



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: March 23, 2016
Contact: Susan Haid
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VanRIMS No.: 08-2000-20
Meeting Date: April 19, 2016

TO: Vancouver City Council
FROM: Acting General Manager of Planning and Development Services
SUBJECT: CD-1 Rezoning - 4085 Ash Street and 619-633 West King Edward Avenue

RECOMMENDATION

A. THAT the application by Public Architecture, on behalf of Aragon (Ash/King Edward) Properties Ltd., to rezone

- 4085 Ash Street [PID 013-275-046; Lot 13, Block 659, District Lot 526, Plan 2976],
- 619 West King Edward Avenue [PID 013-275-062; Amended Lot 14 (See 41109L), Block 659, District Lot 526, Plan 2976], and
- 633 West King Edward Avenue [PID 008-240-710; Amended Lot 15 (See 42125L), Block 659, District Lot 526, Plan 2976],

from RS-5 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 1.93 FSR and the height from 10.7 m (35 ft.) to 16.8 m (55 ft.) to permit the development of a four-storey residential building with three two-storey townhouses and an amenity room fronting the lane, containing a total of 31 dwelling units, be referred to a Public Hearing together with:

- (i) plans prepared by Public Architecture, received July 8, 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 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 expenditures of funds or incurring of costs is at the sole risk of the person making the expenditures 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 three lots located at 4085 Ash Street and 619-633 West King Edward Avenue from RS-5 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a four-storey residential building with three two-storey townhouses and an amenity room fronting the lane, containing a total of 31 dwelling units all over one level of underground parking. The site is located within the Cambie Village neighbourhood of the Cambie Corridor Plan.

The application meets the intent of the Cambie Corridor Plan and is supported, subject to design development and other conditions outlined in Appendix B. The design conditions would result in improvements to the form of development including a reduction in the height of the building from 19.4 m (64 ft.) to 16.8 m (55 ft.) and a reduction in the below grade floor area for the laneway townhouses. The recommended reduction in building height responds to public commentary received through review of the application and will mitigate shadowing and overlook impacts for the detached houses across the lane to the north of the subject site.

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 Public Hearing, and subject to the conditions in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- Cambie Corridor Plan (2011)
- Green Buildings Policy for Rezonings (2010, last amended 2014)

- Vancouver Neighbourhood Energy Strategy (2012)
- Community Amenity Contributions Through Rezoning (1999, last amended 2014)
- High-Density Housing for Families with Children Guidelines (1992)
- Heritage Amenity Bank and Transfer of Density (2013)
- Greenest City 2020 Action Plan (2012)

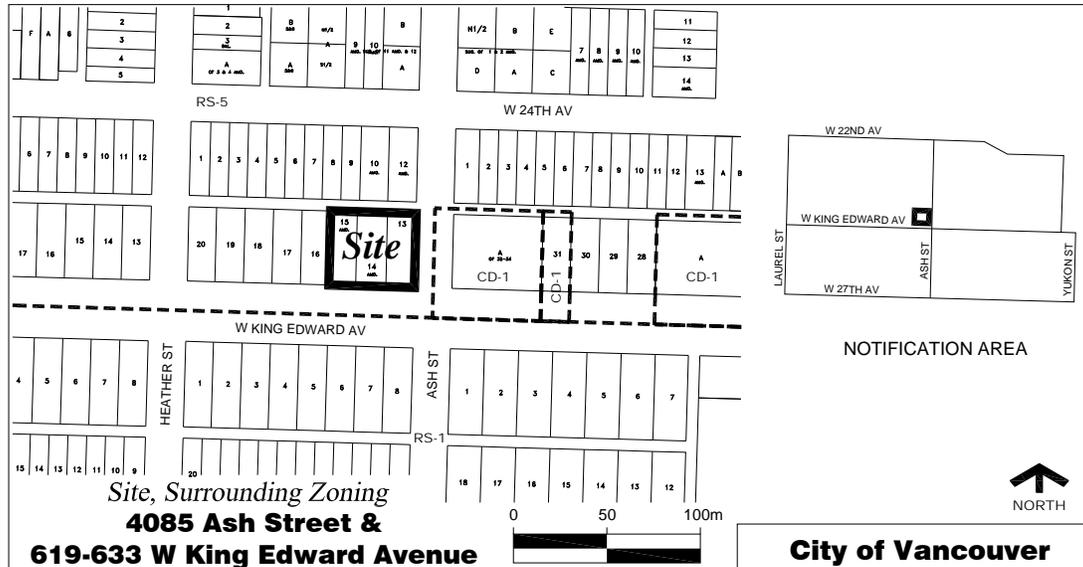
REPORT

Background/Context

1. Site and Context

This 1,812.5 m² (19,510 sq. ft.) site is located on the northwest corner of King Edward Avenue and Ash Street one block west of the King Edward Canada Line Station (see Figure 1). It is comprised of three legal parcels and has 45.7 m (150 ft.) of frontage along King Edward Avenue. Immediately east of the site is an approved rezoning for three-storey townhouses and a restored heritage house. To the east near the northwest corner of West King Edward Avenue and Cambie Street are approved rezonings for a six-storey building with four two-storey townhouses at the lane and an eight-storey mixed-use building. To the north, west, and south are detached houses in areas subject to the Cambie Corridor Plan and currently underway Phase 3 Cambie Corridor Planning. The site is also served by three local bus routes along King Edward Avenue and Cambie Street.

Figure 1: Site and surrounding zoning (including notification area)



2. Policy Context

In 2011, Council adopted Phase 2 of the Cambie Corridor Plan (the "Plan"). Subsequent to a comprehensive planning process, the Phase 2 work identified land uses, density ranges, building heights and building forms for sites along the arterial streets within the Cambie Corridor.

Section 4 of the Plan (the “Neighbourhoods” section) provides direction for development in each area of the corridor, including neighbourhood character, public realm and urban design principles. The site is located within the Cambie Village neighbourhood of the Cambie Corridor Plan between 16th and King Edward Avenue. In this neighbourhood, along King Edward Avenue, new mid-rise residential buildings are proposed with green front yard setbacks and wide sidewalks.

For this site, subsection 4.2.4 of the Plan specifically supports residential buildings up to four-storeys in height. A density range of 1.25 to 1.75 floor space ratio (FSR) is suggested in the Plan, but is not a maximum. Supportable density is to be determined by analysis based on site-specific urban design and public realm performance.

The housing strategy in the Plan also calls for a minimum of 25% of the units to be suitable for families (two bedrooms or more). This application proposes that 29 of the 31 units be two or three-bedroom units, achieving 94% of the total units as suitable for families. A condition of approval has been added in Appendix B to ensure that this unit mix is maintained.

Strategic Analysis

1. Proposal

The application proposes to rezone three lots located at 4085 Ash Street and 619-633 West King Edward Avenue from RS-5 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District. A multi-family residential development is proposed, comprised of a four-storey building with three two-storey townhouses and an amenity room fronting the lane (Figure 2). The application proposes 31 dwelling units (2 one-bedrooms [6%], 17 two-bedrooms [55%], and 12 three-bedrooms [39%]). One level of underground parking will be accessed from the lane with a total of 46 vehicle spaces and 40 bicycle spaces.

Figure 2: Site Plan



2. Land Use and Density

The proposed residential land use and density are generally consistent with the Cambie Corridor Plan. The Plan indicates that supportable density on any particular site is to be determined by analysis of site-specific urban design and public realm performance.

Staff have concluded that, based on the proposed built form, setbacks and massing, which have been informed by the guidelines in the Plan, the proposed density of 1.93 FSR is appropriate for this site, subject to the design conditions noted in Appendix B.

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

The proposed development is located at the northwest intersection of King Edward Avenue and Ash Street. The surrounding context is comprised of single-family residential to the north and west. The Cambie Corridor Plan envisions four-storey residential development east and west of Cambie Street, along King Edward Avenue. The application is proposing a four-storey building and three two-storey townhouses along the lane, separated by a landscaped courtyard. One of the most notable aspects of the site is the steep cross fall, sloping 5.4 m (18 ft.) from the southwest corner of the site to a low point at the northwest.

The buildings are generally consistent with the height and form of development guidelines outlined in the Cambie Corridor Plan. A limited exception to the guidelines is proposed regarding the three-storey setback recommended in the Plan. This allows for a full four-storey building height to create a strong corner element at King Edward Avenue and Ash Street. The proposal includes retention of two significant trees, a Western Red Cedar and a Hemlock, in the northeast corner of the site where an amenity building provides a signature element for the project. The glass amenity building is designed as a 'tree house' that is constructed around the retained Hemlock tree.

The proposed development generally conforms to the front, side and rear yard setbacks outlined in the guidelines. The setbacks are landscaped and provide an adequate transition to the lane and adjacent streetscape. As recommended in the Plan, the landscaped internal courtyard separating the primary building from the townhouses is 7.3 m (24 ft.) and extends across the full width of the site.

The Urban Design Panel reviewed and supported this application on October 21, 2015, (see Appendix D). Staff conclude that the design responds well to the expected character of development as outlined in the Cambie Corridor Plan and support the application, subject to the design development conditions noted in Appendix B, which will augment the building design through the development permit process.

4. Transportation and Parking

Vehicle and bicycle parking are provided within one level of underground parking, accessed from the rear lane. The applicant proposes 46 vehicle parking spaces and 40 bicycle storage spaces which would be provided in accordance with the Parking By-law. Engineering Services has reviewed the rezoning application and have no objections to the proposed rezoning provided that the applicant satisfies the rezoning conditions included in Appendix B.

5. Environmental Sustainability

The Green Buildings Policy for Rezonings (amended by Council on June 25, 2014) requires that rezoning applications achieve a minimum of LEED® Gold rating, with targeted 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 Green Buildings Policy for Rezonings, indicating that the project could attain the required LEED® points and, therefore, would be eligible for LEED® Gold rating.

Energy used by buildings generates 55% of Vancouver's total greenhouse gas emissions. A high priority strategy of the Greenest City 2020 Action Plan is to pursue low-carbon Neighbourhood Energy Systems ("NES") for high-density mixed-use neighbourhoods. With a target to achieve a 120,000 tonne/year CO2 reduction by 2020, the Vancouver Neighbourhood Energy Strategy (approved by Council in October 2012) focuses on high density areas of the City including the Downtown, Cambie Corridor and Central Broadway areas. In alignment with the Vancouver Neighbourhood Energy Strategy, conditions of rezoning have been incorporated in Appendix B that provide for NES compatibility, immediate connection to the City-designated NES Utility Provider if available, and future connection if not immediately available.

The Cambie Corridor Plan also requires a deconstruction plan for diverting demolition waste. A condition of rezoning in Appendix B requires a Recycling and Reuse Plan for Green Demolition/Deconstruction for the 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 on July 30, 2015. A community open house was held from 5-8 pm on September 21, 2015, at the Douglas Park Community Centre at 801 West 22nd Avenue. A total of 492 notifications were distributed within the neighbouring area on or about September 7, 2015. Staff, the applicant team, and a total of approximately 82 people attended the Open House.

Public Responses and Comments - Public responses have been submitted to the City as follows:

- In response to the September 21, 2015 open house, a total of 13 comment sheets were submitted from individuals.
- A total of 8 letters, e-mails, and online comment forms were submitted from individuals.

Members of the public had some concerns with respect to the application, including:

- **Height and Density:** Concerns about building height, particularly given the effect of the slope across the site and the shading and light access impacts on houses across the north lane.
- **Design:** Concerns about the proposed design were expressed indicating the design was out of scale and presented a blank wall to the lane. A suggestion was made for a greater courtyard separation.

A more detailed summary of public comments on this application is provided in Appendix D.

Staff have assessed the issues raised through the rezoning review process and have generally concluded that the urban design impacts, including the height and density of the proposed development, are reasonable subject to the conditions of approval contained in Appendix B.

Recommended conditions of approval are proposed to reduce the floor-to-floor height of the four-storey residential building, reducing the overall building height from 19.4 m (64 ft.) to 16.8 m (55 ft.). This will address concerns about height impacts in relation to shading and loss of light for houses north of the site across the lane noted through public input.

PUBLIC BENEFITS

In response to City policies which address changes in land use and density, this rezoning 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. This site is subject to the City-wide DCL rate which is currently \$143.27/m² (\$13.31/sq. ft.). On this basis, a DCL of approximately \$501,175 is anticipated.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment which takes place 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 stage of the approval process. An application may qualify as an 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 provided that it has been submitted prior to the adoption of such DCL By-law rate adjustment. If a related building permit application is issued within the 12-month period, the rate protection expires and the new DCL By-law rate will apply.

Public Art - The Public Art Policy for Rezoned Development requires that rezonings involving a floor area of 9,290.0 m² (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 (37,654 sq. ft.) is below this threshold and therefore there is no public art requirement.

Offered Public Benefits:

Community Amenity Contribution (CAC) - Within the context of the City's Financing Growth Policy and the Cambie Corridor Plan, 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 along the Cambie Corridor redevelop, and to improve processing efficiency for rezoning applications, an approach to CACs based on a target CAC rate has been implemented. This rate is the basis for all four- to six-storey residential rezoning proposals within the Cambie Corridor Plan's Phase 2 area. The applicant has offered a total CAC package of \$1,319,835 using the target CAC rate of \$55 per square foot based on the net additional increase in floor area (23,997 sq. ft.).

Heritage Density - On September 25, 2013, Council approved amendments to the Transfer of Density Policy and Procedure to allow for the transfer of heritage density to be considered in rezonings on a city-wide basis. The applicant has offered to purchase heritage density with a value of \$131,984 being equivalent to approximately 189 m² (2,031 sq. ft.) of floor area based on an estimated purchase price of \$65.00 per sq. ft., which price may be varied or negotiated resulting in a higher or lower amount of purchased density. The purchase would support city-wide heritage conservation efforts by contributing to the reduction of the Heritage Amenity Bank. Staff supports a heritage density transfer being part of the public benefits delivered by this application.

In addition to the purchase of heritage density with a value of \$131,984, which represents 10% of the proposed CAC, the applicant has offered a cash CAC of \$1,187,851. Staff recommend that the cash CAC be allocated to the following identified community needs:

- \$659,917 (50% of the total CAC package) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area; and
- \$527,934 (40% of the total CAC package) to childcare and community facilities in and around the Cambie Corridor Plan area.

The allocations recommended by staff are consistent with the Interim Public Benefits Strategy included in the Cambie Corridor Plan. A detailed Public Benefits Strategy will be developed for the Cambie Corridor as part of the planning for Phase 3. See Appendix F for a summary of the public benefits that would be achieved should this application be approved.

Implications/Related Issues/Risk (if applicable)

Financial

As noted in the section on Public Benefits, the applicant has offered a total CAC package of \$1,319,835 comprised of:

In-kind CAC:

- Purchase and transfer of heritage density with a value of \$131,984 being equivalent to approximately 189 m² (2,031 sq. ft.) of floor area (10%).

Cash CAC to be allocated as follows:

- \$659,917 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area; and
- \$527,934 (40%) to childcare and community facilities in and around the Cambie Corridor Plan 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 City-wide DCL District. It is anticipated that the project will generate approximately \$501,175 in DCLs.

CONCLUSION

Assessment of this rezoning application concludes 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 Cambie Corridor Plan 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.

* * * * *

4085 Ash Street and 619-633 West King Edward Avenue
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 the By-law, and incorporates Schedule A into Schedule D, to By-law No.

[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 Director of Planning or Development Permit Board will issue development permits are:
 - (a) Multiple Dwelling; and
 - (b) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of use

3. The design and layout of at least 25% 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 area is 1,812.5 m², being the site area 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 1.93.
- 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 floor area must exclude:
- (a) open residential balconies or sun decks or 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 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit;
- 4.5 Computation of floor area may exclude:
- (a) amenity areas, except that the total exclusion for amenity areas must not exceed 10% of the permitted floor area.
- 4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any use other than that which justified the exclusion.

Building height

5. Building height, measured from base surface, must not exceed 16.8 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 m².

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

* * * * *

4085 Ash Street and 619-633 West King Edward Avenue
PROPOSED CONDITIONS OF APPROVAL

Note: Recommended 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 Public Architecture, on behalf of Aragon Properties Ltd. And stamped "Received Planning Department, July 8 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. Design development to conform to the Cambie Corridor Guidelines.

Note to Applicant: The Cambie Corridor guidelines recommend a maximum townhouse frontage of 24.3 m (80 ft.). Recommend design development to reduce the proposed length of townhouses along the lane.

- 2. Design development to reduce the actual and perceived building height.
 - (i) reduce the proposed floor to floor height to 3.0 m (10 ft.).
 - (ii) reduce the expansive roof soffit to clarify and reinforce the Level 4 building shoulder setback.
 - (iii) limit level 4 bay projections into shoulder setback to 1.2 m (4 ft.).
 - (iv) increase the length of 2.4 m (8 ft.) shoulder setback along the south elevation sufficient enough to reduce the extent of 4-storey corner element.
 - (v) configure stair access to roof decks to ensure compliance with bylaw height conditions.

- 3. Design development enhance wayfinding.

Note to Applicant: Provide and align passage from entry lobby to the courtyard to improve visitor/Emergency Services orientation.

- 4. Design development to improve the interface with the public realm as follows:

- (i) provide entries along the north elevation of townhouses to engage and animate laneway (recommend that these transition with the grade);
 - (ii) delete amenity room 'slide' that encroaches on public realm beyond east property line;
 - (iii) introduce stepped planter along the east property line to improve transition and reduce height of planter wall against Ash Street sidewalk;
 - (iv) internalize parking exit stair for CPTED reasons; and
 - (v) provide suitable location for pad-mounted transformer (PMT) (consider northwest corner of the site).
5. Provision of high quality and durable exterior finishes.

Note to Applicant: Intent is to maintain the proposed architectural quality, including the use of wood frame elements, having a varied module and cadence. This includes spandrel panels, full height over three storeys and is punctuated by cantilevered balconies having glass guards.

6. Submission of a bird friendly strategy for the design of the building is encourage in the application for a development permit.
7. The proposed unit mix including 17 two-bedroom and 12 three-bedroom units are to be included in the Development Permit drawings, which may be varied under the discretion of the Director of Planning Development Permit Board provided that it does not go lower than 25% of the dwelling units.

Crime Prevention through Environmental Design (CPTED)

8. 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.

Landscape

9. Design development to the integrated amenity space/play area to expand the space for functionality on private property and by improving access.

Note to Applicant: The play space should include function actively without the use of public realm for the slide landing. Access to the space(s) should occur internally and avoid going through the parking area. Creative and innovative solution to tree retention is encouraged.

10. Provision of an updated and revised arborist report, to discuss in detail methods of safe protection for Trees #10 and #11, in context of proposed footprint, grades, and other site constraints. Report to include a scaled and dimensioned tree protection plan and Critical Root Zones. Confirmation of safe tree protection is required.
11. Provision of a pedestrian friendly experience at the lane edges by the use of down lighting and more substantial planting at grade.

Note to Applicant: The lane edge planting should be protected from vehicles by a 20 cm (8 inch) high curb.

12. Provision of maximized tree growing medium and planting depths for tree and shrub planters to ensure long term viability of the landscape.

Note to Applicant: Underground parking slabs and retaining walls may need to be altered to provide adequate depth and continuous soil volumes. Growing mediums and planting depths should be to BCSLA standards or better.

13. Provision of improved sustainability with the addition of edible plants, in addition to urban agriculture plots.

Note to Applicant: Edible plants can be used as ornamentals as part of the landscape design. Shared gardening areas should reference and be designed to adhere to Council's Urban Agriculture Guidelines for the Private Realm and should provide maximum solar exposure, universal accessibility and provided with amenities such as raised beds, water for irrigation, potting bench, tool storage and composting.

14. Provision of a Landscape Plan consistent with the draft Cambie Corridor Public Realm Plan.
15. Design development to ensure locations of hydro kiosk in areas screened by soft landscape, or in internal mechanical room. Any other emergency generators, transformers or gas meters to be located, integrated, and fully screened in a manner which minimizes their impact on the architectural expression and the building's open space and public realm.
16. Provision requirements at the time of Development Permit application:
 - (i) A full landscape Plan for proposed landscape to be submitted. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, railings, light fixtures, site grading and other landscape features. Plant materials

should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale.

- (ii) Sections details at a minimum scale of 1/4"=1'0" scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section detail must confirm depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future.
- (iii) Sections (1/4"=1' or 1:50) illustrating the buildings to public realm interface facing the street, confirming a delineated private to public transition of spaces.

Note to Applicant: The section should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The location of the underground parking slab should be included in the section.

- (iv) Design development to locate, integrate and fully screen lane edge gas meters and parking garage vent in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.
- (v) New proposed street trees should be noted "Final species, quantity and spacing to the approval of City Engineer and Park Board". Contact Eileen Curran (604-871-6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Cabot Lyford (604-257-8587) of Park Board regarding tree species.
- (vi) A high-efficiency automatic irrigation system to be provided for all planters on parkade slab and minimum of hose bibs to be provided for landscape on grade.
- (vii) A Landscape Lighting Plan to be provided for security purposes.

Note to Applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown.

- (viii) Trellis and vines to be provided over the underground garage access ramp.

Sustainability

- 17. 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).

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

18. Confirmation of the building's sustainability performance as required by the Green Buildings Policy for Rezoning, including at a minimum 63 points in the LEED® rating system, a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, one water efficiency point, and one storm water point.
Note to applicant: Submit a LEED® checklist and a sustainable design strategy outlining how the proposed points will be achieved, along with a receipt including registration number from the CaGBC, as a part of the Development Permit application. The checklist and the strategy should be incorporated into the drawing set. A letter from an accredited professional confirming that the building has been designed to meet the policy and application for certification of the project will also be required under the policy.

Engineering Services

19. Deletion of the proposed 'tunnel slide' on street right-of-way on Ash Street. Remove existing concrete pad located in the front boulevard (and aligned with the existing entrance to 4085 Ash Street).
20. Delete proposed curbing, sidewalk and any other encroachments extending past the property line and shown within the lane on drawing A1.02.
21. Confirmation that no steps are intended beyond the property line at the Lobby entry along King Edward Avenue.
22. 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) Provision of design elevations on both sides of the parking ramp at all breakpoints, within the parking area and at all entrances.

Note to Applicant: This is to calculate the slope and crossfall.

- (ii) Provision minimum vertical clearance for the main ramp and security gates.

Note to Applicant: A section drawing is required showing elevations and vertical clearances. The minimum vertical clearance should be noted on plans. 2.3 m (7.55 ft.) of vertical clearance is required for access and maneuvering to all disability spaces.

- (iii) Label Class A bicycle rooms with a breakdown of the stall types and dimensions for the stalls and aisles.

- (iv) Provision of an improved plan showing the access route from the Class A bicycle spaces to reach the outside.

Note to Applicant: The route must be 'stairs free' and confirm the use of the parking ramp, if required.

- (v) Provide automatic door openers on the doors providing access to the bicycle room(s) and note on plans.

- (vi) Dimension column encroachments on the parking level;

- (vii) Provision of a 1.2 m x 1.2 m (4 ft. x 4 ft.) corner cut on either side of the overhead gate to the property line.

Note to Applicant: This is to improve visibility and reduce landscaping encroachments.

Neighbourhood Energy Utility

- 23. 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.

- 24. The building(s) heating and domestic hot water system shall be designed to be easily connectable and compatible with Neighbourhood Energy to supply 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.

- 25. 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.

- 26. Provide for 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.

27. 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.

Note: The proposed development's sanitary and storm servicing should be connected to the combined sewer on the lane north of King Edward Avenue.

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. Provision of a statutory right of way over the south 0.75 m (2.5 ft.) of the site for road purposes is required.
2. Consolidation of Lot 13, Block 659, District Lot 526, Plan 2976; Amended Lot 14 (See 41109L), Block 659, District Lot 526, Plan 2976; and Amended Lot 15 (See 42125L), Block 659, District Lot 526, Plan 2976 to create a single parcel.
3. 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 designated, 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 for future road re-construction on King Edward Avenue adjacent to the site to generally include:

- a. New concrete curb and gutter,
- b. 2.5 m (8.2 ft.) raised cycle track, this will require the removal of on-street parking on West King Edward Avenue in front of the site,
- c. 1.2 m (3.9 ft.) sod grass boulevard,
- d. New street trees where space permits,

Note to Applicant: Delete proposed back boulevard trees on West King Edward Avenue as they will be relocated to the front boulevard as a result of the street reconstruction.

- e. 1.83 m (6 ft.) concrete sidewalk with saw cut joints,
- f. 0.3 m (1 ft.) sod building strip,
- g. Improved curb ramps and curb return at the corner of Ash Street and King Edward Avenue,
- h. Improved street and pedestrian LED lighting.

Note to Applicant: Specific public realm improvements are subject to completion and adoption of the Cambie Corridor Public Realm Plan.

- 4. Provision of new minimum 1.83 m (6 ft.) wide concrete sidewalk on Ash Street adjacent the site with saw cut joints.
- 5. Provision of a standard concrete lane crossing and curb ramps at the lane north entry of King Edward Avenue on the west side of Ash Street. Work to include replacement of ramps and curb return on the north side of the lane.
- 6. Provision of 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.
- 7. 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, to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: 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.

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.

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

8. If applicable:

- (i) Submit a site profile to the Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team);
- (ii) As required by the Manager of Environmental Planning 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 Planning 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, the General Manager of

Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements 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.

Heritage Density Transfer

9. Secure the purchase and transfer of heritage density with a value of \$131,984 being the equivalent to approximately 189 m² (2,031 sq. ft.) of floor area, based on an estimated purchase price of \$65.00 per sq. ft., which price may be varied or negotiated resulting in a higher or lower amount of purchase density from a suitable donor site.

Note to Applicant: Given the stipulated value that the City attributes to the creation of new transferable heritage density, currently at \$65.00 per buildable square foot as of this date, the City recognizes that the Owner may negotiate its best price to secure the required density at a lower cost, but the City will only recognize the value of the density above \$65.00 per buildable square foot if the applicant and owner of the donor site can demonstrate bona fide market conditions warrant the increased purchase price.

Note to Applicant: "Letter A" and "Letter B" in the City's standard format are to be completed by both the owner(s) of the subject site, also referred to as the receiver site, and the owner of the donor(s) site, and submitted to the City prior to enactment together with receipt(s) of heritage density purchase, including the amount, sale price, and total cost of the heritage density.

Community Amenity Contribution (CAC)

10. In addition to the transfer of heritage density (\$131,984), that represents 10% of the overall CAC package, pay to the City a Community Amenity Contribution of \$1,187,851 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. The \$1,187,851 is to be allocated as follows:
 - (i) \$659,917 to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area; and
 - (ii) \$527,934 towards childcare and community facilities in and around the Cambie Corridor Plan area.

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 and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

* * * * *

4085 Ash Street and 619-633 West King Edward Avenue
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SUBDIVISION BY-LAW NO. 5208

A consequential amendment is required to delete:

- 4085 Ash Street [PID 013-275-046, Lot 13, Block 659, District Lot 526, Plan 2976],
- 619 West King Edward Avenue [PID 013-275-062, Amended Lot 14 (See 41109L), Block 659, District Lot 526, Plan 2976], and
- 633 West King Edward Avenue [PID 008-240-710, Amended Lot 15 (See 42125L), Block 659, District Lot 526, Plan 2976],

from the RS-5 maps forming part of Schedule A of the Subdivision By-law.

* * * * *

4085 Ash Street and 619-633 West King Edward Avenue
ADDITIONAL INFORMATION

1. Urban Design Panel

The Urban Design Panel (UDP) reviewed this rezoning application on October 21, 2015. The application was supported 7-0.

EVALUATION: SUPPORT (7-0)

Introduction: Michelle McGuire, Rezoning Planner, introduced the project as consisting of three parcels at King Edward Avenue and Ash within the Cambie Corridor area. The site is one block from the King Edward Canada Line station. The Hobbit house, and other four and six-storey projects, also exist in the area. To the north and south of King Edward and west along King Edward are single-family properties that are included in the Cambie Corridor Phase 3 plan, which is currently underway.

This application proposes to rezone the site from RS-5 to CD-1 to allow development of a four-storey residential building with two-storey townhouses along the rear lane, all over one level of underground parking. The proposal includes 31 units at a floor space ratio (FSR) of 1.93.

The Cambie Corridor Plan for this area anticipates four-storey residential buildings with townhouses along the lane where space permits. The estimated density range for this area is 1.25 - 1.75 FSR. The proposed development is consistent with other developments along King Edward.

One of the most notable aspects is the extent of slope across the site. There is an effective cross fall of 18' - 0" from the southwest corner of the site to a low point in the northeast corner.

Allan Moorey, Development Planner, continued the introduction by stating that the building presents 130' - 0" to King Edward Avenue, and 80' - 0" along Ash Street. A single story amenity building is located in the northeast corner of the site. A roof is also provided at the courtyard level which provides covered area across the outdoor space.

The amenity building integrates preservation efforts for two feature trees, a Hemlock and a Cedar tree. As per the guidelines, the primary building is four stories with an expressed three story shoulder setback of varied dimensions.

A limited full height expression is proposed to establish a strong corner element at King Edward Avenue and Ash Street. Deep roofs are contiguous to the face of the base building below.

The primary residential entry is located mid-building off King Edward Avenue. Garden terraces are provided for all ground floor units. These benefit from semi-private buffer planting, feature trees, low fencing and, in some instances, vertical separation.

The terrace spaces in the courtyard along the south edge present a 'grand height' transition, with a walkway which separates these from the townhouse spaces.

Thereafter two flights of stairs located between the townhouse units provide a transition between the courtyard and the lane. Along Ash Street, a planter/stair assembly transitions between the courtyard level and grade. To the south, a planter moderates the slope presenting at the low point.

Materiality can be characterized by the use of brick, smooth face and textured composite wood panels, light and dark coloured panels and tempered glass guards.

Applicant's Introductory Comments: The applicant team introduced the project as being in a great neighbourhood with some fundamentally inherent sustainable principles. The proposed building is ideal building for families and those whom want less carbon-oriented lifestyles. Brick is the proposed primary material.

The biggest challenge of the site is its slope. While it allows for easy access to the parking level, it is still very difficult to get the typical 3 ft. stoop on the site. To help with this there is a big step in the courtyard to transition to the terraces, and a transition down to the lane.

The placement of the townhouses allows for light to get into the courtyard while still being conscious of overlook issues. There is a series of terraced landscape elements on Ash Street and a large outdoor deck for barbeques.

Some push and pull has been proposed to create interest at the penthouse level, and a strong shoulder has been proposed on Ash Street. The facades are particularly tuned with punch-window expression and larger openings to the north to take advantage of the views. The project will be district energy ready with a hydronic heating system and heat-recovery ventilation.

There is significant screening along Ash Street to meet the grade, and street tree planting along the setback to the sidewalk to provide solar-shading during the summer. Two mature trees are being retained. Strategies are being explored to best protect these trees and create an amenity which works with them successfully.

Panel's Consensus on Key Aspects Needing Improvement:

- Design development to simplify the building as currently it is too complex
- The amenity is too small and has poor connectivity to the building
- Design development to better activate the spaces between the townhouses and to better engage them with the units
- Design development of the townhomes to establish a comfortable two-storey relationship with the lane
- Design development to solve the overlook issues between the two levels of patios
- More room is needed for the slide, and the implementation should be re-thought
- Design development on the shoulder as it appears too heavy and looming

Related Commentary: The panel thanked the applicants for their presentation and liked how different the project is compared to others in the area.

While it would be a shame to dilute the expression by changing the verticality of the windows, it is important to pay attention to the verticality of the building. This is both to make sure it doesn't compete with the horizontal expression, and to prevent an institutional feel. A bit more balance should be created between vertical and horizontal expressions at the 2nd and 3rd storeys.

While the brick was generally liked, combined with the punched windows it feels like the project is doing too much. The building is trying to be a brick building but also something else, and needs to be toned down a bit through design to remove some of the articulation and vertical feel.

More design development is also needed at the three-storey shoulder as the change in material makes the corner look odd. While the height and idea is interesting, it does not work with the rest of the building. A strong three-storey corner with more pronounced stepping would be a more responsive approach to both this building and the adjacent one.

The location of the amenity space is likeable, but the slide out onto the boulevard on the corner at the lane does not work. The combination of the social space and children's play area needs more room. Additionally, the connection into the amenity through the parking area is awkward. A better connection is needed to improve the traffic flow.

The townhouses seem to work well and activate the lane fine. However, using a two-storey form with the lane units would be in keeping more with the neighbourhood context, and would make a more comfortable transition to the lane. An additional look should be taken of the roof treatment for the townhouses. The gaps between the townhouse units are also problematic as they are currently dark and uninteresting. More daylighting and activation of them is needed. At the ground plane there should be additional hard surface and usable space. More separation could happen between the garden terraces as well.

Applicant's Response: The applicant thanked the panel and noted that the comments were appreciated as they were constructive, and re-enforced the desire to make the project better. Work will be done to further develop the plans and resolve the access issues to the courtyard and amenity. All of the expressed concerns will be embraced.

2. Public Consultation Summary

Public Notification

A rezoning information sign was installed on the site on July 30, 2015. A community open house was held on September 21, 2015. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

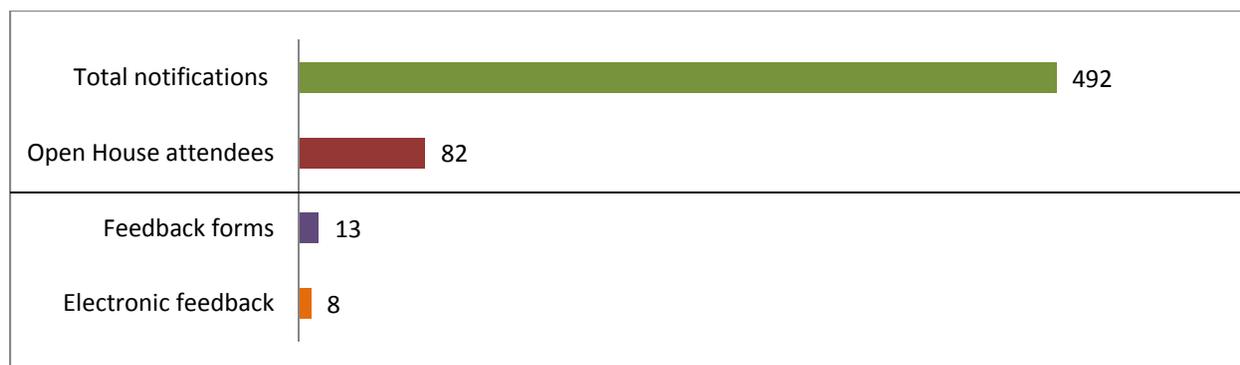
September 21, 2015 Community Open House

A community open house was held from 5:00-8:00 pm on September 21, 2015, at Douglas Park Community Centre, 801 West 22nd Avenue. A total of 492 notifications were distributed within the neighbouring area on or about September 7, 2015. Staff, the applicant team, and a total of approximately 82 people attended the Open House.

Public Response

Public responses to this proposal have been submitted to the City as follows:

- In response to the September 21, 2015 open house, a total of 13 comment sheets were submitted from individuals.
- A total of 8 letters, e-mails, and online comment forms were submitted from individuals.



Below is a summary of all feedback (both online and from the open house) related to the proposal, ordered by topic and level of interest (from highest to lowest):

Height

The building was felt by many to be too tall for the area, with a height of 3 or fewer storeys deemed more appropriate. It was pointed out that, with the floor-to-floor heights plus roof deck, the proposal is closer to 5 or 6 storeys, and that any height over 4 storeys would block views and reduce privacy of the surrounding single family homes. Also of concern was the impact of shading and potential loss of light for homes across the lane.

Design

The design was critiqued for being out of character with the neighbouring houses and not of a friendly, residential scale, with its large-scale exterior expression and blank wall facing the lane. There was opposition to the way the building wraps the corner and a suggestion that a courtyard break would be preferred.

Density

Density was deemed by some to be too high and that apartments would change the character of the neighbourhood.

Pace of Change

There are concerns that the current pace of construction in this neighbourhood is uncomfortably fast. There was a desire for construction to slow down to allow infrastructure to catch up and minimize disruption in the neighbourhood.

Housing

There was mixed feedback in regards to housing mix, with some expressing the desire for family housing larger than one and two bedrooms, while others were satisfied that the unit mix was suitable for families. A desire for more one bedroom suites was also expressed.

Sustainability & Outdoor Space

Some suggested that the project include more sustainable features such as solar heating, community gardens, or green space for families. It was also suggested that the roof be made available both privately and publicly.

Miscellaneous Comments

- Desire to add bike racks outside for visitors
- Desire to have at least one parking space per unit
- Concern that new condos do not add to the local services in the neighbourhood
- Critique that the presentation materials were not clear on timelines regarding the implementation of transit stations at 33rd or 57th Avenues

4085 Ash Street and 619-633 West King Edward Avenue
FORM OF DEVELOPMENT

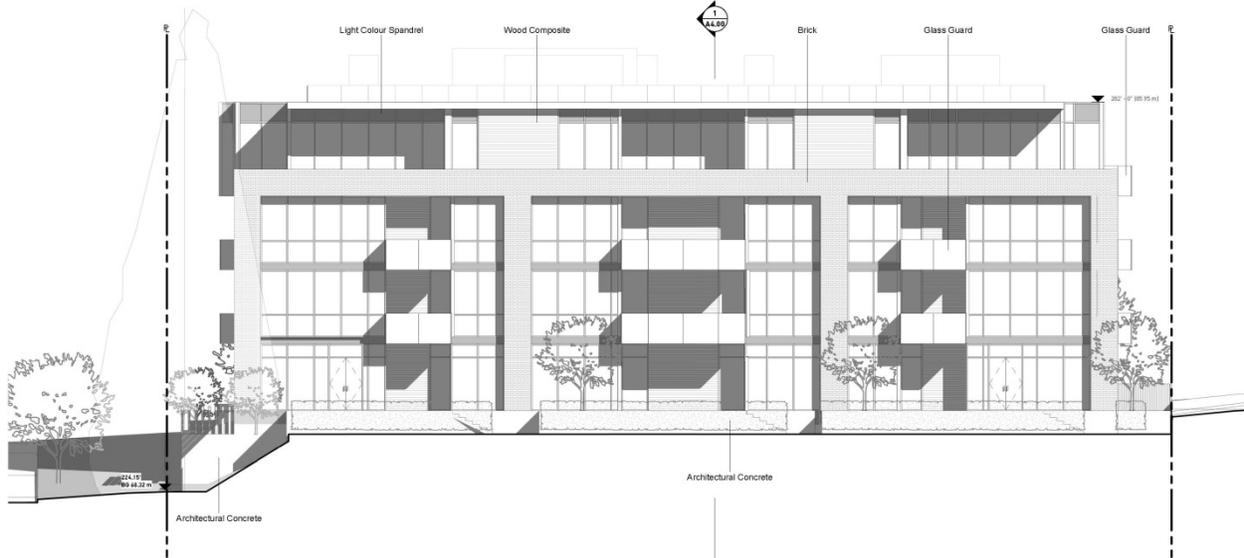
Site Plan/Landscape Plan



Perspective



North Elevation



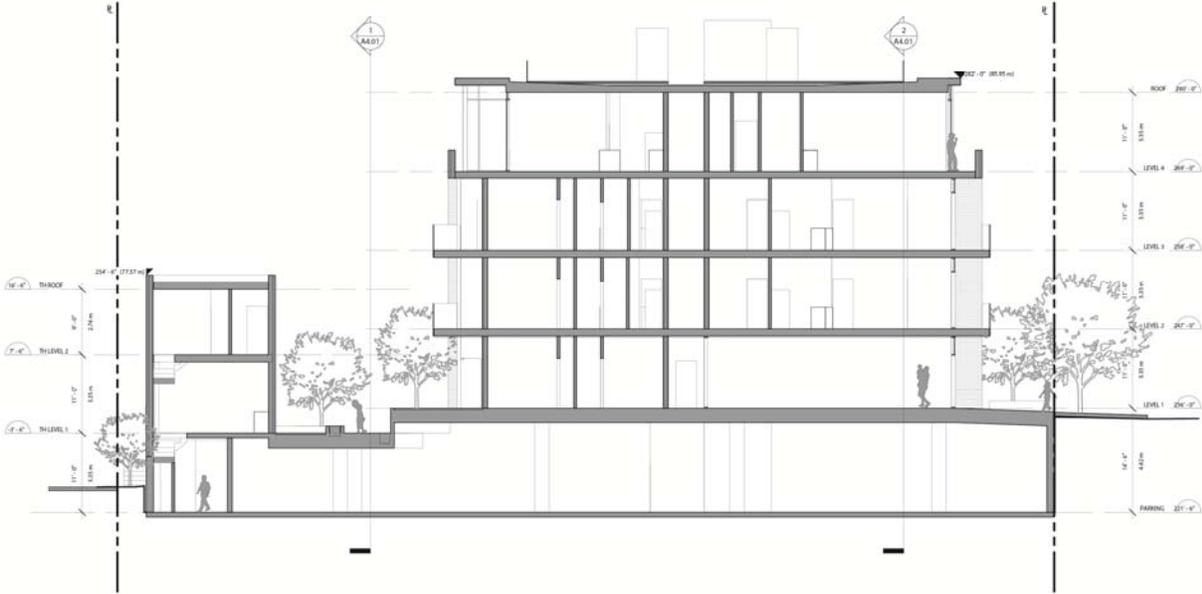
South Elevation



Townhouse Elevation from Lane



Building Section



* * * * *

4085 Ash Street and 619-633 West King Edward Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

Four-storey apartment building and three two-storey townhouses containing a total of 31 dwelling units

Public Benefit Summary:

The project would generate a DCL payment and a CAC offering to be allocated toward the affordable housing fund, childcare and community facilities and heritage amenity in the Cambie Corridor area.

	Current Zoning	Proposed Zoning
Zoning District	RS-5	CD-1
FSR (site area = 2,1812.5 sq. m / 19,510 sq. ft.)	0.70	1.93
Floor Area (sq. ft.)	13,657	37,654
Land Use	Single-family residential	Multi-family residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required *	DCL (City-wide)	42,200	501,175
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		131,984
	Affordable Housing		659,917
	Parks and Public Spaces		
	Childcare Facilities/Social/Community Facilities		527,934
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		42,200	1,821,010

* 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%).

4085 Ash Street and 619-633 West King Edward Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	4085 Ash Street and 619-633 West King Edward Avenue
Legal Descriptions	<ul style="list-style-type: none"> • 4085 Ash Street - PID 013-275-046; Lot 13, Block 659, District Lot 526, Plan 2976 • 619 West King Edward Avenue - PID 013-275-062; Amended Lot 14 (See 41109L), Block 659, District Lot 526, Plan 2976 • 633 West King Edward Avenue - PID 008-240-710; Amended Lot 15 (See 42125L), Block 659, District Lot 526, Plan 2976
Developer	Aragon Properties Ltd.
Architect	Public Architecture
Property Owners	Aragon (Ash/King Edward) Properties Ltd.

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development	Recommended Development (if different than proposed)
ZONING	RS-5	CD-1	
SITE AREA	1,812.5 m ² (19,510 sq. ft.)	1,812.5 m ² (19,510 sq. ft.)	
USES	One-Family Dwelling	Multiple Dwelling	
FLOOR AREA	1,269 m ² (13,657 sq. ft.)	3,498 m ² (37,654 sq. ft.)	
FLOOR SPACE RATIO (FSR)	0.70 FSR	1.93 FSR	
HEIGHT	10.7 m (35 ft.)	19.4 m (64 ft.)	16.8 m (55 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law	