CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	May 3, 2022
Contact:	Yardley McNeill
Contact No.:	604.873.7582
RTS No.:	14919
VanRIMS No.:	08-2000-20
Meeting Date:	May 17, 2022

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 4408-4488 Fraser Street and 707-709 East 29th 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 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 Strand and Locarno Development, on behalf of Fraser Street II Nominee Inc., the registered owner of the lands located at:

- 4408-4488 Fraser Street [*Lots 1 to 6, Except the West 7 Feet, Now Road, all of Block 14 District Lots 391 And 392 Plan 2357; PIDs 004-257-740, 013-832-638, 013-832-662, 011-116-005, 013-832-697 and 013-832-719 respectively*], and

- 707-709 East 29th Avenue [*Strata Lots 1 and 2 District Lots 391 and 392 Group 1 New Westminster District Strata Plan LMS2401 together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1; PIDs: 023-424-168 and 023-424-176*],

to rezone the lands from RT-2 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from

0.75 to 3.65 and the building height from 9.2 m (30.2 ft.) to 21.6 m (70.9 ft.), to permit the development of a six-storey mixed-use building, with 100 secured rental housing units and commercial space on the ground floor, 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 Integra Architecture Inc., received July 26, 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 the new 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 in Schedule B, generally set out in Appendix C;

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

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

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

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

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

REPORT SUMMARY

This report evaluates an application to rezone 4408-4488 Fraser Street and 707-709 East 29th Avenue from RT-2 (Residential) District to CD-1 (Comprehensive Development) District to permit a density of 3.65 FSR and a recommended building height of 21.6 m (70.9 ft.), under the *Affordable Housing Choices Interim Rezoning Policy* (AHC Policy). The proposal is for a six-storey mixed-use building containing 100 secured market rental housing units and commercial space at-grade.

Staff have assessed the application and conclude that it meets the intent of the *AHC Policy*. If approved, the application would contribute 100 secured rental housing units towards the City's housing goals as identified in the *Vancouver Housing Strategy.* Staff recommend the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to a Public Hearing and the conditions outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Affordable Housing Choices Interim Rezoning Policy (2012, last amended 2018)
- Rental Incentive Programs Bulletin (2012, last amended 2022)
- Secured Rental Policy (2019)
- Kensington-Cedar Cottage Community Vision (1998)
- RT-2 District Schedule (amended 2021)
- C-2 District Schedule (amended 2022)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families With Children Guidelines (1992)
- Housing Vancouver Strategy (2017)
- Green Buildings Policy for Rezonings (2010, last amended 2018)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2022)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Urban Forest Strategy (2014)

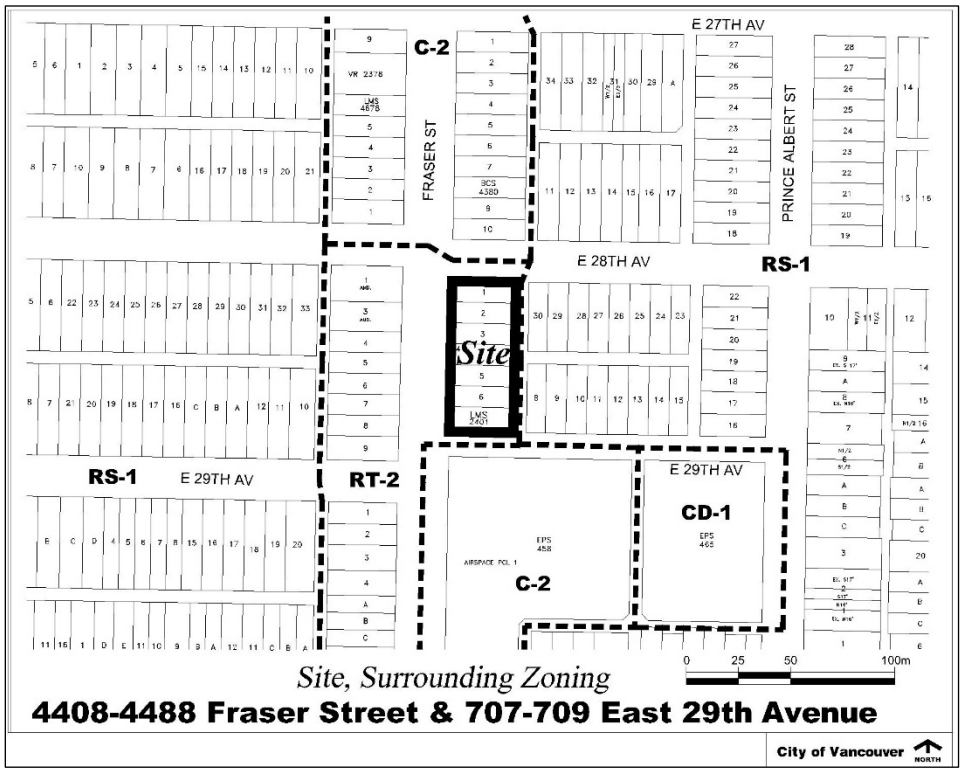
REPORT

Background/Context

1. Site and Context

The 2,230.6 sq. m (24,009 sq. ft.) subject site is a full block face of seven lots between East 28th and 29th Avenue (see Figure 1) with a lane to the east. Site dimensions are 72.4 m (237.7 ft.) along Fraser Street with a slightly shallower 30.8 m (101.1 ft.) lot depth, than the standard in the area. The site is currently zoned RT-2 and developed with six houses and a duplex. When the application was submitted, none of the houses were tenanted. More information about tenant protection is discussed in the Housing section of this report. The site slopes down from 29th Avenue to the north by approximately 0.67 m (2 ft.) and sits at a high point in the neighbourhood, sloping down significantly towards the east and west.

Figure 1: Surrounding Zoning and Context



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

- Public Parks – Grays Park is 700 m to the southeast and Glen Park 1 km to the northeast.
- Cultural and Community Space – The Polish Community Centre is 450 m to the north and the South Vancouver Youth Centre is 550 m to the south. The Hillcrest Community Centre is 1.5 km to the west and includes an aquatic centre, skating rink and library.
- Childcare – Little Mountain School Age Care is 1 km to the east and YWCA Emma's Early Learning is 1 km to the north.

Local School Capacity – The site is located within the catchment area of McBride Elementary (1300 East 29th Avenue) 1 km to the east and Tupper Secondary (419 East 24th Avenue) 1 km to the northwest. The Vancouver School Board (VSB)'s *Long Range Facilities Plan* (LRFP 2021), indicates McBride is at 89% capacity, which is forecast to decrease to 87% by 2029, and that Tupper is at 85% capacity, which is forecast to decrease to 74% by 2029.

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

2. Policy Context

Affordable Housing Choices Interim Rezoning Policy (AHC Policy) – On October 3, 2012, Council approved the *AHC Policy*, which aims to enable market rental housing and ground-oriented/mid-rise housing types. In 2018, Council introduced a deadline of June 30,

2019 for submission of new rezoning enquiries under the *AHC Policy*. The enquiry for this rezoning application was received prior to the deadline and therefore may be considered 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 with neighbouring development and meeting location requirements. Buildings up to six storeys may be considered on an arterial such as Fraser Street under the *AHC Policy*.

The *AHC Policy* allows for a maximum of two projects to be considered within 10 blocks along the same arterial. One other project within this 10-block limit was approved on July 11, 2019 for a six-storey residential building with 121 secured market rental units, at 686-688 East 22nd Avenue, 3811-3891 Fraser Street and 679 East 23rd Avenue.

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 amended *SRP* expands on the *Secured Market Rental Policy* by consolidating rezoning opportunities for secured rental housing previously contained in the *AHC Policy* 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 Fraser Street, to rezone to a new rental tenure district schedule.

This application was submitted on July 26, 2021, before the amendments to the *SRP*, and is being considered under *AHC Policy*.

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

Strategic Analysis

1. Proposal

This application proposes a six-storey mixed-use building with 100 secured market rental housing units, townhome units along the lane and commercial uses at-grade. The proposed density is 3.65 FSR, with a total floor area of 8,142 sq. m (87,633 sq. ft.), including 978 sq. m. (10,525 sq. ft.) of commercial floor areal. Vehicle and bicycle parking will be located underground, with access off the rear lane (see Figure 2).

The application proposes a building height of 24.1 m (79.1 ft.); however, staff recommend a lower height of 21.6 m (70.9 ft.) see Appendix G for statistics. The decrease in height is a result of the staff review, public feedback and comments received from the urban design panel. This

report is based on the original submission drawings dated July 26, 2021, recommended changes and their corresponding conditions in Appendix B.

2. Land Use

The proposed residential and commercial use is consistent with the intent of the *AHC Policy* and bridges a gap in the commercial streetscape along this section of Fraser Street. The blocks to the north and south of the site are zoned C-2 (Commercial). The inclusion of new, local-serving retail space is a valuable contribution to the vitality of the neighbourhood.

Figure 2: View of Development from Fraser Street Looking East

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

Form of Development – The proposed six-storey building occupies an entire block face on Fraser Street. The property has as shallow lot depth of 30.8 m (101.1 ft.), versus the standard 36.6 m (120 ft.) in the area. The overall scale and massing of the building has been minimized through step-backs on the fourth floor along the public streets to resemble a four-storey structure in height. Minimal impacts on the adjoining streets due to shadow angles and direction of the street network are anticipated. The top two floors at the fifth and sixth levels, provide a further setback of 3 m (10 ft.) along all street frontages.

Height and Density – The site is currently zoned RT-2 (Residential) which permits a maximum FSR of 0.75. *AHC Policy* permits a six-storey structure for sites facing arterials and within 500 m from Local Shopping Areas. Fraser Street is a 24.4 m (80 ft.) wide north-south arterial that serves as an important neighbourhood shopping and services street. The proposed development is a six-storey building with an overall FSR of 3.65.

To accommodate larger amenity areas, staff recommend the relocation of the indoor amenity from the roof to another floor within the building. As indoor amenity areas are included in building height calculations, the change would result in reducing the building height from 24.1 m (79.1 ft.) to 21.6 m (70.9 ft.). The roof-top elements would be limited to access to an outdoor amenity area and mechanical/elevator elements, all of which are permitted height exclusions as

per the Zoning and Development By-law. Amenity areas are excluded from floor area, therefore the overall density is not expected to change.

Interface to the East – The proposed townhomes along the lane will create a compatible residential character with the properties directly to the east. The proposal provides a 3.7 m (12 ft.) rear yard setback from the property line for townhome units, a 6.1 m (20 ft.) setback for levels 2 to 4, with a further setback of 9.1m (30 ft.) for levels 5 and 6. The building setbacks in conjunction with a 6.1 m (20 ft.) wide service lane and balconies against the living rooms, provide an acceptable amount of screening, reduced overlook and separation from the neighbourhood to the east. See drawings in Appendix E.

At the recommendation of the Urban Design Panel and City staff, townhomes at the lane will be raised 0.3 m (1 ft.) with corresponding elevations shown in Appendix E.

Amenity Spaces – The application proposes an outdoor amenity located adjacent to the indoor amenity area at the roof top level. The proposed size of the indoor and outdoor amenities are inadequate. Staff support increasing the size of the amenity areas by relocating the indoor amenity to the second floor. A condition has been included in Appendix B to increase the size of the amenity spaces sufficient for the proposed 100 unit rental residents.

Public Realm – The proposal provides a 2.4 m (8.0 ft.) front yard setback along Fraser Street providing a 5.5 m (18 ft.) public realm. A condition has been included in Appendix B to improve the public realm interface along Fraser Street by articulating the commercial façade to create pedestrian interest.

Urban Design Panel (UDP) – the Urban Design Panel reviewed the application on November 03, 2021 and supported the overall proposal with the following design development recommendations:

- increase the size of the outdoor amenity space;
- simplify the architectural expression and materiality;
- improve the livability of the townhome units on the lane; and
- consider passive design strategies and provision of cooling.

Staff have reviewed the rezoning application and the UDP recommendations and have included design development conditions in Appendix B. Staff concluded that the proposed design is an appropriate response to the full block site and neighbourhood context, and recommend approval of the proposed form of development subject to conditions in Appendix B.

4. Housing

The *Housing Vancouver Strategy* 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 needs in Vancouver. This application, if approved, would add 100 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 3).

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% citywide. Based on the CMHC Market Rental Survey, the vacancy rate for the Mount Pleasant/ Renfrew Heights area, for which this site is located, is 0.9%. A vacancy rate of between 3-5% represents a balanced market.

Figure 3: Progress Towards 10-Year Housing Vancouver Targets for Purpose-Built Market Rental Housing as of Dec 31, 2021

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

** Tracking progress towards 10-year Housing Vancouver targets began in 2017*
*** Unit numbers exclude the units in this proposal, pending Council's approval of this application.*
**** Includes Developer-Owned Below-Market Rental Housing*

Unit Mix – This proposal would deliver a variety of unit types in the form of studios, one-bedroom, two-bedroom, and three-bedroom units. The *Family Room: Housing Mix Policy for Rezoning Projects* sets the family housing requirements for two- and three-bedroom units at a minimum of 35%. The proposal would deliver 45% family housing in the form of 42 two-bedroom and four three-bedroom units. The relocation of the indoor amenity to the second floor is expected to replace a two-bedroom unit with a studio, resulting in 41 two-bedroom units, meeting the policy. The applicant is encouraged to provide additional three-bedroom units, as noted in the housing conditions in Appendix B. These units are to be designed in accordance with the *High Density Housing for Families with Children Guidelines*.

Figure 4: Market Rents in Newer Eastside Buildings, Costs of Ownership and Household Incomes Served

		Newer Rental Buildings Eastside[1]		Monthly Costs of Ownership for Median-Priced Unit Eastside (with 20% down payment)[2]		
Unit Type	**Proposed Average Unit Size (sq. ft.)**	**Average Rent**	**Average Household Income Served**	**Monthly Costs Associated with Purchase**	**Average Household Income Served**	**20% Down Payment Amount**
Studio	473 sq. ft.	$1,549	$61,960	$2,142	$85,668	$81,700
1 Bedroom	594 sq. ft.	$1,825	$73,000	$2,613	$104,501	$100,800
2 Bedroom	781 sq. ft.	$2,354	$94,160	$3,694	$147,764	$141,200
3 Bedroom	1100 sq. ft.	$3,299	$131,960	$5,429	$217,168	$212,900

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

Security of Tenure – All 100 units would be secured with a Housing Agreement and Section 219 Covenant for the longer of 60 years and the life of the building. Covenants would be registered on title to prohibit the stratification and/or separate sale of individual units. The

addition of new market rental housing units will contribute towards the Housing Vancouver targets. Conditions related to securing the rental units are contained in Appendix B.

Average Rents and Income Thresholds – Average market rents in newer rental buildings on the eastside are shown in Figure 4. Rent increases over time are subject to the Residential Tenancy Act.

Existing Tenants – The *Tenant Relocation and Protection Policy* (TRP Policy) extends policy coverage to projects involving the consolidation of two or more lots that contain existing secondary rental. This includes single-detached 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 two years or less, as of the date of the rezoning application. 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 occupying the unit as a tenant.

There are six single-family houses and a duplex across seven lots, all of which are owner-occupied with no rental tenants. As the application involves consolidation of seven RT-2 lots that do not contain secondary rental, there are no requirements under the *TRP Policy* that need to be met. If any eligible tenants are found on site after project approval, the applicant will provide a Tenant Relocation Plan (TRP) to the satisfaction of the General Manager of Planning, Urban Design and Sustainability, per the *TRP Policy*, prior to the issuance of the development permit.

All tenancies are protected under the 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.

5. Transportation and Parking

The application proposes approximately 97 vehicle parking spaces and 200 bicycle spaces, accessed from the rear lane. The applicant must meet the requirements of the Parking By-law. Based on the proximity to transit, the development is eligible for a 20% reduction to residential parking and a 10% reduction to commercial parking requirements. The site is well served by transit, as Fraser Street is part of TransLink's Frequent Transit Network (FTN) with buses 8 and N8. The Hillcrest bikeway on 31st Avenue is 300 m to the south and the Windsor Street bikeway is 500 m to the west.

Engineering conditions related to transportation, public realm and parking are included in Appendix B and seek to increase safety and improve the pedestrian experience. Paving of the rear lane and adding speed humps and new lighting to the lane is required. New sidewalks, street trees and improved street lighting are required on Fraser Street, 28th Avenue and 29th Avenue. Installation of parking regulatory signage will be required on streets adjacent to the site.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezonings* requires that applications satisfy either the near zero emission buildings or low emissions green building requirements. This application is pursuing the low emissions requirements, which establishes energy and carbon limits to create efficient and comfortable homes and workplaces. The applicant has submitted a

design strategy outlining how the project will meet targets. Conditions are included in Appendix B.

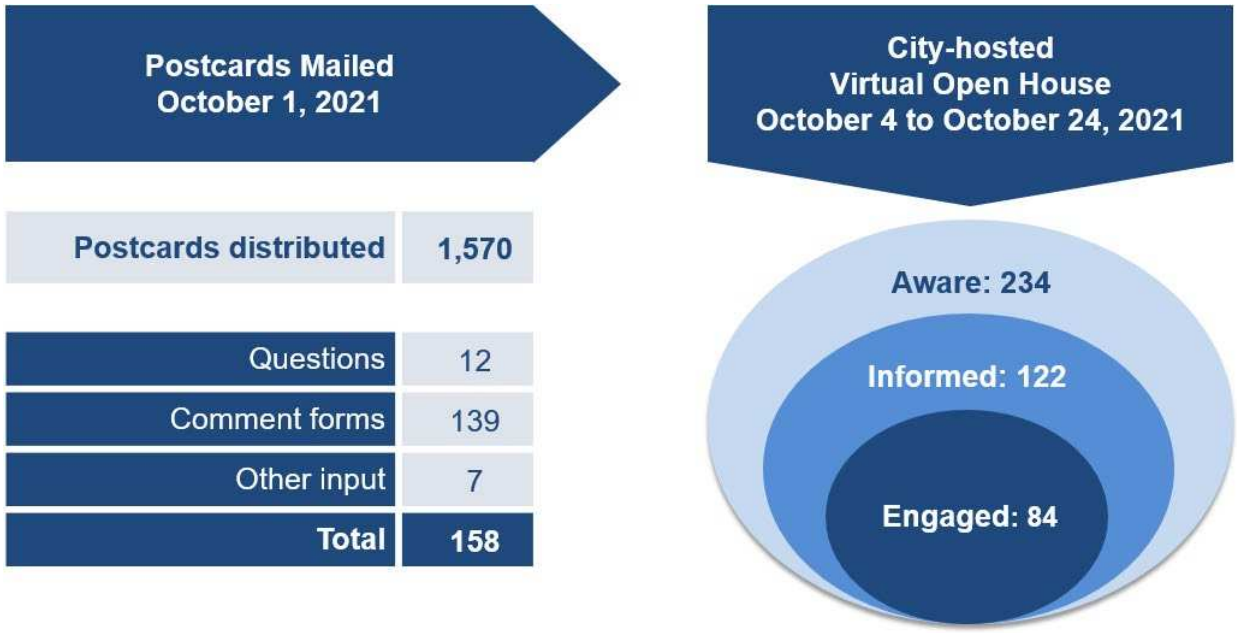
Natural Assets – The *Urban Forest Strategy* seeks to protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires permission be granted to remove trees that contribute to a healthy urban forest. The intent is to protect as many healthy, viable trees as possible, while meeting the challenges of development, housing priorities and densification.

There are currently two on-site by-law trees and two street trees. This application proposes to remove the on-site trees to accommodate construction. The application will provide additional street trees, and a condition has been added to include significant replacement trees at grade and off the parkade slab. 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-site on September 8, 2021. Approximately 1,570 notification postcards were distributed within the neighbouring area on or about October 1, 2021. Notification and application information, as well as an online comment form, was provided on the *Shape Your City Vancouver* (shapeyourcity.ca/) platform.

Figure 5: Overview of Notification and Engagement



Virtual Open House – A virtual open house was held from October 4, 2021 to October 24, 2021 on the Shape Your City platform. The virtual open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. Digital presentations and a digital model representation were posted for online viewing.

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

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 158 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.

Generally, comments of support fell within the following areas:

- **Height, massing, and density:** The proposed height and density fits with the surrounding neighbourhood as it is near a walkable commercial hub, is well served by a major bus route and will increase community vibrancy. The proposal is a good use of the very limited existing residential land in Vancouver.

- **Rental and affordable housing:** Increased rental housing stock is greatly needed in this City and will assist in combatting the current housing crisis. A mix of rental and market units is essential for a thriving neighbourhood.

- **Commercial retail space:** Creates continuity with the existing commercial retail space along this part of Fraser Street and will be highly beneficial for residents living around this area.

- **Building design:** The building is well designed and responds well with the terrain. The external architectural features help make the building feel more visually interesting.

Generally, comments of concern fell within the following areas:

- **Height, massing, and density:** The building height is too tall and will create shadowing onto nearby single-family residences. The building does not fit contextually and is out of character with the surrounding neighbourhood as there is a lack of proper transition to the single-family homes nearby.

- **Parking:** Lack of parking is a cause for concern as it will impact neighbouring residents due to the scarcity of existing street parking and create spillage of parking onto other neighbouring side streets.

- **Traffic:** Increased vehicular traffic will further affect families in the neighbourhood as Fraser Street is a busy street. Many people use the smaller side streets to cut between Fraser Street and Knight Street, making these side streets more dangerous and not friendly for pedestrians. Increased traffic will also cause frequency in congestion.

- **Community Amenities:** The surrounding schools, community centers and other neighbourhood amenities are at capacity and will not be able to accommodate more residents.

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

- Height and density – The proposed height and density are consistent with the *AHC Policy* and the provisions to deliver secured rental housing across the City, through the

Secured Rental Policy. Staff have recommended the relocation of the indoor roof-top amenity space, which will reduce the elements on the roof of the building.

- Parking - The application must meet the requirements of the Parking By-law, and a provision to install parking regulatory signage on streets adjacent to the site has been included as conditions of enactment in Appendix B. The site is well served by transit and bike routes, which provide alternatives to vehicle traffic.

- Traffic – Engineering staff have confirmed that any traffic changes commensurate with this project would be consistent with development occurring over time in the area. The location is also well served by transit.

- Schools – There is capacity and declining enrollment in the catchment area schools, according to the Vancouver School Board's *Long Range Facilities Plan*. See the Local School Capacity section of this rezoning report for more details.

- Community Amenities – Staff acknowledge that many of our community centres and signature programming are generally well subscribed across the City. Staff are looking at strategies to meet demand across the City's portfolio, as part of future Capital Planning reviews.

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) – Within the context of the City's *Financing Growth Policy*, an offer of a Community Amenity Contribution (CAC) to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include either the provision of 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* requires lower-density secured market rental applications within RT/RS zones proposing more than five storeys to be subject to a CAC evaluation.

As part of this application, the applicant has offered a cash CAC of $200,000 to be allocated to the City's Affordable Housing Fund. The proposal includes 100% of the residential floor area, in the form of market rental housing, to be secured for the longer of 60 years and the life of the building. Real Estate Services staff have reviewed the applicant's development pro forma and concluded that total CAC value offered by the applicant is appropriate.

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

The site is subject to the City-wide DCL and Utilities DCL. 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 DCL by-laws and rates in effect as of September 30, 2021 and the

proposed 77,108 sq. ft. of residential floor area and 10,525 sq. ft. of commercial floor area, total DCLs of $2,405,527 would be expected from this development.

This application was eligible to seek a DCL waiver, but the applicant has chosen not to take it. As the project is subject to a Community Amenity Contribution, should the applicant choose to pursue a DCL waiver at a later stage, the application will be subject to further review to determine if an additional land lift is generated. If the revised pro forma results in an increase to the CAC, the application will return to Council through a subsequent Public Hearing to amend the CAC rezoning enactment condition.

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 not subject to the Public Art Policy and Procedures for Rezoned Developments as the total floor area is below the minimum threshold of 9,290 sq. m (100,000 sq. ft.).

Financial Implications

Based on the DCL bylaws and rates in effect as of September 30, 2021, it is estimated that the project will pay approximately $2,405,527 in DCLs.

The applicant has offered a cash CAC of $200,000 which staff recommend be allocated to the City's Affordable Housing Fund. No public art contribution is applicable.

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

The 100 units of rental housing will be privately owned and operated, secured by a Housing Agreement and Section 219 Covenant for the longer of 60 years and the life of the building.

CONCLUSION

Staff review of the application has concluded that the proposed land use, density, form of development and public benefits is consistent with the intent of the *Affordable Housing Choices Interim Rezoning Policy*. The project will deliver 100 secured market rental units towards the goals of the *Housing Vancouver Strategy*.

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. Further, it is recommended 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.

* * * * *

4408-4488 Fraser Street and 707-709 East 29th Avenue
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Uses

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted 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 Multiple Dwelling;

   (c) Institutional Uses;

   (d) Office Uses;

   (e) Retail Uses;

   (f) Service Uses;

   (g) Utility and Communication Uses; and

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

Conditions of Use

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

   (a) be suitable for family housing; and

(b) include two or more bedrooms.

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

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

(a) Farmers' Market;

(b) Neighbourhood Public House;

(c) Public Bike Share;

(d) Restaurant; and

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

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

Floor Area and Density

5.1 Computation of floor area must assume that the site area is 2,230.6 m2, being the site area at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.

5.2 The floor space ratio for all uses combined must not exceed 3.65.

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

5.4 Computation of floor area must exclude:

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

(i) the total area of these 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) 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;

(d) amenity areas accessory to a residential use, to a maximum of 10% of the total floor area being provided for dwelling uses; and

(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.

Building Height

6.1 Building height, measured from base surface, must not exceed 21.6 m.

6.2 Despite the provisions of section 6.1 and of section 10.18 of the Zoning and Development By-law, the Director of Planning may permit a greater height than otherwise permitted for roof appurtenances such as stairs and elevators for roof-top access, elevator machine rooms, mechanical screens and 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

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

7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

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

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

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

(b) the minimum distance of unobstructed view is not less than 3.7 m.

7.5 An obstruction referred to in section 7.2 means:

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

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

7.6 A habitable room referred to in section 7.1 does not include:

(a) a bathroom; or

(b) a kitchen whose floor area is the lesser of:

(i) 10% or less of the total floor area of the dwelling unit; or

(ii) 9.3 m^2.

Acoustics

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

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

* * * * *

4408-4488 Fraser Street and 707-709 East 29th Avenue
CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Integra Architecture Inc., received on July 26, 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 improve the building interface with the public realm, including:

(a) Consider articulating the street-facing façades at grade to create urban rooms/ recessed spaces for public seating, patio life, benches and landscape planters to maximize street animation; and

(b) Provide continuous weather protection along building street frontages.

1.2 Design development to enhance the size of outdoor amenity to provide adequate common outdoor area for the proposed 100 units in the building.

An increase to the outdoor amenity space is expected. A minimum outdoor amenity space area of at least 30 sq. ft. per unit is highly recommended, with the resulting increase in outdoor amenity space accommodating a wide range of activities including: cooking and eating, urban agriculture, child play areas, shaded and sunny seating areas.

1.3 Design development to increase the size of indoor amenity for the proposed 100 units in the building;

Note to Applicant: An increase to the indoor amenity space is expected. A minimum indoor amenity space area of at least 15 sq. ft. per unit is highly recommended.

1.4 Design development to reduce overlook on to residential neighbours located due east across the lane.

Note to Applicant: Possible design strategies to satisfy this condition may include:

(a) Providing trees along the eastern property line at grade within the setback to reduce views from upper levels into neighbouring yards; and/or

(b) Providing translucent glazing in deck railing design in upper levels to reduce the overlook into neighbouring yards.

1.5 Design development to improve the livability of the townhome units along the lane at grade by exploring design options for a better interior layout.

1.6 Design development to simplify the architectural expression and materiality for street facing façade elevations.

1.7 Design development to explore 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, cooling elements and heating coupled with a forced air system that filters the air from outside is highly recommended.

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

(a) Provide storage room for each residential unit. Note to Applicant: a minimum of 5.7 m^3 (2.3 m^2) of bulk storage should be provided for each dwelling unit.

(b) Provide balconies of at least 6 ft. in depth for all residential units. Note to Applicant: Confirmation of providing 6 ft. depth private open space in the form of porch or balcony for all units in the future development permit application.

(c) Provide privacy screens between balconies to ensure privacy for all units.

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

1.10 Design development to identify on the architectural and landscape drawings of 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/guidelinesbird-friendly-design.pdf.

Landscape

1.11 Design development to enhance presentation to the public realm interface to achieve a pedestrian friendly, inviting frontage, by improving landscape treatment along Fraser Street, 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 within the property line, to further soften the public realm;

(b) 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.

1.12 Design development to improve landscape design by addition of significant size replacement trees;

Note to Applicant: Planting large size (8-10cm caliper) replacement trees at grade and off the parkade slab will ensure the viability and opportunity for their long-term health and growth. This intends to make up for the canopy loss of large trees on the site. This should be confirmed on the landscape plans overlaid with the parkade outline.

1.13 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);
(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.

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

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

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

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

Note to Applicant: The plans should be at 1/8": 1 ft. scale minimum. The Plant list should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all

existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

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

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

1.17 Coordination of “Tree Management Plan with arborist report to show:

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

1.18 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".

1.19 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.

1.20 Provision of an outdoor Lighting Plan.

Sustainability

1.21 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

1.22 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

1.23 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.

1.24 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.

1.25 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.

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

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

(b) The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the Sewer Permit.

1.27 Confirmation that gates/doors are not to swing more than 0.3 m (1.0 feet) over the property lines or into the SRW area.

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

(a) provision of oversized bicycle parking spaces as per Bylaw.

(b) provision of bicycle parking lockers accommodating a maximum of one bicycle each for all Class A bicycle rooms providing access to additional Class A bicycle rooms.

1.29 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;

Note to Applicant: provision of stair-free loading access from Class B loading spaces to residential uses are required.

(b) confirmation that the slope of the loading bay does not exceed 5%;

1.30 Design development to improve the parkade layout and access design and demonstrate compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services:

(a) provision minimum 6.1m (20 feet) at residential parking gate.

1.31 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) identification of all columns in the parking layouts;

(e) dimensions for typical parking spaces;

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

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

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

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

(i) details on the ramp/parkade warning and/or signal systems and locations of lights, signs and detection devices to be shown on the plans;

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

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

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

(l) 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.

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

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

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

(a) General Requirements

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

1. building location/footprint;
2. underground parking extent;
3. proposed service connections to the municipal sewer system;
4. location and labels for all proposed rainwater management practices;
5. area measurements for all the different land use surface types within the site limits; and
6. delineated catchments to demonstrate best management practices (detention tank(s), green infrastructure, etc.) are appropriately sized.

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

1. Minimum horizontal setback of 5 m from any edge of building foundation and 3 m offset from water mains. Relevant dimensions should be indicated on plans and drawings.
2. Specify the proposed design infiltration rate for drawdown time calculations.

3. Preferred estimated drawdown for the entire rainwater storage volume in less than or equal to 48 hours using the design infiltration rate.
4. Infiltration facility must be able to accommodate the expected loading imposed at grade.
5. Minimum 0.60 m vertical separation from the proposed bottom of the facility and seasonally high groundwater table.
6. Shall not be proposed at locations where there are known contamination concerns.

Note to Applicant: The proposed landscaping over native soil appears to be located less than 5 m from the proposed building structure and proposed to receive a much larger drainage area contribution than the area of landscaping itself. See Bulletin 2019-008-PL Siting Requirements for On-Site Infiltration Systems for further information.

(iii) Ensure best management practice and requirements are adhered to for the design of the proposed rainwater management system which includes drainage by gravity to the receiving system for flow attenuation and overflow purposes.

(b) Volume Reduction

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

Note to Applicant: Additional opportunities may include rainwater harvesting, green roof, infiltration practices and/or absorbent landscaping. It is unclear why the total capture from Tier 1 and 2 practices only account for ~ 9 % of the Volume Reduction requirement. Appropriate justifications must be stated for each Tier to determine if exemptions may be granted.

(ii) 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.

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

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

(c) Water Quality Target

(i) Provide information on how the water quality requirement will be achieved on this site, as water quality treatment is required for the first 24 mm (~70% annual average rainfall) of all rainfall from the site that is not

captured in Tier 1 or Tier 2 practices and 48 mm (~90% annual average rainfall) of treatment is required for high traffic areas. For the DP submission, the following should be included for review for all proprietary devices:

1. Product Name and Manufacturer/Supplier
2. Total area and % Impervious being treated
3. Treatment flow rate
4. Supporting calculations to demonstrate adequate sizing system based on the contributing drainage area.
5. Include discussion of the specified treatment device's % TSS removal efficiency certification by TAPE or ETV.
6. Location of device in drawing or figure in the report.

(d) Release Rate

(i) Revise the post development target allowable release rate to utilize the full required detention system volume

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

Note to Applicant: Runoff coefficients for landscaping on slab should be increased to reflect the increased runoff potential for these areas compared to landscaping over native soil.

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

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

1.33 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.

1.34 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 and the City Engineer prior to the issuance of any building permit.

1.35 Provision of a final signed and sealed 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.

1.36 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.

1.37 Provision of a landscape and site plan that reflect the improvements to be provided as part of the Services Agreement.

Note to Applicant: Drawings must indicate that the off-site designs submitted as part of the DP application are preliminary, and that a final off-site geometric design will be provided by the City of Vancouver through the DP process.

1.38 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.”

1.39 Follow Fraser South Hill streetscape guidelines.

Housing

1.40 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;

1.41 The proposed unit mix including 17 studio units (17%), 38 one-bedroom units (38%), and 41 two-bedroom units (41%) and 4 three-bedroom units (4%) is to be included in the development permit drawings.

Note to Applicant: The provision of additional three-bedrooms units is encouraged due to a limited supply of three bedroom units suitable for larger families and households in the city.

Note to Applicant: Any significant 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.

1.42 The development is encouraged to apply the High-Density Housing for Families with Children Guidelines, and include the provision of:

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

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

Note to Applicant: In-suite storage is highly encouraged for family units.

1.43 If eligible tenants are identified to be residing on the site, the applicant will deliver a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and enter into a Section 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 that is effective at the time of submission of the Development Permit Application.

(b) Provide a notarized declaration 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 an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must outline the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant); the names of tenants still remaining in the building; the status of the applicant's search for

relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

Note to Applicant: if a long period of time elapses between Public Hearing and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted

(d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability 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.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

2.1 Arrangements are to be made for the consolidation of Lots 1 to 6, all Except the West 7 Feet, Now Road, Block 14, Plan 2357, and Strata Plan LMS2401 (after cancellation of the strata plan and winding up of the strata corporation), all of District Lots 391 & 392 to create a single parcel.

Note to Applicant: Provision of a canopy application may be required should the encroaching structure(s) meet the specifications set out in Sections 1.8.8 and 1.8.9 of the Vancouver Building By-Law.

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 Fraser Street to achieve a 5.5 m offset distance measured from the back of the existing curb for widened sidewalks.

Note to Applicant: The SRW will be free of any permanent obstruction such as structure, mechanical vents, 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-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 will be issued until the security for the services are provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

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

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

(i) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Creus Engineering Ltd dated July 6, 2021, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 200 mm along Fraser Street, 200 mm along East 29th Avenue or 200 mm along East 28th Avenue. 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.

Note to Applicant: As per the City of Vancouver Building Bylaw, the principle entrance must be within 90 m of a 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.

(i) Implementation of development(s) at 4408 Fraser Street require the following in order to maintain acceptable SAN sewer flow conditions.

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

Note to Applicant: Development to be serviced to the existing 200 mm SAN and 300 STM sewers along Fraser Street.

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

(i) minimum 1.22 m (4.0 ft.) wide front boulevard with street trees where space permits;

(ii) minimum 3.05 m (10.0 ft.) wide broom finish saw-cut concrete sidewalk;

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

(iv) curb ramps where necessary;

(v) relocation of the existing hydro pole to outside of the future sidewalk;

(d) Provision of street improvements along East 28th Avenue adjacent to the site and appropriate transitions including the following:

(i) minimum 1.22 m (4.0 ft.) wide front boulevard with street trees where space permits;

(ii) minimum 2.14 m (7.0 ft.) wide broom finish saw-cut concrete sidewalk;

(iii) new curb and gutter;

(iv) full depth road construction between the existing asphalt and the new curb and gutter. 50 mm minimum mill and overlay up to the centerline of East 28th Avenue along the development site's frontage on East 28th Avenue;

(v) relocation of the existing above ground utility kiosk to outside of the future sidewalk;

(e) Provision of street improvements along East 29th Avenue adjacent to the site and appropriate transitions including the following:

(i) street trees where space permits within the existing curb bulge;

(ii) broom finish saw-cut concrete sidewalk from the back of the existing curb to the property line;

Note to Applicant: City of Vancouver to provide approved Geometric design. All elements of the Geometric design must be constructed to meet City Standards including, but not limited to relocation of existing catch basins or installation of new catch basins where required to accommodate the geometric design.

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

(g) Provision of entire intersection lighting upgrade to current City standards and IESNA recommendations at East 29th Avenue and Fraser Street.

(h) 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.

(i) Provision of lane lighting on standalone poles with underground ducts. The ducts must be connected to the existing City street lighting infrastructure. BC Hydro poles, where they exist, may be used to mount lane lights with overhead supply provided the applicant/applicant's consultant obtains written approval from BC Hydro.

(j) Provision to rebuild laneway between East 28th Avenue and East 29th Avenue with centre valley per City "Higher Zoned Laneway" pavement structure. Install a new CB at the centre line of the laneway to capture laneway surface runoff.

(k) Provision of a new standard concrete lane crossing, new curb returns and curb ramps at the existing lane crossings on East 28th Avenue and East 29th Avenue adjacent to the site.

(l) Provision of speed humps in the lane east of Fraser Street between East 28th Avenue and East 29th Avenue.

(m) Provision for the installation of parking regulatory signage on streets adjacent to the site.

2.4 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

2.5 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all 100 residential units as secured market rental housing units, pursuant to the City's *Affordable Housing Choices Interim Rezoning Policy*, 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

2.6 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

2.7 Pay to the City a cash Community Amenity Contribution of $200,000, which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City, and on terms and conditions satisfactory to the Director of Legal Services. The $200,000 is to be allocated to the City's Affordable Housing Fund.

Environmental Contamination

2.8 If applicable:

(a) Submit a site disclosure statement to Environmental Services;

(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 571B 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 the site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Chance Strategy, have been provided to the City.

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

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

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

* * * * *

4408-4488 Fraser Street and 707-709 East 29th Avenue
PROPOSED 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 AMENDMENTS TO THE SIGN BY-LAW No. 11879

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

"4408-4488 Fraser Street and 707-709 East 29th Avenue [CD-1 #] [By-law #] C-2"

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

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

"[CD-1#] [By-law #] 4408-4488 Fraser Street and 707-709 East 29th Avenue"

* * * * *

4408-4488 Fraser Street and 707-709 East 29th Avenue
ADDITIONAL INFORMATION

1. Urban Design Panel Minutes – November 3, 2021

Address:	4408-4488 Fraser Street & 707-709 East 29th Avenue
Permit No.	RZ-2021-00042
Description:	To develop a six-storey (with a partial seventh storey for amenity areas) secured market rental mixed-use building with 100 residential units, and commercial retail space at grade; all over two levels of underground parking, including 97 underground parking spaces and 200 bicycle spaces. The floor area is 8,149 sq. m (87,717 sq. ft.), and the floor space ratio (FSR) is 3.65. Maximum building height is 24.1 m (79 ft.). The application is being considered under the Affordable Housing Choices Interim Rezoning Policy.
Zoning:	RT-2 to CD-1
Application Status:	Rezoning
Review:	First
Architect:	Strand and Locarno Development
Staff:	Havan Surat & Simon Jay

EVALUATION: SUPPORT with Recommendations (8/0)

Introduction:

Rezoning Planner, Simon Jay, began by noting, the rezoning application is at 4408-4488 Fraser Street and 707-709 East 29th Avenue. The seven lot site is a full block on Fraser Street between 28th and 29th Avenues, is currently zoned RT-2 and is occupied by single-family houses and a duplex.

The site is located in the area sometimes known as the Fraserhood, which has seen considerable development despite the absence of a neighbourhood plan. On the 17-block stretch of Fraser Street between Kingsway and 33rd Avenue, there have been 12 four-storey mixed-use developments built, and two more approved rezoning's for six-storey mixed-use developments.

The zoning on Fraser Street is a patchwork of C-2, CD-1, and RT-2. Directly north of the site is five blocks of C-2 zoning, and directly south is a four-storey mixed-use CD-1 development. To the east, on the other side of the lane, is zoned RS-1.

Policy
This application is being considered under the Affordable Housing Choices Interim Rezoning Policy, which is a citywide pilot program that enables rezonings for new buildings that provide 100% of the residential floor area as secured rental. Under the policy, buildings up to six-storeys may be considered on an arterial, such as Fraser Street.

The Affordable Housing Choices Policy is closed to new rezoning enquiries; however applications such as this, which received formal advice prior to June 2019 are still eligible.

The Affordable Housing Choices Policy allows for a maximum of two projects within 10 blocks along an arterial. There has been one other project on Fraser Street within 10 blocks. The approved rezoning is under construction between 22nd and 23rd Avenues and is a six-storey mixed-use building with townhomes at the rear.

The applicant is proposing a 6-storey building, with 100 secured market rental units and commercial retail space at grade. Within the massing of the double height commercial, five town houses have been included at the lane. A floor space ratio of 3.65 and a building height of 24.1 m are proposed. Two levels of underground parking can be accessed from the lane.

Development Planner, Havan Surat, began by describing the site as rectangular, covering the entire block, and having dimensions of approximately 237.5 ft. x 101 ft. (72.4m x 30.8m).

Commercial retail units (CRUs) are accessed centrally from the Fraser Street and residential units are accessed from the residential lobby along 28th Ave. There are town home units at the rear lane which have access from the lane and also from the building interior. The townhomes are two level units with bedrooms located at the lower level and the living areas at the upper level.

The upper level units are positioned around the building perimeter with balconies at the rear and front sides served by a double loaded corridor in the centre. The building setbacks at fifth level in the front along the Fraser St. Along the rear side, the building setbacks of 30 ft. from centre of rear lane at 3rd level with a further setback of 10 ft. at the 5th level. Common amenity spaces that include indoor and outdoor areas are located at the seventh level of the building. Shadow studies indicate that the building cast deep shadows towards public realm on March and September during morning time and towards private yards during late afternoon times of the day.

Advice from the Panel on this application is sought on:

1. Does panel support the proposed massing, height & density?
2. Please comment on the amount of amenity areas provided for the proposed 100 unit residential building
3. Please comment on overall architectural expression and interfaces to the public realm and residential zone to the east.

The planning team then took questions from the panel.

Applicant's Introductory Comments:

The applicant noted the site is in a popular area with close proximity to the airport and schools and other needs, a site that is really coming to age. The development is consistent with City goals to increase housing and create a more viable and sustainable communities.

The site is smaller and shallower than its neighboring sites. It is about 60 percent shorter than the site to the south.

Per the City's request, the main commercial space has been set back. It is quite a generous set back from the curve to the front of the retail space. The residential entry is at the North side of the site. The upper two storeys are setback.

The amenity space is invisible form the street. The amenity space is twice the square footage than the surrounding projects.

There is spontaneous seating throughout the public realm, there are over sized patios separated by planting. The amenity roof has a variety of uses for small to large groups. There is enhanced screening along the lane side to makes it a much more lively contribution.

The applicant noted the sustainability is meeting all the target goals and green zoning targets.

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 MS. COUGHLIN and MS. STAMP and was the decision of the Urban Design Panel:

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

- Design development to increase the size of the outdoor amenity space;
- Design development to simplify the architectural expression and materiality;
- Design development to improve the livability of the townhome units on the lane;
- Consider passive design strategies and provision of cooling.

Related Commentary:
There were mixed comments regarding the height, density and massing, at this location with some concerns around the height with the location at the high elevation, which makes the height read more strongly. However in general most panelists were in support.

Regarding the amenity, panelists suggested increasing the amount of outdoor amenity, as it's presently too tight considering the number of tenants. Panelists also suggested providing more glazing at the indoor rooftop amenity. With the amenity space, consider accessibility; it is important to have a universal washroom, and to ensure that the amenity is fully accessible to all residents.

There was some concern with the architectural expression and it was noted that the lobby appears tight.

Consider simplifying the materiality. Presently there are many competing materials. Overall it was not felt that the expression contributes positively to the neighborhood. Consider the expression of brick masses and corner balconies. Consider simplifying the roof overhangs to better tie in with the rest of the building.

A panelist recommended tidying up the roofline so the higher masses speak better to the lower masses.

A panelist noted the experience along the ground plain, suggesting to consider the various entries and make them clearer to help enhance the experience on the ground floor.

It was thought that the retail on Fraser is generally well handled, however some panelists encouraged recessing major doorways. The at-grade commercial will benefit the neighborhood here.

A panelist suggested having an open space on the south end of the CRU, as it is the only sunny spot and should be taken advantage of.

There was mixed commentary regarding the townhomes. The townhomes at the lane are seen as a positive, however the sunken bedrooms are a concern. Consider ways to mitigate this. A few panelists suggested considering three-storey town homes with the same ground level, bedrooms on the upper level, and a recreation room and/or storage at the sunken level.

A few panelists encouraged looking at the commercial elevation and depth, and restricting commercial kitchen locations, which could help the lane elevation for the townhomes.

A few panelists mentioned cooling and resiliency with regard to the units and amenity spaces. It was strongly recommended to provide partial cooling, especially in the amenity room as a safe space for vulnerable individuals.

Panelists suggested incorporating as many as passive design strategies as possible.

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

2. PUBLIC CONSULTATION SUMMARY

List of Engagement Events, Notification, and Responses

	Date	**Results**
Event		
Virtual open house (City-led)	October 4, 2021 – October 24, 2021	234 participants (aware)* • 122 informed • 84 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	October 1, 2021	1,570 notices mailed
Public Responses		
Online questions	October 4, 2021 – October 24, 2021	12 submittal
Online comment forms • Shape Your City platform	August, 2021 – February, 2022	139 submittals
Overall position • support		139 submittals • 62 responses

• opposed • mixed	August, 2021 – February, 2022	• 37 responses • 36 responses
Other input	August, 2021 – February, 2022	7 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	August, 2021 – February, 2022	587 participants (aware)* • 273 informed • 141 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.

Generally, comments of support fell within the following areas:

- **Height, massing, and density:** The proposed height and density fits with the surrounding neighbourhood as it is near a walkable commercial hub, is well served by a

major bus route and will help this community become more vibrant. The proposal is a good use of the very limited existing residential land in Vancouver.

- **Rental and affordable housing:** Increased rental housing stock is a greatly needed necessity for this City and will assist in combatting the current housing crisis. A mix of rental and market units is essential for a thriving neighbourhood.

- **Commercial retail space:** Creates continuity with the existing commercial retail space along this part of Fraser Street and will be highly beneficial for residents living around this area.

- **Building design:** The building is well designed and responds well with the terrain. The external architectural features help make the building feel more visually interesting.

Generally, comments of concern fell within the following areas:

- **Height, massing, and density:** The building height is too tall and will create shadowing onto nearby single-family residences. The building does not fit contextually and is out of character with the surrounding neighbourhood as there is a lack of proper transition to the single-family homes nearby.

- **Parking:** Lack of parking is a cause for concern as it will impact neighbouring residents due to the scarcity of existing street parking and create spillage of parking onto other neighbouring side streets.

- **Traffic:** Increased vehicular traffic will further affect families in the neighbourhood as Fraser Street is a busy street. Many people use the smaller side streets to cut between Fraser Street and Knight Street, making these side streets more dangerous and not friendly for pedestrians. Increased traffic will also cause frequency in congestion.

- **Community Amenities:** The surrounding schools, community centers and other neighbourhood amenities are at capacity and will not be able to accommodate more residents.

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:

- Bicycle parking is a great and needed to combat climate change through alternate modes of transportation.
- The number of parking spaces proposed is appropriate as not all renters will use cars and this building is in front of a bus stop.
- The green roof and other green infrastructure are a welcomed design feature.
- Purpose built rental will help young families stay in Vancouver instead of having to relocate to other municipalities.

General comments of concern:

- Not enough family oriented (2-3 bedroom) units.

- Too many rental buildings are being built in this area and not enough diversity in housing options (co-ops, strata).
- Far too many bicycle parking spots for an area that is mostly car dependent.
- Lack of childcare for growing community is a concern.
- Not enough public art features at this proposed building.
- Bus services are not sufficient to accommodate increased density and ridership.
- Noise during the construction phase will be a concern for residents in the area.
- Increased theft and vandalism is a concern for residents.

Neutral comments/suggestions/recommendations:

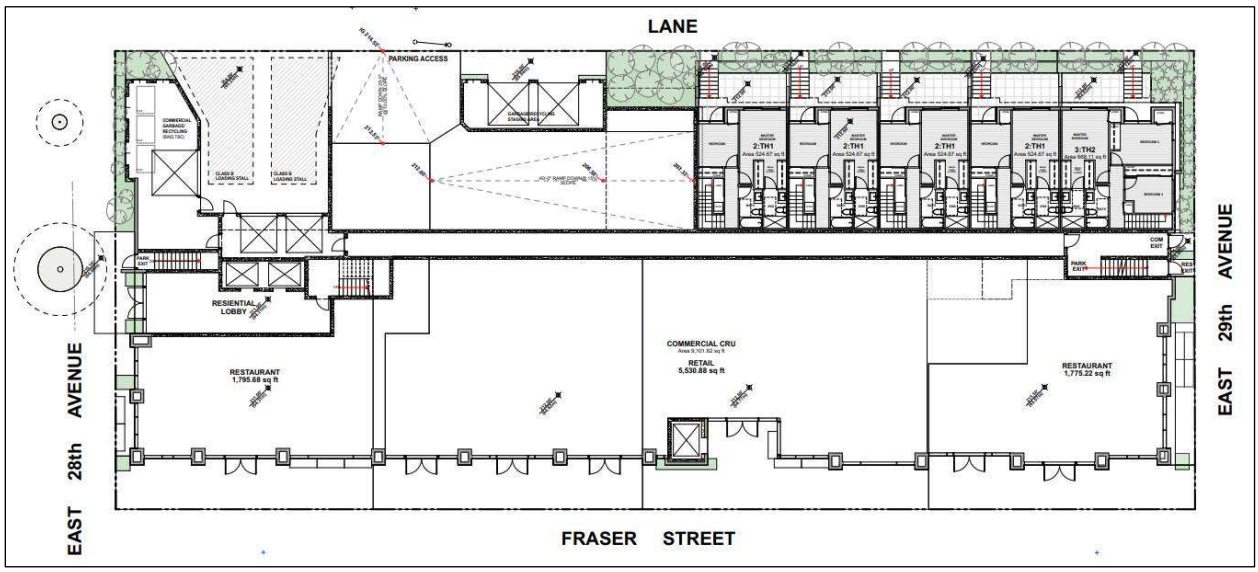
- The building height should be reduced to 4-storeys to match the other low rises in the area.
- Consider having more ride sharing opportunities at this building.
- This project and similar projects like it should be given an expedited rezoning process as it meets Council priorities and is in line with existing policies.
- The City should not be making exemptions for rental projects to forgo a CAC as the neighbouring area needs additional amenity and infrastructure upgrades.
- Greenery should be included along the pathways and sidewalks of this building.
- Sidewalks along Fraser Street are too uneven in size and should be made wider for better pedestrian access.
- There should be more considerations for office space for various types of services.
- Local businesses should be encouraged to move into these spaces as opposed to larger chains.
- Fabric awnings should be used to provide more neighbourhood character and would provide year round weather coverage as well.
- A diverse range of retail and services should be considered (cafes, restaurants, local retail shops) while banks and dental offices should be discouraged.
- There should be more traffic calming measures installed at nearby side streets to prevent speeding.
- Social housing units should be considered at this location.
- More colours and architectural features should be included to help this building stand out more.

* * * * *

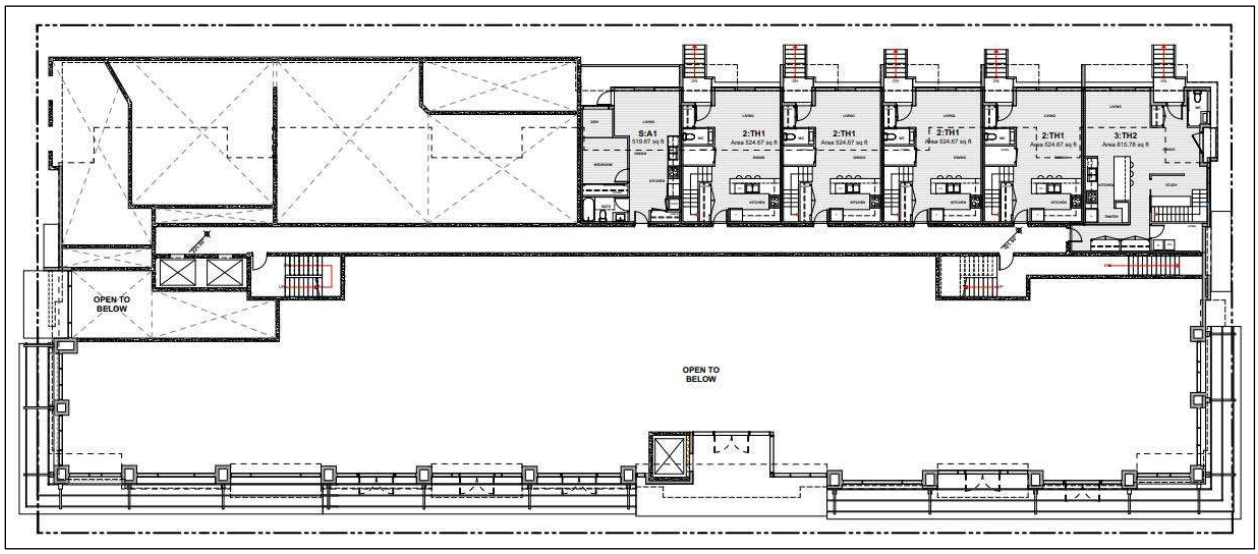
4408-4488 Fraser Street and 707-709 East 29th Avenue
FORM OF DEVELOPMENT DRAWINGS

Fraser Street Rendering Looking Southeast

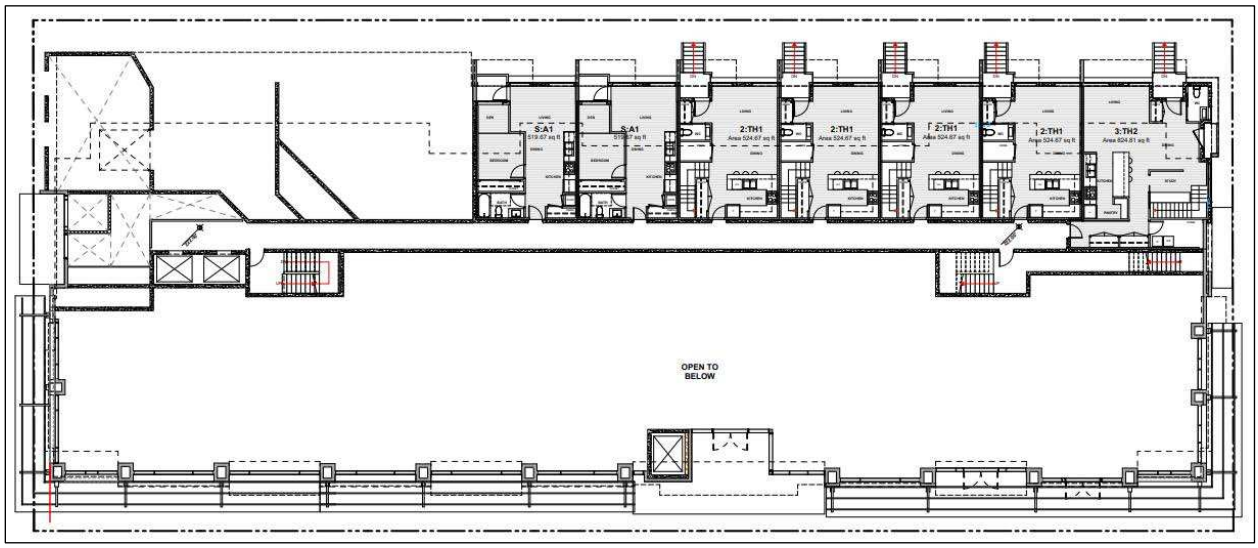
Site Plan/Ground Floor



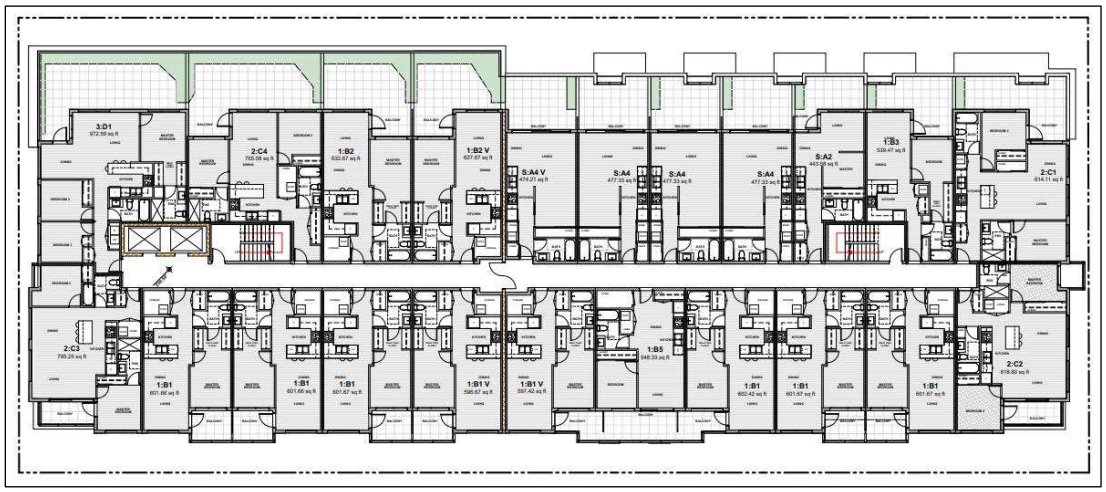
Proposed Upper Townhouse Floor



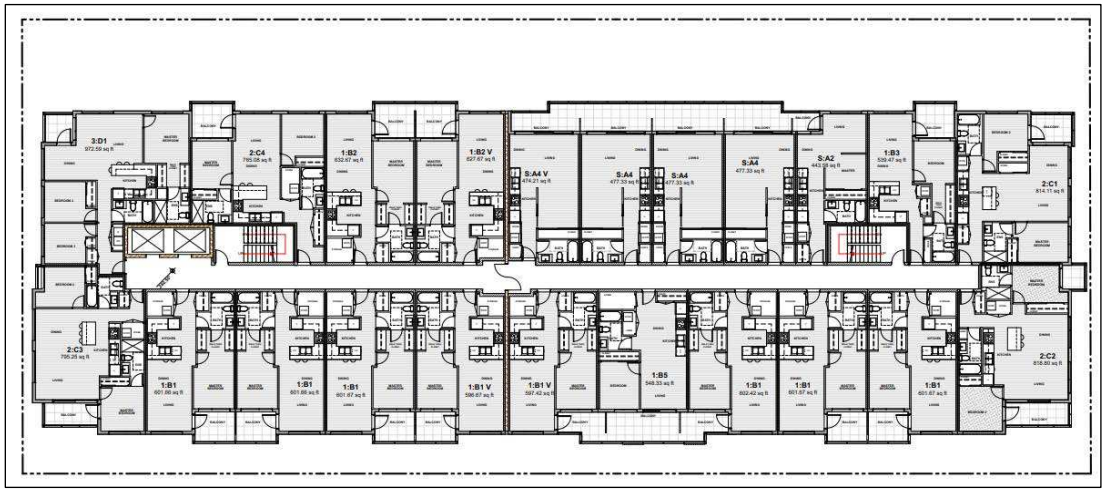
Recommended Upper Townhouse Floor



2nd Floor



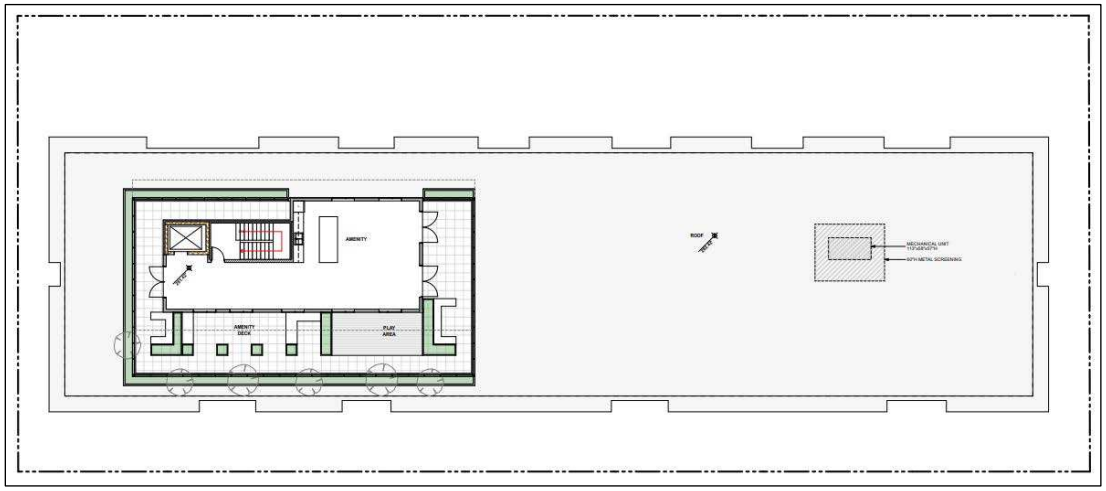
3rd and 4th Floors



5th Floor

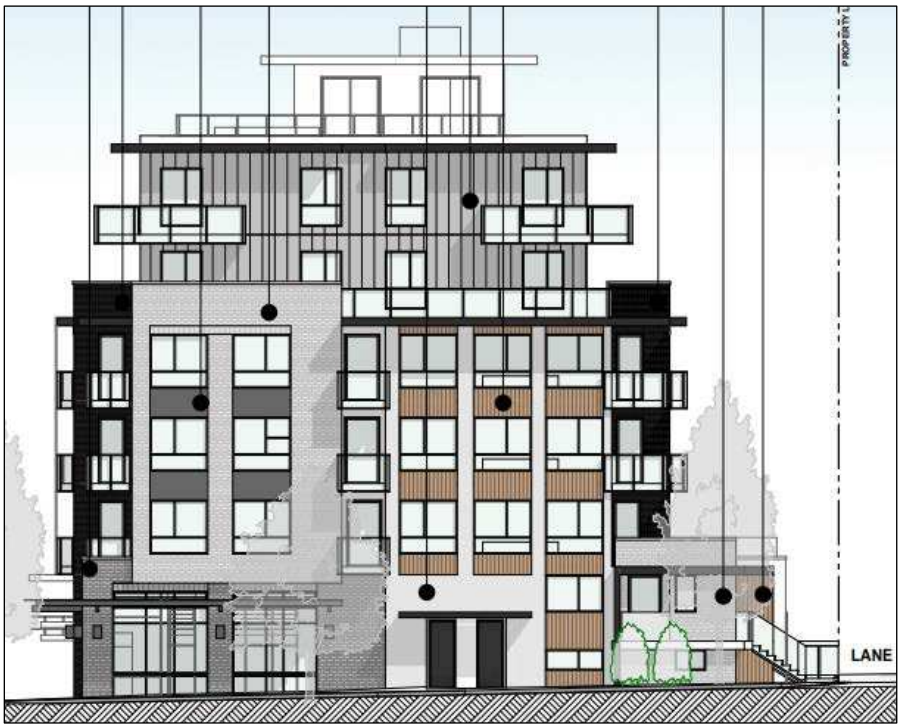
6th Floor

Roof



West Elevation

Proposed South Elevation



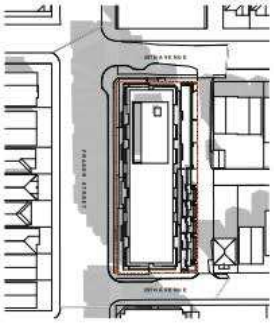
Recommended South Elevation

Proposed East Elevation

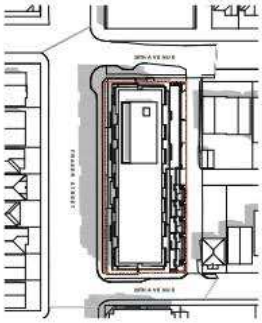
Recommended East Elevation

North Elevation

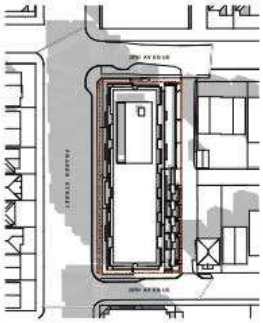
Shadow Studies



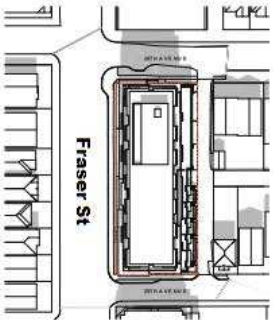
September 21, 10am



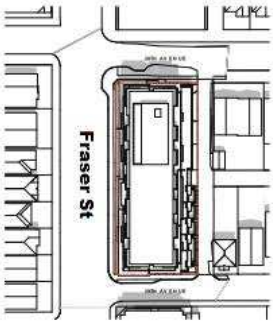
June 21, 10am



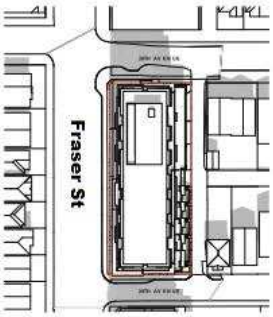
March 21, 10am



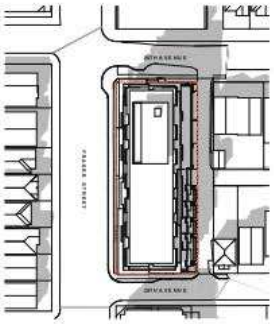
September 21, 12pm



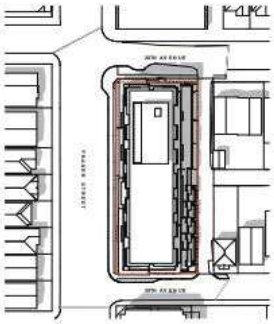
June 21, 12pm



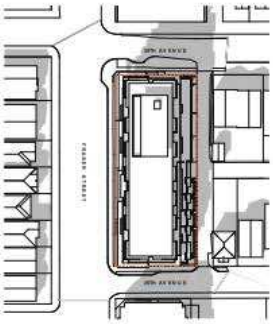
March 21, 12pm



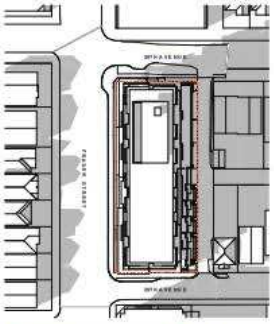
September 21, 2pm



June 21, 2pm

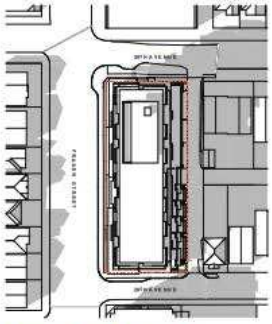


March 21, 2pm



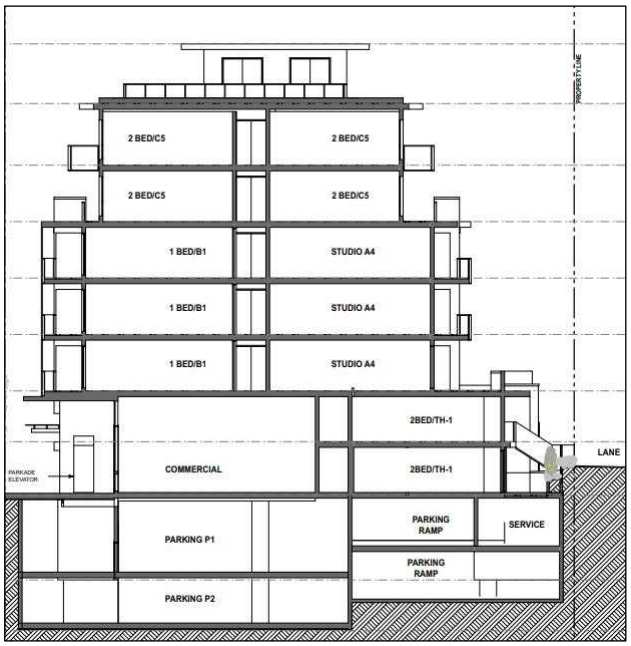
September 21, 4pm

June 21, 4pm

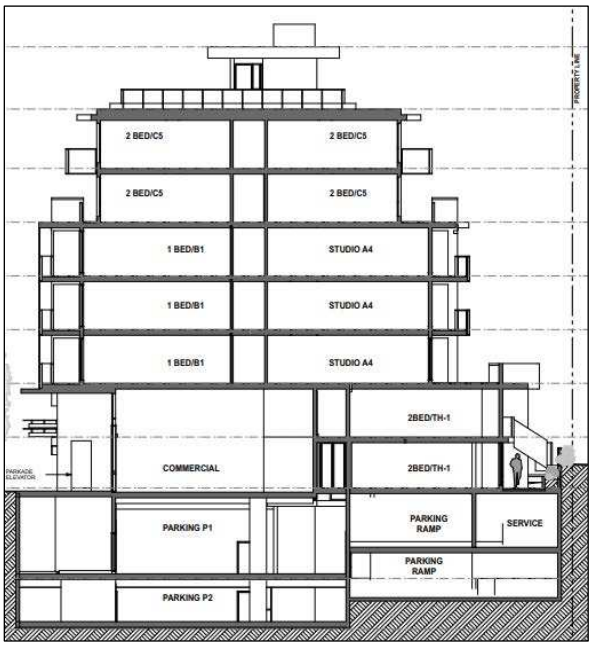


March 21, 4pm

Proposed East-West Section



Recommended East-West Section



* * * * *

4408-4488 Fraser Street and 707-709 East 29th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

Six-storey, mixed-use building with 100 secured market rental units and commercial uses at grade.

Public Benefit Summary:

The proposal would provide 100 secured market rental housing units through a Housing Agreement for the life of the building and 60 years, whichever is longer. The project would also contribute a $200,000 cash CAC and a DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	RT-2	CD-1
FSR (site area = 2,230.6 sq. m (24,009 sq. ft.)	0.75	3.65
Buildable Floor Space (sq. ft.)	18,007	87,633
Land Use	Residential	Mixed-use

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL[1]	$1,568,430
Utilities DCL[1]	$837,097
Community Amenity Contribution	$200,000
TOTAL	**$2,605,527**

Other Benefits (non-quantified components): 100 rental housing units secured for the longer of 60 years and the life of the building.

[1] Based on DCL by-laws in effect as of September 30, 2021; 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.

* * * * *

4408-4488 Fraser Street and 707-709 East 29th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
4408 Fraser Street	004-257-740	Lot 1, Except the West 7 Feet, Now Road, Block 14 District Lots 391 And 392 Plan 2357
4416 Fraser Street	013-832-638	Lot 2, Except the West 7 Feet Now Road, Block 14 District Lots 391 And 392 Plan 2357
4426 Fraser Street	013-832-662	Lot 3, Except the West 7 Feet Now Road, Block 14 District Lots 391 And 392 Plan 2357
4438 Fraser Street	011-116-005	Lot 4, Except the West 7 Feet, Now Road Block 14 District Lots 391 and 392 Plan 2357
4460 Fraser Street	013-832-697	Lot 5, Except the West 7 Feet, Now Road Block 14 District Lots 391 and 392 Plan 2357
4488 Fraser Street	013-832-719	Lot 6, Except the West 7 Feet Now Road, Block 14 District Lots 391 and 392 Plan 2357
707 East 29th Avenue	023-424-168	Strata Lot 1 District Lots 391 and 392 Group 1 New Westminster District Strata Plan LMS2401 together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1
709 East 29th Avenue	023-424-176	Strata Lot 2 District Lots 391 and 392 Group 1 New Westminster District Strata Plan LMS2401 together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

Applicant Information

Developer	Strand and Locarno Development
Architect	Integra Architecture Inc.
Registered Owner	Fraser Street II Nominee Inc.

Development Statistics

	Permitted Under Existing Zoning	Proposed	Recommended
Zoning	RT-2	CD-1	
Site Area	2,230.6 sq. m (24,009 sq. ft.)	2,230.6 sq. m (24,009 sq. ft.)	
Land Use	Residential	Mixed-use	
Maximum FSR	0.75	3.65	
Maximum Height	9.2 m (30.2 ft.)	24.1 m (79.1 ft.) to top of amenity space	21.6 m (70.9 ft.) to top of parapet
Floor Area	1,673 sq. m (18,007 sq. ft.)	8,142 sq. m (87,633 sq. ft.)	

Unit Mix	N/A	Studio 16 1-Bed 38 2-Bed 42 3-Bed 4	Studio 17 1-Bed 38 2-Bed 41 3-Bed 4
		Total 100 Units	**Total 100 Units**
Parking and Bicycle Spaces	As per Parking By-law	As per Parking By-law	
Natural Assets	Two existing on-site by-law trees Two existing street trees	Six roof top trees Eight new street trees	Inclusion of significant replacement tree(s) at grade and off the parkade slab

* * * * *