



POLICY REPORT  
DEVELOPMENT AND BUILDING

Report Date: February 23, 2016  
Contact: Susan Haid  
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RTS No.: 11339  
VanRIMS No.: 08-2000-20  
Meeting Date: March 8, 2016

TO: Vancouver City Council  
FROM: Acting General Manager of Planning and Development Services  
SUBJECT: CD-1 Rezoning: 5021-5079 Quebec Street

**RECOMMENDATION**

- A. THAT the application by Aragon (35th/Quebec) Properties Ltd. to rezone 5021-5079 Quebec Street [*Amended Lots 10 and 11 (See 26278L), Amended Lot 12 (See 89662L) and Amended Lot 14 (See 588439L), Block 4, District Lot 637, Plan 3774; PIDs 012-214-043, 004-382-935, 012-214-051 and 012-214-060 respectively*] from RS-1 (One-Family Dwelling) to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 0.70 to 2.30 FSR and the building height from 9.5 m (35 ft.) to 19.8 m (65 ft.) to permit the development of a six-storey residential building, containing a total of 42 dwelling units, be referred to a Public Hearing, together with:
- (i) plans prepared by Office of McFarlane Biggar Architects + Designers, received July 17, 2015;
  - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
  - (iii) the recommendation of the Acting General Manager of Planning and Development Services to approve the application, subject to the 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, subject to the enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C;

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

- C. THAT Recommendations A and B, 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 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 sole risk of the property owner; and
  - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

### **REPORT SUMMARY**

This report evaluates an application to rezone four lots located at 5021-5079 Quebec Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a six storey residential building containing a total of 42 dwelling units all over one level of underground parking. The site is located within the Riley Park/South Cambie (RPSC) Community Vision area. The *Little Mountain Adjacent Area Rezoning Policy (LMAARP)*, approved by Council in January 2013, applies to this property. Staff have assessed the application and conclude that it meets the intent of the *LMAARP*.

The application is supported subject to design development and other conditions outlined in Appendix B. It is recommended that the application be referred to Public Hearing, with the recommendation of the Acting General Manager of Planning and Development Services to approve it, subject to the Public Hearing, along with conditions of approval in Appendix B.

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

Relevant Council policies for this site include:

- Little Mountain Adjacent Area Rezoning Policy (2013)
- Riley Park/South Cambie Community Vision (2005)
- Greenest City Action Plan (2011)
- Green Buildings Policy for Rezonings (2010, last amended 2015)
- Community Amenity Contributions Through Rezonings (1999, last amended 2014)
- Vancouver Neighbourhood Energy Strategy (2012)
- High-Density Housing for Families with Children Guidelines (1992)
- Urban Agriculture for the Private Realm (2009).

**REPORT**

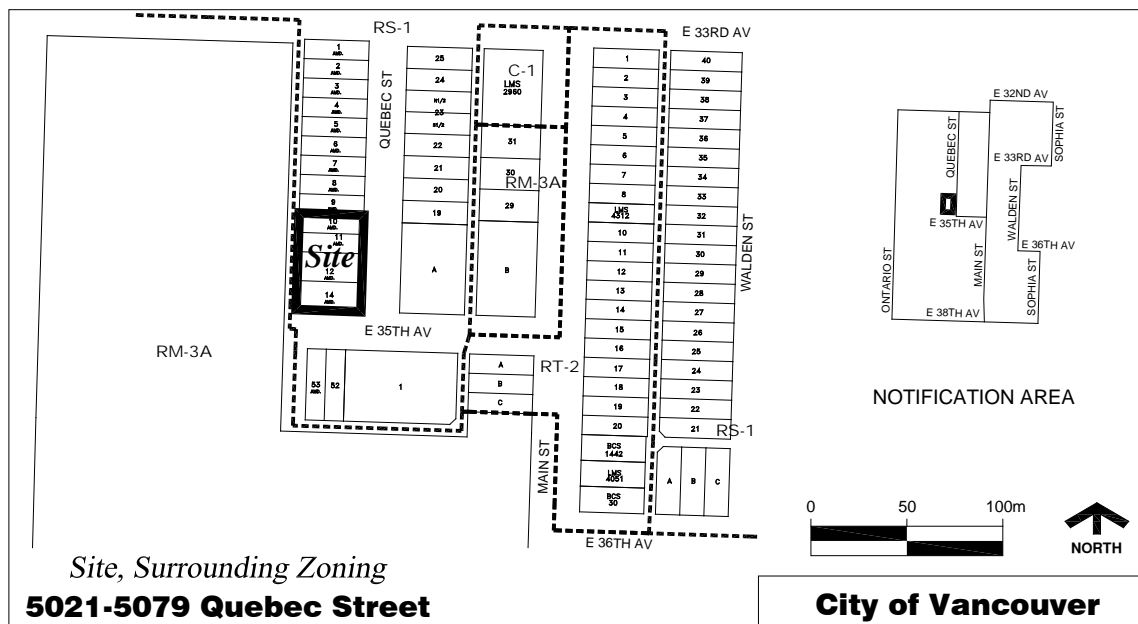
**1. Site and Context**

This 1,701 m<sup>2</sup> (18,314 sq. ft.) site is located at the northwest corner of Quebec Street and 35th Avenue in the Riley Park/South Cambie Community Vision area (see Figure 1). The site is comprised of four legal parcels with an overall frontage of 15.3 m (165 ft.) along Quebec Street. Currently the site is developed with four detached houses, as are the surrounding properties. All properties surrounding the proposed site are subject to consideration for rezoning under the *Little Mountain Adjacent Area Rezoning Policy (LMAARP)* which considers heights up to six storeys.

The subject site is also adjacent to the future Little Mountain redevelopment site which is guided by policies in the *Little Mountain Policy Statement*, approved by Council in June 2012. The Policy Statement recommends heights of six to eight storeys immediately to the west of the proposed rezoning. A rezoning application for the Little Mountain site is currently under review and proposes a range of building heights up to twelve storeys in line with the Policy Statement.

If the Little Mountain rezoning is approved, public amenities on the future Little Mountain site will include a new neighbourhood house, 69 space daycare, social housing and a community plaza. Existing public amenities in the area include Hillcrest Community Centre and Queen Elizabeth Park. Two local bus routes (#3 along Main Street and #33 along 33rd Avenue to the north) serve the site which is also within a ten minute walk to both the Oakridge-41st Avenue and King Edward Canada Line stations.

**Figure 1 – Site and Surrounding Zoning (including notification area)**



## 2. Policy Context

**Little Mountain Adjacent Area Rezoning Policy (2013)** – In February 2013, Council adopted the *Little Mountain Adjacent Area Rezoning Policy* which provides direction on a range of issues including: building forms, heights and densities, housing mix, public benefits, transportation and sustainability. The Policy emphasizes innovative housing types suitable for families and options to improve housing affordability through ground-oriented units and a requirement of 35% family units (25% two-bedrooms and 10% three-bedrooms).

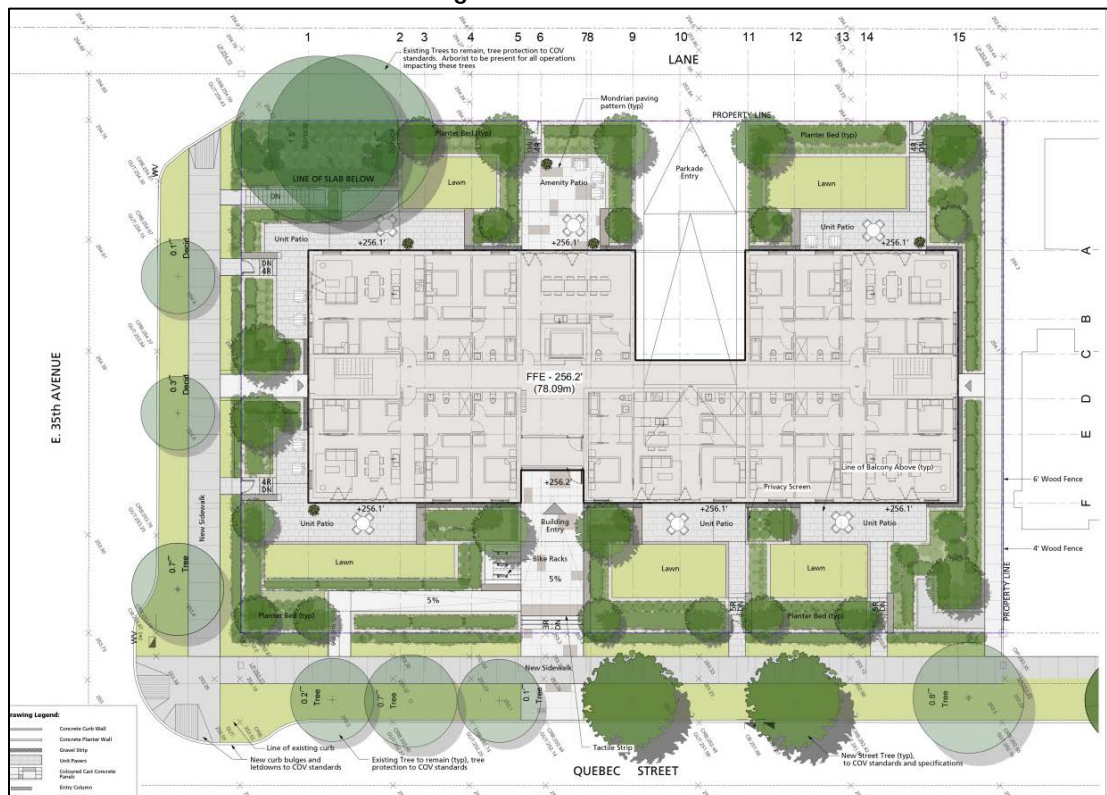
**High-Density Housing for Families with Children Guidelines (1992)** – The intent of the Guidelines is to address key issues of site, building and unit design to achieve livability objectives for families with children. The guidelines provide direction on project planning, project design and unit design.

## Strategic Analysis

### 1. Proposal

The application proposes to rezone four properties at 5021-5079 Quebec Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District. In total, the application proposed 42 dwelling units with a total FSR of 2.30 and a building height of 19.8 m (65 ft.). One level of underground parking will be accessed from the lane with a total of 51 vehicle parking spaces and 66 bicycle spaces (see Figure 2).

Figure 2 – Site Plan



## 2. Housing

The application exceeds the 35% family housing requirement of the LMAARP, with a proposal for 44% two-bedroom and 32% three-bedroom units (see Figure 3). A condition of approval is included in Appendix B to ensure that this unit mix is maintained through the development permit stage. The application has also provided a cash Community Amenity Contribution (CAC) of \$673,955 to be allocated to the Affordable Housing Reserve Fund to advance housing objectives either on the Little Mountain redevelopment site or within the Riley Park/South Cambie area.

**Figure 3 – Proposed Unit Types**

Type	1 bedroom	2 bedroom (family units)	3 bedroom (family units)	Total
Number of Units	10 (23%)	19 (44%)	14 (32%)	43 (100%)

## 3. Form of Development (refer to drawings in Appendix E)

The proposed development comprises 42 residential units in a six-storey form over one level of underground parking with a proposed floor space ratio (FSR) of 2.30 which is within the density and height recommendations of the LMAARP.

The proposal is designed as a compact six storey massing with a patterning of large articulated balconies. The compact massing allows for a reduced building depth which increases sunlight access to public and private space and the livability of units through access to natural light and ventilation. The reduced massing also allows for front and rear yard setbacks greater than those contemplated in the LMAARP, creating private outdoor space and opportunities for urban agriculture for residents. Private outdoor space for upper level units is provided by large private balconies. The position of balconies is varied floor to floor, providing architectural variation and visual interest from the street while reducing the apparent massing of the building.

The Urban Design Panel reviewed and supported this application on October 21, 2015 (see Appendix D). Staff concludes that the proposed design responds to the built form guidelines of the LMAARP and supports the application, subject to the design development conditions noted in Appendix B, which will further improve the building design through the development permit process.

## 4. Transportation and Parking

The application proposes one level of underground parking accessed from the lane containing 51 parking spaces and 66 bicycle parking spaces which would be provided in accordance with the Parking By-law. Engineering Services has no objections to the proposed rezoning provided the conditions outlined in Appendix B are addressed.

## 5. Environmental Sustainability

The *Green Buildings Policy for Rezoning* (amended by Council on June 25, 2014) requires that rezoning applications achieve a minimum LEED® Gold rating, with targeting points for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project. The applicant submitted a preliminary LEED® scorecard, which generally conforms to the Rezoning Policy, indicating that the project could attain the required LEED® points and energy efficiency and, therefore, would be eligible for a LEED® Gold rating.

The Greenest City Action Plan seeks to reduce city-wide greenhouse gas emissions by 33% or 1,110,000 tonnes of CO<sup>2</sup> per year by 2020. Neighbourhood Energy Systems (NES) are targeted to deliver 11% of this reduction by more efficiently delivering thermal energy to connected buildings while also incorporating low carbon energy sources into the NES network. Under the LMAARP, all new buildings must be readily connectable to a neighbourhood energy utility (NEU) when available and legal agreements are required to ensure this. Conditions of rezoning have been incorporated in Appendix B that provide for NES compatibility, immediate connection to the City's designated NES utility provider, if available, and future connection, if not immediately available. Other sustainability measures include an extensive green roof, covering 50% of the roof area, reducing heat island effects and promoting on-site biodiversity.

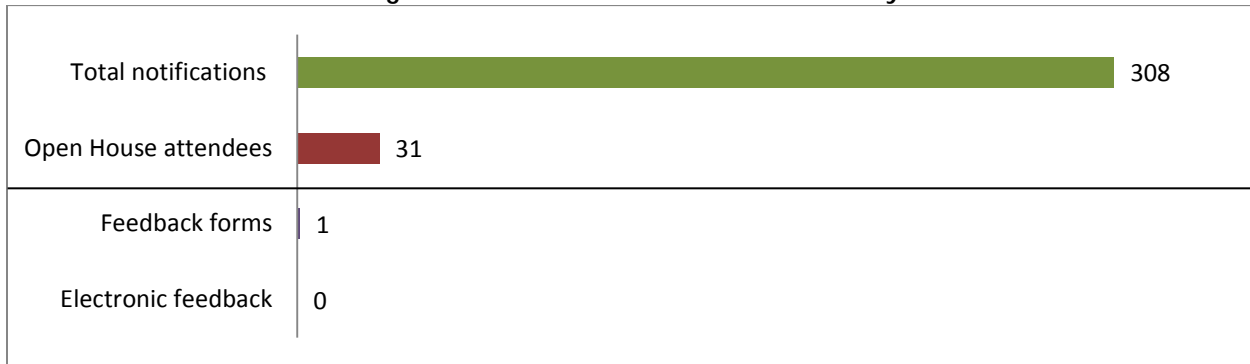
A condition of rezoning in Appendix B requires the provision of a Recycling and Reuse Plan for Green Demolition/Deconstruction, for demolition of existing buildings on site, to recycle/reuse at least 75% of demolition waste (excluding hazardous materials).

### ***PUBLIC INPUT***

**Public Notification** – The City of Vancouver Rezoning Centre webpage included notification and application information as well as an online comment form. A rezoning information sign was also posted on the site. A total of 308 notifications were distributed within the neighbouring area on or about September 16, 2015. A community open house was held on October 5, 2015 with staff, the applicant team and approximately 31 people in attendance.

**Public Response and Comments** – The City received a total of two responses to the application, by email or comment form. Comments were in support of the application with a desire for more bike storage and family units. Staff note that the proposal contains a percentage of two and three bedroom family units which exceeds the requirements of the LMAARP. The proposal also includes more than one bicycle parking space per unit which meets the requirements of the Parking By-Law.

**Figure 4 – Public Notification Summary**



**PUBLIC BENEFITS**

In response to City policies which address changes in land use and density, this rezoning application offers the following public benefits.

**Public Benefits – Required by By-law or Policy**

**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/no-profit housing) and engineering infrastructure. The site is subject to the Citywide DCL rate of \$143.27 per m<sup>2</sup> (\$13.31 per sq. ft.). On this basis, a DCL of approximately \$560,646 is anticipated.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment on September 30th of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as in-stream application and therefore may be exempt from DCL rate increases for a period of 12-months from the date of the DCL By-law rate adjustments.

If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL rate will apply.

**Public Art** – The *Public Art Policy for Rezoned Developments* requires that rezonings involving a floor area of 9,209 m<sup>2</sup> (100,000 sq. ft.) or greater allocate a portion of their construction budgets to public art as a condition of rezoning. The proposed floor area is below this threshold and therefore there is no public art requirement.

**Public Benefits – Offered by the Applicant**

**Community Amenity Contribution (CAC)** – Within the context of the City’s *Financing Growth Policy* and the *LMAARP*, an offer of a Community Amenity Contribution to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include either the provision of on-site amenities or a cash contribution towards other public benefits

and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

In order to provide more certainty and clarity as sites within the Little Mountain Adjacent Area redevelop, and to improve processing efficiency for rezoning applications, an approach to CACs based on a target rate is used. This rate is the basis for all four- to six-storey residential rezoning proposals within the Little Mountain Adjacent Area sub-area one. The applicant has offered a total CAC package of \$673,955 using the target CAC rate of \$23 per square foot based on the net additional increase in floor area (29,302 sq. ft.).

In accordance with the *LMAARP*, CACs will be allocated towards the Affordable Housing Reserve to help achieve Council's social housing objectives either on the Little Mountain redevelopment site or in and around the Riley Park/South Cambie area.

### ***FINANCIAL IMPLICATIONS***

As noted in the section on Public Benefits, the applicant has offered a cash CAC of \$673,955, which will be allocated to the Affordable Housing Reserve to advance Council's affordable housing objectives either on the Little Mountain redevelopment site or in and around the Riley Park/South Cambie area.

Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget process.

This site is within the Citywide DCL District. It is anticipated that the project will generate approximately \$560,646 in DCLs.

### ***CONCLUSION***

Assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site and its context, and that the application is consistent with the *Little Mountain Adjacent Area Rezoning Policy* with regard to land use, density, height and form.

The Acting General Manager of Planning and Development Services recommends that the rezoning application be referred to a Public Hearing, together with a draft CD-1 By-law generally as set out in Appendix A. Further it is recommended that, subject to the public hearing, the application including the form of development, as shown in the plans in Appendix E, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

\* \* \* \* \*



5021-5079 Quebec 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.

**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 marginally numbered Z- ( ) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to 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.]*

**Uses**

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ( ).
- 2.2 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 Directory of Planning or Development Permit Board will issue development permits are:
  - (a) Multiple Dwelling; and
  - (b) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

**Conditions of use**

3. The design and layout of at least 35% of the dwelling units must:
  - (a) be suitable for family housing;
  - (b) include two or more bedrooms; and
  - (c) comply with Council's "High Density Housing for Families with Children Guidelines".

## Floor area and density

- 4.1 Computation of floor space ratio must assume that the site consists of 1701 m<sup>2</sup>, being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.
- 4.2 The floor space ratio for all uses must not exceed 2.3
- 4.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.4 Computation of the 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, except that:
    - (i) the total area of all such exclusions must not exceed 12% of permitted floor area, and
    - (ii) the balconies must not be enclosed for the life of the building;
  - (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 thereof so used, which are at or below base surface, except that the minimum exclusion for a parking space must not exceed 7.3 m in length;
  - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit;
  - (e) amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area; and
  - (f) a staircase in a top floor unit that leads to a roof deck.
- 4.5 The use of floor area excluded under sections 4.4 must not include any purpose other than that which justified the exclusion.

### Building height

5. Building height, measured from base surface, must not exceed 19.8 m.

### Horizontal angle of daylight

- 6.1 Each habitable room must have at least one window on an exterior wall of a building.
- 6.2 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.
- 6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, 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,
- 6.5 An obstruction referred to in section 6.2 means:
- (a) any part of the same building including permitted projections; or
  - (b) the largest building permitted under the zoning on any site adjoining CD-1 ( ).
- 6.6 A habitable room referred to in section 6.1 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

7. 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

\* \* \* \* \*

5021-5079 Quebec Street  
DRAFT CONDITIONS OF APPROVALS

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 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 The Office of Macfarlane Biggar Architects + Designers and stamped "Received Planning Department, July 17, 2015", provided that the General Manager of Planning and Development Services 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 General Manager of Planning and Development Services, who shall have particular regard to the following:

**Urban Design**

- 1. The maximum building height, measured above the base surface to top of parapet, shall not exceed 19.8 m.
- 2. Architectural expression will employ a palette of high quality durable materials and a refined detail finish.

Note to Applicant: The materials as indicated in the current submission satisfy this condition.

- 3. Architectural variation should be expressed through a varied patterning of the location of the projected balconies.

Note to Applicant: The balcony design as indicated in the current submission satisfies this condition and should be maintained through further stages of design; consideration should be given to the use of a varied palette of colour and materials to further express the balconies as an architectural element.

- 4. External balcony expression will be achieved by means of deep cantilevers rather than by means of external structural support.

Note to Applicant: The balcony design as indicated in the current submission satisfies this condition.

- 5. Design development to improve daylight access to common stair cores.

Note to Applicant: Detailed design development of common stairs with side yard orientation should provide with window openings to allow the entry of natural light.

6. Design development to mitigate direct overlook to the north.

Note to Applicant: Detailed design development should minimize the negative impact on privacy amenity to the existing adjacent dwelling through mitigation of direct overlook. Consideration could be given to differentiating this façade through the use of recessed balconies rather than projecting if practicable without loss of unit livability.

7. The proposed unit mix including 19 two-bedroom and 14 three-bedroom units are to be included in the Development Permit drawings, which 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 dwelling units.

## Landscape

7. Design development to ensure the safe retention of trees #1 & 2.

Note to Applicant: Trees are identified in the arborist report by Micheal Mills, dated April 9, 2015. While the proposal indicates that existing trees will be retained and integrated, there may be further design requirements at the development permit stage, including arborist reporting. To optimize the root protection zone, a minimum setback distance beyond the drip line may be necessary, subject to further review.

8. Design development to grades, retaining walls, walkways and structural design, such as underground parking, to maximize soil volumes (exceed BCLNA Landscape Standard) to accommodate new and existing trees and landscaping.

Note to Applicant: Wherever possible, take advantage of natural soils and the water table by locating new trees at grade beyond the edge of the underground slab. To avoid raised planters above grade, angle the corner of the underground slab downward (1 m across and 1.2 m) to maximize contiguous soil volumes. Planted landscapes on slab should be designed to maximize soil depths by lowering the slab, wherever possible, or providing tree wells, if necessary.

9. Design development to the property line landscape treatment to setback, terrace and screen retaining walls.

Note to Applicant: Where space will allow, retaining walls associated with perimeter landscape grading should be terraced in 0.6 m increments and setback from the property line to allow for adequate softening and transition to grade.

10. Design development to the location of utilities.

Note to Applicant: Avoid the awkward placement of utilities (pad mounted transformers, "Vista" junctions, underground venting) visible to the public realm. Where utilities must be located near a street or sidewalk, a secondary circulation route is the preferred location. Every effort should be made to integrate utility access into structures and behind lockable, decorative gates or screened with landscaping.

11. At time of development permit, provision of:

- (i) A detailed Landscape Plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8": 1 ft. scale minimum. Where applicable, phased development should include separate landscape plans for individual buildings and adjacent open space. 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 Landscape 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.

- (ii) A Tree Removal/Protection Plan.

Note to Applicant: Given the size and complexity of the site, provide a large scale tree plan that is separate from the landscape plan. The plan should clearly illustrate all trees to be removed and retained, including any tree protection barriers and important construction management directives drawn out of the arborist report(s), such as clearly illustrating the limit of excavation and footing design (shotcrete and vertical shoring). Tree replacements are likely best located on the proposed phased landscape plans.

- (iii) Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through tree protection zones, all proposed common open spaces and semi-private patio areas.

Note to Applicant: In tree protection areas, the sections should illustrate and dimension the limit of excavation, 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.

- (iv) Application of universal design principles in the outdoor spaces, such as wheelchair accessible walkways and site furniture.

- (v) Provision of the necessary supporting infrastructure to support urban agriculture, such as tool storage, hose bibs and potting benches at all common gardening locations.
- (vi) Provision of a partial irrigation plan.

Note to Applicant: Provide high efficiency irrigation for all planted areas, including urban agriculture areas and individual hose bibs for all private patios of 100 square feet (9.29 sq. m). On the plan, illustrate hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed.

### Crime Prevention through Environmental Design (CPTED)

- 12. Design development to respond to CPTED principles, having particular regards for:
  - (i) theft in the underground parking;
  - (ii) residential break and enter;
  - (iii) mail theft; and
  - (iv) mischief in alcoves and vandalism, such as graffiti.

### Sustainability

- 13. Provision of a Recycling & Reuse Plan for Green Demolition/Deconstruction, for demolition of existing buildings on site, to recycle/reuse at least 75% of demolition waste (excluding hazardous materials).

Note to applicant: The Recycling & Reuse Plan for Green Demolition/Deconstruction should be provided at the time of development permit application.

- 14. Confirmation that the application is on track to meeting the Green Buildings Policy for Rezonings including a minimum of 63 points (LEED® Gold rating), with 1 point for water efficiency and stormwater management; or LEED Gold if using LEED for Homes midrise or another LEED Rating System and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

Note to applicant: A Sustainable Design Strategy must be submitted as part of the Development Permit that articulates which credits the applicant will be pursuing and how their building application, as submitted, incorporates strategies, features or technologies that will help achieve these credits. The strategy, along with the LEED checklist must be incorporated into the drawing



submission. A letter from a LEED Accredited Professional or Administrator must confirm that the proposed strategy aligns with the applicable goals of the Green Buildings Policy for Rezoning. Proof of registration from the CaGBC must be provided with the application and the project registration number incorporated into the drawings. Application for Certification will be required at a subsequent stage.

### Housing Policy

14. Design development to ensure that a minimum of 35 percent of the proposed market strata units are designed to be suitable for families with children, including some three bedroom units.
15. Design development of indoor and outdoor common amenity space to demonstrate ability for proposal to meet the common amenity needs of a family-oriented building, as per the *High Density Housing Guidelines for Families with Children*.

### Engineering

16. Delete the portion of handrail shown projecting over the Quebec Street property line on page A202.
17. Provision of a bicycle wheel ramp or runnel on the stairs on Quebec Street leading to the main lobby and Class B bicycle racks.
18. Provision of class B bike racks 48" apart and located 36" from any adjacent wall etc.
19. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The following items are required to meet provisions of the Parking By-Law and the parking and loading design supplement:

- (i) Modify column placement to comply with the requirements of the Engineering Parking and Loading Design Supplement.
- (ii) A column 2' in length must be set back 2' from either the opening to or the end of the parking space. A column 3' long may be set back 1'.
- (iii) Provide additional parking stall width for stalls adjacent to walls or stalls with columns set back more than 4' from the end of the stall. Provide a minimum 1' setback from the drive aisle for all columns.
- (iv) Dimension all columns encroaching into parking stalls.
- (v) Identify and label the overhead security gate on submitted plans.

- (vi) Provision of a landscape plan to 1:100 scale is required.
  - (vii) Provision of design elevations on both sides of the parking ramp at all break points including notation of the length of ramp at the specified slope.
  - (viii) Provision of automatic door openers on all bicycle room doors and doors leading to the street or lane from the bike rooms.
  - (ix) Any plantings on the back boulevards must meet the following requirements;
  - (iv) The adjacent property owner, is to be responsible for all plantings adjacent the site and on public property proposed by this development.
  - (v) All plant material located within the same continuous planting area and on street right-of-way within 10 m, as 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, as measured from the sidewalk.
  - (vi) All plant material within the street right-of-way which is located outside of the areas described above shall not exceed 1 m in height, measured from the sidewalk.
  - (vii) All plant material shall be planted in such a way that it does not encroach on the adjacent roadway, sidewalk, bike lane or lane at maturity. A minimum 1'-0" setback of turf is to be provided from all public sidewalks where plantings are proposed."
21. The proposed approach to site heating and cooling, developed in collaboration with the City and the City-designated NES Utility Provider, shall be provided prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services.
22. The buildings heating and domestic hot water system shall be designed to be easily connectable and compatible with Neighbourhood Energy to supply all heating and domestic hot water requirements. Design provisions related to Neighbourhood Energy compatibility must be to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The applicant shall refer to the *Neighbourhood Energy Connectivity Standards - Design Guidelines* for general design requirements related to Neighbourhood Energy compatibility at the building scale. The applicant is also encouraged to work closely with City staff during mechanical design to ensure compatibility with a neighbourhood-scale system. As a pre-condition to building permit, a declaration signed by the registered

professional of record certifying that the Neighbourhood Energy connectivity requirements have been satisfied will be required.

23. Building-scale space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat or distributed heat generating equipment (including but not limited to gas fired make-up air heaters, heat producing fireplaces, distributed heat pumps, etc.) unless otherwise approved by the General Manager of Engineering Services.
24. Provide for 21 m<sup>2</sup> of adequate and appropriate dedicated space to be utilized for an energy transfer station connecting the building(s) to the City-designated Neighbourhood Energy System, as outlined in the Neighbourhood Energy Connectivity Standards Design Guidelines, at development permit.
25. Detailed design of the building HVAC and mechanical heating system at the building permit stage must be to the satisfaction of the General Manager of Engineering Services.

#### 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 Consolidation of Amended Lots 10 and 11 (See 26278L), Amended lot 12 (See 89662L) and Amended Lot 14 (See 588439L), Block 4, DL 637, Plan 3774 to create a single parcel.
- 2 Provision of a 1.8M wide surface statutory right of way for public access along the northern edge of the site connecting Quebec Street to the lane west of Quebec Street.  
  
Note to applicant: The surface right of way will also allow for the proposed underground parking structure.
- 3 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.

- (i) 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.
  - (ii) Provision of upgraded storm and sanitary sewers from the north property line of the site to the manhole in the intersection of Quebec Street and 35th Avenue. Storm and Sanitary pipe sizes are to be determined and provided to the satisfaction of the General Manager of Engineering Services. The work is currently estimated at \$280,000.00 in 2015 dollars.
  - (iii) Provision of a standard double corner bulge on the northwest corner of Quebec Street and 35th Avenue adjacent the site. Work to include modifications to all related sidewalks, curb ramps and utilities to accommodate the installation of the corner bulge.
  - (iv) Provision of a 2.14M wide saw cut, cast in place, concrete sidewalk on 35th Avenue adjacent the site.
  - (v) Provision of a 1.8m wide saw cut, cast in place, concrete sidewalk on Quebec St. adjacent the site.
  - (vi) Provision of upgraded street lighting to LED lighting adjacent the site to meet current standards for its use.
  - (vii) Relocation of the existing fire hydrant on 35th Avenue at the lane to be clear of the proposed new sidewalk on 35th Avenue.
  - (viii) Provision of street trees adjacent the site where space permits.
- 4 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.

5. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connection to a City-designated Neighbourhood Energy System (NES), if and when the opportunity is available and in accordance with the City's *Neighbourhood Energy Strategy* and the Cambie Corridor Plan that may include but are not limited to agreements which:
- (i) require buildings within the development to connect to the City-designated Neighbourhood Energy System at such time that a system becomes available;
  - (ii) grant access to the mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling NES connection and operation; and
  - (iii) grant use of and access to suitable space required for the purposes of an energy transfer station as established in the *Neighbourhood Energy Connectivity Standards Design Guidelines*, to the satisfaction of the General Manager of Engineering Services.

**Note to Applicant:**

- a. Until a City-designated NES utility provider has been identified, the Owner will be prohibited from entering into any third party energy supply contract for thermal energy services, other than conventional electricity and natural gas connections, unless otherwise approved by the General Manager of Engineering Services.
- b. The Development will be required to connect to a NES prior to occupancy if the General Manager of Engineering Services deems a connection is available and appropriate at the time of development permit issuance. If connection to a NES is not available at that time, the agreement will provide for future connection.
- c. At the building permit stage, the applicant will be required to submit final detailed drawings, signed and sealed by a professional engineer where necessary, for review by Engineering Services to confirm final room dimensions and technical information.

**Soils**

6. If applicable:
- (i) Submit a site profile to the Environmental Protection Branch (EPB);
  - (ii) 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; and

- (iii) 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 satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

### Community Amenity Contribution (CAC)

- 7. Pay to the City the cash component of the Community Amenity Contribution of \$673,955 which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services, and is allocated to the Affordable Housing Reserve.

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

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

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.

\* \* \* \* \*

5021-5079 Quebec Street  
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SUBDIVISION BY-LAW NO.5208

A consequential amendment is required to delete 5021-5079 Quebec Street [Amended Lots 10 and 11 (See 26278L), Amended Lot 12 (See 89662L) and Amended Lot 14 (See 588439L), Block 4, District Lot 637, Plan 3774; PIDs 012-214-043, 004-382-935, 012-214-051 and 012-214-060 respectively] from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

\* \* \* \* \*

5021-5079 Quebec Street  
ADDITIONAL INFORMATION

Urban Design Panel (October 21, 2015)

**EVALUATION: SUPPORT (7-0)**

**Introduction:** Graham Winterbottom, Rezoning Planner, introduced the site as a rezoning proposal for a four lot assembly on the west side of Quebec Street at the corner of 35th Avenue.

The proposal is within the Riley Park South Cambie Community Vision and being considered under the area specific Little Mountain Adjacent Area Rezoning Policy, which covers from 35th to 33rd and from Main Street to the lane west of Quebec Street. The policy was developed along with the site specific policy for the larger Little Mountain Site which sits immediately adjacent; policies for both sites were approved by Council in the winter of 2012 and 2013.

The intent of the policy is to provide a transition in scale from the larger site to the surrounding neighbourhood, to provide a diverse range of innovative building types, and to provide connections which link Main Street through to the larger site and Queen Elizabeth Park. In this area the policy contemplates a choice of two building types: a townhouse/rowhouse form up to 1.5 FSR, or a mid-rise form of up to 6-storeys and 2.3 FSR.

For a mid-rise form, the policy offers general principles and building characteristics which encourage proposals to vary from a standard double loaded corridor typology; principles include:

- Large roof decks or balconies for outdoor living and urban agriculture
- A range of units sizes and types including ground oriented units and 35% of all units being 2-3 beds suitable for families
- Passive design elements
- Limited building depths to enhance natural light and ventilation
- Wood frame construction to contribute to affordability

The site is located immediately adjacent to the Little Mountain site. This is a 15 acre site with Policy which recommends heights of six to eight-storeys throughout the majority of the site, but with some opportunities for ten and twelve-storey buildings towards the centre.

The surrounding area is very amenity-rich, with Queen Elizabeth Park located to the west and Hillcrest Park to the north. Hillcrest Park includes Hillcrest Recreation Centre, Nat Bailey Stadium, and Phoenix Gymnastics. The area is also well served by transit being located on two frequent bus routes and within ten minutes walks of both the King Edward and 41<sup>st</sup> Ave Canada Line stations.

The first three rezonings within the Adjacent Area were approved by Council in 2015, they include:

- 2 five-storey residential buildings on Main Street and Quebec Street immediately east across the street from this site; and



- 1 six-storey residential building on 35th Avenue south of this site.

As well as a rezoning application immediately south on 35th Ave for a five storey building at 2.3 FSR which is currently being reviewed by staff.

The application is proposing to rezone four one-family dwellings from RS-1 to CD-1 to develop a six-storey residential building. The proposal includes 42 residential units, 86% being family units of 2-3 bedrooms. Total proposed floor space ratio (FSR) is 2.3 FSR.

Colin King, Development Planner, continued the introduction by noting that the concept diagrams in the booklet and on the boards give a clear illustration of the evolution of the design.

The site has two active street frontages, and a side yard relationship to the neighbour. Side yard setbacks are 3 m as per the policy direction. Along the north interface is a mid-block connection to the lane in line with the policy, and along the 35th Avenue frontage there is grade activation with private patio spaces.

The front yard setback set by the policy is 3 m; and the proposal offers a significant increase at 8.5 m. Within this is the main building entry, and a layering of landscape treatments for the plinth on which the building sits. Similarly the rear yard setback is at 8.5 m.

The parking access from the lane is here too, as well as the notching of the parking slab to facilitate tree retention at the corner. The increased setback acts to significantly reduce the building depth compared to other proposals in the area. The importance of this is that the design guidance expects a form of development at six-storeys where the building steps back with a four storey shoulder. The intent of this guidance is primarily to minimize apparent height; it also acts toward the creation of visual interest which the plan seeks.

With the greater setbacks in place, this proposal dispenses with the four storey shoulder setback on the rationale that apparent mass is reduced already in the basic building form, and the deep balconies act to provide visual interest.

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

1. Can the panel offer specific commentary around the building expression, especially as it relates to the provision of visual interest through the balcony treatment?
2. Does the panel have any concerns with the relationship between the proposed building and the adjacent neighbour to the north as it relates to upper level setbacks expected by the design guidance?
3. Does the panel support the form of development with regard to height, use and density proposed?

**Applicant's Introductory Comments:** The applicant team introduced their project as aiming to be affordable. The building form is very crisp and allows for great access to daylight. The structure of the building is meant to be honest in order to create visual interest, and there

are different floor plates to create a variety of spaces. The structural ambition around the balconies has been looked at in detail in order to support the ambitious cantilevers. A lot of thought has also given to livability as the spaces are quite compact.

The proposal complies with the policies for Green Buildings Policy for Rezoning and will achieve LEED gold. Embedded with the decisions to date have been some note-worthy passive design strategies

All faces of the project hope to animate the streets and lanes; this will not be a two-sided building. There are two large trees being retained at the back, and the building plays with the idea of sliding balconies and a lot of sliding planes in the landscape. These elements will work together to allow for rainfall. There is also a private deck up top surrounded by a green roof and hedges/tall planters for privacy. Overall there is a lot of 'green' site coverage.

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

- Allow for more natural light into the stairs
- Do not print in black; it is hard to read at night
- There are privacy issues with the relationship to neighbour
- Attention should be paid to how the balconies will drain

**Related Commentary:** The panel thanked the applicants and noted that the idea of using a crisp, compact form leads to both more affordability and more livability within the building. The thinner floorplate lead to enhanced livability as well.

The panel supported the form of development as an elegant and refreshing approach. While the project is interesting, more variation in setbacks and more open space is preferred.

There is an interesting balance between the body of the balconies and the surface behind them; it creates a lot of interest and variation. However, some recessed balconies on the north façade would help to improve the privacy and create differentiation.

The façade facing north is not great in its relationship to the tiny structure next door. Detailed design is needed on the windows to add privacy with the next door neighbor as currently the windows are facing other windows just a few feet away.

While the panel appreciates the connection between the amenity space and the lobby, the amenity could also turn the corner and head west to embrace the existing trees. The patio garden could be reduced to allow for this. Passing through the walkway on the north façade could also be made more delightful going through the fence.

**Applicant's Response:** The applicant team appreciated all the thoughtful comments and looked forward to further development.

\* \* \* \* \*

5021-5079 Quebec Street  
FORM OF DEVELOPMENT

Site Plan/Landscape Plan



### Elevations

### East Elevation



### West Elevation



### North Elevation



### South Elevation



5021-5079 Quebec Street  
PUBLIC BENEFITS SUMMARY

**Project Summary:**

Six-storey apartment building containing a total of 42 dwelling units.

**Public Benefit Summary:**

The project would generate a DCL payment and a CAC offering to be allocated to the Affordable Housing Reserve Fund to advance housing objectives either on the Little Mountain redevelopment site or within the Riley Park/South Cambie area.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 1,701 sq. m / 18,314 sq. ft.)	0.70	2.3
Floor Area (sq. ft.)	12,819	42,122
Land Use	One-family residential	Multiple Dwelling

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required *	DCL (City-wide)	39,613	560,646
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Affordable Housing		673,955
	Parks and Public Spaces		
	Childcare Facilities/Social/Community Facilities		
	Unallocated		
	Other		
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>		<b>39,613</b>	<b>1,234,602</b>

\* 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: Engineering (7%); Replacement Housing (30%); and Parks (63%).

5021-5079 Quebec Street  
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	5021, 5037, 5051, 5079 Quebec Street
Legal Descriptions	Amended Lots 10 and 11 (See 26278L), Amended Lot 12 (See 89662L) and Amended Lot 14 (See 588439L), Block 4, District Lot 637, Plan 3774; PIDs 012-214-043, 004-382-935, 012-214-051 and 012-214-060 respectively
Developer	Aragon Properties Ltd.
Architect	Office of Macfarlane Biggar Architects + Designers
Property Owners	Aragon (35th/Quebec) Properties Ltd.

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	RS-1	CD-1
SITE AREA	18,314 sq. ft.	18,314 sq. ft.
USES	One-Family Dwelling	Multiple Dwelling
FLOOR AREA	12,819	42,122
FLOOR SPACE RATIO (FSR)	0.7 FSR	2.3 FSR
HEIGHT	10.7 m (35 ft.)	19.8 m (65 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law

\* \* \* \* \*