CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	March 28, 2023
Contact:	Yardley McNeill
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VanRIMS No.:	08-2000-20
Meeting Date:	April 11, 2023

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 208 East 54th Avenue, 7018-7078 Main Street and 211 East 55th Avenue

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by Matthew Cheng Architect Inc., on behalf of 7000 Main Holdings Ltd., the registered owner of the lands located at 208 East 54th Avenue, 7018-7078 Main St and 211 East 55th Avenue [*Lots 1 to 4, all Block 1 South East 1/4 of District Lot 655 Plan 21352, and Lots 5 to 8, all Except Part in Plan 4466, Block 1 South East 1/4 of District Lot 655; PIDs 008-047-901, 008-047-944, 008-047-961, 008-047-979, 013-866-877, 011-932-678, 013-866-885, and 013-866-893 respectively*], to rezone the lands from RT-2 (Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.75 to 3.62 and the building height from 9.2 m (30.0 ft.) to 22.0 m (72.2 ft.), to permit two six-storey mixed-use residential buildings, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Matthew Cheng Architect Inc. received March 1, 2021, with revisions received July 25, 2022, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

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

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

D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as 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 Recommendations A to D be adopted on the following conditions:

(i) THAT the passage of the above resolution 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 208 East 54th Avenue, 7018-7078 Main Street and 211 East 55th Avenue to a CD-1 (Comprehensive Development) District to permit two six-storey mixed-use buildings containing 131 secured market rental under the *Affordable Housing Choices Interim Rezoning Policy* (AHC Policy).

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Affordable Housing Choices Interim Rezoning Policy (2012, last amended 2018)
- Rental Incentive Programs Bulletin (2012, last amended 2022)
- Secured Rental Policy (2019, last amended 2022)
- Housing Needs Report (2022)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families With Children Guidelines (1992)
- Tenant Relocation and Protection Policy (2019)
- Community Amenity Contributions Policy for Rezonings (1999, amended 2022)
- Latecomer Policy (2021)
- Green Buildings Policy for Rezonings (2010, amended 2022)
- Public Art Policy and Procedures for Rezoned Developments (2014)
- Urban Forest Strategy (2016)

REPORT

Background/Context

1. Site and Context

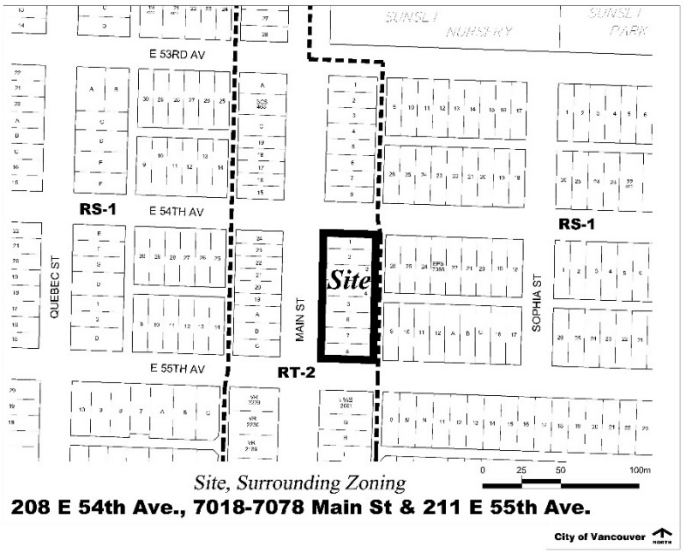
The 2,681.4 sq. m (28,862 sq. ft.) subject site is a full block frontage on Main Street, containing eight lots (see Figure 1). The Main Street frontage is 80.2 m (263 ft.), with an average depth of 33.5 m (110 ft.). The existing zoning is RT-2 and the properties are currently developed with eight single detached houses. Nine secondary rental units are currently tenanted. There are no eligible tenants under the *Tenant Relocation Plan Policy*.

The immediate area is zoned RT-2 or RS-1 and developed with single detached houses. Four blocks to the north, a rezoning application at 6505-6541 Main Street was approved for a six-storey mixed-use building containing secured market rental units and commercial space at grade.

Local School Capacity – The site is within the catchment areas of John Henderson Elementary School at 451 East 53rd Avenue, and John Oliver Secondary School, located at 530 East 41st Avenue. According to the 2021 Vancouver School Board (VSB)'s *Long Range Facilities Plan*, by 2031, both the elementary and secondary schools are anticipated to be operating below their capacity utilization at 65% and 50% respectively.

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

Figure 1: Surrounding Zoning and Context



Neighbourhood Amenities – The following amenities exist in the area:

- **Parks** – Sunset Park (120 m), Langara Golf Course (300 m), MacDonald Park (1.1 km) and Langara Park (1.2 km).
- **Community Spaces** – Sunset Community Centre (180 m).
- **Child Care Facilities** – There are eight childcare facilities within 1 km of the site.

2. Policy Context

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

Affordable Housing Choices Interim Rezoning Policy (AHC Policy) – On October 3, 2012, Council approved the AHC Policy, which intended to enable market rental housing and ground-oriented/mid-rise housing types. The interim policy was adopted to expand market rental opportunities into RS/ RT areas which were excluded from the prevailing rental policy of the time, *Secured Market Rental Housing Policy* commonly known as R-100. By 2018, new rental housing policies were under development, and Council introduced a deadline of June 30, 2019 for new rezoning enquiries under the AHC Policy. Furthermore, once an enquiry was completed, to continue to remain eligible to proceed under the AHC Policy, receipt of a full rezoning application was required by June 30, 2022.

This rezoning application was originally received March 1, 2021, prior to the June 30, 2022 deadline and therefore, the project remains eligible under the AHC Policy.

Rezoning applications considered under the AHC Policy must meet a number of criteria, such as providing 100% of the residential floor area as secured rental housing, fitting contextually within neighbouring development and meeting location requirements. Buildings up to six storeys

for market rental units may be considered on an arterial such as Main Street. The AHC Policy allows for a maximum of two projects to be considered within ten blocks along the same arterial. No other AHC projects have been considered within ten blocks of this site.

There are currently four in-stream AHC applications remaining.

Secured Rental Policy (SRP) – On November 26, 2019, Council approved amendments to the *Secured Market Rental Housing Policy* (commonly known as *Rental 100*) and retitled it to *Secured Rental Policy (*SRP*)*. The SRP expands on *Rental 100* by consolidating rezoning opportunities for secured rental housing previously contained in the *Affordable Housing Choices Interim Rezoning Policy* (AHC*)* and introducing new green buildings requirements.

On December 14, 2021, Council adopted amendments to the SRP to facilitate the delivery of secured rental units. The changes allow RS and RT-zoned sites on arterials that are adjacent to large commercial areas such as Main Street, to rezone to a new rental tenure district schedule. The SRP supports up to six-storeys on arterials, provided the proposal includes a minimum of 20% of all residential floor area is secured as below market rental housing. This application would not comply with the current version of the SRP, but is allowed under the AHC policy in accordance with that policy's stated deadlines for submission of a rezoning application.

Housing Needs Report (HNR) – On April 27th, 2022, Council resolved at a public meeting to receive a Housing Needs Report (HNR) prepared by staff. Further to the BC Provincial government's requirement, Council must consider the most recent HNR when developing a development plan, or when amending a development plan in relation to housing policies respecting affordable housing, rental housing and special needs housing.

This zoning amendment would facilitate the delivery of secured rental housing and address the data and findings within the HNR.

Housing Vancouver – *Housing Vancouver* focuses on the right supply of new homes, including rental, to meet a continuum of housing types. *Housing Vancouver* has targeted the delivery of 72,000 new homes, including 20,000 purpose-built rental units by 2028. Targets and actions seek to retain a diversity of incomes and households in the city. If approved, this application would contribute towards the targets for purpose-built rental units.

Strategic Analysis

1. Proposal

The application proposes two six-storey mixed-use buildings with 131 secured market rental housing units and commercial uses at grade (see Figure 2). The proposed density is 3.62 FSR, with a total floor area of 9,694.53 sq. m (104,351 sq. ft.) including approximately 1,049.2 sq. m (11,293 sq. ft.) of commercial floor area. The proposal includes two levels of underground vehicle and bicycle parking, with access off the rear lane.

The original application was submitted on March 1, 2021 and included a proposed private childcare space. A revised proposal was submitted on July 25, 2022. The revision removed the proposed childcare space which did not meet childcare design and operating requirements, and reduced the rear yard setbacks at grade, resulting in a moderate decrease in density. The owner chose not to revise the childcare layout, and determined they would proceed without it. This report is based on the revised submission.

Figure 2: View to the Northeast from Main Street and 55th Avenue

2. Land Use

The proposed mix of residential and commercial uses are consistent with the intent of the AHC Policy. The proposed addition of new, local-serving retail space is a valuable and appropriate contribution to the vitality of the neighbourhood, linking commercial areas further north and south along Main Street.

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

The immediate surroundings are generally single detached dwellings. The property is located within the Sunset neighbourhood centre, which includes a range of local serving shops and services along Main Street including Sunset Park and Community Centre two blocks to the north. Properties north of 51st Avenue are generally developed with one- to six-storey commercial and mixed-use buildings under C-2 (Commercial) zoning, and one block to the south are one- and two-storey commercial and mixed-use buildings under C-1 (Commercial) zoning.

Since the AHC Policy was adopted, changes to city wide rental policies have occurred through the SRP. Through rezoning, the SRP would allow a six-storey mixed-use building at this location with a requirement for 20% of the residential floor area to be secured as below market rental units. The maximum density permitted under the SRP would be 2.5 FSR. As noted in the Policy section of this report, this application is permitted to be evaluated under the AHC policy, which supported six-storeys of market rental housing on arterials.

Form of Development – The building presents as two six-storey forms connected by ground-floor commercial units. The commercial units are accessed from Main Street and the upper floor residential units are accessed through two residential lobbies fronting E. 54th Avenue and E. 55th Avenue (see Figure 3). Two-storey townhouse units are situated along the lane adjacent to both residential lobbies. A generous indoor amenity area is located on the second floor adjacent to a large outdoor amenity area. Additional outdoor residential amenity space is located on the roof-tops, set back from the eastern edges to minimize overlook (see Figure 4).

To improve the long commercial façade along Main Street, a condition is included in Appendix B to consider further articulation to create pedestrian interest by providing small niche spaces for

landscaping planters and seating areas in conjunction with adjacent businesses to capture sun access in the afternoon. Additional conditions to improve the public realm interface along E. 54th and E. 55th Avenues are also included in Appendix B.

Height and Density – The site is currently zoned RT-2 (Residential) which permits 0.75 FSR for multiple dwellings up to a maximum height of 9.2 m (30.0 ft.). The AHC Policy allows consideration of six-storey mixed-use proposals for sites such as this fronting a major arterial. This application proposes a maximum height of 22.0 m (72.2 ft.) with a density of 3.62 FSR.

Shadow Studies – The proposed six-storey forms would cast incremental shadows when compared to developments built to the maximum three-storey height under the existing RT-2 zoning. Shadow diagrams indicate the proposed form will cast shadows towards eastern residential neighbours during late afternoon times of the day. These shadows will be mitigated by step backs from the rear property line above the first and fourth floors. The separation of the two building forms in the centre of the site provides additional solar access to the surroundings.

Figure 3: Ground Floor Plan

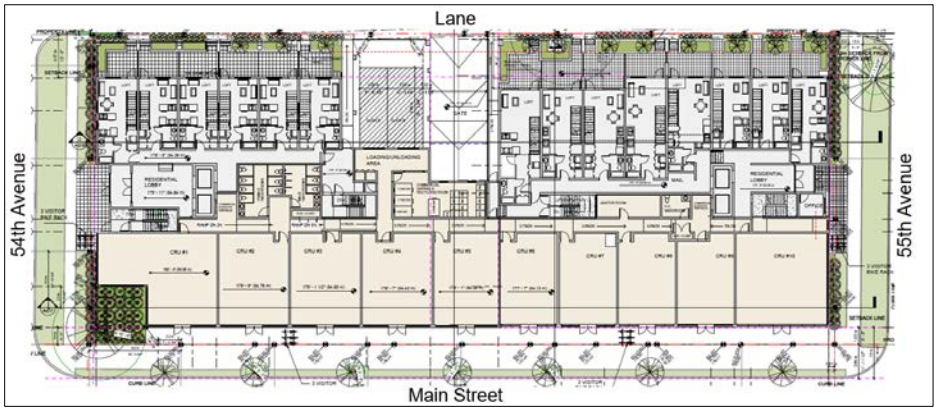


Figure 4: View to the Northwest from 55th Avenue at the Lane

Interface to the east – The proposal provides a rear yard setback of 4.6 m (15.0 ft.) for residential uses along the lane, greater than the standard C-2 zoning lane setback of

3.7 m (12.0 ft.). To provide additional screening and separation from properties east of the 6 m (20 ft.) wide service lane, the proposed development includes setbacks and balconies for living rooms facing east. Conditions are included in Appendix B to further reduce overlook onto properties to the east from the upper level residential balconies.

Urban Design Panel – This application was not reviewed by the Urban Design Panel (UDP) given the relatively small scale of the proposal and general compliance with the AHC Policy. Appendix B includes conditions for further design development at the development permit stage. The proposal may be presented to the UDP at the development permit stage, at the discretion of the Director of Planning.

4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 131 rental housing units to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 5).

Figure 5: Progress Towards 10 Year Housing Vancouver Targets for Purpose-Built Market and Developer-Owned Below Market Rental Housing as of December 31, 2022

Housing Type	CATEGORY	10-YEAR TARGETS	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	Market Rental	16,000	11,813 (74%)
	Developer-Owned Below Market Rental	4,000	1,228 (31%)
	Total	20,000	13,041 (65%)

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

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

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

Housing Mix – In 2016, Council adopted the *Family Room: Housing Mix Policy for Rezoning Projects* which requires a minimum of 35% family units. This application would deliver 35% family units in a mix of two-bedroom and three-bedroom units, thereby meeting the policy. These units must be designed in accordance with the *High Density Housing for Families with Children Guidelines*.

The application as proposed is consistent with the *Housing Mix Policy* and a provision is included in the CD-1 By-law to meet the minimum unit mix requirements.

Figure 6: Proposed Unit Mix

Type	Count	Percentage
Studio	33	25%
1-bed	52	40%
2-bed	40	30.5%
3-bed	6	4.5%
Total	131	100%

Average Rent and Income Thresholds – The average rents for various units on the eastside of Vancouver are shown in Figure 7. Rent increases, over time, are subject to the Residential Tenancy Act.

Figure 7: Market Rents in Newer Eastside Buildings, Costs of Ownership and Household Income Served

		Newer Rental Buildings Eastside		Monthly Costs of Ownership for Median-Priced Apartment – Eastside (with 20% down payment)		
Unit	Average Unit Size (sq. ft.)	Average Market Rent[1]	Annual Income Required to Afford Average Market Rent	Monthly Costs of Ownership[2]	Annual Income Required to Afford Monthly Costs	Down-Payment at 20%
Studio	360	$1,598	$63,920	$2,200	$88,000	$79,550
1-bed	497	$1,772	$70,880	$2,885	$115,400	$108,000
2-bed	667	$2,402	$96,080	$3,809	$152,360	$141,300
3-bed	836	$3,272	$130,880	$5,565	$222,600	$213,000

[1] Data from the October 2021 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2011 or later on the Eastside of Vancouver.
[2]Based on the following assumptions: median of all BC Assessment apartment sales prices in Vancouver Eastside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in line with Bank of Canada conventional rate), 25-year amortization, $150-$250 monthly strata fees and monthly property taxes at $2.92 per $1,000 of assessed value (2020 assessments and property tax rate).

Average market rents in newer rental buildings on the eastside are shown in the middle two columns in Figure 7.The market rental housing component will provide options which are significantly more affordable than average home ownership costs as illustrated in Figure 7.

Security of Tenure – Purpose-built rental housing offers secure rental tenure. All 131 units in the proposal would be secured through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

Existing Tenants – The rezoning site contains existing rental residential uses, comprising nine secondary rental units at the time of application. However, there are no eligible tenants as defined under the City's *Tenant Relocation and Protection Policy* (TRPP). All residential tenancies are regulated by the provincial Residential Tenancy Act.

If any eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to provide a Tenant Relocation Plan (TRP) that meets the City's TRPP.

5. Transportation and Parking

The site is adjacent to regular bus service along Main Street.

Vehicle and bicycle parking are provided on two levels of underground parking accessed from the lane, with loading at grade. The application proposes a total of 68 residential and 33 commercial vehicle parking spaces and 216 bicycle parking spaces.

The project will be required to provide setbacks and statutory rights-of-way along the Main Street frontage and install speed humps in the lane east of Main Street along the site frontage. Additional public realm improvements include new boulevards with street trees where appropriate on Main Street, E. 54th Avenue and E. 55th Avenue adjacent to the site, upgraded street and lane lighting, and a new pedestrian/cyclist actuated signal at Main Street and E. 54th Avenue.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezonings* requires that applications satisfy either the near zero emission buildings or low emissions green buildings conditions. This application is pursuing the low emissions green buildings 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 performance strategies to meet the energy use intensity, greenhouse gas and thermal demand targets. Conditions are in Appendix B.

Natural Assets – The *Urban Forest Strategy* was developed to preserve, protect and strengthen Vancouver's urban forest and tree canopy for the future. The *Protection of Trees By-law* aims to retain a healthy urban forest by requiring permission be sought to remove trees which 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.

The subject site contains six existing trees proposed for retention and the landscape plan proposes five new on-site trees. The final number of trees planted will be determined through the development permit process.

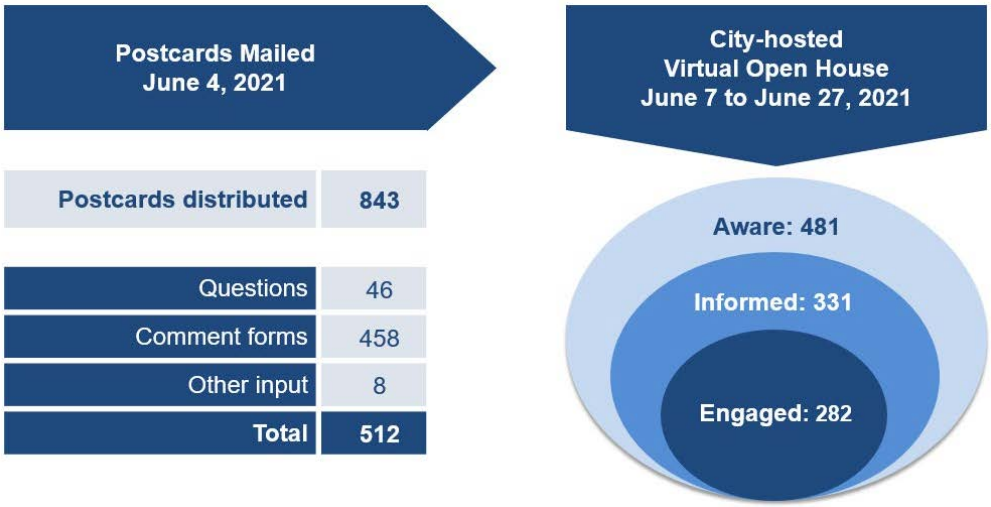
7. Public Input

Public Notification – A rezoning information sign was installed on the site on April 26, 2021. Approximately 843 notification postcards were distributed within the neighbouring area on or about June 4, 2021. Notification and application information, and an online comment form, were provided on the City's digital engagement platform, *Shape Your City*.

Virtual Open House – A virtual open house was held from June 7, 2021 to June 27, 2021 on the *Shape Your City* platform. The open house consisted of an open-question online event

where questions were submitted and posted with a response over a period of three weeks. Digital presentations and a digital model were posted for online viewing. There were 481 people who logged onto the web site to view the proposal during the virtual open house.

Figure 8: Overview of Notification and Engagement



Public Response and Comments – Public input was provided via online questions, comment forms, by email and phone. A total of 512 submissions were received as well as two petitions including approximately 122 and 220 signatures respectively. A summary of all public responses may be found in Appendix D.

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

- **Rental housing:** More secured rental housing is needed in the city.
- **Childcare:** The inclusion of a day care is greatly appreciated and needed in this neighbourhood. (Note, the proposed childcare was removed in the revised proposal as it did not meet design and operating requirements).
- **Affordable housing:** Increasing density along arterials is one way to help solve the housing affordability crisis.
- **Height, massing, density and context:** Height, massing, density and context are all appropriate for this area of the city. Increased density brings more vibrancy and makes better use of existing land. Location is well served by parks and community amenities.

Generally, comments of concern fell within the following areas:

- **Height, massing, density and context:** The height and density proposed is out of scale and inappropriate for this neighbourhood of single-family homes. The proposal disregards the Sunset Community Vision.

- **Traffic and safety:** Increased traffic congestion during construction and after completion of the development is a concern. The lane is too narrow and will pose as a safety risk for children and other pedestrians.

- **Parking:** Loss of available street parking for surrounding residents is a growing concern. Not enough parking spaces proposed for the density is also a concern.

- **Shadowing:** The height will shadow nearby properties and will negatively impact the well-being of existing residents. Intrusion of privacy is also a concern.

- **Retail space:** Commercial retail space on the ground level is inappropriate for this neighbourhood.

Staff Response – The proposal complies with the AHC Policy in terms of building height, density and location, as well as the directions of the *Vancouver Plan*. Regarding traffic impacts, the proposal will meet the expectations of the Parking By-law to provide the necessary on-site parking. Residents can apply to update street parking restrictions to residents-only by contacting Engineering Services. The form of the proposal steps back above the first and fourth floors to reduce the amount of shadowing on properties to the east. The proposed commercial uses will help link commercial areas further to the north and south and provide opportunities for new businesses and employment.

8. Public Benefits

Community Amenity Contribution (CAC) – The application is subject to a negotiated CAC under the *Community Amenity Contributions Policy for Rezonings*. The applicant has offered a cash CAC of $610,000. Real Estate Services staff have reviewed the applicant's pro forma and concluded that the offer is appropriate and recommend it be accepted.

The cash CAC from this rezoning application would be allocated to support delivery of public benefits in and around the Sunset Community Vision area. Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget process.

Development Cost Levies (DCLs) – The site is subject to the City-wide DCL and the 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.

The project is eligible for a waiver of the City-wide DCLs, however the applicant has elected not to seek the waiver. As per Section 3.1B of the Vancouver Development Cost Levy By-law, the decision to seek the waiver is made at the rezoning application stage. Should the applicant wish to request a DCL waiver at a later stage, the application would be expected to return to Council for a subsequent public hearing to amend the rezoning conditions.

Based on the rates in effect as of September 30, 2022 and the proposed 8,645.4 sq. m (93,058 sq. ft.) of residential and 1,049.2 sq. m (11,293 sq. ft.) of commercial floor area, $3,248,679 of DCLs would be expected from this project.

Public Art Program – The application is subject to the *Public Art Policy and Procedures for Rezoned Developments* as the proposed floor area meets the minimum 9,290 sq. m (100,000 sq. ft.) requirement. The public art budget will be calculated on the floor area proposed at the development permit stage and is subject to Council approved period adjustments to

address inflation. Based on the 2016 rate, this project will contribute a public art budget of approximately $206,615 or make a cash contribution to the City for off-site public art for 80% of that amount.

Other Benefits – The secured market rental housing in this proposed development will contribute to the City's secured rental housing stock.

A summary of public benefits associated with this application can be found in Appendix F.

Financial Implications

As noted in the Public Benefits section this project is expected to provide secured market rental housing, DCLs, a cash CAC, and a Public Art contribution. See Appendix F for additional details.

CONCLUSION

Staff review of the application has concluded that the proposed land use, height, density and public benefits are consistent with the AHC Policy and the cash CAC will help achieve key housing objectives in and around the area.

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

* * * * *

208 East 54th Avenue, 7018-7078 Main Street and 211 East 55th Avenue
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Uses

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this 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 Mixed-Use Residential Building;

   (c) Institutional Uses;

   (d) Office Uses;

   (e) Retail Uses;

   (f) Service Uses; and

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

Conditions of Use

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

   (a) be suitable for family housing; and

(b) have 2 or more bedrooms.

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

4.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:

(a) display of flowers, plants, fruits and vegetables in combination with a permitted use;

(b) farmers' market;

(c) neighbourhood public house;

(d) public bike share; and

(e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

Floor Area and Density

5.1 Computation of floor area must assume that the site area is 2,681.4 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

5.2 The maximum floor space ratio for all uses combined is 3.62.

5.3 The floor space ratio for commercial uses must not exceed 0.50.

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

5.5 Computation of floor area must exclude:

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

(i) the total area of these exclusions must not exceed 12% of the permitted floor area, and

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

(b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;

(c) floors or portions thereof that are used for:

(i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,

(ii) bicycle storage, and

(iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing;

(d) entries, porches and verandahs if the Director of Planning first approves the design;

(e) the area of roof-top access structures, including open or enclosed stairways or elevators, at the roof level only, if they provide access to private or common outdoor amenity space;

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

(g) all storage area below base surface for non-dwelling uses.

5.6 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

6.1 Building height must not exceed 22.0 m.

Horizontal Angle of Daylight

7.1 Each habitable room must have at least 1 window on an exterior wall of a building.

7.2 For the purposes of section 7.1 above, habitable room means any room except a bathroom or a kitchen.

7.3 Each exterior window must be located so that a plane or planes extending from the window and formed by an angle of 50 degrees, or 2 angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

7.4 The plane or planes referred to in section 7.3 above must be measured horizontally from the centre of the bottom of each window.

7.5 An obstruction referred to in section 7.3 above means:

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

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

7.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if:

(a) the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines; and

(b) the minimum distance of unobstructed view is at least 3.7 m.

* * * * *

208 East 54th Avenue, 7018-7078 Main Street and 211 East 55th Avenue CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Matthew Cheng Architect Inc. received March 1, 2021, with revisions received July 25, 2022, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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

Urban Design

1.1 Design development to improve the building interface with the public realm, including:

(a) Consider articulating the street-facing facades at grade by creating urban room spaces that can accommodate benches and planters to create pedestrian interest and street life;

(b) Relocate the bike racks from the sidewalk to a better location that does not obstruct the pedestrian movement; and

(c) Provide continuous and effective weather protection along all street frontages.

1.2 Design development to reduce overlook onto residential neighbours located east across the lane;

Note to Applicant: Possible design strategies to satisfy this condition may include providing tall parapet and planters for the eastern edge of the outdoor amenity and residential balconies on the second level to reduce direct sightlines; and providing translucent glazing in the balcony balustrade design for the northeast and southeast corner balconies on levels three and four to reduce overlook into neighbouring yards.

1.3 Design development to improve the livability and functionality of individual residential units by:

(a) Providing individual studio units of at least 320 sq. ft. for better functionality of interior spaces;

(b) Providing balconies with 6 ft. depth for all residential units;

Note to Applicant: Provide balcony measurements in the drawings in the future development permit application; and

(c) Providing privacy screens between unit balconies for units on levels five and six.

1.4 Design development to ensure provision of high-quality and durable materials.

1.5 Design development to consider exploring options for passive design strategies and provision of cooling elements in the overall building design along with a mechanical air ventilation system to address the noise and pollution levels from the arterial.

Note to Applicant: For the units facing the arterial, air conditioning and heating coupled with a forced air system that filters the air from outside is highly recommended.

1.6 Design development to identify on the architectural and landscape drawings any built features intended to create a bird friendly design.

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

Crime Prevention through Environmental Design

1.7 Identify on the drawings at the time of development permit application, Crime Prevention through Environmental Design (CPTED) strategies including:

(a) Having particular regard for mischief in alcoves and vandalism such as graffiti;

(b) Consideration of mail theft in the design and location of mailboxes;

(c) Consideration of residential break and enter;

(d) Provision of outdoor common area and path lighting; and

(e) Provisions for visibility and security in the underground parking garage in accordance with the Parking By-law, including:

(i) Providing 24-hour overhead lighting at exit doors and step lights;

(ii) Providing white-painted walls; and

(iii) Ensuring a high degree of visibility at doors, lobbies, stairs, and other access routes.

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

Landscape

1.8 Design development to enhance presentation to the public realm interface to achieve a pedestrian friendly, inviting frontage, by improving landscape treatment along all street frontages, in coordination with Engineering limitations. This can be achieved by:

(a) Provision of organic landscape features such as planters, seating, pedestrian-scale lighting, etc., on the ground to further soften the public realm. Refer to Urban Design condition 1.1;

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

(c) Provision of planting materials to adequately screen emergency generator, exhaust or intake ventilation to minimize visual impact; and

(d) Provision of high quality paving materials and finishes within the property line.

Note to Applicant: Different patterns, shades and finishes of paving materials as well as banding would be supported to enhance visual interest.

1.9 Design development to increase privacy to the neighbourhood along the east property line.

Note to Applicant: This can be achieved by provision of planters on the edges of upper/roof levels with planting which softens the edges and promotes ecological benefits; Refer to Urban Design condition 1.2. Trees should be planted in permanent planters with adequate soil volume. Coordinate with the structural engineer to ensure loading requirements can be met. Provide easy access for maintenance purposes.

1.10 Provision of approval by the Park Board for the removal of the City owned trees.

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

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

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

1.12 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.

Additional Standard Landscape Conditions at the time of DP Application:

1.13 Provision of 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, fire hydrants.

1.14 Provision of 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.

1.15 Coordination of Tree Management Plan with arborist report to show notations of all recommendations from Arborist, i.e. trigger points, grading and pruning specifications, etc.

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

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm tree planting locations and Park Board at 3-1-1 for tree species selection and planting requirements. Provide a notation on the plan as follows, "*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18*

inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

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

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

1.18 Provision of an outdoor Lighting Plan.

Sustainability

1.19 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).

Engineering

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

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

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

1.22 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.

1.23 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

1.24 Provision of a Shared Use Loading Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the Class A and Class B loading spaces between the commercial and residential uses and labelling of the spaces as 'Residential and Commercial Loading'.

1.25 Provision of Class A passenger space(s) at grade with convenient access to the land uses.

1.26 Design development to improve access and design of bicycle parking and demonstrate compliance with the Bicycle Parking Design Supplement by performing the following:

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

(b) provision of design specifications for stacked bicycle racks including dimensions, vertical and aisle clearances.

Note to Applicant: Racks must be usable for all ages and abilities.

1.27 Design development to improve access and design of loading spaces and demonstrate compliance with the Parking and Loading Design Supplement by performing the following:

(a) provision of convenient, internal, stair-free loading access to/from all site uses.

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

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

(b) all types of parking and loading spaces individually numbered and labelled;

(c) dimension of any/all column encroachments into parking stalls;

(d) dimensions of additional setbacks for parking spaces due to columns and walls;

(e) dimensions of maneuvering aisles and the drive aisles at the parkade entrance and all gates;

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

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

(g) areas of minimum vertical clearances labelled on parking levels;

(h) design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, accessible spaces, and at all entrances; and

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

(i) indication of the stair-free access route from the Class A bicycle spaces to reach the outside.

Note to Applicant: Stair ramps are not generally acceptable.

1.29 Gates/doors are not to swing more than 1’-0” over the property lines or into the SRW area.

1.30 Provision of generous and continuous weather protection on the Main Street frontage.

1.31 Relocate or reorient the bicycle parking proposed on Main Street so that a minimum of 3.05 m (10 ft.) of clear sidewalk space is provided between the edge of the new front boulevard and any parked bicycles.

1.32 Provisions of an updated Final Hydrogeological Study which includes:

(a) Provisions of an updated Groundwater Management Plan which:

(i) Indicates that no groundwater will be discharged to the City drainage system post construction; and

(ii) Confirms that the groundwater management plan outlined in the Preliminary hydrogeological study Hydrogeology and Groundwater Management Report (Dec. 2020) will be implemented, specifically the elimination of the perimeter drain below the water table.

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

1.33 Provision of a draft final Rainwater Management Plan (RWMP) which includes the following:

(a) Provide calculation sizing summary of all rainwater infrastructure (Tier 1, 2, and/or 3) practices. Appropriate detailed justifications must be provided to determine if exemptions may be granted.

Note to Applicant: The proposed rainwater management strategy capture by Tier 1 and 2 practices is unknown but the City requires prioritization of the Tiers outlined in the rainwater management bulletin to meet the 24mm Volume Reduction requirement.

Several best management practices qualify as Tier 1 and 2 practices. These include but are not limited to: green roofs, rainwater harvesting and reuse system, infiltration practices, lined green infrastructure where infiltration isn't feasible and grading of hardscape surfaces to adjacent adequately sized pervious landscaped areas.

(b) Provide design specifics and details of all BMPs 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.

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

(i) orthophoto;
(ii) existing drainage areas; and
(iii) on-site and downstream offsite drainage appurtenances.

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

(i) building location/footprint;
(ii) underground parking extent;
(iii) proposed service connections to the municipal sewer system;
(iv) location and labels for all proposed rainwater management practices;
(v) area measurements for all the different land use surface types within the site limits; and
(vi) delineated catchments to demonstrate BMPs are appropriately sized.

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

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

Note to Applicant: Correct the detention tank's release rate to utilize the full required detention system volume since the required volume is greater than the amount necessary to meet pre development peak flow.

(g) 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 controls.

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.

Note to Applicant: As of July 5, 2022, the Rainwater Management Bulletin has been updated to clarify the City's review process and detail submission requirements for applicants. In preparing for resubmission at development permit, please review the document and its associated appendix. Additional information can be found at the following link: https://vancouver.ca/home-property-development/private-realm-rainwater-management.aspx

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

1.34 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.

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

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

1.37 Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings is required. The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:

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

(b) All third party service lines to the development is to be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc.) and the Applicant is to provide documented acceptance from the third party utilities prior to submitting to the City.

Note to Applicant: Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case by case basis

with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

1.38 City supplied building grades for this site are preliminary. Ensure final building grades are issued prior to DP application.

1.39 The following statement is to be placed on the landscape plan.

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

1.40 Landscape plans to include the following:

(a) Remove proposed pavers from City boulevard. Hardscape treatment on City property and SRW to be standard concrete.

(b) Provide additional trees in the front boulevard of the site's frontage where space permits.

(c) Widen sidewalks on 54th Avenue and 55th Avenue towards property line. Maintain existing front boulevard widths.

Housing

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

(a) be suitable for family housing;
(b) include two or more bedrooms; and
(c) comply with Council's "High-Density Housing for Families with Children Guidelines"

1.42 The proposed unit mix, including 33 studio units (25%), 52 one-bedroom units (40%), 40 two-bedroom units (30.5%), 6 three-bedroom units (4.5%) is to be included in the Development Permit drawings.

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

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

(a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture, appropriate in size to the scale of the project and situated to maximize sunlight access (S. 3.3.2, 3.4.3);

(b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);

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

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

2.1 Consolidation of *Lots 1 to 4, all Block 1 South East 1/4 of District Lot 665 Plan 21352, and Lots 5 to 8, all Except Part in Plan 4466, Block 1 South East 1/4 of District Lot 655* to create a single parcel.

2.2 Provision of a building setback and surface statutory right of way (SRW) for public pedestrian use over a portion of the site along Main Street to achieve a 5.5 m offset distance measured from the back of the existing curb for widened sidewalks. The SRW will be free of any encumbrance such as vents, structure, stairs, and planter walls at grade (and is to accommodate the underground parking structure within the SRW agreement).

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

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

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

Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Core Concept Consulting Ltd. dated January 28, 2021, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 150 mm along East 55th Avenue, 150 mm along East 54th Avenue or 200 mm along Main Street. Should the development require water service connections larger than the existing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading.

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

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

Implementation of development(s) at 7018-7078 Main Street & 208 East 54th Avenue, 211 East 55th Avenue requires following:

No upgrade is required.

Note to Applicant: Development to be serviced to the EXISTING 200 mm SAN and 450 mm STM sewers in L/E Main Street.

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

Note to Applicant: This property is under the Provincial Well-Drilling Advisory Area, and subsurface flowing artesian conditions may exist.

(c) Provision of street improvements along Main 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 which may be reduced to a minimum of 2.14 m (7 ft.) wide in front of the pine tree (#18 on the Arborist report) that is proposed to be retained;

(iii) Hard surface treatment between the sidewalk and the building; and

(iv) Curb ramps.

(d) Provision of street improvements along East 54th Avenue adjacent to the site and appropriate transitions including the following:

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

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

(iii) Removal of the existing driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards; and

(iv) Curb ramps.

(e) Provision of street improvements along East 55th Avenue adjacent to the site and appropriate transitions including the following:

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

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

(iii) Curb bulge, including any required road re-construction to current standards; and

(iv) Curb ramps.

Note to Applicant: The City will provide a geometric design for these street improvements.

(f) Provision of improvements at the intersection of Main Street and East 54th Avenue including:

(i) Design and installation of a new pedestrian/cyclist actuated signal.

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

Note 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 Standard Specification of the City of Vancouver for Street Lighting (draft), Canadian Electrical Code (the latest edition) and the Master Municipal Construction Documents (the latest edition).

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

(i) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

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

(j) Provision of lane lighting on standalone poles with underground ducts.

(k) Provision of a new standard concrete pedestrian lane crossing, new curb returns and curb ramps at the existing lane crossings on 54th Avenue and 55th Avenue adjacent to the site.

(l) Provision to rebuild laneway along the development site's frontage as per City "Higher Zoned Laneway" pavement structure. Relocate catch basins to the centreline of the laneway.

(m) Provision of speed humps in the lane east of Main Street along the site frontage between East 54th Avenue and East 55th Avenue.

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

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

(a) Improvements at the intersection of Main Street and East 54th Avenue per condition 2.3 (f).

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

(b) A pad mounted service cabinet/kiosk per condition 2.3 (g).

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

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

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

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

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

Housing

2.6 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing

Agreement and a Section 219 Covenant to secure all 131 residential units as secured market rental housing units, excluding Seniors Supportive or Assisted Housing, pursuant to the City's *Affordable Housing Choices Interim Rezoning Policy* Program, for a term equal to the longer of 60 years and the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

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

Sustainability

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

Community Amenity Contribution (CAC) – Cash Payment

2.8 Pay to the City a cash Community Amenity Contribution of $610,000, which the applicant has offered to the City. Payment is to be made prior to enactment of CD-1 By-law, at no cost to the City, and on terms and conditions satisfactory to the Director of Legal Services. The amount is to be allocated to support delivery of public benefits in and around the Sunset Community Vision area.

Public Art

2.9 Execute an agreement satisfactory to the Directors of Legal Services and the Managing Director of 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.

2.10 Provide development details to the satisfaction of the Public Art Program Manager (a checklist will be provided) confirming the selection of Option A, Art on Site, or Option B, 80% cash-in-lieu of art.

Note to Applicant: Please contact Public Art staff at publicart@vancouver.ca to discuss your application.

Environmental Contamination

2.11 If applicable:

(a) Submit a site profile to the Environmental Protection Branch (EPB);

(b) As required by the Manager of Environmental Protection 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 Protection 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 Protection, City Engineer and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

Agreements

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

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-laws.

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.

* * * * *

208 East 54th Avenue, 7018-7078 Main Street and 211 East 55th Avenue
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

SIGN BY-LAW No. 11879

In Schedule A (CD-1 Zoning Districts regulated by Part 9) of the Sign By-law add:

"208 East 54th Avenue, 7018-7078 Main Street and 211 East 55th Avenue	[CD-1 #]	[By-law #]	C-2"

NOISE CONTROL BY-LAW No. 6555

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

"[CD-1 #]	[By-law #]	208 East 54th Avenue, 7018-7078 Main Street and 211 East 55th Avenue"

* * * * *

208 East 54th Avenue, 7018-7078 Main Street and 211 East 55th Avenue
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

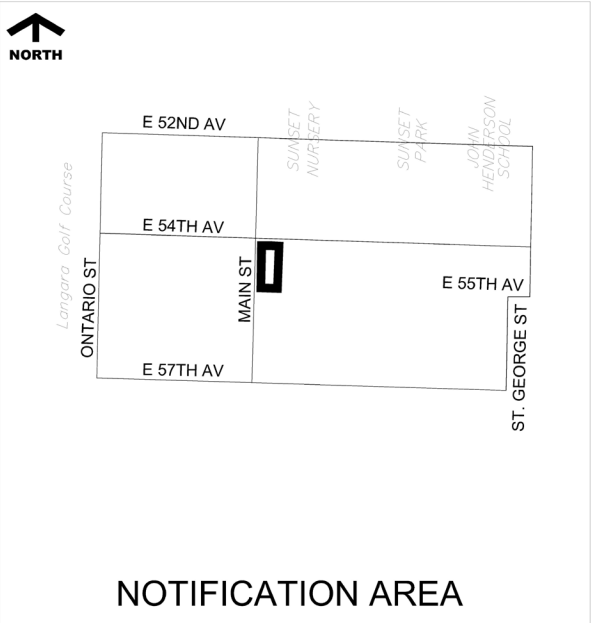
	Date	Results
Event		
Virtual open house (City-led)	June 7 – June 27, 2021	481 participants (aware)* • 331 informed • 282 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	June 4, 2021	843 notices mailed
Public Responses		
Online questions	June 7 – June 27, 2021	46 submittals
Online comment forms • Shape Your City platform	March 2021 – October, 2022	458 submittals
Overall position • support • opposed • mixed	March 2021 – October, 2022	458 submittals • 281 responses • 156 responses • 11 responses
Other input	March 2021 – October, 2022	8 submittals and 2 petitions
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	March 2021 – October, 2022	1,486 participants (aware)* • 774 informed • 422 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic and ordered by frequency.

Generally, comments of support fell within the following areas:

- **Rental housing:** Increased secured rental housing stock is desperately needed in the City especially family oriented (2-3 bedroom) rental units.

- **Affordable housing:** Increasing density along arterials is one of the ways to help solve Vancouver's ongoing housing and affordability crisis and will greatly encourage families to stay within Vancouver instead of relocating elsewhere due to being priced out.

- **Childcare:** The inclusion of a day care is greatly appreciated and needed in this neighbourhood. (Note, the proposed childcare was removed in the revised proposal as it did not meet design and operating requirements).

- **Building height, massing, density and context:** The height, massing, density and context are all appropriate for this part of South Vancouver. Increasing density ensures more vibrancy within the neighbourhood and makes better use of existing land that is currently zoned for single family housing. The location is also well served by parks and other community amenities.

- **Retail and commercial space:** Retail and commercial space on the ground level is necessary to help revitalize the streetscape along this part of Main Street and would make the neighbourhood more walkable.

Generally, comments of concern fell within the following areas:

- **Building height, massing, density and context:** The overall scale of this project such as the height and density are out of character and inappropriate for this neighbourhood as the surrounding area is predominantly made up of single-family homes. The proposal also disregards the existing Sunset Community Vision.

- **Traffic and Safety:** Increased traffic congestion along Main Street and surrounding smaller streets during the construction phase and after when the development is completed is a concern. The alleyway behind this building is too narrow to facilitate increased traffic demands and will pose as a safety risk for children and other pedestrians using this space.

- **Parking:** Loss of available street parking for surrounding residents is a growing concern. Not enough parking spaces proposed for this project to facilitate increased density is also a concern.

- **Shadowing:** The height will cause shadowing onto nearby properties and will negatively impact the well being of existing residents due to the lack of sunlight. Intrusion of privacy is also a concern.

- **Retail space:** Having commercial retail space on the ground level is inappropriate for the neighbourhood.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 construction of this project and the future retail spaces will help create jobs while the completed product will be able to help families that need to downsize their homes due to the pandemic.
- The urban design performance standards meet the requirements and will be able to accommodate the height and density proposed.
- The building is well designed and aesthetically pleasing.
- The break in between each building helps create a nice transition.
- The rooftop amenity space will be a great addition and residents will make good use of this space.
- The outdoor green space and landscape aspects of this project are well done.
- The process of public feedback has been done adequately by the City to ensure all voices are heard even during the pandemic.

General comments of concern:

- The building looks like any other development along the Cambie Corridor and lacks creativity and character.
- The building design does not reflect the cultural heritage of the Punjabi Market/South Vancouver area.
- Concern over the future rents of this proposal being too expensive for those with moderate incomes.
- Not enough family oriented units proposed for this project.

- The process of public feedback and community consultation has not been done properly.
- The surrounding schools area already at capacity and cannot accommodate more children.
- Not enough services and amenities in the immediate area to facilitate increase density.
- The creation of this project will cheapen the value for surrounding properties.
- Multigenerational families will be forced to relocate as a result of increased densification in the area.

Neutral comments/suggestions/recommendations:

- There should be more traffic calming improvements done to ensure the safety of the neighbourhood due to increased vehicular activities in the smaller side streets.
- A traffic light should be installed at East 54th Avenue and Main Street to ensure pedestrian safety.
- Inclusion of more restaurants and grocery stores should be considered.
- This area of Main Street needs more businesses.
- There should be considerations for public art installations of displays that commemorate the historical heritage of the Sunset neighbourhood in this project.
- The retail units should be placed at the corners where the lane is to provide more activation to the space.
- The residential and daycare entrances should be more defined and distinguished. (Please note the childcare use was removed from the proposal)
- The overhang over the homes along the lane could be reduced.
- The FSR and height should be increased as it is on an arterial road.
- The proposal should be built at or near the commercial hubs along Main Street instead as there are several existing vacant store fronts that can be utilized instead such as ones near East 49th Avenue and East 57th Avenue.
- Townhouses and duplexes should be considered for this site instead of a large scale development.
- The first floor of the building should be allocated to residential dwellings instead of retail.
- The building height should be scaled down.
- Allow for more live-work spaces.
- No notice was given when the rezoning proposal was updated.

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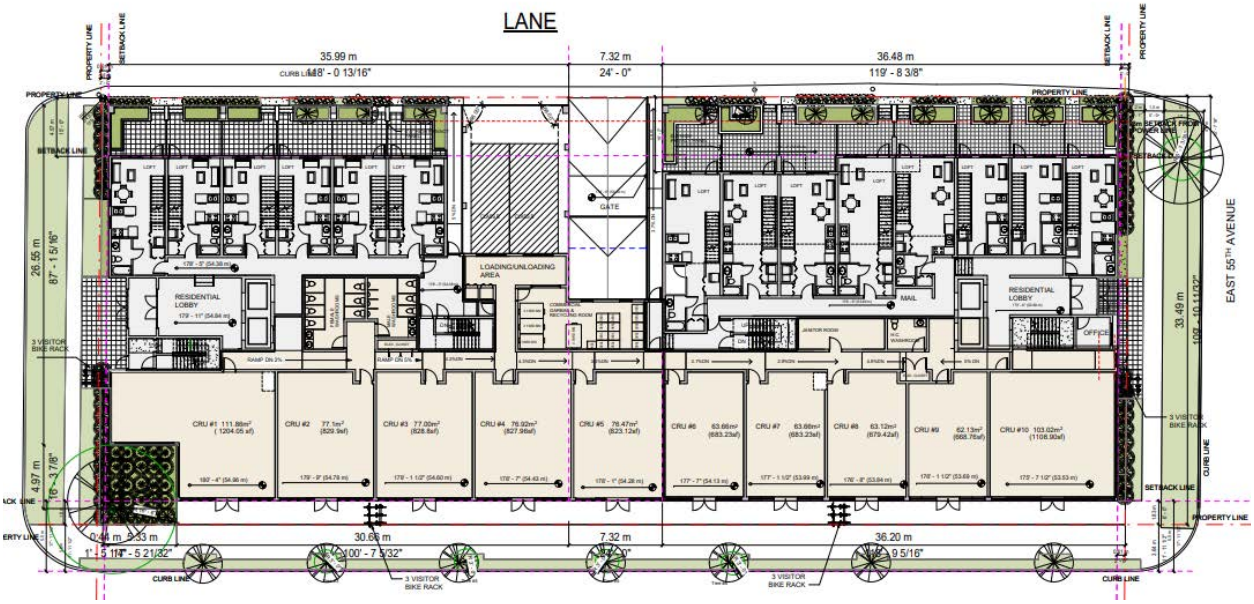
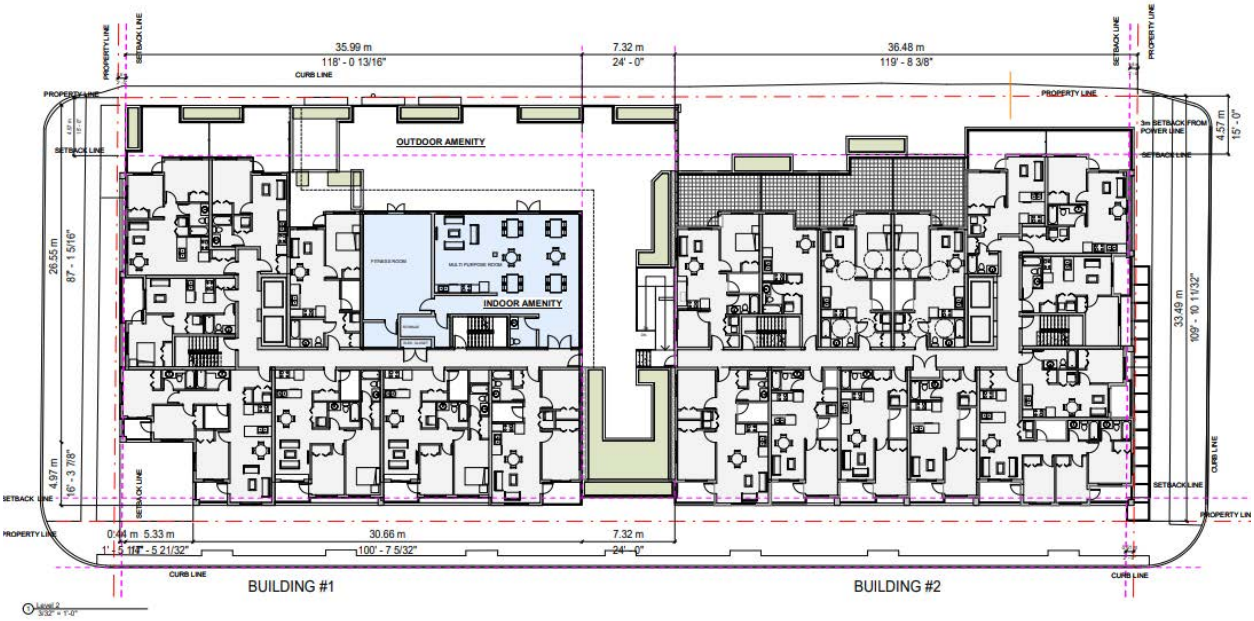
208 East 54th Avenue, 7018-7078 Main Street and 211 East 55th Avenue
FORM OF DEVELOPMENT DRAWINGS

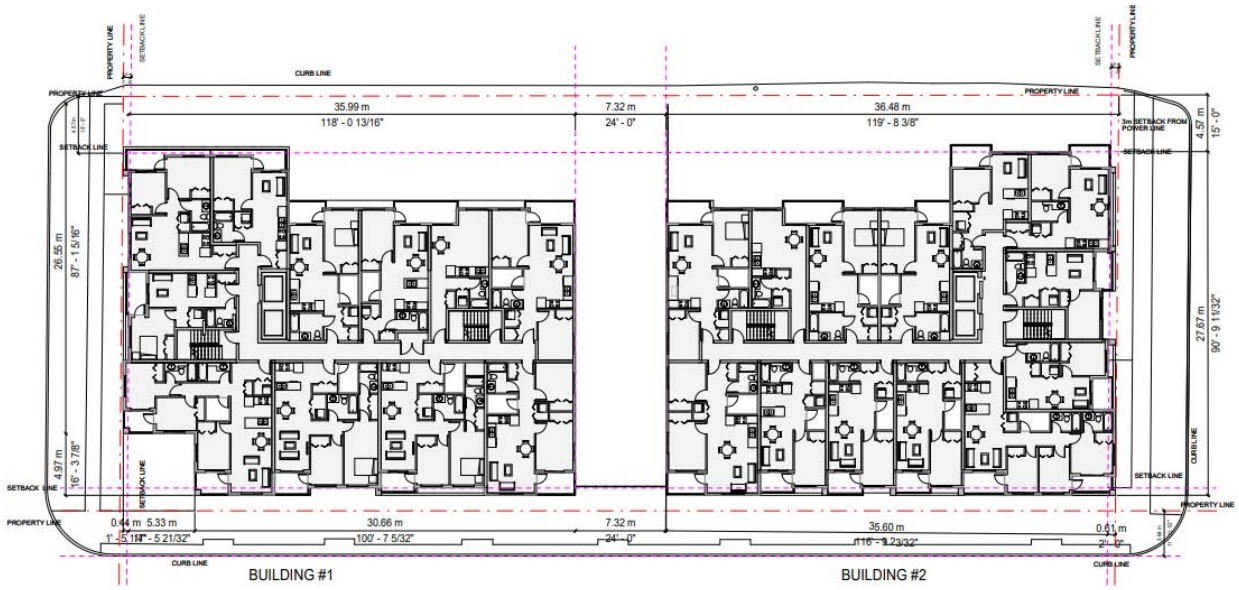
Level 1



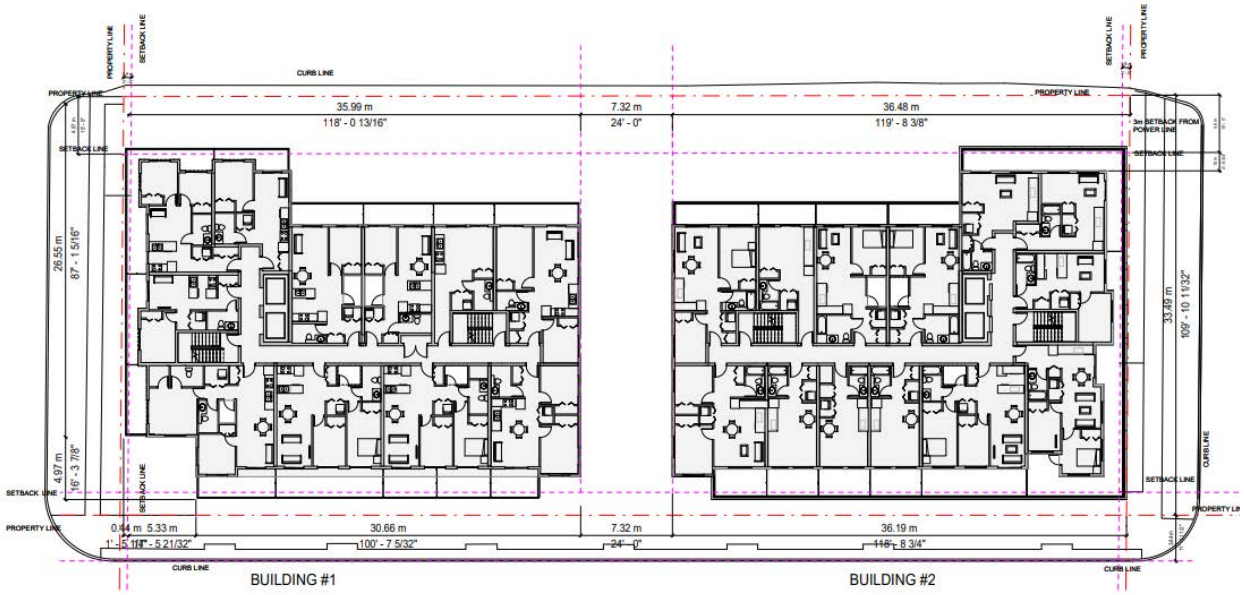
Level 2



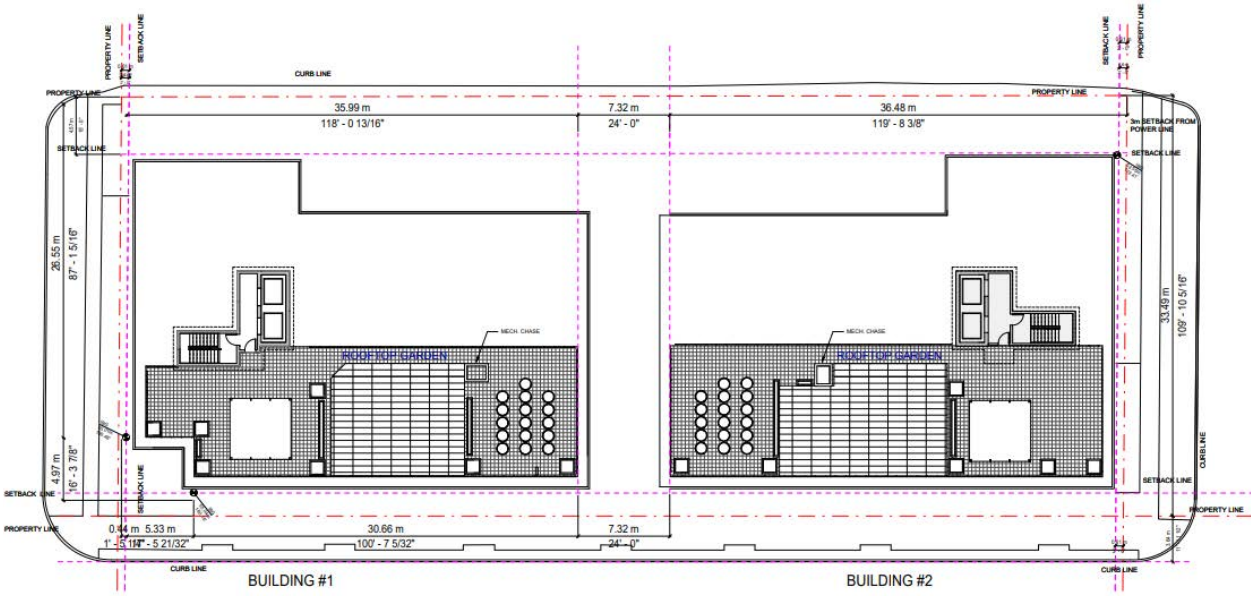
Levels 3 and 4



Levels 5 and 6



Roof Plan



West Elevation (Main Street)

East Elevation (Lane)

North Elevation (54th Avenue)

South Elevation (55th Avenue)

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208 East 54th Avenue, 7018-7078 Main Street and 211 East 55th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

Proposal for two six-storey mixed-use buildings containing a total of 131 secured market rental residential units and commercial retail space on the ground floor.

Public Benefit Summary:

The project would deliver a cash CAC, a DCL payment and 131 secured market rental housing units secured through a Housing Agreement for the longer of 60 years and the life of the building.

	Current Zoning	Proposed Zoning
Zoning District	RT-2	CD-1
FSR (site area = 2,681.4 sq. m / 28,862 sq. ft.)	0.75	3.62
Floor Area (sq. ft.)	21,629	104,351
Land Use	Residential	Mixed-use

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL[1]	$2,073,013
Utilities DCL[1]	$1,175,666
Community Amenity Contribution – Cash	$610,000
Public Art [2]	$206,615
TOTAL	**$4,065,294**

Other benefits (non-quantified components): 131 dwelling units secured for rental housing for the longer of 60 years and the life of the building.

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

[2] Based on 2016 rates; rates are subject to adjustments, see Public Art Policy and Procedures for Rezoned Developments for details.

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208 East 54th Avenue, 7018-7078 Main Street and 211 East 55th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Applicant	Matthew Cheng Architect
Owners	7000 Main Holdings Ltd.
Developer	Enrich Developments
Address	208 East 54th Avenue, 7018-7078 Main Street and 211 East 55th Avenue
Property Identifiers (PIDs)	008-047-901, 008-047-944, 008-047-961, 008-047-979, 013-866-877, 011-932-678, 013-866-885, and 013-866-893
Legal Description	Lots 1 to 4, all Block 1 South East 1/4 of District Lot 655 Plan 21352, and Lots 5 to 8, all Except Part in Plan 4466, Block 1 South East 1/4 of District Lot 655
Site Area	2,681.4 sq. m (28,862 sq. ft.)

Development Statistics

	Permitted Under Existing Zoning	**Proposed**
Zoning	RT-2	CD-1
Uses	Residential	Residential, Institutional, Office, Retail, Service, Cultural and Recreational
Floor Area	2,009.4 sq. m (21,629 sq. ft.)	9,694.5 sq. m (104,351 sq. ft.)
Maximum Density	0.75 FSR	3.62 FSR
Maximum Height	9.2 m (30.0 ft.)	22.0 m (72.2 ft.)
Unit Mix	--	Studio 19 One-bedroom 66 Two-bedroom 40 Three-bedroom 6 Total 131
Parking, Loading, and Bicycle Spaces	As per Parking By-law	Vehicle Parking 101 Bicycle Parking 216 To be confirmed at the development permit stage.
Natural Assets	Existing: Six on-site trees	Proposed (including existing): 11 trees (to be confirmed at development permit)

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