CITY OF VANCOUVER

REFERRAL REPORT

Report Date:	February 25, 2025
Contact:	Bryan Wong
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RTS No.:	17693
VanRIMS No.:	08-2000-20
Meeting Date:	March 11, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 816-860 West 13th Avenue and 2915-2925 Willow 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 PC Urban (13th and Willow) Holdings Corp., on behalf of:

- Eric Ennyu and Karen Mai Ennyu, the registered owners of 816 West 13th Avenue [*PID 005-809-916; Strata Lot 2 District Lot 526 Strata Plan VR. 998 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*],

- David Michael Sweeney and Patricia Jane Sweeney, the registered owners of 818 West 13th Avenue [*PID 006-289-991; Strata Lot 1 District Lot 526 Strata Plan VR. 998 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*],

- Colin Roger Mallet and Judith Ann Angel, the registered owners of 826 West 13th Avenue [*PID 006-289-126; Strata Lot 2 District Lot 526 Strata Plan VR. 997 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*],

- Alison Jennifer Laura Seto and Jeffrey Leung Seto, the registered owners of 828 West 13th Avenue [*PID 002-726-670; Strata Lot 1 District Lot 526 Strata Plan VR. 997 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*],

- Debra June Tivy, the registered owner of 834 West 13th Avenue [*PID 005-095-743; Strata Lot 2 District Lot 526 Strata Plan VR. 1069 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*],

- Ian Charles Carey Druce, the registered owner of 836 West 13th Avenue [*PID 006-379-915; Strata Lot 1 District Lot 526 Strata Plan VR. 1069 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*],

- Brian John Habjan and Jillian Anne Brock, the registered owners of 844 West 13th Avenue [*PID 002-896-231; Strata Lot 2 District Lot 526 Strata Plan VR. 1070 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*],

- Jimmy Albino Zadra, the registered owner of 846 West 13th Avenue [*PID 002-693-330; Strata Lot 1 District Lot 526 Strata Plan VR. 1070 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1]*,

- Hirschel Wasserman and Nicola Sarah Fried, the registered owners of 856 West 13th Avenue [*PID 003-056-562; Strata Lot 2 District Lot 526 Strata Plan VR. 1066 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*],

- Dianne Marie Miller, the registered owner of 860 West 13th Avenue [*PID 003-091-660; Strata Lot 1 District Lot 526 Strata Plan VR. 1066 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*],

- Hussien Jaffer and Nazma Amir Kassam, the registered owners of 2915 Willow Street [*PID 006-285-881; Strata Lot 1 District Lot 526 Strata Plan VR. 972 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*], and

- Joyce Evelyne Pratibha Lachkovics and Andrew Josef Lachkovics, the registered owners of 2925 Willow Street [*PID 006-285-899; Strata Lot 2 District Lot 526 Strata Plan VR. 972 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1*],

to rezone the above properties from RM-4 (Residential) District to CD-1 (Comprehensive Development) District to increase the maximum floor space ratio (FSR) from 1.45 to 7.4 and the maximum building height from 10.7 m (35 ft.) to 66.6 m (219 ft.) with additional height for the portion with rooftop amenity, to permit the development of two 21-storey mixed-use residential buildings

containing 354 rental units, of which 20% of the residential floor area will be for below-market rental units, and a private 49-space childcare facility, be approved in principle;

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

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Francl Architecture Inc., received January 9, 2024;

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 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 application proposes to rezone 816-860 West 13th Avenue and 2915-2925 Willow Street to a CD-1 (Comprehensive Development) District. The application is for two 21-storey mixed-use residential buildings containing 354 rental units, of which 20% of the residential floor area will be below-market rental units, and a private 49-space childcare facility. Staff have assessed the application and conclude that it meets the intent of the *Broadway Plan* (Plan).
Staff recommend that the application be referred to Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the Public Hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Broadway Plan (2022, last amended 2024)
- Interim Housing Needs Report (2022, last amended 2025)
- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992, last amended 2022)
- Community Amenity Contributions for Rezonings (1999, last amended 2024)
- Tenant Relocation and Protection Policy (2015, last amended 2019)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Public Art Policy and Procedures for Rezoned Developments (1994, last amended 2014)
- Green Buildings Policy for Rezonings (2010, last amended 2023)
- Urban Forest Strategy (2014, last amended 2018)
- Transit-Oriented Areas (TOA) Designation By-law (2024)
- Transit-Oriented Areas (TOA) Rezoning Policy (2024)

REPORT

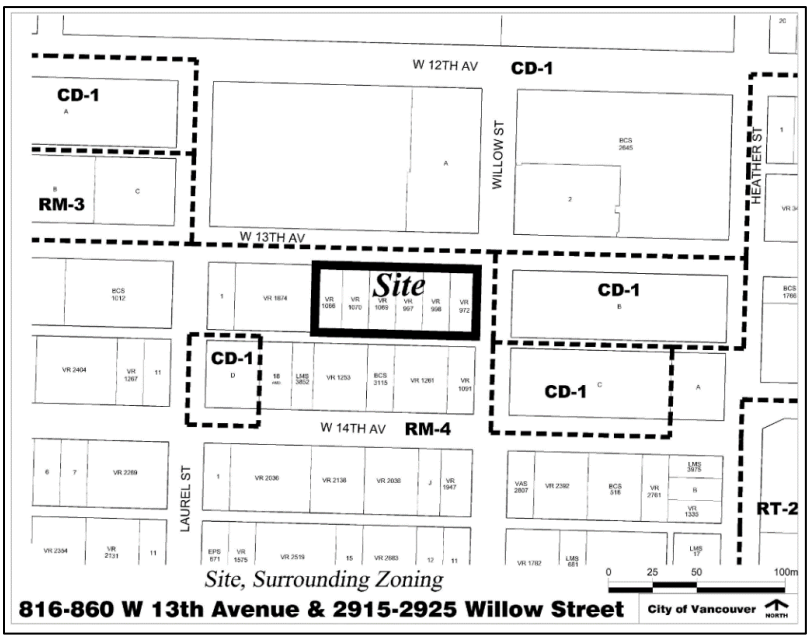
Background/Context

1. Site and Context

The subject site is zoned RM-4 and located on the southwest corner of West 13th Avenue and Willow Street (Figure 1). The property consists of a six-lot assembly, with a frontage of 91.5 m (300 ft.) along 13th Avenue and a depth of 38.1 m (125 ft.) along Willow Street. The total site area is 3,486.6 sq. m (37,529 sq. ft.) and is developed with six duplexes constructed in 1981. The rezoning site contains one unit of secondary rental housing, and under the Plan the *Tenant Relocation and Protection Policy* (TRPP) applies.

The surrounding area contains a mix of uses. East of the site is the Metro Vancouver multiphase affordable rental housing redevelopment of Heather Place, across 13th Avenue is the Vancouver General Hospital parkade and Energy Centre, and spanning southwest and southeast are RM and RT (Residential) District lots.

Figure 1: Location Map – Site and Context



Neighbourhood Amenities – The following amenities are within close proximity:

- *Parks:* Heather Park (600 m), Willow Park (700 m), Douglas Park (800 m), Charleson Park (1.1 km), and Lillian To Park (1.1 km).

- *Cultural/Community Spaces:* Douglas Park Community Centre (800 m), Arts Club Theatre - Stanley Industrial Alliance Stage (1.3 km), and Firehall Library (1.4 km).

- *Childcare:* Kids in General Child Development Centre (150 m), Kids at Heather Daycare (160 m), L'Ecole Bilingue Kindercare and Les Grands Enfants (700 m), City Hall Child Care Society (750 m), and Echelon Day Care (900 m).

Local School Capacity – The site is within the catchment area of Emily Carr Elementary School and Eric Hamber Secondary School. According to the Vancouver School Board (VSB)'s *2020 Long Range Facilities Plan*, Emily Carr Elementary and Eric Hamber Secondary will be operating under capacity in the coming years, with a capacity utilization rate at 95% and 79% respectively by 2031.

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

2. Policy Context

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

two to four years. The site is located within the Broadway Plan area which is generally in alignment with the Vancouver Plan.

Broadway Plan – The Plan is a comprehensive community plan for the area within Vine Street to Clark Drive and 1st Avenue to 16th Avenue. The 30-year plan focuses on opportunities to integrate new housing, jobs, and amenities around the new Broadway Subway.

The site is within the "Uptown South – Area B (FUSB)" neighbourhood of the Plan. Subsection 9.23.1 considers rezoning for a mixed-use residential building up to 20 storeys and a floor space ratio (FSR) up to 6.5, containing rental and below-market rental units. Minor increases in height and density may be considered where ground-level local-serving retail, service, or childcare use is provided.

Interim Housing Needs Report (2025) – Provincial legislation requires Council to receive and consider regular Housing Needs Reports when creating or amending a development plan in relation to Council's housing policies on affordable, rental and special needs housing. The most recent report amendment was received on January 1, 2025.

Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy – To align with provincial legislation, Council adopted a by-law and rezoning policy that establishes heights and densities for developments within Transit-Oriented Areas (TOAs). This site is within Tier Three of the TOA legislation. As the Plan allows more height and density, the application is being assessed under the Plan policies.

Strategic Analysis

1. Proposal

The rezoning proposal is to permit two 21-storey mixed-use residential buildings containing 354 rental units, of which 20% of the residential floor area will be below-market rental units, and commercial use with a private childcare facility located over two levels (Figure 2). The building height is 66.6 m (219 ft.) with a total floor area of 25,800.8 sq. m (277,718 sq. ft.), and a floor space ratio (FSR) of 7.4. Loading and underground parking access are from the lane.

Childcare Facility – A privately owned and operated 49-space childcare facility is proposed for children between the ages of 0 to 36 months and three to five years old. The facility will occupy a total of 974.3 sq. m (10,487 sq. ft.) of indoor space and contain a contiguous outdoor play space. As this will be a privately-run childcare facility, the future operator will be determined by the applicant. The facility will be subject to further design review during the development permit process and is expected to be licensable by Vancouver Coastal Health's Community Care and Facilities Licensing (CFFL). Private childcare facilities are captured as a commercial use in the CD-1 By-law per the Plan direction that should this space not be tenanted by a private operator, the floor area can be used as commercial.

2. Land Use

The proposed residential and commercial uses are consistent with the Plan.

Figure 2: Perspective from 13th Avenue and Willow Street Looking Southwest

3. **Form of Development, Height and Density** (refer to drawings in Appendix F and statistics in Appendix H)

In assessing urban design performance, staff considered the built form expectations of the Plan.

Form of Development – This application is generally consistent with the Plan for two 21-storey towers (Figure 2) that include additional increase in height and density for private childcare use, along with tower separation and tower floor plate size.

While the Plan anticipates a tower and podium typology, this application proposes a tower in the park typology which is supported by staff as it provides ground-oriented open space for the childcare outdoor play area that is contiguous with the ground level childcare indoor use and ground-oriented outdoor amenities, which are contiguous with the indoor amenities for the residents. By eliminating a podium, this also eliminates massing which minimizes shadowing onto the childcare outdoor play area and sidewalk. Staff have prepared a condition to ensure set back requirements are met to enhance the ground-level open space while also ensuring adequate separation distance to adjacent neighbours.

This application complies with the solar access policy in the Plan, as the proposed towers do not create new shadow impacts onto adjacent parks or public school yards.

Height – The Plan anticipates a height of 20 storeys with consideration for minor increases in height for the delivery of ground-level childcare, and an additional partial storey for providing rooftop amenities. The proposed 21-storey towers, including partial storey for common rooftop amenity space, complies with the Plan's intended height.

Density – The Plan estimates a density of up to 6.5 FSR with minor increases considered for the delivery of ground-level childcare. Given the larger block context of a 300 ft. frontage, twice the length of a typical 150 ft. site frontage, and open space at grade, staff support the additional density for this site.

Public Realm and Interface – The Plan envisions a high-quality pedestrian realm along the Willow Street Blue Green System as shown on the public realm map in Figure 15.1 of the Plan.

The proposal also includes an enhanced front yard setback along 13th Avenue, Privately Owned Public Spaces (POPS) at Willow Street and 13th Avenue, and outdoor amenities along 13th Avenue. Staff have prepared a condition to further improve the POPS at Willow Street and 13th Avenue to reinforce the important pedestrian realm context directly across the street. Public access to the POPS will be secured via a statutory right-of-way.

Figure 3: Perspective of the POPS from 13th Avenue and Willow Street

Private Amenity Space – The development offers common indoor and outdoor amenities at the ground level and on the rooftops of the towers.

Urban Design Panel – A review by the Urban Design Panel was not required due to the proposal's consistency with the Plan's expectations.

Staff reviewed the site-specific conditions and have concluded that the proposal reflects the Plan's built form, height and density and is appropriate for the context. Staff support the application subject to the urban design conditions in Appendix B.

4. Housing

The *Housing Vancouver Strategy* (Strategy) seeks to deliver a range of housing tenures across the housing continuum. This application, if approved, would add approximately 354 units, including 284 market rental units and 70 below-market rental units, to the City's inventory of rental housing, which would contribute to the targets set out in the Strategy (see Figure 4).

Figure 4: Progress Towards 10-Year Housing Vancouver Targets (2024-2033) for Purpose-Built Market and Developer-Owned Below-Market Rental Housing as of September 30, 2024

Housing Type	Category	10-Year Targets[1]	Units Approved Towards Targets[2]
Purpose-Built Market Rental Housing Units	Market Rental	30,000	3,958 (13%)
	Developer-Owned Below Market Rental	5,500	441 (8%)
	Total	35,500	4,399 (12%)

[1]New 10-year targets were adopted in 2024, with tracking starting from January 1, 2024.
[2]Previous targets established in 2017 included 20,000 purpose-built rental, market and below-market combined, with tracking starting in 2017. As of December 31, 2023, 87% of the previous targets had been reached.
**Unit numbers exclude the units in this proposal, pending Council's approval of this application.*

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 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 South Granville/Oak area, 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 – The Plan requires a minimum of 35% family units, including a minimum of 10% with three or more bedrooms and 25% with two bedrooms. This application proposes 38% family units in a mix of two-bedroom and three-bedroom units, thereby exceeding the Plan. These units must be designed in accordance with the *High Density Housing for Families with Children Guidelines*. The application as proposed is consistent with the policy and a provision is included in the CD-1 By-law to retain the minimum unit mix requirements.

Average Rents and Income Thresholds – Figure 5 shows starting rents for below-market units and income served. Average market rents and incomes served for newer rental buildings on the westside, and costs for home ownership are shown below as well. If approved, starting rents for the below-market units will be 20% less than city-wide average market rents at the time of initial occupancy. On unit turnover, rents in the below-market units may be reindexed to 20% less than city-wide average market rent by unit type current at the time of unit turnover.

Average market rents in newer rental buildings on the westside are also shown in the middle two columns in Figure 5. The market rental housing component will provide options that are more affordable than home ownership, as illustrated in Figures 5.

To qualify for a below-market rental unit, a household's gross annual income cannot exceed the maximum income requirements for the unit type, with at least one household member per bedroom. Policy 12.2.17 of the Plan specifies that below-market rental units will be subject to tenant income testing and monitoring requirements that apply under the *Secured Rental Policy,* as described in the *Rental Incentive Programs Bulletin*. All residents will have equal access to common indoor and outdoor amenities and facilities shown in Appendix B.

Figure 5: Below-Market Unit Average Rents, Market Rents in Newer Buildings, Cost of Ownership and Household Incomes Served

	Below-Market Rental Units[1]		Newer Rental Buildings Westside		Monthly Costs of Ownership for Median-Priced Apartment – Westside (with 20% down payment)		
	Average Starting Rents (2023)[1]	Average Household Income Served	Average Market Rent(CMHC, 2023)[2]	Average Household Income Served	Monthly Costs of Ownership (BC Assessment 2021)[3]	Average Household Income Served	Down-payment at 20%
Studio	$1,223	$48,920	$1,902	$76,080	$2,837	$113,480	$106,000
1-bed	$1,429	$57,160	$2,306	$92,240	$3,473	$138,920	$132,000
2-bed	$1,969	$78,760	$3,372	$134,880	$5,193	$207,720	$198,400
3-bed	$2,395	$95,800	$4,434	$177,360	$7,982	$319,280	$311,890

1. Starting rents shown are calculated based on a 20 per cent discount to city-wide average market rents as published by CMHC in the fall 2023 Rental Market Report.
2. Data from the October 2023 CMHC Rental Market Survey for apartments in purpose-built rental buildings completed in the year 2014 or later on the Westside of Vancouver
3. Based on the assumptions: Median of all BC Assessment strata apartment sales prices in Vancouver Westside in 2021 by unit type, 20% down-payment, 5% mortgage rate (in-line with qualifying rate), 25-year amortization, $250-$350 monthly strata fees and monthly property taxes at $2.92 per $1,000 of assessed value (2021 assessments and property tax rate).

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

The Housing Agreement will secure not less than 20% of the residential floor area that is counted in the calculation of the floor space ratio for below-market units to be rented at rates targeted to meet the affordability needs of moderate-income households. Between tenancies, the rent for a below-market rental unit will be re-indexed to the current CMHC average rent by unit type, applying the same discount rate as was secured at the time of occupancy permit issuance. Rent increases during each tenancy are capped at the Residential Tenancy Act (RTA) annual allowable rental increase. Conditions for securing the units are in Appendix B.

Existing Tenants – The rezoning site contains one unit of secondary rental housing. The one existing residential tenancy is eligible under the TRPP for the Broadway Plan area. The applicant has provided a Tenant Relocation Plan (TRP) for the eligible tenant which meets the requirements of the TRPP for the Broadway Plan area. The TRP is summarized in Appendix E 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, located 600 m south of the future Oak-VGH Subway station with bus service along Broadway and Oak Street. Nearby bikeways are the Heather, Yukon, and Alder bikeways which connect to the 7th Avenue, 10th Avenue, and 14th Avenue bikeways.

Vehicle and bicycle parking is provided over two levels of underground parking, accessed from the lane. The application proposes 180 vehicle spaces, 703 bicycle spaces, and seven loading spaces. Parking and loading are to meet the Parking By-law at the development permit stage. Engineering conditions require public realm improvements along 13th Avenue and Willow Street. These improvements include new sidewalks, curbs, intersection lighting, lane repaving, parking signage on streets, as set out in Appendix B.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezonings* requires that rezoning applications satisfy the green and resilient building conditions. The applicant has submitted preliminary modelling analysis detailing design and construction strategies to meet the anticipated energy and emissions and embodied carbon targets in the Building By-law, a summary of the resilient building measures, and a commitment to fulfil energy system sub-metering and enhanced commissioning requirements.

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.

Four City trees are proposed for retention. A total of 26 on-site trees and 26 City trees are proposed for removal due to poor condition and conflict with the building footprint. A total of 31 new trees are proposed with removal of trees subject to a landscape plan and arborist report during the development permit process. See Appendix B for landscape and tree conditions.

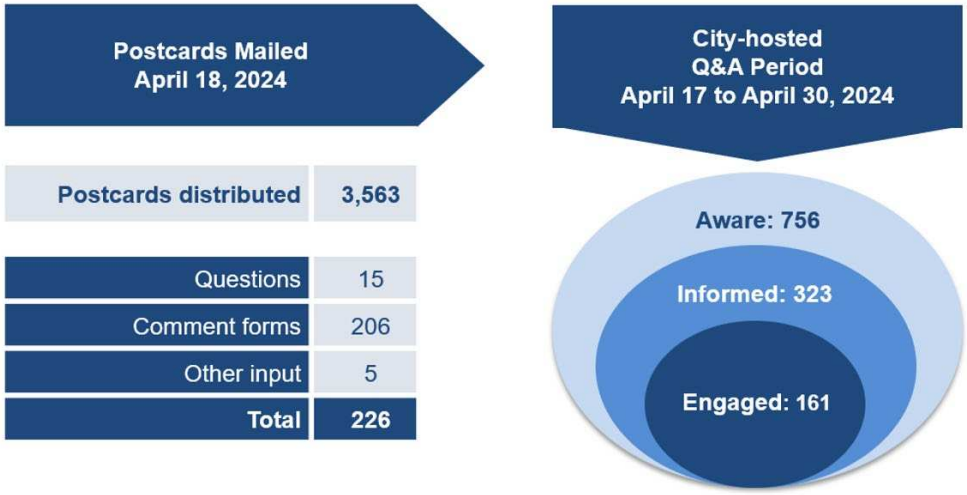
7. Public Input

Public Notification – A site sign was installed on April 3, 2024. Approximately 3,563 postcards were distributed within the neighbouring area on or about April 18, 2024. Application information and an online comment form was provided on the City's *Shape Your City* platform.

Question and Answer Period – A Question and Answer Period was held between April 17 to April 30, 2024 on the *Shape Your City* platform. The Question and Answer Period consisted of an open-question online event where questions were submitted and posted with a response over a period of two weeks. The webpage received a total of 756 visitors during this period. A digital model was posted for online viewing. (Figure 6).

Public Response – Input was received via online questions, comment forms, by email and phone. A total of 226 submissions were received. Below is a summary of feedback and a detailed summary in Appendix D.

Figure 6: Overview of Notification and Engagement



Generally, comments of support fell within the following areas:

- *Childcare:* The proposed childcare is much needed and supported.
- *Housing and location:* The proposed rental housing is much needed and appropriate as the proposed development is along a major transit route, bike route and amenities. The project will provide healthcare workers at the Vancouver General Hospital with housing options.
- *Building design*: Appreciate elements of the design such as two buildings instead of one, with landscaping, and a lack of podium will allow light through to the street.

Generally, comments of concern fell within the following areas:

- *Height, density, and massing:* The height of the proposal is too tall in an area with only low to mid rise buildings.
- *Sunlight and views:* The proposed development will block neighbouring apartments' sunlight and views of mountains and downtown. It will also cast shadows on neighbouring parks.
- *Traffic, street parking and safety*: There is already traffic congestion and limited street parking due to the daycare and hospital staff and visitors. The project will exacerbate existing traffic issues and make it dangerous for pedestrians and bikers.
- *Noise and congestion:* The increase in residents will exacerbate existing noise and congestion caused by the existing daycare, elementary school and hospital traffic.
- *Trees:* Concerns about removal of trees on site for the development.
- *Flight path:* Concerns that the development will interfere with the flight path of the Vancouver General Hospital helicopter.

Response to Public Comments

Height, density, and shadows: The proposal meets the height and density policies contained in the Plan. See the Form of Development section of the report.

Traffic, safety, parking, and congestion: Rezoning conditions require improvements to address safety for all road users. This includes intersection upgrades along 13th Avenue and Willow

Street including upgraded street lighting, new sidewalk and curb ramp improvements, and the installation of parking signage. The Parking By-law does not require minimum parking requirements except for accessible parking, visitor spaces, and bike parking. In addition, the site is located in close proximity to the frequent transit bus network and future Oak-VGH Subway station.

Trees: An arborist report was submitted identifying the retention of City trees along Willow Street. The 26 on-site and 26 City trees proposed for removal are due to poor condition and conflict with the building footprint. A total of 31 new trees are proposed with the removal of trees subject to a landscape plan and arborist report during the development permit process.

Flight path: The CD-1 by-law and rezoning conditions include provisions to prevent the buildings' encroachment into the Vancouver General Hospital helicopter flight path.

8. Public Benefits

Community Amenity Contributions (CAC) – This application is subject to a negotiated CAC under the *Community Amenity Contributions Policy for Rezonings*. Real Estate Services staff reviewed the application and the cost of securing the rental housing units including the 20% of the residential floor area at below-market rents and have determined no CAC is expected.

Development Cost Levies (DCL) – The site is subject to the City-wide DCL and Utilities DCL, which will be calculated on the floor area proposed at the development permit stage.

In accordance with the provisions of Section 3.1A(d) of the Vancouver DCL By-law the applicant has requested and is expected to be eligible for a 100% waiver of the City-wide DCL attributed to the residential floor area qualifying as Class A "for-profit affordable rental housing". Class A means rental housing where a minimum 20% of the residential floor area is secured as below-market rental units with maximum average rents for each type of unit that do not exceed the rates set out in the DCL By-laws.

Based on rates in effect as of September 30, 2024 and the proposed 24,826.5 sq. m (267,230 sq. ft.) of residential, the value of the City-wide DCL waiver for the residential floor area is estimated to be $6,311,145. The value of the Utilities DCL for the proposed residential floor area is estimated to be $3,954,613. Compliance with City-wide DCL waiver requirements will continue to be assessed through the development permit stage up to occupancy permit issuance at which point the applicant will be required to submit a rent roll that sets out the initial monthly rents for each unit.

The childcare is proposed to be privately-owned and operated and is therefore ineligible for the DCL rate available to not-for-profit childcares ($10 per building permit). The proposed privately-owned childcare is subject to the rate for 'commercial and other' uses. Based on a floor area of 974.3 sq. m (10,487 sq. ft.), it is estimated that $325,280 will be collected in DCLs. DCL rates 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 from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's *DCL Bulletin* for details on DCL rate protection.

Public Art Program – The application is subject to a public art contribution estimated at $549,880. The final contribution will be calculated based on the rate in effect and the floor area at the development permit stage. Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget).

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

Financial Implications

As noted in the Public Benefits section this project is expected to provide 354 rental units, of which 20% of the residential floor area will be secured at below-market rents, DCLs and public art contribution. See Appendix G for additional details.

CONCLUSION

Staff review of the application has concluded that it is consistent with the objectives of the Broadway Plan. Staff further conclude that the recommended form of development represents an appropriate urban design response to the site and its context. If approved, this application would make a contribution to the achievement of key housing goals outlined in the Housing Vancouver Strategy.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing, together with a draft CD-1 By-law as generally shown in Appendix A. Staff recommend that the by-law be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B.

* * * * *

816-860 WEST 13TH AVENUE AND 2915-2925 WILLOW STREET
PROPOSED CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

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

Designation of CD-1 District

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

Definitions

3. Words in this by-law have the meaning given to them in the Zoning and Development By-law, except that:

   (a) for the purposes of calculating the total dwelling unit area for section 5.1 of this by-law, “Dwelling Unit Area” is the floor area of each dwelling unit, measured to the inside of all perimeter walls, excluding any floor area as required by section 6.5 of this by-law; and

   (b) “Below-Market Rental Units” means dwelling units that meet the requirements of approved Council policies and guidelines for below-market rental housing, as secured by a housing agreement and registered on title to the property.

Uses

4. Subject to 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

5.1 A minimum of 20% of the total dwelling unit area must be below-market rental units.

5.2 The design and layout of at least 35% of the total number of below-market rental units and at least 35% of the total number of other dwelling units must:

(a) be suitable for family housing; and

(b) have 2 or more bedrooms, of which:

(i) at least 25% of the total dwelling units must be 2-bedroom units, and

(ii) at least 10% of the total dwelling units must be 3-bedroom units.

5.3 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 and residential amenity areas.

5.4 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

6.1 Computation of floor area must assume that the site area is 3,486.6 m^2, being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.

6.2 The maximum floor space ratio for all uses combined is 7.4.

6.3 The total floor area used for commercial uses must not be less than 974.0 m^2.

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

6.5 Computation of floor area and dwelling unit area must exclude:

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

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

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

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

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

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

(ii) bicycle storage, and

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

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

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

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

6.6 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted

floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

6.7 Where floor area associated with residential storage area is excluded, a minimum of 20% of excluded floor area above base surface must be located within the below-market rental units as storage area.

Building Height

7.1 Building height must not exceed 66.6 m.

7.2 Despite section 7.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, if the Director of Planning permits common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, the height of the portions of the building with the permitted common rooftop amenity space or mechanical appurtenances must not exceed 71.6 m.

7.3 Despite sections 7.1 and 7.2, no part of the development is permitted to protrude into the helicopter flight path for the Vancouver General Hospital.

Horizontal Angle of Daylight

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

8.2 For the purposes of section 8.1 above, habitable room means any room except a bathroom or a kitchen.

8.3 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.

8.4 The plane or planes referred to in section 8.3 above must be measured horizontally from the centre of the bottom of each window.

8.5 An obstruction referred to in section 8.3 above means:

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

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

8.6 The Director of Planning or Development Permit Board may vary the horizontal angle of daylight requirement if the Director of Planning or Development Permit Board considers all applicable Council policies and guidelines and:

(a) the minimum distance of unobstructed view is at least 3.7 m; or

(b) the habitable room is within a unit assigned to below-market rental units containing a minimum of 3 bedrooms, where the horizontal angle of daylight requirement is varied for no greater than 1 of the habitable rooms in the unit.

* * * * *

816-860 WEST 13TH AVENUE AND 2915-2925 WILLOW 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 Francl Architecture Inc, received on January 9, 2024.

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

Urban Design

1.1 Design development to improve the Privately Owned Public Space (POPS) at the intersection of West 13th Avenue and Willow Street to better respond with and reinforce the important pedestrian realm context directly across the street by the following:

(a) Ensure that this corner plaza is inclusive and accessible, supports a diversity of activities and users, and has clear, welcoming and intuitive wayfinding and signage; and

Note to Applicant**:** Refer also to the *Broadway Plan*, Sections 15.2.14 to 15.2.18 and Urban Design Condition 2.1.

(b) Provision of high-quality landscape design strategies to include a mix of improved hardscape paving, landscaped areas and site furniture.

1.2 Design development to comply with the side yard setback requirement of 2.4 m (8 ft.) and ensure ground level open space along the west side yard is maintained by the following strategies:

(a) Setback the parkade ramp a minimum 7.9 m (26 ft.) fully aligned with the Tower A massing and introduce common outdoor amenity areas with high-quality landscaping; or

(b) Setback the parkade ramp a minimum 2.4 m (8 ft.) and reduce the opening to above as much as possible with high-quality landscaping.

Note to Applicant: A minor reduction to the required side yard setback may be considered by removing the designated bicycle ramp and shifting the parkade ramp east approximately 1.5 m (5 ft.).

Note to Applicant: Refer also to the *Plan*, Section 11.4.9.

1.3 Design development to provide 3.7 m (12 ft.) below-grade setback along the street frontages on West 13th Avenue and Willow Street.

Note to Applicant**:** Refer to the *Plan*, Sections 11.1.50, 11.4.8, 15.4.9 and 20.2.4. The detention tank located within the required below-grade setback is not supported and this setback must be free and clear of any constructions in order to contribute to passive rainwater management and to provide sufficient growing medium to support the health of the urban tree canopy.

1.4 Demonstrate, to the satisfaction of the General Manager of Planning, Urban Design and Sustainability that no portion of the building encroaches into the required flight path for helicopters accessing the Vancouver General Hospital (VGH) emergency heliport.

Note to Applicant: The applicant will be responsible for providing supporting/confirming documentation and studies that confirm, to the satisfaction of the General Manager of Planning, Urban Design and Sustainability, that building heights conform to any VGH helicopter flight path requirements. Such documentation may include, without limitation, written confirmation from VGH.

Landscape

1.5 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 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.

1.6 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.

1.7 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

1.8 Coordination for the provision of new street trees, and any proposed removals and/or canopy pruning of City-owned tree adjacent to the development site with Park Board Urban Forestry.

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 or email pbdevelopment.trees@vancouver.ca) 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".

Sustainability

1.9 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.*

Housing

1.10 The proposed mix, including 61 studio units (17%), 157 one-bedroom units (44%), 97 two-bedroom units (27%), and 39 three-bedroom units (11%) is to be included in the Development Permit drawings, and ensure that the below market component includes at least 25% two-bedroom units and at least 10% three-bedroom units.

Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children, of which at least 25% must be two-bedroom units and at least 10% must be three-bedroom units.

1.11 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 (Section 3.3.2, 3.4.3);

Note to Applicant: Provide further design details for the outdoor amenity areas including provision of a children's play area, and recommend design adjustments to allow for adjacent indoor and outdoor amenity areas to enable adult supervision of outdoor play area.

(b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (Section 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. Position this adjacent to the children's play area to enable parental supervision from the amenity room (Section 3.7.3); and

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

1.12 The below-market units should be designed to the same standards of livability as the market rental units.

Note to Applicant: Clearly label the proposed below-market units and market rental units on the architectural drawings.

Engineering

1.13 Submission of letter prior to Development Permit Issuance confirming acknowledgement that this application falls within the area with potential impacts due to the Broadway Subway Project construction and that you have contacted the Rapid Transit Office for more detailed information.

Note to Applicant: Please contact the City of Vancouver Rapid Transit Office (RapidTransitOffice@vancouver.ca) for more information on impacts to access and street use for your project.

1.14 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.

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 Occupancy Permit issuance. 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

1.15 The owner or representative is 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 and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time is required 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 any gas service to connect directly to the building without any portion of the service connection above grade within the road right-of-way.

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

1.18 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Draw and label container outlines and if the site is mixed-use, demonstrate separated solid waste amenities for use types, and label each amenity.

Amenities designed below grade require written confirmation from a waste hauler that access and pick up from the location can be made without reliance of the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

Refer to the *Garbage and Recycling Facility Storage Amenity Design Supplemen*t for more information. Guidelines: Garbage and Recycling Storage Facility Design (vancouver.ca).

1.19 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:

(a) Display of the following note(s):

(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 and Major Projects and/or your Engineering, Building Site Inspector for details";

(ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. 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 deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion"; and

(iii) "The required Green Infrastructure improvements on 816 West 13th Avenue will be as per City-issued design.".

Note to Applicant: Callouts must be included along with the note. For further information, contact Green Infrastructure Implementation Branch, ESRGGIIDL@vancouver.ca.

(b) Existing locations of:

(i) Street furniture; and

Note to Applicant: For drawings with existing street furniture displayed, a note must be added stating:

"All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in coordination with the City Street Furniture Coordinator."

(ii) Poles and guy wires.

Note to Applicant: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown. Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible.

(c) Deletion of:

(i) Proposed street furniture, including portions of proposed benches shown encroaching onto City property along West 13th Avenue;

(ii) Proposed gravel path, rubberized surface, gravel strip, granite banding, benches, bike racks, landscaping rocks and other structures from the CoV boulevard along West 13th Avenue and Willow Street; and

Note to Applicant: Surface treatments in hardscape areas of the boulevard and plaza are to be in standard concrete only.

(iii) Proposed concrete banding from the lane.

Note to Applicant: Surface treatment in the lane is to be standard asphalt only.

(d) All proposed streetscape materials on CoV property to be CoV standard materials.

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

Notes to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all off-site improvements sought for this rezoning.

All proposed streetscape materials on the boulevard along West 13th Avenue should meet the VGH Streetscape Design Guidelines. 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 design guidelines and construction standards.

1.20 Provision of a Transportation Demand Management (TDM) Plan.

Note to Applicant: Submit TDM Plan A, B, C or D. Council approved amendments to the Parking Bylaw and the *Transportation Demand Management (TDM) Administrative Bulletin*. These requirements will apply to site development permits following this rezoning.

The preparation of the related TDM legal agreement, due prior to Development Permit issuance, includes the requirement for collection of a fee by Development Building and Licences for service as approved in the following Council Report: https://council.vancouver.ca/20231003/documents/r2.pdf and will be due prior to issuance of the Development Permit.

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

(a) Minimum 3.4 m (11.2 ft.) width, 10.2 m (33.5 ft) length for Class B spaces;

(b) Minimum 1.3 m (4.3 ft.) side clearance for Class B spaces; and

(c) 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: Council approved amendments to the Parking By-law for loading rates and design requirements. These requirements will apply to site development permits following this rezoning.

1.22 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.
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.

1.23 Update the architectural plans to provide:

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

(b) Dimensions of columns and column encroachments into parking spaces; and

(c) 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.

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

(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.

1.25 Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation are required, if the (driveway, loading bay, walkway, etc.) cannot be relocated.

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

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

(a) An updated Groundwater Management Plan which includes:

(i) Construction-related and permanent groundwater management, including anticipated groundwater discharge rates for City approval; and

(ii) Provision that every effort will be made to prevent or limit long-term discharge of groundwater to the sewer system, with the details reflected in the Groundwater Management Plan.

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

(i) Analysis to confirm that there are no significant risks from groundwater extraction/diversion; and

(ii) Provision that peat will not be dewatered due to the associated risk of offsite settlement.

(c) Provision of immediate notification to the City of any changes that may be material to the City's review of the submitted final hydrogeological study (e.g., if the proposed excavation depth increases); and

Note to Applicant: Email the City at groundwater@vancouver.ca.

(d) Submission of the anticipated start date for excavation, and the contact details for the professional services that have been retained to conduct the discharge flow monitoring prior to Building Permit issuance for excavation.

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

1.27 Provision of the Developer's Engineer is to submit a sewer abandonment plan that details the following:

(a) The abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

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

1.28 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, and all required electrical plants to 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.

1.29 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions, and third-party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

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

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

Note to Applicant: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the Building Permit application.

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.

1.30 Show all City supplied building grades (BGs) and entranceway design elevations (DEs) on the architectural and landscape plans, while ensuring any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.

Note to Applicant: When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City supplied building grade plan.

Building Grade are being revised for this site. Ensure building grades and property lines shown on the landscape and architectural drawings match the latest CoV supplied building grades plan.

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

https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Urban Design

2.1 Arrangements are to be made to the satisfaction of the Director of Planning and the Director of Legal Services for a Statutory Right-of-Way (SRW) for public life use over the proposed Privately Owned Public Space (POPs).

Note to Applicant: The final dimensions are to be determined through the Development Permit process but should be consistent with this Rezoning Application. Refer also to Urban Design Condition 1.1(a).

Engineering

2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for a resolution approving the cancellation of Strata Plans 972, 997, 998, 1066, 1069, and 1070 and the dissolution of the strata corporation as noted in Section 272 of the Strata Property Act. The registration of a reference plan and an indefeasible title for the new parcel by the Land Title Office.

2.3 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation of the newly cancelled Strata Plans (972, 997, 998, 1066, 1069, and 1070) to create a single parcel.

2.4 Make arrangements (legal agreements) to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for proposed landscaping (tree logs, boulders etc.) elements that encroach onto City property. Alternatively, delete the proposed landscaping elements (tree logs, boulders etc.) shown encroaching onto city street on the site plan and the landscape plan.

Note to Applicant: An application to the City Surveyor is required. Sheets A1-105 and L1-301 appear to indicate that there are proposed encroachments onto West 13th Avenue.

2.5 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the Rezoning Site (collectively called the "Services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights-of-way for the Services are provided. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.
Notes to Applicant: For general Latecomer Policy information refer to the website at https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect

The preparation of this legal agreement includes the requirement for collection of a fee by Development Building and Licences for service as approved in the following Council Report: https://council.vancouver.ca/20231003/documents/r2.pdf and will be due prior to issuance of the Development Permit.

(a) Provision of adequate water service to meet the domestic and fire flow demands of the project;

Notes to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Aplin Martin dated December 1, 2023, no water main upgrades are required to service the development.

The main servicing the proposed development is 150 mm. Should the development require water service connections larger than 150mm, 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;

Notes to Applicant: Implementation of development(s) at 816 West 13th Avenue. does not require any sewer upgrades.

Development to be serviced to the existing 600 mm STM and 300 mm SAN sewers in West 13th Avenue.

Development to be installed with backflow preventor within the property and upstream of storm service connection to sewer mains as per City's standard.

The City of Vancouver will deliver the sewer upgrades on Willow Street as it is part of the Willow Trunk UDCL (2023-2032). The applicant is to regularly inform the Development Water Resources Management (DWRM) Branch (utilities.servicing@vancouver.ca) of their updated construction and occupancy schedule as the development progresses. This will assist the DWRM Branch in scheduling the sewer delivery. If the DWRM Branch is not kept informed of the developer's schedule, the Occupancy permit approval may not meet the developer's schedule.

(c) Provision of street improvements with appropriate transitions, along West 13th Avenue adjacent to the site, including:

(i) Minimum 2.0 m wide front boulevard;

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

(iii) Curb bulge, including relocation of the existing catch basin and road reconstruction as required to accommodate the curb bulge;

(iv) Raised pedestrian crossing, including corner curb ramps on both sides of the crossing;

(v) Relocation or replacement of the existing street light into the new front boulevard;

Note to Applicant: Removal of any City inventoried street trees are contingent on collecting appraisal value. Please contact PBdevelopment.trees@vancouver.ca for removal and payment protocol as applicable.

(vi) 50 mm depth mill and inlay from curb to curb along the site's frontage; and

(vii) New concrete curb and gutter.

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

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

(ii) Corner curb ramp;

(iii) Curb bulge, including relocation of the existing catch basin and road reconstruction as required to accommodate the curb bulge;

(iv) 50mm depth mill and inlay from curb to curb along the site's frontage; and

Note to Applicant: The City will provide a geometric design for all of these street improvements. Final design of these street improvements should also follow the upcoming *Broadway Public Realm Plan.*

(v) New concrete curb and gutter.

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

(i) Full depth pavement reconstruction; and

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 Willow Street.

(f) Provision of speed humps in the lane south of West 13th Avenue between Laurel Street and Willow Street;

(g) Provision Green Infrastructure improvements to the satisfaction of the General Manager of Engineering Services, including:

(i) Installation of a bioswale feature on West 13th Avenue located in the west end of the front boulevard at the existing catch basin, to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical;

(ii) Installation of a bioretention system in curb bulge located at the corner of Willow and West 13th Avenue, to treat and retain 90% of average annual rainfall from the right-of-way (RoW) to the greatest extent practical; and Note to Applicant: These improvements generally include placement of plants, growing medium, and perforated pipe sub drain connected to the sewer system. To be coordinated with Streets and Transportation.

(iii) Installation of a subsurface infiltration trench at the existing catch basin in the lane, to treat and retain 90% of average annual rainfall from the laneway, to the greatest extent practical.

Note to Applicant: These improvements generally include a subsurface storage area filled with drain rock.

Note to Applicant: Green Infrastructure (GI) should be used to manage rainwater from the street right-of-way as required in the *Rain City Strategy*. The retention standard for the right-of-way is to treat and retain 90% of average annual rainfall where possible. These design standards are applied to the prescribed GI measures listed above.

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

(h) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations;

(i) Provision of Willow Street and West 13th Avenue entire intersection street lighting upgrade to current City standards and IESNA recommendations;

(j) Provision of new or replacement duct bank that meets current City standard;

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

A Development and Major Projects construction 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.

(k) Provision of street trees where space permits; and

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, centre 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.

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

The preparation of this legal agreement includes the requirement for collection of a fee by Development Building and Licences for service as approved in the following Council

Report: https://council.vancouver.ca/20231003/documents/r2.pdf and will be due prior to issuance of the Development Permit.

Housing

2.6 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and a Section 219 Covenant to secure all residential units as class A for-profit affordable rental housing, excluding Senior's Supportive or Assisted Housing, and including at least 20% of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law to be secured as below-market rental dwelling housing units, and the remaining units to be secured as market rental units, subject to the conditions set out below for such units and in accordance with the requirements set out in the *Broadway Plan*, for a term equal to the longer of 60 years and the life of the building and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:

(a) A no separate-sales covenant;

(b) A no stratification covenant;

(c) A provision that none of the units will be rented for less than one month at a time;

(d) That the average initial starting monthly rents by unit type for the below-market rental housing dwelling units in the project will be at least 20% below the average market rent for private rental apartment units city-wide as published by the most recent Canada Mortgage and Housing Corporation in the Rental Market Survey Data Tables for Vancouver at the time when the Occupancy Permit is issued;

(e) That a rent roll indicating the agreed maximum average initial monthly rents for the below-market rental housing dwelling units will be required prior issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability (or successor in function) and the Director of Legal Services;

(f) Following initial occupancy, on a change in tenancy for a below-market rental housing dwelling unit, the starting rent for such new tenancy will be at least 20% below the rent for private rental apartment units city-wide as published by the Canada Mortgage and Housing Corporation in the most recent Rental Market Survey Data Tables for Vancouver for that unit type at the time of the change in tenancy;

(g) That the applicant will verify eligibility of new tenants for the below-market rental housing dwelling units, based on the following:

(i) For new tenants, annual household income cannot exceed (4) four times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and

(ii) There should be at least one occupant per bedroom in the unit.

(h) That the applicant will verify the ongoing eligibility of existing tenants in below-market rental housing dwelling units every five (5) years after initial occupancy:

(i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and

(ii) There should be at least one occupant per bedroom in the unit.

(i) On an annual basis, or at the request of the City, the applicant will report to the City of Vancouver on the operation of the below-market rental housing dwelling units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the below-market rental housing dwelling units, and a summary of the results of eligibility testing for these units; and

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

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

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

(a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the *Broadway Plan* and 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 eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant;

(c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must include, but may not be limited to, the names of tenants; whether each tenant has indicated interest in the Right of First Refusal to return to the new building; each tenant's choice of either the financial compensation or temporary rent top-up option; the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant), and their temporary rent top up amount for the first year of tenancy in the alternative unit (if

applicable) and total compensation amount(s); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan. A copy of the Temporary Rent Top-Up Calculation Form for each tenant that chooses the Temporary Rent Top up option must also be provided with the Interim Tenant Relocation Report; and

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

(d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit. The Report must include, but may not be limited to, the names of tenants; whether each tenant has indicated interest in the Right of First Refusal to return to the new building, or another building (if applicable) and their starting rent, and for those not returning to the new building, the outcome of their search for alternate accommodations and the total monetary value given to each tenant (moving costs, financial compensation, total rent-top up amount, any other compensation).

Public Art

2.8 Execute an agreement satisfactory to the Director of Legal Services and the ACCS Deputy General Manager, Arts, Culture & Tourism (ACT) for the provision of public art in accordance with the City's *Public Art Policy*, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Head of Public Art.

(a) Consult with the Head of Public Art regarding opportunities for investment in public spaces as per the *Broadway Plan*.

(b) Provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A: Art on Site, or Option B: 80% cash-in-lieu of art.

Note to Applicant: Please contact Public Art staff at publicart@vancouver.ca to discuss your application.

Environmental Services

2.9 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 the Land Title Act.

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

* * * * *

816-860 WEST 13TH AVENUE AND 2915-2925 WILLOW STREET
PROPOSED CONSEQUENTIAL BY-LAW AMENDMENTS

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

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 11879

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

"816-860 West 13th Avenue and 2915-2925 Willow 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 #] 816-860 West 13th Avenue and 2915-2925 Willow Street"

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816-860 WEST 13TH AVENUE AND 2915-2925 WILLOW STREET
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

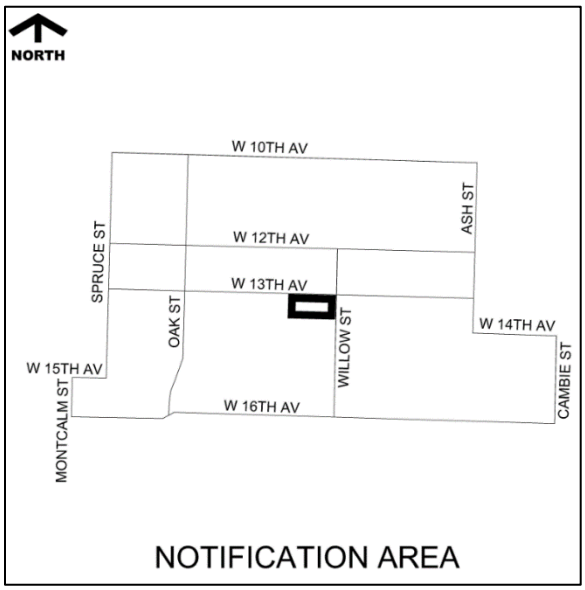
	Date	Results
Event		
Question and Answer Period (City-led)	April 17, 2024 – April 30, 2024	756 participants (aware)* • 323 informed • 161 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Q&A Period	April 18, 2024	3,563 notices mailed
Public Responses		
Online questions	April 17, 2024 – April 30, 2024	15 submittals
Online comment forms • Shape Your City platform	March 2024 – October 2024	206 submittals
Overall position • support • opposed • mixed	March 2024 – October 2024	205 submittals • 97 responses • 93 responses • 15 responses
Other input	March 2024 – October 2024	5 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	March 2024 – October 2024	1,869 participants (aware)* • 1,032 informed • 378 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:

- **Childcare:** The proposed childcare is much needed and supported.
- **Housing and location:** The proposed rental housing, including below-market rental units, is much needed and appropriate as the location of the development is along a major transit route, bike route and amenities like schools and daycare. The project will provide healthcare workers at the Vancouver General Hospital with housing options.
- **Building design:** Appreciate elements of the design such as—having two buildings instead of one, landscaping, and lack of podium will allow light through to the street.

Generally, comments of concern fell within the following areas:

- **Height, density, and massing:** The height of the proposal is too tall in an area with only low to mid rise buildings. The building height should match the existing neighbourhood.
- **Sunlight and views:** The proposed development will block neighbouring apartments' sunlight and views of mountains and downtown. It will also cast shadows on neighbouring parks.
- **Traffic, street parking and safety:** There is already traffic congestion and limited street parking in the area due to the daycare and hospital staff and visitors. The project will exacerbate existing traffic issues and make it dangerous for pedestrians and bikers.
- **Noise and congestion:** The increase in residents will exacerbate existing noise and congestion caused by the existing daycare, elementary school and hospital traffic.

- **Amenities:** There are not enough amenities to support more residents. The neighbourhood needs more schools, parks, healthcare, utilities and services such as garbage disposal.

- **Trees:** Concerns about removal of trees on site for the development.

- **Flight path:** Concerns that the development will interfere with the flight path of the Vancouver General Hospital helicopter.

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:

- Proposal aligns with the *Broadway Plan.*
- Good to concentrate density in one area to reduce commute times and environmental effects of urban sprawl.
- Proposed amenity spaces, green space and family units.
- General support.

General comments of concern:

- Affordability and liveability of units.
- Lack of greenspace for residents and community.
- Proposal does not align with the *Broadway Plan* and public comments will not be considered.
- Design of the building does not fit in with the neighbourhood.
- The buildings will block views and affect the privacy of surrounding neighbours.
- Proposal will negatively impact the property value of the neighbourhood.
- Negative environmental effects including demolition of existing building is wasteful, construction pollutants, heat island effect of high density neighbourhoods, and lack of sunlight for plants in the neighbourhood as a result of building shadows.
- This development will only benefit developers looking to make a profit.
- There are too many developments in the area causing noise and traffic issues.
- There are not enough vehicle parking spaces proposed.
- Displacement of tenants.

Neutral comments/suggestions/recommendations:

- The number of vehicle parking spaces should be decreased.
- Should be denser.
- There should be commercial space on the ground floor.
- The height should be lower.
- The development process should be streamlined so it takes less time.

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816-860 WEST 13TH AVENUE AND 2915-2925 WILLOW STREET
SUMMARY OF TENANT RELOCATION PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer

Financial Compensation	The choice of either:
	• Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule:
	  ○ 4 months' rent for tenancies up to 5 years;
	  ○ 5 months' rent for tenancies over 5 years and up to 10 years;
	  ○ 6 months' rent for tenancies over 10 years and up to 20 years;
	  ○ 12 months' rent for tenancies over 20 years and up to 30 years;
	  ○ 18 months' rent for tenancies over 30 years and up to 40 years; and
	  ○ 24 months' rent for tenancies over 40 years.
	Or:
	• For tenants that wish to exercise their Right of First Refusal to return to the new building, a temporary rent top-up to mitigate rent increases while waiting to return to the new building.

Notice to End Tenancies	• Landlord to provide regular project updates to tenants throughout the development approvals process. • A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insured moving company)	• A flat rate of $750 or $1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	• Staff will distribute tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. • Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	• For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.
First Right of Refusal	• The applicant has committed to offering all eligible tenants the Right of First Refusal to return to the new building at either a 20% discount to city-wide average market rents by unit type for the City of Vancouver, as published annually, or at the tenant's current rent, whichever is less.

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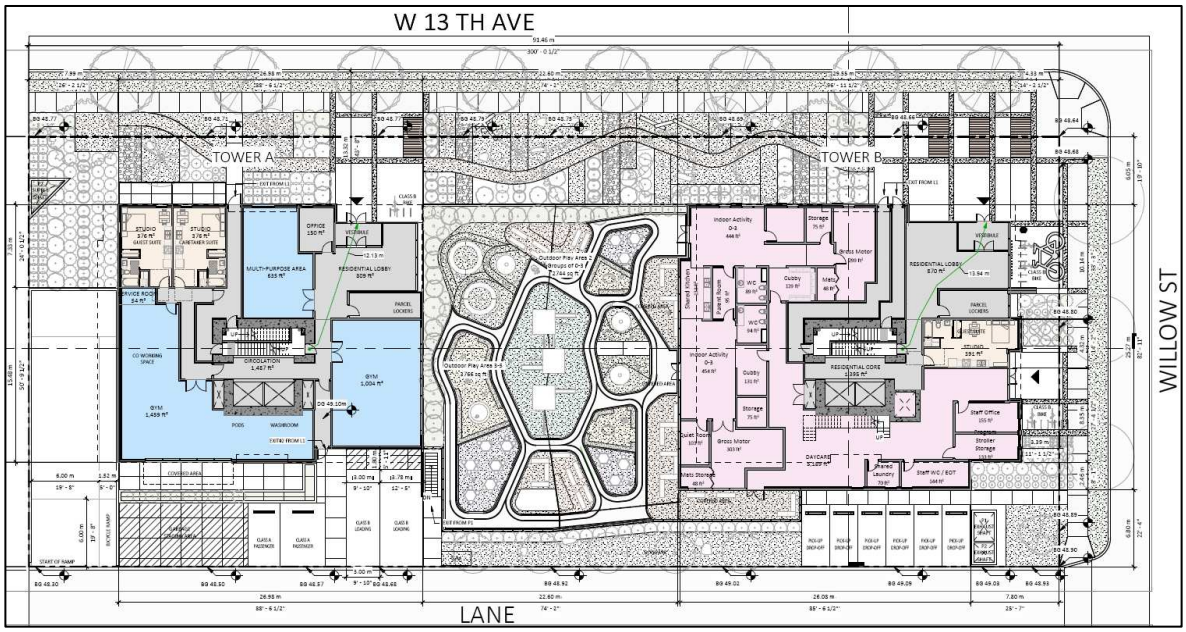
816-860 WEST 13TH AVENUE AND 2915-2925 WILLOW STREET
FORM OF DEVELOPMENT DRAWINGS

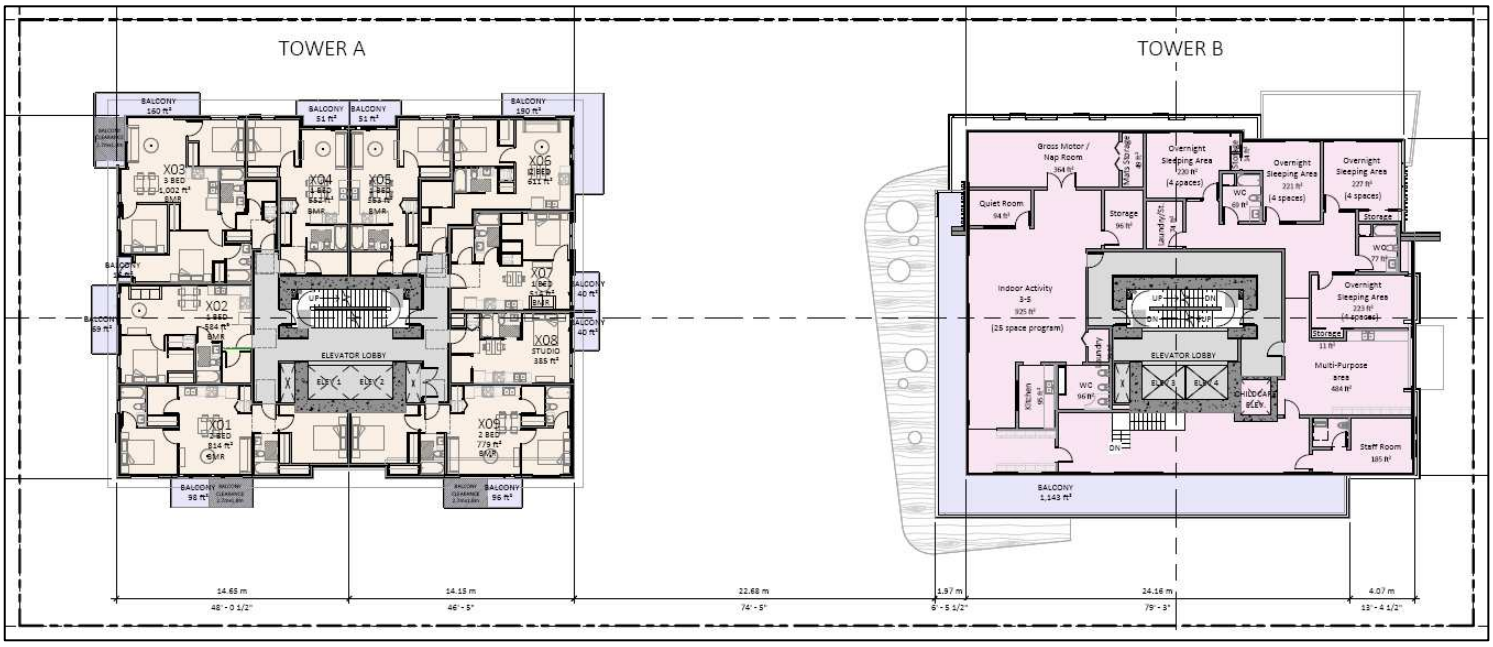
Ground Floor Plan



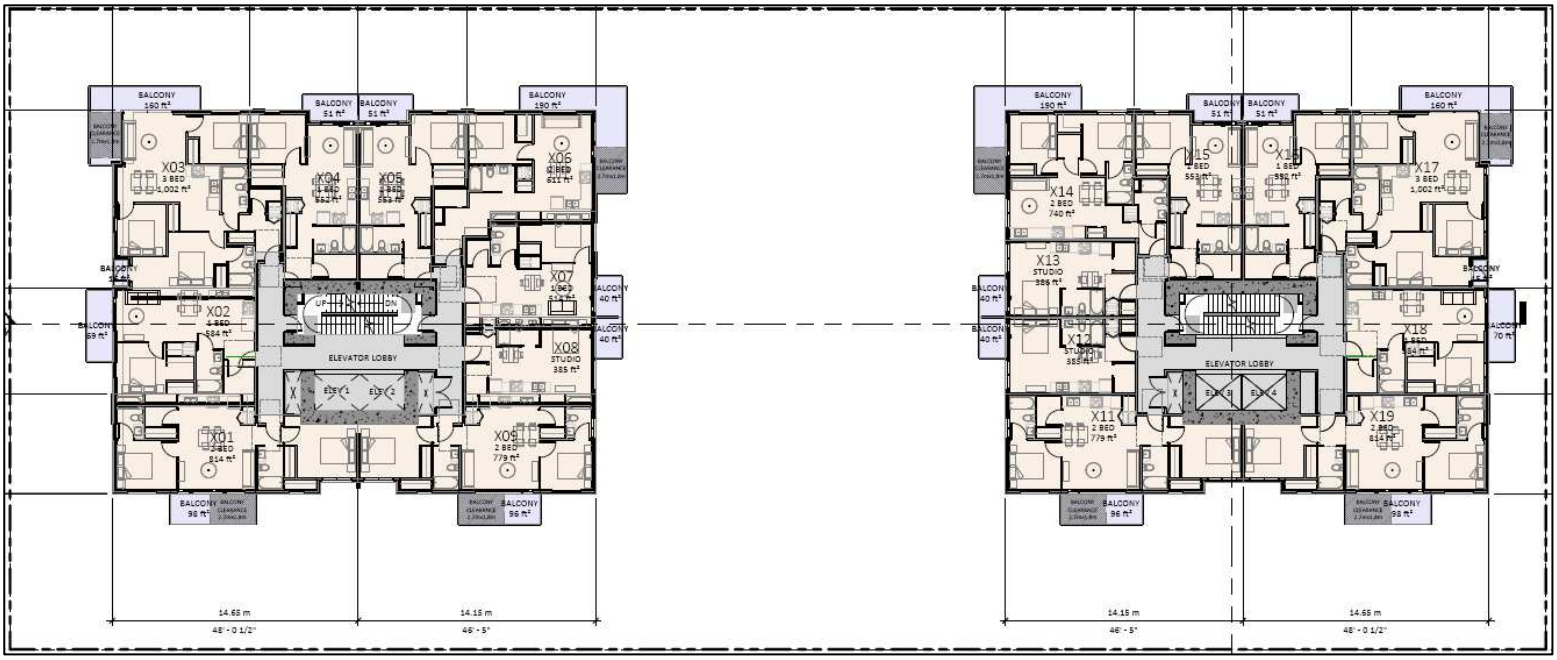
Perspective as Viewed from Rear Lane Looking Northeast

Perspective as Viewed from West 13th Avenue Looking Southeast

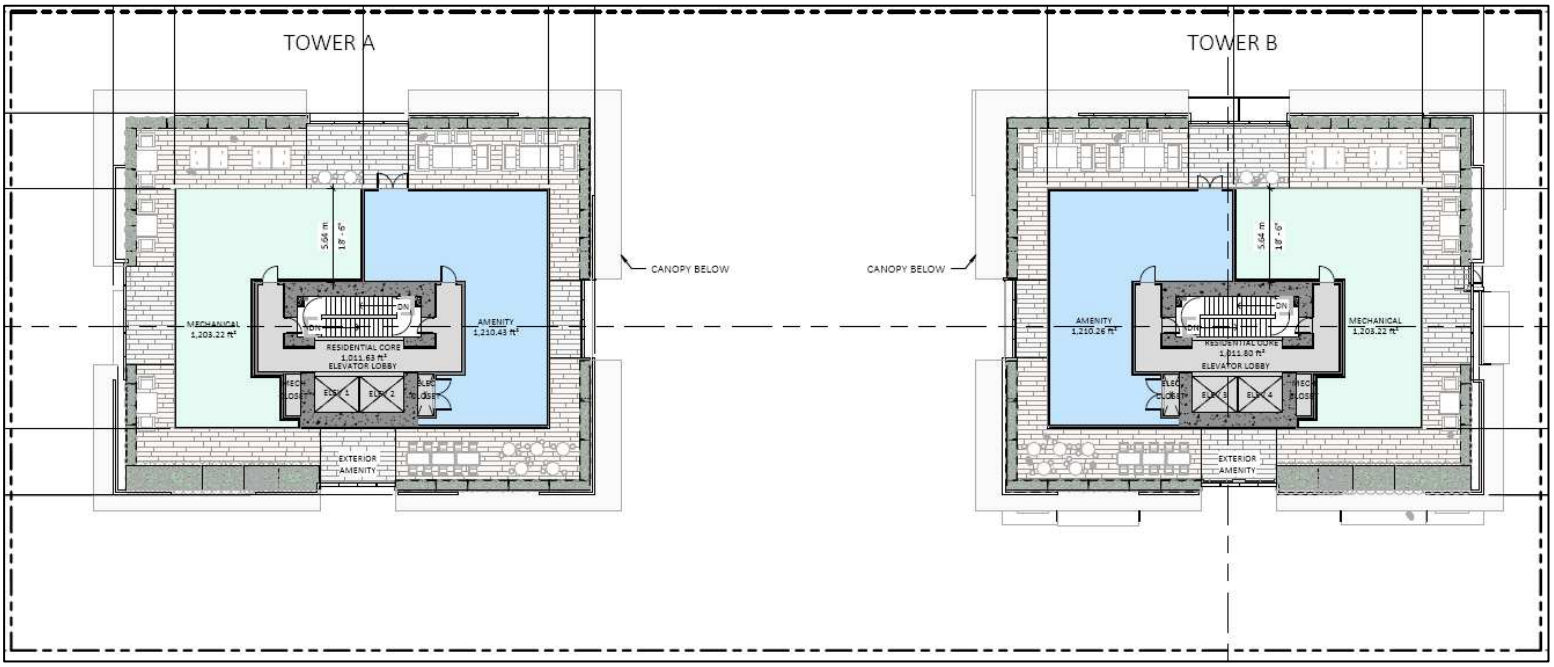
Level Two Floor Plan



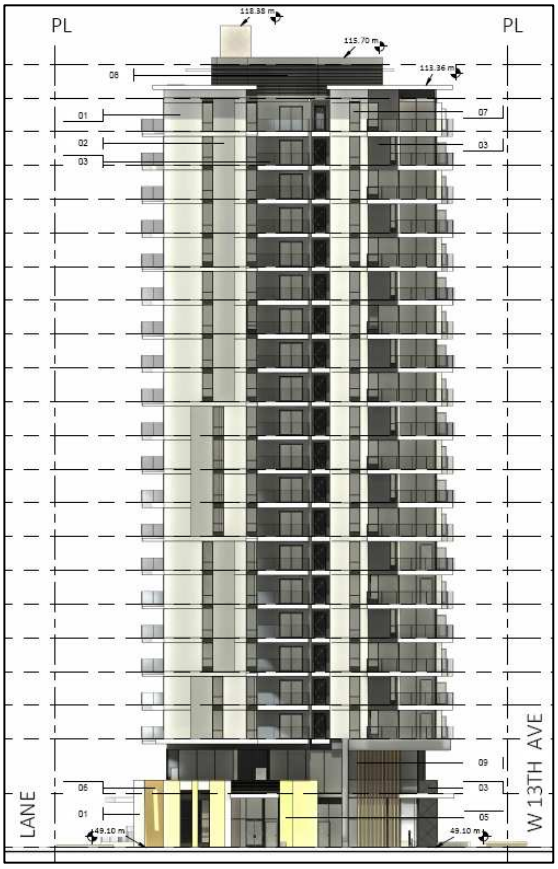
Typical Floor Plan – Tower



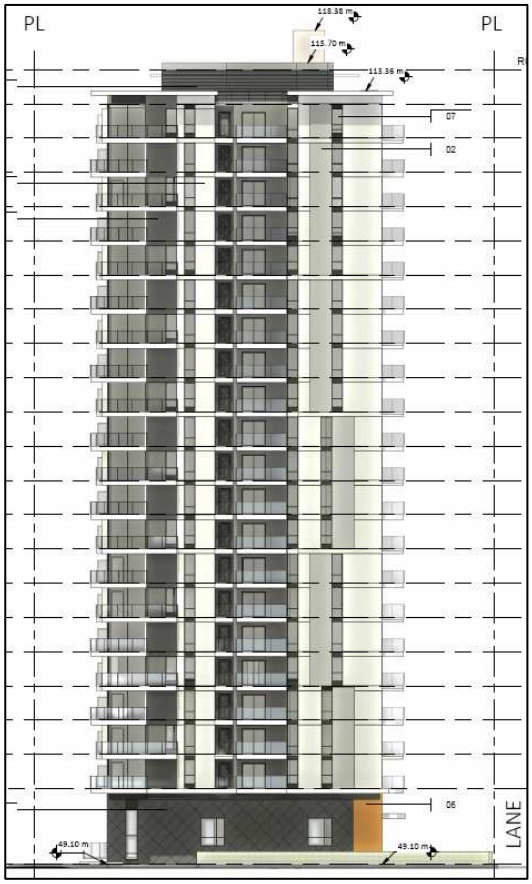
Rooftop Amenity Plan



East Elevation

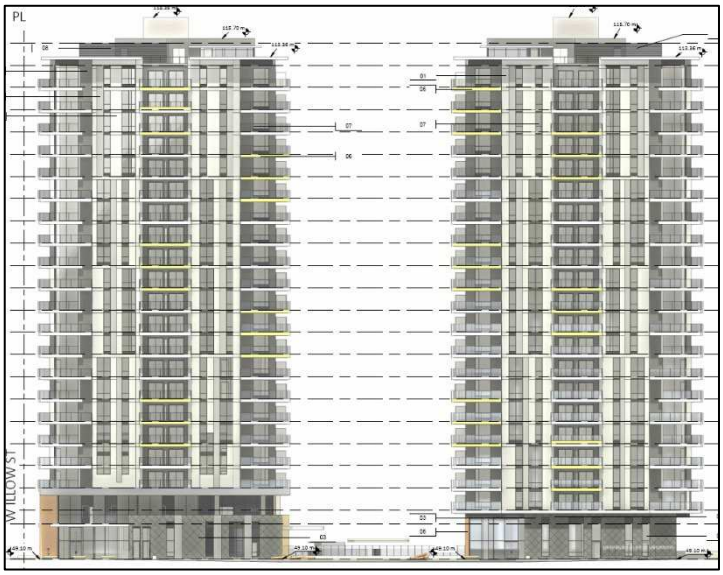


West Elevation



South Elevation

North Elevation



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816-860 WEST 13TH AVENUE AND 2915-2925 WILLOW STREET
PUBLIC BENEFITS SUMMARY

Project Summary

Two 21-storey mixed-use residential buildings containing 354 rental units, of which 20% of the residential floor area will be secured at below-market rents, and a private childcare facility.

Public Benefit Summary:

354 rental units, of which 20% of the residential floor area will be at below-market rents, secured with a Housing Agreement for the greater of 60 years and the life of the building, a DCL payment, and a public art contribution.

	Current Zoning	Proposed Zoning
Zoning District	RM-4	CD-1
FSR (site area of 3,486.6 sq. m / 37,529 sq. ft.)	1.45	7.4
Buildable Floor Space	5,055.6 sq. m (54,418 sq. ft.)	25,800.8 sq. m (277,718 sq. ft.)
Land Use	Residential	Mixed-Use Residential

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL[1,2]	$247,677
Utilities DCL[1]	$4,032,216
Public Art[3]	$549,880
TOTAL	**$4,829,773**

Other benefits (non-quantified): 354 rental units, of which 20% of the residential floor area would be rented at below-market rates, secured for the greater of 60 years and the life of the building.

[1] Based on by-laws in effect as of September 30, 2024. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at development permit stage. By-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection, see the City's *DCL Bulletin* for more details.

[2] The applicant has requested and is expected to be eligible for a Class A (100%) waiver of the City-wide DCL applicable to residential portion of the building. The value of the anticipated City-wide DCL waiver is estimated at $6,311,145. The application is therefore subject to the maximum average starting rents and unit sizes by unit type applicable to "class A for-profit affordable rental housing" as per the By-law. These requirements will be secured by a Housing Agreement, and compliance will be assessed through the development permit stage to occupancy permit issuance.

[3] Based on rates in effect as of 2016. Rates are subject to adjustments, see *Public Art Policy And Procedures For Rezoned Developments* for details.

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816-860 WEST 13TH AVENUE AND 2915-2925 WILLOW STREET
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Address	Property Identifiers (PIDs)	Legal Description
816 West 13th Avenue	005-809-916	Strata Lot 2 District Lot 526 Strata Plan VR. 998 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1.
818 West 13th Avenue	006-289-991	Strata Lot 1 District Lot 526 Strata Plan VR. 998 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1.
826 West 13th Avenue	006-289-126	Strata Lot 2 District Lot 526 Strata Plan VR. 997 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1.
828 West 13th Avenue	002-726-670	Strata Lot 1 District Lot 526 Strata Plan VR. 997 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1.
834 West 13th Avenue	005-095-743	Strata Lot 2 District Lot 526 Strata Plan VR. 1069 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1.
836 West 13th Avenue	006-379-915	Strata Lot 1 District Lot 526 Strata Plan VR. 1069 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1.
844 West 13th Avenue	002-896-231	Strata Lot 2 District Lot 526 Strata Plan VR. 1070 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1.
846 West 13th Avenue	002-693-330	Strata Lot 1 District Lot 526 Strata Plan VR. 1070 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1.
856 West 13th Avenue	003-056-562	Strata Lot 2 District Lot 526 Strata Plan VR. 1066 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1.
860 West 13th Avenue	003-091-660	Strata Lot 1 District Lot 526 Strata Plan VR. 1066 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1.
2915 Willow Street	006-285-881	Strata Lot 1 District Lot 526 Strata Plan VR. 972 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1.
2925 Willow Street	006-285-899	Strata Lot 2 District Lot 526 Strata Plan VR. 972 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1.

Applicant Information

Developer	PC Urban (13th and Willow) Holdings Corp.
Architect	Francl Architecture Inc.

Development Statistics

	Permitted Under Existing Zoning	**Proposed**
Zoning	RM-4	CD-1
Site Area	3,486.6 sq. m (37,529 sq. ft.)	3,486.6 sq. m (37,529 sq. ft.)
Land Use	Residential	Mixed-Use Residential
Maximum Density	1.45 FSR	7.4 FSR
Floor Area	5,055.6 sq. m (54,418 sq. ft.)	25,800.8 sq. m (277,718 sq. ft.)
Maximum Height	10.7 m (35 ft.)	66.6 m (219 ft.) to the top of the roof parapet and 71.6 m (235 ft.) to the top of the rooftop amenity space and mechanical appurtenances
Parking, Loading and Bicycle Spaces	Per Parking By-law	Vehicle Parking 180 Bicycle Parking 703 Loading Spaces 7 To be confirmed at development permit stage
Natural Assets	26 existing on-site By-law trees and 30 City trees	4 City trees to be retained 26 on-site and 26 City trees to be removed 31 new on-site and City trees To be confirmed at development permit stage

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