CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	October 31, 2023
Contact:	Allison Smith
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RTS No.:	16006
VanRIMS No.:	08-2000-20
Meeting Date:	November 14, 2023

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 1710-1730 East Pender Street

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by DIALOG BC Architecture Engineering Interior Design Planning Inc. on behalf of:

- Lu'ma Native Housing Society, the registered owner of the lands located at 1710 East Pender Street [*Lot F of Lot 6 Block D District Lot 183 Plan 20745; PID 003-347-834*], and
- ALT Commercial Housing Society, the registered owner of the lands at 1730 East Pender Street [*Lots 4 and 5 Except the North 7 Feet, Now Road of Lot 6 Block D District 183 Plan 729; PIDs 009-502-068 and 009-502-165, respectively*],

to rezone the lands (including a portion of a City road) from RM-4 and RM-4N (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 1.45 to 5.58 and the maximum building height from 10.7 m (35.1 ft.) to 60.8 m (199.5 ft.), with a maximum of 64.1 m (210.3 ft.) to accommodate a partial 19th floor rooftop amenity area, to permit the development of an 18-storey social housing mixed-use building,

containing 191 housing units including six live-work units, with commercial space on the ground floor, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle for the CD-1 By-law, generally as prepared by DIALOG BC Architecture Engineering Interior Design Planning Inc., received May 19, 2023, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

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

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

D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C;

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

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

(i) THAT the passage of the above 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 1710-1730 East Pender Street from RM-4 and RM-4N (Residential) District to CD-1 (Comprehensive Development) District, under the *Grandview Woodland Community Plan*. The application proposes an 18-storey mixed-use building containing 191 social housing units, including six live-work units, and ground floor commercial space.

Staff assessed the application and concluded that it generally meets the intent of the *Grandview-Woodland Community Plan* and advances the goals of the *Vancouver Plan* with respect to form of development and the *Housing Vancouver Strategy* with respect to the delivery of social housing, in addition to the City's commitments around equity and Reconciliation. Staff recommend the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to a Public Hearing and the conditions outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Grandview-Woodland Community Plan (2016)
- Housing Needs Report (2022)
- Housing Vancouver Strategy (2017)
- City of Reconciliation (2016)
- Equity Framework (2021)
- City of Vancouver's UNDRIP Strategy (2022)
- Tenant Relocation and Protection Policy (2019)
- Making Space for Arts and Culture (2019)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2023)
- Green Buildings Policy for Rezonings (2010, last amended 2023)
- Vancouver Development Cost Levy By-law No. 9755)
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Urban Forest Strategy (2018)
- Latecomer Policy (2021)

REPORT

Background/Context

1. Site and Context

The subject site is comprised of three lots, as well as a segment of City road along Pender Street, on the southeast corner of the Pender Street and Commercial Drive intersection (Figure 1) in the Grandview-Woodland neighbourhood. Grandview-Woodland is located on the unceded and ancestral territory of the hən̓q̓əmin̓əm̓ and Sḵwx̱wú7mesh speaking peoples, the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Nations. The area is home to a significant number of urban Indigenous Peoples, including members of Musqueam, Squamish, Tsleil-Waututh Nations, as well as First Nations, Metis and Inuit from other parts of British Columbia and Canada. A number of Indigenous housing

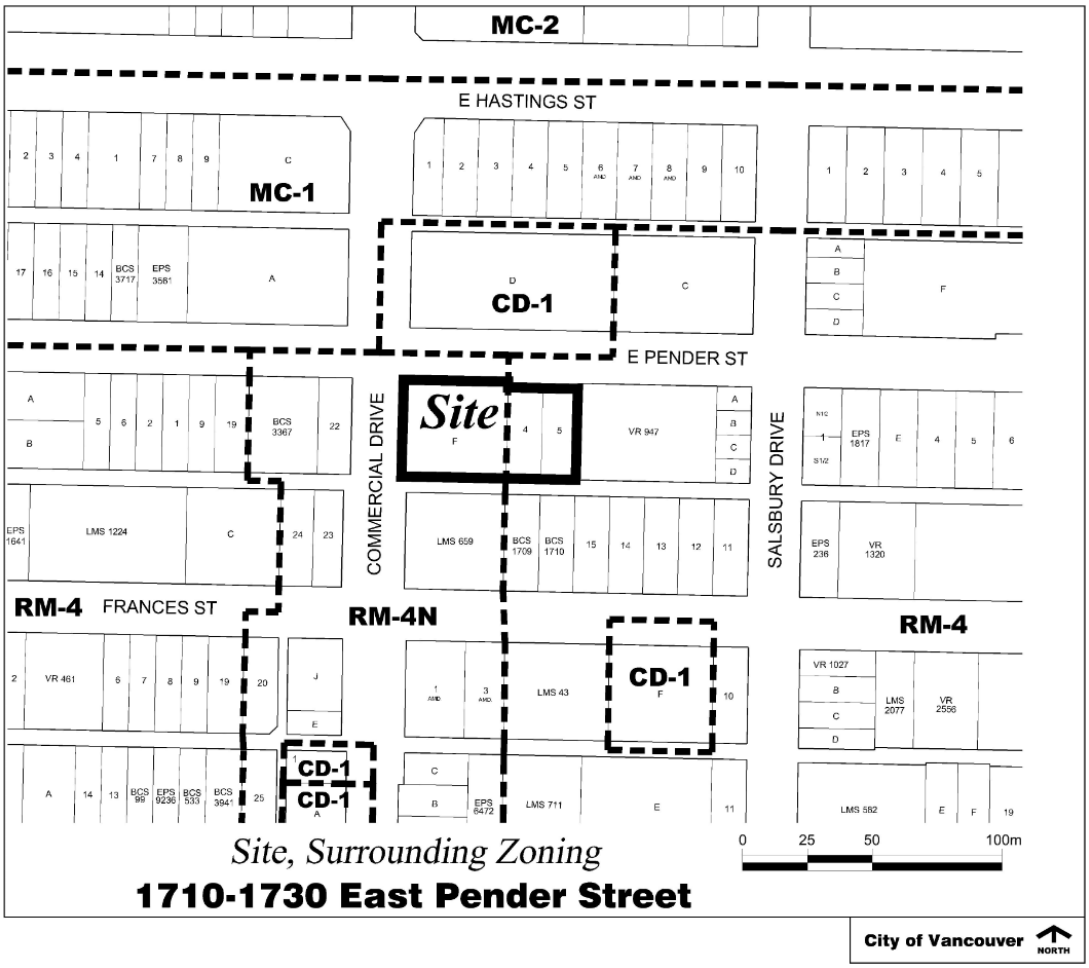
providers and organizations, such as the Aboriginal Friendship Centre and Urban Native Youth Association, are located throughout the neighbourhood.

The closure, stopping-up and conveyance of the portion of Pender Street to the applicant is to be separately decided upon at the sole and unfettered direction of Council, as described in Section 4 of the Background/Context section of this report and set out in Part 2 of Appendix B as a condition of rezoning enactment.

The site area is 2,494 sq. m (26,849 sq. ft.), with a frontage of 67.1 m (220 ft.) along Pender Street and 37.2 m (122 ft.) along Commercial Drive. A lane abuts the rear of the site to the south. Neighbouring sites are primarily zoned RM-4 and RM-4N (Residential), MC-1 (Mixed-Use) and CD-1 (Comprehensive Development) Districts. The area is characterized by a mix of uses and forms, including low-rise apartment buildings, single detached dwellings, industrial buildings and mixed-use buildings along Hastings Street.

The property is currently developed with two existing apartment buildings containing 36 rental housing units, with a total of 36 rental tenancies. The site slopes downwards towards the Commercial Drive frontage.

Figure 1: Location Map



Neighbourhood Amenities – The following neighbourhood amenities are in close proximity to the site:

- **Parks:** Woodland Park (400 m), Salsbury Park (450 m), Grandview Park (750 m) and Pandora Park (900 m).
- **Community Space:** Vancouver Aboriginal Friendship Centre (250 m), Urban Native Youth Association (250 m), Britannia Library (700 m) and Britannia Community Centre (750 m).
- **Childcare:** Eagles Out of School Care (500 m), Eaglets in the Sky Child Care (500 m), Britannia Child Care Centre (800 m), Seymour YMCA Kids Club (900 m) and Aboriginal Mother Centre Society (1 km).

Local School Capacity - The site is located within the catchment area of Britannia Elementary School and Britannia Secondary School. According to the Vancouver School Board (VSB)'s 2020 Long Range Facilities Plan, Britannia Elementary School will be operating above capacity in the coming years, at 103% by 2031 and Britannia Secondary School will be operating under capacity, at 65% by 2031.

The VSB continues to explore options to reduce pressure on schools in this area, monitor development and work with City staff to help plan for future growth.

2. Policy Enquiry Process

Policy Enquiry Process (2021) – The Policy Enquiry Process (PEP) was adopted by Council in 2021 as an avenue to provide information to applicants on development proposals that did not comply with by-laws and policy related to rezoning. Proposals were assessed against established criteria, leading to a recommendation of a pathway for next steps. Council voted to discontinue PEP on May 30, 2023.

Through PEP, Staff determined this proposal met City priorities for advancing and supporting delivery of affordable housing, delivering outcomes that address cultural redress and equity, and advancing the goals of the City of Reconciliation framework, and recommended that the applicant proceed through the rezoning enquiry and application process. The proposal exceeds the City's minimum affordability requirement for social housing, while providing a range of affordability options which could enable tenants to stay in the building and community if their household income circumstances and changes over time.

3. 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 *Vancouver Plan* will serve as a framework with further implementation planning work to follow over the next two to four years. Under the *Vancouver Plan*, building forms of 12- to 18-storeys are anticipated at the intersection of Hastings Street and Commercial Drive, one block north of the subject site.

Working with Indigenous partners to support Indigenous housing models and wellness is a key direction identified through the *Vancouver Plan*. Policies include expediting Indigenous-led housing and wellness projects by allowing flexibility in City plans and policies, approval

processes, and regulations, supporting Indigenous-led housing and wellness projects through city-led programs, and enabling new Indigenous-owned housing.

The site is located within the *Grandview-Woodland Community Plan* which is generally compatible with the *Vancouver Plan.*

Grandview-Woodland Community Plan (2016) (the "*Plan*") – The development of the *Plan* was guided by eight key Planning Principles, including the following:

- Principle 1: Support the goals of Reconciliation in partnership with the Aboriginal community;
- Principle 3: Support a range of affordable housing options to meet the diverse needs of the community; and
- Principle 5: Enhance culture, heritage and creativity.

The subject site is within the Commercial Drive North area of the *Plan*, which envisions rezonings for six-storey apartments with market housing and a maximum floor space ratio (FSR) of 3.0 for the site. Section 7.1.3 of the *Plan* (Opportunities for Non-Market Housing (Social and Co-operative Housing)) permits consideration of additional height and density to facilitate the delivery of non-market housing, including Indigenous housing. This section of the *Plan* also speaks to achieving a diversity of housing forms and approaches to meet the range of needs for urban Indigenous residents. In addition, the *Plan* allows for redevelopment of existing non-market housing properties to preserve and increase affordability over the long term.

This rezoning application responds to the overarching Principles and the Housing Supply and Affordability section of the *Plan* by increasing the amount of non-market housing on the site, including live-work units, and by prioritizing housing opportunities for urban Indigenous Peoples. These units will be secured over the long term, through a Housing Agreement between the City and the owner. The project will also be designed to celebrate the history of Indigenous Peoples in this place, showcasing Indigenous art and culture in the building design, and incorporating ceremonial space within the common amenity areas.

Housing Needs Report (2022) – On April 27th, 2022, Council resolved at a public meeting to receive a Housing Needs Report (HNR) prepared by staff. 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 zoning amendment would facilitate the delivery of 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. Partnering with urban Indigenous organizations to design and deliver urban Indigenous focused housing is a key action under Housing Vancouver, along with actions to retain a diversity of incomes and households in the city. If approved, this rezoning will contribute towards the targets for social housing units.

Advancing Housing Policy and Equity – This proposal advances the City's social housing policy goals, as well as key equity and Reconciliation commitments that require affordable and accessible housing as a foundation for action. This includes, but is not limited to:

- **City of Reconciliation (2016**) – As a City of Reconciliation, the City commits to form a sustained relationship of mutual respect and understanding with local First Nations and the Urban Indigenous community. Indigenous residents are consistently and significantly over-represented (39% versus 2% of the general population) amongst those who are experiencing or at risk of homelessness, or housing insecurity. This project is an action in support of Reconciliation by facilitating Indigenous-owned, operated and occupied spaces and by providing affordable rental housing opportunities that will prioritize Indigenous Peoples.

- **Equity Framework (2021)** – Council adopted an Equity Framework to lead the City's internal processes and decision making as it relates to equity, and to demonstrate how concepts of equity can be embedded into the City's work through individual and organizational commitments. Through legislation and regulation, the City can remove systemic barriers to housing and prioritize accessible housing for equity-denied groups. This project responds to the Equity Framework by increasing affordable housing for equity-denied groups.

City of Vancouver's UNDRIP Strategy (2022) – In March 2021, City Council adopted a motion to create an UNDRIP Task Force, which was convened in partnership with the Musqueam Indian Band, Squamish Nation and Tsleil-Waututh Nation. The *UNDRIP Strategy* was developed over a year of intergovernmental collaboration and dialogue by the Task Force, and has been endorsed by the Councils of all three Nations. The *UNDRIP Strategy* provides Calls to Action for implementation of UNDRIP by City Council.

This rezoning application aligns with a number of Calls to Action within the *UNDRIP Strategy* by promoting access to culturally-safe, affordable housing for urban Indigenous residents and economic opportunities for Indigenous-led social enterprise in new commercial spaces and live-work units.

Making Space for Arts and Culture (2019) - *Making Space for Arts and Culture* is the cultural infrastructure plan which lays out the City's long term vision and commitment to addressing the critical space affordability and displacement challenges facing artists and cultural workers in Vancouver. The strategy sets out targets for affordable artist housing, and prioritizes and supports development of self-determined xʷməθkʷəy̓ əm (Musqueam), Sḵwx̱wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh), and urban Indigenous spaces. This rezoning application responds to these goals through the provision of six live-work units.

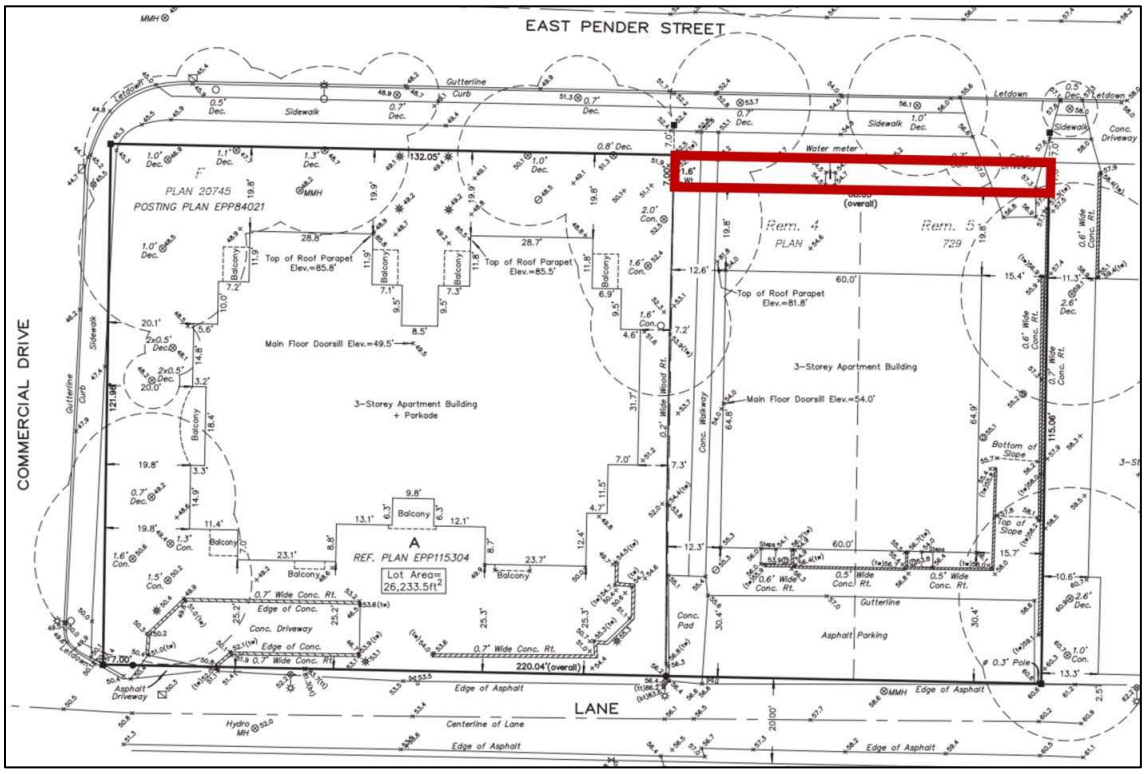
4. Conveyance of Portion of City Road

The applicant is seeking to include a portion of Pender Street directly north of and adjacent to 1730 East Pender Street (see Figure 2) for consolidation with their site. This 7 ft. by 88 ft. portion of Pender Street was acquired by the City for future road widening purposes in the late 1930s, however Engineering staff have confirmed there are no longer plans to widen this section of Pender Street.

The conveyance of the City-owned section of road shown in Figure 2 to this applicant is subject to approval in principle of this rezoning application. If this application is approved in principle at a Public Hearing, then prior to enactment of the draft CD-1 Bylaw, the General Manager of

Engineering Services will bring a report to Council to obtain Council approval to stop-up, close and convey the City-owned section of the road to the applicant. This decision will be at the sole and unfettered discretion of Council with respect to the City's ownership of the road section.

Figure 2: Portion of Pender Street Sought by Applicant for Consolidation (Shown in Red)



Strategic Analysis

1. Proposal

The rezoning application proposes an 18-storey social housing mixed-use building. The building is designed with a tower on a one-storey podium along the Commercial Drive frontage, and a three- and six-storey mid-rise form with an internal courtyard on the eastern portion of the site. A Longhouse amenity is proposed on the rooftop, as the partial 19th storey, providing multifunctional gathering and ceremonial space for residents.

The building would contain 191 social housing units, of which six are live-work units, and commercial space on the ground floor fronting Commercial Drive (Figure 2). The proposal is for a total floor area of 13,878.1 sq. m (149,382 sq. ft.). Based on staff review, a density of 5.58 FSR is recommended (slightly higher than the 5.46 FSR proposed in the rezoning application) due to recent changes to FSR exclusions in the Zoning and Development By-law and to provide opportunity for the applicant to respond to design conditions in Appendix B at the development permit stage.

The recommended building height is 60.8 m (199 ft.) to the top of the residential parapet and 64.1 m (210 ft.) to the top of the rooftop amenity space. These heights include a calculation correction from the heights noted in the rezoning application, and one additional metre to

accommodate changes to floor to ceiling heights at the development permit stage. A total of 73 vehicle parking spaces and 338 bicycle spaces are proposed within two levels of underground parking.

The project will be operated by the Lu'ma Native Housing Society, an Indigenous-owned non-profit society providing safe, affordable housing for Indigenous people and families. Further, Lu'ma are in partnership with the Aboriginal Land Trust (ALT) Commercial Housing Society, a sister organization of Lu'ma that acquires, develops and stewards real estate with the purpose of strengthening the Indigenous housing sector.

Figure 2: Birds-eye View of the Building, Looking Northwest

2. Land Use

The proposed residential and commercial uses fronting Commercial Drive are consistent with the intent of the *Plan* for the site.

3. Form of Development, Height and Density

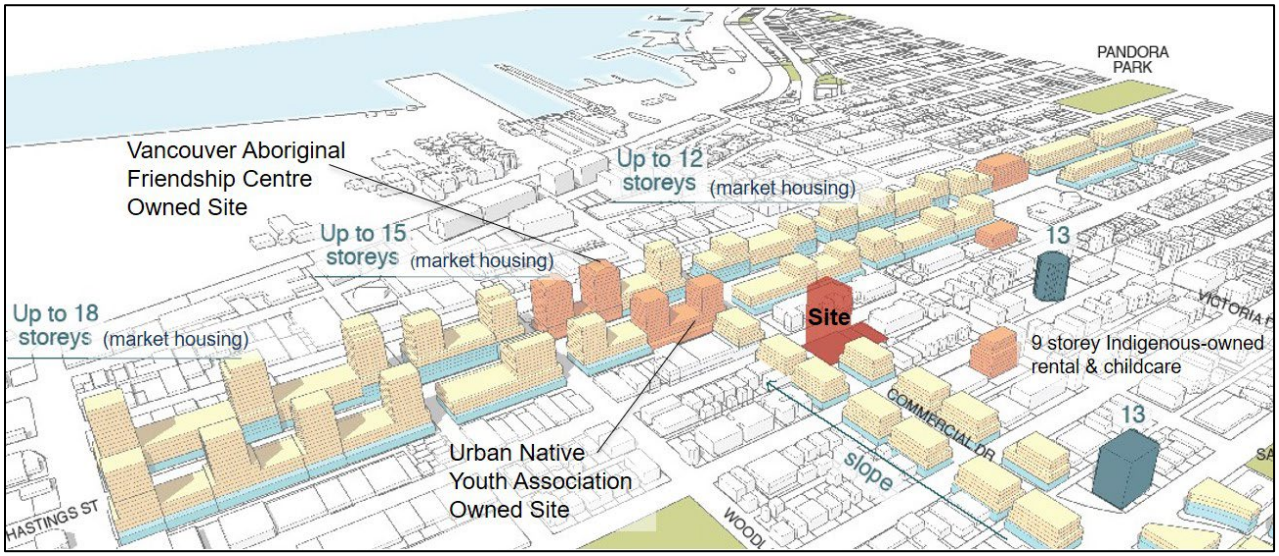
(Refer to application drawings in Appendix D, project statistics in Appendix J and Urban Design Panel minutes in Appendix E)

In analysing urban design performance, staff considered the built form expectations of the *Plan,* the *Vancouver Plan* and the intent of current zoning and general urban design objectives.

Form of Development – While the *Plan* anticipates six-storeys for market housing tenures, the application proposes an 18-storey mixed-use building with social housing over one-storey of commercial space on Commercial Drive. The *Plan* allows increases in height and density to facilitate the delivery of social housing.

As its first Planning Principle, the *Plan* supports the goals of Reconciliation in partnership with the Indigenous community. The proposal addresses this policy by delivering affordable housing which prioritizes Indigenous Peoples, providing commercial space on Commercial Drive that can serve Indigenous social enterprise, offering contemporary Indigenous approaches to place making activities, and celebrating Indigenous presence in the neighbourhood. Additionally, several nearby properties are Indigenous-owned and are identified in the *Plan* as sites with opportunities for new and diverse housing options, as well as expanded social and cultural facilities. Given their proximity to one another, this area may serve as a hub for existing and future Indigenous residents (see Figure 3).

Figure 3: Neighbourhood Context



Under the *Vancouver Plan*, the site is located within a Neighbourhood Centre overlapped with Rapid Transit Area and adjacent to a High Street and Commercial Hub, and Major Transit Network along Hastings Street. As part of the emerging planning context under the *Vancouver Plan*, this area can anticipate mid- to high-rise buildings, generally of 12- to 18-storeys with taller buildings in strategic locations.

Height and Neighbourhood Fit – The neighbourhood is currently characterized by low- and mid-rise residential buildings on the streets flanking Commercial Drive. Two existing 13-storey towers are within close proximity to the site (see Figure 3). The *Plan* anticipates additional height for social housing and envisions tower elements up to 18-storeys for market developments along Hastings Street, specifically in the Hastings Plateau area (less than 400 m from the current proposal).

The proposal is for an 18-storey tower in response to the future evolving context, site constraints, and the *Plan's* goal of increasing social housing units in the neighbourhood for Indigenous Peoples. The proposed tower steps down to a low-rise typology, and along with the side yard setback, offers a transition to the easterly neighbour. A six-storey podium fronts

Pender Street and a three-storey podium fronts the lane to maximize sunlight penetration into the courtyard. The podium buildings contain unit types which may be desirable for the community, including family-sized units and live-work units.

Staff recognize that the proposed height may impact shadowing on Commercial Drive and the contextual fit for the neighbourhood which permits up to six-storeys under existing zoning and the *Plan*. However, a key urban design consideration is the site's corner location. The proposal sits on a larger site at a corner location. The spatial impacts of the tower are offset by the corner location and the significant public space surrounding the development in the form of streets, sidewalks, and a lane. Staff have included a condition in Appendix B to reduce the proposal's apparent bulk to help mitigate the visual impact of the tower.

Density – The *Plan* anticipates 3.0 FSR with increases in density permitted for social housing. The recommended density is 5.58 FSR which is in keeping with similar social housing forms delivering affordable housing close to transit and local services.

Figure 4: Rendering of the Proposed Building from Commercial Drive, Looking Southeast

Unit Livability – The unit layout and design are required to meet the *High-Density Housing for Families with Children Guidelines*. Staff note issues with private open space and have included a condition in Appendix B to provide balconies for family-sized units and a consideration for provision of juliet balconies for studio and one-bedroom units. The livability of the units will be further evaluated at the development permit stage. It may result in changes to unit mix and count, which will be determined at the discretion of the Director of Planning.

Public Realm and Interface – A key objective of the *Plan* is to support Commercial Drive as a functional, attractive, community shopping street. The proposal includes three commercial retail units (CRUs) which could serve Indigenous social enterprise fronting Commercial Drive, containing approximately 3,500 sq. ft. of CRU space. Staff have included an Urban Design condition in Appendix B to strengthen the pedestrian interface at Commercial Drive.

The public realm is further activated by three family-sized live-work units fronting Pender Street and three one-bedroom live-work units at the lane. These units provide additional opportunities for commercial space and affordable housing for local artists. Staff note that the site slopes upwards to the east and presents grading challenges for the perimeter interfaces. Urban Design conditions in Appendix B require improvements at the lane interface to the units and the general accessibility into the project from the site perimeter.

Staff recognize that the proposal does not retain the existing trees on site, due to the proposed building envelope. Refer to the Natural Assets section of this report for more information.

Amenity Space – The development offers on-site common indoor and outdoor amenities for the residents with a courtyard on the ground level, and at the fourth and seventh levels, along with a Longhouse amenity atop the tower roof.

Urban Design Panel – The Urban Design Panel reviewed the project on August 2, 2023 and supported the height and density with recommendations to refine the building base, podium and tower integration, the architectural expression at the ground-floor interface to Commercial Drive, investigate tree retention, refine the live-work interface and orientation at the lane, and integrate the Longhouse feature with the tower form (see Appendix E).

Staff reviewed the recommendations of the Urban Design Panel, public feedback, and the site conditions and context, and concluded that the proposed built form, height and density present a balanced response to the goals of policy in securing affordable housing that prioritizes Indigenous Peoples. It also provides a contemporary Indigenous approach to architecture, place-making, and neighbourhood identity. Staff support the proposal subject to the Urban Design conditions detailed 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 191 units of social housing to the City's non-market housing inventory, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 5).

Figure 5: Progress Towards 10 Year Housing Vancouver Targets for Social, Supportive and Co-op Housing as of June 30, 2023

Housing Type	Category	10-Year Targets	Units Approved Towards Targets
Social, Supportive and Co-op Housing	Supportive Housing	4,100	1,246 (31%)
	Social and Co-op Housing	7,900	7,258 (92%)
	Total	12,000	8,504 (71%)

**Note that tracking progress towards 10-year Housing Vancouver targets began in 2017 and is subject to change pending application withdrawals or significant unit changes throughout the development process.*

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

****46 temporary modular units counted as approvals closed and have been removed from progress towards targets. Some projects counted as social housing were reclassified as supportive housing.*

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 Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the East Hastings area, which this site is located, is 0.5%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix – The *Family Room: Housing Mix Policy for Rezoning Projects* policy requires a minimum of 35% family units. This application proposes 37% family units in a mix of two-bedroom, three-bedroom and four-bedroom units, thereby exceeding the policy. While this proposal is below the target of 50% family units in the *Plan*, the applicant has indicated that the proposed unit mix better aligns with the needs of their future residents. All family units must be designed in accordance with the *High Density Housing for Families with Children Guidelines*. The application as proposed is consistent with the *Family Room: Housing Mix Policy for Rezoning Projects* policy and a provision is included in the CD-1 By-law to meet the minimum unit mix requirements.

Affordability – The City's affordability requirement for social housing buildings is for at least 30% of units to be occupied by households with incomes below the BC Housing Income Limits (**"**HILs") levels, as published by the British Columbia Housing Management Commission (CMHC), and no higher than 30% of household income. This proposal exceeds this affordability requirement for social housing.

The affordability currently proposes 6% of units at the shelter component of Income Assistance, an additional 30% of units below the BC Housing HILs levels, and the remaining units up to market rental rates. Depending on senior government funding and financing opportunities, there will likely be deeper housing affordability achieved, as well as other affordability models. The Housing Agreement will be written to allow for flexibility to pursue options that benefit future tenants. For example, within the subset of units that may be rented up to market rates, the applicant may lease a portion of the units as Affordable Leasehold Home Ownership (ALHO). The ALHO units would have long-term leases, and the leaseholders would pay monthly payments to the non-profit fee simple owner of the land and building on title, and their conventional lender. The total monthly payments for the ALHO units would be no more than 30% of their gross household income.

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 36 units of rental housing. All tenancies will be covered under the City's *Tenant Relocation and Protection Policy* (TRPP).

The applicant has provided a Tenant Relocation Plan (TRP) for all tenants which meets the requirements of the City's TRPP for non-market housing, which is summarized in Appendix F of this report.

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

5. Transportation and Parking

The site is well served by transit, with various bus routes along Hastings Street and Commercial Drive. The application proposes 73 vehicle parking spaces and 338 residential Class A bicycle spaces proposed within two levels of underground.

Engineering conditions in Appendix B include street improvements along Commercial Drive and Pender Street adjacent to the site, intersection improvements, a new lane crossing, new speed humps in the lane and reconstruction of the lane.

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 & emissions and embodied carbon targets in 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* seeks to protect and strengthen Vancouver's urban forest and tree canopy. The Protection of Trees By-law requires permission to remove trees that meet certain conditions to protect as many healthy, viable trees while still meeting the challenges of development and housing priorities.

There are 20 existing trees on the site, all of which are proposed for removal. Retention of the mature trees is not possible as they are either located within the proposed building envelope or their root systems would be heavily compromised during the demolition of the existing building. There are six street trees on City lands adjoining the site, and protection of these street trees during construction is required. Staff have included landscape and tree conditions in Appendix B, including conditions to provide for at least one large tree on site, and increase deep planting areas to promote healthy tree and shrub growth.

7. Public Input

Pre-Application Community Consultation – The applicant held a pre-application virtual open house from April to May, 2023, to collect early feedback on the proposal. A total of 19 submittals were received. In summary, comments included support for the project's Reconciliation objectives, sustainability components, affordable housing and proposed building design. Comments of concern related to the proposed building height in relation to the existing context and displacement of existing tenants on the site.

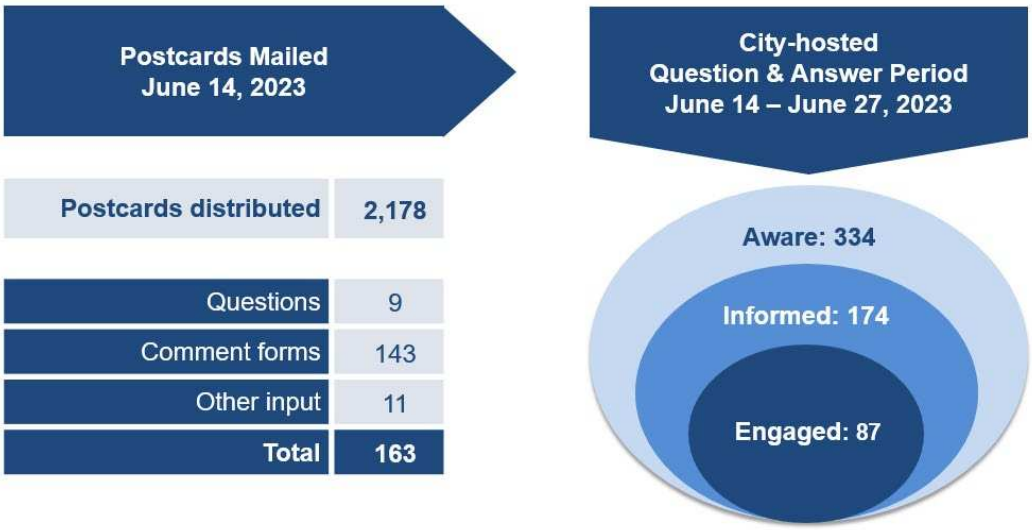
Public Notification – A rezoning information sign was installed on the site on June 8, 2023. Approximately 2,178 notification postcards were distributed within the neighbouring area on or about June 14, 2023. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

Question and Answer Period– A question and answer period was held from June 14, 2023 to June 27, 2023. Questions were submitted by the public and posted with a response over a two week period. A digital model was made available for online viewing.

A virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. Members of the public could submit questions, which staff actively monitored and responded to publicly. A total of 334 people viewed the webpage.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 163 submissions were received.

Figure 6: 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:

- **Height, density, and massing:** The proposed height and density is appropriate and is a good addition to the surrounding area.
- **Social Housing:** This development brings much needed social housing to the city and provides affordable housing opportunities for Indigenous Peoples.
- **Reconciliation:** There is support for an Indigenous-led project.
- **Commercial space:** Support for new commercial space along this stretch of Commercial Drive.
- **Parking:** The reduced vehicle parking and increased bicycle parking is supported.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** The proposed height is not supported as it does not conform to the *Grandview-Woodland Community Plan*. The building will block sunlight and shadow neighbouring buildings.

- **Neighbourhood character:** The scale of this proposal is not compatible with the character of the neighbourhood.

- **Infrastructure and Amenities:** There is an insufficient amount of community amenities and infrastructure to support a development of this scale.

- **Parking:** There are not enough parking spaces proposed and there is concern for spillover of parking onto the residential streets as a result.

- **Existing tenants:** There is concern for displacement of existing tenants on the site.

- **Vegetation and green space:** The mature trees on the site are all proposed for removal and there will be less green space on the site after redevelopment.

Response to Comments – Although the *Plan* permits up to six-storeys for market housing development in this area, additional height and density can be considered for social housing projects, as is proposed in this rezoning application. The height, density and commercial space is concentrated along Commercial Drive, with a three- and six-storey residential component on the eastern portion of the site, which provides a transition to lower scale residential forms along Pender Street. The proposed form of development is an appropriate response to the site context, and is supported by the emerging directions within the *Vancouver Plan*, and aligns with the City's priority to deliver affordable housing for Indigenous Peoples.

Staff acknowledge that many of our community centres and amenities are generally well subscribed across the City. Staff are looking at strategies to meet demand across the City's portfolio, as part of future Capital Planning reviews. In terms of parking, the proposed development will be required to meet the Parking By-law.

The site redevelopment will require demolition of existing rental housing buildings. As such, the applicant has provided a Tenant Relocation Plan (TRP) for all tenants which meets the requirements of the City's TRPP for non-market housing (refer to Appendix F). Site redevelopment will also result in removal of all existing trees on the property. Staff have included conditions in Appendix B to ensure healthy growth of new trees; details of which will be determined at the development permit stage.

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) – The 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, 2023 and the proposed 13,545.4 sq. m (145,801 sq. ft.) of residential floor area, the project would qualify for an exemption valued at $5,170,144. The DCLs expected from the 332.7 sq. m (3,581 sq. ft.) of commercial floor area is valued at $102,528.

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 191 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 I.

Financial Implications

As noted in the Public Benefits section, this project is exempt from CACs, DCLs for the residential portion, and public art contributions. See Appendix I for additional details.

The 191 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.

CONCLUSION

Staff have reviewed the application to rezone the site at 1710-1730 East Pender Street from RM-4 and RM-4N to CD-1 to permit the development of an 18-storey mixed-use building with commercial retail fronting Commercial Drive and 191 social housing units. Staff assessed the application and conclude that it generally meets the intent of the *Plan,* the *Vancouver Plan* and advances the goals of the *Housing Vancouver Strategy* with respect to the delivery of social housing, in addition to the City's commitments around equity and Reconciliation.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to public hearing with the draft CD-1 By-law shown in Appendix A, 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 D.

* * * * *

1710-1730 East Pender Street
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 Development Permit Board will issue development permits are:

   (a) Cultural and Recreational Uses;

   (b) Dwelling Uses, limited to Mixed-Use Residential Building;

   (c) Institutional Uses;

   (d) Live-Work Use;

   (e) Manufacturing Uses;

   (f) Office Uses;

   (g) Retail Uses;

   (h) Service Uses;

   (i) Utility and Communication Uses; and

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

Conditions of Use

4.1 All residential floor area must be used for social housing.

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

(a) be suitable for family housing; and

(b) have 2 or more bedrooms.

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

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

(b) farmers' market;

(c) neighbourhood public house;

(d) public bike share; and

(e) restaurant,

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

Floor Area and Density

5.1 Computation of floor area must assume that the site area is 2,494 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 5.58.

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;

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

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

Building Height

6.1 Building height must not exceed 60.8 m.

6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space, the height of the portions of the building with the permitted common rooftop amenity space must not exceed 64.1 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

* * * * *

1710-1730 East Pender Street
CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by DIALOG BC Architecture Engineering Interior Design Planning Inc., received May 19, 2023, 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 explore design solutions to mitigate the appearance of bulk and height of the tower massing:

Note to Applicant: As this proposal is larger than the recommended 6,500 sq. ft. for a tower floorplate, explore ways to mitigate the apparent massing. While the fenestration shifts provide some diversity, the overall massing reads as highly repetitive. Explore solutions to provide further modulation such as adding inset balconies, insetting the corners, employing a greater variety of colour and materiality to lighten the visual bulk of the upper floors, and/or sculpting the crown.

1.2 Design development to strengthen the Commercial Drive interface.

Note to Applicant: Solutions could include refinement of the weather protection, introducing more diversity into the façade treatment, incorporating a variety of fine-grain materials at the pedestrian level, increasing the amount of transparent glazing, and/or better defining the individual CRUs.

1.3 Design development to refine and strengthen the proportional relationships and integration of the podium, tower base, and tower.

1.4 Design development to resolve the abrupt interface to the lane to create a more welcoming entrance to the live-work residential units.

Note to Applicant: Solutions could include increasing the setback from the property line to the building face to ensure an adequate landscape buffer, reducing the number of patio stairs, and providing more usable semi-private outdoor space for the units.

1.5 Design development to improve residents' and neighbour's privacy by ensuring the following measures are carried through subsequent permitting stages:

(a) Living rooms' primary window should face either Pender Street or the lane, or explore unit layouts with a primary living space which spans the width of the unit to provide two outward views inclusive of the courtyard; and

(b) Decks or balconies facing the side yard above the ground floor should have adequate planters and/or privacy screens.

1.6 Consideration to improve overall site accessibility, including access to the main project lobby entrance, access from the lane into the courtyard, and access from the lane to the live-work units.

Note to Applicant: This may be achieved by revising finished-floor elevations, providing more usable floor space at the lobby area and/or reducing circulation at the ground floor.

Landscape

1.7 Design development to mitigate the loss of significant trees on-site by either exploring retention of trees #5115 to #5117, or by providing an area in at least one location to provide a larger specimen tree to be planted on-grade (off the parkade slab) within the site, and with ample on-grade soil area for future growth.

Note to Applicant: This will require notching of the underground parkade. Explore providing this parkade notch at one of its corners or along its edges.

1.8 Provision of a signed Letter of Consent from the Owner of 1748 East Pender Street for removal of Trees OS01 and OS02.

Note to Applicant: If this Letter cannot be obtained from the Owner, re-design to safely retain these trees will be required.

1.9 Design development to ensure and confirm that there is a contiguous connection between the proposed outdoor children's play area on Level 4 and the indoor amenity room.

Note to Applicant: This is required to ensure ease of adult supervision. If a contiguous physical connection is cannot be achieved, provide opportunities for direct visual lines of sight between the children's play area on Level 4 and the indoor amenity room.

1.10 Explore providing a tree on the Level 19 Informal Gathering Space's south side to create an area with shade.

<u>Standard Landscape Conditions at the time of DP Application:</u>

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

Note to Applicant: The plans should be at 1/8 inch: 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.

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

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

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

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

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

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

1.14 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.

1.15 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 (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 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

1.16 Provision of a high-efficiency automatic irrigation system for all planted areas.

Note to Applicant: Provide a partial irrigation plan demonstrating intent, including notations, legend and symbols to confirm stub out and hose bib locations. Hose bibs to be provided for all outdoor areas sized 100 sq. ft. or larger. Any limitations to the installation of hose bibs on private decks to be brought to the attention of staff in the written response. Special attention should be given to planted areas below the building overhang that will not receive rainwater from above.

1.17 Provision of an outdoor Lighting Plan.

1.18 Provision of a letter of assurance for arborist supervision.

Note to Applicant: Arborist supervision is necessary when any work is required within a minimum root protection zone of a retained tree. The arborist should discuss the details of any supervision requirements within the arborist report, particularly if the plans depict any work that encroaches into a minimum root protection zone. Typically, an assurance letter will outline the critical construction points where the arborist shall be contacted to attend the site. The Letter must be signed and dated by the owner, arborist and contractor.

Crime Prevention through Environmental Design (CPTED)

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

Housing

1.20 The proposed unit mix, including 120 one-bedroom units (63%), 38 two-bedroom units (20%), 28 three-bedroom units (14 %) and 5 four-bedroom units (3%) 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.

1.21 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 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 with preference for in suite storage (S. 4.4.2);

(c) A multi-purpose indoor amenity space appropriate in size for the scale of the project, with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room (S. 3.7.3), refer also to Landscape Condition 1.9; and

(d) A balcony for each family unit (including live-work units) with 1.8 by 2.7 m minimum dimensions (S. 4.3.2), and additional consideration to provide juliet balconies for studio and 1 bedroom units.

Engineering

1.22 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

1.23 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. Provision of written acknowledgement of this condition is required. Please contact Engineering Services at shoringreview@vancouver.ca for details.

Design guidelines and construction standard: https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx

Steps to getting a shoring and excavation street use permit: https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation

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

1.25 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 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’ long and 18” deep, centre on each street tree adjacent to the sidewalk and any off street bike facility;

(c) Standard City of Vancouver surface treatments for any proposed sidewalks and hardscape boulevards on City of Vancouver dedicated property and SRW; and

(d) Ensure proposed accessibility ramp is accommodated entirely on City right-of-way.

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

1.26 Show all City of Vancouver supplied building grades on the architectural and landscape plans. When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City of Vancouver supplied building grade plan.

1.27 Gates/doors are not to swing more than 0.3 m (1 ft.) over the property lines or into the SRW area.

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

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

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

(a) Provision of a standard widened loading throat to facilitate maneuvering; and

(b) Provision of additional loading bay width for the second and subsequent loading spaces.

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

(a) Improved two-way flow for vehicles on the ramp and in the parking areas through provision of the following:

(i) Improved visibility, by way of convex mirrors on the main ramp and throughout parkade.

(b) Provision of 2.7 m (8'10") width for standard vehicle spaces adjacent one side wall, or if the column is located more than 1.2 m from either end of the stall; and

(c) Confirmation that column encroachments, setbacks and parking space widths comply with the Parking and Loading Design Supplement.

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

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

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

(d) Dimensions for typical parking spaces;

(e) Dimensions of additional setbacks for parking spaces due to columns and walls;

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

(g) 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.

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

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

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

Note to Applicant: Stair ramps are not generally acceptable.

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

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

1.32 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.

1.33 Developer's Engineer to submit a sewer abandonment plan to the City that details 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 Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation are required, if the loading bay cannot be relocated.

Note to Applicant: Existing wood pole in lane conflicts with access.

1.35 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.

Sustainability

1.36 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezonings* (amended July 25, 2023) 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.

Cultural Spaces

1.37 Design development of Class A studio areas within Live-Work units to demonstrate adequate compliance to the Live-Work Use Guidelines (https://guidelines.vancouver.ca/guidelines-live-work.pdf) and Artist Studio Guidelines (https://guidelines.vancouver.ca/guidelines-artist-studio.pdf) unless there are other cultural specific design considerations that take precedence. Include consideration (not required) of the following additions to encourage functionality of the units:

(a) Adequate fit and finishes for Class A art production;

(b) Direct and barrier free routes from loading area sufficient for movement of supplies and tools used for artwork production with a minimum clearance of 48 in. in loading bay and corridors;

(c) Operable windows at each work area that are sufficient to meet ventilation requirements for Class A studio use;

(d) Storage within the unit adjacent to work-area; and

(e) Acoustic controls to mitigate noise impact on adjacent units and neighbours.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, 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:

Housing

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

(e) Not less than 6% of the social housing units will be occupied by persons eligible for either Income Assistance or a combination of Old Age Pension and Guaranteed Income Supplement, and will be rented at rates no higher than the shelter component of Income assistance;

(f) An additional 30% of social housing units will be occupied by households with incomes below the housing income limits, as set out in the current “Housing Income Limits” (HILs) table published by the British Columbia Housing Management Commission or equivalent publication, and the monthly aggregate housing costs will be at rates of no more than 30% of household income;

(g) The remaining social housing units may be:

(i) rented up to market rents;

(ii) leased through the Aboriginal Land Trust Affordable Leasehold Home Ownership model under a long term lease registered at the Land Title Office by way of an explanatory leasehold plan to qualified households with incomes below the moderate income limits as set out in the then current “Middle Income Limits” (MILs) table published by the British Columbia Housing Management Commission or equivalent publication and in such case the intended monthly aggregate housing costs will be at rates of no more than 30% of household income; or

(iii) a combination of (g)(i) and (g)(ii); and

(h) 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.

2.2 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:

(a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the Tenant Relocation and Protection Policy that is effective at the time of submission of the Development Permit Application.

(b) Provide a notarized declaration prior to issuance of the Development Permit that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.

(c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the

Demolition Permit. The Report must outline the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

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

(d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit. The Report must outline the names of tenants; indicate the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

Engineering

2.3 Make arrangements to the satisfaction of the General Manager of Engineering Services, the Director of Legal Services, and the Approving Officer for:

(a) The closure, stopping-up and conveyance of the portion of road (7 x 88 ft.) abutting Lot 4 and Lot 5, subject to Council approval; and the relocation or decommissioning of any utilities within this area;

(b) Provision of written confirmation and agreement from any affected utility companies;

(c) The consolidation of the closed portion of road, Lots F (Plan 20745), Lot 4 and Lot 5, Except the North 7 feet, Now Road (Plan 729), all of Lot 6, Block D, District Lot 183 to create a single parcel and subdivision of that site to result in the dedication of the West 7 feet for road purposes; and

(d) Registration of a temporary SRW agreement in favour of the City over the portion of lane to be closed for public utility purposes, to be discharged once all utilities impacted by the lane closure have been abandoned, relocated or otherwise protected, as necessary, and any associated lane and street reconstruction works have been completed to the satisfaction of the General Manager of Engineering Services.

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

2.4 Make arrangements for the release of an Easement & Indemnity Agreement 205423M, 203681M (support agreements) and 406198M (commercial crossing) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment.

2.5 Provision of a building setback and statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to Commercial Drive, to achieve a 5.5 m offset distance from the back of the existing curb to the building face. The SRW will be free of any encumbrance such as structure or mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

Note to Applicant: A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the new property line to determine the final setback and SRW width is required.

2.6 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the “Services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided all to the satisfaction of the General Manager of Engineering Services. No development permit for the site 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. Except as explicitly provided for in Condition 2.7 (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) Based on the confirmed Fire Underwriter’s Survey Required Fire Flows and domestic flows submitted by Creus Engineering Ltd. dated May 15, 2023, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 200 mm along Commercial Drive. Should the development require water service connections larger than 200 mm, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. 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 of adequate sewer (storm and sanitary) service to meet the demands of the project. Implementation of development(s) at 1710-1730 East Pender Street require the following in order to maintain acceptable sanitary sewer flow conditions.

(i) Not require any sewer upgrades.
Note to Applicant: Development to be serviced to the existing 200 mm sanitary sewers in Pender Street.

(c) Street improvements along Commercial Drive adjacent to the site and appropriate transitions including the following:

(i) Provision of minimum 1.22 m (4.0 ft.) wide front boulevard (measured from the back of the existing curb) with street trees where space permits;

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

(iii) Provision of curb ramps; and

(iv) Provision of full depth asphalt replacement, from adjacent curb to centerline, along the Commercial Drive frontage (including the intersection of Commercial Drive and East Pender Street) to City "Industrial, Arterial, & Bus Route" specifications.

(d) Street improvements along East Pender Street adjacent to the site and appropriate transitions including the following:

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

(ii) Provision of curb bulge; including relocation of the existing catch basin and road reconstruction if/as required to accommodate the curb bulge;

(iii) Provision of curb ramps; and

(iv) Removal of the existing unused driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards.

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

(e) Provision of improvements at the intersection of Commercial Drive and Pender Street including:

(i) Installation of a Rectangular Rapid Flashing Beacon (RRFB) on the north leg of Commercial Drive; and

(ii) Curb ramps on the North East and North West corners of the intersection; and

(iii) Commercial Drive and East Pender Street entire intersection street lighting upgrade to current City standards and IESNA recommendations.

(f) Provision of street trees adjacent the site where space permits;

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

(h) Provision of lane lighting on standalone poles with underground ducts if BC Hydro poles with attached City lane lights are planned to be removed; and

Note to Applicant: The ducts must be connected to the existing City street lighting grid.

(i) Provision of new or replacement duct bank adjacent to the site that meets current City standard.

Note to Applicant: Duct banks are to consist of electrical and communication ducts and cables, and connect 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 City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code and the Master Municipal Construction Documents. Submission of the detailed Electrical Design does not occur until the Rezone has been enacted and a City Project Coordinator is assigned to the project.

(j) Provision of a new standard concrete lane crossing, new curb returns and curb ramps at the existing lane crossing on Commercial Drive adjacent to the site;

(k) Provision of speed humps in the lane south of Pender Street between Commercial Drive and Salsbury Avenue;

(l) Provision of full depth, full width reconstruction along the Lane frontage to City “Higher-Zoned Streets/Lanes” specifications; and

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

2.7 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) Provision of improvements at the intersection of Commercial Drive and East Pender Street including:

(i) Installation of an RRFB on the north leg of Commercial Drive per condition 2.6(e)(i);

(ii) Commercial Drive and East Pender Street entire intersection street lighting upgrade to current City standards and IESNA recommendations per condition 2.6(e)(iii).

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

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.

2.8 Make arrangements (legal agreements) to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the proposed feature paving and non-standard treatments that encroach onto City street and lane.

Note to Applicant: An application to the City Surveyor is required. The applicant will also be responsible for the preparation of survey plans and all Land Title Office registration fees.

2.9 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.

2.10 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.

Environmental Contamination

2.11 The following conditions must be met prior to enactment of the rezoning:

(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 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 constructed on the site pursuant to this rezoning until

separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Agreements

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

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject 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.

1710-1730 East Pender Street
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

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

"1710-1730 East Pender Street [CD-1 #] [By-law #] C-2"

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

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

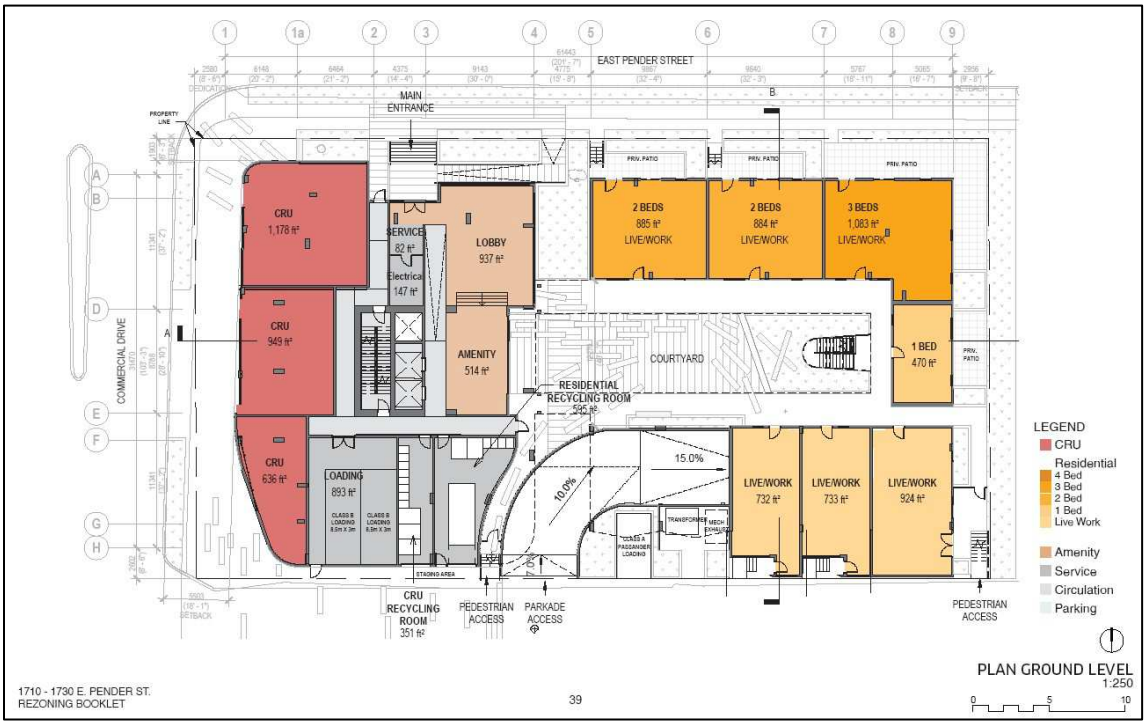
"[CD-1#] [By-law #] 1710-1730 East Pender Street"

* * * * *

1710-1730 East Pender Street
FORM OF DEVELOPMENT DRAWINGS

Site Plan

Ground Level Plan

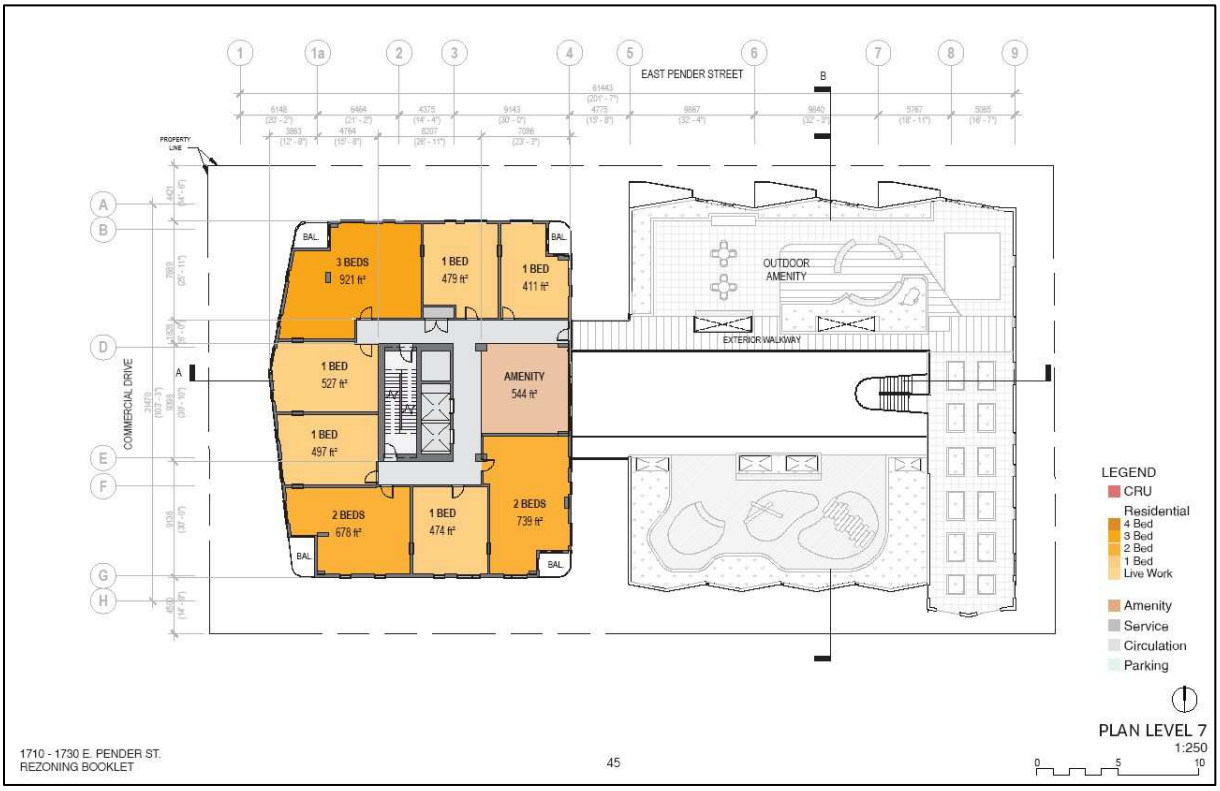


Levels 2-3 Plan

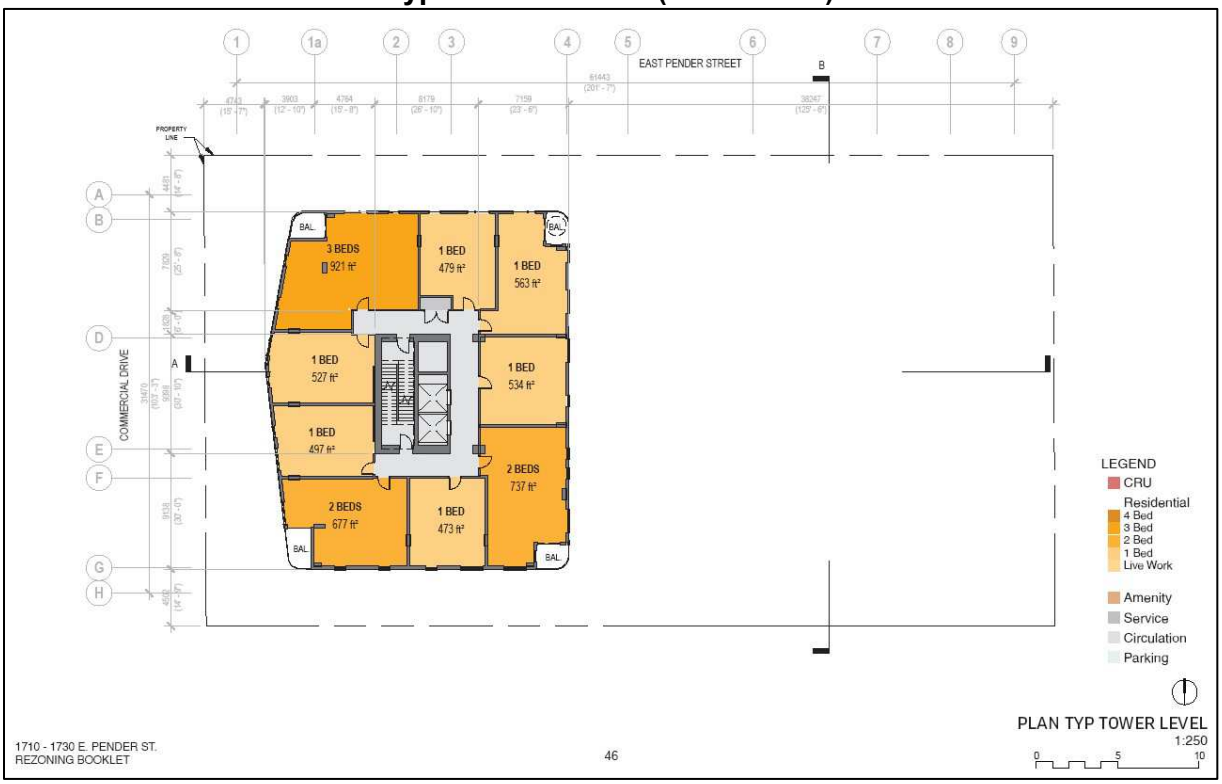
Level 4 Plan

Levels 5-6 Plan

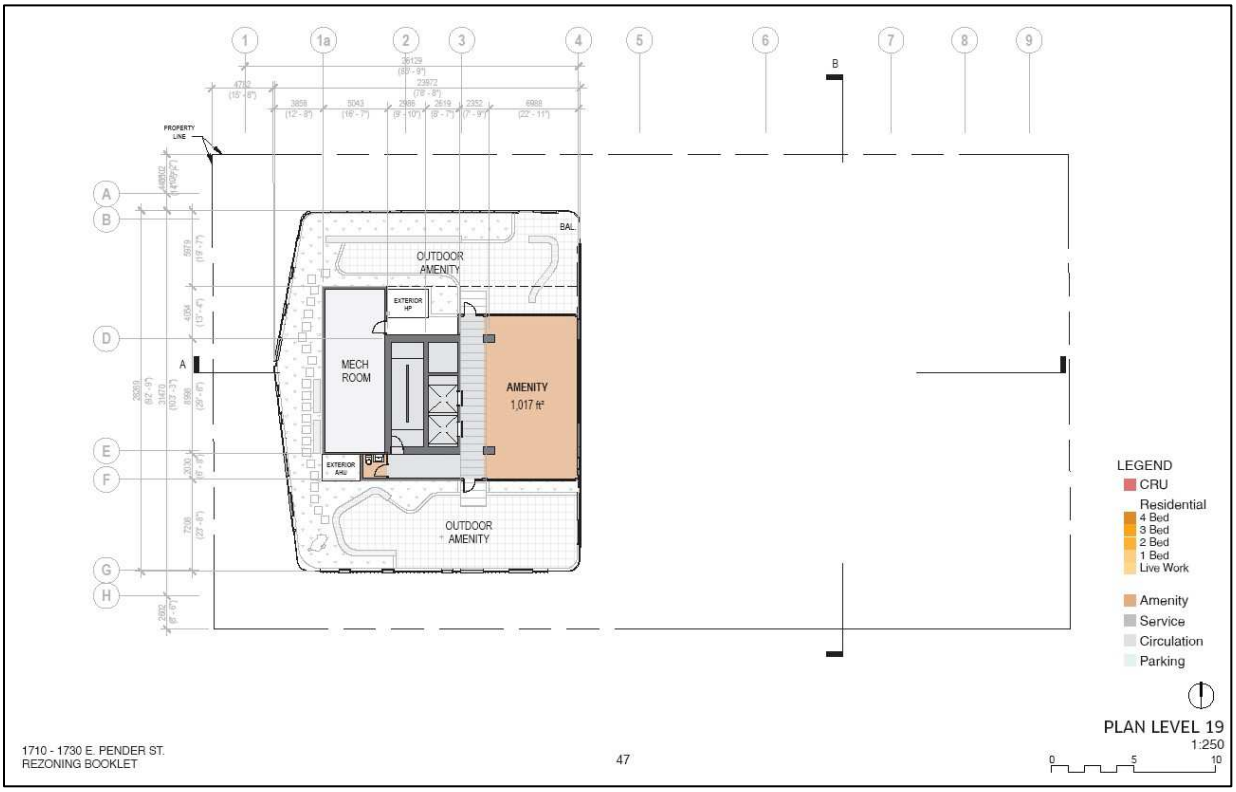
Level 7 Plan



Typical Tower Plan (Levels 8-18)



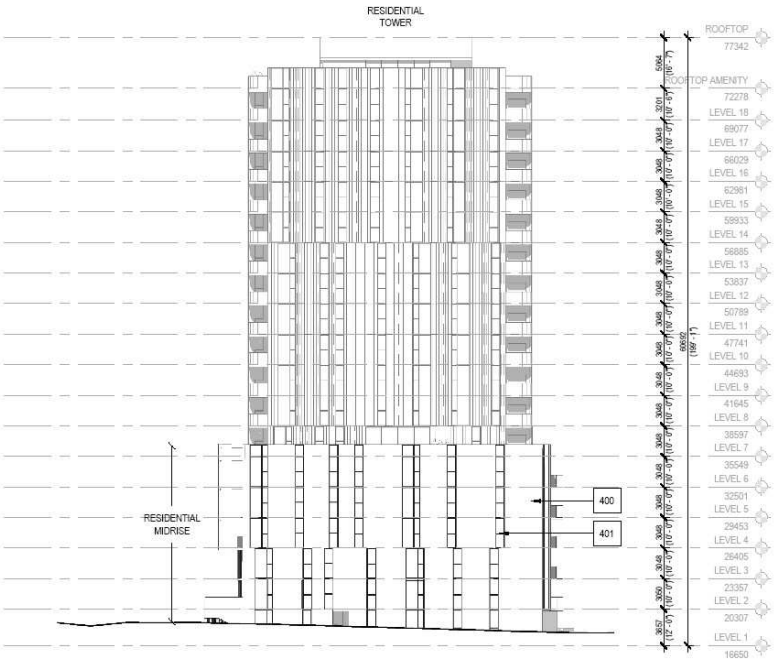
Level 19 Plan



North Elevation

South Elevation

East Elevation



LEGEND

KEY	EXTERIOR MATERIAL
400	Metal Cladding (Custom Colour)
401	Clear Glazing - Curtain Wall
402	Exterior Cladding Tile

EAST ELEVATION
1:300

1710 - 1730 E. PENDER ST.
REZONING BOOKLET

50

West Elevation

LEGEND

KEY	EXTERIOR MATERIAL
400	Metal Cladding (Custom Colour)
401	Clear Glazing - Curtain Wall
402	Exterior Cladding Tile

WEST ELEVATION
1:300

1710 - 1730 E. PENDER ST.
REZONING BOOKLET

51

1710-1730 East Pender Street
URBAN DESIGN PANEL

1. Address:	1710-1730 E Pender St
Permit No.:	RZ-2023-00029
Description:	To rezone the subject site from RM-4 and RM-4N (Residential) District to CD-1 (Comprehensive Development) District. The proposal is to allow for the development of an 18-storey mixed-use building over a three- and six-storey podium and includes: 191 social housing units, of which 6 are live-work units; Commercial space on the ground floor; A floor space ratio (FSR) of 5.46; A building height of 61.6 m (202 ft.) to the top of the rooftop longhouse amenity; and 73 vehicle parking spaces and 338 bicycle spaces. This application is located in the Grandview-Woodland Plan area. The application requests consideration of height and density in excess of the existing policy.
Application Status:	Rezoning Application
Architect:	DIALOG BC Architecture Interior
Design Delegation:	Joost Baker, Architect, DIALOG BC Christina Horta, Architect, DIALOG BC
Staff:	Allison Smith & Michele Alborg

EVALUATION: Support with Recommendations (10/0)

Planner's Introduction:

Allison Smith, Rezoning Planner, introduced the project with a brief description of the existing urban context, followed by an overview of the anticipated policy context as per the Rezoning Policy for the Grandview-Woodland Plan area. Allison concluded the presentation with a summary of the rezoning proposal.

Michele Alborg, Development Planner gave an overview of the neighborhood site context in relation to the proposal. Michele then gave a brief description of the proposed form of development for this project before concluding with Staff questions for the Panel.

Advice from the Panel on this application is sought on the following:
1. Proposed height, density, and massing, along with integration into the surrounding context and the relationship to the Drive's character.
2. Success of the proposed tower form and size, the podium height, and building setbacks, specifically the interfaces to Commercial Drive, East Pender, and the lane.

Applicant's Introductory Comments:

Chief Ian Campbell of the Squamish Nation began with an introduction followed by Joost Baker and Christina Horta of Dialog Architects for Dialogue Architecture whom noted the objectives and gave a general overview of the project.

Applicant and staff took questions from Panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **Margot Long** and seconded by **Stefan Aepli** and was the decision of the Urban Design Panel:

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

1. Consider the proportions and refinement of the podium and screen at the base;
2. Further investigate the viability of retaining the existing trees;
3. Further refinement of the articulation and expression of the base to better reflect the metaphor of cedar stumps;
4. Refine the lane live-work interface, setbacks, and orientation;
5. Integrate the rooftop long house feature with the tower form; and
6. Refine and develop the design at the base to improve accessibility at entry points.

Summary of Panel Commentary:

There was general support for the height and density.
There was general support for the massing.
There was general support for the proposed tower form size.
There was general support of the courtyard area and overall outdoor amenity spaces.
The proposed multi-generational living concept is successful.
The variety of outdoor amenity spaces is nice, hope it doesn't change.
The play space at the top of the roof is successful.

A panelist noted that a conventional podium would be 4 storeys. The proposed 2-storey treatment may work but it needs further refinement of the proportions and detailing.
A panelist noted that the1-storey podium at Commercial Drive does not fit the surrounding context or let the tower sit nicely in place. The base appears squat in relation to the tower proportions. 'Place of Cedars' to be reflected in the design.
A panelist noted a more cohesive architectural expression needs to be developed as there are too many conflicting geometries. Also the cladding treatment needs to be developed.
A panelist noted that the 6 storey podium doesn't work.

A panelist noted further development of the entry areas to improve accessibility. Consider those with mobility issues.
In addition, the courtyard is not easily accessible from the lane or Pender Street.
Design development to reconsider and refine the orientation of the units at the lane to support the requested setback relaxation.
The setback at the lane is presently tight.
When activating the lane consider where it wraps around especially at the loading and garbage room doors.
A panelist noted they would like to see similar architectural expressions on the east façade, north and south elevations.
Design development to provide better integration of the long house structure at the roof with the tower expression. A tactile materiality down the façade could reinforce a forest expression and articulate 'new growth'. Panel members noted the concept of cedar trees could be emphasized

more and requires further development. Columnar trees could be added in the lane to soften the live-work interface.
Consider preserving the large trees if possible.
Consider sun shading devices in addition to the window /wall ratio.

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

Chief Ian Campbell noted that cedars are a part of their culture and the tree's importance is reflected in the building design. In response to the mass deforestation within their territory, the design intention is to honor the history of the land and surrounding ecologies.

1710-1730 East Pender Street
SUMMARY OF TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	• One Month free rent compensation as required with the Residential Tenancy Act if tenancies are being ended in accordance with S.49.6 of 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	• Moving expense will be provided for relocation to permanent housing as well as relocation to and from any temporary accommodations (where residents are taking up the Right of First Refusal).
Ensure permanent rehousing options	• Lu'ma Native Housing Society (LNHS) is working with existing tenants to determine their preferences for interim housing and will make every effort to secure their preferred option.
Maintain affordability	• Applicant to relocate tenants into 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.
First Right of Refusal	• Residents will be offered Right of First Refusal to return to the new development at a rent that is affordable and based on their household income, provided they continue to meet eligibility criteria, with prioritization for Indigenous residents.

1710-1730 East Pender Street
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

	Date	Results
Events		
Pre-application engagement (applicant-led)	April, 2023 – May, 2023	19 submittals
Question and Answer Period (City-led)	June 14, 2023 – June 27, 2023	334 participants (aware)* • 174 informed • 87 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	June 14, 2023	2,178 notices mailed
Public Responses		
Online questions	June 14, 2023 – June 27, 2023	9 submittals
Online comment forms • Shape Your City platform	June, 2023 – September, 2023	143 submittals
Overall position • support • opposed • mixed	June, 2023 – September, 2023	143 submittals • 36 responses • 82 responses • 25 responses
Other input	June, 2023 – September, 2023	11 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	June, 2023 – September, 2023	907 participants (aware)* • 400 informed • 147 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, density, and massing:** The proposed height and density is appropriate and is a good addition to the surrounding area.

- **Social Housing:** This development brings much needed social housing to the city and provides affordable housing opportunities for Indigenous Peoples.

- **Reconciliation:** There is support for an Indigenous-led project.

- **Commercial space:** Support for new commercial space along this stretch of Commercial Drive.

- **Parking:** The reduced vehicle parking and increased bicycle parking is supported.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** The proposed height is not supported as it does not conform to the Grandview-Woodland Community Plan. The building will block sunlight and shadow neighbouring buildings.

- **Neighbourhood character:** The scale of this proposal is not compatible with the character of the neighbourhood.

- **Infrastructure and Amenities:** There is an insufficient amount of community amenities and infrastructure to support a development of this scale.

- **Parking:** There are not enough parking spaces proposed and there is concern for spillover of parking onto the residential streets as a result.

- **Existing tenants:** There is concern for displacement of existing tenants on the site.

- **Vegetation and green space:** The mature trees on the site are all proposed for removal and there will be less green space on the site after redevelopment.

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:

- In support of tenants having an opportunity to return after construction is complete.
- Additional housing options in the city are welcomed.
- Support for reduced parking as this development is close to rapid transit routes and commercial spaces nearby.
- Additional bicycle parking spaces are welcomed.
- More commercial retail units will further activate the northern part of Commercial Drive and bring more foot traffic to this part of the neighbourhood – which creates more accessibility.
- There is general support for this rezoning.
- Delighted to see an Indigenous-led project.

General comments of concern:

- Proposed concrete design is not environmentally-friendly.
- Lack of green space design within the building is a concern. The building design looks very drab.
- Displacement of current tenants is a concern.
- Unit sizes are not ideal for families.
- Uncertain about the affordability aspect of this project – does not seem realistic.
- Not enough diversity of locally-owned commercial retail in this area.
- All six Douglas Firs on site should not be removed.
- This will create gentrification in the area.

- Views of the mountains and the sky will be impaired and blocked for existing homeowners and will be a detriment to the neighbouring residents' mental health.
- This project will decrease property values for existing homeowners.
- The back lane cannot support an 18-storey development.

Neutral comments/suggestions/recommendations:

- More height and density should be considered for this location.
- The building height should not exceed 9 storeys.
- There should be more horizontal development rather than vertical development.
- There should be more social housing units.
- There should be less social housing units.
- Social and affordable housing projects should be developed in all areas of the city, not just East Vancouver.
- There should be less parking provided.
- Less bicycle parking spaces should be considered.
- Commercial retail should not be on a residential street.
- More neighbourhood engagement should have been conducted.

* * * * *

PUBLIC BENEFITS IMPLEMENTATION DASHBOARD
GRANDVIEW-WOODLAND COMMUNITY PLAN (2016)

Updated 2022 year-end

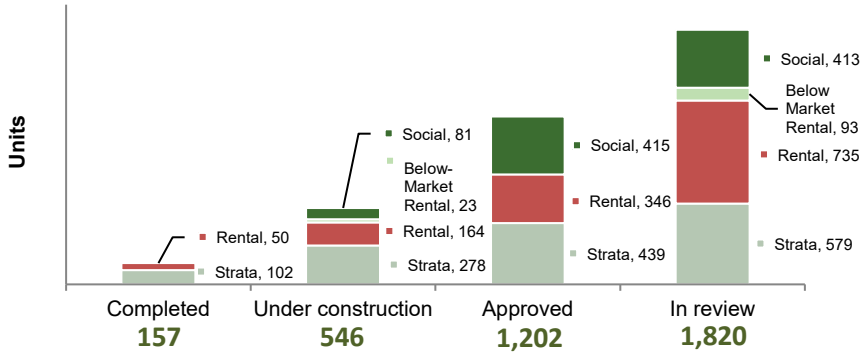
POPULATION GROWTH[a]

The Grandview-Woodland study area has grown by approximately **562** people since the 2016 census. The plan projects a growth of approximately **9,500** people by 2041.

DEVELOPMENT ACTIVITY (UNITS)[b]

Recent rezoning approvals:

- 2037-2061 East Broadway
- 1885 E Pender St
- 1650 E 12th Ave
- 1943-1967 E Hastings St
- 1766 Frances St
- 2246-2268 E Broadway



PUBLIC BENEFITS ACHIEVED AND IN PROGRESS SINCE 2016

✓ On track to achieving targets → Some progress toward targets, more work required ○ Targets require attention

TARGETS See Chapter 16 of the Grandview-Woodland Community Plan for more details	COMPLETED	UNDER CONSTRUCTION	PLANNING/DESIGN	PROGRESS
HOUSING • 1,400 non-market units • 1,400 secured market rental units (Gross numbers of units reported)	• 50 secured market rental units • New RT-5, RM-8A/AN, RM-11, RM-12 districts in GW to support increase in housing diversity	• 81 non-market units • 164 market rental units • 23 below market rental units		**6%** of non-market housing target achieved ○ **17%** of secured rental target achieved ✓

CHILDCARE • ~ 159 new spaces for children 0-4 years • ~ 65 renewed spaces for children 0-4 years • ~ 90 new spaces for school aged children 5-12 years • ~190 renewed spaces for children 5-12 years	• 71 new spaces for children 0-4 years • 40 new spaces for children 5-12 years • 28 renewed spaces for children 5-12 years	• 20 new spaces for school aged children 5-12 years	• 138 new spaces (two 69-space facilities) for children 0-4 years as part of Britannia Community Centre renewal	**44%** of new childcare spaces 0-4 years target achieved ✓ **67%** of new childcare spaces 5-12 years target achieved ✓ **18%** of renewed childcare spaces 5-12 years target achieved ✓ **0%** of renewed childcare spaces 0-4 years target achieved ○
TRANSPORTATION / PUBLIC REALM • Safety improvements for all modes with a focus on vulnerable road users and complete street designs • Upgrades and additions to cycling network • Upgrades to walking environment and sidewalk network • Street network and signal upgrades • New and enhanced plazas as part of redevelopment of key sites • Redesign Commercial Drive as a complete street	• E 10th Ave corridor improvements (Woodland Dr to Victoria Dr) • Nanaimo St upgrades – improved pedestrian crossings, painted bike lane, traffic signals • Interim street closure at Woodland St and 2nd Ave • Interim plaza at Kamloops St/Hastings St • Pandora/Portside Greenway Slow Street • Charles St Slow Street temporary measure		• Conceptual designs for Portside Greenway	✓
CULTURE • Creation of 23,000 sq.ft. of artist work space integrated with mixed-use sites containing low-income housing for artists and cultural workers • Seek up to 18,000 sq. ft. of non-profit creation/production studios • Seek cultural spaces as part of Britannia Community Centre redevelopment			• Cultural amenities including art gallery, studios, performance and rehearsal space šxʷqʷeləwən ct Carving Centre as part of Britannia Community Centre renewal (*planning*)	→
CIVIC / COMMUNITY • Britannia Community Centre renewal and expansion • Fire Hall #9 renewal • Community Policing Centre lease renewal			• Britannia Community Centre renewal (library, recreation centre, childcare) (*planning*) • Fire Hall #9 (*planning/design*)	→
HERITAGE • 5% allocation from cash community amenity contributions in Grandview-Woodland	• 10% allocation from cash community amenity contributions • New RT-5 zone supports retention of existing heritage and character structures			✓
SOCIAL FACILITIES • Aboriginal Mother Centre Society renewal and expansion • Kiwassa Neighbourhood House renewal and expansion • Vancouver Aboriginal Friendship Centre Society renewal and expansion • Urban Native Youth Association redevelopment • Kettle Friendship Society redevelopment			• Social enterprise space for an Indigenous Social Enterprise at 1st Ave & Clark Dr (*design*) • Food hub, urban farm, shared social and meeting space, social and cultural non-profit hub, as part of	→

			Britannia Community Centre renewal (*planning*) • Major integrated addictions withdrawal management facility at 1636 Clark Dr (*design*)	
PARKS • Renewal and improvement of 8 neighbourhood parks • Install new synthetic turf to replace existing field (location TBD) • Upgrade one track facility (location TBD) • Create new and enhanced plaza areas as part of redevelopment of key sites • Introduce new shared space areas • Increase tree planting in neighbourhood • Work with school boards to allow community use of neighbourhood schools and greenspaces during non-school times	• Pandora Park renewal • Templeton Park Playground renewal • Cedar Cottage Park renewal	• Templeton Park Track renewal • Grandview Park playground improvements	• John Hendry Master Plan • Expansion of WC Shelly Park	✓

EXPLANATORY NOTES

The Public Benefits Implementation Dashboard assists in monitoring progress toward the delivery of public benefits anticipated from the community plans. Data in this tracker reflects activity within the plan boundaries (and significant public benefits adjacent to the plan area) since Plan approval.

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

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

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

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

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

1710-1730 East Pender Street
PUBLIC BENEFITS SUMMARY

Project Summary:

18-storey mixed-use building, with 191 social housing units, and commercial space at the ground floor.

Public Benefit Summary:

The proposal would provide 191 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	RM-4 and RM-4N	CD-1
FSR (site area = 2,494 sq. m. (26,849 sq. ft.))	1.45	5.58
Buildable Floor Space (sq. ft.)	38,931	149,382
Land Use	Residential	Mixed-Use

Summary of Development Contributions Expected under Proposed Zoning

City-Wide DCL[1]	$78,068
City-Wide Utilities DCL[1]	$24,460
Total	**$102,528**

Other benefits (non-quantified): 191 social housing units secured for the greater of 60 years and the life of the building.

[1] Based on by-laws in effect as of September 30, 2023; 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 $5,170,144.

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1710-1730 East Pender Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

PROPERTY INFORMATION

Street Address	Parcel Identifier (PID)	Legal Description
1710 East Pender Street	003-347-834	Lot F of Lot 6 Block D District Lot 183 Plan 20745
1730 East Pender Street	009 502-068, 009-502-165	Lots 4 and 5 Except the North 7 Feet, Now Road of Lot 6 Block D District 183 Plan 729

APPLICANT INFORMATION

Architect	DIALOG BC Architecture Engineering Interior Design Planning Inc.	
Property Owner	003-347-834	Lu'ma Native Housing Society
	009 502-068, 009-502-165	ALT Commercial Housing Society

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed	
Zoning	RM-4 and RM-4N	CD-1	
Uses	Residential	Mixed-Use	
Maximum FSR	1.45 FSR	5.58 FSR	
Floor Area	3,616.8 sq. m (39,831 sq. ft.)	13,878 sq. m (149,382 sq. ft.)	
Maximum Height	10.7 m (35.1 ft.)	60.8 m (199 ft.) to the top of the residential parapet and a maximum of 64.1 m (210 ft.) to the top of the rooftop amenity	
Parking, Loading and Bicycle Spaces	Per Parking By-law	Vehicle Parking Bicycle Parking Loading Spaces	73 338 Class A and 10 Class B 1 Class B; 1 Passenger Confirmed at development permit stage
Natural Assets	20 existing on-site by-law trees; 6 City trees	20 on-site trees for removal; 6 City trees to be retained Confirmed at development permit stage	

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