



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: November 1, 2016
Contact: Susan Haid
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RTS No.: 11721
VanRIMS No.: 08-2000-20
Meeting Date: November 15, 2016

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 151-157 West 41st Avenue

RECOMMENDATION

A. THAT the application by DYS Architecture Inc., on behalf of Nextpacific Woodstock Development Limited, the registered owner, to rezone 151, 157 West 41st Avenue [*Amended Lot 9 (See 210183L), Except the South 10 Feet Now Road, and Amended Lot 11 (See 210184L), Except Part in Explanatory Plan 5881; All of Lot 2, Block 1003A, District Lot 526, Plan 4381; PIDs: 007-766-726, and 011-572-728 respectively*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 1.86 and the height from 10.7 m (35 ft.) to 14.3 m (47 ft.) to permit the development of a courtyard townhouse residential building containing a total of 15 dwelling units, be referred to a Public Hearing together with:

- (i) plans prepared by DYS Architecture Inc., received on December 11, 2015;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability 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 expenditure 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 two lots located at 151-157 West 41st Avenue from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of courtyard townhouses with a total of 15 dwelling units over one level of underground parking. The site is located in the Oakridge Town Centre neighbourhood of the *Cambie Corridor Plan*.

Staff have assessed the application and conclude that it generally meets the intent of the *Cambie Corridor Plan*. Staff supports the application, subject to design development and other conditions outlined in Appendix B. Staff recommend that the application be referred to Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to Public Hearing, along with conditions in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- Cambie Corridor Plan (2011)
- Green Building Policy for Rezoning (2010, last amended 2014)
- Family Room: Housing Mix Policy for Rezoning Projects (July 2016)
- Vancouver Neighbourhood Energy Strategy (2012)
- Riley Park-South Cambie Community Vision (2005)
- Community Amenity Contributions Through Rezoning (1999, last amended 2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Renewable City Strategy (2015)

REPORT

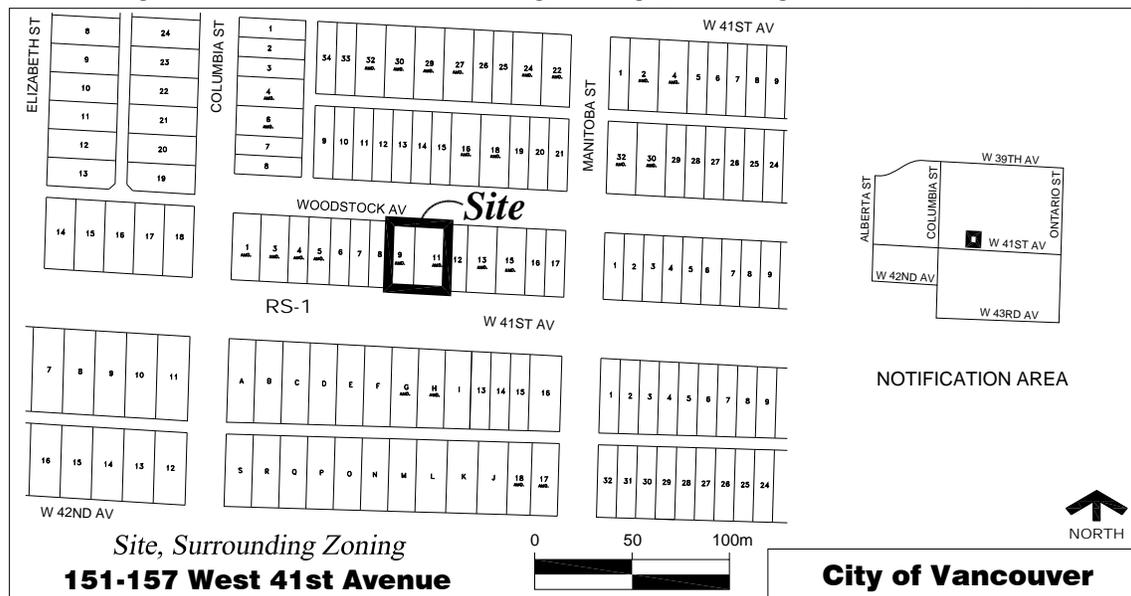
Background/Context

1. Site and Context

This 1,034 m² (11,128 sq. ft.) site is located mid-block on 41st Avenue between Columbia Street and Manitoba Street (see Figure 1). The site is double fronting both on 41st Avenue to the south and Woodstock Avenue to the north. The site is 30 m (99 ft.) wide and 34 m (113 ft.) deep.

Currently the site is zoned RS-1 and occupied with detached one-family dwellings. Adjacent sites to the west and east are also currently developed with detached one-family dwellings which can be developed as residential buildings up to four storeys under Phase 2 of the *Cambie Corridor Plan*. To the north of the site, across Woodstock Avenue are detached one-family dwellings that are included in the planning for Phase 3 of the Cambie Corridor, currently underway. The main objective of Phase 3 is to enable ground-oriented housing such as townhouses as a transition from the higher density Phase 2 areas. The subject site is located within a five minute walk of Oakridge Centre and the Oakridge-41st Avenue Canada Line Station as well as frequent bus service along 41st 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*. Subsequent to a comprehensive planning process, this plan identified land uses, density ranges, building heights and building forms for sites along the arterial streets within the Cambie Corridor.

Section 4 of the *Cambie Corridor Plan* (the “Neighbourhoods” section) provides direction for the development in each area of the corridor, including neighbourhood character, public realm and urban design principles. The subject site is within the “Oakridge Town Centre” neighbourhood, located between Willow and Ontario Streets. In this neighbourhood, mid-rise residential buildings are anticipated with opportunities for enhancing the public realm with wide green setbacks and additional landscaping.

For this site, subsection 4.4.5 of the *Cambie Corridor Plan* specifically supports residential buildings up to four storeys in height with upper levels stepped back above the third floor. An estimated density range of 1.25 - 1.75 FSR is recommended in the *Plan*, however, this is not a limit. Supportable density is based on site-specific urban design and public realm performance relative to the Plan objectives and design guidelines.

The housing strategy in the *Cambie Corridor Plan* also calls for a minimum of 25% of the units to be suitable for families (two bedrooms or more). This application proposes that 14 of the 15 units be two or three bedroom units, achieving 93% of the total units as suitable for families. Although not required at the time the application was submitted, the proposal also meets the newly adopted 35% minimum for two or more bedroom units required by the *Family Room: Housing Mix Policy for Rezoning Projects* (July 2016). A condition of approval has been added in Appendix B to maintain the proposed unit mix as the project progresses.

Strategic Analysis

1. Proposal

The application proposes to rezone the site to enable a courtyard townhouse residential building with a height of four-storeys on 41st Avenue and three storeys plus rooftop deck on Woodstock Avenue to the north (see Figure 2) separated by an internal courtyard. In total, the application proposes 15 dwelling units (11 three-bedrooms, 3 two-bedrooms and 1 one-bedroom) with a total FSR of 1.86 and a building height of 14 m (47 ft.) on 41st Avenue and 11.5m (38 ft.) on Woodstock Avenue. One level of underground parking is proposed, accessed from Woodstock Avenue with a total of 19 parking spaces and 25 bicycle parking spaces.

Figure 2 – Site Plan

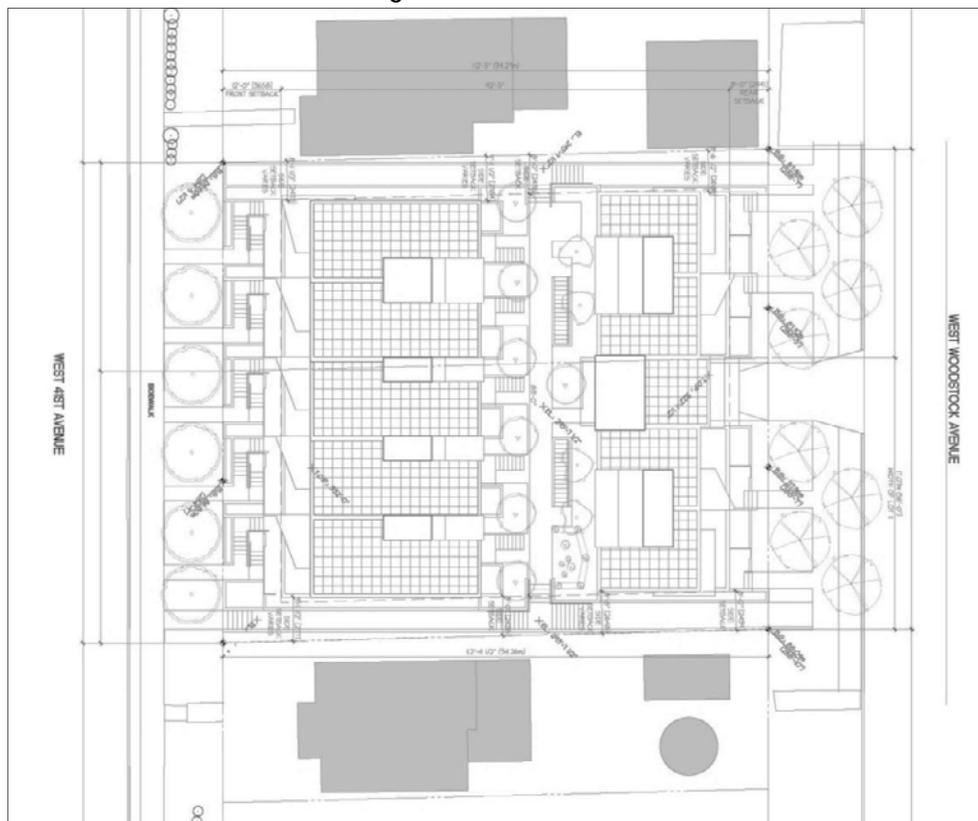


Figure 3 – Proposed Building (northwest from West 41st Avenue)



2. Land Use and Density

The proposed residential uses are consistent with the *Cambie Corridor Plan*. The Plan indicates that supportable density on a site will be determined by analysis of site-context and the urban design and public realm performance of the proposal. Staff have concluded that a density of 1.86 FSR is supportable for this site based on the proposed built form, setbacks, massing, and to the design conditions in Appendix B.

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

Following the principles of the Cambie Corridor Plan, this site is within an area which anticipates four-storey residential buildings along 41st Avenue. The application proposes a four-storey townhouse form on 41st Avenue (see Figure 3), with a three plus partial storey on Woodstock Avenue to take advantage of the unique site condition of a double fronting street (see Figure 2).

The proposal tests a townhouse form of development instead of the single apartment form anticipated on the site under the Plan. Both buildings are located above a parking structure that is below grade and accessed from Woodstock Avenue. In the proposal, the courtyard level has been raised to allow for clearance in the parking structure. The Cambie Corridor built form guidelines include performance standards in terms of height and setbacks to ensure that the relationship to adjacent properties, privacy, overlook, and shadowing concerns are taken into account.

The building setbacks from property lines are described in the Plan as a range from 10-15 feet. Conditions of approval are proposed in Appendix B of this report to improve the building performance and relationship to adjacent properties. The proposed elevated courtyard space and associated retaining walls result in overlook concerns and an unneighbourly relationship to adjacent sites. Staff have included conditions of development in Appendix B to address these issues and improve the relationship of the courtyard to adjacent sites.

The Urban Design Panel reviewed and supported this project on April 20, 2016. Staff support the application subject to the design development conditions in Appendix B that will further improve and refine the building design. The proposal will also undergo further design development during the development permit review process.

4. Transportation and Parking

Vehicle and bicycle parking are provided within one level of underground parking, accessed from Woodstock Avenue. The application proposes 19 parking spaces and 25 bicycle 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 application proposes a wide range of features to achieve the required Gold rating in the Built Green™ home program (115 points required/115 points proposed) and a minimum score of Energuide 84, which meets the requirement set out in the City's Green Buildings Policy for Rezoning.

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 existing buildings on site whereby at least 75% of demolition waste must be recycled/reused (excluding hazardous materials).

PUBLIC INPUT

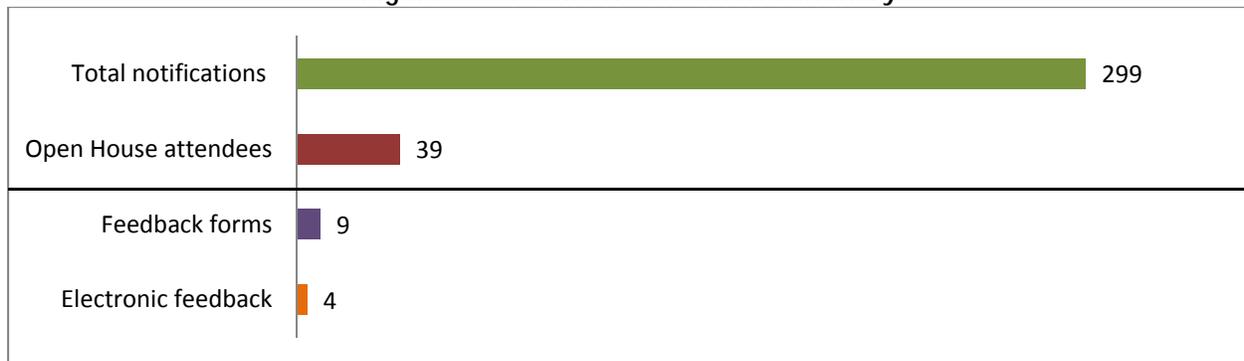
Public Notification – The City of Vancouver Rezoning Centre webpage included notification and application information as well as an online comment form. A rezoning information sign was also posted on the site. A community open house was held from 5-8 pm on March 29, 2016, at the Oakridge United Church, 305 West 41st Avenue. A total of 299 notifications were distributed within the neighbouring area on or about March 15, 2016. Staff, the applicant team, and a total of approximately 39 people attended the Open House.

Public Response and Comments – The City received a total of 13 responses regarding the rezoning application (see Figure 4).

Comments included concerns related to the height and overlook of the central courtyard and pedestrian pathways to adjacent properties. Other comments expressed concerns of the pace of change and impacts to existing infrastructure.

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

Figure 4 – Public Notification Summary



Response to Public Comments

The following design development conditions (Appendix B) are recommended in response to concerns raised through the application review process, including comments from the public and the Urban Design Panel, as well as staff input and direction:

- Further design development to reduce the height and overlook impacts of the pedestrian sideyard pathways;
- Further design development to eliminate the rooftop decks and overlook impacts from the townhouses on Woodstock Avenue; and
- Further design development to the building massing and depth of the building to substantially reduce the bulky appearance of the building, particularly in the north-south dimension.

PUBLIC BENEFITS

This rezoning application, if approved, offers the following public benefits in response to City policies which address changes in land uses and density.

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/non-profit housing) and various engineering infrastructure. The proposed residential and commercial floor area are subject to the Citywide DCL rate which, as of September 30, 2016, will be \$149.73 per m² (\$13.91 per sq. ft.). Based on the proposed residential floor area of 1,923 m² (20,699 sq. ft.), a DCL of approximately \$287,923 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 stages 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 DCL By-law rate adjustment. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL By-law rate will apply. See the City's [DCL Bulletin](#) for details on DCL rate protection.

Public Art Program – The *Public Art Policy for Rezoned Developments* requires all newly rezoned developments having a floor area of 9,290 m² (100,000 sq. ft.) or greater to commission public art or to provide cash in lieu. As the proposed floor area is below the minimum threshold set out in the policy, no public art contribution will arise from this application.

Public Benefits - Offered by the Applicant

Community Amenity Contribution – Within the context of the *City's Financing Growth Policy* and the *Cambie Corridor Plan*, an offer of a Community Amenity Contribution (CAC) 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.

For sites within the Cambie Corridor, the *Cambie Corridor Plan* interim public benefits strategy provides direction for CAC allocations. Approximately \$285.5 million has been secured through approved rezonings under the Cambie Corridor Plan as of July 2016. These CACs have been allocated as shown in Figure 5.

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 cash CAC of \$786,492 using the target CAC rate of \$60.94 per sq. ft. based on the net additional increase in floor area (12,906 sq. ft.).

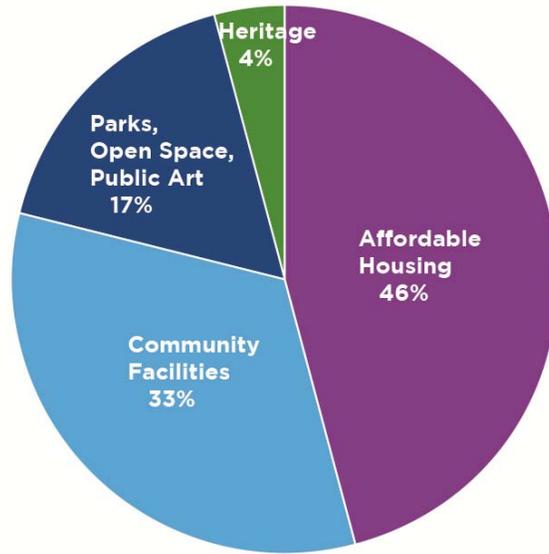
Staff recommend that the cash CAC be allocated to the following identified community needs:

- \$393,246 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area; and
- \$314,597 (40%) to childcare and community facilities in and around the Cambie Corridor Plan area; and
- \$78,649 (10%) to the Heritage Conservation Reserve to enable heritage conservation in the City of Vancouver.

The above recommended allocations 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.

Figure 5 – Cambie Corridor CAC Allocations by Percentage



CACs secured since Cambie Corridor Plan approval (updated to July 2016)*

- \$285.5 million (excludes unallocated CACs)
 - 46% Affordable Housing (\$131.7M)
 - 33% Community Facilities (civic facilities, childcare) (\$95M)
 - 17% parks, open space and public art (\$47.1M)
 - 4% heritage (\$11.7M)
- 701 secured market rental housing units
- 194 seniors supportive housing units
- 290 social housing units
- Approximately 50% of all secured housing units are family units (two or more bedrooms)

**Includes Oakridge Centre rezoning and Cambie Corridor CACs collected within the Marpole Plan boundary.*

FINANCIAL IMPLICATIONS

As noted in the section on Public Benefits, the applicant has offered a cash CAC of \$786,492 to be allocated as follows:

- \$393,246 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area;
- \$314,597 (40%) to childcare and community facilities in and around the Cambie Corridor Plan area; and
- \$78,649 (10%) to the Heritage Conservation Reserve to enable heritage conservation in the City of Vancouver.

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

The site is within the Citywide DCL District. It is anticipated that the project will generate approximately \$287,923 in DCLs.

CONCLUSION

The 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 intent of the *Cambie Corridor Plan* with regard to land use, density, height and form.

The General Manager of Planning, Urban Design and Sustainability 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 is recommended that, subject to the Public Hearing, the application including the form of development, as shown in the plans in Appendix D, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

151-157 West 41st 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, 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 Director of Planning or Development Permit Board will issue development permits are:
 - (a) Multiple Dwelling;
 - (b) Accessory Uses customarily ancillary to uses listed in this Section 2.2.

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 consists of 1,034 m², being the site size at the time of application for the rezoning evidenced by this By-law prior to any dedications.
- 4.2 The floor space ratio for all uses must not exceed 1.86.
- 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 sundecks 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 the residential floor area being provided; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens, if 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, located at or below base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; and
 - (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 amenity areas, except that the total exclusion for amenity areas must not exceed 10% of 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 14.3 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

* * * * *

151-157 West 41st Avenue
PROPOSED CONDITIONS OF APPROVAL

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for 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 DYS Architecture, on behalf of the Nextpacific Woodstock Development Limited, and stamped "Received Planning Department, December 11, 2015", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

Urban Design

- 1. Design development to increase setbacks from property lines as follows:
 - (i) Min. 10 ft. from side property lines;
 - (ii) Min. 10 ft. from Woodstock Avenue; and
 - (iii) Min. 14 ft. from W 41st Avenue.

Note to Applicant: Increasing the setbacks will improve the performance and open space to minimum standards found in the Cambie Corridor Plan. This condition is also consistent with initial staff advice to the applicant on the initial rezoning enquiry.

- 2. Design development to remove the rooftop access and deck on the Woodstock Avenue building.

Note to Applicant: This is to improve the massing and overall bulk of the building at the Woodstock Avenue elevation. A partial third storey is supportable to preserve the livability of these units.

- 3. Design development to reduce and lower the design elevation of the courtyard by a minimum of 5 ft.

Note to Applicant: Staff recognize that this will entail a substantial re-design of the parking ramp and related below grade circulation. However, the present build-up of the courtyard presents an unneighbourly relationship to adjacent sites.

4. Design development to remove stairs located in the side yard.

Note to Applicant: Stairs may be considered if they substantially follow existing grades.

5. The proposed unit mix, including 1 one-bedroom (7%), 3 two-bedroom units (20%) and 11 three-bedroom units (73%), is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 25% of the dwelling units designed to be suitable for families with children.

Crime Prevention through Environmental Design (CPTED)

6. Design development to respond to CPTED principles, having particular regard for:

- (iv) theft in the underground parking;
- (v) residential break and enter;
- (vi) mail theft; and
- (vii) mischief in alcoves and vandalism, such as graffiti.

Landscape Design

7. Provision of street trees in a boulevard directly adjacent to West 41st Avenue and Woodstock Avenue.

Note to Applicant: Pages A0.07 and A0.09 propose street trees in a boulevard directly adjacent to 41st Avenue while Page L-1 does not. Liase with the Park Board and Engineering Services in order to introduce a row of boulevard street trees directly adjacent to West 41st Avenue (i.e. north of 41st/south of the sidewalk) and Woodstock Avenue (i.e. north of the proposed sidewalk/south of Woodstock). Street Tree species to be approved and/or determined by the Park Board. Boulevard width to be width to be determined by Park Board and Engineering Services.

8. Design development to improve the relationship of the inner courtyard;

Note to Applicant: There is a lack of privacy from within the inner courtyard to adjacent sites. Any screening that is used shall have a planted green presence when viewed from within the site and from adjacent sites. The presence of the

concrete structure that elevates the inner courtyard must be softened for the eastern/western neighbours. This solution must be a year-round solution.

9. Grades, retaining walls, walkways and structural elements, such as underground parking, designed to provide maximum plant growing depth (exceed BCLNA Landscape Standard).

Note to Applicant: Where possible, trees on site and on city property should be planted at grade and not placed in above grade planters to achieve soil depth. Variations in the slab may be required in combination with appropriate growing medium. In the horizontal plane, soils should be continuous, wherever possible.

10. Final coordination of the public realm landscape treatment to meet the intent of the Cambie Corridor Public Realm Plan.

Note to Applicant: Aspects to consider at time of Development Permit application include paving, lighting, planting, pedestrian pathways, safety and way finding, permanent site furniture, weather protection, garbage storage, recycling and loading.

11. Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 square feet.

12. Provision of a Rainwater Management Plan that utilizes sustainable strategies such as infiltration, retention, treatment and utilization of rainwater.

Note to Applicant: Strategies could include high efficiency (drip) irrigation, the use of drought tolerant plants and mulching. Proposed plantings should be consistent with the City of Vancouver Water-wise Planting Guidelines.

13. Design development to incorporate the principles of the City of Vancouver Bird-Friendly Design Guidelines for the protection, enhancement and creation of bird habitat, in addition, reduce potential threats to accommodate birds in the city.

Note to Applicant: Incorporate a diversity of native and non-invasive plants within the planting scheme. Use of high visibility glass for windows, reduce reflection and dangers for attractants at building facades is encouraged.
<http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>

14. At the time of development permit application, provision of:
 - i) A legal survey.
 - ii) A fully labelled Landscape Plan, Sections and Details. Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. The Landscape Plan should include all exterior hard and soft surface elements (site furniture, gates, fences, surfaces, screens, walls), the public realm treatment (to the curb) and all existing or

proposed street trees, adjoining landscaping/ grades and public utilities such as lamp posts, hydro poles, fire hydrants.

- iii) Provision of larger-scale section drawings at $\frac{1}{4}''=1'-0''$ / 1:50 or better, to illustrate the public realm interface landscaping from the building face to the street and lane edge, lane interface, and courtyard plaza areas.
- iv) Provision of larger-scale architectural details $\frac{1}{2}''=1'-0''$ or 1:25 or better to illustrate proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other landscape features applicable to proposal. Planter sections details to confirm depth of proposed planting on structures.
- v) Provision of an external lighting plan for pedestrian routes and courtyards, to ensure that adequate lighting levels are achieved for CPTED performance while minimizing glare for residents and birds.
- (viii) Design consideration to increase the livability of the inner courtyard.

Note to Applicant: As per comments from the Urban Design Panel, there is concern regarding the width of the inner courtyard. Please ensure that the space is being used most efficiently (i.e. two separate stairways into the parkade, storage/bike lockers within parkade, etc.)

- (ix) Provision of large scale, dimensioned, architectural and landscape sections [typical] through planted areas, including the slab-patio-planter relationship, the lane interface, common areas and upper levels.

Note to Applicant: the sections should include the slab, planters, planter materials, tree stem, canopy and root ball.

Sustainability

15. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving BuiltGreen BC Gold™ with a minimum of Energuide 84, or a 20% improvement over a Natural Resources Canada Reference House if using the new EnerGuide GJ scale.

Note to Applicant: Provide a BuiltGreen BC checklist confirming Gold level achievement and a detailed written description of how the score of Energuide 84 will be achieved. Both checklist and description should be incorporated into the drawing set and significant Built Green features keyed to the plans. Proof of enrolment from Built Green Canada must also be provided and the project address registration must be incorporated into the drawing submission.

16. Provision of 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).

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

Engineering Services

17. Design and location of all crossings to the satisfaction of the General Manager of Engineering Services. Provision of the sloped portion for the parkade access on Woodstock Street to be located fully within the front boulevard and the sidewalk crossing the parkade access to be flat while still having the driving crossing score lines to indicate to people who are blind or partially sighted that they are crossing a driveway.

Note to Applicant: Proposed crossing location conflicts with existing hydro pole on the boulevard. Submission of a crossing application is required.

18. Deletion of the proposed second row of street trees on Woodstock Avenue.
19. Provide automatic door openers on the doors providing access to the bicycle room(s) and note on plans.
20. Clarify garbage pick-up operations. Confirmation that a waste hauler can access and pick up from the location shown is required. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.
21. 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 required to calculate the slope and crossfall.

- (ii) Dimension all stall lengths, the maneuvering aisle width, and all column encroachments into parking spaces on drawing A2.01.
- (iii) Modify column placement to comply with the requirements of the Engineering Parking and Loading Design Supplement. A column 2 ft. in length must be set back 2 ft. from either the opening to or the end of the parking space.

- (iv) Provision of an improved section drawing for the main ramp showing the security gate.

Note to applicant: A section drawing is required showing elevations, O/H gates and vertical clearances. The minimum vertical clearance should be noted on plans. Provide 2.3 m of vertical clearance on the ramp and within the parking area if disability stalls are required as 2.1 m is shown on section drawing A4.01.

- (v) Provision of an improved landscape plan L-1 showing the existing pole locations along Woodstock Avenue to confirm that the poles do not conflict with the proposed parking and sidewalk access.

- (vi) 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.

- (vii) Provision of all bicycle spaces as per the Parking By-Law and the parking and Loading Design Supplement.

Note to Applicant: The six bicycle spaces shown on the landscape plan are not Class A spaces and would count as Class B spaces. 19 Class A bicycle spaces are required and 13 spaces are shown on P1. Engineering recommends that all Class A spaces be provided on P1. Class B bicycle noted in tech table are not shown on plans.

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, Urban Design and Sustainability, 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 Services

1. Consolidation of Amended Lot 9 (See 210183L), Except the South 10 Feet Now Road, and Amended Lot 11 (See 210184L), Except Part in Explanatory Plan 5881; All of Lot 2, Block 1003A, District Lot 526, Plan 4381 to create a single parcel.

Note to Applicant: Restrictive Covenants R49249 & GB94636 (See 86184L) on title prescribe a minimum value of any new dwellings on the properties, and stipulate that the siting and architectural design of any such dwelling requires the approval of the CPR Company. As these charges are not in favour of the

City, adherence is not a requirement for re-development of the properties; therefore the applicant may wish to pursue having these charges released from title.

2. 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 adequate sewer (storm and sanitary) service to meet the demands of the project. The current application lacks the details to determine if sewer main upgrading is required. Please supply project details including floor area, projected fixture counts and other details as required by the City Engineer to determine if sewer 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 sewer system upgrading that may be required.
 - (iii) Provision for future road re-construction on 41st Avenue adjacent to the site to generally include: new concrete curb and gutter, 2.5 m (8.2 ft.) raised cycle track, (Note: this may require the removal of on-street parking on West 41st Avenue in front of the site), 1.2 m (3.9 ft.) sod grass front boulevard, new street trees where space permits, 1.83 m (6 ft.) concrete sidewalk with saw cut joints, 0.3 m (1 ft.) sod grass building strip, improved street and pedestrian LED lighting, and adjustments to all existing infrastructure to accommodate the proposed street improvements.

Note to Applicant: Specific public realm improvements are subject to completion and adoption of the Cambie Corridor Public Realm Plan.
 - (iv) Provision of a 1.83 m (6 ft.) concrete sidewalk with saw cut joints, new street trees where space permits on Woodstock Street and improved street and pedestrian LED lighting.

- (v) Provision of street trees adjacent the site where space permits.
3. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks (including non BC Hydro Kiosks) are to be located on private property with no reliance on public property for placement of these features. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.

Environmental Contamination

4. If applicable:
- (i) Submit a site profile to Environmental Services (Environmental Protection);
 - (ii) As required by the Manager of Environmental Services 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 Services 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 Services, 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 separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been provided to the City.

Community Amenity Contribution

5. Pay to the City a Community Amenity Contribution of \$786,492 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 \$786,492 is to be allocated as follows:
- (i) \$393,246 to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area;

- (ii) \$314,597 towards childcare facilities serving the community in and around the Cambie Corridor Plan area; and
- (iii) \$78,649 towards the Heritage Conservation Reserve to increase heritage conservation in the City of Vancouver.

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 registerable charges pursuant to 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.

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151-157 West 41st Avenue
DRAFT CONSEQUENTIAL AMENDMENTS

SUBDIVISION BY-LAW NO.5208

A consequential amendment is required to delete Amended Lots 9 and 11, Block 1003A, District Lot 526, Plan 4381; PIDs: 007-766-726, and 011-572-728 respectively, from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

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151-157 West 41st Avenue
ADDITIONAL INFORMATION

Urban Design Panel (April 20, 2016)

EVALUATION: SUPPORT (7-0)

Introduction: Graham Winterbottom introduces the policy for the proposal that this is a rezoning application for a mid-block multi-family townhouse project at 151-157 West 41st Avenue. The site assembly consists of two parcels currently zoned for one-family dwellings (RS-1), with a frontage of approximately 99 ft. and a depth of 112 ft. The site is unique because it is situated between two streets, or double fronting, with 41st Avenue at the front and Woodstock Avenue at the rear of the property.

The proposal is for a stacked townhouse form on 41st Avenue, and three-storey townhouses on Woodstock Avenue (15 units in total) served by a courtyard between. The proposed density is 1.9 FSR.

The proposal is being reviewed under the Cambie Corridor Plan (CCP) in the Oakridge Town Centre neighbourhood. For this site the CCP anticipates proposals up to four storeys in an apartment form. Townhouses at the rear are not described in the CCP for this area; however, it does suggest active uses and front doors to activate Woodstock Avenue.

Staff are considering the application because the stacked form on West 41st Avenue is an equivalent scale to a four-storey singular building and because there is a general desire by Council to achieve family-oriented housing types in the City.

Tim Potter continued the presentation by reminding the panel that this is a rezoning application that is subject to the form of development guidelines in the CCP.

The project is located on the north side of 41st Avenue between Columbia Street and Manitoba Street. This is a double-fronting site with Woodstock Avenue to the rear. The estimated FSR range for this site is 1.25 to 1.75 FSR and a height of four-storeys.

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

1. Please comment on the form of development as it relates to neighbouring sites and in particular, the relationship of the courtyard (its proposed elevation) and how that relates to the existing grade of neighbouring sites;
2. Please comment position of the ramp location with respect to massing and the Woodstock Avenue streetscape;
3. Please comment on the success of open space design and overall amenity for the project;
4. Please provide any additional advice that could further inform the design process through the Development Permit process

Applicant's Introductory Comments: The applicant team introduced the project by noting that the site is not as deep as the sites across the street. A unique thing about this site is that it faces two streets rather than having a typical lane condition at the rear. Adjacent sites on Woodstock are single-family residences and on the south-side of Woodstock are detached garages. This condition was seen as an opportunity to depart slightly from the CCP prescribed form to activate Woodstock Avenue.

The site has a change in grade downwards from Woodstock Avenue to 41st Avenue of approximately four feet. The courtyard in the middle has been designed at its height to allow sufficient height for the parking. The parking ramp goes against the existing slope of the site which is why the courtyard above this area has been raised.

There was a desire from the applicant to focus this development on family units. The unit mix being proposed ranges from single-bedroom units to two-bedroom plus a den, and three-bedroom units all in a townhouse configuration.

The massing facing West 41st Avenue is a typical four-storey volume. There are stacked townhouses with the bottom units being accessed from West 41st Avenue. The upper units are accessed from the courtyard. The Woodstock Avenue units are directly accessed from the street.

The building materials will most likely include durable paneling with varying textures and colours to maintain a modern appearance.

The applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

- The depth of the site and the tightness of the courtyard may be an issue.
- There was some concern about the height of the podium for the courtyard.
- There was concern about accessibility throughout the site.
- The parking ramp is too high, and consideration should be given to future sharing opportunities.
- Concerns were expressed about the width of the courtyard.
- The details of the project need to be more clear prior to the development permit stage.
- Use landscaping to provide a sense of openness and create breathing space.

Related Commentary: The panel thought that the layout of the site is clever and will create a nice streetscape. This form provides more relief than a double-loaded massing; splitting the building creates a lot more daylight for the through units.

The focus of this project should be on the relationship to Woodstock Avenue. Attention should be paid to having quality building and materials used toward the neighbouring sites to mitigate the massing. As well, the grade needs to be as flat as possible where everyone is walking. If the applicant could play with the grade a bit to reduce a few of the steps and bring down the podium of the courtyard, that would be better. Lowering the overall form would also increase accessibility to the units.

The Panel was split on whether the ramp location is okay. Some members thought that the ramp could be in a stronger location to one side. They also thought that it would be good to move the ramp to allow for a continuous sidewalk where kids can play between units without having to encounter with traffic.

Any extra room that might be gained for the courtyard would be, but this may require a conversation with the City about setbacks, a much more comfortable dimension for a courtyard. A dimension of 30 ft. was suggested. While that may not be achievable, pushing toward this as much as possible would be great. If there is any way to enlarge the courtyard and make the whole walkway feel like a place to gather, then it should be done.

The panel noted that there is a lot of consideration given to the details of the courtyard, towards mitigating its tight dimension; however, it still feels like it has a sea of stairs going through it in different directions. Some effort should be made towards eliminating some of them and expanding the kid's play space.

Careful attention should be paid to the side yard relationship to the neighbours. Going forward, look carefully at the detail edges. The wall treatments, railings, light wells and parkade wells need to be done crisply, not generically, to really make them work. There is also a 6 ft. fence sitting on top of the 4 ft. wall, and depending on what happens with the other developments this fence will require a lot of creativity as currently there is a lot of continuous opaqueness in this area.

Applicant's Response: The applicant team thanked the panel for their positive and constructive commentary. There are a lot of details which need to be sorted out, including the edge conditions. They will definitely keep in mind being friendly to the neighbours and the future condition of the area.

The driveway situation is tough. There are pros and cons no matter where it is placed, but the current location does provide opportunities to explore sharing with future sites.

* * * * *

1. Public Consultation Summary

Public Notification

A rezoning information sign was installed on the site on February 5, 2016. A community open house was held on March 29, 2016. A total of 299 notifications were distributed within the neighbouring area on or about March 22, 2016. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

March 29, 2016 Community Open House

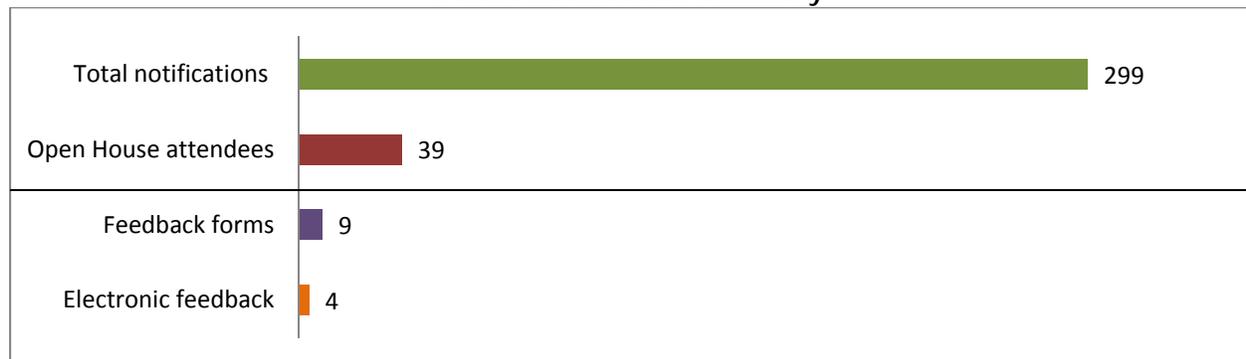
A community open house was held from 5:00-8:00 pm on March 29, 2016, at Oakridge United Church, 305 West 41st Ave. Staff, the applicant team, and a total of approximately 39 people attended the Open House.

Public Response

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

- In response to the April 5, 2016 open house, a total of 9 comment sheets were received from the public.
- A total of 4 letters, e-mails, online comment forms, and other feedback were received from the public.

Public Notification Summary



Below is a summary of all feedback received from the public by topic, and ordered by frequency:

Height:

Concerns were expressed regarding the height of the four-storey building on 41st Avenue and shadowing and privacy impacts to adjacent properties due to overlook from the elevated sideyard pathways and interior courtyard.

Parking and Traffic:

Some expressed concerns regarding increased traffic congestion and the availability of on street parking.

Density:

Comments expressed that the proposed building is too dense for a site with no rear laneway and that the increase in area residents will add strain to existing infrastructure.

Miscellaneous Comments:

Some feel that this development would bring a much-needed supply of housing, good design, provide outdoor space and fit into the overall neighbourhood, while others expressed general opposition to the proposal.

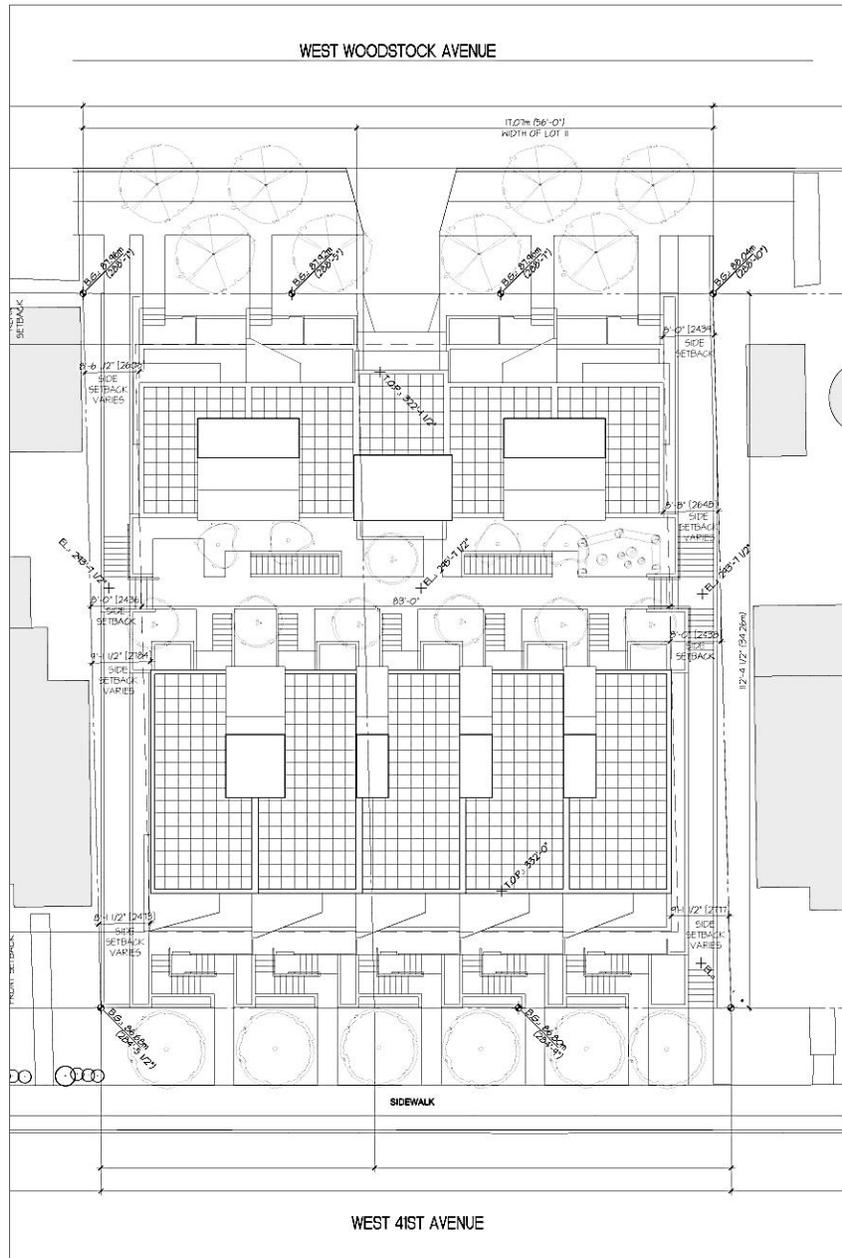
The following miscellaneous comments were received from the public:

- There isn't sufficient room for children to play and the courtyard could get noisy
- Concerns that the local public transportation won't support population increase.
- Suggestions to increase opportunities for alternative energy generation.

* * * * *

151-157 West 41st Avenue
FORM OF DEVELOPMENT

Site Plan



Landscape Plan

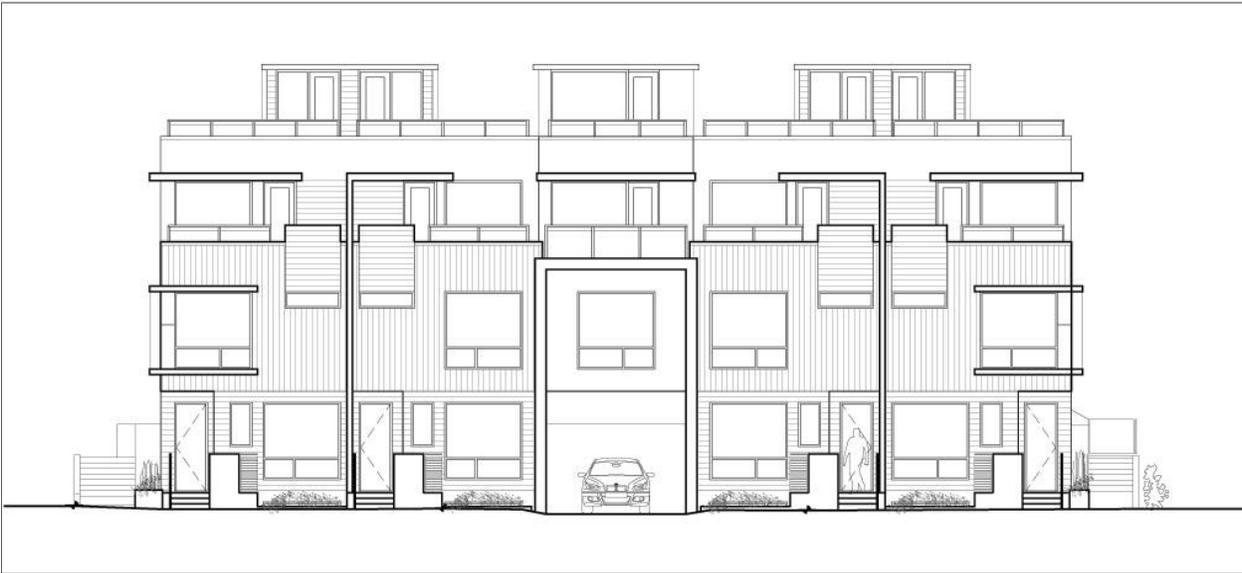


Elevations

South (41st Avenue) Elevation



North (Woodstock Avenue) Elevation



Perspective on 41st Avenue (view from Southeast)



Perspective on Woodstock Avenue (view from Northwest)



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151-157 West 41st Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

Four-storey residential townhouse development with three-storey townhouses at the rear containing a total of 15 residential units.

Public Benefit Summary:

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

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 1,034 m ² 11,128 sq. ft.)	0.70	1.86
Floor Area (sq. ft.)	7,793 sq. ft.	20,699 sq. ft.
Land Use	Single-Family Residential	Multiple Dwelling

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (Citywide)	25,171	287,923
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage Conservation		78,649
	Affordable Housing		393,246
	Parks and Public Spaces		
	Childcare/Social/Community Facilities		314,597
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		25,171	1,074,415

Other Benefits (non-quantified components):

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the Citywide DCL, revenues are allocated into the following public benefit categories: Engineering (22%); Replacement Housing (32%); Parks (41%); and Childcare (5%).

151-157 West 41st Avenue
APPLICANT AND PROPERTY INFORMATION

Applicant and Property Information

Address	151-157 West 41st Avenue
Legal Descriptions	Amended Lot 9 (See 210183L), Except the South 10 Feet Now Road, and Amended Lot 11 (See 210184L), Except Part in Explanatory Plan 5881; All of Lot 2, Block 1003A, District Lot 526, Plan 4381; PIDs: 007-766-726, and 011-572-728 respectively
Developer	Next Pacific Development Group Ltd.
Architect	DYS Architecture Inc.
Property Owner	Next Pacific Woodstock Development Limited

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	RS-1	CD-1
SITE AREA	1,034 m ² (11,128 sq. ft.)	1,034 m ² (11,128 sq. ft.)
USES	Single-Family Residential	Multiple Dwelling
FLOOR AREA	724 m ² (7,793 sq. ft.)	1,923 m ² (20,699 sq. ft.)
Floor Space Ratio (FSR)	0.70 FSR	1.86 FSR
HEIGHT	10.7 m (35 ft.)	14.3 m (47 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law

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