CITY OF VANCOUVER

REFERRAL REPORT

Report Date: January 31, 2023
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 15518
VanRIMS No.: 08-2000-20
Meeting Date: February 14, 2023

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 103-111 North Templeton Drive and 2185 Oxford Street

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by 1114747 B.C. Ltd.[1], the registered owner of the lands located at 103-111 North Templeton Drive and 2185 Oxford Street [*Lots 12 and 13, Block 15 District Lot 184 Plan 178; PIDs 007-150-164 and 010-514-830 respectively*] to rezone the lands from RM-3A (Residential) District to CD-1 (Comprehensive Development) District to increase the floor space ratio from 1.0 to 2.4 and the maximum building height from 10.7 m (35.1 ft.) to 21.1 m (69.2 ft.), to permit a six-storey building containing 36 secured-market rental units, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Stuart Howard Architects Inc. received

[1] Represented by Qwid Capital

December 10, 2021, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

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

C. THAT Recommendations A and B be adopted on the following conditions:

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

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

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

REPORT SUMMARY

This report evaluates an application to rezone 103-111 North Templeton Drive and 2185 Oxford Street to a CD-1 (Comprehensive Development) District under the *Grandview-Woodland Community Plan*. The application is for a six-storey residential building containing 36 secured-market rental units.

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Grandview-Woodland Community Plan (2016)
- Grandview-Woodland Community Plan “Pace of Change” Policy (2017)
- Housing Needs Report (2022)

- Rental Housing Stock Official Development Plan (2007, last amended 2021)
- Tenant Relocation and Protection Policy (2015, last amended 2019)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2022)
- Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Green Buildings Policy for Rezoning (2010, last amended 2022)
- Urban Forest Strategy (2014, last amended 2018)

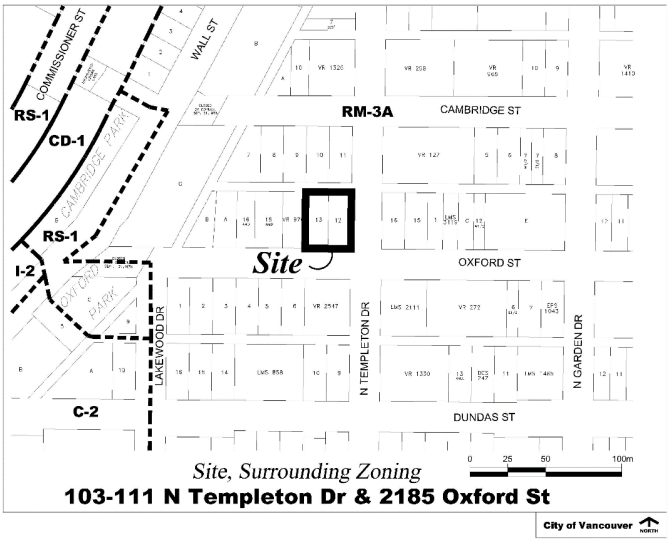
REPORT

Background/Context

1. Site and Context

Currently zoned RM-3A, the subject site is located on the northwest corner of North Templeton Drive and Oxford Street (Figure 1). The two frontages are 30.2 m (99 ft.) and 37.2 m (122 ft.), with a total site area of 1,123.1 sq. m (12,089 sq. ft.). The properties consist of two buildings with 13 rental units. All 13 units are tenanted with six tenancies eligible for protections under the *Tenant Relocation and Protection Policy* ("TRP").

Figure 1: Surrounding Zoning and Context



Local School Capacity – The site is in the catchment area of Hastings Elementary School and Templeton Secondary School. The Vancouver School Board (VSB)'s 2020 *Long Range Facilities Plan* anticipates that Hastings Elementary and Templeton Secondary will both be operating under capacity by 2031, at 65% and 61% respectively. The VSB continues to monitor development and works with the City to plan for future growth.

Neighbourhood Amenities – The following amenities are within close proximity:

- *Parks* – Oxford (160 m), Templeton (350 m), Trillium (450 m), and Trinity (500 m)

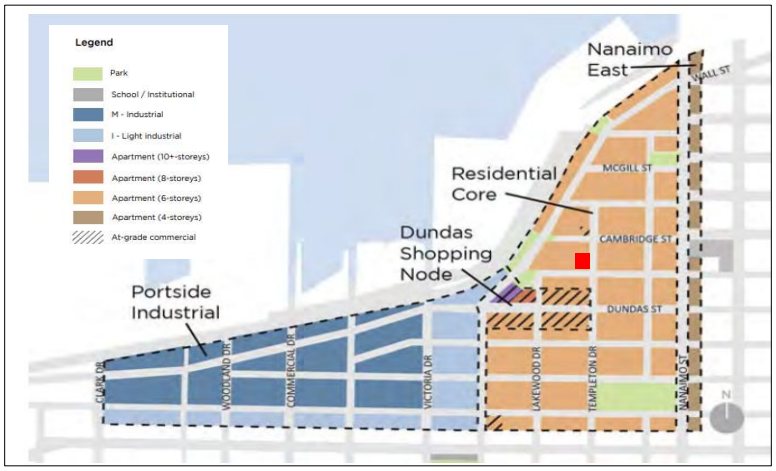
- *Cultural/Community Spaces* – Quest Food Exchange (350 m), Kiwassa Neighbourhood House Annex (450 m) and Templeton Pool (850 m)
- *Childcare* – Montessori & More Learning Centre (750 m) and Harbourview Day Care (1 km)

2. Policy Context

Vancouver Plan – Approved by Council on July 22, 2022, the *Vancouver Plan* is a land use strategy to guide long-term growth of the City over the next 30 years. The *Vancouver Plan* will serve as a framework with further implementation planning work to follow over the next two to four years. The site is located within the Grandview Woodland Community Plan which is generally in alignment with the Vancouver Plan.

Grandview-Woodland Community Plan ("Plan") – The site is within the "Residential Core" character area of the "Cedar Cove" neighbourhood (see Figure 2). This area is zoned RM-3A, consisting of purpose-built rental apartments with relatively affordable rental rates. The RM-3A zone is subject to the *Rental Housing Stock Official Development Plan* ("ODP"). The ODP requires existing rental housing stock to be maintained, while allowing for new rental housing to be introduced at an incremental pace.

Figure 2: Cedar Cove (Dashed Lines) and Residential Core Area with Subject Site in Red



Subsection 6.3.1 of the *Plan* considers rezoning for 100% secured-rental housing in the Residential Core area for a maximum of six-storeys and floor space ratio (FSR) of 2.4. The Plan anticipates this area to be retained for affordable housing options with a focus on new rental housing that is surrounded by local shops, services, and improved public spaces.

Grandview-Woodland "Pace of Change" Policy – The *Plan* established a "pace of change" policy to manage the uptake of applications that involve the demolition of existing market-rental housing that is protected by the *ODP*. The policy limits no more than five project sites and/or a maximum of 150 existing market-rental units for redevelopment in the first three years of the *Plan* (e.g., renewed or redeveloped). This project was one of the five eligible for redevelopment. Staff are in the process of renewing and updating the policy for consideration by Council later this year.

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

This rezoning application implements Council-approved directions for secured rental housing, as contained in the *Plan,* and is well supported by the data and findings within the HNR.

Strategic Analysis

1. Proposal

The application would permit a six-storey residential building with 36 secured-market rental units. Six townhouse units with patios and entrances are located on the ground floor with 30 apartment units above. Parking is on one level below grade with access from the rear lane.

Figure 3: View from Templeton Drive and Oxford Street



2. Land Use

The proposed residential use is consistent with the *Plan's* direction for this area.

3. Form of Development, Height, and Density

Staff considered built form guidance in the *Plan* for the "Residential Core" character area in the Cedar Cove neighbourhood. The *Plan* supports the gradual introduction of new secured-rental housing while ensuring the retention of character homes and streetscapes.

Form of Development – The six-storey rental building, with two-storey townhouses entrances on the ground floor, is consistent with the *Plan* for this location. The site frontages also meet the policy's parameters which are between 15.1 m (49.5 ft.) and 60.9 m (200 ft.).

Per the built form directions, step backs are proposed above the third storey facing the lane and west property line. The stepped form provides a transition to the adjacent lower-density neighbourhood. Design conditions seek to improve the west side yard by reorienting the

west-facing balconies to the north and south and to more closely align the built form at the west yard with natural grade to improve the transition to the neighbouring property.

Public Realm – The *Plan* seeks improvements to support an accessible neighbourhood with wider sidewalks, landscaping, cycling and pedestrian enhancements, and additional tree canopy. Rezoning conditions require a landscape buffer to enhance the open space with green elements and to strengthen the public realm interface of the corner lobby entry.

Private Amenity Space – At-grade indoor and outdoor amenity spaces are located at the rear of the building. Conditions have been applied to improve the size and quality of the amenity spaces, with consideration for additional amenity space and a children's play area at the rooftop. An additional rooftop space would enable a more generous shared amenity area, with urban agriculture and children's play spaces with better access to sunlight and views.

Height – The proposed six-storey building with a height of 21.1 m (69.2 ft.) aligns with the *Plan's* direction for six storeys. A design condition allows for the provision of accessible common amenity space at the rooftop, adding 5.3 m (17 ft.) to the building height. The rooftop amenity space would be set back from the roof edges to reduce its prominence.

Density – The proposed FSR of 2.4 aligns with the *Plan's* direction for 2.4 FSR at this location.

A review by the Urban Design Panel was not required due to the modest scale of the project and alignment with the *Plan*. Staff recommend approval of the form of development, subject to conditions in Appendix B.

4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add rental-housing units to the City's rental housing stock and contribute to the targets in the strategy, shown in Figure 4.

Figure 4: Progress towards 10-year Housing Vancouver Targets for Secured-Rental Housing as of September 30, 2022

Housing Type	10-Year Targets	Units Approved Towards Targets
Purpose-Built Secured Rental Units	20,000	12,515 (63%)

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

Vacancy Rates – Vancouver has exhibited low vacancy rates in the last 30 years. In 2021, the city's purpose-built apartment vacancy rate was 1% whereas the vacancy rate in the East Hastings neighbourhood is 0.8%. A vacancy rate of 3% to 5% represents a balanced market.

Housing Mix – The *Family Room: Housing Mix Policy for Rezoning Projects* policy requires a minimum of 35% family units. This application proposes 36% family units with 25% two-bedroom and 11% three-bedroom units, thereby exceeding the policy. The minimum unit mix requirements are secured in the draft CD-1 By-law. Units must also be designed in accordance with the *High Density Housing for Families with Children Guidelines*.

Average Rents and Income Thresholds – Average rents for units on the eastside are shown in Figure 5. Rent increases over time are subject to the Residential Tenancy Act. Average

market rents in newer rental buildings are in the middle two columns which provide options that are significantly more affordable than average home ownership costs.

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

		Newer Rental Buildings – Eastside		Monthly Costs of Ownership for Median-Priced Apartment – Eastside (20% down payment)		
Unit	Average Unit Size (sq. ft.)	Average Market Rent[1]	Annual Income Required for Average Market Rent [2]	Monthly Costs of Ownership[3]	Annual Income Required for Monthly Costs[3]	20% Down-Payment
Studio	444.6	$1,598	$63,920	$2,200	$88,000	$79,550
1-bed	565.4	$1,772	$70,880	$2,885	$115,400	$108,000
2-bed	959.2	$2,402	$96,080	$3,809	$152,360	$141,300
3-bed	1,043.2	$3,272	$130,880	$5,565	$222,600	$213,000

[1] Data from October 2021 CMHC Rental Market Survey for purpose-built rental buildings completed in 2011 or later.
[2] For studio, 1-, 2-, and 3-bedroom units, maximum DCL rents are average rents for all apartments in purpose-built rental buildings built since 2005 in the City, per CMHC's Fall 2021 Rental Market Survey, plus 10%.
[3] Assumptions: Median of BC Assessment apartment sale prices in Eastside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, $150-$250 monthly strata fees and property taxes at $2.92/$1,000 of assessed value (2020 assessments and property tax rate).

Security of Tenure – Purpose-built rental housing offers security of tenure, unlike rented condominiums or basement suites. All 36 units would be secured through a Housing Agreement and a Section 219 Covenant for the longer of 60 years or the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

Existing Tenants – The rezoning site contains existing rental residential uses, including 13 units of primary rental housing.

Six out of the 13 existing residential tenancies are eligible under the City's Tenant Relocation and Protection Policy (TRPP). The applicant has provided a Tenant Relocation Plan (TRP) for eligible tenants which meets the requirements of the City's TRPP, which is summarised in Appendix E of this report.

All residential tenancies are protected under the provincial Residential Tenancy Act.

5. Parking and Transportation

Public transportation options are nearby with bus service along Powell Street, Hastings Street, and Nanaimo Street. The site is also adjacent to three bicycle routes along Templeton Drive, Lakewood Drive, and Wall Street. The applicant is to meet the applicable requirements of the Parking By-law during the development permit process.

Engineering conditions require street improvements along Templeton Drive and Oxford Street with new sidewalks, curb bulges, curb ramps, and street lighting. A new lane crossing with upgraded street lighting to enhance pedestrian safety is sought for Templeton Drive. Detailed conditions are provided in Appendix B.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezonings* requires that rezoning applications satisfy the green and resilient building conditions, including detailed strategies to meet energy, emissions and embodied carbon targets. This application complies with the policy.

Natural Assets – The *Urban Forest Strategy* seeks to preserve, protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees that meet certain conditions in an effort to protect as many healthy, viable trees as possible while still meeting the challenges of development and housing priorities.

There are no by-law sized trees on site, five City trees proposed for retention, and 22 new trees proposed at grade. Rezoning conditions require intensification of green assets, including the expansion of the children's play area with natural elements. Further, a bio-retention system for new curb bulges at Templeton Drive and Oxford Street are required to divert 90% of the average annual rainwater. See Appendix B for additional landscape conditions.

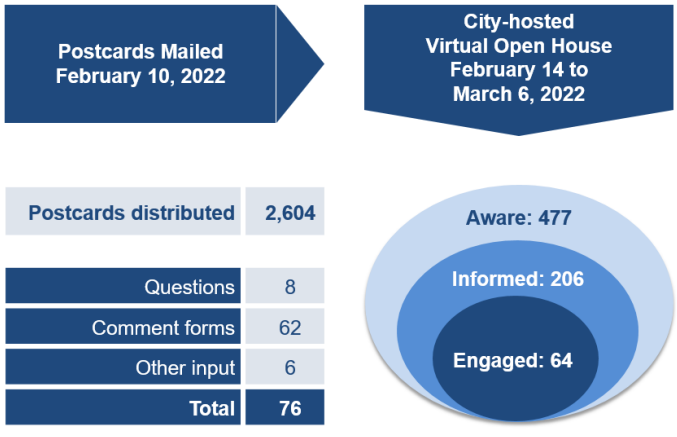
7. Public Input

Public Notification – A rezoning information sign was installed on the site on January 27, 2022. Approximately 2,604 notification postcards were distributed within the neighbouring area on or about February 10, 2022. Notification, application information, and an online comment form was provided on the City's *Shape Your City* (shapeyourcity.ca/) platform.

Virtual Open House – A virtual open house was held between February 14 and March 6, 2022, consisting of an open-question event where questions were submitted and posted. A digital model was posted online.

Public Response – Input was provided via online questions, comment forms, email and phone. Shown in Figure 6, a total of 477 visitors accessed the webpage with 76 submissions received.

Figure 6: Overview of Notification and Engagement



Generally, comments of support fell within the following areas:

- **Rental housing:** Increasing the rental housing stock is needed in the city.

- **Design:** The modern building design will help revitalise the neighbourhood.
- **Height, massing, density:** Height, massing and density are appropriate for the location.

Generally, comments of concern fell within the following areas:

- **Height:** Six storeys does not fit with the three- and four-storey area. Heights will obstruct view, sunlight, and set a precedent.

- **Affordability and gentrification:** Lack of affordable rental will lead to gentrification, which will price-out and displace people who contribute to the neighbourhood's cultural vibrancy. Maintaining this neighbourhood's social and economic diversity is important.

- **Parking and traffic:** There are insufficient parking spaces for current and future residents, with cars overflowing onto streets and impacting existing parking. New residents will exacerbate traffic congestion.

- **Construction impacts**: Demolition of existing building is environmentally wasteful and construction noise will impact nearby neighbours.

Response to Public Comments

Height – The six-storey building aligns with the *Plan's* direction for this area. The proposal does not shadow a park nor does it enter into public view cone 27, which crosses the site.

Affordability and Gentrification – To minimize long-term displacement of existing tenants, eligible tenants are offered the right-of-first refusal to return to the new building at 20% below starting market rents. For new tenants, the City does not set a starting rental rate but limits annual rent escalation maximums to the Province's maximums, which is designed to manage rent increases. Further, a Housing Agreement secures the building as purpose-built rental which prohibits the conversion to strata, thereby retaining units within the city's rental housing stock.

Parking and Traffic – A Transportation Demand Management Plan is required at the development permit stage to explore sustainable transportation measures in lieu of vehicle parking. Rezoning conditions have been applied to mitigate traffic impacts, including new speed humps and traffic signals.

Construction impacts – Construction undertaken on site must be in compliance with the Noise Control By-law, which restricts construction-related noise to certain times and days of the week.

8. Public Benefits

Community Amenity Contribution (CACs) – The application is subject to a negotiated CAC. After factoring the costs of securing the 36 rental-housing units, staff have determined no CAC is expected.

Development Cost Levies (DCLs) – Development on the site is currently subject to City-wide and Utilities DCLs. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. Based on the rates in effect as of September 30, 2022 and the proposed 2,695.6 sq. m (29,015 sq. ft.) of residential floor area, $926,159 of DCLs would be expected from this project.

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

Public Art Program – No public art contribution is applicable to this rezoning as the proposed floor area of the project is below the minimum threshold.

Other Benefits - The secured market rental housing in this proposed development will contribute to the City's secured rental housing stock and support the Grandview-Woodland Public Benefits Strategy (see Appendix F for public benefits tracking).

A summary of public benefits associated with this application is included in Appendix G.

Financial Implications

As noted in the Public Benefits section this project is expected to provide secured rental housing and a DCL contribution. See Appendix E for additional details.

CONCLUSION

The application is consistent with the *Grandview-Woodland Community Plan.* If approved, the application would contribute to the City's secured rental housing stock.

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

* * * * *

103-111 North Templeton Drive and 2185 Oxford Street
PROPOSED CD-1 BY-LAW PROVISIONS

Note: A by-law to amend a CD-1 by-law will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Uses

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

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

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

Conditions of Use

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

   (a) be suitable for family housing; and

   (b) have 2 or more bedrooms.

Floor Area and Density

5.1 Computation of floor area must assume that the site area is 1,123.1 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

5.2 The maximum floor space ratio for all uses combined is 2.4.

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, provided that:

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

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

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

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

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

(ii) bicycle storage, and

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

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

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

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

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

Building Height

6.1 Building height must not exceed 21.1 m.

6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop

amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed 26.4 m.

Horizontal Angle of Daylight

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

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

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

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

7.5 An obstruction referred to in section 7.3 above means:

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

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

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

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

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

* * * * *

103-111 North Templeton Drive and 2185 Oxford Street
CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Stuart Howard Architects Inc., received on December 10, 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 livability of townhouse units at grade.

Note to Applicant: This may be achieved by provision of a common corridor connecting the units to the parkade, on site amenities, and services. In the current form of development units 1, 2 and 3 have no on-site access to parking or amenity space. The two-storey, ground-oriented townhouse unit expression is encouraged. However, all units will be required to have internal parking and amenity space access.

1.2 Design development to improve the livability of dwelling units.

Note to Applicant: This may be achieved by provision of more detailed unit layouts demonstrating compliance of major living spaces with Horizontal Angle of Daylight and identifying any inboard storage spaces. Refer also to *Bulk Storage and In-Suite Storage – Multiple Dwelling Residential Developments*: https://bylaws.vancouver.ca/bulletin/bulletin-storage-multiple-dwellings.pdf.

1.3 Design development to mitigate the privacy and overlook impacts of west facing balconies.

Note to Applicant: Relocate the balconies to either face north or south.

1.4 Design development to ensure sufficient private outdoor space for all dwelling units.

Note to Applicant: Recommended minimum balcony dimensions are 1.8 m (6 ft.) in depth and 2.8 m (9 ft.) in width. Refer to *High Density Housing for Families with Children Guidelines*: https://guidelines.vancouver.ca/guidelines-high-density-housing-forfamilies-with-children.

1.5 Design development to minimize the extent of built improvement and grade change in the west yard by using natural grades and providing a landscape buffer.

Note to Applicant: Please shift the stairs and raised patio space out of the west yard. As possible, retaining walls should not exceed 0.6 m (2 ft.) and unit should be ground oriented. Refer to landscape condition 1.15.

1.6 Design development to improve the size, quality and functionality of the proposed amenity spaces.

Note to Applicant: Shared, accessible co-located indoor and outdoor rooftop amenity set back from the roof perimeter is encouraged.

1.7 Design development to introduce outdoor children's play area in keeping with the *High Density Housing for Families Guidelines*: https://guidelines.vancouver.ca/guidelines-high-density-housing-forfamilies-with-children.

Note to Applicant: A rooftop location for children's play area in conjunction with amenity space is encouraged. Refer also to Urban Design condition 1.6.

1.8 Design development to improve the public realm interface at the corner entry.

Note to Applicant: Improve the expression and access to the lobby from both streets to open up the corner for better neighbourhood connection.

1.9 Design development to ensure high quality materials and level of detailing.

Note to Applicant: High-quality materials are anticipated. While it is understood that materials and detailing may evolve during the development permit stage, the submission should demonstrate a commitment to provide durable, high-quality materials and robust detailing.

1.10 Consideration to provide a green roof as outlined in the Roof-Mounted Energy Technologies and Green Roofs Administrative Bulletin.

Note to Applicant: A green roof is highly encouraged in conjunction with any roof top amenity space. Architectural and landscape plans should identify the type of green roof proposed including the percentage. Refer to: https://bylaws.vancouver.ca/bulletin/bulletin-roof-mounted-energytechnologies-and-green-roofs.pdf.

1.11 Identify built features intended to create a bird friendly design.

Note to Applicant: Refer to the *Bird Friendly Design Guidelines* for examples of built features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at: http://former.vancouver.ca/commsvcs/guidelines/B021.pdf.

Crime Prevention through Environmental Design (CPTED)

1.12 Design development to respond to CPTED principles including:

(a) Maximizing natural surveillance throughout the pedestrian realm including underground parking, with glazing into publicly accessible areas such as elevator lobbies and stairs;

(b) Introducing measures intended to mitigate theft from vehicles and provide for a sense of security in the underground parking garage, including specifying bright paint for all walls and soffits; and

(c) Anticipating mischief and intentional damage such as graffiti in alcoves and introducing measures intended to mitigate these potential problems such as additional glazing or points of entry to enhance visual activity at all hours.

Landscape

1.13 Design development to expand programming to support children's play, with a focus on flexible features and natural elements.

Note to Applicant: This can be achieved by introducing a distinct play area and incorporating it into the outdoor amenity space. Refer to the High Density Housing for Families with Children Guidelines: https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf (See Urban Design Condition 1.7).

1.14 Design development to improve the sustainability strategy by the following:

(a) Explore the provision of green roofs to all available flat roof tops, including Urban Agriculture plots in keeping with City guidelines. (See also Urban Design Condition 1.10);

(b) Provide high quality materials to all landscape areas for durability into the future;

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

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

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

(f) Consider planting trees on grade and off the slab wherever possible; and

(g) Provide adequate soil volumes for all planting areas over slab especially tree planting areas.

Note to Applicant: Soil depths should exceed Canadian Landscape Standards. Specifically, a minimum of 3 feet of growing medium depth should be provided for all tree plantings. Structural slab should be sloped or lowered where possible.

1.15 Design development to the Integrated Rainwater Management Strategy to explore opportunities for on-site rain water infiltration and soil absorption, as follows:

(a) Maximize natural landscape best management practices;

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

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

(d) Use permeable paving;

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

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

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

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

(a) 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 infiltration zones; and

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

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

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

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

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

Note to Applicant: The sections should illustrate the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios

and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

1.19 Provision of a “Tree Management Plan”, coordinated with arborist report to show:

(a) All existing trees based on the Survey Plan and Arborist Report;

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

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

(d) Notations of all recommendations from the arborist (i.e. trigger points, grading and pruning specifications, etc.).

1.20 Provision of an arborist “letter of undertaking” to include signatures by the owner, contractor, and arborist.

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

1.21 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 6 cm 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*".

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

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

1.23 Provision of an outdoor Lighting Plan.

Sustainability

1.24 All new buildings in the development will meet the requirements of the Green Buildings Policy for Rezonings (amended May 17, 2022), located here:

https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf

Note to Applicant: Refer to the most recent bulletin *Green Buildings Policy for Rezonings – Process and Requirements.*

Housing

1.25 The proposed unit mix, including 23 one-bedroom units (64%), 9 two-bedroom units (25%) and 4 three-bedroom units (11%) are to be included in the development permit drawings.

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

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

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

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

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

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

Engineering

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

1.28 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.

1.29 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.

1.30 Confirmation that gates/doors are not to swing more than 0.3 m (1.0 ft.) over the property lines.

1.31 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.

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

Note to Applicant: A TDM Plan with a minimum of 4 points is required to achieve the proposed vehicle parking reduction. The proposed plan achieves 4 points. A single TDM measure may count towards multiple land uses if it is usable by each land use. Refer to Schedule B of the TDM policy for detailed requirements for each measure. Provide the TDM Plan as a separate package with complete information on TDM measures proposed, including the following clarifications:

(a) SUP-01 – Transportation Marketing Services:

(i) provision of a description of the services to be provided; and

(ii) if available, provision of any additional information regarding this measure (e.g., online signup portals or additional marketing materials) that demonstrates how the property owner will offer this service.

(b) SUP-02 – Real-Time Information:

(i) update architectural plans to identify the general location(s) for proposed displays; and

(ii) provision of description of the content (e.g. transit lines, walk time to transit locations, availability of on-site car share vehicles, availability of nearby shared bicycles, etc.) to be displayed, and service provider.

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

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

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

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

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

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

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

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

(c) Provision of minimum 10% Class A bicycle parking lockers as per By-law; and

(d) Provision of a minimum 1.5 m maneuvering aisle width for all oversized Class A Bicycle spaces.

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

(a) Provision of parabolic mirrors at the bottom and corners of the parkade for improved visibility.

1.36 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.

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

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

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

Note to Applicant: Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the City well in advance of construction. Requests will be reviewed on a case by case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

1.38 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:

- building location/footprint;
- underground parking extent;

- proposed service connections to the municipal sewer system;
- location and labels for all proposed rainwater management practices;
- area measurements for all the different land use surface types within the site limits; and
- delineated catchments to demonstrate best management practices (detention tank(s), green infrastructure, etc.) are appropriately sized.

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

(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.

(iv) Schedule a meeting with the City by contacting rainwater@vancouver.ca to present the draft proposed site plan drawing with the proposed rainwater management system features included and receive feedback prior to the submission for the development permit application. Meeting will also include an opportunity for the applicant team to ask questions related to the conditions and notes.

(b) Volume Reduction

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

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

Note to Applicant: Additional opportunities may include rainwater harvesting, green roof, infiltration practices and/or absorbent landscaping. Appropriate justifications must be stated for each Tier to determine if exemptions may be granted. It is unknown what is the proposed total capture by Tier 1 or 2 practices in the preliminary RWMP due to lack of information.

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

(c) Water Quality Target

(i) Provide information on how the water quality requirement will be achieved on this site, as water quality treatment is required for the first 24 mm

(~70% annual average rainfall) of all rainfall from the site that is not captured in Tier 1 or Tier 2 practices and 48 mm (~90% annual average rainfall) of treatment is required for high traffic areas. For the DP submission, the following should be included for review for all proprietary devices:

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

Note to Applicant: If the majority of the site (>=60%) is routed to appropriately sized landscape areas prior to draining to a water quality treatment unit, then a "pretreatment" unit certified by Washington State's TAPE program may be proposed since cumulatively, the site will achieve the required 80% TSS removal by mass through a treatment train approach.

(d) Release Rate

(i) Update the peak flow calculations to control the post-development 1:5 year return period to the pre-development flow rate with a minimum inlet time of 10 minutes. Travel time to be estimated by applicant. Ensure that the pre-development calculation uses the 2014 IDF curve values and the post-development calculation uses the 2100 IDF curve values.

(ii) Provide the post-development peak flow rate, including associated calculations.

Note to Applicant: Include peak flow estimate in post-development conditions for both with and without release rate controls.

(iii) Best efforts shall be made to utilize most or all rainwater detention storage by restricting the proposed target release rate to be below the pre-development peak flow rate if the detention tank volume is greater than the pre-development peak flow storage volume due to the deficit in volume capture by Tier 1 and Tier 2 practices.

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

1.39 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.

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

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

1.42 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; and

(b) The abandonment or removal of all existing storm, sanitary, and combined sewer mains that are no longer in use due to the development of the site.

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

1.43 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."

1.44 Show City supplied building grades on architectural and landscape plans. To minimize grade differences, interpolate a continuous grade between the elevations shown on the City supplied building grade plan.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

2.1 Arrangements are to be made for the consolidation Lots 12 and 13, Block 15, District Lot 184, Plan 178 to create a single parcel.

Note to Applicant: Delete all proposed structures that appears to encroach over the North and East property lines on to City Property (Sheets A3.02, A3.03, and A3.04).

2.2 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, all to the satisfaction of the General Manager of Engineering Services. No development permit for the site, or any portion thereof, will be issued until the letter of credit, as security for the Services is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. 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 R.F. Binnie & Associates Ltd. dated October 21, 2021 no water main upgrades are required to service the development.

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

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

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

(i) Implementation of development(s) at 103-111 North Templeton Drive and 2185 Oxford Street require the following in order to maintain existing flow conditions.

The post-development 5-year flow rate discharged to the storm sewer shall be no greater than the 5-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change. This shall be demonstrated by preparation of a Rainwater Management Plan with all necessary supporting calculations and drawings prior to the issuance of the development permit.

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

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

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

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

(ii) curb bulge, including any required road reconstruction to accommodate this curb bulge; and

(iii) curb ramps.

(e) Provision of street improvements along North Templeton Drive adjacent to the site and appropriate transitions including the following:

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

(ii) curb bulge, including replacement or relocation of the existing catch basin and any road reconstruction required to accommodate this curb bulge; and

(iii) curb ramps.

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

(f) Provision of a bioretention system in the curb bulge to capture and retain 90% of average annual rainfall or a 48 mm-24 hr event from the right-of-way to the greatest extent practical.

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

(h) Provision of entire intersection lighting upgrade at Oxford Street and North Templeton Drive to current City standards and IESNA recommendations.

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

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

(j) Provision to reconstruct North Templeton Drive from the west curb to the centerline along the development site’s frontage per City Higher Zoned Street pavement structure specifications.

(k) Provision of a new standard concrete lane crossing, new curb returns and curb ramps at the existing lane crossing on North Templeton Drive adjacent to the site.

(l) Provision to reconstruct the laneway along the development site's frontage as per City "Higher Zoned Laneway" pavement structure specification with a centre valley cross section.

(m) Provision of upgraded lane lighting to LED fixtures adjacent to the site to current City standards and IESNA recommendations.

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

2.3 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, kiosks, and 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, contact 604-829-9447 or umb@vancouver.ca.

Sustainability

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

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 36 residential units as secured market rental housing units, excluding Seniors Supportive or Assisted Housing, for a term equal to the longer of 60 years or 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.

2.6 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 prior to issuance of the Development Permit 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.

Environmental Contamination

2.7 If applicable:

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

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

(c) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the

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

Agreements

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

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

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.

* * * * *

103-111 North Templeton Drive and 2185 Oxford Street
FORM OF DEVELOPMENT DRAWINGS

Perspective from Corner of Templeton Drive and Oxford Street



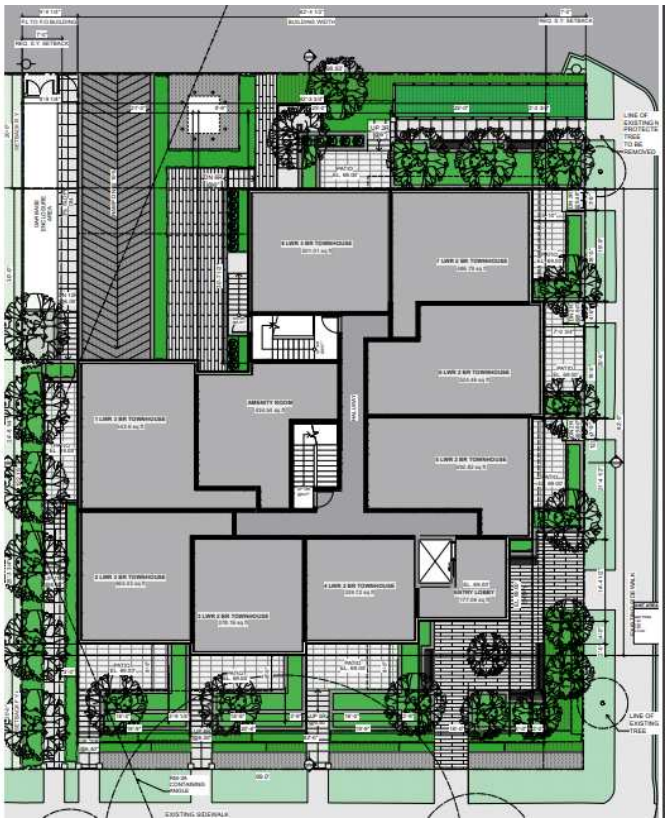


Perspective from Templeton Drive and Oxford Street





Site Plan



Typical Floor Plan



East Elevation



South Elevation



* * * * *

103-111 North Templeton Drive and 2185 Oxford Street
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

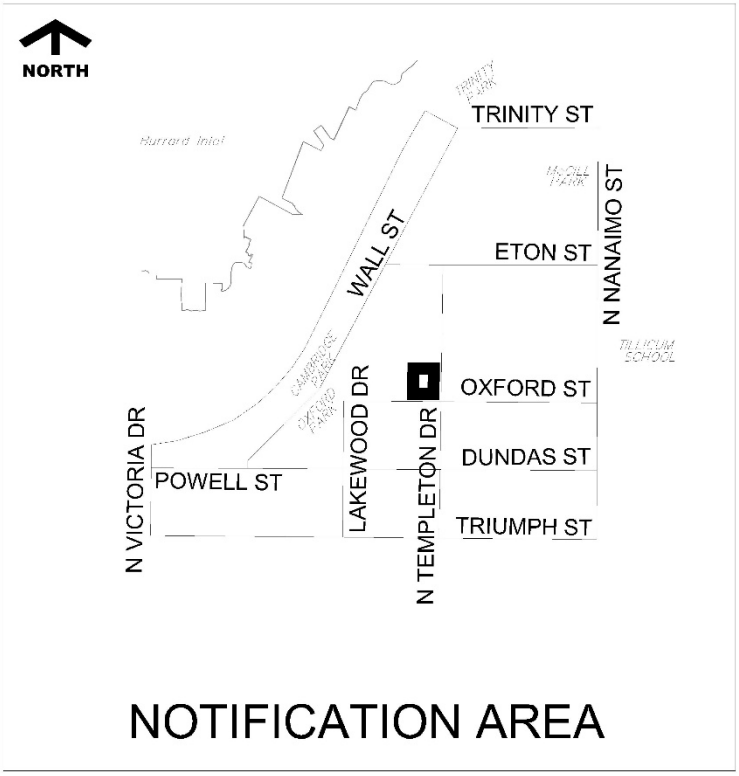
	Date	Results
Event		
Virtual open house (City-led)	February 14 – March 6, 2022	118 participants (aware)* • 68 informed • 31 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	February 10, 2022	2,604 notices mailed
Public Responses		
Online questions	February 14 – March 6, 2022	8 submittal
Online comment forms • Shape Your City platform	January 2022 – November 2022	62 submittals
Overall position • support • opposed • mixed	January 2022 – November 2022	62 submittals • 20 responses • 34 responses • 8 responses
Other input	January 2022 – November 2022	6 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	January 2022 – November 2022	477 participants (aware)* • 206 informed • 64 engaged

Note: All reported numbers above are approximate.

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

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

2. Map of Notification Area



3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Housing stock and rental housing:** Increasing the rental housing stock is needed.
- **Design:** The modern building design will help revitalise the neighbourhood.
- **Height, massing, density:** Height, massing and density are appropriate for the location.

Generally, comments of concern fell within the following areas:

- **Height:** The height of this project is not appropriate for the location. A six-storey building does not fit in with the existing three to four-storey buildings in the neighbourhood. It will obstruct views and sunlight in the area.
- **Affordability and gentrification:** The development is not affordable to residents and only affluent community members can afford these units. This will lead to gentrification of the neighbourhood. The new market rate units will not be affordable and will price-out and displace important members of the community who contribute to the culture and

vibrancy of the neighbourhood. This neighbourhood is made up of folks with different social and economic backgrounds and it is important to maintain the diversity.

This development will set a precedent for similar proposals and lead to higher density buildings and different building forms in the neighbourhood.

- **Parking and traffic:** There are not enough parking spots for the residents of the building; their cars will overflow on-to the surrounding streets and they will take up all of the street parking. Further, the increase in residents in the neighbourhood will exacerbate existing traffic congestion in the area (e.g. congestion at the intersection at Dundas Street and Templeton Street).

- **Construction Impacts**: Demolition of existing building is environmentally wasteful and construction noise will impact nearby neighbours.

Miscellaneous comments were received from the public (note: not ranked as highly as above).

General comments of support:

- Given the site's proximity to transit lines, the number of proposed bike parking spots, and the fact that the units are mostly bachelor suites and 1 bedroom units, the number of proposed vehicle parking spots should be enough.
- Nice that there are family-sized units and a dog-run.

General comments of concern:

- The balconies are too small and the unit sizes are not liveable.
- Such developments only benefit developers and rental management companies. They get to make a profit while local interests such as affordable housing and tenant rights are ignored. The expensive market rental rates of this building will inflate the rental rates for the whole neighbourhood.
- The public does not want to see the mature tree on Oxford Street cut down as it is a home for wildlife.
- The design and checkered pattern of the building is too modern for the neighbourhood.
- Construction will disrupt the neighbourhood with noise and availability of parking.

General neutral comments/recommendations:

- There should be more housing being built and higher density should be considered.
- There should be strong tenant protections.
- There should be enough vehicle parking spots for the residents in the building.
- Rooftop amenities and commercial space at-grade should be considered.
- Please inform the neighbourhood about the tree that will replace the mature tree on-site. There should be a commitment to reduce carbon emissions with the project.
- There are too many CD-1s being created for projects and should be one zoning district.

* * * * *

103-111 North Templeton Drive and 2185 Oxford Street
DRAFT TENANT RELOCATION PLAN TERMS

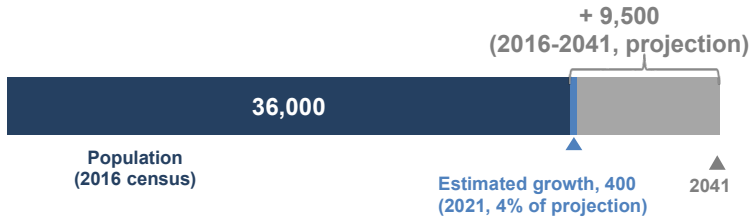
Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	• Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: o 4 months' rent for tenancies up to 5 years; o 5 months' rent for tenancies over 5 years and up to 10 years; o 6 months' rent for tenancies over 10 years and up to 20 years; o 12 months' rent for tenancies over 20 years and up to 30 years; o 18 months' rent for tenancies over 30 years and up to 40 years; and o 24 months' rent for tenancies over 40 years
Notice to End Tenancies	• Landlord to provide regular project updates to tenants throughout the development approvals process. • A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insured moving company)	• A flat rate of $750 or $1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	• The applicant has distributed tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. • Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	• For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.
First Right of Refusal	• The applicant has committed to offering all eligible tenants the right of first refusal at a 20% discount off starting rents in similar units in the new development once completed. Any subsequent rent increases for returning tenants will be in line with the Residential Tenancy Act.

* * * * *

103-111 North Templeton Drive and 2185 Oxford Street
GRANDVIEW-WOODLAND PLAN (2016) PUBLIC BENEFITS TRACKER
Updated 2021 year-end

POPULATION GROWTH[a]

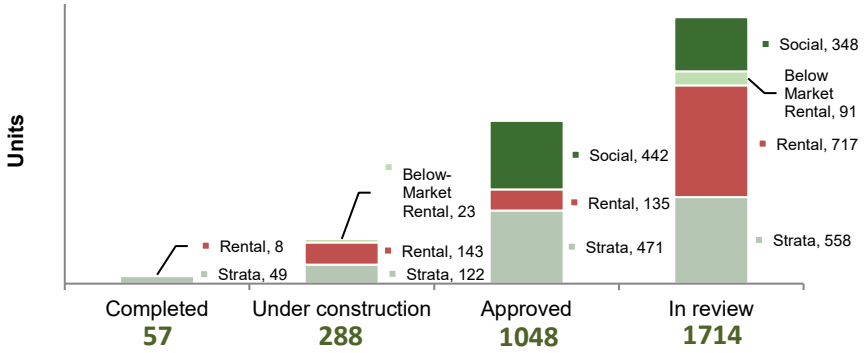
Grandview-Woodland has grown by approximately **400** people since the 2016 census. The plan projects a growth of approximately **9,500** people by 2041.



DEVELOPMENT ACTIVITY (UNITS)[b]

Recent rezoning approvals:

- 1885 E Pender St
- 1650 E 12th Ave
- 1943-1967 E Hastings St
- 1766 Frances St
- 2246-2268 E Broadway



PUBLIC BENEFITS ACHIEVED AND IN PROGRESS SINCE 2016

✓ On track to achieving targets

→ Some progress toward targets, more work required

○ Targets require attention

TARGETS See Chapter 16 of the Plan for more details	COMPLETED	UNDER CONSTRUCTION	PLANNING/DESIGN	PROGRESS
HOUSING • 1,400 non-market units • 1,400 secured market rental units	• 8 secured rental units • New RT-5, RM-8A/AN, RM-11, RM-12 districts in GW to support increase in housing diversity	• 143 market rental units • 23 below market rental units		**0%** of non-market housing ○ **12%** of secured rental target achieved ✓
CHILDCARE • ~ 159 new spaces for children 0 to 4 years • ~ 65 renewed spaces for children 0 to 4 years • ~ 90 spaces for children 5 to 12 years ~190 renewed spaces for children 5 to 12 years	• 71 new spaces for children 0 to four years • 40 new spaces for children five to 12 years • 28 renewed spaces for children five to 12 years		• 138 new spaces (two 69-space facilities) for children 0 to four years as part of Britannia Community Centre renewal	**44%** of new childcare spaces 0-4 years target achieved ✓ **44%** of new childcare spaces 5-12 years target achieved ✓ **31%** of renewed childcare spaces 5-12 years target achieved ✓ **0%** of renewed childcare spaces 0 to four years target achieved ○

TRANSPORTATION / PUBLIC REALM • Safety improvements, including sidewalks • Upgrades and additions to cycling network • Street network and signal upgrades • New and enhanced plazas • Redesign Commercial Drive as complete street	• E 10th Ave corridor • Nanaimo St upgrades • Interim street closure at Woodland St and 2nd Ave • Kamloops/Hastings plaza • Pandora/Portside Greenway Slow Street • Charles St Slow Street		• Conceptual designs for Portside Greenway	✓
CULTURE • 23,000 sq.ft. of artist work space with low-income housing for artists and cultural workers • Seek 18,000 sq. ft. of non-profit studios • Seek cultural spaces at Britannia Centre			• Art gallery, studios, performance and rehearsal space šxʷqʷeləwən ct Carving Centre for Britannia Centre renewal	→
CIVIC / COMMUNITY • Britannia Community Centre renewal • Fire Hall #9 renewal • Community Policing Centre lease renewal			• Britannia Community Centre renewal (library, recreation centre, childcare) (*planning*)	→
HERITAGE • 5% allocation from cash CACs	• 10% from CACs • RT-5 zone supports heritage and character			✓
SOCIAL FACILITIES • Aboriginal Mother Centre Society renewal • Kiwassa Neighbourhood House renewal • Aboriginal Friendship Centre Society renewal • Urban Native Youth Association redevelopment • Kettle Friendship Society redevelopment			• Social enterprise space at 1st and Clark • Food hub, urban farm, social/cultural non-profit hub at Britannia Community Centre	→
PARKS • Renewal and improvement of 8 parks • Install new turf and upgrade one track facility • New and enhanced plaza areas • Introduce new shared space areas • Increase tree planting in neighbourhood • Community use of schools and greenspaces	• Pandora Park renewal • Templeton Park Playground renewal • Cedar Cottage Park renewal	• Templeton Park Track renewal	• Grandview Park playground • John Hendry Master Plan	✓

EXPLANATORY NOTES

[a] **Population Growth:** Growth is calculated by taking the difference between the latest census year and the base population and adding an estimate based on floor area completed between the latest census and the present quarter.

[b] **Development Activity:** The Development Activity Chart includes Building Permits, Development Permits, and rezoning applications:

- Completed: Occupancy Permit issuance
- Under Construction: Building Permit issuance
- Approved: Approved Rezoning Applications and Development Permits submitted without a rezoning
- In review: In Review Rezoning Applications and Development Permits submitted without a rezoning

[c] **Public Benefits Achieved:** Public benefits in planning/design typically include large City- or partner-led projects or master plans that have begun a public process or have made significant progress in planning or design stages, but have not yet moved to construction. Public benefits secured through developer-initiated applications are not included in the planning/design column and not counted towards public benefits achieved prior to construction as numbers and status may change throughout the permitting process.

[d] **Housing - Planning/Design:** Housing units in developer-initiated applications are not included in the planning/design column and not counted towards public benefits achieved prior to construction as numbers and status may change throughout the permitting process.

* * * * *

103-111 North Templeton Drive and 2185 Oxford Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Six-storey, secured-market rental building with a height of 21.1 m (69.2 ft.) and FSR of 2.4.

Public Benefit Summary:

The proposal would provide 36 secured-market rental units through a Housing Agreement for the greater of 60 years or life of the building and a DCL payment

	Current Zoning	Proposed Zoning
Zoning District	RM-3A	CD-1
Floor Space Ratio (FSR)	1.0	2.4
Floor Area (sq. ft.)	1,123.1 sq. m (12,089 sq. ft.)	2,695.6 sq. m (29,015 sq. ft.)
Land Use	Residential	Residential

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL[1]	$580,880
Utilities DCL[1]	$345,279
TOTAL	$926,159

Other benefits (non-quantified):
36 units of market-rental housing secured for the greater of 60 years or the life of the building.

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

[2] This application is eligible for a waiver of the City-wide DCL, however the applicant has elected not to seek the waiver. As per Section 3.1B of the Vancouver Development Cost Levy By-law, the applicant's decision regarding the waiver for projects requiring rezoning is to be made at the rezoning application stage and the relevant requirements should be secured in the conditions of enactment. Should the applicant wish to request a DCL waiver at a later stage, the application would be expected to return to Council for a subsequent public hearing to amend the rezoning condition.

* * * * *

103-111 North Templeton Drive and 2185 Oxford Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Architect	Stuart Howard Architects Inc.
Owners	1114747 B.C. Ltd.
Applicant/Developer	Qwid Capital
Address	103-111 North Templeton Drive and 2185 Oxford Street
Property Identifiers (PIDs)	007-150-164 and 010-514-830
Legal Description	Lots 12 and 13, Block 15 District Lot 184 Plan 178
Site Area	1,123.1 sq. m (12,088 sq. ft.)

Development Statistics

	Permitted Under Existing Zoning	**Proposed**
Zoning	RM-3A	CD-1
Uses	Residential	Multiple Dwelling
Floor Area	1,123.1 sq. m (12,088 sq. ft.)	2,695.6 sq. m (29,015 sq. ft.)
Maximum Density	1.0 FSR	2.4 FSR
Maximum Height	10.7 m (35.1 ft.)	Top of Parapet 21.1 m (69.2 ft.) Top of Appurtenance 26.4 m (70.2 ft.)
Housing Unit Mix	--	23 one-bedroom units (64%) 9 two-bedroom units (25%) 4 three-bedroom units (11%) **36 Total Units**
Parking, Loading, and Bicycle Spaces	As per Parking By-law	16 Vehicle Parking Spaces 71 Bicycle Spaces 0 Loading Spaces Confirmed at the development permit stage
Natural Assets	1 on-site tree 5 City trees	22 new trees Confirmed at the development permit stage

* * * * *