

File No.: 04-1000-20-2023-670

November 14, 2023

s.22(1)

Dear s.22(1)

Re: **Request for Access to Records under the Freedom of Information and Protection of Privacy Act (the "Act")**

I am responding to your request of October 26, 2023 under the ***Freedom of Information and Protection of Privacy Act*** for:

Record of briefing note and memo provided to Council in preparation for the "Approval of Form of Development – 2086-2098 West 7th Avenue and 2091 West 8th Avenue" item at the October 31, 2023 Council meeting.

All responsive records are attached.

Under section 52 of the Act, and within 30 business days of receipt of this letter, you may ask the Information & Privacy Commissioner to review any matter related to the City's response to your FOI request by writing to: Office of the Information & Privacy Commissioner, info@oipc.bc.ca or by phoning 250-387-5629.

If you request a review, please provide the Commissioner's office with: 1) the request number (#04-1000-20-2023-670); 2) a copy of this letter; 3) a copy of your original request; and 4) detailed reasons why you are seeking the review.

Yours truly,

Kevin Tuerlings, FOI Case Manager, for

[Signed by Kevin Tuerlings]

Cobi Falconer, MAS, MLIS, CIPP/C
Director, Access to Information & Privacy
cobi.falconer@vancouver.ca
453 W. 12th Avenue Vancouver BC V5Y 1V4

If you have any questions, please email us at foi@vancouver.ca and we will respond to you as soon as possible. Or you can call the FOI Case Manager at 604-871-6584.

Encl. (Response Package)

:pm

Briefing Note – October 13, 2023
DP-2022-00500 - Motion to Approve Form of Development
CD-1 (848) – 2086-2098 W 7th & 2091 W 8th Avenue

Summary:

A Development Permit (DP) following Rezoning (RZ) was submitted on November 16, 2022. A decision by the Development Permit Board with Conditions of Approval was issued on August 21, 2023. The CD-1 By-law was enacted as part of the Municipalities Enabling and Validating (No. 5) Amendment Act, 2023 enacted by the Province of British Columbia on May 11, 2023. The DP application is to develop a 13-storey apartment building consisting of 129 social housing units, subject to Council approval of the Form of Development.



Development Data:

	RZ	DP
Density Total (Compliant)	7909.4 sq. m (85,136 sq. ft.) – 4.40 FSR	7420.2 sq. m (79,870 sq. ft.) – 4.13 FSR
Height (to top of roof parapet)	47.10 m (154.5 ft.)	45.65 m (149.7 ft.)

Notification Summary:

REZONING:			
Site Sign: Yes	Date: Oct 15, 2021		
Postcards: 5,761	Sent: Nov 1, 2021		
Open House: Virtual	Date: Nov 1-21, 2021	Attendees:	
Responses: 1526	Objections:	In Favour:	Petition(s):
Summary of Responses:			
Support for the proposal cited: affordable housing, appropriate building height and scale			
Concerns expressed by respondents included: building scale, appropriateness of location, safety concerns, on-site support services, preference for family housing			
DEVELOPMENT PERMIT:			
Site Sign: Yes	Date: June 13, 2023		
Postcards: No	Sent:	Number:	
Open House: No	Date:	Attendees:	
Responses: 482	Objections: 453	In Favour: 19	Petition(s): N/A
Summary of Responses: Support included affordable housing and appropriate building height and scale. Concerns noted process, building use, location and overall design, safety and transportation.			

Briefing Note – October 13, 2023

DP-2022-00500 - Motion to Approve Form of Development

CD-1 (848) – 2086-2098 W 7th & 2091 W 8th Avenue

Commentary (Form of Development):

The Director of Planning, having considered all applicable guidelines and policies and responses to notification, is satisfied that the proposal sufficiently complies with the intent and objectives of Council's approval at rezoning. Notes on approval:

- Prior to Public Hearing, during the rezoning application review process, thorough massing studies and solar analysis were undertaken by staff and the applicant team. As a result, the massing was revised to increase setbacks along 7th and 8th avenues, reduce the bulk of the tower, and improve solar access to St. Augustine School play areas.
- The building design – height, bulk and massing – is substantially unchanged from RZ approval to DP; however design conditions approved by Council at Public Hearing have resulted in numerous further detailed refinements:
 - The overall height of the building has been reduced by approximately 5 ft. with a simpler tower top treatment including high quality mechanical screening elements;
 - The architectural expression of the tower has been enhanced by addressing all four elevations of the building with a finer-grain scale resulting in an overall warmer residential character. This has been achieved through increased glazing, additional recesses and articulation reducing perceived flatness, detailed material treatments such as a subtle color gradation moving up the tower reducing perceived repetition, and custom solar shading and architectural lighting on the south facade;
 - The podium has been further refined through increased clear glazing, additional accessible roof deck, and enhanced human-scale details offering greater pedestrian interest and a warmer residential character; and
 - The public realm interface along all four frontages has been improved to increase pedestrian comfort and safety through an enhanced lighting strategy, additional landscaping, improved open space connections, and custom art installations along the Greenway and Arbutus Street.

Housing:

- The housing agreement was enacted as part of the Municipalities Enabling and Validating (No. 5) Amendment Act, 2023 enacted by the Province of British Columbia on May 11, 2023.
- The overall Social Housing unit count remains the same as rezoning approval.

Recommendation:

To bring forward for Council approval of Form of Development for **DP-2022-00500** as substantially matching the overall form of development shown at rezoning including further detailed refinements in response to the design conditions approved by Council at Public Hearing on July 26 2022.

Staff:

Derek Robinson, Development Planner

Jane Bateman, Project Facilitator

MEMORANDUM

October 16, 2023

TO: City Clerk's Office - "Council Group"

COPY TO: Matt Shillito, Acting Director of Planning, Urban Design and Sustainability

FROM: Jane Bateman, Project Facilitator – Affordable Housing Group

DEVELOPER: City of Vancouver Non-market Housing Development and Operations

PROPERTY OWNER: City of Vancouver

SUBJECT: Approval of Form of Development
CD-1 – (848) 2086-2098 West 7th Avenue and 2091 West 8th Avenue

Background

At a Public Hearing on July 26, 2022, City Council approved a rezoning of this site from RM-4 (residential) to Comprehensive Development District (CD-1). Council also approved in principle, the form of development for these lands. The CD-1 By-law was enacted by Council on September 12, 2023.

The site is located on Arbutus Street from West 7th Avenue to West 8th Avenue.

Subsequent to Council's approval of the CD-1 rezoning, the Development Permit Board approved Development Application Number **DP-2022-00500**. This approval was subject to various conditions, including Council's approval of the form of development. The latter condition is one of the few outstanding prior to issuance.

The attached Motion is therefore recommended to Council.

Also, the following "link" can be used to view the rezoning application:

<https://www.shapeyourcity.ca/2086-2098-w-7th-ave-and-2091-w-8th-ave>

Jane Bateman
Project Facilitator, Affordable Housing Group

JKB/sg

MOTION

Approval of Form of Development – 2086-2098 West 7th Avenue and 2091 West 8th Avenue

THAT the form of development for this portion of the site known as 2086-2098 West 7th Avenue and 2091 West 8th Avenue be approved generally as illustrated in the Development Application Number DP-2022-00500, prepared by Human Studio | Architecture + Urban Design, and submitted electronically on November 16, 2022, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

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Additional Background Information:

<https://www.shapeyourcity.ca/2086-2098-w-7th-ave-and-2091-w-8th-ave>