



## POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: January 2, 2013  
Contact: Kent Munro  
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Meeting Date: January 15, 2013

TO: Vancouver City Council  
FROM: General Manager of Planning and Development Services  
SUBJECT: CD-1 Rezoning: 4320 Slocan Street

### **RECOMMENDATION**

- A. THAT the application by Yenik Realty, on behalf of Yen Hoy Enterprises Ltd., to rezone 4320 Slocan Street [*Lots 2 and 3 and Amended Lot 4 (Explanatory Plan 4663), Block 2 South West 1/4 Section 47 Town of Hastings Suburban Lands Plan 4272; PIDs: 011-650-320, 011-650-346 and 011-985-577 respectively*] from C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 1.20 to 2.14 to permit the development of a four-storey mixed-use commercial and residential building with 41 residential units secured as for-profit affordable rental housing, be referred to a public hearing, together with:
- (i) plans received on August 10, 2012;
  - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
  - (iii) the recommendation of the General Manager of Planning and Development Services to approve, subject to conditions contained in Appendix B.

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at the public hearing.

- B. THAT, if after public hearing Council approves in principle this rezoning and the Housing Agreement described in section (c) 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 contemplated by this report, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the Managing Director of Social Development.

- C. THAT, if the application is referred to a public hearing, the application to amend Schedule E of the Sign By-law to add the CD-1 and to assign regulations in accordance with Schedule "B" (C-2), also be referred to the same public hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally in accordance with Appendix C, for consideration at the public hearing.

- D. THAT, subject to enactment of the rezoning By-law, the Noise Control By-law be amended to include this Comprehensive Development District in Schedule A 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 through 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 the properties at 4320 Slocan Street from C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a four-storey mixed-use building containing 41 units of for-profit affordable rental housing and two at-grade commercial retail units. The application is consistent with Council's housing priorities for the creation of purpose-built, affordable rental housing that contributes to the City's affordable housing goals identified in the Housing and Homelessness Strategy.

### ***COUNCIL AUTHORITY/PREVIOUS DECISIONS***

Relevant Council Policies for this site include:

- Final Report from the Mayor's Task Force on Housing Affordability (2012)
- Housing and Homelessness Strategy (2011)
- Green Buildings Policy for Rezoning (2010)
- Short Term Incentives for Rental Housing (STIR) Program (2009)

- Renfrew-Collingwood Community Vision (2004)
- C-1 District Schedule (2007)
- C-2 District Schedule (revised 2009) and associated guidelines (2003).

**CITY MANAGER'S/GENERAL MANAGER'S COMMENTS**

**REPORT**

**Background/Context**

This report presents the staff assessment of an application by Yenik Realty to rezone 4320 Slocan Street from C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to enable the development of a four-storey mixed-use building containing 41 units of for-profit affordable rental housing and two at-grade commercial retail units under the Short Term Incentives for Rental Housing (STIR) Program.

Approval of this application would contribute to Vancouver’s Housing and Homelessness Strategy goals to increase affordable housing choices and to achieve the City’s 2021 purpose-built market rental housing target of 5,000 units. This application works towards the Mayor’s Task Force on Housing Affordability recommendations to focus on strategies that will repair, renew and expand market rental stock across neighbourhoods.

**Site and Context**

The 1 389 m<sup>2</sup> (14,954 sq. ft.) site is located on the east side of Slocan Street, between 27th Avenue and the Expo Line SkyTrain Guideway, in the Renfrew-Collingwood neighbourhood (see Figure 1). The site is comprised of three parcels, with a total frontage of 29.9 m (98 ft.) fronting Slocan Street. The site is well served by transit and bicycle infrastructure as it is approximately 400 m from the 29th Avenue SkyTrain station, and Slocan Street is a designated bikeway.

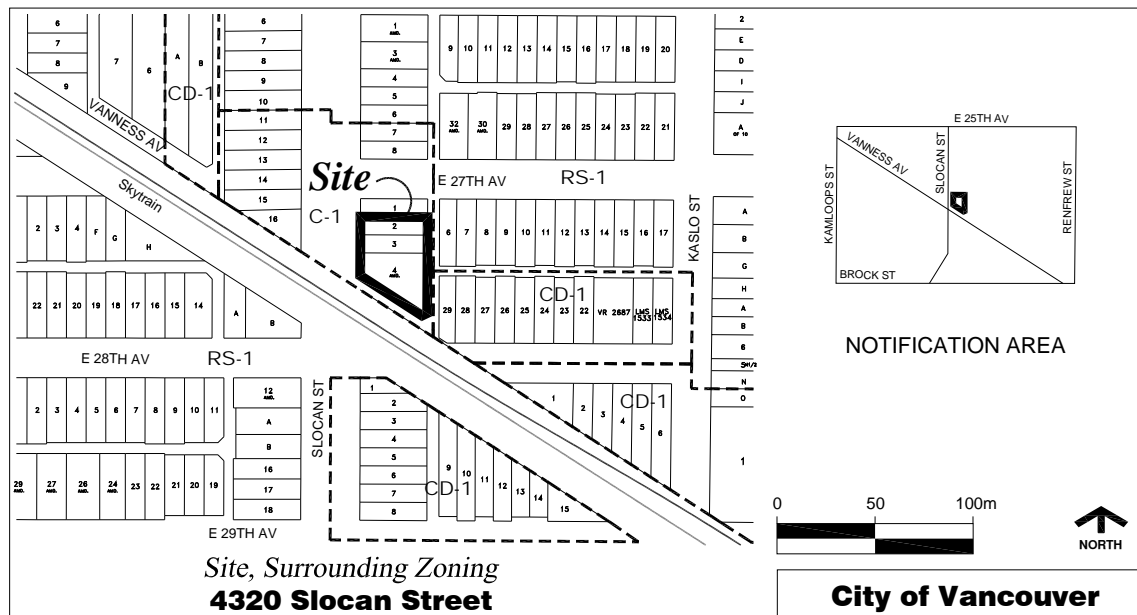


Figure 1: Site and Surrounding Zoning

The site and surrounding properties to the north and west along Slocan Street are currently zoned C-1. Detached dwellings are located across the lane to the east, and the SkyTrain guideway bounds the property to the south. Although the commercial properties along Slocan are currently between one and two storeys in height, the C-1 District Schedule allows for development on this site of up to three storeys in height (10.7 m or 35 ft.) with a maximum floor space ratio (FSR) of up to 1.20.

## Policy Context

**Housing and Homelessness Strategy:** On July 29, 2011 Council endorsed the Housing and Homelessness Strategy 2012-2021 which includes strategic directions to increase the supply of affordable housing and to encourage a housing mix across all neighbourhoods that enhances quality of life.

The 3-Year Action Plan 2012-2014 identifies priority actions to achieve some of the Strategy's goals. The priority actions that relate to this application are to refine and develop new zoning approaches, development tools and rental incentives to continue the achievement of secure purpose-built rental housing and to use financial and regulatory tools to encourage a variety of housing types and tenures that meet the needs of diverse households. This application proposes studio, one- and two-bedroom unit types that will be secured as for-profit affordable rental housing through a housing agreement.

**Secured Market Rental Housing:** On June 18, 2009, Council adopted the Short-Term Incentives for Rental Housing (STIR) program. STIR was a time-limited program to provide a strategic set of incentives to encourage and facilitate the development of new affordable rental housing throughout the City. This application was received prior to the December 15, 2011 deadline for applications under the STIR program.

In May 2012, STIR was replaced by the Secured Market Rental Housing Policy (Rental 100), which provides incentives for new developments where 100% of the residential floor space provided is unstratified market rental. The Final Report from the Mayor's Task Force on Housing Affordability, adopted by Council in October 2012, further endorsed the importance of incentivizing market rental housing in the city through a recommendation to focus on strategies to repair, renew and expand market rental stock across neighbourhoods. Through the provision of 100% of the proposed units as rental, this application is consistent with both the STIR and Rental 100 programs.

The STIR Program has been instrumental in demonstrating that the City, using various regulatory tools, can incent the building of affordable rental housing stock. A report to Council on March 27, 2012 showed the results of the 2.5 year program which demonstrated a 270% increase in the annual number of rental units being approved in the period from 2006-2010.

The subject application is undergoing concurrent processing of the rezoning and development permit applications to provide an expedited process, as permitted under the Short Term Incentives for Rental Housing (STIR) program.

**Renfrew-Collingwood Community Vision:** In March 2004, Council endorsed the Renfrew-Collingwood Community Vision. Section 15 of the Community Vision asked about new housing types that would be supportable in the community. Direction 15.8 Low-rise Apartments indicates the community was more supportive than opposed to new low-rise apartments with a maximum height of four storeys.

Section 16 asked about general locations where new housing types should be considered in the community. The 4320 Slocan site falls within an area that is considered to be both “around SkyTrain Stations” as well as “around parks” as discussed in the Community Vision. Direction 16.3 “New Housing Types around Nanaimo and 29th Avenue SkyTrain Stations” and Direction 16.5 “New Housing Types around Parks” received more “agreed” than “disagreed” votes in both the general and random community surveys. These two directions indicate that the community was more supportive than opposed to new housing types in either of these locations.

Staff have concluded that this application is generally consistent with the Community Vision rezoning policy for affordable housing projects. The Vision notes that affordable housing projects secured through a Housing Agreement can be considered for site-specific rezoning without further area planning, as such proposals would meet City-wide policy objectives. If after the public hearing, Council approves this application in principle, the applicant will enter into a Housing Agreement securing all residential units as for-profit affordable rental housing for 60 years or the life of the building prior to the rezoning being enacted.

## Housing Proposal

Under the Housing and Homelessness Strategy, which is designed to enhance access to affordable housing in the City, a number of short- and long-term rental housing targets have been established. The STIR program has played a critical role in building for-profit affordable rental housing and this application, if approved, will contribute to the achievement of those targets. Rental housing is inherently more affordable than home ownership; City data indicates that the average income of a renter is \$34,000 and that of a home owner is \$66,000. Table 1 incorporates the 41 units proposed for 4320 Slocan Street.

Table 1: Rental Housing Targets

	TARGETS <sup>1</sup>		CURRENT PROJECTS				Above or below 2014 Target	
	Long Term (2021)	Near Term (2014)	Completed	Under Construction	Approved	In Progress <sup>2</sup>		Total
Secured Market Rental Housing Units	5,000	1,500	182	588	906	999	2,675	1,175 Above Target

1. Targets are established in the 2011 City of Vancouver Housing and Homeless Strategy.

2. “In Progress” units are defined as those proposed in rezoning and development applications. This unit count is subject to change, as all proposed units may not proceed to approval, development and completion.

## Land Use, Density and Height

This application proposes a four-storey mixed-use building, with a maximum height of 13.5 m (44.3 ft.). The building would contain 41 residential market rental units (5 studio, 32 one-bedroom, and four two-bedroom) as well as two commercial retail units, for a total FSR of 2.14. Rezoning is required to permit the proposed height and density, beyond the three-storey or 10.7 m (35 ft.) maximum height and the maximum 1.20 FSR density permitted under the site's existing zoning.

## Form of Development (refer to Figure 2 and drawings in Appendix E)

The proposed four-storey building is designed in response to the City's mixed-use commercial zoning and associated design guidelines. These guidelines were created to ensure that the design of medium-scale commercial and residential developments maintain a neighbourly relationship when adjacent to detached dwelling areas.

The two commercial retail units are proposed along the Slocan Street frontage at the ground level, with residential units fronting the south and east property boundaries. Urban agriculture plots are proposed at the southwest corner of site, adjacent to the SkyTrain cut and right-of-way. The majority of the building has been set back 10.9 m (35.9 ft.) from the rear lane that separates the site from nearby detached housing. A significant landscape buffer and ground level patios are incorporated into the design of the rear yard to improve the interface between the building and the surrounding residences, as well as the livability of the ground-level units.

Staff feel that the proposed form of development responds well to the configuration of the site and the unique adjacency conditions created by the SkyTrain cut to the south. The impact of the proposed height and density on the detached dwellings to the east of the site is mitigated by the generous setback, as well as the landscape buffer adjacent to the east property line.

This rezoning application was reviewed by the Urban Design Panel on two occasions, receiving support on September 26, 2012 after making adjustments to the original application (see Appendix D). Staff recommend that the application be approved subject to the draft by-law provisions in Appendix A and the conditions of approval in response to the proposed form of development in Appendix B of this report.

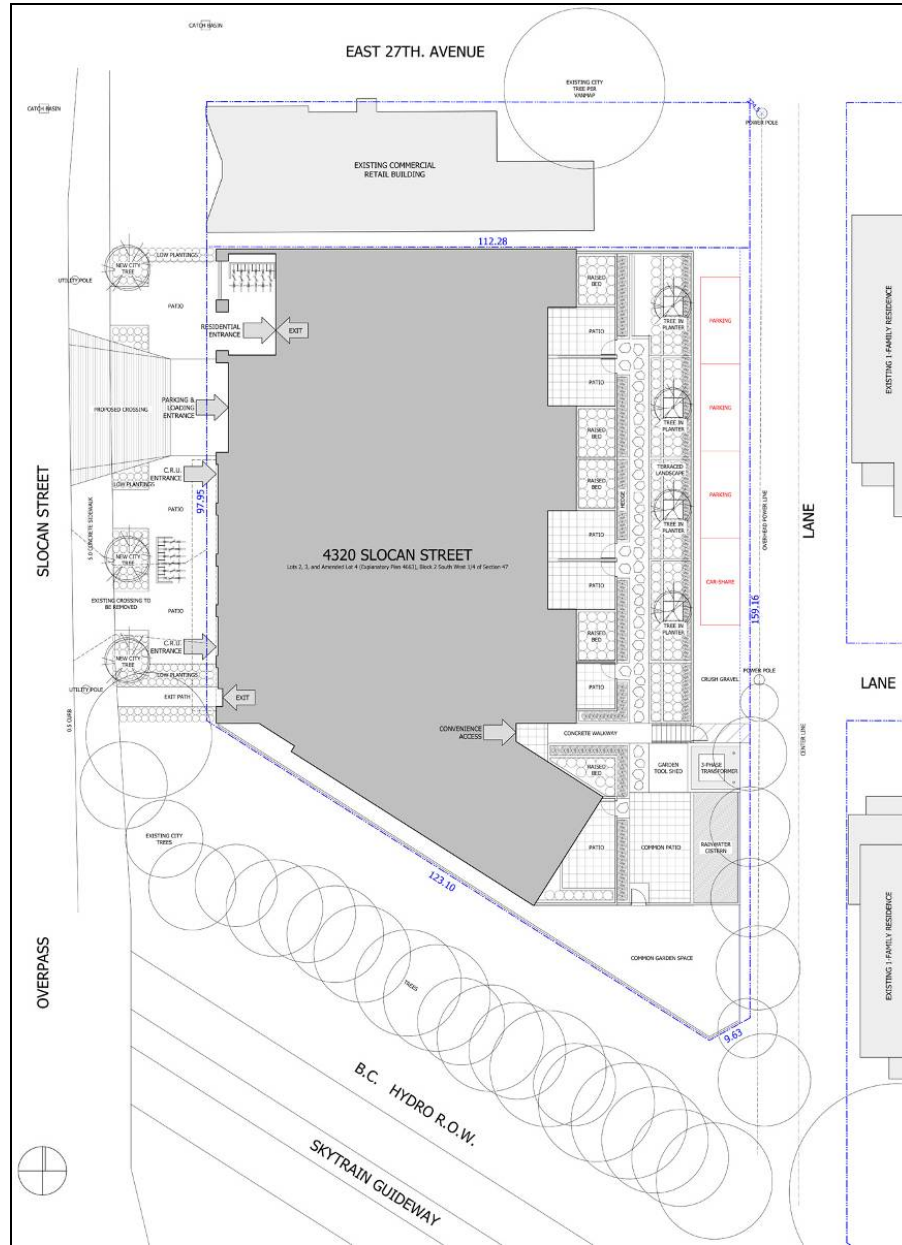


Figure 2: Site Plan

**Transportation – Circulation, Parking, and Loading**

The grade of the site at the lane is considerably higher than that of Slocan Street; as a result, primary pedestrian, bicycle and vehicle access is required to be located along Slocan Street. The application is proposing nineteen parking and two loading spaces. Three parking stalls and one car-share vehicle will be accessed directly from the lane. The remaining parking and loading spaces, as well as 53 bicycle spaces for residents, would be located in an underground parkade accessed from Slocan Street. Six at-grade bicycle spaces will also be provided along the Slocan Street frontage. These provisions meet the City’s Parking By-law standards for a secured market rental development.

Bunt & Associates completed and submitted a transportation study dated May 25, 2012 which analyzed the impact of the development on traffic and on-street parking in the neighbourhood. The study concluded that the proposal would have a negligible effect on the neighbourhood both from a traffic operation and on-street parking demand standpoint.

### **Environmental Sustainability**

The Green Buildings Policy for Rezonings (adopted by Council on July 22, 2010) requires that rezoning applications received after January 2011 achieve a minimum of LEED® Gold rating, including 63 LEED® points, with targeted points for energy performance, water efficiency and stormwater management, along with registration and application for certification of the project. The applicant submitted a preliminary LEED® for Homes Mid-Rise® scorecard, with the intent to achieve a gold rating. Sustainability staff have reviewed this application and confirm that this proposal meets the intent of the Green Buildings Policy for Rezonings.

### **Public Input**

**Notification and Open House** – A rezoning information sign was installed on the site on June 5, 2012. A notification card and invitation to a Community Open House was mailed to 486 addresses within the notification area shown in Figure 1 on June 12, 2012. In addition, the City of Vancouver Rezoning Centre webpage included notification and application information, as well as an on-line comment form.

**Public Response** – Approximately 35 people, as well as City staff and the applicant team, attended the Community Open House. Thirteen people provided feedback on the application, by phone, email, or comment form. A petition in opposition to the proposal, signed by 47 residents, was also delivered to the Planning Department.

The majority of concerns expressed in regard to the application were related to the impact of the proposed building on views from private residences to the east as well as issues related to traffic and on-street parking in the area. A detailed summary of the comments received is provided in Appendix D.

Staff believe that any impact of the additional 2.8 m (9.2 ft.) in height beyond what is permitted under the current zoning is mitigated by the site design and large setback of the building from the residential neighbourhood to the east. In addition, access to the site is from Slocan Street and any traffic generated by the site will remain along the arterial where it will have little or no impact on the residential area to the east.

### ***PUBLIC BENEFITS***

In response to City policies which address changes in land use, this application offers the following public benefits:

#### **Required Public Benefits**

**Development Cost Levies (DCLs)** – Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure.



The commercial component of the proposal is subject to the City-wide DCL rate for residential or commercial floor space of \$112.16 per m<sup>2</sup> (\$10.42 per sq. ft.). Based on the proposed commercial floor area of 205.6 m<sup>2</sup> (2,213 sq. ft.), a DCL payment of approximately \$23,060 (based on the current DCL rate) can be anticipated. DCLs are payable at building permit issuance and their rates are subject to Council approval of an annual inflationary adjustment which takes place on September 30th of each year.

Under the provisions of the STIR Program, the applicant has requested that DCLs be waived for the rental housing component of this development.

### Offered Public Benefits

**Rental Housing:** The applicant has proposed to build 41 units of for-profit affordable rental housing (unstratified) under the STIR program. The public benefit accruing from these units is their contribution to the city's rental housing stock for the life of the building or 60 years, whichever is greater.

- **STIR Program:** By encouraging the development of rental housing across the city, the STIR program aligns with Council's priorities to encourage the continued building of strong, safe and inclusive communities that are sustainable, affordable, and environmentally sound. Rental housing provides a more affordable housing option for nearly half of Vancouver's population and, by stimulating the rental housing market, the STIR program was one of a number of City initiatives to sustain socially, economically and environmentally thriving communities. With the recent expiry of the STIR program, and following a review of the results of the program, Council adopted the Rental 100 Policy (Secured Market Rental Housing Policy). This policy continues to offer incentives for the development of for-profit affordable rental housing, focusing on projects in which 100% of the residential floor space is rental tenure (i.e. not mixed strata/rental projects).
- **STIR Incentives** – Under the STIR Program, various levels of incentives were provided to stimulate the development of for-profit affordable rental housing. The incentives, which have continued under the Rental 100 program, represent a mixture of construction cost savings through regulatory relaxations and forgone revenues from DCLs. The applicant is requesting an incentive package consisting of a DCL waiver on 41 units of rental housing and increased density. The floor space proposed for the STIR rental housing is 2 765 m<sup>2</sup> (29,758 sq. ft.), for which DCLs would not be paid. The DCL waiver for these affordable rental units is estimated to be approximately \$303,810.
- **Affordability** – The main focus of the STIR program (and now Rental 100) has been to increase the supply of rental housing that is affordable to households seeking rental housing in the regular housing market. Affordability is achieved through modesty in unit size, finishing and design considerations. The development includes a variety of types of rental units including studios, one-bedroom, and two-bedroom apartments, which the applicant estimates will rent for an average of \$1.85 per square foot per month, with specific rent levels varying depending on location within the building and unit size. This translates into monthly rents ranging from \$770 for a studio, \$1,020 for a one-bedroom unit, and \$1,455 for a two-bedroom unit. Staff reviewed the applicant's development proforma to ensure that the STIR program incentives provided no undue profit.

A key goal of the STIR program was to create housing that is affordable to households that cannot afford home ownership. Staff have compared the anticipated monthly rents in this proposal to the monthly costs of homeownership for the average priced units in East Vancouver, using 2011 Multiple Listings Service data. Staff conclude that the rental units proposed in this application will provide an affordable alternative to homeownership. Monthly costs of ownership are higher than the anticipated rents by 75% for studio units, 64% for one-bedroom units, and 53% for two-bedroom units.

As comparable data specific to the Renfrew-Collingwood neighbourhood is not available, Table 2 compares rents proposed in the 4320 Slocan application to average market rents and ownership costs in Vancouver Eastside and the Mount Pleasant/Renfrew Heights area. Existing market rental stock in this neighbourhood is typically located in significantly older buildings or secondary (basement) suites within detached homes. Therefore, a direct comparison of the rents, particularly for two-bedroom units, does not provide an accurate point of reference as this application will provide a higher quality of product than what currently exists in this area.

**Table 2: Comparable Average Market Rents (CMHC Data)**

	<b>4320 Slocan Proposed Rents</b>	<b>Average Market Rent in Rented Condo Stock – Vancouver Eastside (CMHC)</b>	<b>Average Market Rent – Mt. Pleasant/ Renfrew Heights (CMHC)</b>	<b>Monthly Costs of Ownership for Average- Priced Unit – (MLS 2011)<sup>1</sup></b>
<b>Studio</b>	<b>\$770</b>	n/a	\$766	\$1,350
<b>1-Bed</b>	<b>\$1,020</b>	\$1,068	\$915	\$1,671
<b>2-Bed</b>	<b>\$1,455</b>	\$1,551	\$1,174	\$2,228

1. Monthly ownership costs are based on the following assumptions: average of all MLS sales prices in Collingwood in 2011 by unit type; 10% down payment; 5% mortgage rate; 25-year amortization; \$150-250 monthly strata fees; and annual property taxes at \$4.05 per \$1000 of assessed value.

The City Manager, pursuant to the Vancouver Development Cost Levy By-law, has determined this rental housing proposal to be affordable. Further review of the finishing, unit size and design features in this development in comparison with industry standards of construction would occur at the development permit stage to ensure that the affordable rental units are basic quality construction. The DCL waiver on the affordable rental floor area is exercised at issuance of building permit, when DCLs are payable.

If this rezoning application is approved, the rental housing would be secured through a Housing Agreement with the City, and would be subject to the conditions noted in Appendix B.

**Community Amenity Contributions (CACs)** – In the context of the City's Financing Growth Policy, the City anticipates the offer of a community amenity contribution (CAC) from the owner of a rezoning site to address the impacts of rezoning. Contributions are negotiated and evaluated by staff in light of the increase in land value expected to result from rezoning approval. Real Estate Services staff have reviewed the applicant's development proforma and have concluded that after factoring in the costs associated with the provision of for-profit affordable rental housing, there is no increase in the land value generated by the rezoning

(i.e. the additional density improves the economic viability of the rental housing but does not create any lift in land value).

*Implications/Related Issues/Risk (if applicable)*

*Financial*

As noted in Public Benefits section above, there are no Community Amenity Contributions associated with this rezoning. The site is subject to the City-wide Development Cost Levy (DCL) and it is anticipated that the project will generate approximately \$23,060 in DCLs. The residential component of the project is exempt from paying DCLs; the value of this exemption is estimated to be approximately \$310,090. The for-profit affordable rental housing, secured via a Housing Agreement for the life of the building, will be privately owned and operated.

**CONCLUSION**

Staff support the application to rezone 4320 Slocan Street from C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to enable the development of a mixed-use building with 41 units of for-profit affordable rental housing and two commercial retail units. Staff assessment of this rezoning application has concluded that, along with making a significant contribution to the achievement of key affordable housing goals of the City, the form of development represents an acceptable urban design response to the site and context and is therefore supportable.

The General Manager of Planning and Development Services recommends that the application be referred to Public Hearing together with a draft CD-1 By-law as generally shown in Appendix A and with a recommendation of the General Manager of Planning and Development Services that these be approved, subject to the Public Hearing, and subject to the conditions of approval listed in Appendix B and approval in principle of the form of development as shown in plans included as Appendix E.

\* \* \* \* \*

4320 Slocan Street  
DRAFT CD-1 BY-LAW PROVISIONS

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

**Uses**

- Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (\_\_\_) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
  - a) Dwelling units in conjunction with any of the uses listed in this schedule except that no portion of the first storey of a building to a depth of 10.7 m from the north wall of the building and extending across its full width shall be used for residential purposes except for entrances to the residential portion;
  - b) Cultural and Recreational Uses, limited to Fitness Centre;
  - c) Office Uses;
  - d) Retail Uses;
  - e) Services Uses, limited to animal clinic, barbershop or beauty salon, beauty and wellness centre, catering establishment, laboratory, laundromat or dry cleaning establishment, neighbourhood public house, photofinishing or photography laboratory, photofinishing or photography studio, print shop, repair shop - class B, restaurant - class 1, school - arts or self-improvement, school - business, school - vocational or trade;
  - f) Accessory Uses customarily ancillary to any of the uses listed in this section.

**Floor Area and Density**

- Computation of floor space ratio must assume that the site consists of 1 389.3 m<sup>2</sup>, being the site size at the time of the application for the rezoning evidenced by this By-law.
- Floor space ratio for all uses must not exceed 2.14.
- Computation of floor area must include:
  - a) all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, measured to the extreme outer limits of the building;
  - b) stairways, fire escapes, elevator shafts, and other features, which the Director of Planning considers similar, to be measured by their gross cross-sectional areas, and included in the measurements for each floor at which they are located; and
  - c) where the distance from a floor to the floor above, or where there is no floor above to the top of the roof joists, exceeds 3.7m, an amount equal to the area of the floor below the excess height.

- Computation of floor area must exclude:
  - a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusion does not exceed 8% of permitted floor area;
  - b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
  - c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions of floors so used;
  - d) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used which:
    - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
    - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
  - e) areas of undeveloped floors which are located:
    - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or
    - (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
  - f) floors located at or below finished grade with a ceiling height of less than 1.2 m; and
  - g) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.
- The use of floor area excluded under the sections (e) and (f) above must not include any purpose other than that which justified the exclusion.

#### Height

- The building height, measured above base surface, must not exceed 13.5 m.

#### Setbacks

- There must be a minimum setback of 9.1 m from the south property line at the lane.

#### Horizontal Angle of Daylight

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

- The location of each such exterior window must allow a plane or planes extending from the window, and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- Measurement of the plane or planes, referred to above, must be horizontally from the centre of the bottom of each window.
- If:
  - a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
  - b) the minimum distance of unobstructed view is not less than 3.7 m of unobstructed view is maintained,

the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.

- An obstruction referred to above means:
  - a) any part of the same building, including permitted projections; or
  - b) the largest building permitted under the zoning on any adjoining site.
- A habitable room referred to in this section does not include:
  - a) a bathroom; or
  - b) a kitchen, whose floor area is the lesser of:
    - (i) 10% or less, of the total floor area of the dwelling unit, or
    - (ii) 9.3 m<sup>2</sup>.

### Acoustics

- All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below, do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level, and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

\* \* \* \* \*

4320 Slocan Street  
PROPOSED CONDITIONS OF APPROVAL

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

**CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT**

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Allan Diamond Architect, and stamped "Received City Planning Department, August 10, 2012", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

**Crime Prevention Through Environmental Design (CPTED)**

- 1. Design development to respond to CPTED principles, having particular regard for:
  - (i) theft and security in the parking area;
  - (ii) break and enter; and
  - (iii) mischief and vandalism, such as graffiti.

**Sustainability - Green Building**

- 2. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Gold equivalency, as required by the Green Buildings Policy for Rezoning, including a minimum of 63 points in the LEED® rating system, including at least six optimize energy performance points, one water efficiency point, and one storm water point.

Note to Applicant: Provide a LEED® checklist confirming the above; a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development, and notation of the features on the plans and elevations. The checklist and description should be incorporated into the drawing set. Registration and application for Certification of the project are also required under the policy.

**Landscape Design**

- 3. Illustration on the Landscape Plan of the location of the landscape section.

Note to Applicant: A notation should be added to this section indicating the location of the lane.

4. Clarification of the grades in the rear and side yards.

Note to Applicant: Additional grades should be provided for top and bottom of the exterior stair, for the urban agriculture area and for the south side yard. An exterior stair may be necessary to go from the common amenity area to the urban agriculture area. The urban agriculture area and the south side yard should be at existing grade.

5. Illustration on the Site Plan and Landscape Plan of all parking garage vents, emergency generators, transformers, or gas meters.
6. Note to Applicant: All utilities that are visible from the lane or from the street should be located in a manner which minimizes their impact on the architectural expression and the building's open space and public realm.
7. Provision of dimensioned tree barriers (illustrated on the Landscape Plan) around all existing neighbouring trees 0.2 m or greater located within 2 m of the property line and around all existing street trees located adjacent to the development site as per City of Vancouver Guidelines.
8. Provision of a high efficiency irrigation system for all common areas, including the entry and upper terrace areas.

Note to Applicant: A hose bib shall be provided for the area with urban agriculture garden plots. A notation to that effect should be added to the drawings. The irrigation system design and installation system shall be in accordance with the Irrigation Industry of B.C. Standards and Guidelines.

9. Provision of the following notation on the Landscape Plan for new street trees:

"Final spacing, quantity, tree species to the satisfaction of the General Manager of Engineering services. New trees must be of good standard, minimum 0.6 m caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 2.44 m long and 0.46 m deep. Planting depth of root ball must be below sidewalk grade. New street trees to be provided adjacent to the development site and to be confirmed prior to the issuance of the building permit. Call Park Board for inspection after tree planting completion."

Note to Applicant: Contact Eileen Curran, Streets Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements.

### Engineering

10. Correct the east property line dimension of 115.16' on pages A-100, A-200 & A-201 to be 159.16', as indicated on the site survey plan.
11. Provision of a canopy application is required.



Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage system.

12. Provision of minimum vertical clearance of 2.3 m (7.55 ft.) from the street to all required maneuvering aisles and access to disability parking spaces.

Note to Applicant: the overhead gate on drawing A-400 measures 2.18 m (7.15 ft.) of vertical clearance.

13. Provision of 6.4 m (21.0 ft.) parallel stalls in the lane.
14. Confirmation that the power pole in the lane is to be relocated to ensure access to the parking stalls or reconfiguration of the parking stalls to avoid interference with the wood pole in the lane.
15. Provision of an improved plan showing the design elevations on both sides of the ramp at all breakpoints to be able to calculate slopes and cross falls.

#### CONDITIONS OF BY-LAW ENACTMENT

- (c) 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 and Development Services, the General Manager of Engineering Services, and the Approving Officer as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

##### Engineering

1. Release of Easement & Indemnity Agreements 421135M (commercial crossing) and 271389M (support agreement), and Indemnity Agreement 32702M (support agreement) prior to building occupancy.

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

2. Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the site (collectively called "the services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.

- (i) Provision of adjusted sidewalk and boulevard widths on Slocan Street. A 1.5 m (4.92 ft.) front boulevard and 2.0 m (6.28 ft.) concrete, saw cut sidewalk is required for the frontage of the site and extending to the Slocan Street/SkyTrain overpass.

- (ii) Provision of asphalt paving of the lane adjacent the site from East 27th Avenue to the south edge of the development.
  - (iii) Provision of a standard concrete lane entry at the intersection of East 27th Avenue and the lane east of Slocan Street.
  - (iv) Provision of street trees adjacent the site where space permits.
3. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non BC Hydro Kiosks) are to be located on private property with no reliance on public property for placement of these features. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.
4. Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicant's mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
5. Provision, operation, and maintenance of 1 shared vehicle and the provision and maintenance of 1 shared vehicle parking space for use exclusively by such shared vehicle and under the conditions outlined below:
- (i) The developer will be required to fund \$25,000 for the purchase of each required shared vehicle and fund \$11,500 for operating costs for each required shared vehicle.  
  
Note to Applicant: These dollar amounts are subject to inflationary increases and final amounts will be calculated prior to occupancy.
  - (ii) Management services to be provided by the professional shared vehicle organization subject to an agreement to be entered into with the developer on terms and conditions satisfactory to the City.
  - (iii) The registration against the title to the development, with such priority as the Director of Legal Services may require, and in form and substance satisfactory to the Director of Legal Services, of a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, providing that the shared vehicle spaces in the development must be

accessible to members of the car sharing organization who do not reside in the development.

- (iv) The provision of, prior to issuance of any development permit, details on arrangements that will allow members of the shared vehicle organization access to the car share parking spaces.

Note to Applicant: These dollar amounts are subject to inflationary increases and final amounts will be calculated prior to Occupancy.

### Housing

- 6. Make arrangements to the satisfaction of the Managing Director of Social Development and the Director of Legal Services, to secure all 41 housing units as for profit affordable rental housing pursuant to the Short Term Incentives for Rental Housing (STIR) Program for 60 years or life of the building, whichever is greater, subject to a no separate-sales covenant and a non-stratification covenant through a STIR housing agreement, and subject to such rentals being made available as rental housing units.

### Soils

- 7. Submit a site profile to the Environmental Protection Branch (EPB).
- 8. As required by the Manager of Environmental Protection 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.
- 9. If required by the Manager of Environmental Protection 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 Protection, City Engineer and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until a Certificate of Compliance(s) satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

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

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

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, and letters of credit, and provide for the withholding of permits, as deemed appropriate by, and in the form and content satisfactory to, the Director of Legal Services.

\* \* \* \* \*

4320 Slocan Street  
DRAFT CONSEQUENTIAL AMENDMENTS

SIGN BY-LAW NO. 6510

Amend Schedule E (Comprehensive Development Areas) by adding the following:

"4320 Slocan Street                      [CD-1#]                      [By-law #]                      B (C-2)"

NOISE BY-LAW NO. 6555

Amend Schedule A (Activity Zone) by adding the following:

"[CD-1 #]                      [By-law #]                      4320 Slocan Street"

\* \* \* \* \*

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4320 Slocan Street  
ADDITIONAL INFORMATION

1. Urban Design Panel (UDP) - Minutes

The UDP reviewed this rezoning application on the following dates:

- On July 4, 2012, the original application was not supported (1-7).
- On September 26, 2012, a revised application was supported (8-0).

*UDP (July 4, 2012) – Evaluation: Non-Support (1-7)*

**Introduction:** Farhad Mawani, Rezoning Planner, introduced the proposal for a concurrent rezoning and development permit application for a market rental building under the City's STIR program. STIR provides incentives to encourage development of new purpose-built market rental housing with the intent of making these project more economically viable. Incentives include reduced parking, DCL waiver for residential units, concurrent processing of the rezoning and development permit and bonus density. Mr. Mawani noted that for C-1 sites, STIR guidelines suggest that density and form comparable to what is permitted under the City's C-2 guidelines would be appropriate. The proposal is for a site located on the corner of Slocan Street and East 28th Avenue. Mr. Mawani described the context for the area noting the Expo Line SkyTrain guideway is located to the immediate south with single family homes across the lane to the east. Rezoning the site to CD-1 will allow for the provision of secured rental housing as well as additional height and density on site, outside of what is currently allowed, but in keeping with C-2 guidelines. The development will include 41 units of rental housing and two commercial retail units. Parking is provided according to the parking by-law, with relaxations being granted for proximity to transit as well as provision of a car-share space on site.

Mr. Mawani noted that at a community open house, concerns were heard from single family home owners to the south and to the east with regards to the height of the buildings, and the associated impacts on views, shadowing and privacy. The site falls within the Renfrew-Collingwood Community Vision Area which enables social or affordable housing projects, including projects with a legal agreement that guarantee units as rental, to be considered for rezoning without additional area planning. He also noted that the application is also consistent with Strategic Direction #1 of the City's Housing and Homelessness strategy that seeks to increase the supply of affordable housing in the City, with a particular focus on rental housing.

Tim Potter, Development Planner, further described the proposal for the site just south of East 27th Avenue opposite the SkyTrain cut near the 29th Avenue Station. Mr. Potter described the context for the area noting that the C-1 zoning allows for a mix of commercial and residential. The proposal is to rezone from C-1 to CD-1 to vary restrictions on height and density and to enter into a Housing Agreement under the STIR program. The height of the building is proposed to be 46 feet and four storeys, 11.32 feet higher than is currently achievable under the current zoning.

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

- Is the level of buildings articulation, materiality and detailing responsive to the context having regard for solar/daylight access (south side), relationship to neighbouring sites (north side) and general street presence (Slocan Street)?
- Given the importance of common garden space amenity, has its access and connection to units been successfully resolved.

- Will shadowing have an influence on the design development of this amenity?

**Applicant's Introductory Comments:** Allan Diamond, Architect, further described the proposal. He noted that one of the key aspects of building on the site was to not excavate and to negotiate with Engineering Services to have access for the parking from Slocan Street. He said most of the site is vacant and so what they chose to do is maintain the street line to orient the building north/south to allow more breathing space between the existing residential and the new building to the west. Mr. Diamond gave a bit of history of the site and the area. Mr. Diamond said that they wanted to come up with a building that was sustainable and maintainable. He described the material palette noting that they have a masonry façade front and back and will be using Hardy plank materials on the sides to add some colour to the building. It will be a LEED® Gold rental building.

Jarrod McAleese, Landscape Architect, described the landscape plans. He stated that the majority of the plantings will keep their leaves year around to maintain a full landscape presence. The space along the Hydro right-of-way will be lawn. There will also be community gardens available for the residents.

The applicant team took questions from the Panel.

**Panel's Consensus on Key Aspects Needing Improvement:**

- Design development to improve the articulation on the facades;
- Design development to improve the residential entry;
- Design development to simplify the material palette;
- Design development to make the retail units more accessible;
- Consider removing the urban agriculture and replacing with an outdoor amenity space;
- Design development to improve CPTED issues;
- Consider adding an irrigation system for the landscaping.

**Related Commentary:** The Panel did not support the proposal. The Panel thought there weren't any negative impacts regarding views and density on the surrounding neighbours. Several Panel members encouraged the applicant to improve the façade design especially on the north and south façades as they could use some openings. A number of Panel members thought there was a problem with the front entry and that it needed some enhancement to make it less hidden. The Panel felt there were too many proposed materials and suggested the applicant simplify the building parti by reducing the number of materials. Also they thought the having the bike racks at the entry didn't work.

The Panel supported the retail space but one Panel member thought there could be more than two CRUs. Several Panel members were concerned that the retail might not be viable considering it is at the end of the street and there isn't an anchor tenant. As well they thought the landscape plans might be hindering access to the retail space.

The Panel supported the landscape plans but was concerned about the viability of the urban agriculture plots on the east side. They thought that access to it was challenging and it wouldn't receive a lot of sunlight during the day. One Panel member suggested making it a gathering node instead or making it more useable. As well a couple of Panel member were concerned with potential CPTED issues and thought there were privacy issues around the bedroom windows as they were too close to the walkway. One Panel member was disappointed that there wasn't a plant list included in the landscaping materials. Another Panel member thought there could be more landscaping on the lane for screening between the building and the housing opposite.

The Panel supported the applicant pursuing LEED® Gold with one Panel member noting that there wasn't an indication of visible green building elements on the facades especially on the west where shading devices would help to mitigate solar gain. A couple of Panel members encouraged the applicant to add an irrigation system and to use a cistern to collect rain water to use in the landscaping. One Panel member suggested adding light wells on the top floor to give more light into the deep units and as well light could be introduced into the stairs on the south.

**Applicant's Response:** Mr. Diamond thanked the Panel for their comments. He noted that there isn't a context for the area and so what they are trying to accomplish with this building is to have it pull away from the fabric of the community. They also thought it was best to attempt to be neighbourly and not shade the existing residential homes. He said they were prepared to keep working to improve the project.

*UDP: September 26, 2012 – Evaluation: Support (8-0)*

**Introduction:** Farhad Mawani, Rezoning Planner, introduced the proposal for a concurrent rezoning and development permit application for a site that is currently zoned C-1. The application has come in as a rental building under the City's STIR program that was in effect until December 11, 2011. STIR provides incentives to encourage development in new purpose-built market rental housing with the intent of making these projects more economically viable. For C-1 sites, STIR guidelines suggest that density and form comparable to what is permitted under the City's C-2 guidelines would be appropriate and the City encourages retail at the ground level for developments existing in commercial zones.

The application is consistent with Strategic Direction #1 of the City's Housing and Homelessness Strategy that seeks to increase the supply of affordable housing in the City with a particular focus on rental housing. Mr. Mawani described the context for the surrounding area noting the Expo Line SkyTrain guideway is located to the immediate south, with single family homes across the lane to the east. He noted that the rezoning to CD-1 would allow for the provision of 41 units of secured rental housing and two commercial retail units. This requires additional height and density, outside what is currently allowed on site but in keeping with C-2 guidelines. Parking is to be provided according to the Parking By-law with relaxations being granted for proximity to transit as well as provision of a car-share space on site. Mr. Mawani noted that concern has been heard from single family home owners to the south and to the east with regards to the height of the building and the associated impacts on views, shadowing and privacy.

Tim Potter, Development Planner, further described the proposal noting there is an approximately twelve foot grade change from the lane to Slocan Street across the site. Regarding the C-1 zoning, 1.2 FSR is allowed for a mix of commercial and .75 FSR for the residential component. The C-1 District Schedule permits an outright building height of up to 9.2 meters relaxable to 10.7 meters. Off-street parking should be located in below or above grade structures or hidden behind street fronting buildings. As well, main building entries should be clearly identifiable and accessible from the street and should provide generous weather protection.



The proposal is for a rezoning from C-1 to CD-1 to vary restrictions on height and density and to enter into a Housing Agreement under the STIR program. The proposed density 2.1 FSR and the height of the building is proposed to be approximately 46 feet and 4-storeys. This is 11.32 feet (3.45m) higher than what is currently achievable of 35.10 feet (10.7m). The proposal is for 41 residential units and 19 parking spaces with vehicle access from Slocan Street. Setbacks are generally conforming. The rear yard requirement in C-1 is 25 feet and the proposed rear yard is 35.88 feet.

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

- Has the building massing and materiality been developed successfully in light of previous panel comments?
- Has the common garden space amenity, and its access and connection to units been successfully resolved?
- Comments on the design of the residential entry and its expression.
- Comments on the wide sidewalk/hardscape relative to future tenancy of CRUs.

Mr. Mawani and Mr. Potter took questions from the Panel.

**Applicant's Introductory Comments:** Allan Diamond, Architect, further described the proposal noting the comments from the last review. On the southwest facing side they have left window openings into bedrooms and put the decks out to the south and east. He described the proposed materials which include dark brick and cementitious panels. They also wanted the building expression to have a little more play. They have improved the patios at the back and have moved the urban agriculture to the outside. They have also moved the fence further out and there is bike parking in a vestibule at the corner. The parking is a wide ramp and they are planning to articulate the hard surface. The balconies are set back about five feet so the units won't get too much heat/solar gain.

Jarrod McAleese, Landscape Architect, described the landscaping plans. He noted that the urban agriculture and the access issues have been remedied. They have created the common space not just for rest and work in the garden but to promote a sense of community. Moving the garden allowed them to increase the planting and provide a heavily landscaped area so that the views from the back of the units are to landscaped areas. There are now wider openings to the commercial units, bike and the residential access. They are planning on including a storm water management system for the urban agriculture.

The applicant team took questions from the Panel.

**Panel's Consensus on Key Aspects Needing Improvement:**

- Consider further simplifying the north elevation;
- Consider the colour on the canopies and differentiating the residential entry;
- Design Development with respect to safety issues regarding the residential entry;
- Consider seating edges to the planters and accommodate wheel chair access to the urban agriculture;
- Consider a green edge on the outside fence on the lane.

**Related Commentary:** The Panel supported the proposal and thought the applicant had responded well to the Panel's previous comments.

The Panel thought the proposal was greatly improved since the last review. They noted that the applicant had perhaps gone beyond what was needed on the north façade, but one Panel member thought the brick columns and lintel could be removed. Also they wanted to see the cement panel come down in order to get more prominence to the retail frontage. Several Panel members thought the canopies could be more colourful and that the residential entry could be improved either with a different coloured canopy or a glass one. As well, they thought the entry was too deep and could be a safety issue. One Panel member thought the south wing could be simplified.

Some of the Panel thought the predominance of the parking ramp was a shame and that it didn't improve the public realm. One Panel member thought there should be a double row of trees and that some trees could also be added on either side of the driveway to the parkade.

The Panel thought the landscaping had been improved in the garden space but that the private yards seemed a little too constrained. As well the common amenity area needs a seating edge. It was suggested that there should be wheel chair access to the urban agriculture or have an agriculture space in the common area. One Panel member suggested greening the base of the fence in the lane. As well it was suggested to lower the fence or provide a hedge for a better sense of spaciousness. Another Panel member thought there should be some weather protection on the top floor roof garden. One Panel member suggested adding daylighting on the roof to some of the units or to the circulation area.

**Applicant's Response:** Mr. Diamond thanked the Panel and said he had no further comments.

## 2. Public Consultation

Subsequent to submission of the formal rezoning application, written feedback was received from thirteen members of the public with regard to this application. Comments in support of the project referred to the potential to redevelop the site, as well as the proposed quality of construction.

Concerns that were expressed in regard to the application were primarily related to the height of the proposed building, and its impact on views from private residences to the east. In addition, it was felt that a four-storey building on this site was not reflective of the current neighbourhood character, that the proposal would result in issues related to traffic and parking, and that there were insufficient community amenities in the area to support an increase in population. One respondent commented on the general need within the community for more units with two or more bedrooms.

In addition, a petition in opposition to the project was signed by 47 residents. The concerns documented in a letter attached to the petition were focussed around the following themes:

- There was already a shortage of on-street parking in the area, and that this project would exacerbate the problem.
- An increase in renters would compromise safety, security and neighbourliness of the area.
- This development would be the catalyst to an increase in property tax for surrounding residents.
- The height of the building was considered to be out of character with the existing single-family adjacencies.
- The construction phase would result in a significant amount of noise and disturbance to the neighbourhood.

**3. Comments – General Manager of Engineering Services:**

The General Manager of Engineering Services has no objection to the proposed rezoning, provided that the applicant complies with conditions as shown in Appendix B.

**4. Comments – Landscape Design**

The Landscape Development Specialist reviewed the rezoning application and, in a memo dated October 10, 2012, provided conditions for inclusion in the staff report as shown in Appendix B.

**5. Comments – Building Code Specialist**

The Building Processing Centre provided the following comments on June 6, 2012:

The following comments have been made by the Processing Centre - Building and are based on the architectural drawings submitted for the proposed Development Permit. This is a preliminary review in order to identify issues which do not comply with the 2007 Vancouver Building By-law and its amendments. A review of compliance with Subsection 3.2.5 ('Provisions For Firefighting') of the Building By-law has also been done.

1. \* The dead end public corridor at the rear of CRU suites #1 and #2 exceeds the maximum allowable 6 m length permitted by Sentence 3.3.1.9.(7) of the Building By-law. The public corridor is also served by only 1 exit whereas Sentence 3.3.1.3.(8) of the Building By-law requires that it be possible to go in opposite directions to each of 2 separate exits.
2. Window openings within 3 m horizontal distance and less than 5 m above the exterior exit path to the lane from the South exit stairwell must be protected as per Article 3.2.3.13 of the Building By-law.
3. As a general comment, the building must meet the enhanced accessibility requirements of Sentence 3.8.2.27.(4) of the Building By-law. Compliance with this requirement will need to be reviewed in detail at the Building Permit application stage.
4. The project description incorrectly refers to this as being 4 storeys in building height. The grade at the West elevation clearly shows that this building is 5 storeys in building height.

\*Items marked with an asterisk have been identified as serious non-conforming Building By-law issues.

### 4320 Slocan Street FORM OF DEVELOPMENT

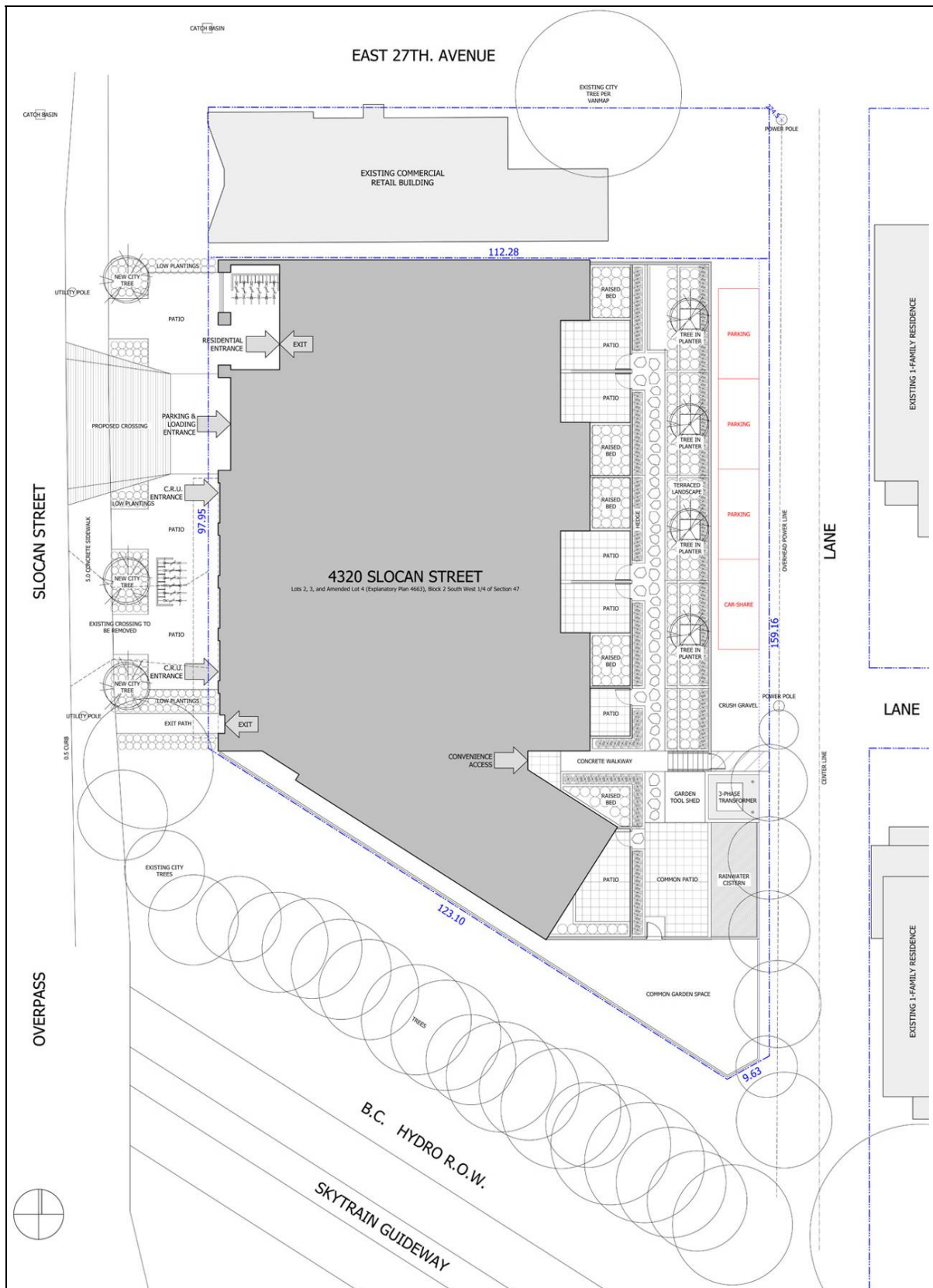


Figure 1: Site Plan



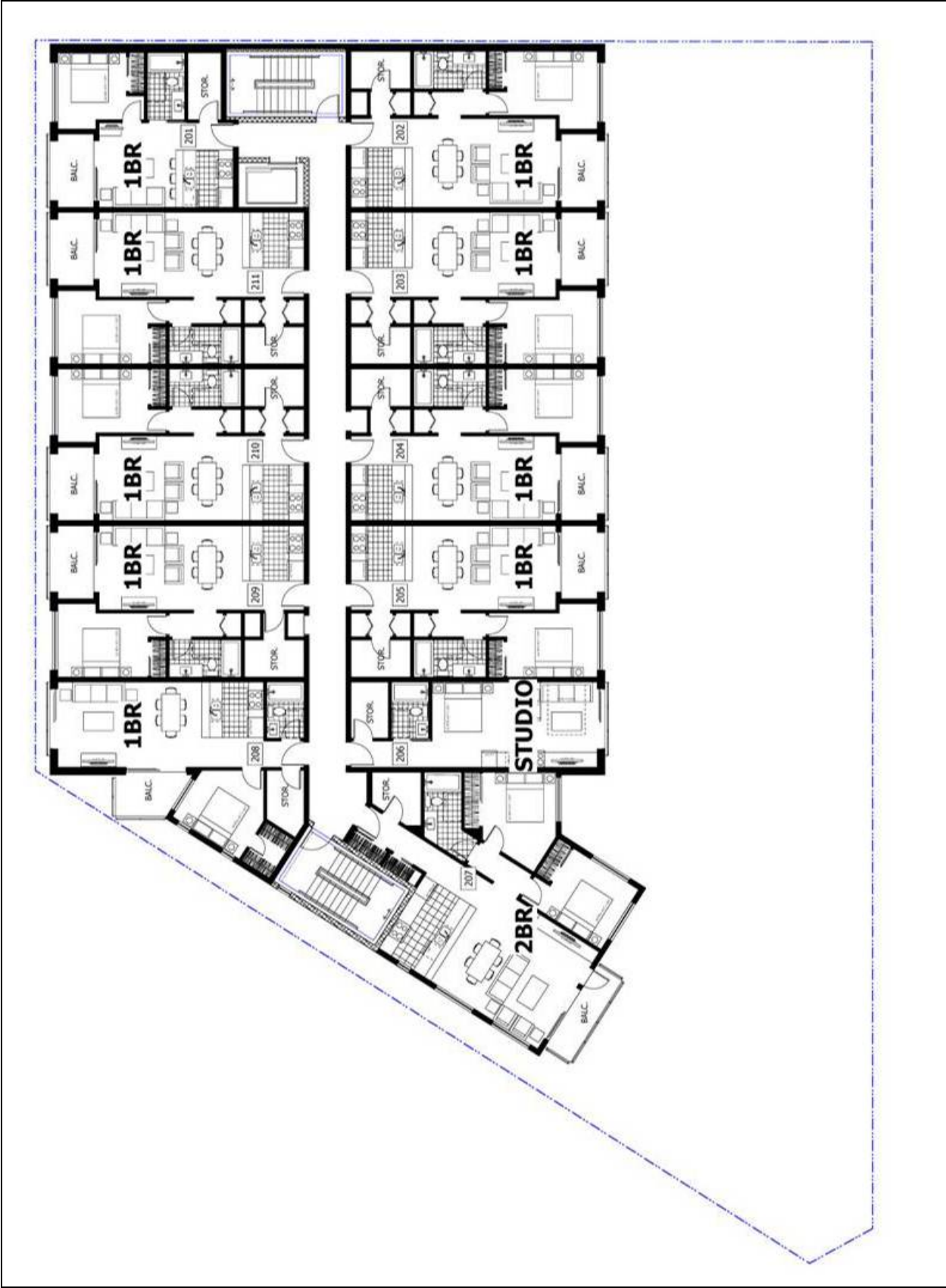


Figure 3: Typical Floor Plan



Figure 4: East Elevation (lane)



Figure 5: West Elevation (Slocan Street)

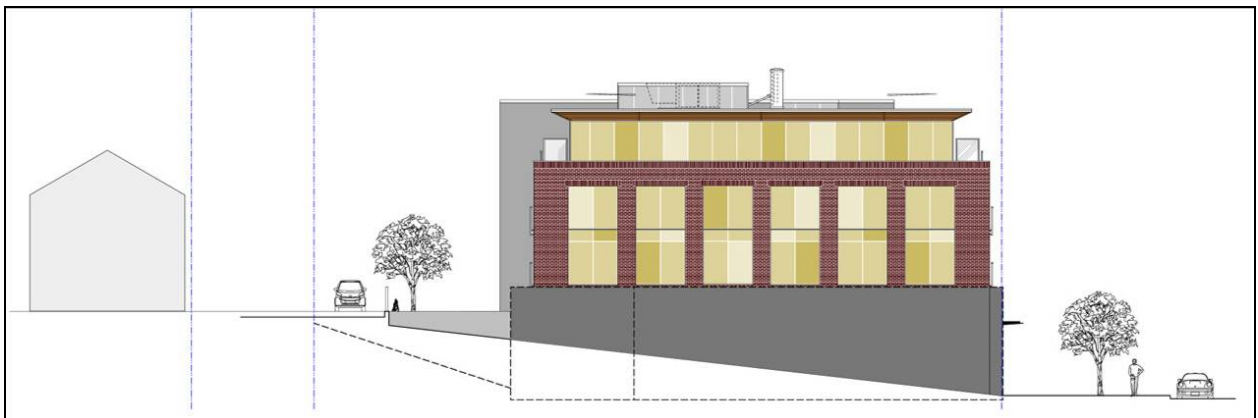


Figure 6: North Elevation



Figure 7: View from Northwest (Slocan Street)



Figure 8: View from Southwest (Slocan Street)





Figure 9: View from East (lane)



Figure 10: Shadow Analysis



4320 Slocan Street  
PUBLIC BENEFITS SUMMARY

**Project Summary:**

41 units of for-profit affordable rental housing and 2 commercial retail units.

**Public Benefit Summary:**

41 units of for-profit affordable rental housing, secured for 60 years or the life of the building.

	Current Zoning	Proposed Zoning
Zoning District	C-1	CD-1
FSR (site area = 1 389.3 m <sup>2</sup> /14,954 sq. ft.)	1.20	2.14
Max. Allowable Buildable Floor Space (sq. ft.)	17,945	31,972

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide Institutional)	\$186,984	\$23,060
	DCL (Area Specific)		
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities	N/A	
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>		<b>\$194,781</b>	<b>\$23,060</b>

**Other Benefits:**

41 units of for-profit affordable rental housing, secured for 60 years or the life of the building.

\* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the City-wide DCL, revenues are allocated into the following public benefit categories: Parks (41%); Replacement Housing (32%); Transportation (22%); and Childcare (5%). Revenue allocations differ among Area Specific DCL Districts.

4320 Slocan Street  
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	4320 Slocan Street
Legal Description	PID: 011-650-320; Lot 2 Block 2 South West 1/4 Section 47 Town of Hastings Suburban Lands Plan 4272 PID: 011-650-346; Lot 3 Block 2 South West 1/4 Section 47 Town of Hastings Suburban Lands Plan 4272 PID: 001-985-577; Amended Lot 4 (Explanatory Plan 4663) Block 2 South West 1/4 of Section 47 Town of Hastings Suburban Lands Plan 4272
Applicant	Yenik Realty
Architect	Allan Diamond Architect
Property Owner	Yenik Realty

SITE STATISTICS

SITE AREA	14,954 sq. ft. (1 389.3 m <sup>2</sup> )
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DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed	Recommended (If Different Than Proposed)
Zoning	C-1 (Commercial) District	CD-1 (Comprehensive Development) District	
Max. Floor Space Ratio (FSR)	1.20 FSR	2.14 FSR	
Floor Area	1 667.2 m <sup>2</sup> (17,945 sq. ft.)	2 970.3 m <sup>2</sup> (31,972 sq. ft.)	
Maximum Height	10.7 m (35 ft.) - 3 storeys	14.2 m (46.6 ft.) - 4 storeys	

\* \* \* \* \*