

Attachment 3
Additional Discussion (Key Considerations)

DISCUSSION

Key Considerations

Staff intend to work collaboratively with the applicant through the proposed application review process to address a number of key considerations prior to Council deliberation on the Zoning Amendment Bylaw. Potential items for resolution are discussed below.

Tenant Assistance Plan

The subject site has been used as long-term rental housing since 2010 and the existing building is currently tenanted. The applicant is working with Lookout Housing and Health Society towards a Tenant Assistance Plan. This Plan would be expected to generally comply with the City's updated Tenant Assistance Policy and would be subject to Council approval. Staff would continue to work with the applicant towards a Tenant Assistance Plan, and would anticipate further conversations with Council regarding this aspect of the proposal.

Rental Unit Replacement

The Draft Rental Replacement Policy requires that 100% of existing rental residential units (135) proposed for redevelopment be replaced, and that a minimum of 10% of replacement units be secured at below-market rates (14). The applicant's development concept would exceed Policy requirements, given that 200 secured rental units are proposed, of which 125 would be secured at below-market rates and owned and operated by Lookout Housing and Health Society. Staff would continue to work with the applicant to refine this aspect of the proposal through the review process.

Inclusionary Housing and Additional Public Benefits

The current Inclusionary Housing Policy requires that 10% of market condo units (85) be provided as below-market rental units. The City considers such units to be in-kind amenities, provided they are owned and operated by a qualified non-profit housing operator and rents secured by covenant. The applicant's concept would exceed the number of required below-market rental units, given that 125 units are proposed. Staff would continue to work with the applicant to refine the inclusionary housing proposal, as well as the project's overall public benefit strategy, through the review process.

Urban Design

While the proposed density and height are generally consistent with the existing OCP land use designation, there are a number of key urban design considerations that will need to be developed with the applicant through the application review process. These include, but are not limited to, overall scale and massing, tower placement, relationship to and activation of the Sixth Street Great Street, appropriate treatment of the Royal Avenue frontage, site porosity and creation of pedestrian and cyclist connections

through from Sixth Street to Seventh Avenue, and transition to the adjacent townhouse development.

Transportation and Site Servicing Considerations

The subject site is bounded by the Major Road Network to the south (Royal Avenue), a Great Street to the east (Sixth Street), a local street bikeway to the west (Seventh Avenue), and an existing townhouse development the north. This context and the site's steep grade increases the development's complexity. Staff would work with the applicant to plan for optimal site access that prioritizes pedestrians and cyclists above vehicles, while balancing functional site servicing. Staff note that while off-street residential parking cannot be required in the Transit Oriented Development Area, staff would work with the applicant to develop a robust Transportation Demand Management strategy to help reduce reliance on private vehicles.