CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	May 16, 2023
Contact:	Yardley McNeill
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RTS No.:	15748
VanRIMS No.:	08-2000-20
Meeting Date:	May 30, 2023

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 3132-3150 Rosemont 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-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by Boni Maddison Architects, on behalf of M. Kopernik (Nicolaus Copernicus) Foundation, the registered owner of the lands located at 3132-3150 Rosemont Drive [*PID 007-881-002; Lot 44, District Lot 334 Plan 14240*], to rezone the lands to remove the property from CD-1 (72) (Comprehensive Development) District and create two new CD-1 (Comprehensive Development) Districts (CD-1 West and CD-1 East) to permit the development of a six-storey residential building with 94 social housing units and retention of the existing community care facility, be approved in principle;

FURTHER THAT the draft CD-1 by-laws, prepared for the Public Hearing in accordance with Appendices A and B, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle for CD-1 West, generally as prepared by Boni Maddison Architects, received November 16, 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 D.

B. THAT, subject to the enactment of proposed CD-1 West and CD-1 East by-laws, CD-1 (72) By-law No. 4580, be amended to remove 3132-3150 Rosemont generally as set out in Appendix C;

FURTHER THAT the draft CD-1 (72) by-law amendments, prepared for the Public Hearing in accordance with Appendix C, be approved in principle.

C. THAT subject to approval in principle of the rezoning and the Housing Agreement described in Part 2 of Appendix D, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the by-law for CD-1 West, 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.

D. THAT Recommendations A to C 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 3132-3150 Rosemont Drive by removing this site from CD-1 (72) By-law No. 4580 and creating two new CD-1 (Comprehensive Development) Districts. The application proposes to develop a six-storey residential building containing 94 social housing units for seniors. The existing Community Care Facility, known as Kopernik Lodge, would remain on the site as is. The applicant has requested to subdivide the site and create a separate CD-1 Bylaw for each property.

Staff have assessed the application and conclude that it meets the intent of the *Victoria-Fraserview/Killarney Vision* with respect to the delivery of social housing. If approved, the application would contribute 94 social housing units towards the City's housing goals as identified in the *Housing Vancouver Strategy*.

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- CD-1 (Comprehensive Development) District (72) By-law No. 4580 (1971, last amended 2008)
- Housing Needs Report (2022)
- Victoria-Fraserview/Killarney Vision (2002)
- Housing Vancouver Strategy (2017)
- Rental Housing Stock Official Development Plan (2021)
- Tenant Relocation and Protection Policy (2015, amended 2019)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2023)
- Green Buildings Policy for Rezonings (2010, last amended 2022)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Urban Forest Strategy (2018)

REPORT

Background/Context

1. Site and Context

The subject site is comprised of one parcel in a larger multiple-parcel site that was rezoned in 1971 under CD-1 (72). The site is located east of the Rosemont Drive and Kerr Street intersection (see Figure 1), with an area of 8,212 sq. m (88,393 sq. ft.) and a frontage of approximately 174 m (570 ft.) along Rosemont Drive. A lane abuts the site to the west.

The property is currently developed with a two-storey seniors rental building on the western portion of the site and a two-storey Community Care Facility for seniors on the eastern portion of the site. The rental building contains 33 units, with 21 tenancies eligible for protections under the *Tenant Relocation and Protection Policy* (*TRPP*).

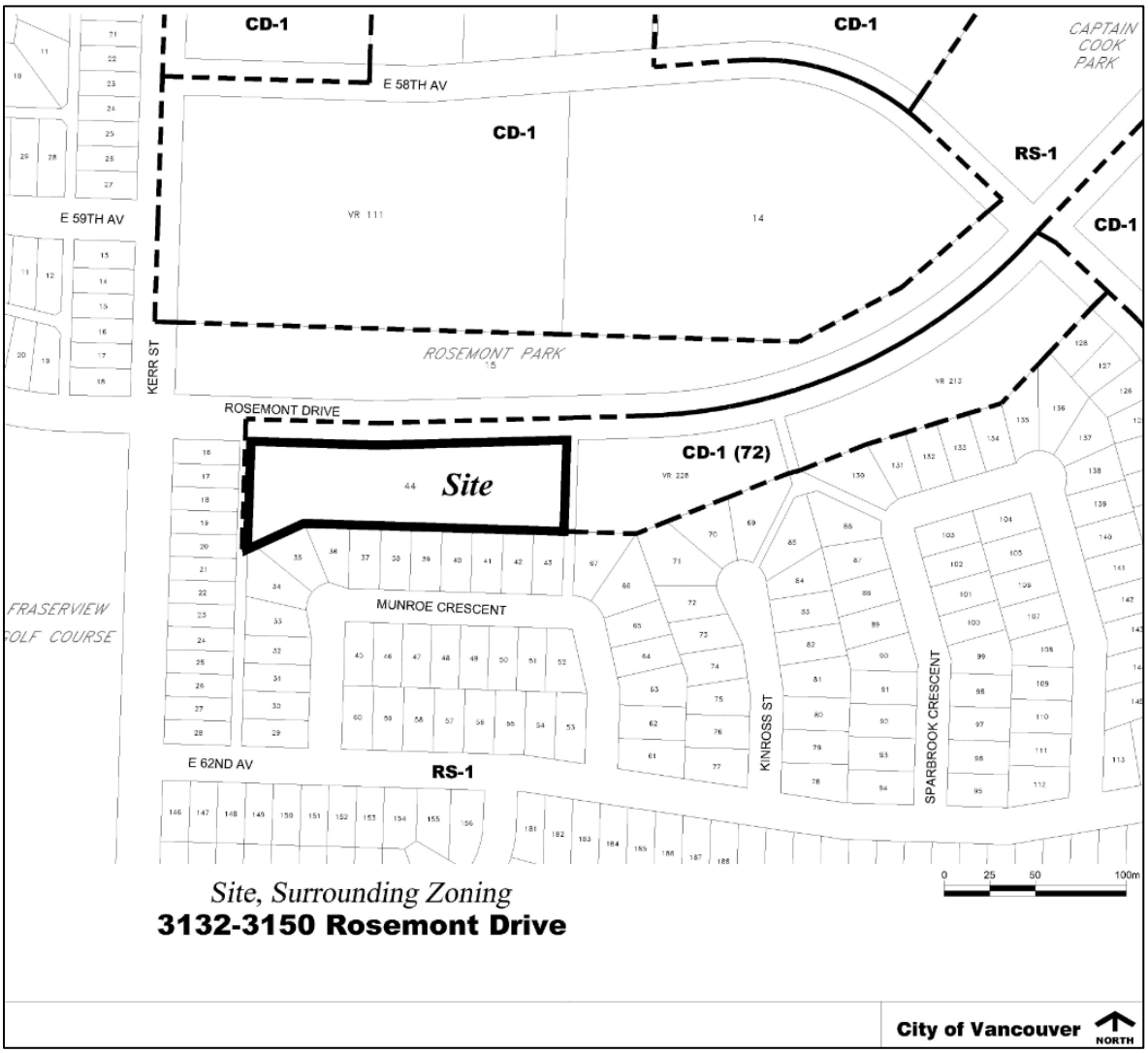
Neighbourhood Amenities – The following neighbourhood amenities are within walking distance of the site:

- **Parks:** Rosemont Park (25 m), Captain Cook Park (400 m), Champlain Heights Park (400 m), Everett Crowley Park (600 m) and Sparwood Park (700m).

- **Cultural/Community Space:** Champlain Heights Community Centre (700 m) and Champlain Heights Library (700 m).

- **Transportation:** The No. 26 bus (Joyce Station/29th Avenue Station) stop is located directly in front of the subject site.

Figure 1: Location Map



2. Policy Context

Vancouver Plan (2022) – 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. The approved 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 *Victoria-Fraserview/Killarney Vision* area. Implementation of the *Vancouver Plan* includes a review of all existing land use policies including the Visions, with the goal of expanding opportunities to address city-wide objectives. The proposal addresses priorities within the Housing Vancouver Strategy which aligns with the *Vancouver Plan*.

Victoria-Fraserview/Killarney Community Vision (2002) – The Vision supports rezoning for social housing projects, as well as seniors housing close to parks, shopping and transit.

Housing Needs Report (2022) – 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 Council's housing policies respecting affordable housing, rental housing and special needs housing.

This rezoning application would facilitate the delivery of 94 social housing units and address the data and findings within the HNR.

Housing Vancouver Strategy (2017) – Housing Vancouver focuses on the right supply of new homes, including rental, to meet a continuum of housing types. Overall, 72,000 new homes are targeted for the 10-year period from 2018-2027, including 12,000 social, supportive and non-profit co-operative units, and 20,000 purpose-built rental units. Targets and actions seek to retain a diversity of incomes and households in the city. If approved, this rezoning will contribute towards the targets for social housing units.

CD-1 (72) (1971, last amended 2008) – 3150-3370 Rosemont Drive was rezoned in 1971 to allow for the development of town houses. In 1972, Council approved an application to amend the by-law to include Senior Citizens' Housing as a permitted use on the site. Personal Care Home was added as a permitted use in 1973. The CD-1 By-law was last amended in 2008 to strike out the wording and replace it with Community Care Facility, in keeping with Council adopted updated definitions for the use.

Strategic Analysis

1. Proposal

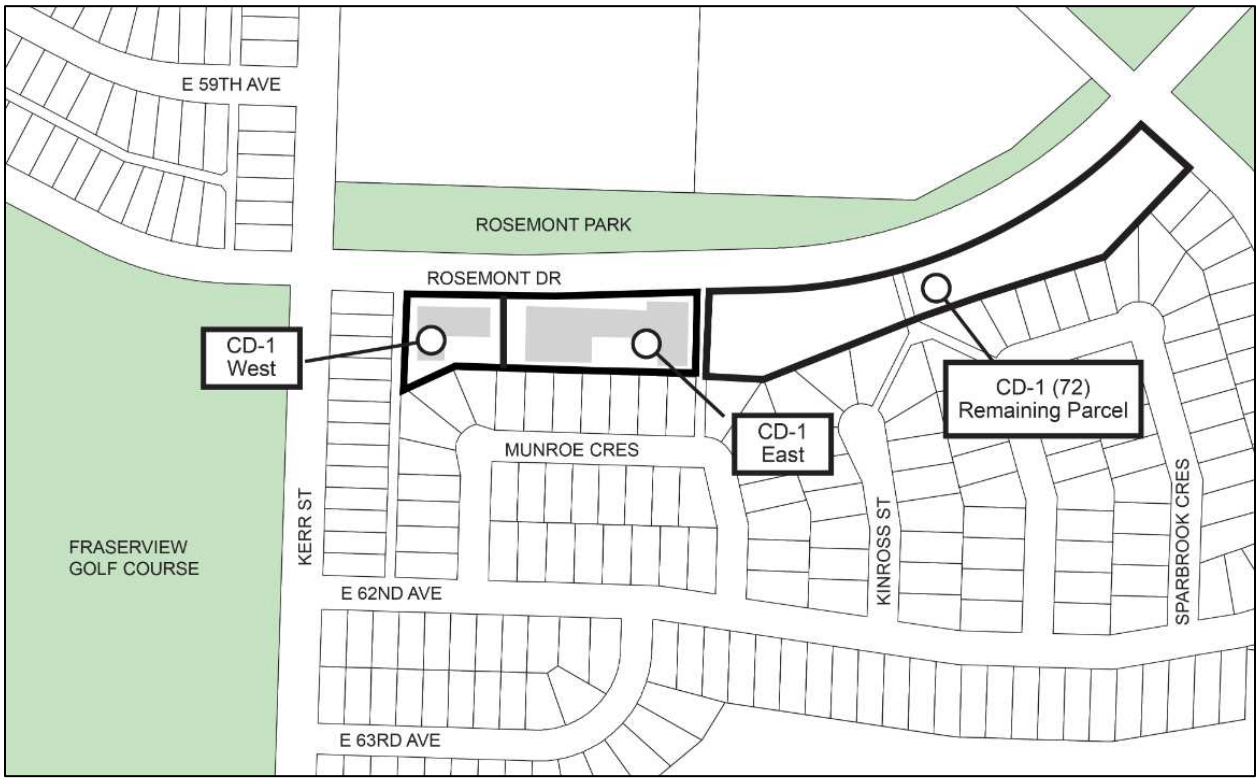
The rezoning application proposes to demolish the existing rental building and replace it with a six-storey residential building containing 94 social housing units for seniors (Figure 2). The property would be removed from CD-1 (72) and subdivided into two parcels, each with a new CD-1 Bylaw. CD-1 West would contain the new social housing building and CD-1 East would contain the existing two-storey community care facility, retained as is. See Figure 3.

Figure 2: View of Proposed Building from Rosemont Drive (CD-1 West)

The density for CD-1 West was proposed to be 2.2 FSR at the time of the rezoning application. Landscape and Urban Design conditions in Appendix D require shifting the parkade access to allow for retention of a large on-site tree, which would result in a slight decrease in the proposed floor area. Staff recommend a density of 2.1 FSR in order to accommodate the resulting revisions to the form of development. A proposed building height of 20.1 m (66 ft.) is recommended and corrects an error in the rezoning application height calculation shown as 19.3 m (63 ft.). CD-1 East for the existing care facility will match the present development with existing uses, a FSR of 0.67 and a height of 7.3 m (24 ft.).

Other than removal of the subject site, no further amendments are proposed to CD-1(72) By- Law No. 4580, which permits town homes and ancillary uses as developed today.

Figure 3: Proposed New Zoning Districts (CD-1 West and CD-1 East)



2. Land Use

The site is currently zoned CD-1 (72), which permits seniors housing and community care facilities on this site. The proposed social housing building for seniors and the retained care facility are consistent with the intent of the existing zoning. The remainder of CD-1 (72) allows for townhouses and ancillary uses and would not be affected by this application.

3. Form of Development, Height and Density

(Refer to application drawings in Appendix F and project statistics in Appendix H)

The *Victoria-Fraserview/Killarney Community Vision* supports rezoning for social housing developments. In assessing urban design performance, staff considered the building form

expectations of the *Victoria-Fraserview/Killarney Community Vision*, the intent of current zoning, and general urban design objectives.

Current Zoning – The current zoning is CD-1 (72), which permits seniors housing and community care facility buildings up to 8.7 m (29 ft.) in height and 0.73 FSR.

Height – The *Vision* anticipates additional height based on the current zoning allowance to support the provision of affordable housing for older adults. The recommended building height for CD-1 West of 20.1 m (66 ft.) is considered an appropriate increase from the current zoning given the proposed tenure of social housing and the surrounding context. CD-1 East will retain the existing building with a height of 7.3 m (24 ft.).

Density – The application proposed a density of 2.2 FSR for CD-1 West, however, a technical staff review determined the FSR to be 2.1. Urban Design conditions require shifting the parkade access to allow for retention of a large Douglas Fir tree at the southwestern portion of the site. Revisions to the parkade access would result in a slight decrease in the overall floor area, but will not affect the proposed building form significantly. In a preliminary test fit explored by the applicant, the condition can be resolved without significant impact to the overall floor area and social housing units. Staff recommend a density of 2.1 FSR for CD-1 West to reflect the required minor revisions to the building form at the development permit stage. CD-1 East will retain the existing care facility building with a density of 0.67 FSR.

Figure 4: View of the Proposed Outdoor Amenity Space (CD-1 West)

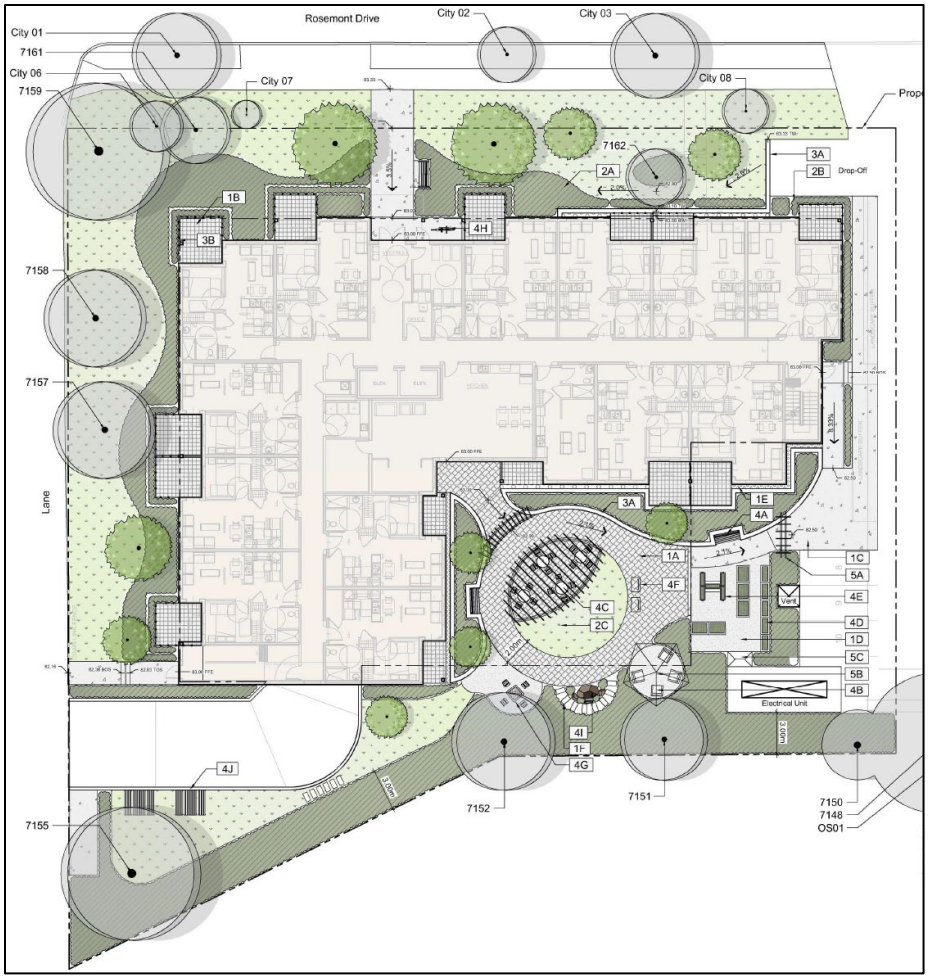
Form of Development (CD-1 West) – This rezoning application proposes a six-storey L-shaped apartment building, with building edges along Rosemont Drive and the western lane. The building generally achieves urban design objectives in terms of contextual fit, shadow performance and relationship to neighbouring buildings.

The existing surrounding context is the neighbouring care facility, low-rise detached houses, townhouses and apartments. Under the Secured Rental Policy (SRP), the low-rise detached houses to the west and south of the site have the potential to rezone to permit three- to six-storey apartments and townhouses. The character of the area is anticipated to change over time to reflect a mix of low- and mid-rise building forms, diverse building typologies, architectural styles and housing options involving buildings that are larger and denser than what currently exists. Therefore, the proposed building is considered an appropriate fit within the context of anticipated future growth.

The shadows of the proposed building do not extend significantly beyond the block onto neighbouring sites and north sidewalk of the street. Staff note that the sundecks of two houses are impacted in the early morning during fall and winter, which is deemed an acceptable impact given the need to accommodate future growth for housing in this area.

The proposal also incorporates design considerations to create a sympathetic relationship with the neighbours, including generous setbacks from all edges of the site, retention of mature trees and mitigation of overlook. As there is no lane to the rear of the site, the existing large trees along the shared property lines effectively function as a sight-line buffer between the subject site and the neighbouring houses to the south.

Figure 5: Proposed Landscape Plan (CD-1 West)



Private Amenity Space (CD-1 West) – The indoor and outdoor amenities are co-located at grade with convenient access and good sun exposure. The design generally follows the BC Housing Design Guidelines & Construction Standards to offer older adults options for social interaction and to encourage a sense of community within a project. Landscape conditions in Appendix D require design development to enhance the quality of the outdoor amenity space.

Public Realm and Landscape (CD-1 West) – A key urban design performance objective is to achieve a high-quality residential public realm interface to meet both the privacy and socialization needs of residents while maintaining a welcoming and attractive urban environment. The proposal provides a positive response to this objective. It maintains the open front yard with trees and lawn and includes sizeable private patios facing the sidewalk to encourage more casual interaction and surveillance.

The rezoning application proposes to retain all existing City-owned trees. Additional trees are proposed to be planted along the building edges, as well as landscape buffering to increase privacy for at-grade patios.

Urban Design Panel – A review by the Urban Design Panel was not required due to the modest scale of the project and consistency with the expectations of the planning policies for this area.

Staff have reviewed the rezoning application and public feedback, and have concluded that the proposed design is an appropriate response to the *Vision*, site and neighbourhood context, and recommend approval of the proposed form of development subject to conditions in Appendix D.

4. Housing

The *Housing Vancouver Strategy* and associated *3 Year Action Plan* is the culmination of a year-long process of gathering, synthesizing and testing new ideas and approaches to addressing housing needs in Vancouver. This application, if approved, would add 94 social housing units to the City's inventory of social housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 6).

Figure 6: Progress Towards 10 Year Housing Vancouver Targets for Social, Supportive and Co-op Housing as of December 31, 2022

Housing Type	CATEGORY	10-YEAR TARGETS	Units Approved Towards Targets
Social, Supportive and Co-op Housing	Supportive Housing	4,100	1,110 (27%)*
	Social and Co-op Housing	7,900	7,039 (89%)**
	Total	12,000	8,149 (68%)

Note that tracking progress towards 10-year Housing Vancouver targets began in 2017.
**Includes Temporary Modular Housing. One TMH project has closed and was removed from progress toward targets.*
***Includes major projects with phased developments and/or tentative number of units.*

Housing Mix – The application proposes 93 one-bedroom units and one studio unit. The applicant has advised that building form revisions resulting from shifting the parkade access may result in seven one-bedroom units changing to studio units, for a total of 86 one-bedroom

units and 8 studio units. Staff are supportive of this unit mix due to the seniors population which the project will serve.

Affordability – This proposal will meet the City's affordability requirement for social housing. In addition, the applicant is pursuing funding through BC Housing's Community Housing Fund (CHF) program and, if selected, that funding would allow for deeper levels of affordability for the project.

The range of rents prescribed by BC Housing's Community Housing Fund are as follows:

- 20% of homes will be offered at "deep subsidy" rates;
- 50% of homes will be offered at rent-geared-to-income rates, with an income maximum set at HILs levels; and
- 30% of homes will be offered at affordable market rents.

Security of Tenure – Should the rezoning be approved, a Housing Agreement will secure the residential units proposed with this application as Social Housing for the longer of 60 years and the life of the building.

Existing Tenants – The rezoning site contains 33 units of existing non-market housing. All of the existing 21 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* for non-market housing, which is summarized in Appendix E of this report.

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

5. Transportation and Parking

The application proposes 32 underground vehicle parking spaces, accessed from the lane. The new building (CD-1 West) would also provide 3 parking spaces at grade and the retained care facility (CD-1 East) would provide 7 at-grade spaces. A total of 71 Class A bicycle parking spaces are proposed. Parking and loading are to meet the requirements of the Parking By-law.

Engineering conditions in Appendix D include rebuilding of the lane, a new lane crossing, and upgraded street and lane lighting.

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 stated within the Policy. The applicant has submitted preliminary modelling analysis detailing design and construction strategies to meet anticipated energy and emissions and embodied carbon targets in the Vancouver Building By-law, a summary of the resilient building measures considered for the application, and a commitment to fulfil energy system sub-metering and enhanced commissioning requirements throughout the project.

Natural Assets – The *Urban Forest Strategy* was developed to find ways to help preserve, protect and strengthen Vancouver's urban forest and tree canopy for the future. The Protection

of Trees By-law aims to maintain a healthy urban forest by requiring permission 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.

There are eight street trees in total on City lands adjoining the site and protection of these street trees during construction is required. There are 22 existing by-law sized trees on the site, five of which are proposed for removal. Staff recommend design development to retain two of the five trees proposed for removal (see Landscape conditions in Appendix D).

7. Public Input

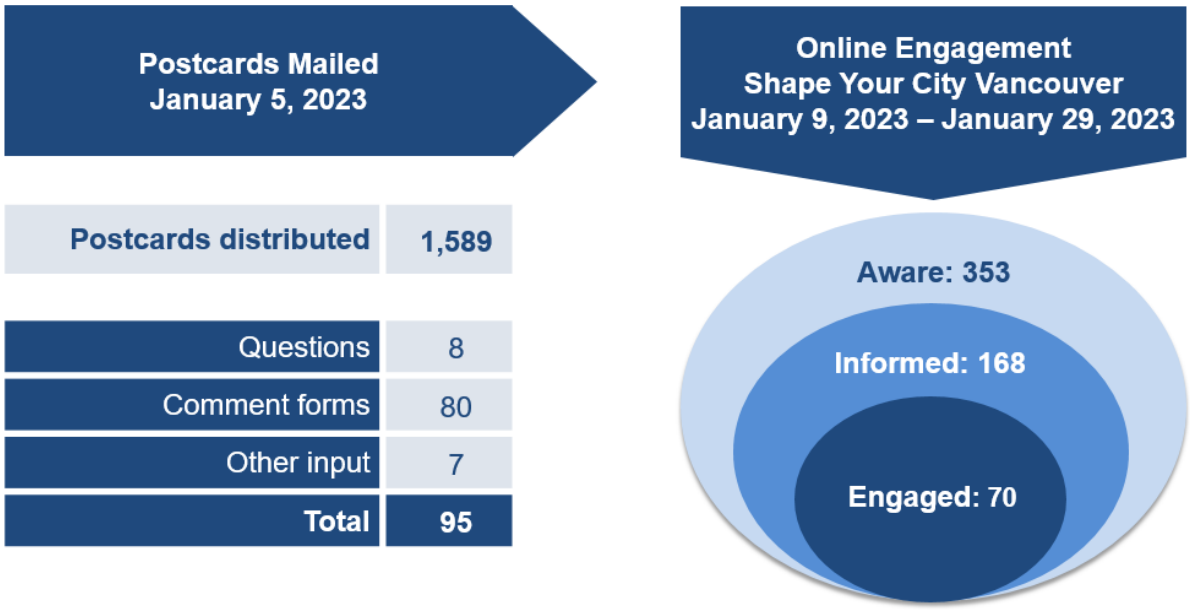
Public Notification – A rezoning information sign was installed on the site on December 22, 2022. Approximately 1,589 notification postcards were distributed within the neighbouring area on or about January 5, 2023. Notification and application information, and an online comment form, was provided on the City's *Shape Your City Vancouver* (shapeyourcity.ca/) platform. 353 people signed onto the website to view the application.

Virtual Open House – A virtual open house was held from January 9 to January 29, 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.

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

Public Response and Comments – Public input was via online questions, comment forms, by email and phone. A total of 95 submissions were received, as well as a petition with approximately 122 signatures as of February 28, 2023.

Figure 7: Overview of Notification and Engagement



Below is a summary of feedback received from the public by topic.

Generally, comments of support fell within the following areas:

- **Housing stock:** Increasing the housing stock for seniors is welcomed.
- **Social housing:** Seniors housing is a great addition to the neighbourhood with an aging population. This gives seniors an opportunity to age in place.
- **Density:** Support for increased density on the site to facilitate additional seniors housing.

Generally, comments of concern fell within the following areas:

- **Height, massing, density, location:** The height, massing, and density does not fit with the local context. The height of the building will impact privacy and solar access of homes to the south of the site.
- **Building Design:** The proposed building design is dominant and undermines the existing neighbourhood character.
- **Noise and disruptions:** Noise and disruptions from the construction of this development and ongoing operations of the building will be a nuisance to residents of the community.
- **Trees and landscape:** Concern about the loss of large trees along the southern property line, as well as loss of green space.
- **Parking and traffic:** Concerns that there are inadequate parking spaces proposed and that increased traffic resulting from this development will have safety impacts. There will be increased traffic in the lane where the parkade access is proposed.
- **Nearby amenities:** There is not enough capacity of nearby amenities and services.

Response to Comments – The proposed scale of the building is in keeping with the existing and planned context for the area and meets the City's urban design objectives regarding neighbourly fit, shadowing impacts and liveability, while providing much-needed affordable housing. Construction noise and any noise associated with the development after occupancy will be regulated by the City's Noise Control By-law. Staff will require the development to meet the parking requirements for social housing buildings in the Parking By-law, subject to conditions in Appendix D.

There are large existing trees on the subject site, a number of which are proposed for retention. Staff have included conditions in Appendix D to require further retention of two significant trees on the site, including through revising the proposed parkade access. Urban Design conditions in Appendix D also require design development to the architectural expression to better reflect desirable characteristics of the neighbourhood. With respect to impacts on local amenities and infrastructure, staff are looking at strategies to meet increased demand across the City portfolio.

8. Public Benefits

Community Amenity Contribution (CAC) – The *Community Amenity Contributions Policy for Rezonings* provides an exemption for social housing projects.

Development Cost Levies (DCLs) – This site is currently subject to both 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.

Under provisions of the Vancouver Charter and the City-wide DCL and City-wide Utilities DCL By-laws, social housing that meets the applicable definitions is exempt from DCLs. Based on by-laws and rates in effect as of September 30, 2022 and the proposed 5,875.9 sq. m (63,248 sq. ft.) of residential floor area, the project would qualify for an exemption valued at $2,018,876.

Public Art Program – As the application proposes social housing, no public art contribution is applicable to the project.

Social Housing – The applicant has proposed that the 94 residential units be delivered and secured as social housing. The public benefit accruing from these units is their contribution to the City's social housing stock secured for the greater of 60 years and the life of the building.

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

Financial Implications

As noted in the Public Benefits section, this social housing project is exempt from CAC, DCL, and public art contributions. See Appendix G for additional details.

The 94 social housing units will be secured by a Housing Agreement and Section 219 covenant for the longer of the life of the building and 60 years. Consistent with Council policy on social housing projects, the renewed and expanded social housing building is expected to be self-sustaining over the long-term and does not require further operating subsidies and property tax exemptions from the City.

CONCLUSION

Staff reviewed the application to rezone the site at 3132-3150 Rosemont Drive to permit the development of a six-storey building with 94 social housing units, and conclude that the application meets the intent of the *Victoria-Fraserview/Killarney Vision* and the *Vancouver Housing Strategy*, with respect to the delivery of social housing. Staff further conclude that the proposed form of development represents an appropriate urban design response to the site and context. If approved, this application would make a contribution to the achievement of key housing goals outlined in the *Housing Vancouver Strategy*.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a Public Hearing, together with the draft CD-1 By-laws generally as set out in Appendices A and B, and that, subject to the Public Hearing, the application including the form of development as shown in the plans in Appendix F, be approved in principle, subject to the application fulfilling the Conditions of Approval in Appendix D.

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3132-3150 Rosemont Drive (CD-1 West)
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Uses

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within this CD-1, and the only uses for which the Director of Planning or the 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. All residential floor area must be used for social housing.

Floor Area and Density

5.1 Computation of floor area must assume that the site area is 2,806 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law after subdivision, prior to any dedications.

5.2 The maximum floor space ratio for all uses combined is 2.1.

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 for non-dwelling uses below base surface.

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. Building height must not exceed 20.1 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.

* * * * *

3132-3150 Rosemont Drive (CD-1 East)
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Uses

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

   (a) Institutional Uses, limited to Community Care Facility – Class B; and

   (b) Accessory Uses customarily ancillary to the above use.

Floor Area and Density

4.1 Computation of floor area must assume that the site area is 5,406 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law after subdivision, prior to any dedications.

4.2 The maximum floor space ratio for all uses combined is 0.67.

4.3 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.

4.4 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 for non-dwelling uses below base surface.

4.5 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

5. Building height must not exceed 7.3 m.

Horizontal Angle of Daylight

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

6.2 For the purposes of section 6.1 above, habitable room means any room except a bathroom or a kitchen.

6.3 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.

6.4 The plane or planes referred to in section 6.3 above must be measured horizontally from the centre of the bottom of each window.

6.5 An obstruction referred to in section 6.3 above means:

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

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

6.6 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.

* * * * *

3132-3150 Rosemont Drive
PROPOSED CONSEQUENTIAL BY-LAW PROVISIONS

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

CD-1 (72) BY-LAW NO. 4580

1. This By-law amends the indicated provisions of By-law No. 4580.

2. Council strikes out section 1 and substitutes the following:

   "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.".

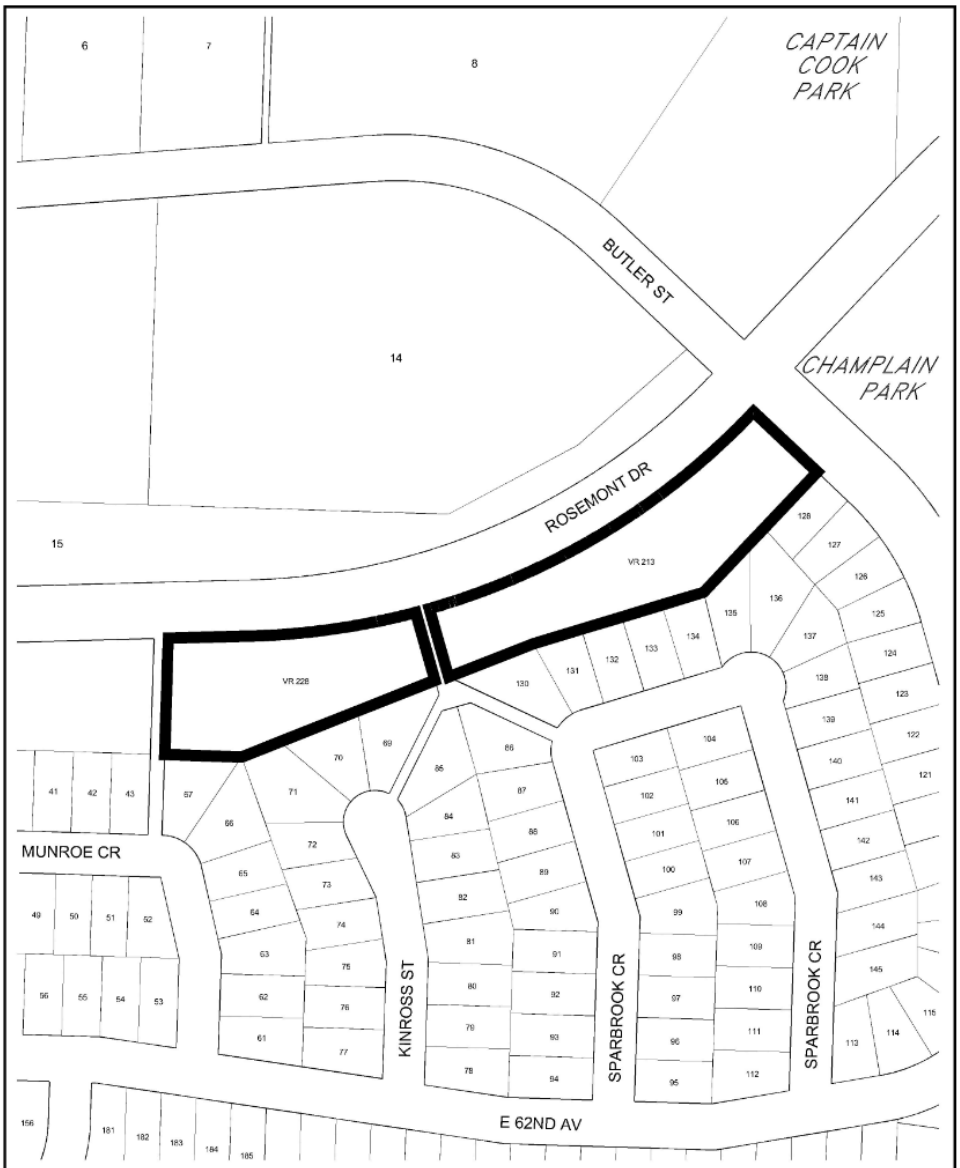
3. In Section 2, Council strikes out "to the provisions of section 3 and".

4. Council:

   a. strikes out section 3; and
   b. renumbers section 4 as section 3.

5. Council strikes out Schedule D and substitutes the map attached to this by-law as Schedule A:

Schedule A



The properties outlined in black (▬) are rezoned:
From **CD-1 (72)** to **CD-1 (72)**

RZ- 3220-3370 Rosemont Drive	map: 1 of 1 scale: NTS	↑
City of Vancouver	ph date:	

* * * * *

3132-3150 Rosemont 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 THE FORM OF DEVELOPMENT (CD-1 West)

Note: Consideration by Council at the public hearing of the proposed form of development for CD-1 West is in reference to plans prepared by Boni Madison Architects, received November 16, 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 relocate the parkade access and ramp to support tree retention along the south property line.

Note to Applicant: Satisfying this condition may cause a moderate reduction of floor area due to the requirement of vehicle head clearance. Refer to Landscape condition 1.7.

1.2 Design development to articulate the south end of the building to reduce the perceived massing and visual impact on the neighbours.

Note to Applicant: Design considerations may include but are not limited to notching the southwest corner, adding high windows on the large blank walls, and varying wall planes to create the shadow effect.

1.3 Design development to the architectural expression to better reflect desirable characteristics of the neighbourhood.

Note to Applicant: This may be achieved by taking cues from nearby buildings' materials, colours, textures and details.

1.4 Design development to facilitate the mobility of senior residents through the following design strategies:

(a) Provide a more accessible and comfortable entrance at the east end of the corridor to ease access from the drop-off area; and

(b) Increase the main entrance lobby area to accommodate more comfortable circulation and a seating area whenever possible.

1.5 Design development to consider passive design measures, such as shading devices, to the south and west façades to mitigate extreme heat.

Crime Prevention through Environmental Design (CPTED)

1.6 Provision of Crime Prevention Through Environmental Design (CPTED) Plan, incorporating CPTED principles.

Landscape

1.7 Design development to retain and protect Tree #7153 (see also Urban Design Condition 1.1).

Note to Applicant: Additional tree retention was especially requested by the public, as the trees are deemed healthy and valuable neighbourhood assets. This will require revisions to the design and updated arborist report.

1.8 Design development to retain and protect Tree #7159 through exploring relocation of the on-site storm infrastructure, as needed, in coordination with Engineering Sewers Branch.

Note to Applicant: Coordination between the applicant and Engineering Sewers Branch is often a requirement of the Development Permit stage, in order to protect existing trees. An alternate location for utility hookup should be provided. Additional tree retention was especially requested by neighbourhood group, as the trees are deemed healthy and valuable neighbourhood assets. This will require revisions to the design and updated arborist report.

1.9 Design development to the south and west property interfaces to increase landscape buffer and provide privacy as much as possible, at both ground level and upper levels.

Note to Applicant: This can be achieved by providing significantly more planting, to be larger scale, evergreen, woody plant material for year-round presence. Landscape character should be in keeping with surrounding neighbourhood.

1.10 Design development to improve the sustainability strategy, through the following:

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

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

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

(d) 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

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

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

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

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

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

(a) Maximize natural landscape best management practises;

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

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

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

(e) Use permeable paving;

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

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

Note to Applicant: Refer to the City of Vancouver Integrated Rainwater Management Plan (I.R.M.P), Vol.1 & 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.

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

(a) Detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets;

(b) A separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones; and

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

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

1.14 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.

Standard Landscape Conditions at the time of DP Application:

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 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 and 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 (604-871-6131) to confirm tree planting locations and Park Board (604-257-8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards

and appropriate soil. Root barriers shall be 8 ft. long and 18 in. deep. 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.

Sustainability

1.22 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

Engineering

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

1.24 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.

Note to Applicant: Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services at StreetUseReview@vancouver.ca for details.

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

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

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

The landscape plan is to include the following:

(a) The following statement is to be added on the site and landscape plans; “This plan is “NOT FOR CONSTRUCTION” and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details”;

(b) Provision of street trees where space permits. Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 ft. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off street bike facility; and

(c) Delete proposed encroachments, “Rock Fountain/Water Feature’ and ‘Stepping Stones’ shown within the south 10 feet easement.

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

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

1.28 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) Improved visibility for two-way vehicle movement at the bottom of the main parking ramp;

Note to Applicant: Consider providing a convex mirror to achieve this.

(b) Provision of minimum 6.6 m (21.7 ft.) maneuver aisles for access to/from each standard sized parking space;

Note to Applicant: Standard spaces 14-22 and 25-32 appear to have been provided a 6.1 m (20 ft.) maneuver aisle. Consider widening the maneuver aisle or increasing the width of each parking space for compliance with the Parking and Loading Design Supplement.

(c) Provision of columns encroaching into parking spaces to be set back from the maneuver aisle yet respect the maximum 1.2 m (4 ft.) setback from either end of a parking space;

Note to Applicant: Column depths of 0.5 m (1.5 ft.) shall be set back 0.8 m (2.5 ft.).

1.29 Provision of the following information as part of the architectural 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 (including visitor), loading, bicycle spaces (Class A and B), passenger spaces and the number of spaces being provided;

(b) All types of parking (including visitor) and passenger loading spaces individually numbered and labelled;

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

(d) 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.

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

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

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

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

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

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

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

1.31 Provision of a complete Rainwater Management Plan (RWMP):

Note to Applicant: Subset of the submission list items and additional notes are provided below based on the RWMP submission dated October 28, 2022. Ensure all information

expected in a complete RWMP as described in the appendix of the Rainwater Management Bulletin are included in the updated version.

(a) C.2 Outline the rainwater management approach proposed to meet the water quality requirement. The approach shall include descriptions on how the water quality requirement is to be achieved on site and include supporting calculations and specifications necessary to demonstrate adequate design.

(b) C.3 Outline the rainwater management approach proposed to meet the release rate requirement. The approach should include descriptions on how the release rate requirement is achieved on site and specify the peak flow rates at both pre-development and post-development site conditions, as well as the designed release rate. Ensure that the pre-development calculation uses the 2014 IDF curve values and the post-development calculation uses the 2100 IDF curves.

Note to Applicant: Ensure that release rate controls and detention storage are provided where necessary to ensure that the site pre-development peak flow target is maintained. Though supporting calculations were not yet provided, the RWMP text mentions that the storage volume required to maintain the pre-development peak flow rate is less than the provided infiltration volume, however this calculation does not appear to reflect the actual outflow rate of the infiltration storage system which is expected to be less than the pre-development peak flow rate.

Note to Applicant: Use appropriate runoff coefficients for different surface types. Use area-weighted runoff coefficients based on land use rather than generalized runoff coefficients for different multiple-dwelling building types.

Note to Applicant: Runoff coefficients for landscaping on-slab should be increased to reflect the increased runoff potential for these areas compared to landscaping over native soil or appropriate justifications should be provided for the current values. Currently, the runoff coefficient for landscaped areas is assumed to be the same for both landscape over native soil and on-slab.

(c) C.5 Provide an overview of each BMP and design specifics to support the design claim for meeting target requirements. Design detail of each BMP should be coordinated with other disciplines, if necessary, and the report should include the necessary rainwater management specific supporting drawings and calculations.

Note to Applicant: Provision of a landscape plan that supports the use of the landscape area or feature as a rainwater management practice. Coordination with the landscape architect for soil storage capacities will be required to support this proposal.

Note to Applicant: Provide design details for the proposed infiltration facility and another other rainwater management systems with the DP submission.

(d) C.6 Provide a pre-development site plan that includes the following: orthophoto, delineated catchment(s), area take off for all different surface types, and onsite and downstream offsite drainage appurtenances.

(e) C.7 Provide 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 take off for all different land use surface types within the site limits; and delineated catchments to demonstrate BMPs are appropriately sized.

Note to Applicant: Differentiate between landscape over native soil and on-slab areas on the RWMP drawings through alternate colours and/or hatching patterns so that the difference between these areas is clear.

(f) C.9 Provide a geotechnical report/infiltration study in support of the proposed infiltration facility that includes the following: an evaluation of the potential for and risks of onsite rainwater infiltration, such as slope stability and soil contamination; results of infiltration testing at likely locations for infiltration practices and a proposed design infiltration rate; soil stratigraphy; and depth to bedrock and seasonally high groundwater at likely locations for infiltration practices.

Note to Applicant: Ensure best management practice and requirements are adhered to for the design of the proposed infiltration facility:

(i) Minimum horizontal setback of 5 m from any edge of building foundation and 3 m offset from watermains. Relevant dimensions should be indicated on plans and drawings;

(ii) Specify the proposed design infiltration rate for drawdown time calculations;

(iii) Preferred estimated drawdown for the entire rainwater storage volume in less than or equal to 48 hours using the design infiltration rate;

(iv) Infiltration facility must be able to accommodate the expected loading imposed at grade;

(v) Minimum 0.60 m vertical separation from the proposed bottom of the facility and seasonally high groundwater table; and

(vi) Shall not be proposed at locations where there are known contamination concerns.

Note to Applicant: The design infiltration rate shall be specified by a qualified professional and should be based on site specific subsurface properties and shall be supported by a geotechnical or hydrogeological study. Any assumptions made prior to the completion of such investigations such be revised accordingly if necessary.

(g) Clarify if the proposed development will become a separate legal parcel from the remaining existing development on this property or if this will remain a single property.

Note to Applicant: It is noted that a separate storm connection is proposed for the redeveloped part of the property. Though not required by Rainwater staff, please note that if both buildings will remain a single legal parcel, a single service connection may be required as a part of the Sewer Connection permitting process and that this may alter the internal Rainwater system design.

(h) C.10 Ensure document is signed and sealed by the responsible Professional Engineer.

(i) C.11 Provide a completed Rainwater Management Project Summary Form as a PDF in a separate file to the RWMP. For a fillable copy of the form, refer to the rainwater management webpage.

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.

1.32 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.

1.33 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.

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

Housing

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

(a) An outdoor amenity area to include areas suitable for urban agriculture, appropriate in size for 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 multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

PART 2: CONDITIONS OF BY-LAW ENACTMENT (CD-1 West and CD-1 East)

THAT, prior to enactment of CD-1 West and CD-1 East By-laws, the registered owner(s) shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of

Planning, Urban Design and Sustainability, the General Manager of Engineering Services and the General Manager of Arts, Culture and Community Services (or successors in function), as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

2.1 Subdivision of Lot 44 DL 334, Plan 14240 to create two separate parcels.

Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required. For general information, see the subdivision website at: http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx

2.2 For reciprocal access to parking and loading between the proposed subdivided lots.

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

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

(a) Provision of adequate water service to meet the fire flow demands of the project. Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted R. Corra, P.Eng, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 300 mm along Rosemont 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.

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

(b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. Implementation of development(s) at 3150 Rosemont Drive,

require the following in order to maintain sanitary and storm water sewer flow conditions:

(i) No sewer upgrade is required.

Note to Applicant: Development to be serviced to the 150 mm sanitary and 200 mm storm sewers on L/E Kerr Street.

(ii) 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.

(c) Street improvements along Rosemont 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.

(d) Standard City of Vancouver surface treatments for all sidewalks and hardscape boulevards on City of Vancouver dedicated property.

(e) All utility cuts on Rosemont Drive to be restored per CoV “Arterial & Bus Routes” specification and utility cuts on the lane to be restored to CoV “Higher Zoned Streets/Lanes” specification.

(f) Rebuild laneway along the development site’s frontage per CoV “Higher-zoned Laneway” pavement structure specifications.

(g) Provision of a new standard concrete lane crossing, new lane returns and ramps on both sides of the crossing at the lane crossing on Rosemont Drive.

(h) West driveway access on Rosemont Drive to be rebuild to current CoV standards.

(i) Provision with trees adjacent the site where space permits.

(j) Provision of upgraded street lighting (roadway and sidewalk) and existing lane lighting adjacent to the site to current COV standards and IESNA recommendations.

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

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.

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

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

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

Note to Applicant**:** BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

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

Housing

2.6 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability (or successor in function), and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant securing all dwelling units as social housing for a term equal to the longer of 60 years and the life of the building at CD-1 West, which will contain the following terms and conditions:

(a) A no separate-sales covenant;

(b) A no stratification covenant;

(c) That the social housing units will be legally and beneficially owned by a non-profit corporation, or by or on behalf of the city, the Province of British Columbia, or Canada as a single legal entity and used only to provide rental housing for terms of not less than one month at a time and prohibiting the separate sale or transfer of legal or beneficial ownership of any such units;

(d) A requirement that not less than 30% of the social housing units will be occupied only by households with incomes below the current applicable Housing Income Limits, as set out in the current “Housing Income Limits” table published by the British Columbia Housing Management Commission, or equivalent publication, and each rented at a rate no higher than 30% of the aggregate household income of the members of the household occupying such social housing unit;

(e) Requiring such units to be used for "social housing", as that term is defined in the Vancouver Development Cost Levy By-law No. 9755;

(f) Requiring such units to be rented to seniors, meaning at least one member of the household is aged 55 or older, or to be rented to persons with special needs, meaning at least one member of the household is a person with special needs; and

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

2.7 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 include, but may not be limited to whether each tenant has indicated interest in the Right of First Refusal to return to the new building (if applicable); 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) and their total compensation amount(s); 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 include, but may not be limited to the names of tenants; whether each tenant has taken up the Right of First Refusal in the new building (if applicable) and their starting rent; and for those not returning to the new building, the outcome of their search for alternate accommodations; summarize the total monetary communication provided to the tenants.

Environmental Contamination

2.8 If applicable:

(a) Submit a site profile to Environmental Services (Environmental Protection);

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

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

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

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

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

* * * * *

3132-3150 Rosemont Drive
ADDITIONAL INFORMATION

1. PUBLIC CONSULTATION SUMMARY

List of Engagement Events, Notification, and Responses

	Date	Results
Event		
Virtual open house (City-led)	January 9, 2023 – January 29, 2023	353 participants (aware)* • 168 informed • 70 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	January 5, 2023	1,589 notices mailed
Public Responses		
Online questions	January 9, 2023 – January 29, 2023	8 submittals
Online comment forms • Shape Your City platform	December, 2022 – March, 2023	80 submittals
Overall position • support • opposed • mixed	December, 2022 – March, 2023	80 submittals • 35 responses • 40 responses • 5 responses
Other input	December, 2022 – March, 2023	7 submittals 1 petition
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	December, 2022 – March, 2023	628 participants (aware)* • 239 informed • 85 engaged

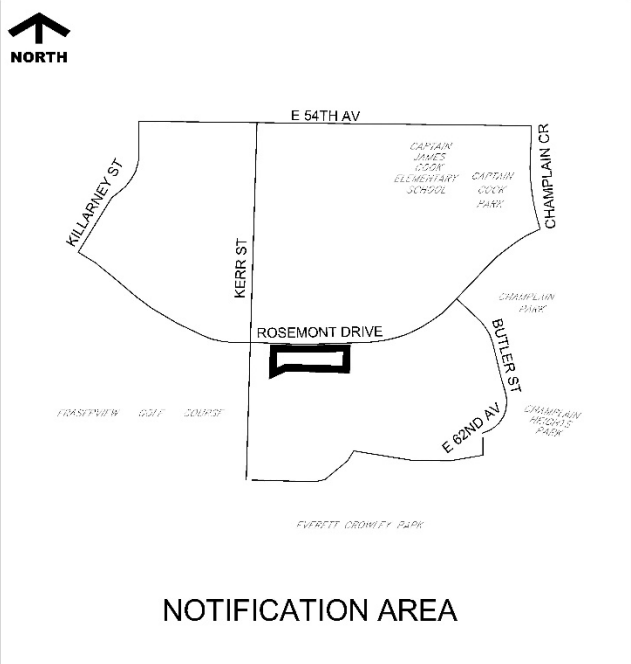
Note: All reported numbers above are approximate.

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

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

- **Engaged**: Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

Map of Notification Area



Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Housing stock:** Increasing the housing stock for seniors is welcomed.

- **Social housing:** Seniors housing is a great addition to the neighbourhood with an aging population. This gives seniors an opportunity to age in place.

- **Density:** Support for increased density on the site to facilitate additional seniors housing.

Generally, comments of concern fell within the following areas:

- **Height, massing, density, location:** The height, massing, and density does not fit with the local context. The height of the building will impact privacy and solar access of homes to the south of the site.

- **Building Design:** The proposed building design is dominant and undermines the existing neighbourhood character.

- **Noise and disruptions:** Noise and disruptions from the construction of this development and ongoing operations of the building will be a nuisance to residents of the community.

- **Trees and landscape:** Concern about the loss of large trees along the southern property line, as well as loss of green space.

- **Parking and traffic:** Concerns that there is inadequate parking spaces proposed and that increased traffic resulting from this development will have safety impacts. There will be increased traffic in the lane where the parkade access is proposed.

- **Nearby amenities:** There is not enough capacity of nearby amenities and services.

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:

- Additional density should be considered.
- In support of the height, massing, use, and density proposed. Great opportunity for seniors to downsize while staying in the neighbourhood.
- In support of allocating units for seniors, as Vancouver has an aging demographic.
- There is general support for this rezoning.

General comments of concern:

- Low income housing will change the middle class character of the neighbourhood.
- The height of the building will be seen as a precedent to other developers to have developments built that are similarly sized. Three to four storeys should be considered instead.
- Social housing units would displace seniors currently living at the proposed site.
- This community has taken the burden of social housing. Other communities should have social housing introduced.
- Additional transit should be provided as there is currently only one bus serving the community.
- Concern over impact of the development on nearby amenities and services.
- Crime from social housing will negatively impact the neighbourhood.
- The proposed development will result in a loss in property values.
- There is general opposition for this rezoning.
- The proposed rezoning does not adhere to the VFK Community Vision.

Neutral comments/suggestions/recommendations:

- This building should be built at the temporary fire hall across Kerr Street.
- Positive and vibrant colours should be considered.
- Air conditioning and solar panels should be considered.
- Redesigning the building to be stepped down from east to west will allow more sunlight to reach neighbouring homes.
- Additional landscaping such as tree hedges or trees should be considered to act as privacy screens to neighbouring homes.
- The development would be better suited for long term care homes rather than social housing.
- Road and safety improvements should be considered with the addition of a traffic light at Rosemont Drive and Kerr Street to provide access to the park and community centres.
- Protected bike lanes would be great addition to Kerr Street and Rosemont Drive.
- Desire for the project to house a diverse community of seniors.
- Rezoning details should be translated to other languages as the community is comprised of residents that are non-English speaking/writing.

2. SUMMARY OF TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	• Each tenancy will receive compensation per the Residential Tenancy Act (RTA) including the equivalent of one month rent as prescribed in the RTA.
Notice to End Tenancies	• Applicant to provide regular project updates to tenants throughout the development approvals process. • Applicant is required to provide a minimum of four months' notice to end tenancy after all permits are issued (e.g. all development, building, and demolition permits in place).
Moving Expenses	• Applicant to provide tenants with either insured/assisted moving or the required flat flee of $750. • Transportation on the move day(s) (e.g. taxi trips). • Arrange for meal delivery on the move day to accommodate the tenant's immediate needs. • Professional organizer services.
Ensure permanent rehousing options	• The applicant will collaborate with a Relocation Specialist for all tenants. • The Relocation Specialist, tenants and BC Housing will work to identify housing options in Vancouver that are rent-geared-to-income.

	• There will be a focus on keeping tenants together, however, they acknowledge this is not always possible.
Maintain affordability	• Applicant to relocate tenants into permanent housing that is priced at rents that are no higher than what they are eligible for based on existing subsidy requirements or 30% of gross household income, or the current rent, whichever is higher.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	• Applicant to hold meetings with each individual resident, along with family and support workers where needed, to set up a roadmap for assistance to secure alternative accommodation. • Communication is provided in both English and Polish and a translator is provided throughout the process. • All tenants will be given the opportunity to complete the needs assessment survey on their own, with a family or friend or with the relocation specialist. Phone calls with tenants will provide an opportunity to review the details and ensure the survey captures all special circumstances. • All efforts will be made to accommodate mobility needs. Modifications to interim housing will be subject to the operator's conditions of tenancy. • Tenants will be offered transportation when needed, along with coordinating services for any viewings and to the new or interim property.
First Right of Refusal	• All tenants will be provided right-of-first refusal. If resources are available, tenants will be offered moving assistance to move back to the new building in rent-geared-to-income at the site.

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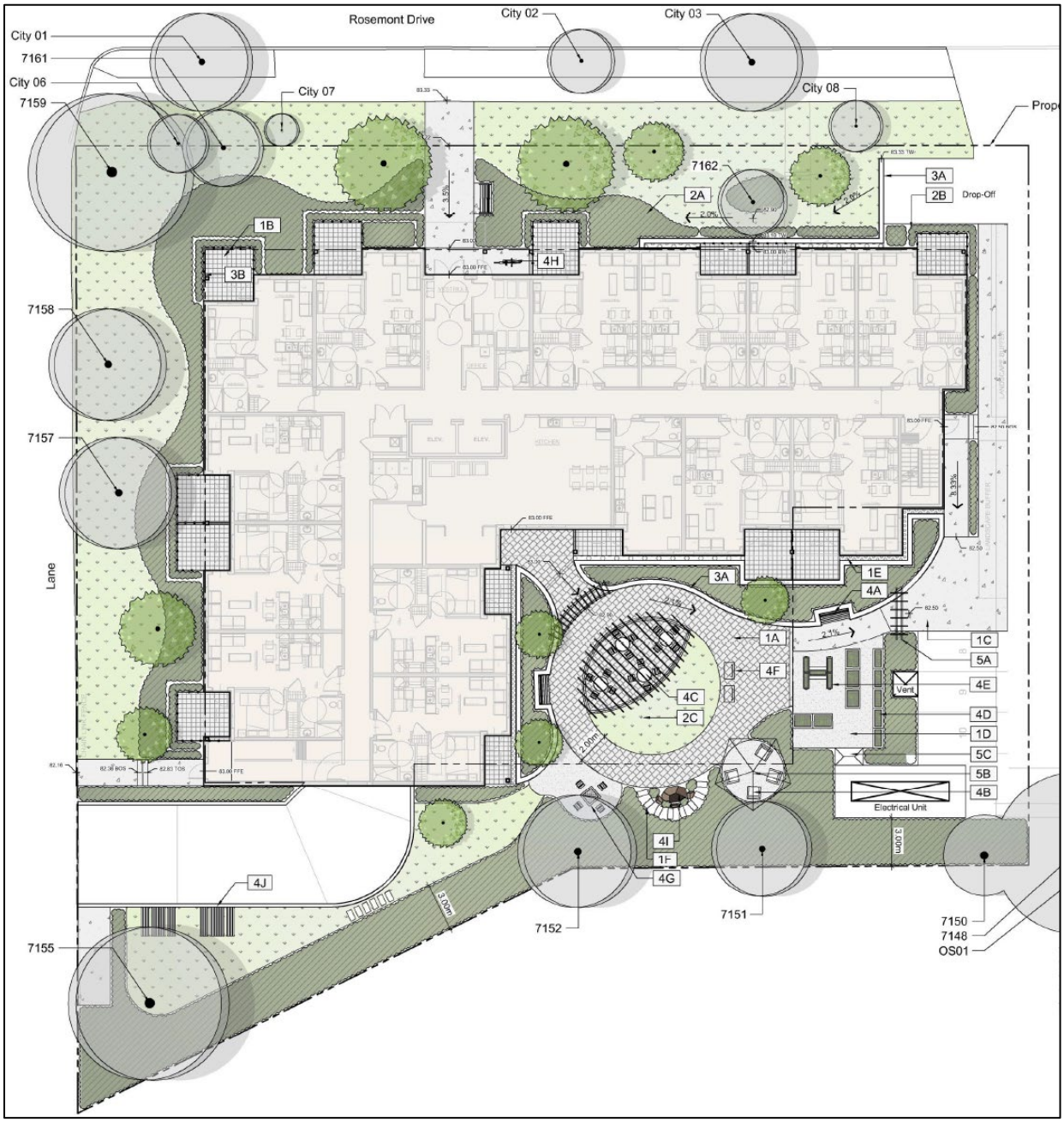
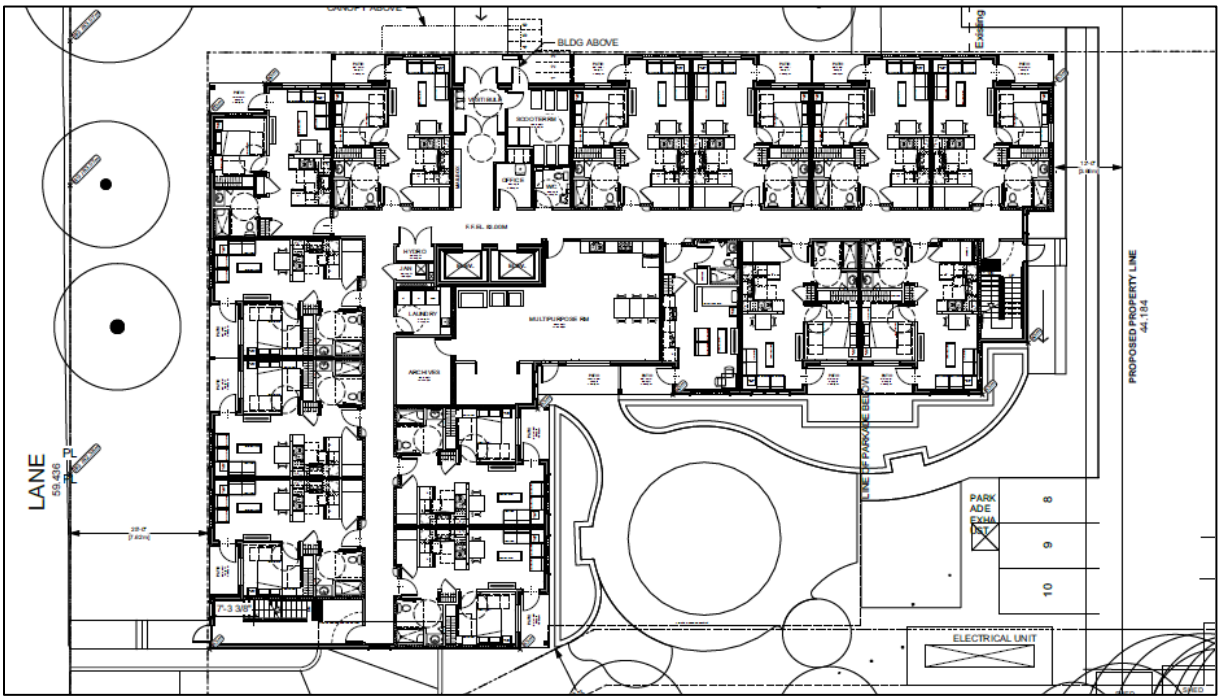
3132-3150 Rosemont Drive
FORM OF DEVELOPMENT DRAWINGS (CD-1 West)

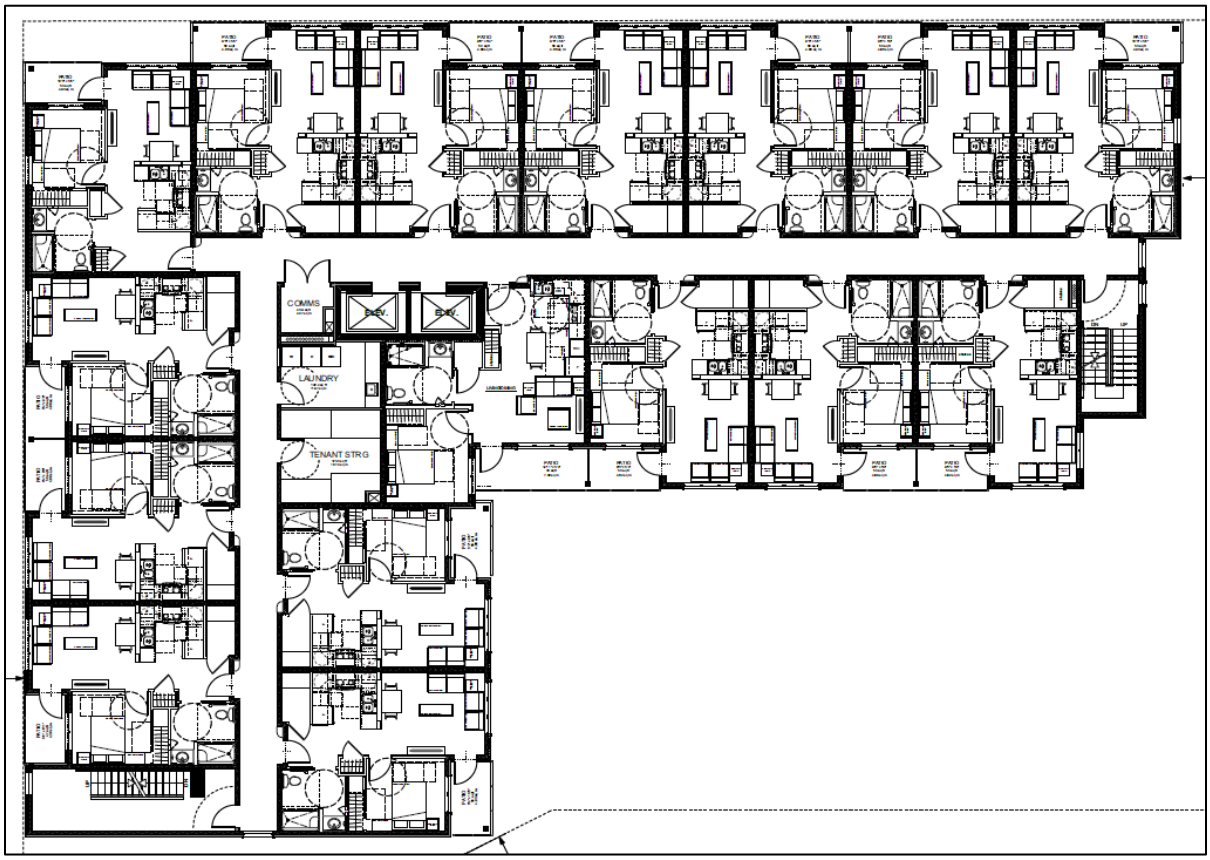
Landscape Plan



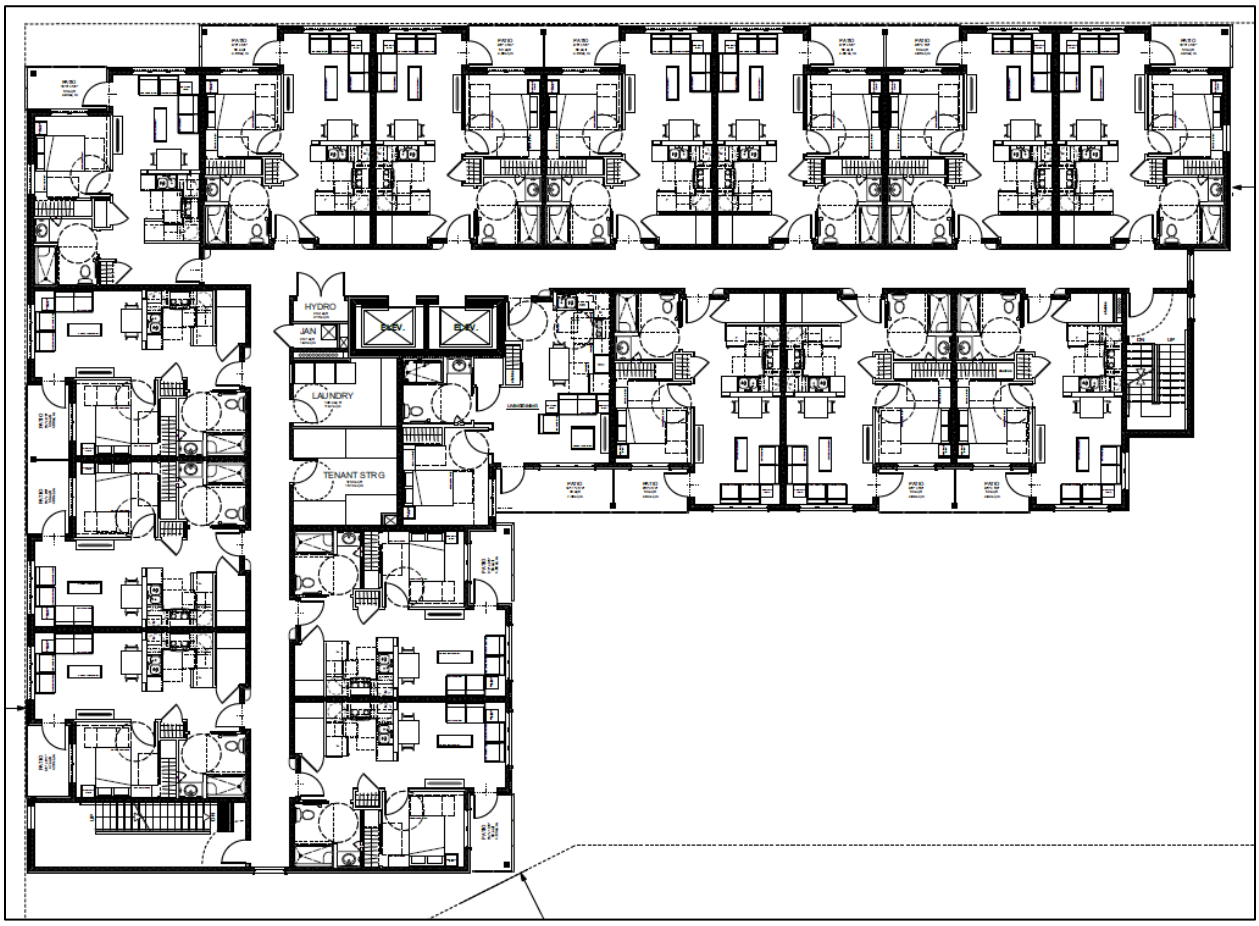
Site Plan



Second, Fourth and Sixth Floor Plan



Third and Fifth Floor Plan



North Elevation – View from Rosemont Drive

West Elevation

South Elevation

East Elevation

Rendering – View from Rosemont Drive

Rendering – View of Courtyard

3132-3150 Rosemont Drive
PUBLIC BENEFITS SUMMARY

Project Summary:

Six-storey residential building, with 94 social housing units and retention of two-storey care facility.

Public Benefit Summary:

The proposal would provide 94 social housing units secured through a Housing Agreement for the greater of 60 years and the life of the building.

	Current Zoning	**Proposed Zoning**	
Zoning District	CD-1 (72)	CD-1 West	CD-1 East
Site area	8,212 sq. m. (88,395 sq. ft.)	2,806 sq. m (30,204 sq. ft.)[1]	5,406 sq. m (58,190 sq. ft.)[2]
FSR	0.73	2.1	0.67
Buildable Floor Space (sq. ft.)	5,995 sq. m (64,530 sq. ft.)	5,876 sq. m (63,248 sq. ft.)	3,633 sq. m (39,110 sq. ft.)
Land Use	Residential	Residential	Institutional

Summary of Development Contributions Expected under Proposed Zoning

City-Wide DCL[3]	$0
City-Wide Utilities DCL[3]	$0
Total	**$0**

Other benefits (non-quantified): 94 social housing units secured for the greater of 60 years and the life of the building.

[1] Site area of western portion of lot after proposed subdivision. The buildable floor space in the above table is for the proposed six-storey social housing building which will be developed on the western portion of the subject site.

[2] Site area of eastern portion of lot after proposed subdivision. The existing floor space identified in the above table reflects the existing seniors care facility which will be retained.

[3]Based on by-laws in effect as of September 30, 2022; by-laws are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's DCL Bulletin for details. The development is expected to be exempt from DCLs as social housing; the value of the exemption is estimated to be $2,018,876.

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3132-3150 Rosemont Drive
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

PROPERTY INFORMATION

Street Address	Parcel Identifier (PID)	Legal Description
3132-3150 Rosemont Drive	007-881-002	Lot 44 District Lot 334 Plan 14240

APPLICANT INFORMATION

Architect	Boni Maddison Architects
Property Owner	M. Kopernik (Nicolaus Copernicus) Foundation, Inc. No. S0008820

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed			
Zoning	CD-1 (72)	CD-1 (West)		CD-1 (East)	
Site Area	8,212 sq. m. (88,393 sq. ft.)	2,806 sq. m (30,204 sq. ft.)		5,406 sq. m. (58,190 sq. ft.)	
Uses	Senior Citizens' Housing and Community Care Facility	Multiple Dwelling		Community Care Facility	
Maximum FSR	0.73 FSR	2.1		0.67	
Floor Area	5,995 sq. m (64,530 sq. ft.)	5,876 sq. m (63,248 sq. ft.)		3,633 sq. m (39,110 sq. ft.)	
Maximum Height	8.7 m (29 ft.)	20.1 m (66 ft.)		7.3 m (24 ft.)	
Parking, Loading and Bicycle Spaces	Per Parking By-law, except that 18 off-street parking spaces shall be provided	Vehicle Parking Bicycle Parking Loading Spaces	38 77 2	Vehicle Parking Bicycle Parking Loading Spaces	7 0 1
Natural Assets	22 existing on-site By-law trees; 8 City trees	8 City trees to be retained 5 on-site trees proposed for removal To be confirmed at development permit stage		-	

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