CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	June 11, 2024
Contact:	Allison Smith
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RTS No.:	16418
VanRIMS No.:	08-2000-20
Meeting Date:	June 25, 2024

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 800 Commercial Drive

RECOMMENDATION TO REFER

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

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

RECOMMENDATION FOR PUBLIC HEARING

A. THAT the application by the City of Vancouver, the registered owner of the lands located at 800 Commercial Drive [*Lots C and D Except Part in Sketch Plan (see 74917K), of Lot 9 Block D District Lot 183 Plan 3514 and Lot G Block 9 of Block D District Lot 183 Plan 6254; PIDs 012-811-203, 012-811-211 and 010-922-946 respectively*], to rezone the lands from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 1.00 to 8.19 and the maximum building height from 11.5 m (38 ft.) to 50.1 m (164 ft.), to permit the development of a 15-storey mixed-use building, containing 93 social housing 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 Human Studio Architecture & Urban Design, received November 28, 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 subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C;

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

F. THAT Recommendations A to E 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 800 Commercial Drive from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District, under the *Grandview-Woodland Community Plan*. The application proposes a 15-storey mixed-use building containing 93 social housing units and ground floor commercial space.

Staff have assessed the application and have concluded that it generally meets the intent of the *Grandview-Woodland Community Plan* and the *Housing Vancouver Strategy* with respect to the delivery of social housing. 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

- Vibrant Vancouver: City Council's Strategic Priorities 2023-2036
- Vancouver Plan (2022)
- Grandview-Woodland Community Plan (2016)
- Housing Needs Report (2022)
- Housing Vancouver Strategy (2017)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Community Amenity Contributions Policy for Rezonings (1999, last amended 2023)
- Public Art Policy and Procedures for Rezoned Developments (2014, last amended 2021)
- 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)

REPORT

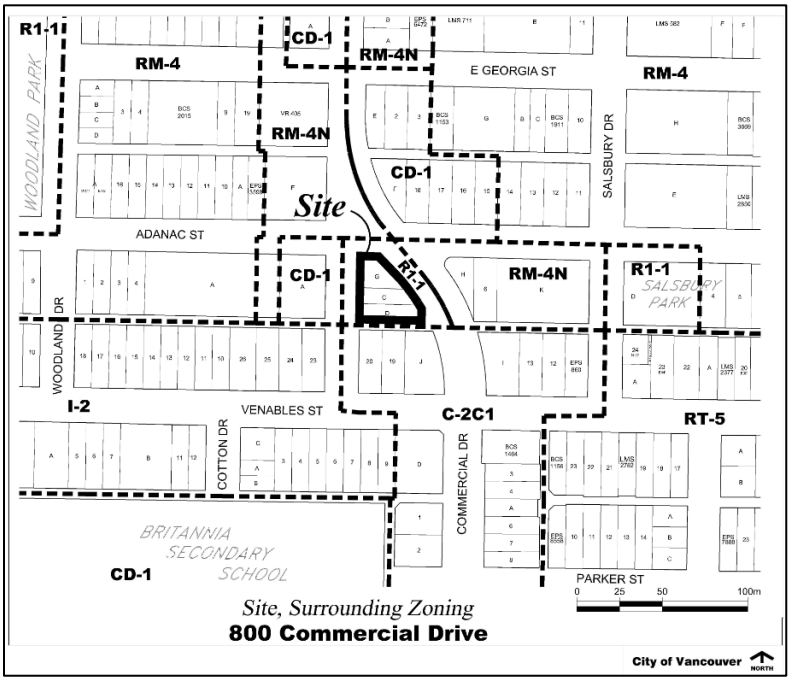
Background/Context

1. Site and Context

The subject site is comprised of three lots, between Commercial Drive and Commercial Diversion, south of Adanac Street (Figure 1) in the Grandview-Woodland neighbourhood. A lane abuts the southern property line. The site has an irregular shape, with an area of 1,002 sq. m (10,785 sq. ft.) and frontage of 37.0 m along Commercial Drive. The property is currently developed as a surface parking lot and slopes downwards towards the Adanac Street frontage.

The area is characterized by a mix of uses and forms, including low- and high-rise apartment buildings, single detached dwellings, industrial buildings, and mixed-use buildings along Commercial Drive.

Figure 1: Location Map



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

- **Parks:** Salsbury Park (150 m), Woodland Park (200 m), Grandview Park (400 m) and Mosaic Creek Park (800 m).

- **Community Space:** York Theatre (150 m), Britannia Centre (community centre, library, swimming pool and ice rink) (300 m), Vancouver East Cultural Centre (325 m), Urban Native Youth Association (550 m) and Vancouver Aboriginal Friendship Centre (600 m).

- **Childcare:** Britannia Child Care Centre (450 m), Eagles Out of School Care (850 m), Eaglets in the Sky Child Care (850 m) and Seymour YMCA Kids Club (900 m).

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 report notes that overall enrolment trends for the wider area are changing. 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 Context

Vibrant Vancouver: City Council's Strategic Priorities 2023-2026 – The proposal aligns with Council's *Strategic Priorities 2023-2026* to add substantially more market and non-market housing on City-owned properties.

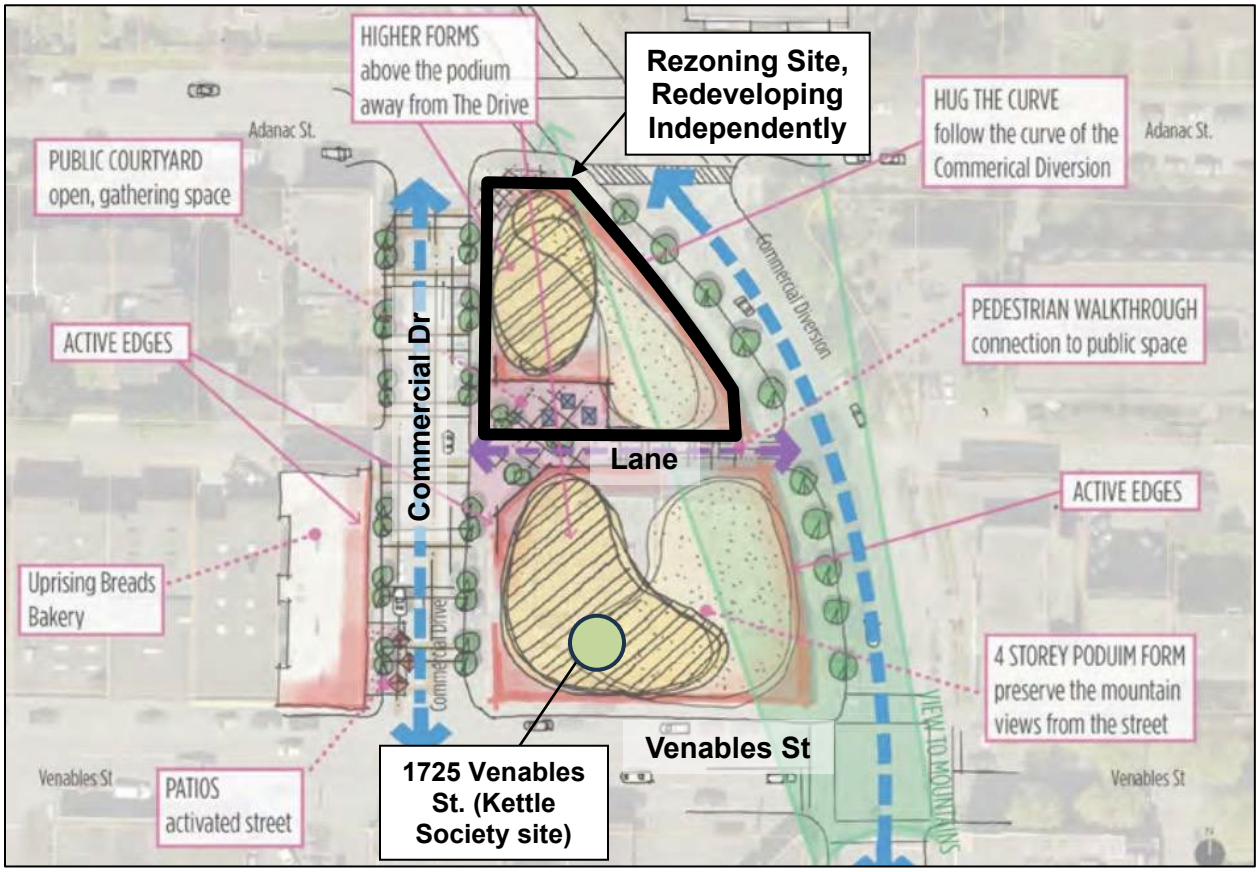
Vancouver Plan (2022) – The *Vancouver Plan* was approved by Council on July 22, 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The *Vancouver Plan* serves as a framework with further implementation planning work to follow over the next few years.

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 site is identified as part of a special site (6.1.4 Special Sites policy area B: Kettle Friendship Centre Society and Adjacent Sites), which includes 800 Commercial Drive as well as properties across the lane to the south, fronting Venables Street. The Kettle Society provides advocacy, housing, employment and community services for individuals living with mental illness. During development of the Plan, the Kettle Society sought opportunities for redevelopment to be included in the Plan for their existing site at 1725 Venables Street, potentially with adjacent privately- and City-owned sites, to deliver a large facility to meet community needs.

The Special Sites policy reflects the Kettle Society's redevelopment opportunities and identifies the potential for sites within the Special Sites policy area to be redeveloped independently or as a consolidation. The subject site is proposed for rezoning and redevelopment independently and does not involve a consolidation of all sites included in the Special Sites policy area (see Figure 2).

Figure 2: Concept Plan for Special Sites Policy Area B (from the Plan)



The overall intent of redevelopment for sites within the Special Sites policy area is to deliver:

- A mixed-use development with community service, commercial and residential uses, including non-market housing;
- Commercial uses at-grade, which may include community service uses;
- Up to 12-storeys set back from Commercial Diversion, with a podium expression;
- An overall density of 3.5-4 FSR, however increases can be considered to support a high standard of social amenity;
- An active, pedestrian-friendly environment that explores opportunities for a public plaza; and
- Public realm improvements.

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.

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. If approved, this rezoning will contribute towards the targets for social housing units.

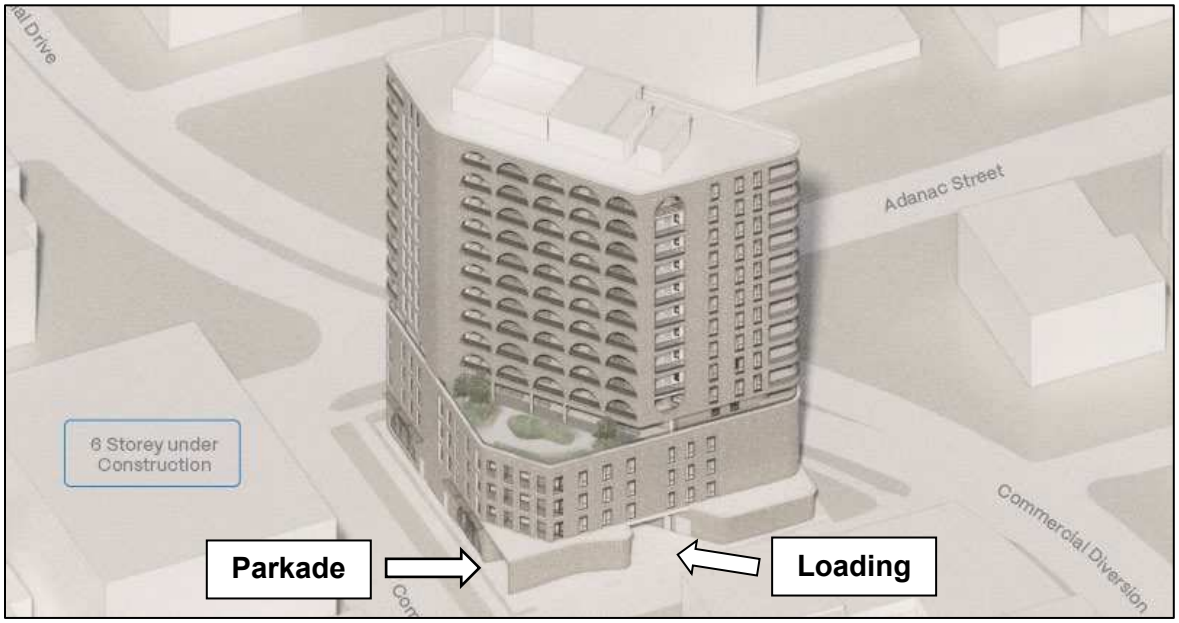
Strategic Analysis

1. Proposal

The rezoning application proposes a 15-storey mixed-use building, with a height of 50.1 m (164 ft.). The building has a partial four-storey podium facing Commercial Drive and the lane, whereas the building face along Commercial Diversion extends the entire 15 storeys with a recessed storey at level 5 to delineate the podium and tower form (see Figure 3). Commercial spaces are located on the ground floor, fronting both Commercial Drive and Commercial Diversion.

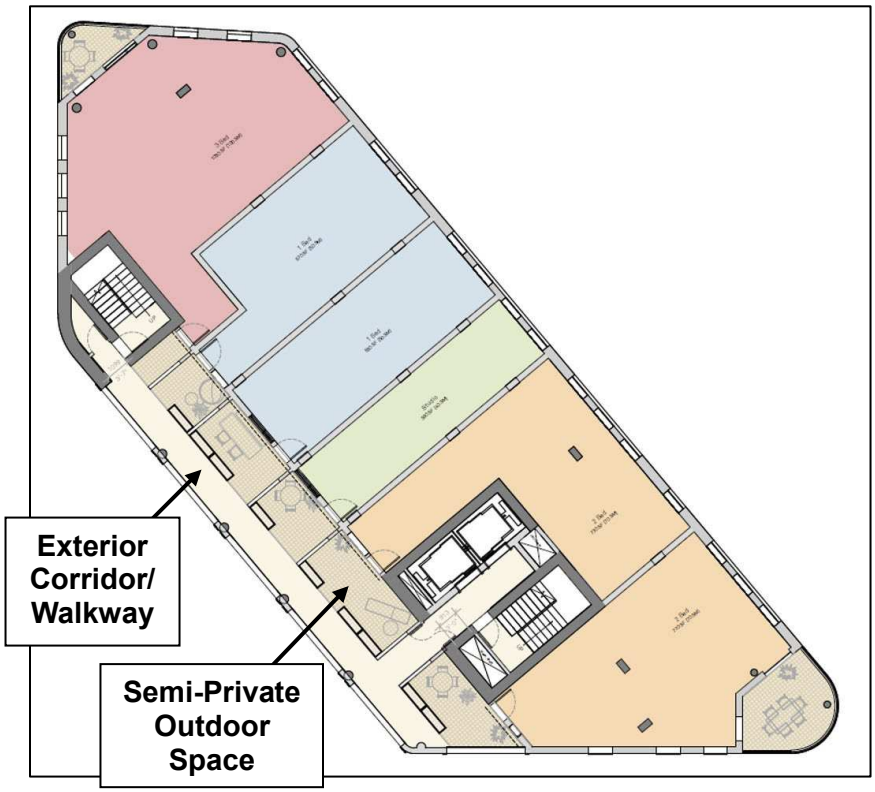
The proposal is for a total floor area of 8,209 sq. m (88,356 sq. ft.), of which 425 sq. m (4,569 sq. ft.) would be commercial floor area. The building would contain 93 social housing units. A total of 27 vehicle parking spaces and 198 bicycle spaces are proposed within two levels of underground parking accessed from Commercial Drive. Loading is proposed at the lane.

Figure 3: Birds-eye View of the Building, Looking Northeast



Residential units in the podium have traditional private balconies. The tower levels are designed with south-facing semi-private outdoor space for each unit, adjacent to an exterior corridor to promote neighbourly interactions (see Figure 4).

Figure 4: Typical Tower Floor Plan, Showing Semi-Private Outdoor Spaces



2. Land Use

The proposed social housing 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 I and Urban Design Panel minutes in Appendix E)

In assessing urban design performance, staff considered the built form policies of the Plan, specifically as outlined in Section 6.1 Commercial Drive and Section 6.1.4 Special Sites policy area B, the Kettle Friendship Centre Society and Adjacent Sites.

Figure 5: Proposal; View Looking South from Commercial Diversion

Height – The Plan identifies the site as part of a special site (Section 6.1.4 Special Sites policy area B: Kettle Friendship Centre Society and Adjacent Sites), which contemplates a taller 12-storey form of development with a podium expression. The proposal is for 15 storeys inclusive of a four-storey podium expression, with a building height of 50.1 m (164 ft.) and additional height for mechanical equipment. The podium is composed of a ground level commercial space and three levels of residential units above. A 10-storey tower form sits atop the podium, connected by level 5 which is stepped back and provides a separation of tower and podium through a reduced volume and recessed openings (see Figure 5).

Density – The Plan anticipates an average density of 3.5-4.0 FSR for the Special Sites area.

The non-market housing policies of the Plan (Section 7.1.3) allow consideration of additional height and density for non-market housing to assist with project viability, subject to fit with the neighbourhood context.

The application proposes a density of 8.19 FSR. This overall density includes the semi-private outdoor spaces located between the units and the circulation corridors at levels 5 to 15 (see Figure 6). This is a departure from a typical development pattern, where private outdoor space in the form of outward-facing balconies would be excluded from the FSR calculations. Staff support the proposed design and resulting increase in overall FSR, noting that the design encourages sociability for residents to further improve the overall livability.

Figure 6: View of Semi-Private Outdoor Space

Public Realm and Interface – A key objective of the Plan is to support Commercial Drive as a functional and attractive community shopping street. The Plan envisions mixed-use developments with a pedestrian-friendly environment and fine-grained active storefronts which enhance Commercial Drive as the commercial, social heart of the Grandview-Woodland neighbourhood.

The proposal includes 425 sq. m (4,569 sq. ft.) of commercial space, with storefronts and at-grade furnishings to provide pedestrian interest and enhance pedestrian activity along the Commercial Diversion, Commercial Drive and Adanac Street frontages.

The Special Sites policy identifies the opportunity for a public plaza, as well as full or partial pedestrianization of Commercial Drive adjacent to the site. The City intends to close the right-of-way on Commercial Drive between the proposed parkade access for this project and Adanac Street, to create a future public plaza. It is anticipated that this space would begin as a temporary public plaza until capital funding is in place to make it permanent.

Condition 1.1 seeks to further improve and strengthen the pedestrian-oriented public realm interface, including to the future adjacent plaza, through design development of the visually

prominent southeast corner of the building at-grade, in keeping with recommendations by the Urban Design Panel.

Private Amenity Space – The proposal includes shared indoor and outdoor amenity areas for the residents on top of the podium at level 5 and on level 15. A larger outdoor amenity space is provided at level 5, and includes a children's play area, and outdoor cooking area alongside a smaller indoor amenity space. A larger indoor amenity room with kitchenette is located at level 15 next to a smaller outdoor area, taking advantage of the view to the North Shore mountains.

Urban Design Panel – The Urban Design Panel reviewed the application on April 10, 2024, and unanimously supported the height, density, and general form and massing with recommendations to refine the ground floor interface at the visually prominent southeast corner of Commercial Diversion and the lane, and to further develop the overall architectural expression at the development permit stage.

Staff have reviewed the recommendations of the Urban Design Panel, public feedback, and the site conditions and context, and concluded that the proposed form of development meets the intent of the urban design principles of the Plan. Staff support the increase in height and the overall proposed density for this social housing project, and recommend approval of the proposed form of development subject to conditions in Appendix B.

4. Housing

The *Housing Vancouver Strategy* seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add 93 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 7).

Figure 7: Progress Towards 10 Year Housing Vancouver Targets for Social and Co-op Housing as of March 31, 2024

Category	10-Year Targets	Units Approved Towards Targets
Social and Co-op Housing	7,900	8,081 (102%)

Note: 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
**Includes Temporary Modular Housing. Two TMH projects have closed and were removed from progress towards targets.*
***Includes major projects with phased developments and/or tentative number of units*

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2023, the purpose-built apartment vacancy rate was 0.8% in Vancouver. The vacancy rate (based on Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the East Hastings area, in which this site is located, is 0.4%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix – This application proposes 41% family units in a mix of two- and three-bedroom units. A condition of approval has been included to request additional family units per the Plan target of 50%, acknowledging that it will be dependent on project viability, the target population, and the future operational requirements of the project. These units must be designed in

accordance with the *High-Density Housing for Families with Children Guidelines* and the *Housing Design and Technical Guidelines*.

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, and no higher than 30% of household income.

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

5. Transportation and Parking

The site is well served by transit, with a bus stop adjacent to the site on Commercial Diversion, and bike infrastructure, with the Adanac Bikeway directly north of the site.The application proposes 27 vehicle parking spaces and 198 residential Class A bicycle spaces proposed within two levels of underground parking.

Engineering conditions in Appendix B include new sidewalks, lane reconstruction and upgraded street lighting adjacent to the site.

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 eight existing trees on the site, all of which are proposed for removal. Retention of the mature trees is not possible as they are located within the proposed building envelope and underground parking area. There are seven street trees on City lands adjoining the site, one of which is proposed for removal and the rest are proposed for retention. The applicant is to coordinate with the Park Board for the proposed removal of the City tree. Staff have included landscape and tree conditions in Appendix B, including a condition to explore additional tree planting at the base of the building and at upper levels.

7. Public Input

Pre-Application Community Consultation – The applicant held a pre-application virtual open house from September to October 2023, to collect early feedback on the proposal. A total of 15 submittals were received. In summary, comments included support for affordable rental housing, the semi-private outdoor space for units, overall building design and commercial space at grade.

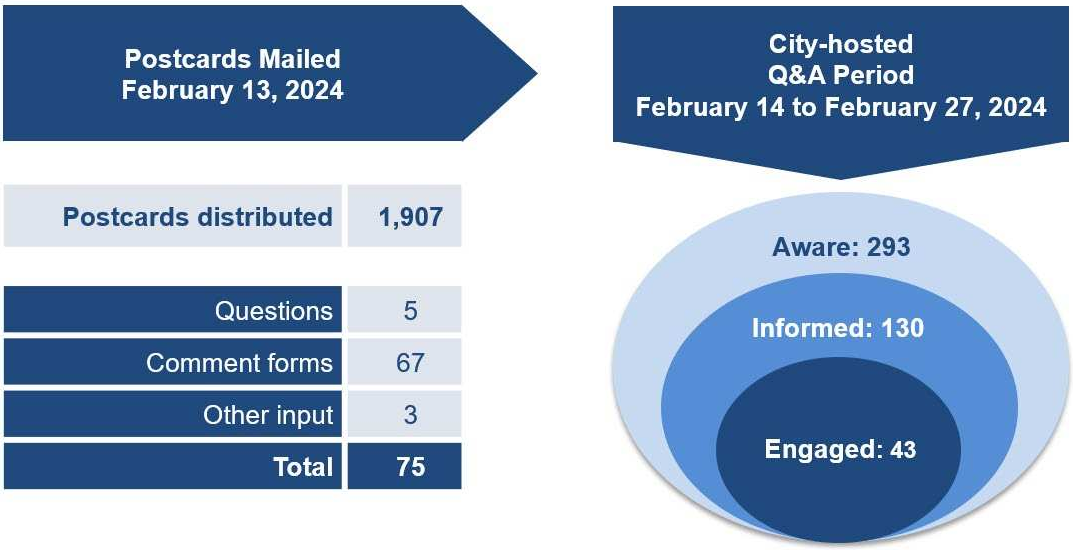
A number of respondents noted support for a higher ratio of affordable units. Comments of concern related to the proposed building height and number of parking spaces.

Public Notification – A rezoning information sign was installed on the site on Jan 22, 2024. Approximately 1,907 notification postcards were distributed within the neighbouring area on or about February 13, 2024. 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 February 14, 2024 to February 27, 2024. 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.

Public Response and Comments – Public input is collected via online questions, comment forms, email, letters and by phone. A total of 75 submissions were received.

Figure 8: 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:

- **Social housing:** The proposed development adds much needed social housing.
- **Building design:** The design is attractive and uses a good selection of building materials.
- **Neighbourhood revitalization:** This rezoning will replace an underutilized parking lot and revitalize the community.
- **Public transit:** The building is located on a transit route and active transportation corridors. The building is close to the transit artery of Hastings Street.

Generally, comments of concern fell within the following areas:

- **Height:** The height of the proposal would be too tall in an area that only has low- to mid-rise developments.
- **Neighbourhood character:** The development takes away from the historic character of the neighbourhood. This eclectic, unique neighbourhood is characterized by low-rise buildings and a mix of shops.
- **Plaza**: A ground level plaza that was anticipated by the community plan is not included.
- **Existing Amenities:** The proposed development will add too much density to the neighbourhood and will put a strain on existing amenities. There are not enough amenities to support this level of density.
- **Parking:** Not enough vehicle parking is provided in this development. Proximity to a bus and bike route is not enough to offset parking.

Response to Comments – Although the Plan identifies a maximum height of 12 storeys on this site, additional height and density can be considered to support project viability for social housing projects, as is proposed in this rezoning application. The proposal concentrates height on an arterial road, at the northern end of the core of Commercial Drive, close to East Hastings Street where higher heights and densities are anticipated in the Plan and the *Vancouver Plan*. The applicant is proposing materials on the façade, including brick, which reflect the materiality of existing façades along Commercial Drive. The material and architectural expression will be further developed at the Development Permit stage.

As noted in the Form of Development section of this report and consistent with the Plan, the City intends to close the right-of-way on Commercial Drive between the proposed parkade access and Adanac Street, to create a future public plaza. As part of the development of this public plaza, the City would engage with community stakeholders including community groups, and local businesses and organizations to explore the design, programming and stewardship of the space.

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.

The proposed development will be required to meet the Parking By-law.

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 7,784.1 sq. m (83,787 sq. ft.) of residential floor area, the project would qualify for an exemption valued at $2,971,087. The DCLs expected from the 425 sq. m (4,569 sq. ft.) of commercial floor area is valued at $130,810.

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 93 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 93 social housing units will be secured by a Housing Agreement and Section 219 covenant for the longer of the life of the building and 60 years. Consistent with Council policy on social housing projects, the project is expected to be self-sustaining over the long-term and does not require further operating subsidies and property tax exemptions from the City.

CONCLUSION

Staff have reviewed the application to rezone the site at 800 Commercial Drive from R1-1 to CD-1 to permit the development of a 15-storey mixed-use building with commercial retail and 93 social housing units. Staff have assessed the application and concluded that it generally meets the intent of the Plan and advances the goals of the *Housing Vancouver Strategy* with respect to the delivery of social housing.

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.

* * * * *

800 Commercial Drive
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) Office Uses;

   (f) Retail Uses;

   (g) Service Uses;

   (h) Utility and Communication Uses; and

   (i) 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 No portion of the first storey of a building, to a depth of 10.7 m from the front wall of the building and extending across its full width, may be used for residential purposes except for entrances to the residential portion.

4.4 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 1,002 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 8.19.

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 50.1 m.

6.2 Despite section 6.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the permitted mechanical appurtenances must not exceed 52.3 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.

* * * * *

800 Commercial Drive
CONDITIONS OF APPROVAL

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by Human Studio Architecture & Urban Design, received November 28, 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 strengthen a pedestrian-oriented commercial frontage and public realm interface.

Note to Applicant: This condition is intended to improve the public realm interface of the visually prominent southeast corner of the building at grade level and to the future pedestrianized Commercial Drive adjacent the site. This may be achieved by the following:

(a) Relocation of the electrical room and generator room underground, as per Economic Development Condition 1.39;

(b) Explore transparency; and/or

(c) Explore additional architectural articulation.

1.2 Design development to explore architectural expression more holistically.

Note to Applicant: This condition is intended to address the concerns raised from Urban Design Panel. Refer to the UDP minutes in Appendix E.

This may be achieved by including, but not limited to following:

(a) Exploring the depth and texture of the façade at the base.

(b) Weather protection to be further refined to be more consistent with the architectural expression at grade.

(c) Design development to further enhance the natural lighting accessing through the balconies.

Landscape

1.3 Explore opportunities for additional tree planting at the perimeter of the building and at upper level areas.

Standard conditions required at time of development permit:

1.4 Provision of a detailed Landscape Plan illustrating soft and hard landscaping for the complete site, including rooftops (where applicable).

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

1.5 Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through common open spaces, semi-private patio areas and planters.

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.

1.6 Provision of a vegetative cover calculation sheet, included with the landscape plans.

Note to Applicant: include a comparison of the percentage vegetative cover as a ratio of the overall site and a separate calculation of the ratio of vegetative coverage to total building roof area.

1.7 Provision of a soil depth overlay sheet, included with the landscape plans.

1.8 Provision of an outdoor lighting plan.

Note to Applicant: refer to Dark Night Design Principles. https://vancouver.ca/files/cov/outdoor-lighting-design-tips.pdf. Provide dimmers and timers for lights where feasible.

1.9 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 large private patios (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.

1.10 Provision of landscape features intended to create bird friendly design.

Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of landscape features that may be applicable, and provide a design rationale for the features noted. Refer to:
http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf

http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf

1.11 Coordination with Park Board Urban Forestry for:

(a) The provision of new street trees;

(b) Any proposed City owned tree removals including collection of fees per appraised CTLA (Council of Tree and Landscape Appraisers) tree values; and

(c) Any pruning of City-owned trees adjacent to the development site.

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". Also note that updated arborist documents are required to confirm existing tree conditions (Tree “A” has been removed) and to discuss building clearances and impacts to the tree canopies of adjacent retained trees, as applicable.

Crime Prevention through Environmental Design (CPTED)

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

Housing

1.13 Subject to project viability, the design and layout of at least 50% of the dwelling units used for social housing must:

(a) Be suitable for family housing; and

(b) Include two or more bedrooms.

Note to Applicant: Staff encourage the project to meet the 50% family unit requirement, as per the Grandview-Woodland Community Plan (section 7.1.3), including the recommended unit mix of 20% studio, 30% 1-bedroom, 30% 2-bedroom and 20% 3-

bedroom. This is dependent on project viability, the target population and the future operational requirements of the project.

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

(a) An outdoor amenity area to include areas suitable for 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).

Engineering

1.15 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

1.16 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.

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

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

1.17 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.

1.18 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and Illuminating Engineering Society of North America (IESNA) recommendations.

1.19 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;

(i) “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”;

(ii) "Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, installed with approved root barriers and appropriate soil. Installation of Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches in depth. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca inspection after tree planting completion".

(b) All proposed streetscape materials on City of Vancouver property to be to City of Vancouver standard materials; and

Note to Applicant: Deviations from the standard streetscape materials must be justified in a report and approved by City prior to the DP application. Encroachment agreements may be required for non-standard streetscape materials on City property.

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

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all the off-site improvements sought for this rezoning. The Streets Design Guidelines are viewable online at https://vancouver.ca/streets-transportation/streetscape-design-

guidelines.aspx and are to be used alongside the City construction and design manuals.

1.20 Provision of 0.45 m (1.5 ft.) of (low growing groundcover/ sod grass strip) between any planting and sidewalk.

1.21 Provision and confirmation of the following are required in order for Engineering to support plant materials on the Right of Way:

(a) All planting on street rights of way are to be maintained by the adjacent property owner;

(b) No permanent irrigation system shall be installed in the street Right of Way;

(c) All plant material within the same continuous planting area that is located on street Right of Way within 10.0 m (32.8 ft.), measured from the corner, of an intersection, pedestrian crossing, entrance to a driveway or other conflict areas where sightlines need to be maintained for safety reasons, shall not exceed a mature height of 0.6 m (2 ft.) measured from the sidewalk;

(d) All plant material within the street Right of Way that is located outside of the areas described in the bullet above shall not exceed 1.0 m (3.3 ft.) in height, measured from the sidewalk; and

(e) Plant shall be planted in such a way as to not encroach on the sidewalk, street, lane, and/or bike lane and shall provide a minimum 0.45 m (1.5 ft.) buffer of low groundcover in planting beds adjacent to sidewalks.

1.22 Review of the parking and loading design considering vehicle turning movements and identification of vehicle turning swaths considering the following:

(a) Two-way flow the full length of the ramp/driveway access and maneuvering aisles through the parkade.

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

Note to Applicant: Engineering will support the 2023 TDM proposal for this application.

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

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

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

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

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

1.25 Provision of parking access, per Parking By-law Section 4 and the Design Supplement:

(a) Two-way vehicle flow, including:

(i) Convex mirrors throughout the parkade

1.26 Provision of safe, functional grades on the ramp and in parking areas, including:

(a) Maximum 10% ramp grade for the first 6.1 m (20 ft) from the property line;

(b) Maximum 17% ramp grade after the first 6.1 m (20 ft) from the property line;

Note to Applicant: Engineering very rarely accepts ramp slopes exceeding 15% due to operational and safety reasons. This will be a one-time relaxation, and it is the applicant's responsibility to ensure safe and accessible design for future building occupants (including compliance with other City of Vancouver parking and loading design specifications).

(c) Between 7.5% to 10% transition ramp grades for a minimum 4 m (13.1 ft) at the bottom of the ramp; and

(d) Ramps exposed to weather with a 15% slope and greater must be heated.

1.27 Provision of vehicle spaces, per Parking By-law Section 4 and the Design Supplement, including:

(a) Minimum 6.6 m (21.7 ft.) maneuvering aisle for spaces angled at 90 degrees;

(b) Minimum 2.7 m (8.9 ft.) width for standard and visitor spaces adjacent one wall or column if located more than 1.2 m (4 ft.) from either end of the stall;

(c) Minimum 4.0 m (13.1 ft.) width, 5.5 m (18 ft.) length and 2.3 m (7.5 ft.) vertical clearance for accessible spaces;

Note to Applicant: refer to accessible space 18 that does not have the required stall width as a column is located within the required 4.0 m (13.1 ft.) maneuvering width.

(d) Minimum 2.5 m (8.2 ft.) width plus 1.5 m (4.9 ft.) access aisle for accessible spaces sharing aisles;

(e) Minimum 2.3 m (7.5 ft.) width, 4.6 m (15.1 ft.) length and 2.0 m (6.6 ft.) vertical clearance for small spaces; and

(f) Minimum 2.6 m (8.5 ft.) width for small spaces adjacent one wall or if column located more than 1.2 m (4 ft.) from either end of the stall.

1.28 Provision of Loading spaces, per the Parking By-law Section 5 and the Design Supplement, including:

(a) Convenient, internal, stair-free loading access to/from all site uses; and

(b) Clear unloading area or raised rear dock, minimum 1.8 m (5.9 ft.) wide, with suitable access to facilitate goods loading /unloading.

Note to Applicant: Amendments to loading rates and design requirements in the Parking By-law were approved by Council on November 15th, 2023. New requirements came into effect Jan 1st, 2024 and apply to all development permits received after this date.

1.29 Provision of bicycle spaces, per Parking By-law Section 6, including:

(a) An elevator for all spaces located below the first level of underground parking, accommodating two people with two bicycles. A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly; and

Note to Applicant: Provide doors on both ends to allow bicycles to easily roll in and out. The elevator shall be a freight style elevator with durable finishes and minimum interior dimensions of 1.7 m (5.5 ft.) x 2.0 m (6.7 ft.) and 1.1 m (3.5 ft.) wide doors.

(b) Minimum 1.2 m (4 ft.) wide access route(s) between the spaces and the outside.

1.30 Provision of passenger space(s), per Parking By-law Section 7 and the Design Supplement, including:

(a) Minimum 2.9 m (9.5 ft.) width and 5.5 m (18 ft.) length after the first Class A space.

1.31 Provision of the following general revisions to architectural plans, including:

(a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, dimensioned, and labelled on the drawings;

(b) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions; and

(c) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

1.32 Provision of a cash security deposit of $30,000 to be retained prior to demolition for removal/relocation of the existing bus stop passenger amenities adjacent the site (stop #51236), including shelter, seating, litter can, advertising panels, foundations, drainage,

electrical connection, etc. and reinstallation at a new location to be determined by Engineering Services, if required due to construction.

Note to Applicant: All removal/relocation of bus stops and associated street furniture shall be by the City's street furniture contractor, and coordinated with City of Vancouver Street Furniture Coordinator. Bus shelters shall be placed in such a way as to maintain accessibility for bus boarding and lighting.

1.33 Compliance with the following accessibility standards for a minimum 50% of proposed public seating:

(a) Size: benches shall have seats that are a minimum of 1.6 m (5.2 ft.) long, and 0.5 m (1.6 ft.) to 0.6 m (2 ft.) deep;

(b) Height: The top of the bench seat surface shall be 0.43 m (1.4 ft.) minimum and 0.49 m (1.6 ft.) maximum above the ground; and

(c) Back Support: benches should provide back support or be affixed to a wall.

Note to Applicant: Back support shall be 1.6 (5.2 ft). m long and shall extend from a point 0.05 m maximum above the seat surface to a point 0.45 m (1.5 ft.) minimum above the seat surface. Back support shall be 0.065 m maximum from the rear edge of the seat measured horizontally.

1.34 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.

For more information, please contact Engineering, Streets Design Branch at building.grades@vancouver.ca or call 604-871-6373.

1.35 Provision of written confirmation that clarifies garbage pick-up operations and that a waste hauler can access and pick up without reliance of the lane for extended bin storage.

Note to Applicant: Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

1.36 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.

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

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

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

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

1.38 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. 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.

Economic Development

1.39 Explore the possibility of relocating the ground floor electrical room to create space for an extra Commercial Retail Unit, thereby enhancing the vibrancy of the street front along Commercial Diversion.

Sustainability

1.40 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.

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

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

(f) 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.

Engineering

2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation of Lots C and D, except parts in sketch plan (see 74917K), of Lot 9, Block D, District Lot 183, Plan 3514 and Lot G, Block 9 of Block D, District Lot 183, Plan 6254 to create a single parcel.

2.3 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the “Services”) such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on

such permits as deemed necessary in his sole discretion. The applicant is not entitled to a Latecomer Agreement.

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

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

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Alpin Martin dated October 31, 2023, no water main upgrades are required to service the development.

The main servicing the proposed development is 200mm. Should the development require water service connections larger than 200mm, 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 300mm.

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 800 Commercial Drive require the following in order to maintain combined sewer flow conditions:

(i) No sewer upgrade is required.

Note to Applicant: Development to be serviced to the existing 250 mm SAN and 375 mm STM sewers in Adanac Street.

(c) Provision of street improvements along Commercial Drive, adjacent to the site and appropriate transitions, including the following:

(i) 2.1 m wide broom finish saw-cut concrete sidewalk;

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

(i) 2.1 m wide broom finish saw-cut concrete sidewalk.

(e) Provision of street improvements along Commercial Diversion, adjacent to the site and appropriate transitions, including the following:

(i) 3.0 m wide broom finish saw-cut concrete sidewalk;

(ii) Integral concrete curb and slab at the bus stop on Commercial Diversion per City standards.

(f) Provision of Street improvements along the lane, adjacent to the site and appropriate transitions, including the following:

(i) Full depth pavement reconstruction;

Note to Applicant: Lane reconstruction to meet City higher-zoned lane standards.

(ii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Commercial Drive;

(iii) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Commercial Diversion adjacent to the site.

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

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

(i) Provision of new or replacement duct banks that meet current City standard.

Note to Applicant: Duct banks are to consist of electrical and communication ducts and cables that connect to existing electrical and communication infrastructure.

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

Note to Applicant: A City Project coordinator will contact the Applicant in the Development Permit stage and coordinate the submission of the detailed Electrical design. The detailed Electrical design is required prior to the start of any associated electrical work and is to conform with the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

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

(k) Provision of street trees where space permits.

Note to Applicant: 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, center on each street tree adjacent to the sidewalk and any off street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

Environmental Contamination

2.4 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.

800 Commercial Drive
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:

"800 Commercial Drive [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 #] 800 Commercial Drive"

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law by deleting the following properties from the R1-1 maps forming part of Schedule A of the Subdivision By-law:

(a) Lot C, Except Part in Sketch Plan (See 74917k), of Lot 9 Block D District Lot 183 Plan 3514; PID: 012-811-203;

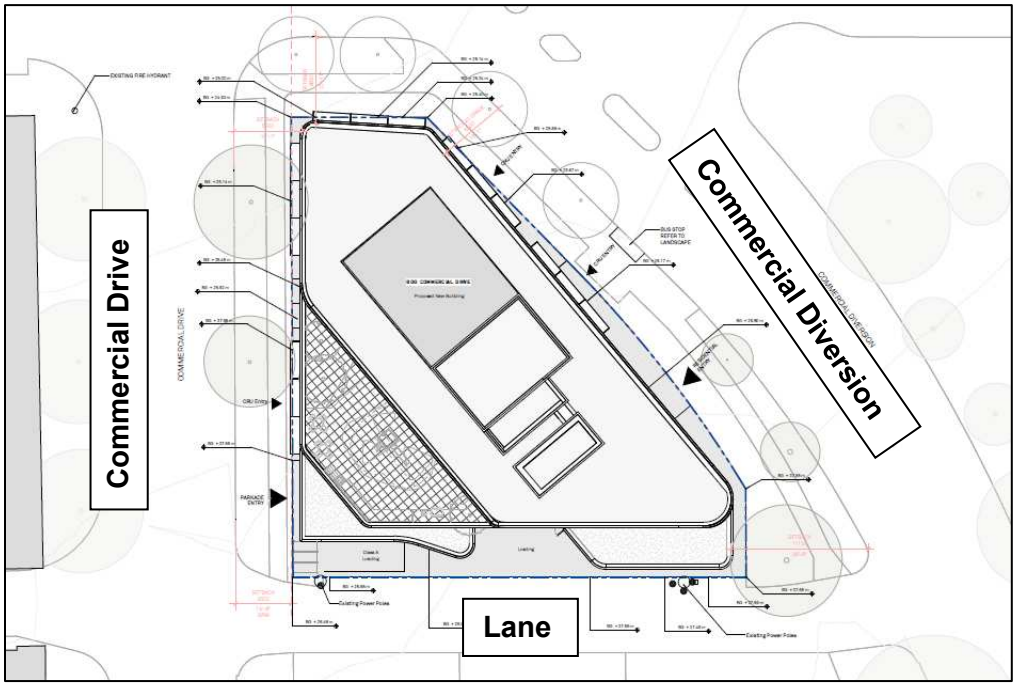
(b) Lot D, Except Part in Sketch Plan (See 74917k), of Lot 9 Block D District Lot 183 Plan 3514; PID: 012-811-211; and

(c) Lot G Block 9 of Block D District Lot 183 Plan 6254; PID: 010-922-946.

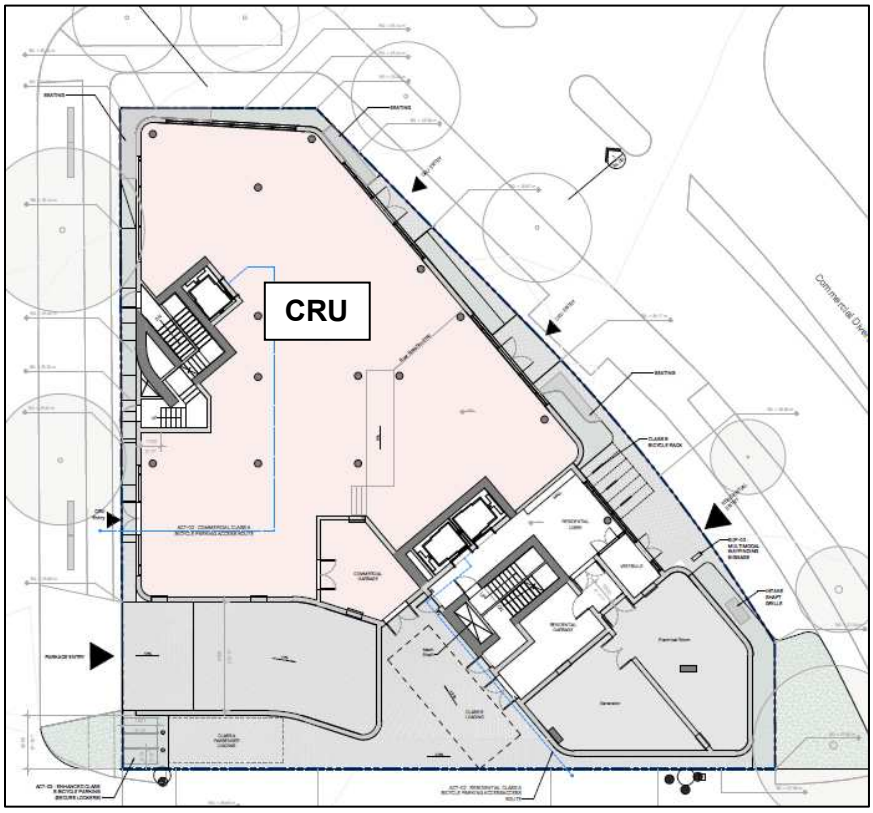
* * * * *

800 Commercial Drive
FORM OF DEVELOPMENT DRAWINGS

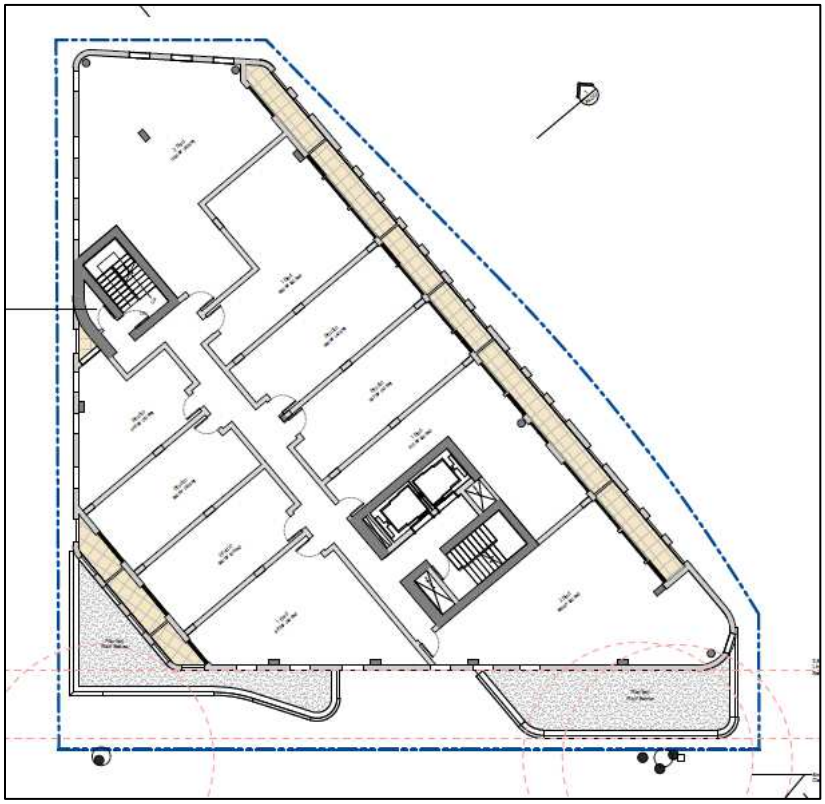
Site Plan



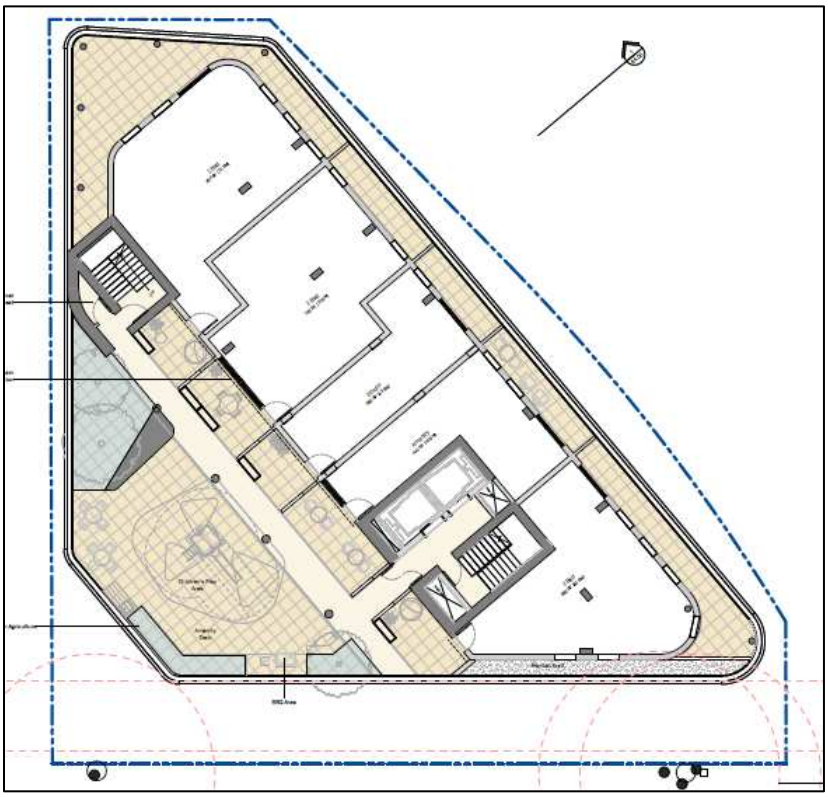
Ground Level Plan



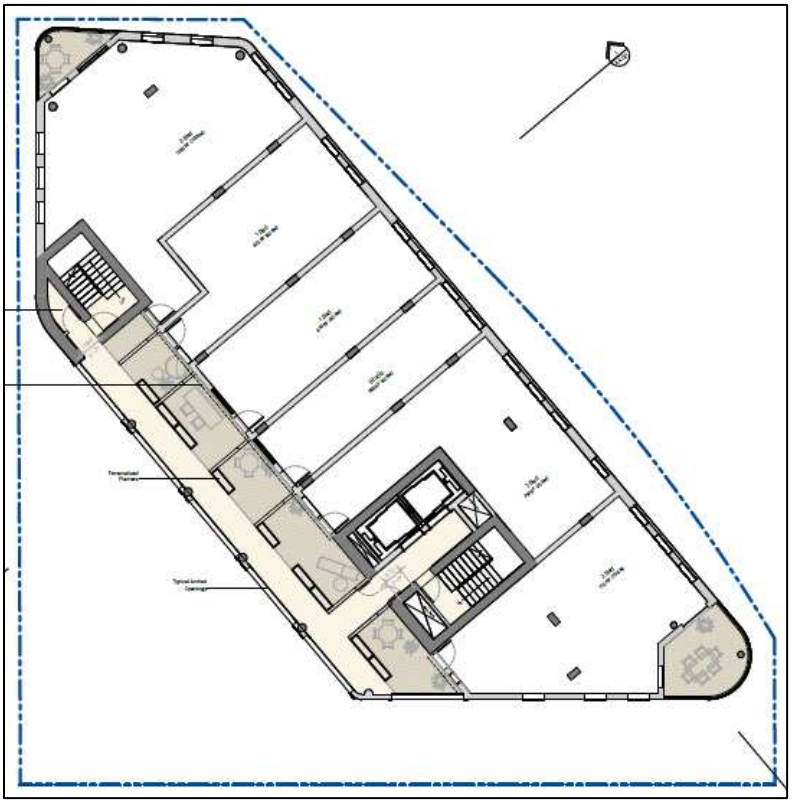
Levels 2-4 Plan



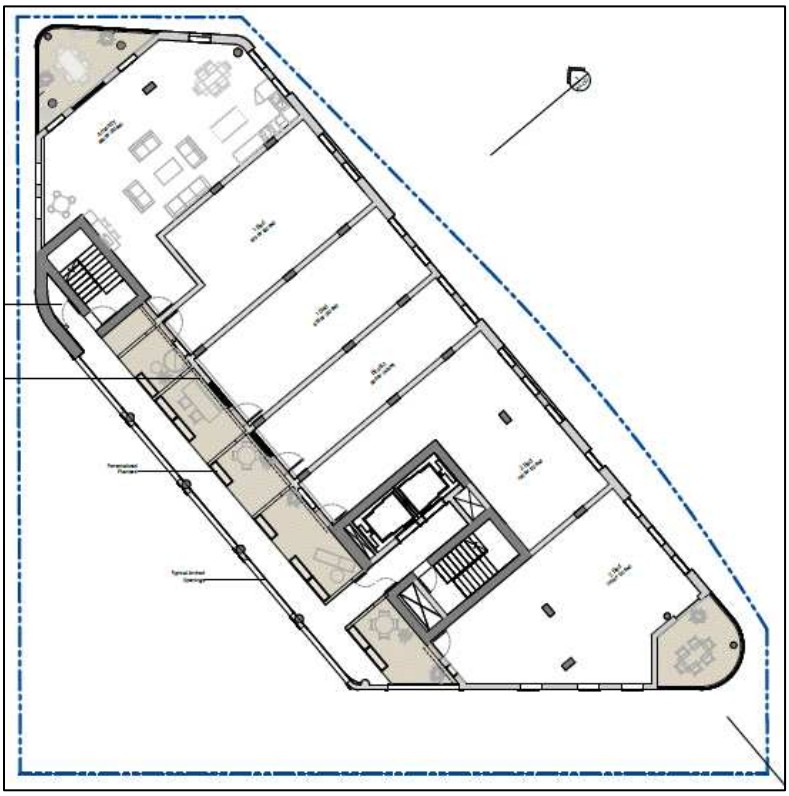
Level 5 Plan



Levels 6-14 Plan

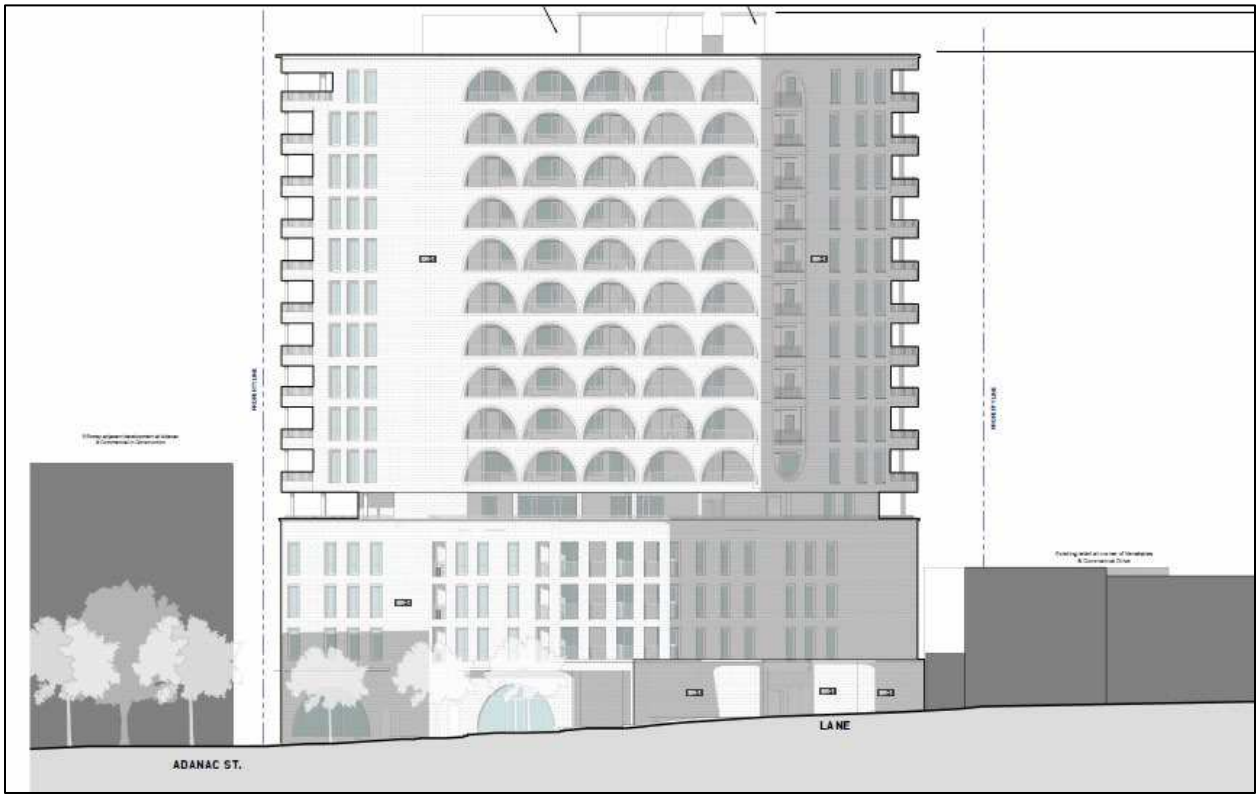


Level 15 Plan

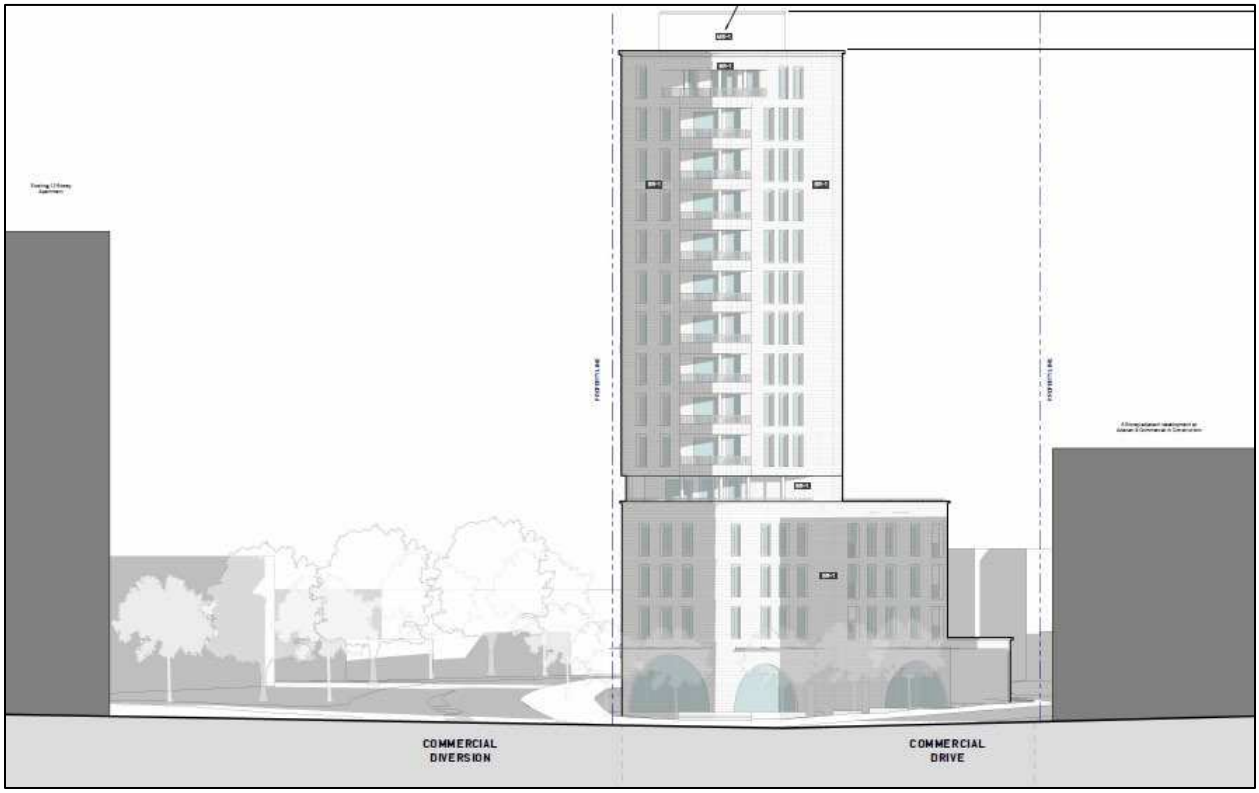


Commercial Diversion Elevation

Commercial Drive Elevation



Adanac Street Elevation



Ground Floor Landscape Plan

800 Commercial Drive
URBAN DESIGN PANEL

1. Address:	800 Commercial Drive
Permit No.:	RZ-2023-00069
Description:	To rezone the subject site from R1-1 (Residential Inclusive) District to CD-1 (Comprehensive Development) District. The proposal is to allow for the development of a 15-storey mixed-use building and includes: 93 social housing units; commercial space on the ground floor; a floor space ratio (FSR) of 8.19; and a building height of 52.2 m (171 ft.). This application is being considered under the Grandview-Woodland Community Plan.
Application Status:	Rezoning Application
Architect:	Human Studio
Staff:	Allison Smith & Ji-Taek Park

EVALUATION: Support with Recommendations (7/0)

Planner's Introduction:

Allison Smith, Rezoning Planner, introduced the project with a brief description of the existing site context, followed by an overview of the existing policy framework as well as the anticipated urban context being considered under the Grandview-Woodland Community Plan. Allison concluded with a description of the site and a summary of the rezoning proposal.

Ji-Taek Park, Development Planner then gave an overview of the neighbourhood context in relation to the proposal, followed by the expectations of the built form guidelines for this project. Ji-Taek then gave a brief description of the proposed project before concluding with Staff questions for the Panel.

Advice from the Panel on this application is sought on the following:

1. Does the Panel support the height, density, form and massing as proposed?
2. Does the project meet the intended Urban Design performance as outlined in the Grandview-Woodland Community Plan?
3. Please provide commentary on the proposed architectural expression and materiality to further guide the project in DP stage.

Applicant's Introductory Comments:

The applicant Peter Atkinson, Architect, Human Studios, noted the objectives and gave a general overview of the project. Staff and the applicant team then took questions from the panel.

Applicant and staff took questions from Panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by **KAI HOTSON** and seconded by **STEFAN AEPELI** and was the decision of the Urban Design Panel:

THAT the Panel recommends **Support with recommendations** with the following recommendations:

> THAT the applicant team carefully review the summary of panel consensus comments, as reflected in the meeting minutes.

Summary of Panel Consensus Commentary:

In general, panel supports the height, density, form and massing.

Panel noted further design development to mitigate solidity at southeast corner of building and provide greater transparency.

Panel noted exploring a greater depth and texture of the façade at the base.

Panel noted the weather protection to be further refined to be more consistent with the architectural expression.

Panel noted to consider in design development to further enhance the natural lighting accessing through the balconies.

Panel noted further design development to explore the architectural expression of the arches more holistically.

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

800 Commercial Drive
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

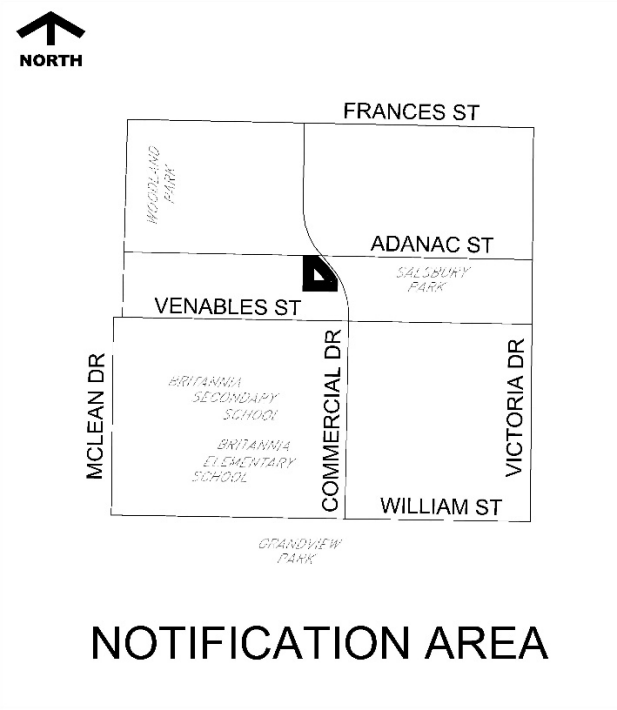
	Date	Results
Events		
Question and Answer Period	February 14, 2024 – February 27, 2024	293 participants (aware)* • 130 informed • 43 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	February 13, 2024	1,907 notices mailed
Public Responses		
Online questions	February 14, 2024 – February 27, 2024	5 submittals
Online comment forms • Shape Your City platform	December 2023 – April 2024	67 submittals
Overall position • support • opposed • mixed	December 2023 – April 2024	67 submittals • 42 responses • 25 responses • 2 responses
Other input	December 2023 – April 2024	3 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	December 2023 – April 2024	999 participants (aware)* • 425 informed • 71 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:

- **Social housing:** The proposed development adds much needed social housing.
- **Building design:** The design is attractive and uses a good selection of building materials.
- **Neighbourhood revitalization:** This rezoning will replace an underutilized parking lot and revitalize the community.
- **Public transit:** The building is located on a transit route and active transportation corridors. The building is close to the transit artery of Hastings Street.

Generally, comments of concern fell within the following areas:

- **Height:** The height of the proposal would be too tall in an area that only has low- to mid-rise developments.
- **Density:** The proposed development will add too much density to the neighbourhood and will put a strain on existing amenities. There are not enough amenities to support this level of density.

- **Neighbourhood character:** The development takes away from the historic character of the neighbourhood. This eclectic, unique neighbourhood is characterized by low-rise buildings and a mix of shops.

- **Parking:** Not enough vehicle parking is provided in this development. Proximity to a bus and bike route is not enough to offset parking.

- **Plaza:** A ground level plaza that was anticipated by the community plan is not included.

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:

- The building form, height, massing, and use are supported.
- The building fits the neighbourhood.
- Housing near amenities is suitable.
- The addition of commercial ground floor retail and shops is supported.

General comments of concern:

- The proposal does not align with the community plan.
- The building is not setback far enough.
- Traffic congestion will increase.
- Views will be obstructed.
- The rezoning will set a precedent for similar developments.

Neutral comments/suggestions/recommendations:

- Deeper affordability of units should be explored.
- The pedestrian realm should be made more inviting and safer. Consider a social pedestrian-friendly connection to the street in front of Uprising Bakery, enhanced lightning, public art, and screened loading areas.
- This rezoning should be expedited.
- More height and units would be appropriate.
- UDP or public hearing should not be required.
- A rooftop amenity should be included.
- Consider more affordable or social housing.
- Protect exterior walkways by sheltering pedestrians from the weather.

* * * * *

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

Updated 2022 year-end

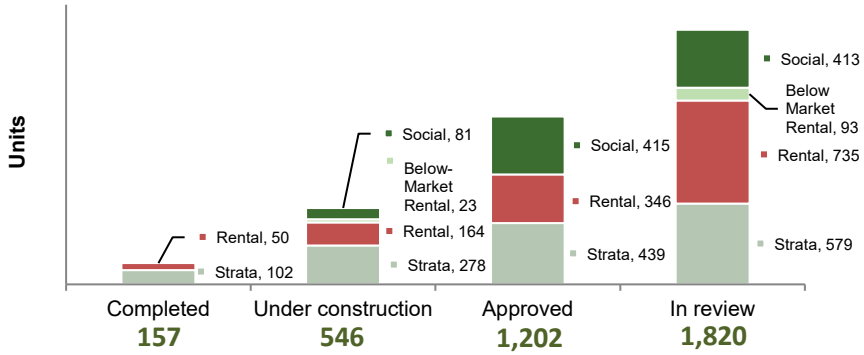
POPULATION GROWTH[a]

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.

800 Commercial Drive
PUBLIC BENEFITS SUMMARY

Project Summary:

15-storey mixed-use building, with 93 social housing units, and commercial space at the ground floor.

Public Benefit Summary:

The proposal would provide 93 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	R1-1	CD-1
FSR (site area = 1,002 sq. m. (10,785 sq. ft.))	1.00	8.19
Buildable Floor Space (sq. ft.)	10,785	88,356 sq. ft.
Land Use	Residential	Mixed-Use

Summary of Development Contributions Expected under Proposed Zoning

City-Wide DCL[1]	$99,604
City-Wide Utilities DCL[1]	$31,206
Total	**$130,810**

Other benefits (non-quantified): 93 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 residential portion of the development is expected to be exempt from DCLs as social housing; the value of the exemption is estimated to be $2,971,087.

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800 Commercial Drive
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

PROPERTY INFORMATION

Street Address	Parcel Identifier (PID)	Legal Description
800 Commercial Drive	012-811-203; 012-811-211; 010-922-946	Lots C and D Except Part in Sketch Plan (see 74917K), of Lot 9 Block D District Lot 183 Plan 3514 and Lot G Block 9 of Block D District Lot 183 Plan 6254

APPLICANT INFORMATION

Architect	Human Studio Architecture & Urban Design	
Property Owner	012-811-203; 012-811-211; 010-922-946	City of Vancouver

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed	
Zoning	R1-1	CD-1	
Uses	Residential	Mixed-Use	
Maximum FSR	1.00 FSR	8.19 FSR	
Floor Area	1,002 sq. m. (10,785 sq. ft.)	8,209 sq. m (88,356 sq. ft.)	
Maximum Height	11.5 m (37.7 ft.)	50.1 m (164.3 ft.) to the top of the residential parapet and a maximum of 52.3 m (171.7 ft.) to the top of the rooftop mechanical equipment	
Parking, Loading and Bicycle Spaces	Per Parking By-law	Vehicle Parking Bicycle Parking Loading Spaces	27 198 Class A and 9 Class B 1 Class B; 2 Passenger Confirmed at development permit stage
Natural Assets	8 existing on-site by-law trees; 7 City trees	8 on-site trees for removal; 1 City tree proposed for removal; 6 City trees to be retained Confirmed at development permit stage	

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