”) through the development permit process, including:

(a) Providing further design clarity of individual CRU units and entrances;

(b) Providing further human-scaled detailed design elements; and

(c) Exploring the opportunity for CRU #3 mezzanine to have direct access to Renfrew Street.

1.3 Design development to deliver an enhanced public realm interface that provides a greater sense of safety, animation and visual interest. This may be achieved through the following:

(a) Provision at the time of development permit application an overall wayfinding and lighting strategy taking into consideration existing and planned public realm improvements in the area;

(b) Use of high quality, durable and human-scaled materials at grade;

(c) Prioritization of accessibility within the mews design;

(d) Activation of the public mews to the greatest extent feasible, including:

(i) Maximizing seating, feature lighting, art and other pedestrian amenities;
(ii) Providing opportunities for indoor activities to spill out into the public realm from the residential lobbies and amenity rooms by maximizing visual porosity, physical connectivity and providing greater distinction to the residential entrances; and
(iii) Exploring a direct interface between the CRU #3 mezzanine and the mews by relocating or reorienting the commercial elevator and parkade stair;

(e) Prioritization of pedestrians in the design of loading and drop-off uses at the lane to ensure safety and to reduce conflicts with vehicles; and

(f) Consideration of more usable covered space, where appropriate.

1.4 Design development to improve the overall livability of the proposal, including but not limited to:

(a) Ensuring VBBL accessibility requirements can be met for all unit layouts;

(b) Removing from plans all windowless rooms greater than 3.7 sq. m (40 sq. ft.) as they are not supported;

(c) No in-board third bedrooms are currently shown on the plans for any moderate income rental unit. As these were not contemplated during rezoning, they will not be considered through the development permit process.

Note to Applicant: Provide at the time of development permit application updated detailed unit layouts including furniture. Unit layouts will be assessed for livability during the development permit review process.

All living rooms and studio units should have a minimum of 12 ft. clear width to the greatest extent feasible. Any unit proposed to be less than 37 sq. m (398 sq. ft.), excluding in-suite storage, will be reviewed to the satisfaction of the Director of Planning to ensure the design and location of the unit provides satisfactory living accommodation with regard to the type of occupancy proposed. Refer to section 11.10 of the Zoning and Development By-law.

Provide a minimum 54 sq. ft. of balcony area for all 2- and 3-bedroom units as per the *High Density for Families with Children* guidelines. The average depth for balconies should be approximately 6 ft., wherever possible.

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

(a) Design of the lane and public mews to be accessible, safe and welcoming for all users;

(b) Design and finish of the 2nd level balcony at the northwest building corner in relation to grade and landscape treatment;

(c) Theft in the underground parking and loading areas;

(d) Residential break and enter;

(e) Mail theft; and

(f) Vandalism such as graffiti.

1.6 Submission of a bird-friendly strategy for the design of the building.

Note to Applicant: The strategy should identify any particular risks with regard to the *Bird Friendly Design Guidelines*. See also landscape conditions for measures in the open space design.

Landscape

1.7 Design development to explore opportunities for further tree retentions or relocations of any viable site trees.

1.8 Design development for enhanced landscape buffer and public realm interface by providing more large-scale trees on grade along site perimeter.

Note to Applicant: This can be achieved by pulling back the parkade as much as possible to accommodate large trees.

1.9 Design development to create a more flowing mews and provide a landscape more in keeping with site scale by the provision of larger, more significant trees on grade.

Note to Applicant: This can be achieved by pulling back the parkade at mews as much as possible to accommodate large trees on grade.

1.10 Design development to explore opportunities for achieving a universally accessible mews for transit and wayfinding.

1.11 Design development to relocate the Child Play Area as follows:

(a) Ensure and confirm it is contiguous with indoor amenity area for direct visual access; and

(b) Provide opportunities for informal seating and social gathering around the play area.

1.12 Design development to improve the sustainability strategy, by the following:

(a) Add substantially more landscape around all entry areas, to accent and soften them;

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

(c) 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; and

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

1.13 Design development to ensure the intended landscape design is carried into the future by adequate maintenance, as follows:

(a) Provide common maintenance access to all planted common areas; and

(b) Provide a high efficiency irrigation system for all planted areas.

1.14 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.

1.15 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) Consider linear infiltration bio-swales along property lines, at lower site areas;

(e) Use permeable paving;

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

(g) 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 and 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.

1.16 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; and

(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.

1.17 Provision of coordination between Landscape Plan and architectural Site Plan, for most updated information.

1.18 Provision of complete information, such as references on the Roof Deck Plan, confirming all landscape elements.

Provision Requirements at the time of development permit application:

1.19 Provide a detailed Landscape Plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8 in: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.

1.20 Provide detailed architectural and landscape cross sections (minimum 1/4 in. 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.

1.21 Provide a “Tree Management Plan”.

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

1.22 Provide clear and bold parking slab line on the Landscape Plans.

1.23 Provide architectural floor plans in grey tones on the landscape plans, for reference.

1.24 Provide an arborist “letter of undertaking” and include signatures by the owner, contractor and arborist.

Note to Applicant: The signatures 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, advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated.

1.25 Provide coordination for the removal and replacement of street trees.

Note to Applicant: Any City-owned tree removals to be confirmed by Engineering and the Park Board. New street trees to be shown and confirmed on the development permit plans, including references on plant list. Contact Engineering Services (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 6-cm 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 Provide 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

1.27 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-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).

Zero Waste

1.28 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

1.29 The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation 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.

1.30 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 to the site.

Note to Applicant: 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 at StreetUseReview@vancouver.ca for details.

1.31 Submission of a letter confirmation construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License.

Note to Applicant: 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.

1.32 Submission of an updated landscape and site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning. Where a design or detail is not available, make note of the improvement on the site and/or landscape plans. Submit a copy of the updated plan to Engineering for review noting the following:

(a) The following statement is to be added on the site and landscape plans: "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".

(b) The following statement is to be added on the site and landscape plans: "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, installed with approved root barriers and appropriate soil. Root barriers shall be of rigid construction, 8 feet long and 18 inches in depth. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting

completion".

1.33 Submission of a canopy application is required.

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage systems. Submit a copy of the site and elevation drawings of the proposed canopy for review.

1.34 Gates/doors are not to swing more than 1.0 ft. over the property lines or into the SRW area.

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

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

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

(a) Provision of minimum 4.0 m x 5.5 m dimensions for the Class A passenger space.

Note to Applicant: Reference Section 7.3.2 of the Parking Bylaw for additional information on required dimensions for parallel versus perpendicular Class A passenger spaces.

1.37 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) Design development to reallocate small car spaces among all land uses. A large portion of small car spaces are currently proposed for visitor and commercial uses; and

(b) Provision of wheel stops for all vehicle spaces facing another space or pedestrian access route.

1.38 Provision of the following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:

(a) An updated tech table is required showing the calculations for the minimum required end-of-trip facilities and the number being provided;

(b) Delete the stairs, planters, ramp, patios, walls, and other at grade structures proposed within the SRW areas on Renfrew Street;

(c) Individually label visitor and commercial vehicle spaces on drawings;

(d) Dimension of columns and column encroachments into parking stalls;

(e) Show all columns in the parking layouts;

(f) Dimensions for typical parking spaces, loading and passenger spaces;

(g) Dimensions the width of parking ramps;

(h) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates. 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. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings;

(k) Additional section plan to show the entire length of the main parking ramp. The slope, elevation and sections lengths to be included;

(l) Indicate the stair-free access route from each Class A bicycle storage room to reach the outside. Note use of the residential lobby entrance or parking ramp if required;

(m) Show, dimension and label individual Class B bicycle spaces;

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

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

1.39 Provision of a <u>draft</u> final Rainwater Management Plan (RWMP) which includes the following:

(a) Provision of 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 best management practices (detention tank(s), green infrastructure, etc.) are appropriately sized.

Note to Applicant: Surfaces proposed with artificial turf shall be treated and shown as a hardscape surface in the proposed condition site plan as well as for purposes of volume reduction, water quality and peak flow calculations.

(b) 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.

(c) 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 system based on the contributing drainage area;
(v) Include discussion of the specified treatment device's % TSS removal efficiency certification by TAPE or ETV; and
(vi) Location of device in drawing or figure in the report.

(d) 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 and Tier 2 practices.

Note to Applicant: If the detention system volume exceeds the storage required for peak flow control, then revise the post development target release rate to utilize the full required detention system volume to the greatest extent feasible.

(e) Peak flow calculations to use 1:10 year return period. Inlet time = 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: Include peak flow estimate in post development conditions for both with and without release rate control.

(f) Provide further information related to the proposed detention tank systems and water quality unit on the RWM drawings such as the location, geometric properties (footprint, volume, depth), method of flow control (orifice size and control structure configuration), emergency bypass and relevant specifications for these features.

Note to Applicant: Ensure the two detention tanks are hydraulically connected.

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

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. 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 development permit application. To schedule the meeting, contact rainwater@vancouver.ca.

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

1.41 Provision of a final RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of the General Manager of Engineering Services and the City Engineer prior to the issuance of any building permit.

1.42 Provision of a final Operations and Maintenance (O&M) Manual for the rainwater management system to be included as an appendix in the RWMP Legal Agreement, to the satisfaction of the General Manager of Engineering Services and the City Engineer prior to the issuance of any building permit.

Note to Applicant: Provided O&M Manual dated Feb 2, 2021 was not reviewed at this time and is not necessary to be provided prior to development permit issuance, but comments may be provided if another draft is included in the subsequent submission at development permit application.

The O&M Manual shall include, but not be limited to the following components:

(a) Proposed conditions Site Plan;

(b) Phasing considerations (i.e. early stage requirements immediately following construction, and on-going requirements once the site is established);

(c) A table or schedule that describes the level of effort and frequency of tasks required to maintain optimal performance for each individual component of the system;

(d) Contact information for any proprietary systems to be located on-site;

(e) Checklists to assist non-technical persons in assessing operation and maintenance performance and requirements; and

(f) Description of how access to each of the proposed rainwater management features with any necessary equipment and vehicles may be accomplished.

1.43 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; and

(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 advance 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.

Housing

1.44 The unit mix for the moderate income units to be included in the development permit drawings must generally comply with the unit mix guidelines *in the Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives*, and must include a minimum of 35% family units (two-bedroom and three-bedroom units).

Note to Applicant: Any changes in the unit mix from the rezoning application may only be considered at the discretion of the Director of Planning or Development Permit Board provided that the unit mix does not go lower than 35% of dwelling units designed to be suitable for families with children and meets the intent of the unit mix guidelines in the *Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives.*

Note to Applicant: The incorporation of additional three-bedroom moderate income units is highly encouraged.

1.45 The unit mix for the market rental units to be included in the development permit drawings must generally comply with the unit mix guidelines *in the Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives*, and the number of family units must be increased to include a minimum of 35% family units (two-bedroom and three-bedroom units).

Note to Applicant: Any changes in the unit mix from the rezoning application may only be considered at the discretion of the Director of Planning or Development Permit Board provided that the unit mix does not go lower than 35% of dwelling units designed to be suitable for families with children and meets the intent of the unit mix guidelines *in the Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives.*

Note to Applicant: The incorporation of additional three-bedroom market rental units is highly encouraged.

1.46 The development should be designed in accordance with the *High-Density Housing for Families with Children Guidelines*, including but not limited to the provision of:

(a) Common outdoor amenity area with a children's play area;

Note to Applicant: Play equipment is not required for the children's play area but a soft surface play area and creative landscape/play features, such as balancing

logs and boulders, sandbox, creative motor-skills developing features etc., which provide a myriad of creative play opportunities for a range of ages is encouraged;

(b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit, preferably provided within the unit;

(c) Multi-purpose indoor amenity spaces to include wheelchair accessible washrooms and kitchenette; and,

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

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, and the General Manager of Engineering Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:

2.1 Consolidation of Lots 1 to 8, and Lot 9, Except (A) part in Reference Plan 9803 and (B) Part in Explanatory Plan 9804; all of Block 26, North ½ of Section 36, Town of Hastings Suburban Lands, Plan 1314 to create a single parcel.

2.2 Release of Easement & Indemnity Agreement 310049M (commercial crossing), Amendment 18262M-See 52041L (support agreement) and Land Tax Deferment Act Agreement BB3043291 (property tax deferment) 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 Provision of a building setback and statutory right of way (“SRW”) for public pedestrian use over a portion of the site to achieve a clear offset distance from the back of the existing City curb to the building face of 5.5 m on East Broadway, 5.5 m on Renfrew Street adjacent to the CRU, and 4.5 m on Renfrew Street for the remainder of the frontage. The SRW will be free of any permanent encumbrance such as structure, mechanical vents, stairs, and planter walls at grade, but will accommodate the underground parking structure within the SRW agreement.

Note to Applicant: A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final setback and SRW width is required.

2.4 Provision of a surface SRW for public pedestrian use of the proposed mews between the two buildings connecting Renfrew Street to the lane.

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 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, 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) and 2.6(b) the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

(a) Provision of adequate water service to meet the fire flow demands of the project. Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Creus Engineering Ltd. dated February 2, 2021, no water main upgrades are required to service the development.

Notes to Applicant: The main servicing the proposed development is 150 mm along East 8th Avenue, 200 mm along Renfrew Street or 300 mm along East Broadway. 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.

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.

As per the City of Vancouver Building Bylaw, the principle entrance must be within 90 m of the new fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance to the aforementioned bylaw will be required. The developer is responsible for 100% of the cost of this upgrade.

(b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. Implementation of development at 2406-2484 Renfrew Street requires the following in order to MAINTAIN ACCEPTABLE sanitary sewer flow conditions:

(i) Development to be serviced to the existing 200 mm SAN and STM sewers in lane south of 8th Ave; and
(ii) 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.

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

(i) Minimum 1.22 m (4 ft.) wide front boulevard with street trees where space permits;
(ii) Minimum 3.05 m (10 ft.) wide broom finish saw-cut concrete sidewalk;

Note to Applicant: All sidewalks and hardscape boulevards on City dedicated property and SRW are to be standard City surface treatments.

(iii) New concrete curb and gutter along the development site's frontage;
(iv) New standard concrete pedestrian lane crossing, new curb returns and curb ramps at the existing lane entry adjacent to the site; and
(v) Arrangements must be made to the satisfaction of the appropriate utility companies (BC Hydro, Telus, etc.) and the General Manager of Engineering Services to relocate the guy wire (near the lane entry) so that no portion encroaches into the new sidewalk.

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

(i) Minimum 1.22 m (4 ft.) wide front boulevard with street trees where space permits;
(ii) Minimum 3.05 m (10 ft.) wide broom finish saw-cut concrete sidewalk adjacent to the ground floor commercial uses;
(iii) 2.44 m (8 ft.) wide broom finish saw-cut concrete sidewalk adjacent to the residential uses;

Note to Applicant: All sidewalks and hardscape boulevards on City dedicated property and SRW are to be standard City surface treatments.

(iv) New curb ramps at the intersection of 8th Avenue and Renfrew Street, adjacent to the site; and
(v) New curb ramps at the intersection of Broadway and Renfrew Street, adjacent to the site.

(e) Provision of street improvements along 8th Avenue adjacent to the site and appropriate transitions including the following:

(i) 2.14 m (7 ft.) wide broom finish saw-cut concrete sidewalk; and

Note to Applicant: All sidewalks and hardscape boulevards on City dedicated property and SRW are to be standard City surface treatments.

(ii) New standard concrete pedestrian lane crossing, new curb returns and curb ramps at the existing lane entry adjacent to the site.

(f) Rebuild laneway between 8th Avenue and Broadway as per City's "Higher Zoned Laneway" pavement structure.

(g) Relocate all existing laneway catch basins to the centreline of the lane.

(h) Provision of the relocation of the existing bus stop amenities adjacent to the site including all associated passenger facilities (bus shelter, bench, litter can, advertising panels, foundations, drainage, electrical connection, etc.) and reinstallation at the Applicant's cost at a new location to be determined by Engineering Services.

Note to Applicant: Bus shelters shall be placed in such a way as to maintain accessibility for bus boarding and alighting. Refer to the following standards:

(i) Typical bus shelter dimensions are approximately 4.3 m x 2.2 m;
(ii) Bus shelters shall be a minimum of 1.8 m from the curb;
(iii) Bus shelters shall be a maximum of 9.0 m from the bus ID pole;
(iv) There shall be a minimum of 3.0 m width direct clear path from the bus ID pole to the sidewalk to allow for ramp deployment and access to the front doors of the bus; and
(v) No conflict with underground utilities.

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

(j) Provision of improvements to the existing traffic signal at the intersection of Renfrew Street and Broadway including accessible pedestrian signals (APS).

(k) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and Illuminating Engineering Society of North America (IESNA) recommendations.

Note to Applicant: Provision of a lighting simulation is required for all lighting upgrades.

(l) Provision of new or replacement duct bank adjacent to the development site that meets current City's standards. Duct banks are to consist of electrical and communication ducts and cables, and connected to existing electrical and communication infrastructure.

(m) Confirmation that any relocated wood poles in the lane adjacent the site will not impact existing lane lighting, should any relocated pole include lighting impacts, upgrading of the lane lighting to current standards will be required.

(n) Provision of pad mounted service cabinet/kiosk.

Notes to Applicant: the detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services, and, in conformance with current COV Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents.

2.6 Provision of one or more Latecomer Agreements for the following works, which constitute excess and/or extended services:

(a) Upgrades to existing traffic signal as per condition 2.5(j); and

Note to Applicant: The benefitting area is to be determined.

For and only if the following works constitute excess and/or extended services:

(b) A pad mounted service cabinet/kiosk as per condition 2.5(n).

Note to Applicant: The benefitting area is to be determined.

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

2.7 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.

2.8 Provision of written confirmation that all required electrical plants will be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features. For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

Housing

2.9 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 Section 219 Covenant to secure all residential units as rental housing units, with 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 moderate income 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* ("MIRHP Program"), for 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.

2.10 The Applicant has advised that it is not electing to seek a waiver of the Development Cost Levies ("DCLs") pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law No. 9755 (the "DCL By-law") and 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 or the life of the building, whichever is greater;

(e) That a rent roll be provided indicating the agreed initial monthly rents for each moderate income rental unit, when the Housing Agreement is entered into, prior to development permit issuance, prior to building permit issuance, and 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;

(f) That the average initial starting monthly rents for the moderate income rental housing units, will be at or below the following rents, subject to the annual maximum adjustment permitted under BC Residential Tenancy Act from 2017, being the base year for when such rents were established, and the year in which the first occupancy permit is issued for the development, as set out in section 2.1 of the MIRHP Program Rezoning Policy:

Unit Type	Average Initial Rents (2017 rates prior to permitted adjustment)
Studio	$950
1-bed	$1200
2-bed	$1600
3-bed	$2000

and that a rent roll indicating the agreed maximum average initial monthly rents for the units secured at moderate income 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 (or successor in function) and the Director of Legal Services;

(g) That rent increases for the moderate income 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 moderate income rates:

(i) For new tenants, annual household income cannot exceed four 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 moderate income rates every five (5) years after initial occupancy:

(i) For such tenants, annual household income cannot exceed five (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 Moderate income 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 moderate income units, and a summary of the results of eligibility testing for all units.

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

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

Note to Applicant: If the applicant elects to seek a DCL waiver, the applicant will be required to meet the requirements of the DCL By-law and make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to include such additional 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, including an amendment of the Housing Agreement if the Housing Agreement has already been registered at the Land Title Office.

2.11 The Applicant will deliver a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and will enter into a 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:

(a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the Tenant Relocation and Protection Policy.

(b) Provide a notarized declaration to any eligible tenants that are identified to be residing on the site that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.

(c) Provide a Final Tenant Relocation Report prior to issuance of the Occupancy Permit. The Report must outline the names of tenants; indicate the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

Sustainability

2.12 Enter into such agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary that require the owner to report energy use data, on an aggregated basis, for the building as a whole and for certain common areas and building systems. Such agreement or agreements will also provide for the hiring of a qualified service provider to assist the owner for a minimum of three years in collecting and submitting energy use data to the City.

Public Art

2.13 Execute 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 (a checklist will be provided).

Note to Applicant: Please contact Karen.Henry@vancouver.ca, Public Art Planner, 604-673-8282, to discuss your application.

Environmental Contamination

2.14 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; and

(c) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 covenant that there will be no occupancy of any buildings or improvements on this 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 BC Ministry of Environment and Climate Change Strategy, have been issued 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 sites as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws, and at no cost to the City.

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

* * * * *

2406-2484 Renfrew Street

DRAFT CONSEQUENTIAL AMENDMENTS

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

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

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

"2406-2484 Renfrew Street [CD-1 #] [By-law #] C-2"

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

Amend Schedule B [Intermediate Zone] by adding the following:

"[CD-1#] [By-law #] 2406-2484 Renfrew Street"

DRAFT AMENDMENTS TO THE SUBDIVISION BY-LAW No. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting the following from the RS-1 maps forming part of Schedule A of the Subdivision By-law:

- *Lots 1 to 6 Block 26 North 1/2 of Section 36 Town of Hastings Suburban Lands Plan 1314. PIDs 014-681-846, 012-148-091, 014-681-889, 014-681-901, 011-349-026, 014-681-935 respectively.*

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2406-2484 Renfrew Street

ADDITIONAL INFORMATION

1. URBAN DESIGN PANEL

Date:	July 21, 2021
Address:	2406-2484 Renfrew Street
Permit No.	RZ-2021-00009
Description:	To develop a 12-storey mixed-use building, including 173 secured rental housing units with a minimum 20% of residential floor area secured for moderate income households, with commercial retail space at grade; all over two levels of underground parking, providing 130 vehicle parking spaces and 322 bicycle parking spaces. The proposed buildingheight is 44 m (145 ft.). The total floor area is 13,390 sq. m (144,132 sq. ft.), and the floor space ratio (FSR) is 4.08.
Application Status:	Rezoning Application
Review:	First
Architect:	Studio One Architecture Inc.
Staff:	Chee Chan and Derek Robinson

Introduction:

Rezoning Planner, Chee Chan, began by noting that this is a proposal to rezone 2406-2484 Renfrew Street from RS-1 and C-1 to CD-1 under the *Moderate Income Rental Housing Pilot Program* (MIRHP Program). The site is made up of seven lots at the northeast corner of Broadway and Renfrew Street. It is located within the Renfrew-Collingwood neighbourhood. The site is currently occupied with six single-detached houses and a one-storey commercial building.

This full-block consolidation has a frontage of 289 ft. along Renfrew Street and a depth of 122 ft. along Broadway. There is a rear lane to the east of the site. It has a total site area of approximately 3,276 sq. m (35,265 sq. ft.). It is located on TransLink's 99 B-line, No. 9 bus along Broadway, and the No. 16 bus along Renfrew Street. The Renfrew Skytrain station is just a 400 m, five-minute walk down the hill. There is a significant slope across the site of approximately 6.7 m (22 ft.) across the entire Renfrew Street frontage. There are a number of tall, significant trees on the site.

The site is located in a C-1 node, surrounded and RS-1 properties to the east, north and west. To the south, there is the large Broadway Tech Centre CD-1 zone with four- to five-storey office buildings. Diagonally across the street is a site that is zoned for four-storey mixed-use rental building. Two other projects of note are two recently approved MIRHP Program projects, the northern one a seven- to eight-storey and the southern one a seven-storey building.

As part of the Vancouver Plan quick start action, staff are putting forward a policy update of the *Secured Rental Policy* to permit rezoning consideration for new rental buildings up to six storeys on RS- and RT-zoned sites along arterials such as Broadway and Renfrew Street, and three- to four- storey townhouses, "plexes" and apartments one block off the arterial, all as a time-limited pilot. This policy update is anticipated to reach Council in Fall 2021, and is subject to Council approval.

The rezoning enabling policy for this application is the MIRHP Program, which is a limited pilot program that enables up to 20 rezonings city-wide for new buildings that provide 100% secured market rental housing, with a minimum of 20% of the residential floor area permanently secured for moderate income households with incomes between $30,000 to $80,000 per year. Under the MIRHP Program, up to six storeys may be considered on C-1- and RS-zoned sites. However, higher forms may be considered for RS-zoned sites at arterial intersections. Additional considerations for rezoning include transitions to surrounding areas and homes, and neighbourhood context.

This proposal is to rezone from RS-1 and C-1 to CD-1 to permit:

- A 12-storey CLT-construction building with a three- to six-storey podium. The proposed tower height is 44 m (145 ft.);
- 173 secured rental units, with approximately 37 MIR units;
- The total density is 4.085 FSR; and
- There are approximately 130 vehicle parking spaces and 322 bicycle parking spaces around and in 1.5 underground parking levels accessed from the rear lane.

Development Planner, Derek Robinson, began by comparing this proposal with other similar nearby MIRHP Program applications. This was followed by an overview of the form of development of the podium and tower proposal. An overview of the proposed public realm interface was then provided, including the shadow impact diagrams.

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

- Height and density – Does the Panel support the proposed height and density?
- Neighbourhood fit and transition – Does the proposal set an appropriate expectation for futuredevelopment?
- Public realm interface – The overall site design response, in particular the success of the proposed interface with the public realm.

Applicant's Introductory Comments:

The applicant noted the site slopes significantly, and the proposal allows for a transition from a major arterial road to the single-family context. The massing strategy of the project is a result of the floorplate of the tower. Between the tower and podium, the building is setback. The building turns the corner and transitions to single-family context to the northeast.

The project commits to enhancing the public realm and the lane through the use of generous landscaping. The applicant tried not to have any retaining walls, and buffered the development from the single-family houses across the lane.

There is a passenger and commercial loading zone on the lane. The parking ramp aligns with the intersecting east-west lane so that vehicle headlights do not project onto houses. The parkade and commercial spaces are set back at the southeast corner to create a plaza. There are individual patios with landscaping in front of residential units along the lane and Renfrew Street.

The outdoor amenity is located on the rooftop of the podium. There are two amenity areas, one at grade, while the other is next to the outdoor rooftop area. There is a lot of planting around the site and large planters along the lane for screening. The amenity roof expression and various

activities are held by an arbor that acts like a spine between the amenity room on the south end to the north stairwell. There is lots of outdoor communal space, a children's play area, and a lounge area for adults. There are a large number of replacement trees.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by MS. LONG and seconded by MS. STAMP and was the decision of the Urban Design Panel:

THAT the Panel recommends resubmission of the project with the following recommendations to be reviewed by City staff:

- Design development to improve architectural expression and cohesiveness of elements, simplification of podium base and tower expression to improve neighborhood fit;
- Design development to break up relentlessness of façade along Renfrew Street;
- Design development to improve the public realm and corner condition at and along Broadway;
- Design development to bring greater distinction to the residential entry and greater clarity of the commercial entry;
- Consider increasing retention of existing trees where possible.

Related Commentary:

- There were mixed opinions regarding height and density, with some Panel members in support and others expressing concern around shadowing and tree retention.
- There was mixed commentary regarding neighborhood fit.
- There was support for the lower massing to the north and its transition to the neighboring context, noting the challenges of the site grade.
- There were concerns noted with the tower and podium expression as proposed.
- There were concerns noted around the transition between the tower and mid-rise components. Panelists recommended elevated architectural and sustainability measures for a project at this scale and location.
- It was noted that the corner at Broadway and Renfrew should be better addressed. Panelists noted concern over the expression of the commercial canopy and podium, some noting the commercial podium expression to be incongruous with the rest of the project.
- It was noted that the commercial entries need more clarity and distinction.
- Panelists suggested enhancement of the residential entry, some noting that the lobby could be double height for a project of this scale.
- There was strong support for the use of mass timber, and panelists encouraged the team to maintain this aspect of the project as it moves forward.
- One panelist encouraged finding more opportunities to express the mass timber structure. There was strong support for the rooftop amenity.
- Panelists suggested considering tower roof accessibility as well.
- Some panelists suggested considering alternate locations for the ground floor amenities to help them relate better to the communal and public spaces.
- There were concerns expressed regarding the lack of detailed shadow studies, making it difficult to assess the comprehensive impacts.
- There was discussion regarding tree removal, especially tree size with respect to climate change.

- Some panelists discussed alternate ways of making the density work on the site while retaining more trees.
- There was commentary on the retail façade and expression, and how they interface with the public realm.
- Panelists noted that the retail component should better address the change in grade, and consider a more human scale along the street.
- Panelists suggested improvements to the public realm along Broadway.
- Some panelists expressed concern with the lane interface, noting that it could engage more with the neighborhood.
- One panelist noted concern around bike accessibility and circulation.

Applicant's Response: The applicant team thanked the Panel for their comments.

Date:	September 29, 2021
Description:	To develop a 14-storey mixed-use building with 179 secured rental housing units and commercial retail space at grade; all over two levels of underground parking, consisting of 123 vehicle spaces and 339 bicycle spaces. The proposed building height is 49.2 m (161 ft.), the floor area is 13,334 sq. m (143,530 sq. ft.), and the floor space ratio (FSR) is 4.07. This application is being considered under the MIRHP Program.
Application Status:	Rezoning Application
Review:	Second
Architect:	Studio One Architecture Inc.
Staff:	Chee Chan, Derek Robinson, Alina Maness

EVALUATION: Support with Recommendations (7/0)

Introduction:

Rezoning Planner, Chee Chan, began by noting that this is a resubmission to UDP for a rezoning application for 2406-2484 Renfrew Street from RS-1 and C-1 to CD-1 under the MIRHP Program. The panel previously reviewed this file on July 21, 2021. He then presented a comparison of the previous proposal for a 12-storey tower and podium form, compared with the current resubmission for a 14-storey tower and separate six-storey building with a central, mews courtyard. He noted that the unit count has increased slightly, but the FSR of the two proposals are similar, at around 4.07 FSR.

Development Planner, Derek Robinson, began by outlining the consensus items that the Panel recommended back in July and noting that should Council approve the rezoning, the proposal would likely return to the Panel during the Development Permit stage for further review of the material palette, architectural expression, unit layouts and landscape strategy. The focus of today's session is primarily the form and massing.

An overview of the revised form of development proposed in response to the Panel's previous comments was then presented:

- The massing is now broken at grade along Renfrew Street with a new mews approximately 35- 40 ft. in width at grade;
- This creates a mixed use stand alone tower and a six-storey residential building;
- The stepbacks along 8th Avenue have been simplified and the density has been relocated onto two additional tower floors and so the proposed FSR remains similar; and
- The tower setback to the lane has been increased from 23 ft. to 30 ft., which reduces the tower floor plate. The result is a narrower tower that better emphasizes its verticality.

An overview of the comparative shadow analysis was then presented. It was noted that staff are generally supportive of the revised approach of placing the height and density at the corner of Broadway and Renfrew, incorporating the mews to break the massing on Renfrew Street and further stepping down to three storeys on 8th Avenue to the north.

Alina Maness, Landscape Planner, then spoke about the challenges of tree retention on this site and noted staff generally support the tree replacement strategy the applicant has proposed.

The Panel was then reminded that the scope of today's review is to assess the applicant's response to those previous panel comments, and the intent is not to introduce new items for revision that were not previously captured in the original review, as is outlined in AIBC Bulletin 65.

Advice from the Panel on this application is sought on:

- Has the revised application responded successfully to the previous consensus advice provided on July 21, 2021?

Applicant's Introductory Comments:

The proposed building is in keeping with the proposed development to the south. The tower massing is responding to the tech corridor. The new scheme separates the tower and podium by creating a courtyard, which becomes a semi-public connection with the block at Renfrew and the lane. The courtyard creates a break in the Renfrew façade.

The courtyard has become the focal point of the development. There are two lobbies at the courtyard. There is a commercial elevator access at the corner. There is a tower entrance and a podium entrance with a two-storey expression with some wood elements. The concept of the tower and massing is two interlocking volumes and the idea was to cut the corners of the square and to reduce shadows. The expression includes glazing that wraps around the tower.

There is a commercial podium. The commercial units are straight, tall, and individualized to represent individual businesses. The proposed massing steps down with grade, which helps create a scale that is more pedestrian friendly. The streetscape has been animated with landscape.

The applicant detailed why tree retention is particularly challenging for this site and then noted the proposal includes a replacement strategy of 53 new trees. There are soil volumes at the front and back of the mews where larger trees can be planted.

The applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project it was moved by MR. DAVIES and MS. KOEHN and was the decision of the Urban Design Panel:

THAT the Panel SUPPORT the project.

Related Commentary:

- There was general support to the responses of the conditions from the original submission. The entrance is clearer, the pedestrian scale and moves are much more successful. The slope along the Broadway elevation is much more successful. The public realm deals with the grade changes better and the entrances and different uses of the building are clearer.
- A panelist noted to make the expression clearer.
- There was no major concern from the panel regarding the massing and there was general support for the height.
- A panelist noted there is already an additional six storeys above the six storeys in the neighbourhood therefore more supportive of the way the building is.
- The panel noted concern for the loss of existing trees and recommended further development of the landscape. Explore opportunity where possible for more planting along the perimeter and properly scale the landscape within the middle of the site.
- A panelist suggested pulling the parkade back at the mews to allow additional trees on grade in that area, the existing trees along the existing retaining wall are quite large.
- A panelist suggested the trees should be more in keeping of the space and not shape the whole area.
- The panel suggested revising the accessibility of the new courtyard.
- Consider a pathway through the courtyard that is more convenient and accessible for transit and wayfinding.

Applicant's Response: The applicant team thanked the panel for their comments.

2. PUBLIC CONSULTATION SUMMARY

List of Engagement Events, Notification, and Responses

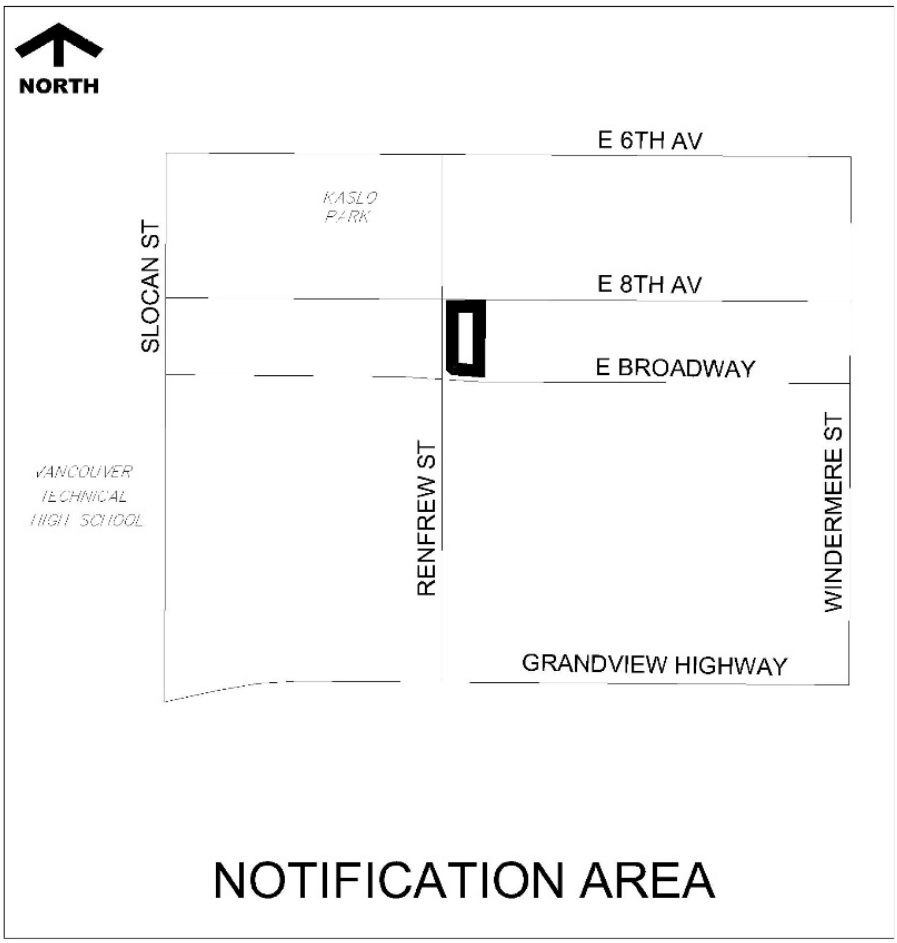
	Dates	Results
Events		
Virtual open house (City-led)	May 10 to 31, 2021	119 participants (aware)* • 39 informed • 12 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	May 5, 2021 October 22, 2021	1,009 notices mailed
Public Responses		
Online questions	May 10 to 31, 2021	2 submittals
Online comment forms • via Shape Your City platform	April to December, 2021	61 submittals
Overall position • support • opposed • mixed	April to December, 2021	61 submittals • 40 responses • 15 responses • 6 response
Other input	April to December, 2021	3 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	April to December, 2021	445 participants (aware)* • 198 informed • 61 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.

Map of Notification Area



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:

- **Location:** Comments expressed support for the location given the proximity to the SkyTrain Station, transit, and its setting at the intersection of two arterial streets.
- **Housing supply:** Appreciation for the *Moderate income Rental Housing Pilot Program* and the delivery of more affordable housing units.
- **Building height, density and massing:** The height is supportable due the site's location along an arterial street.

Generally, comments of concern fell within the following areas:

- **Location:** The proposal does not suit the surrounding neighbourhood, which is predominantly low-rise and single-family residential.

- **Building height, density and massing:** The proposed development is too tall for the surrounding neighbourhood. Newly constructed developments are limited to six to eight storeys, and this proposal at 14 storeys creates a precedent.

- **Traffic:** Concern that the proposal will contribute to increased congestion and traffic in the neighbourhood, particularly due to the lack of residential parking provided.

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 design and commercial uses will activate the public realm.
- Great landscaping design.
- Appropriate inclusion of parking.
- The proposal will create a larger tax base.
- Increase the density of the development.
- The building is well designed.

General comments of concern:

- The proposed development will cast shadows onto neighbouring properties.
- Loss of views.
- Loss of backyard privacy for neighbours.
- Increased safety concerns.
- Concern that the entire neighbourhood will be redeveloped and residents will be displaced.

Neutral comments/suggestions/recommendations:

- Better integrate the outdoor patio space in the landscaping would suit a commercial café space for the community.
- Add amenity space on the rooftop of the tower.
- Open up the public plaza space, it is currently too private.
- Increase weather protection of the plaza space.
- Reduce the number of parking stalls.
- Lower the building height to better complement the surrounding neighbourhood.
- Ensure that consultation occurs with BIPOC communities.
- Increase the percentage of below-market units.
- Add step-backs to the building design.

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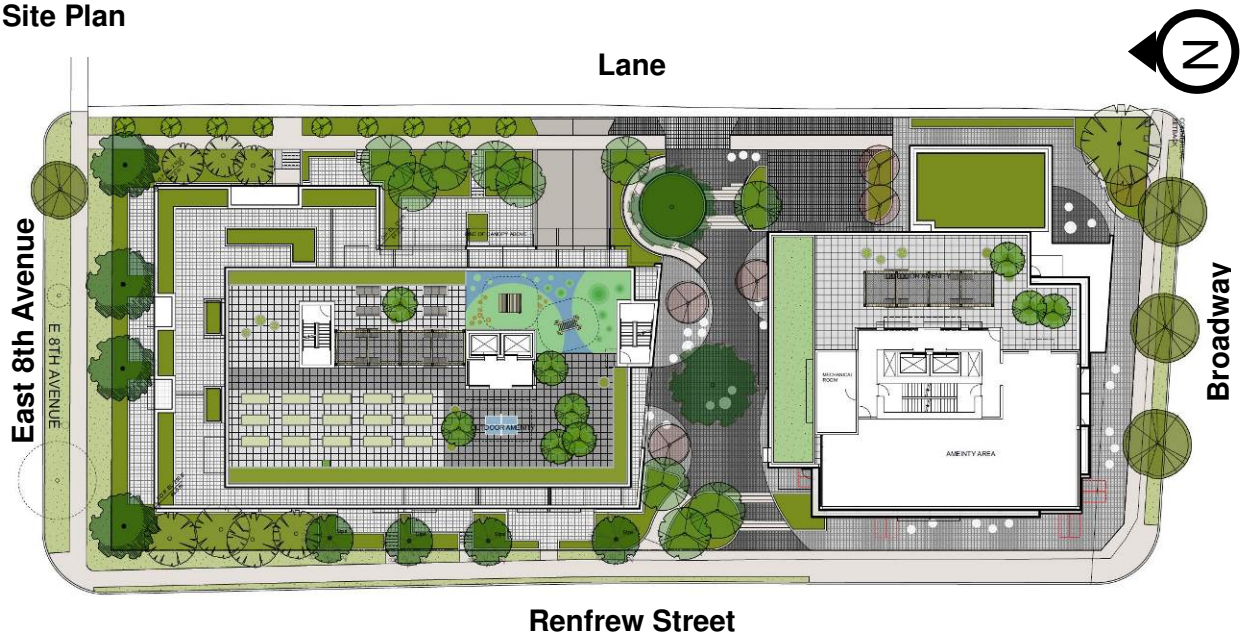
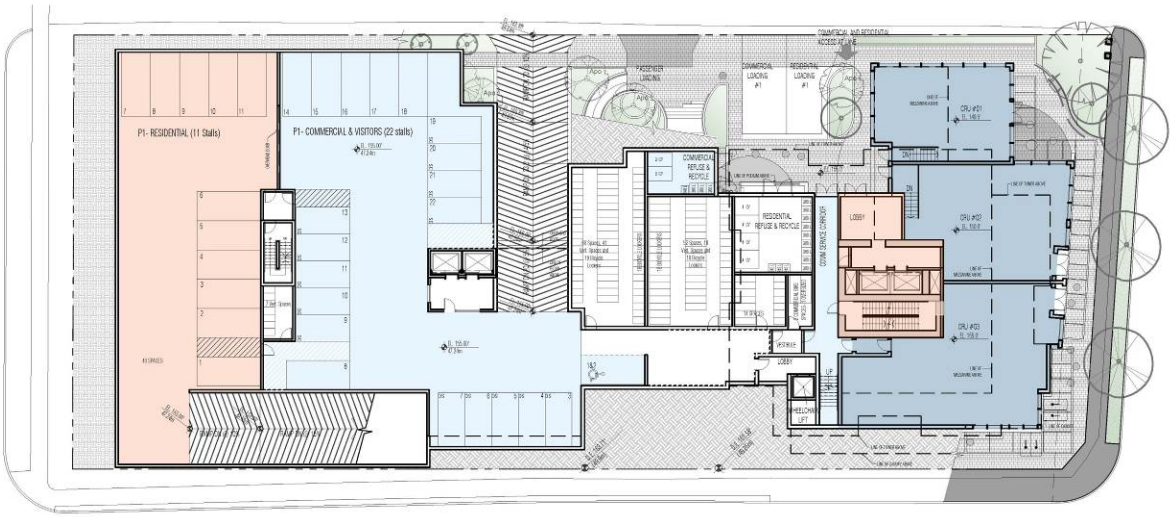
2406-2484 Renfrew Street

FORM OF DEVELOPMENT

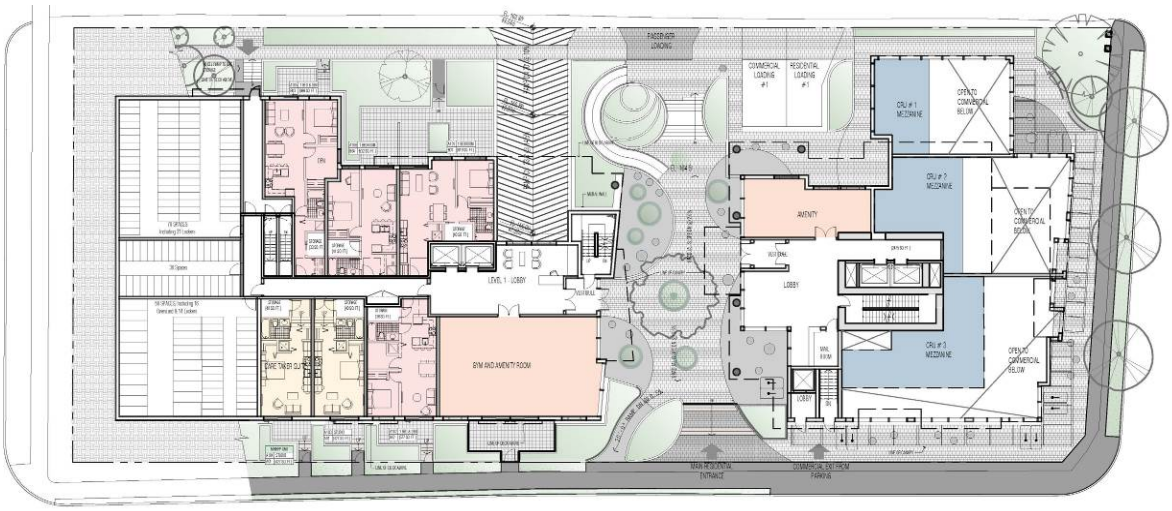
Site Plan



Ground Floor and P1



Mezzanine/First Floor

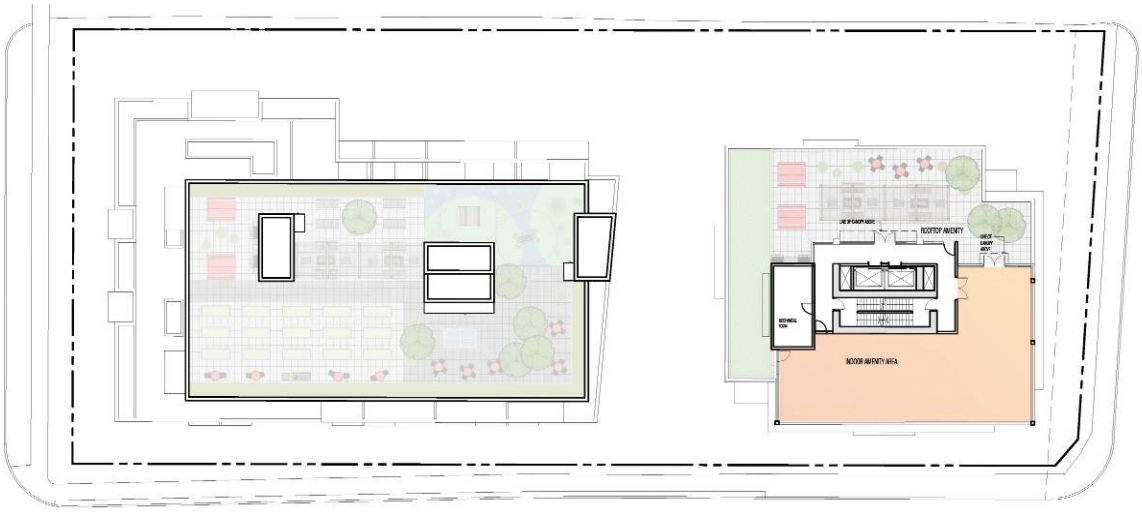


2nd to 5th Floors

6th Floor

Typical Tower Floor Plan - Floors 7 through 14

Partial 15th Floor



South (Broadway) Elevation

West (Renfrew) Elevation

North (East 8th) Elevation

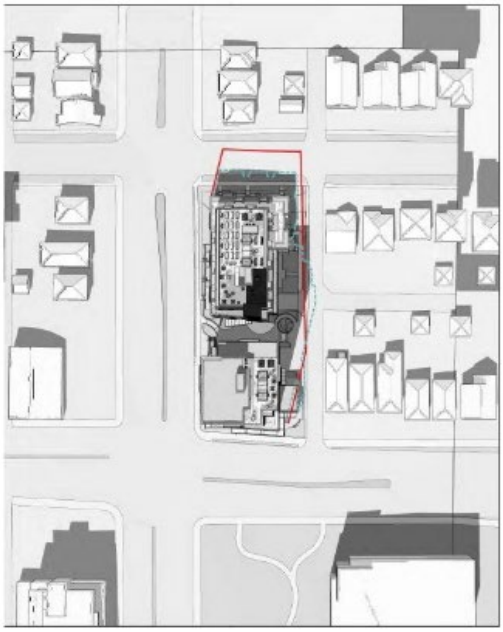
East (Lane) Elevation

Shadow Comparison of Original and Revised Applications at Spring Equinox

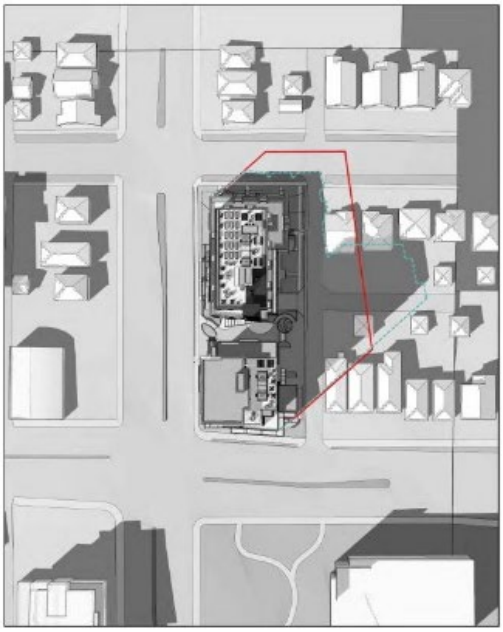
10 AM

12 PM

2 PM



4 PM



Revised Application, October 7, 2021

Original Application, March 8, 2021

Generalized slab-form building of similar density

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2406-2484 Renfrew Street
PUBLIC BENEFITS SUMMARY

Project Summary:

To rezone the site from C-1 and RS-1 to CD-1 to allow for a 14-storey mixed-use building with a partial 15th floor for amenity areas, and a six-storey residential building, altogether with 180 secured rental housing units under the *Moderate Income Rental Housing Pilot Program*.

Public Benefit Summary:

The proposal would provide 180 secured rental housing units including approximately 36 moderate income rental units for the longer of 60 years and the life of the building.

	Current Zoning	Proposed Zoning
Zoning District	C-1 / RS-1	CD-1
FSR (site area = 3,276.23 sq. m (35,265 sq. ft.))	1.20 / 0.70	4.10
Buildable Floor Space (sq. ft.)	42,318 / 24,685	144,588
Land Use	Commercial / Residential	Mixed-Use

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL[1,2]	$ 2,617,184
Utilities DCL[1]	$1,430,752
Public Art[3]	$286,284
TOTAL	**$4,334,220**

Other Benefits (non-quantified components):

180 secured rental housing units including approximately 36 moderate income rental units 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; 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] The Applicant has not requested a DCL waiver for the residential floor area of the proposal; however, they will be eligible to request a DCL waiver at the development permit stage of the approval process. If the Applicant requests a DCL waiver, the project would be required to be subject to the maximum average unit sizes for "for-profit affordable rental housing" and maximum average rents by unit type for the below-market units, in accordance with the DCL By-law, as secured by an amendment to the Housing Agreement. If the DCL waiver is taken, the value of the City-wide DCL waiver on the residential floor area would be approximately $2,508,638.

[3] Based on rates in effect as of 2016; rates are subject to adjustments, see *Public Art Policy and Procedures for Rezoned Developments* for details.

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2406-2484 Renfrew Street

APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

PROPERTY INFORMATION

Address	Property Identifier (PID)	Legal Description
2406 Renfrew	014-681-846	Lot 1 Block 26 North 1/2 of Section 36 Town of Hastings Suburban Lands Plan 1314
2416 Renfrew	012-148-091	Lot 2 Block 26 North 1/2 of Section 36 Town of Hastings Suburban Lands Plan 1314
2428 Renfrew	014-681-889	Lot 3 Block 26 North 1/2 of Section 36 Town of Hastings Suburban Lands Plan 1314
2438 Renfrew	014-681-901	Lot 4 Block 26 North 1/2 of Section 36 Town of Hastings Suburban Lands Plan 1314
2448 Renfrew	011-349-026	Lot 5 Block 26 North 1/2 of Section 36 Town of Hastings Suburban Lands Plan 1314
2460 Renfrew	014-681-935	Lot 6 Block 26 North 1/2 of Section 36 Town of Hastings Suburban Lands Plan 1314
2484 Renfrew	013-728-334 013-728-407 013-728-679	Lot 7 Block 26 North 1/2 of Section 36 Town of Hastings Suburban Lands Plan 1314; Lot 8 Block 26 North 1/2 of Section 36 Town of Hastings Suburban Lands Plan 1314; and Lot 9, Except (A) Part in Reference Plan 9803 and (B) Part in Explanatory Plan 9804, Block 26 North 1/2 OF Section 36 Town of Hastings Suburban Lands Plan 1314

APPLICANT INFORMATION

Architect	Studio One Architecture Inc.
Property Owner	2406 Renfrew Development (BT) LTD., BC 1168276

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning		Original March 8, 2021	Resubmission October 7, 2021
Zoning	C-1	RS-1	CD-1	
Site Area			3,276.23 sq. m (35,265 sq. ft.)	
Land Use	Residential	Commercial	Mixed-Use	
Maximum FSR	1.20	0.70	4.08	4.10
Maximum Height	10.7 m (35.1 ft.)	10.7 m (35.1 ft.)	44.1 m (145 ft.)	48.6 m (159 ft.) 14th floor 52.2 m (171 ft.) partial 15th floor
Floor Area	2,293 sq. m (24,685 sq. ft.)	3,931 sq. m (42,318 sq. ft.)	13,390 sq. m (144,133 sq. ft.)	13,433 sq. m (144,588 sq. ft.)

Unit Mix	N/A	**Market** Studio 32 1-Bed 56 2-Bed 41 3-Bed 7 **Subtotal 136**	**Moderate income** Studio 9 1-Bed 14 2-Bed 9 3-Bed 5 **Subtotal 37**	**Market** Studio 38 1-Bed 57 2-Bed 45 3-Bed 4 **Subtotal 144**	**Moderate income** Studio 9 1-Bed 14 2-Bed 12 3-Bed 1 **Subtotal 36**
		Total Units 173 Units		**Total 180 Units**	
Parking and Bicycle Spaces	As per Parking By-law	As per Parking By-law		As per Parking By-law	
Natural Assets	12 existing on-site bylaw trees or street trees	New street trees to be planted. Approximately 34 new on-site trees to be planted.			

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