CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	November 28, 2023
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Meeting Date:	December 12, 2023

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 1890 Southwest Marine Drive

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 Stuart Howard Architects, on behalf of Yayun Cao, the registered owner of the land located at 1890 Southwest Marine Drive [*PID 005-217-521, Lot 3 Blocks 12, O and R District Lot 317 Plan 19773*], to rezone the lands from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District to increase the floor space ratio (FSR) from 0.70 to 0.75 and the building height from 11.5 m (38 ft.) to 13.8 m (45 ft.), to permit 28 secured market rental residential 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 received June 30, 2022, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

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

C. THAT subject to approval of the zoning amendment by-law, the Subdivision By-law be amended generally as set out in Appendix C;

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

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

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

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

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

REPORT SUMMARY

This report evaluates an application to rezone 1890 Southwest Marine Drive to a CD-1 (Comprehensive Development) District to permit 28 secured market rental units in a townhouse form under the *Affordable Housing Choices Interim Rezoning Policy* (*AHC Policy*). Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Affordable Housing Choices Interim Rezoning Policy (2012, last amended 2018)
- Rental Incentive Programs Bulletin (2012, last amended 2023)
- Secured Rental Policy (2019, last amended 2023)
- Housing Needs Report (2022)

- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Community Amenity Contributions Policy for Rezonings (1999, amended 2023)
- Public Art Policy and Procedures for Rezoned Developments (2014, last amended 2021)
- Urban Forest Strategy (2014, amended 2018)
- Latecomer Policy (2021)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No.12183

REPORT

Background/Context

1. Site and Context

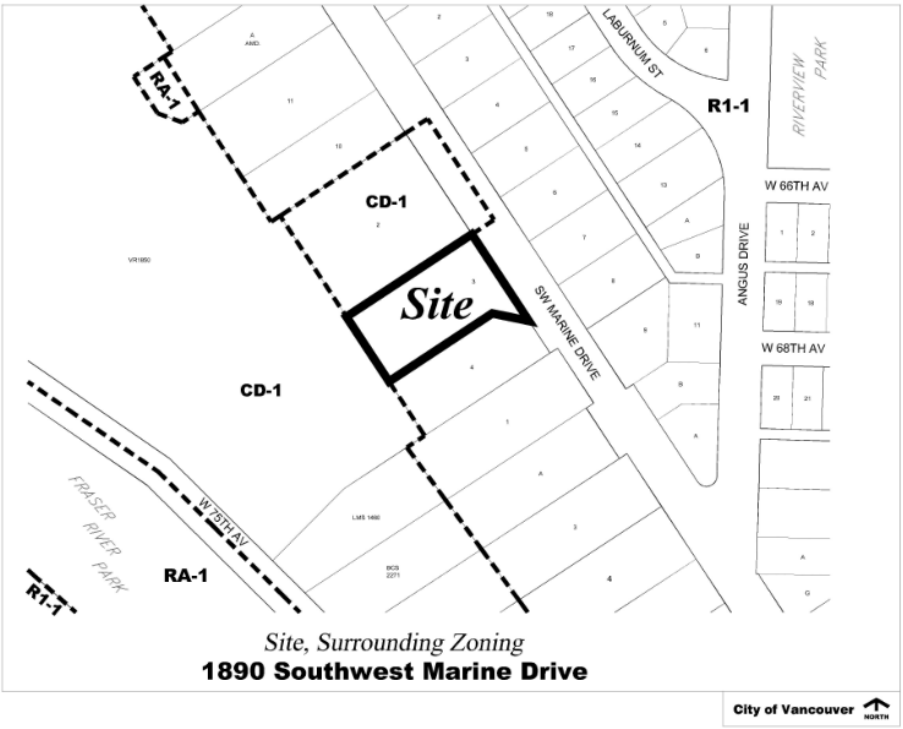
The 4,015.6 sq. m (43,224 sq. ft.) subject site is made up of one lot (see Figure 1). The lot is an irregular shape with a frontage of 60 m (197 ft.) on Southwest Marine Drive. The existing zoning is R1-1 (Inclusive Residential) and the property is developed with a single detached house. There is a ravine that runs through the front yard with a watercourse located in the front third of the property. As the subject site has no lane, all vehicular access to the site is currently provided through access off of Southwest Marine Drive via a bridge over the creek. Behind the rear of the property, there is an escarpment located on the neighbouring property to the south, which drops down in height by approximately 11 m (36 ft.). The property contains one rental tenancy which is not eligible for provisions under the *Tenant Relocation and Protection Policy* (TRPP).

The immediate area is zoned R1-1 and developed with single detached houses. To the west, is a seniors' care facility at the heritage designated property known as Casa Mia (zoned CD-1 (752)). South of the site, below the escarpment, is an 82-unit bare land strata developed of detached houses and duplexes, known as the West Angus Lands (zoned CD-1(184)). The escarpment is part of a network of green space on this neighbouring strata development which shares a property line with the subject site.

Local School Capacity – The site is within the catchment areas of Dr. R. E. McKechnie Elementary School and Magee Secondary School. According to the 2021 Vancouver School Board (VSB)'s *Long Range Facilities Plan*, McKechnie is anticipated to be operating at 116% capacity by 2031. Magee is anticipated to be operating at a 106% utilization; however, forecasts indicate surplus capacity in the southwest region family of schools with an overall capacity utilization of 82% forecast by 2031.

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

Figure 1: Surrounding Zoning and Context



Neighbourhood Amenities – The following amenities exist in the area:

- **Parks** – Riverview Park (450 m), Arbutus Park (750 m), Shannon Park (1.0 km), and Fraser River Park (1.1 km)
- **Community Spaces** – Vancouver Public Library, Marpole Branch (1.2 km)
- **Child Care Facilities** – Spare Time Fun Centre (1.5 km)

2. Policy Context

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

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

completed, receipt of a full rezoning application was required by June 30, 2022 to continue to remain eligible to proceed under the *AHC Policy*.

This rezoning application was received on June 30, 2022 and therefore, the project remains eligible under the *AHC Policy*.

Rezoning applications considered under the *AHC Policy* must meet a number of criteria, such as providing 100% of the residential floor area as secured rental housing, fitting contextually within neighbouring development and meeting location requirements. Ground-oriented forms up to 3.5 storeys or four storey apartment buildings for market rental units may be considered on sites within approximately 100 m of an arterial street. The *AHC Policy* allows for a maximum of two projects to be considered within ten blocks along the same arterial. No other *AHC Policy* projects have been considered within ten blocks of this site.

There are currently three in-stream *AHC Policy* applications remaining.

Secured Rental Policy (SRP) – On November 26, 2019, Council approved amendments to the *Secured Market Rental Housing Policy* (commonly known as *Rental 100*) and retitled it to *Secured Rental Policy (*SRP*)*. The *SRP* expands on *Rental 100* by consolidating rezoning opportunities for secured rental housing previously contained in the *AHC Policy* and introducing new green buildings requirements. This site is not eligible for redevelopment under the new *SRP*, but is allowed under the *AHC Policy* in accordance with that policy's stated deadlines for submission of a rezoning application.

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

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

Housing Vancouver Strategy – In November 2017, Council approved the *Housing Vancouver Strategy* (2018-2027), which seeks to shift the supply of new homes towards the right supply, with targets for new units along a continuum of housing types. The targets were based on the core goals of retaining the diversity of incomes and households in the city, and shifting housing production towards rental to meet the greatest need. The *Housing Vancouver Strategy* has targeted the delivery of 72,000 new homes, including 20,000 purpose-built rental units by 2028. Targets and actions seek to retain a diversity of incomes and households in the city. If approved, this application would contribute towards the targets for purpose-built rental units.

Strategic Analysis

1. Proposal

The application proposes 28 secured market rental housing units in a stacked townhouse form (see Figures 2 and 3). The proposal includes surface parking and one level of underground vehicle and bicycle parking, with access off Southwest Marine Drive.

Figure 2: View from entrance on Southwest Marine Drive

Figure 3: Courtyard View

2. Land Use

The proposed market rental residential units are consistent with the intent of the *AHC Policy*.

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

Height and Density – The site is currently zoned R1-1 (Residential Inclusive) which permits a maximum density of 0.70 FSR. The *AHC Policy* allows 3.5 storey buildings for sites within 100 m of arterials. The proposed development has a density of 0.73 FSR with a floor area of 2,932.8 sq. m (31,568 sq. ft.) and is 3.5 storeys in height. Based on staff review, a density of 0.75 FSR is recommended to provide an opportunity for the proposal to adhere to design conditions in Appendix B. The recommended building height is 13.8 m (45 ft.), to accommodate urban design conditions in Appendix B.

Form of Development – The townhouse units are arranged around a central open space and accessed with two sets of stairs leading to each unit's garden and ground levels. To maintain a finished floor level of garden units and improve livability of unit interiors, conditions in Appendix B require the garden level units to be located a maximum of 0.9 m (3 ft.) below grade.

Livability and Privacy – The proposed units facing the rear property line currently have no windows serving the living areas. Therefore, a condition in Appendix B has been added to bring natural lighting into the unit interiors. To improve privacy between some of the proposed patios and balconies, conditions in Appendix B require design elements such as privacy screens and planted hedges be utilized to ensure an acceptable amount of visual privacy.

Amenity areas – The proposal provides the recommended amount of indoor and outdoor amenity areas accessed from the ground and garden levels near the main entrance to provide community interaction between the residents.

Urban Design Panel – Staff determined a review by the Urban Design Panel was not required due to the relatively small size of the development in the residential zones. Further design development to mitigate privacy concerns between the proposed units is contained in Appendix B.

Staff have reviewed the rezoning application and concluded that the proposed design is an appropriate response to the sloped 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* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 28 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 4).

Figure 4: Progress Towards 10-Year Housing Vancouver Targets for Secured Market Rental Housing as of June 30, 2023

Housing Type	10-Year Targets	Units Approved Towards Targets
Purpose Built Market Rental Units	20,000	15,280 (76%)

1. *Tracking progress towards 10-year Housing Vancouver targets began in 2017*
2. *Unit numbers exclude the units in this proposal, pending Council's approval of this application.*

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2022, the purpose-built apartment vacancy rate was 0.9% in Vancouver. The vacancy rate (based on the CHMC Market Rental Survey) is 0.4% for the Westside/Marpole neighbourhood, for which this site is located. A vacancy rate of between 3% and 5% is considered to represent a balanced rental market.

Housing Mix – The *Family Room: Housing Mix Policy for Rezoning Projects* requires a minimum of 35% family units. This application exceeds this policy, proposing 75% family units, in a mix of two-bedroom and three-bedroom units. Units must be designed in accordance with the *High Density Housing for Families with Children Guidelines*. The application as proposed is

consistent with the policy and a provision is included in the CD-1 By-law to meet the minimum unit mix requirements.

Average Rent and Income Thresholds – Average rents for units on the Westside are shown in Figure 5. Rent increases, over time, are subject to the Residential Tenancy Act. Average market rents in newer rental buildings on the Westside are shown in the middle two columns in Figure 5. The market rental housing will provide options which are significantly more affordable than average home ownership costs as illustrated in Figure 5.

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

		Newer Rental Buildings Westside		Monthly Costs of Ownership for Median-Priced Apartment –Westside (with 20% down payment)		
Unit	**Average Unit Size**	**Average Market Rent[1]**	**Average Household Income Served**	**Monthly Costs of Ownership[2]**	**Average Household Income Served**	**Down-Payment at 20%**
Studio	n/a	$1,938	$77,520	$2,837	$113,480	$106,000
1-bed	450 sq. ft.	$2,209	$88,360	$3,473	$138,920	$132,000
2-bed	545 sq. ft.	$3,411	$136,440	$5,193	$207,720	$198,400
3-bed	1,354 sq. ft.	$4,426	$177,040	$7,982	$319,280	$311,890

[1] Data from the October 2022 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2013 or later on the Westside of Vancouver

[2]Based on the following assumptions: median of all BC Assessment apartment sales prices in Vancouver Westside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, $150-$250 monthly strata fees and monthly property taxes at $2.92 per $1,000 of assessed value (2020 assessments and property tax rate).

Security of Tenure – Purpose-built rental housing offers secure rental tenure. All 28 units in the proposal would be secured through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units.

Existing Tenants – The *Tenant Relocation and Protection Policy* (TRPP) does not apply as there are no qualifying tenants residing on this site.

5. Transportation and Parking

Vehicle and bicycle parking are provided at grade and in one level of underground parking accessed off Southwest Marine Drive. The application proposes a total of 24 vehicle parking spaces and 68 bicycle parking spaces. The application will be required to meet the Parking By-law.

The site is served by buses along 64th Avenue and Angus Drive, located 400 m northeast of the site. The site is also adjacent to a painted bike lane along Southwest Marine Drive.

Through this application, conditions of approval include public realm improvements at the intersection of Southwest Marine Drive and 64th Avenue, including a new crosswalk, provision of upgraded street lighting adjacent to the site, and a new fire hydrant. Local servicing requirements will be secured through a services agreement. Engineering conditions are included in Appendix B.

6. Environmental Sustainability and Natural Assets

Natural Assets – The *Urban Forest Strategy* was developed to preserve, protect and strengthen Vancouver's urban forest and tree canopy for the future. The Protection of Trees By-law aims to retain a healthy urban forest by requiring permission be sought to remove trees which meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

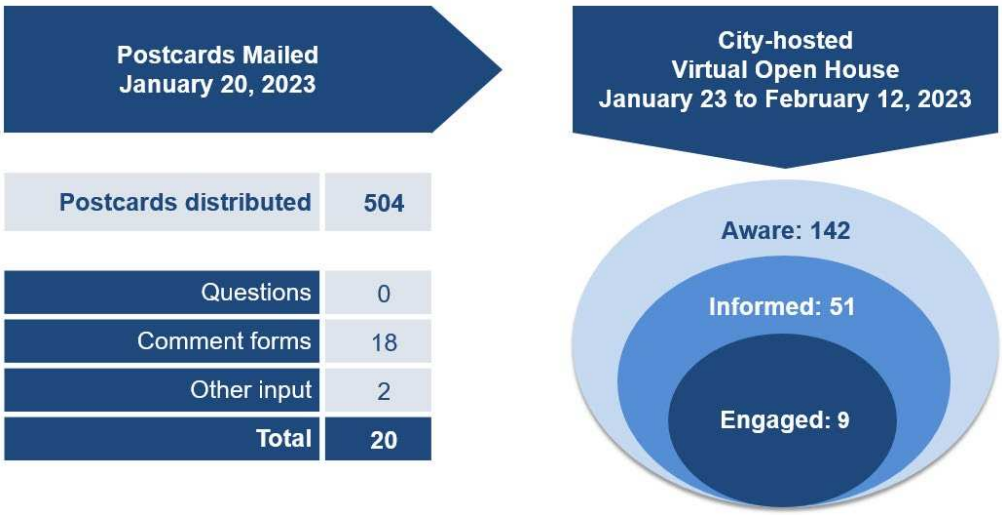
The subject site contains a total of 30 on-site trees, 42 off-site trees shared with neighbouring sites, and 11 City trees. There are 18 on-site trees proposed for removal and 12 on-site trees proposed for retention. All 42 off-site trees shared with adjacent lots are proposed for retention. The final number of trees planted will be determined through the development permit process. See Appendix B for landscape and tree conditions.

7. Public Input

Public Notification – A rezoning information sign was installed on the site on September 19, 2022. Approximately 504 notification postcards were distributed within the neighbouring area on or about January 20, 2023. Notification and application information, and an online comment form, was provided on the City's *Shape Your City Vancouver* (shapeyourcity.ca/) platform.

Virtual Open House – A virtual open house was held from January 23 to February 12, 2023 on the Shape Your City platform. The open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. There were 142 people who signed onto the project webpage to view the rezoning proposal.

Figure 6: Overview of Notification and Engagement



Public Response and Comments – Public input was provided via online questions, comment forms, by email and phone. A total of 20 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, density, location:** The development's density, height, massing, and use are aligned with the surrounding neighbourhood.
- **Housing Stock:** This development will provide much needed housing stock for the city and to residents that want to stay within their community.

Generally, comments of concern fell within the following areas:

- **Construction Safety:** Excavations that will occur from this development may result in a landslide similar to the one that occurred in 2021 on the adjacent site.
- **Density and location:** The development is too dense and does not follow the neighbourhood's single family character.

Staff Response – The proposal complies with the *AHC Policy* in terms of building height, density and location, as well as the directions of the *Vancouver Plan*.

As a condition of rezoning, a geotechnical assessment for the proposed development is to be submitted to the satisfaction of the Chief Building Official to ensure slope stability measures are in accordance with Engineers and Geoscientists BC's Professional Practice Guidelines: Landslide Assessments in British Columbia standards. A more detailed design and construction plan will be reviewed at the development and building permit stages to ensure slope stability and safety are addressed throughout the development process. See Appendix B.

8. Public Benefits

Community Amenity Contribution (CAC) – The *Community Amenity Contributions Policy for Rezonings* provides an exemption for certain routine, lower-density secured market rental rezoning applications that comply with the City's rental policies. As this site is currently zoned R1-1 and proposed to rezone to CD-1 to develop three-storey stacked townhouse units, the application is eligible for this CAC exemption.

Development Cost Levies (DCLs) – The site is subject to the City-wide DCL and the Utilities DCL. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage.

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

Based on the rates in effect as of September 30, 2023 and the proposed 3,011.7 sq. m (32,418 sq. ft.) of residential floor area, $266,800 of DCLs would be expected from this project.

Public Art Program – No public art contribution is applicable to this rezoning as the proposed floor area 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.

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

Financial Implications

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

CONCLUSION

Staff review of the application to rezone the site at 1890 Southwest Marine Drive has concluded that the proposed land use, height, density and public benefits are consistent with the *AHC Policy* and will help achieve key housing objectives in and around the area.

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

* * * * *

1890 Southwest Marine Drive
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Uses

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

   (a) 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 4,015.6 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 0.75.

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

5.5 Computation of floor area must exclude:

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

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

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

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

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

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

(ii) bicycle storage, and

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

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

(e) 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.

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

Building Height

6. Building height must not exceed 13.8 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.

* * * * *

1890 Southwest Marine Drive
CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Stuart Howard Architects received June 30th, 2022 and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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

Urban Design

1.1 Design development to maintain the garden units finished floor level to be not more than 0.92 m (3 ft.) below adjacent grade for living rooms and 1.37 m (4.5 ft.) below adjacent grade for bedrooms.

Note to Applicant: The proposed design depicts the floor level of garden units located more than 0.92 m (3 ft.) below grade. Elevate the building to provide better livability for garden-level units.

1.2 Design development to provide windows for access to natural lighting for the living areas in units at the garden level.

Note to Applicant: Each habitable room means any room except a bathroom or kitchen.

1.3 Design development to improve privacy and livability for the units by providing privacy screens or landscape screening between the unit's private open spaces.

Note to Applicant: The unit patios on the ground level should be treated with privacy screening elements to mitigate privacy concerns between unit residents.

1.4 Design development to provide a sense of enclosure with landscaping for the children's play area for better functionality and visibility from the common areas.

1.5 Design development to consider private seating areas and other amenities for adult interaction in the central outdoor area.

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

Note to Applicant: Refer to the *Bird Friendly Design Guidelines* for examples of built features that may be applicable, and provide a design rationale for the features noted.

For more information, see the guidelines at https://guidelines.vancouver.ca/guidelines-bird-friendly-design.pdf

Crime Prevention through Environmental Design

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

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

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

(c) Consideration of residential break and enter;

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

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

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

(ii) Providing white-painted walls; and

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

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

Landscape

1.8 Design development to provide an improved tree retention and replacement strategy, to mitigate the loss of large site trees, including the following:

(a) Retention of as many viable mature site trees as possible, exploring an alternate site design to accommodate retention of further trees;

(b) Addition of substantially more trees on free grade, especially in adjacent properties interface areas; and

(c) Provision of larger scale and size trees, to be minimum 3 m tall or 2.5 calliper.

1.9 Design development of the landscape plan to further develop, detail and explain clear design intent.

Note to Applicant: Current landscape plan gives very little information regarding the open spaces, concept, grades, functions, uses and materials proposed. Working with an experienced landscape architect is strongly recommended.

1.10 Design development to the adjacent properties interface areas to ensure a sensitive orientation which respects privacy and buffering, while providing a friendly public realm interface.

1.11 Design development to integrate and delineate the requirements of Canada Fisheries and Oceans with the landscape plans, allowing for preservation of natural site assets.

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

(a) Consider providing intensive and/or extensive green roofs on all available flat roofs;

(b) Add Urban Agriculture plots for use by residents, including all infrastructure needed, in keeping with the City's Guidelines for Urban Agriculture;

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

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

(e) Add planters with overarching shrubs to common upper level decks, to be visually accessible from below, softening the edges and consisting of woody evergreen plant material for year-round presence; and

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

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

(a) Provide common maintenance access to all planted commons areas; and
(b) Provide a high efficiency irrigation system for all planted areas.

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

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

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

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

1.17 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.

1.18 Provision of a Tree Management Plan as part of the Landscape Plans, in coordination with an arborist report Tree Management Plan.

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

1.19 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.

1.20 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*".

1.21 Provision of an outdoor Lighting Plan.

Geotechnical

1.22 A geotechnical assessment for the proposed development is to be submitted to the satisfaction of the Chief Building Official.

Note to Applicant: The area has been identified as having potential development related slope instability. A report shall be undertaken in accordance with Engineers and Geoscientists BC's Professional Practice Guidelines: Landslide Assessments in British Columbia. It is also suggested that this assessment also consider an evolving aspects relating to climate change that includes frequency and intensity of extreme weather and its potential dynamic effect. This report shall be provided at the development permit stage so that any modifications or additional requirements, as determined by the Chief

Building Official, can be incorporated at the time of building permit application. The City may wish to exercise their discretion and request an external technical review of the report, relating to the landslide assessment.

The City will require the registration of a slope stability covenant as part of our review of the slope stability report and as a condition of development issuance. The City will require the project's legal counsel information so that this process can be initiated through the City's Legal Services Department.

Engineering

1.23 All archaeological sites, whether on Provincial Crown or private land (including land under water) that are known or suspected to predate AD 1846, are automatically protected under the Heritage Conservation Act (HCA). Certain sites, including human burials and rock art sites with heritage value, are automatically protected regardless of their age. Shipwrecks and plane wrecks greater than two years of age are also protected under the HCA. The HCA does not distinguish between those archaeological sites which are "intact," (i.e., those sites which are in a pristine, or undisturbed state) and those which are "disturbed" (i.e., those sites which have been subject to alteration, permitted or otherwise). All archaeological sites, regardless of condition, are protected by the HCA, as described above. HCA-protected archaeological sites or objects cannot be disturbed or altered without a permit issued by the Archaeology Branch (Ministry of Forests). It is the developer's responsibility to exercise due diligence to avoid damage to any unrecorded archaeological sites, which are still protected under the HCA.

1.24 Provision of a Construction Management Plan directly to TransLink (MRN@translink.ca) with a copy of the correspondence provided to the City of Vancouver a minimum 8 weeks prior to the start of any construction activity.

Note to Applicant: The City of Vancouver and TransLink have authority over construction works carried out on a City Street that is designated as part of the Major Road Network (MRN). This development site has been identified as being adjacent the MRN, as defined under the South Coast British Columbia Transportation Authority Act (https://www.translink.ca/plans-and-projects/projects/roads-bridges-and-goods-movement [translink.ca]) on one or more frontages. Potential impacts to the road network due to site specific construction activity must be reviewed and approved for all sites proposing street use outside of currently regulated zone limitations.

1.25 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.

1.26 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities

adjacent your site prior to building permit issuance if shotcrete will be required for the site.

Note to Applicant: 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. Please contact Engineering Services at shoringreview@vancouver.ca for details.

https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx

https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation

1.27 The owner or representative is advised to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after building permit issuance.

Note to Applicant: 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.

https://vancouver.ca/home-property-development/construction-street-use-permits.aspx

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

(a) Provision of 0.6 m width and 1.8 m length for Class B bicycle spaces;

(b) Provision of confirmation that the Class B bicycle parking is being constructed as per Section 6.4.4 of the Parking By-Law; and

(c) Automatic door openers for all doors providing access to Class A bicycle storage rooms.

Note to Applicant: consider providing alcoves for the doors that provide access to the Class A bicycle parking within the internal garages;

1.29 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 minimum 6.1 m (20 ft.) width for the parkade ramp and 6.1 m (20 ft.) width throughout the overhead gate;

Note to Applicant: minimum 6.1 m (20 ft.) width is required for 20 or more vehicle parking spaces, and there are 28 vehicle parking spaces shown in the parkade;

(b) Provision of minimum 6.6 m (21'- 8") maneuvering aisle widths;

Note to Applicant: down to 6.1 m (20 ft.) maneuvering aisle width is acceptable if 2.75 m (9 ft.) stall widths are provided;

(c) Provision of (8'-10") 2.7 m stall width for standard enclosed parking spaces next to bicycle parking; and

Note to Applicant: refer to vehicle spaces 6, 13, 17, 18, and 19 for examples of enclosed vehicle spaces next to bicycle parking that require additional parking stall width, update drawings to show (8'-10") 2.7 m stall width.

(d) Provision of the 1.5 m accessible stall aisle width to be clear of column/curb obstructions and flush with the accessible space;

1.30 Design development to improve accessibility and function of the proposed shared vehicle spaces through provision of the following:

(a) A 2.9 m (9.5 ft.) stall width for shared vehicle parking spaces.

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

(a) All types of parking and loading spaces individually numbered, dimensioned, and labelled;

Note to Applicant: some parking spaces have duplicated parking stall numbers;

(b) Identification of all columns in the parking layouts;

(c) Dimensions of maneuvering aisles and the drive aisles at the parkade entrance and all gates;

(d) Section drawings showing elevations and minimum vertical clearances for parking levels, ramps, security gates, and the overhead gates of the individual internal garages;

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

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

(f) Design elevations on both sides of the ramps and drive aisles at all breakpoints, accessible 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.

(g) Indication of the stair-free access route from the Class A bicycle spaces to reach the outside; and

(h) Provision of coordinated architectural site plan and landscape drawings;

Note to Applicant: reconfirm parking spaces proposed at grade and Class B bicycle parking.

1.32 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.

1.33 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.

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

1.34 The proposed development is in a peat region. Prior to and during construction activities, the existing infrastructure at and adjacent to the development site shall be monitored to ensure the functionality of the existing infrastructure meets current City standards.

(a) Provision of three preconstruction surveys over a period of three months prior to construction is required. The surveys are to include survey data from the proposed development site to a distance of 100 m radius, in 25 m increments. Provision of further monitoring surveys during and post construction will be required as necessary.

Note to Applicant: Should any City infrastructure at or adjacent to the site be damaged or disturbed during construction activities, the existing infrastructure is to be replaced to current City standards at the discretion of the City Inspector or City Engineer.

1.35 This development will be required to provide on-site rainwater management in accordance with Building By-law requirements (Book II, Division B, Article 2.4.2.5) in effect in January 2024.

Note to Applicant: The applicant will be required to demonstrate compliance with these requirements at the building permit application stage. See Vancouver.ca/rainwater for more information.

1.36 Provisions of a Final Hydrogeological Study, to the General Manager of Engineering Services' and the Director of Planning's satisfaction, which addresses the requirements outlined in the Groundwater Management Bulletin, including but not limited to:

(a) An updated Groundwater Management Plan which includes:

(i) Per the hydrogeological report dated May 30, 2022, include the results of the additional proposed investigation as well as any other updated information;

(ii) Provide a quantitative estimate (in litres per minute) of both the anticipated construction dewatering/drainage rate and the permanent (post-construction) dewatering/drainage rate. Include calculations, assumptions and the methodology used to determine the rates; and

Note to Applicant: The City does not support the long-term discharge of groundwater to our sewer system. Every effort should be made to prevent or limit this discharge.

(iii) Clarification of the groundwater management methods that will be used at the subject property. The hydrogeological report dated May 30, 2022 indicates collected groundwater may be re-infiltrated on site, however the Preliminary Rainwater Management Plan dated May 31, 2022 indicates collected groundwater may be treated and discharged to the stream on the subject property;

Note to Applicant: As a reminder, the applicant is responsible for ensuring groundwater quality meets the applicable water quality bylaws and legislation for the groundwater management methods to be used at the subject property. This includes, but is not limited to, the City's Sewer and Watercourse Bylaw, Metro Vancouver bylaws, and all applicable Provincial and Federal legislation.

(b) An Impact Assessment which achieves the following objective:

(i) The City has documented a peat deposit beneath the site. Discuss the potential for site dewatering and/or drainage to result in compaction of peat, resulting in impacts to nearby property or infrastructure;

(ii) The hydrogeological report dated May 30, 2022 notes the presence of a stream in the eastern area of the property. In the updated hydrogeological report, comment on the potential groundwater-surface water interactions at the subject property, and how the groundwater management method(s) proposed for the site may affect water levels within the stream; and

(iii) Analysis to confirm that there are no significant risks from groundwater extraction/diversion.

Note to Applicant: The City does not accept the dewatering of peat due to associated risk of offsite settlement.

Note to Applicant: The alteration of a stream channel, including building a bridge over a stream or culverting a stream, may require authorization under the *Water Sustainability Act*. The applicant should contact the Provincial Government via FrontCounter BC at (877) 855-3222 to determine what is required.

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

1.38 Submission of a Key Plan by the applicant and approved by the City prior to any third party utility drawing submissions. It is highly recommended that the applicant submit a Key Plan to the City for review as part of the Building Permit application. Third party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

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

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

Note to Applicant: Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in 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.

1.39 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 Development Permit application are preliminary, and that a final off-site geometric design will be provide by the City of Vancouver through the Development Permit process.

(a) 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."

(b) Show all City supplied building grades on architectural drawings. To minimize grade differences, interpolate a continuous grade between the points provided on the City supplied building grades plan.

(c) Remove existing retaining wall, hedges and pavers from City boulevard on Southwest Marine Drive.

(d) Add notes and callouts to the plans stating that the required Green Infrastructure improvements on 1890 Southwest Marine Drive will be as per City-issued design.

Housing

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

(a) be suitable for family housing; and
(b) include two or more bedrooms.

1.41 The proposed unit mix, including 7 one-bedroom units (25%), 5 two-bedroom units (18%), and 16 three-bedroom units (57%) is to be included in the Development Permit drawings.

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

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

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

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

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

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering

2.1 Provision of a watercourse covenant based on the presence of an old stream(s).

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

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

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

Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Vector Engineering Services Ltd. dated December 21, 2022, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 300 mm along Southwest Marine Drive. The maximum water service connection size is 300 mm

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 for the installation of a new fire hydrant fronting the development site.

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

(i) Implementation of development(s) at 1890 Southwest Marine Drive does not require any upgrades in order to maintain adequate sanitary sewer flow conditions.

Note to Applicant: Development to be serviced to the existing 450 mm San sewers and existing 1200 mm Metro Vancouver's combined trunk sewer (Stm connection) located in Southwest Marine Drive.

(d) Provision of street improvements along Southwest Marine Drive adjacent to the site and appropriate transitions including the following:

(i) Minimum 1.53 m (5.0 ft.) wide front boulevard with street trees where space permits;

(ii) Minimum 1.83 m (6.0 ft.) wide broom finish saw-cut concrete sidewalk;

(iii) Curb and gutter, including any required road reconstruction to current standards; and

(iv) Install a new side inlet catch basin at the southern extent of the site on Southwest Marine Drive.

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

(e) Provision for the installation of a bioswale feature in the boulevard to treat and retain 90% of average annual rainfall or a 48 mm-24 hr event from the right-of-way to the greatest extent practical.

Note to Applicant: Bioswale and bioretention generally include placement of plants, growing medium, catch basin and perforated pipe sub-drain connected to the sewer system.

For further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca

(f) Provision of improvements at the intersection of Southwest Marine Drive and West 64th Avenue including:

(i) Design and installation of a new RRFB (Rectangular Rapid Flashing Beacon) crosswalk and any required associated works; and

(ii) A new electrical service cabinet/kiosk on West 64th Avenue for the new RRFB at the intersection of Southwest Marine Drive and West 64th Avenue.

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

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

Note to Applicant: a lighting simulation is required prior to Development Permit issuance.

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

(a) Improvements at the intersection of Southwest Marine Drive and West 64th Avenue per condition 2.2 (f)

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

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

2.4 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 28 residential units as secured market rental housing units, excluding Seniors Supportive or Assisted Housing, pursuant to the City's *Affordable Housing Choices Interim Rezoning Policy* Program, for a term equal to the longer of 60 years and the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

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

Sustainability

2.6 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.

Environmental Contamination

2.7 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 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 Protection, City Engineer and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until a Certificate of Compliance satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Agreements

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

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

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

* * * * *

1890 Southwest Marine Drive
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting Lot 3, Blocks 12, O and R, District Lot 317, Plan 19773; PID: 005-217-521 from the R1-1 maps forming part of Schedule A of the Subdivision By-law.

1890 Southwest Marine Drive
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

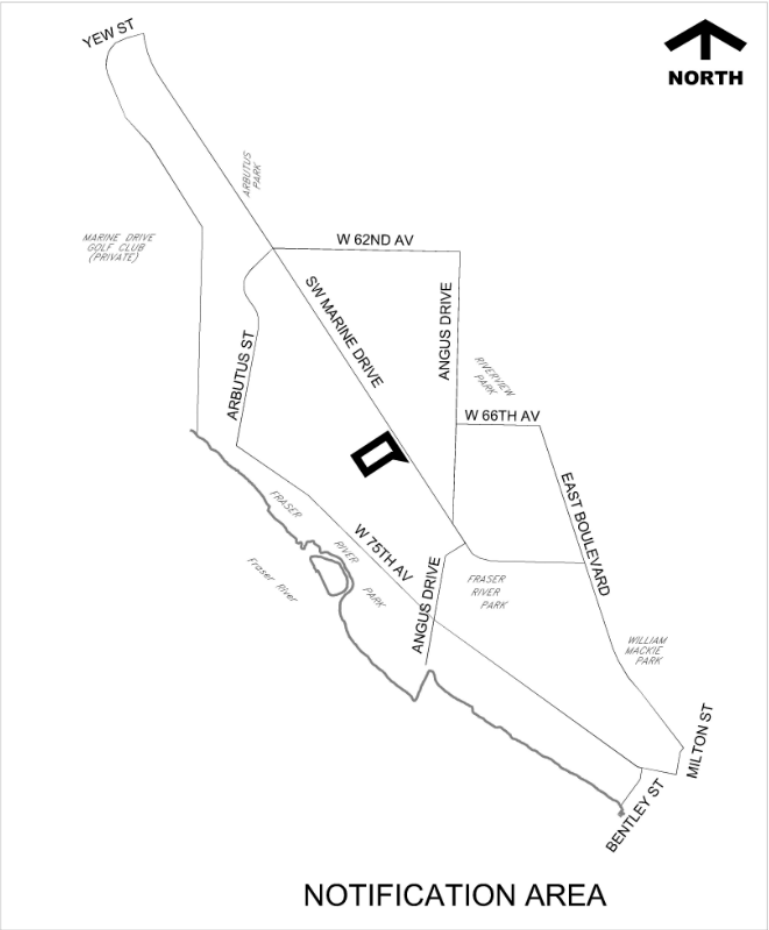
	Date	Results
Event		
Virtual open house (City-led)	January 23, 2023 – February 12, 2023	142 participants (aware)* • 51 informed • 9 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	January 20, 2023	504 notices mailed
Public Responses		
Online questions	January 23, 2023 – February 12, 2023	no submittal
Online comment forms • Shape Your City platform	September, 2022 – February, 2023	18 submittals
Overall position • support • opposed • mixed	September, 2022 – February, 2023	18 submittals • 6 responses • 3 responses • 9 responses
Other input	September, 2022 – February, 2023	2 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	September, 2022 – February, 2023	498 participants (aware)* • 174 informed • 18 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:

- **Height, massing, density, location:** The development's density, height, massing, and use are aligned with the surrounding neighbourhood.

- **Housing Stock:** This development will provide much needed housing stock for the city and residents that want to stay within their community.

Generally, comments of concern fell within the following areas:

- **Construction Safety:** Excavations that will occur from this development may result in a landslide similar to the one that occurred in 2021.

- **Density and location:** The development is too dense and does not follow the neighbourhood's single family character.

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:

- Building design is aesthetically pleasing and deviates from typical Vancouver architecture.
- Proposed parking spaces are adequate.
- Three bedroom units will help welcome families into the neighbourhood.
- There are sufficient amenities such as transit, schools, and green space to support future residents.

General comments of concern:

- Additional parking should be provided as there are no public transit nearby and many vehicles will be parked outside of the homes of current residents.
- Traffic along Southwest Marine Drive cannot support additional traffic as a result of developments in the community such as Casa Mia and the Willmar Estates.
- Roads should be expanded to support additional traffic.
- Trees should be retained on site.
- This rezoning should not proceed under an enabling policy that was terminated.
- Southlands Plan was established prior to the AHC Policy and thus should be prioritized over the interim policy.

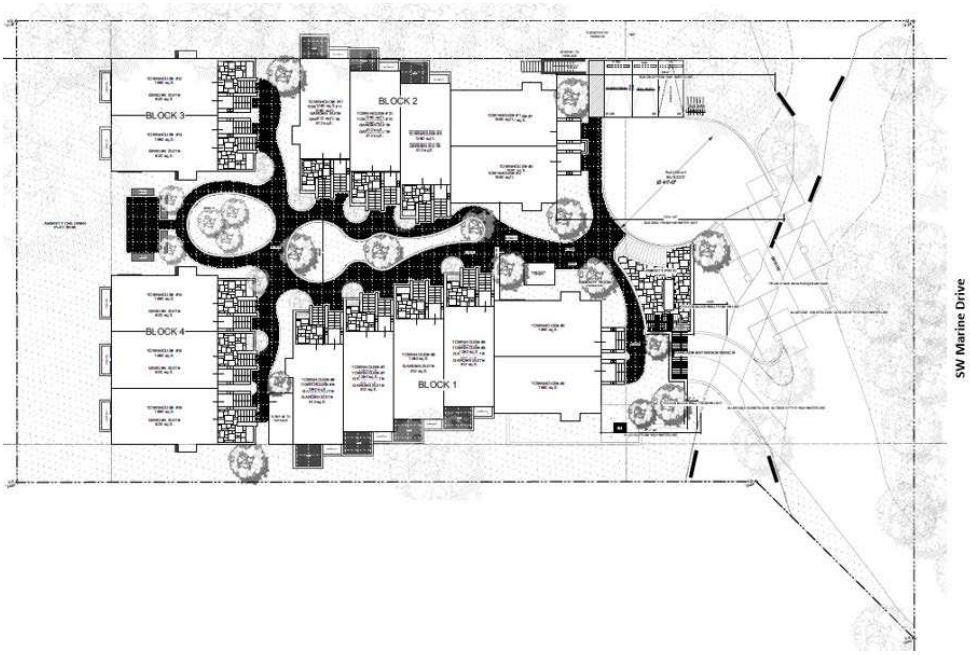
Neutral comments/suggestions/recommendations:

- Rental houses should be built in other areas within the city.
- Additional townhouses and market rental units should be added.
- Integration of protected bike lanes would benefit the area.
- High rises should be considered for this development.
- Secured Rental Policy should be considered in this area.

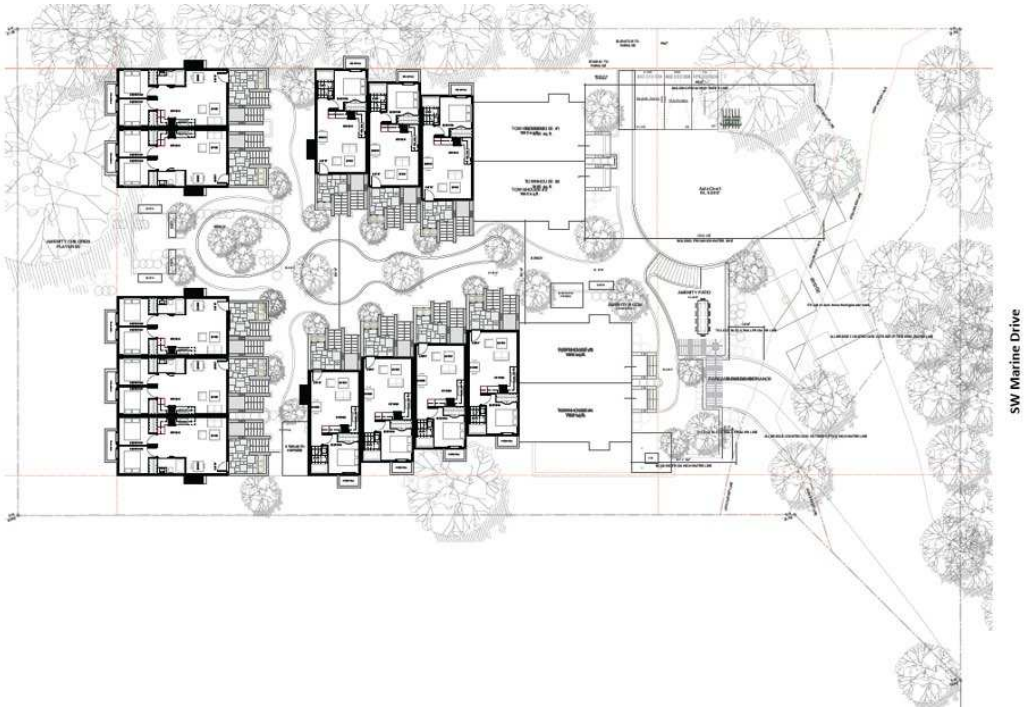
* * * * *

1890 Southwest Marine Drive
FORM OF DEVELOPMENT DRAWINGS

Site Plan



Garden Level



Level One

Level Two

Level Three

Northeast Elevation

Southwest Elevation

Southeast Elevation

Northwest Elevation

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1890 SOUTHWEST MARINE DRIVE
PUBLIC BENEFITS SUMMARY

Project Summary:

Proposal for three-storey stacked townhouses containing a total of 28 secured market rental residential units.

Public Benefit Summary:

The project would deliver 28 secured market rental housing units secured through a Housing Agreement for the longer of 60 years and the life of the building.

	Current Zoning	Proposed Zoning
Zoning District	R1-1	CD-1
FSR (site area = 4,015.6 sq. m (43,224 sq. ft.)	0.70	0.75
Floor Area (sq. ft.)	30,257	32,418
Land Use	Residential	Residential

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL[1]	$164,035
Utilities DCL[1]	$102,765
TOTAL	**$266,800**

Other benefits (non-quantified components): 28 dwelling units secured for rental housing for the longer of 60 years and the life of the building.

[1] Based on by-laws in effect as of September 30, 2023. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DCL by-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's DCL Bulletin for details.

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1890 SOUTHWEST MARINE DRIVE
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Applicant	Stuart Howard Architects
Owner	Yayun Cao
Address	1890 Southwest Marine Drive.
Property Identifiers (PIDs)	005-217-521
Legal Description	Lot 3 Blocks 12, O and R District Lot 317 Plan 19773
Site Area	4,015.6 sq. m (43,224 sq. ft.)

Development Statistics

	Permitted Under Existing Zoning	**Proposed**
Zoning	R1-1	CD-1
Uses	Residential	Residential
Floor Area	2,820.3 sq. m (30,257 sq. ft.)	3,011.7 sq. m (32,418 sq. ft.)
Maximum Density	0.70 FSR	0.75 FSR
Maximum Height	11.5 m (38 ft.)	13.8 m (45 ft.)
Unit Mix	--	Studio 0 One-bedroom 7 Two-bedroom 5 Three-bedroom 16 Total 28
Parking, Loading, and Bicycle Spaces	As per Parking By-law	Vehicle Parking 24 Bicycle Parking 68 (To be confirmed at the development permit stage)
Natural Assets	Existing: 30 on-site trees 42 off-site trees shared with neighbouring sites	Proposed (including existing): 12 on-site trees 42 off-site trees (to be confirmed at development permit)

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