



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: November 1, 2016
Contact: Susan Haid
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VanRIMS No.: 08-2000-25
Meeting Date: November 15, 2016

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Text Amendment: 4066 Macdonald Street and 2785 Alamein Avenue

RECOMMENDATION

A. THAT the application by Trillium Project Management Ltd. to amend CD-1 (Comprehensive Development) District (328) By-law No. 7337 for 4066 Macdonald Street and 2785 Alamein Avenue [*Lot D of Lot 4, Block 1, District Lot 139, Plan LMP18548 and Lot 14 of Lot 4, Block 1, District Lot 139, Plan 4456; PIDs 018-901-921 and 007-274-246, respectively*] to increase the floor space ratio (FSR) from 0.75 to 1.35 FSR and the height from 9.2 m (30.2 ft.) to 11.3 m (37 ft.) to permit the development of a three-storey mixed-use building and three-storey duplex, with a total of 186 m² (2,007 sq. ft.) of commercial space and eight dwelling units, be referred to a Public Hearing together with:

- (i) plans prepared by Shift Architecture, received March 15, 2016;
- (ii) draft CD-1 amending 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 enactment of the CD-1 amending By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C;

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

- C. THAT Council adopt Recommendations A and B 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 risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as 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 amend the zoning of two lots located at 4066 Macdonald Street and 2785 Alamein Avenue to permit the development of a three-storey mixed-use building and three-storey duplex, with a total of 186 m² (2,007 sq. ft.) of commercial space and eight dwelling units. This proposal responds to the Arbutus Ridge/Kerrisdale/Shaghnessy (ARKS) Community Vision to enhance this neighbourhood shopping area and to locate new housing on or near arterial roads and shopping areas. Staff have assessed the application and support it, subject to design development and other conditions outlined in Appendix B.

It is recommended that the application be referred to Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to Public Hearing and the to the conditions in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- Arbutus Ridge/Kerrisdale/Shaghnessy (ARKS) Community Vision, (2005)
- CD-1 (328) By-law No. 7337 (1994, last amended 2003)
- Community Amenity Contributions - Through Rezoning (2011, last amended 2016)
- Green Buildings Policy for Rezoning (2010, last amended 2014)
- High-Density Housing for Families with Children Guidelines (1992)

REPORT

Background/Context

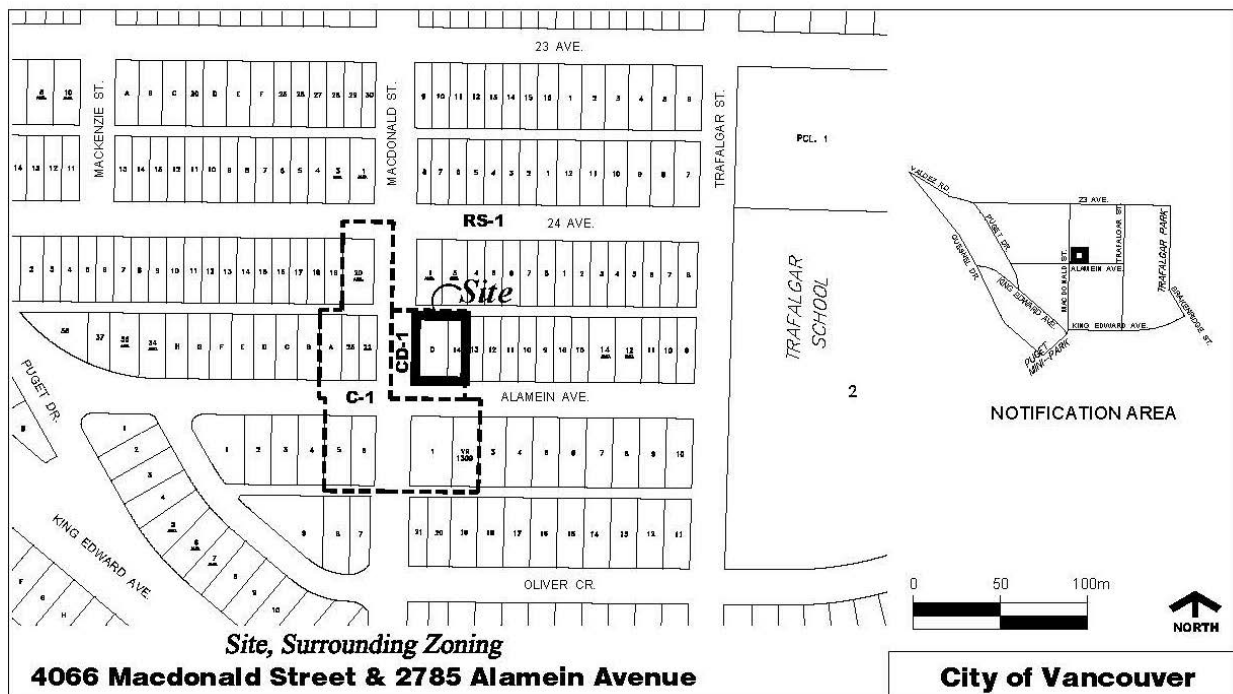
1. Background

The zoning of 4066 Macdonald Street was previously amended from C-1 to CD-1 (328) on September 13, 1994. The proposal approved by Council at the time was to allow expansion of the existing non-conforming motor vehicle repair shop use on site. The adjacent site at 2785 Alamein Avenue was included to preclude the possibility of future C-1 commercial development adjacent to single-family residential. Prior to this rezoning, both sites had been zoned C-1 since the adoption of the Zoning and Development By-law in 1956.

2. Site and Context

This 1,062.8 m² (11,440 sq. ft.) site is located at the northeast corner of Macdonald Street and Alamein Avenue (see Figure 1). The site is comprised of two lots with a combined frontage of 34.1 m (112 ft.) along Macdonald Street and 28.3 m (93 ft.) along Alamein Avenue. West and south of the site are C-1 zoned properties. The remainder of the surrounding context is zoned RS-1 and developed with single-family dwellings. The subject site is located within an important local shopping area identified within the Arbutus Ridge/Kerrisdale/Shaugnessy (ARKS) Community Vision and is close to Trafalgar Park and Trafalgar Elementary School. The site is served by nearby public transit, consisting of bus routes along both Macdonald Street and nearby on King Edward Avenue.

Figure 1: Site and Surrounding Zoning (including notification area)



3. Policy Context

Arbutus Ridge/Kerrisdale/Shaugnessy (ARKS) Community Vision – In November 2005, Council approved the Arbutus Ridge/Kerrisdale/Shaugnessy (ARKS) Community Vision. This site is located within the Macdonald and Alamein local shopping area. The ARKS Community Vision includes directions supporting new housing close to shopping areas and along arterial streets and enhancing important local shopping areas. The ARKS Community Vision also requires a community consultation process for existing CD-1 sites where change is proposed.

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

Family Room: Housing Mix Policy for Rezoning Projects – In July 2016 Council adopted this policy, updating family unit requirements for new rezoning applications to provide a minimum 35% of total units as suitable for families, including a minimum of 25% two-bedroom units and a minimum of 10% three-bedroom units. While this application was submitted prior to the new policy and is not required to meet the updated standard. The application exceeds the new 35% Family Room Policy requirement as outlined in the unit mix below.

Strategic Analysis

1. Proposal

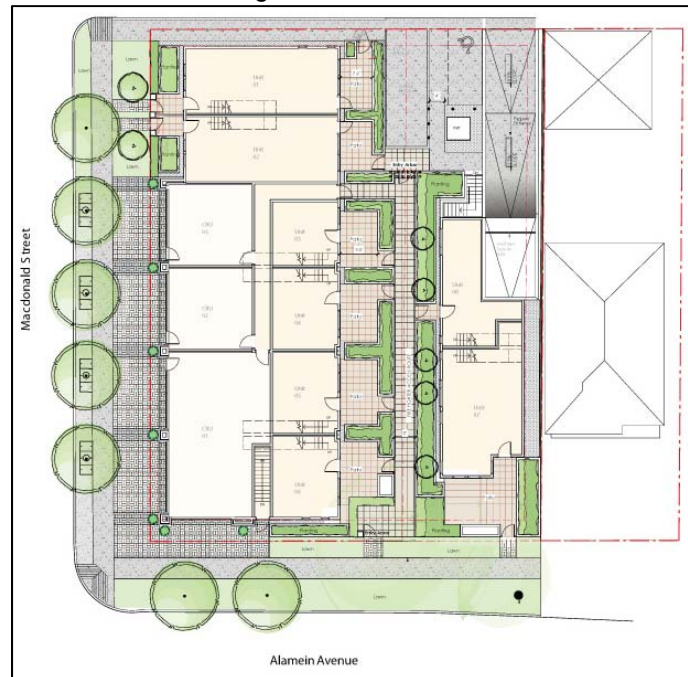
The application proposes to amend CD-1 (328) By-law No. 7337 to permit the development of a three-storey mixed-use building with commercial uses at grade and three-storey duplex (see Figure 2). The application proposes eight residential units, all of which are proposed to be three-bedrooms. A density of 1.35 FSR is proposed and a building height of 14.1 m (46 ft.) is proposed. Staff have recommended a condition limiting building height to 11.3 m (37 ft.) in response to feedback from the public and the Urban Design Panel.

2. Form of Development, Land Use and Density (refer to drawings in Appendix E)

The site is located at the northeast corner of Macdonald Street and Alamein Avenue. The proposal is for a three-storey, mixed-use building with commercial units at grade, residential units on upper floors and a duplex on the eastern edge of the site, facing Alamein Avenue.

The zoning for the other sites at the intersection of Macdonald Street and Alamein Avenue is C-1 which is a low density, mixed-use zoning typical of local shopping areas, with the surrounding neighbourhood being RS-1, a single-family zoning. The C-1 Design Guidelines recommend that new developments provide transitions in scale and mass to be compatible with the surrounding single-family neighbourhood. This proposal provides the recommended transition by breaking the massing into two distinct buildings with a courtyard in between. The three-storey building is located at the corner of Macdonald Street and Alamein Avenue, with its height stepping down to the north adjacent to the single family zoning across the lane. The duplex form at the eastern edge of the site also provides a transition in height and setbacks to the single family houses to the east along Alamein Avenue.

Figure 2: Site Plan



Staff recommend a further reduction in the height of the three-storey, mixed-use building to be more compatible with the permitted height of buildings in the immediate context, and in response to concerns raised by the Urban Design Panel and the public. The proposed building height reduction would result in a change to the roof form of the primary building, which would shift from a pitched roof to a flat roof. Additional design refinement will occur at the development permit stage to ensure the proposal is in keeping with the character of the surrounding neighbourhood.

This rezoning application and the proposed form of development were reviewed by the Urban Design Panel on July 27, 2016, and received support (see Appendix D). Staff recommend that the application be approved subject to the conditions in Appendix B.

3. Transportation and Parking

The application proposes one level of underground parking accessed from the lane. A total of 21 parking spaces (16 residential and five commercial) are proposed. This provision would meet the Parking By-law requirements. Also proposed are 14 Class A bicycle parking spaces, meeting the Parking By-law requirements. Engineering Services has reviewed the rezoning application and have no objections to the proposal provided the applicant satisfies the rezoning conditions included in Appendix B.

4. Environmental Sustainability

The Green Buildings Policy for Rezoning (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 Rezoning, indicating that the project could attain the required LEED® points and, therefore, would be eligible for LEED® Gold rating.

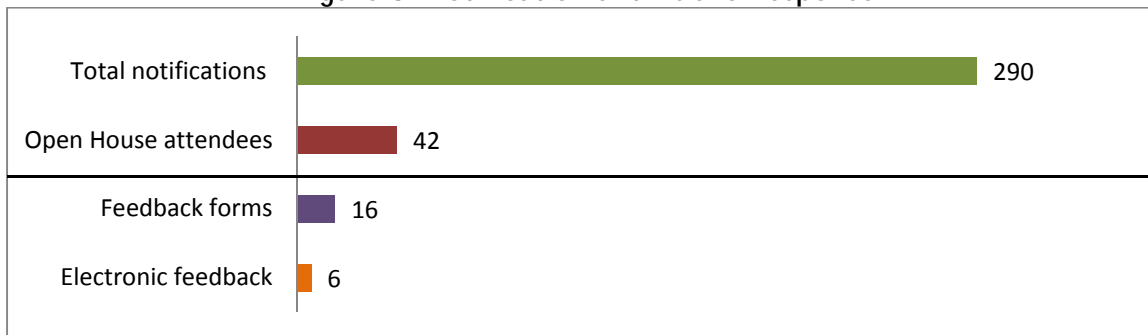
PUBLIC INPUT

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 for this application from 5-8 pm on June 21, 2016, at St. Chad’s Anglican Church of Canada at 3874 Trafalgar Street. Staff, the applicant team, and a total of approximately 42 people attended the open house.

Public Response and Comments – The City received a total of approximately 22 responses to the application by email or comment form. There was general support for the proposal, noting it as a good infill project contributing to the neighbourhood. Mixed opinions were expressed regarding density, parking and traffic. There were concerns that the proposal was too dense and would generate too much additional traffic and parking issues. There were also comments that the density could be increased and that parking should be reduced.

Concerns about proposed building heights were also noted, specifically that the buildings are too tall, out of character with the neighbourhood, and would adversely impact solar access and privacy on neighbouring sites. Refer to Appendix D for the Public Consultation Summary.

Figure 3: Notification and Public Response



Staff have assessed the issues raised through the rezoning review process and conclude that the density and built form are generally reasonable subject to the conditions of approval contained in Appendix B.

In response to feedback received during the application review process, including comments from the public and the Urban Design Panel, staff have included a condition reducing the maximum building height from 14.1 m (46 ft.) to 11.3 m (37 ft.). This condition responds to concerns expressed about building height, particular in relation to shadowing and privacy impacts.

PUBLIC BENEFITS

In response to City policies concerning changes in land use and density, this application addresses public benefits as outlined below:

Public Benefits - Required by By-law or Policy

Development Cost Levies (DCLs) – Development Cost Levies (DCLs) 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 \$149.73 per m² (\$13.91 per sq. ft.) for new residential and commercial development over 1.2 FSR. On this basis, a DCL of approximately \$214,901 is anticipated.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment which takes place on September 30 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 the DCL By-law rate amendment, provided that it has been submitted prior to the adoption of annual DCL By-law rate adjustments. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL rate will apply. See the City's DCL Bulletin for details on the DCL rate protection.

Public Art Program – The Public Art Policy for Rezoned Developments requires rezonings having a floor area of 9,290.0 m² (100,000 sq. ft.) or greater to allocate a portion of their construction budgets to public art as a condition of rezoning. The proposed floor area is below this threshold and therefore there is no public art requirement.

Public Benefits – Offered

Community Amenity Contributions (CACs) – Within the context of the City's Financing Growth Policy, an offer of a Community Amenity Contribution (CAC) to address the impacts of rezoning can typically 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.

At the time this rezoning application was submitted, the City's CAC Policy did not seek a CAC for projects up to and including 1.35 FSR. This project is consistent with the CAC Policy at the time of submission. Council has since approved changes to the CAC Policy removing the small development exemption for new rezoning applications received after June 1, 2016. Staff note that this is the last in-stream application that would be processed under the CAC exemption for small developments. A public benefits summary is provided in Appendix F.

FINANCIAL IMPLICATIONS

As noted in the section on Public Benefits, there are no CACs or public art contributions associated with this rezoning. The site is subject to the City-wide DCLs and it is anticipated the project will generate approximately \$214,901 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 Arbutus Ridge/Kerrisdale/Shaghnessy Community Vision directions.

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 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.

* * * * *

4066 Macdonald Street and 2785 Alamein Avenue
DRAFT AMENDMENTS TO CD-1 (328) BY-LAW NO. 7337

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

1. This By-law amends the indicated provisions of By-law No. 7337.
2. To Section 1 Council adds the title "Zoning District Plan Amendment".
3. Council strikes out sections 2 to 9 and substitutes the following Sections 2 through 7:

"2 **Uses**

2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 (328).

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 (328), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (i) Cultural and Recreational Uses, limited to Artist Studio, Arts and Culture Indoor Event, Billiard Hall, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, and Museum or Archives;
 - (ii) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
 - (iii) Manufacturing Uses, limited to Jewellery Manufacturing and Printing or Publishing;
 - (iv) Office Uses;
 - (v) Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Liquor Store, Public Bike Share, Retail Store, and Secondhand Store;
 - (vi) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Print Shop, Repair Shop - Class B, Restaurant - Class 1, School - Arts or Self-Improvement, School - Business, School - Vocational or Trade; and
 - (vii) Accessory Uses customarily ancillary to the uses listed in this Section 2.2.

3 Conditions of use

3.1 All commercial uses permitted in this By-law shall be carried on wholly within a completely enclosed building except for:

- (a) Farmers' Market;
- (b) Neighbourhood Public House;
- (c) Public Bike Share;
- (d) Restaurant; and
- (e) display of flowers, plants, fruits and vegetables in conjunction with a permitted use.

3.2 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".

4 Floor area and density

4.1 Computation of floor area must assume that the site area is 1,062.8 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 1.35, except that the floor space ratio for non-residential uses must be at least 0.17.

4.3 Computation of floor area must include all floors of all buildings, 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 and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;

- (b) patios and roof gardens; provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the minimum exclusion for a parking space must not exceed 7.3 m in length; 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:

- (a) 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.

5 Building height

5. Building height, measured from base surface, must not exceed 11.3 m.

6 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 from 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 (328).

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.

7 Acoustics

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

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

* * * * *

4066 Macdonald Street and 2785 Alamein 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 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 Shift Architecture, on behalf of Trillium Project Management Ltd. and stamped "Received Planning Department, March 15, 2016", 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 substantially reduce the overall height of the mixed-use building to be more compatible with the surrounding neighbourhood.

Note to Applicant: Noting that the proposed height is 14.1 m (46 ft.), the height of the mixed use building should be reduced to 11.3 m (37 ft.). This may be achieved by providing a flat roof form. The north portion of the building should continue to step down in height to mitigate impact across the lane and on adjacent rear yards, noting this lower form should be well integrated within the overall form.

- 2. Design development to the mixed-use building to ensure compatibility with the scale and character of the surrounding neighbourhood.

Note to Applicant: This may be achieved with further detailing of the facades to provide a finer scale. Individual retail and townhouse units should be clearly articulated, and the lane elevation should be less blank.

- 3. Design development to the duplex to be more compatible with the adjacent single-family house.

Note to Applicant: The building depth and height should be reduced to provide an improved transition to the single family house. The cantilevered deck at the rear should be deleted. The overall height to the main roof ridge should not exceed 35 ft. The main gable roof may be re-oriented to provide a cross gable roof, with the upper storey reading as more substantially contained within the roof form.

4. The proposed unit mix including eight three-bedrooms units 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.

5. Submission of a bird-friendly strategy for the design of the building is encouraged in the application for a development permit.

Note to Applicant: Refer to the Bird-Friendly Design Guidelines for examples of built features that may be applicable. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

Crime Prevention through Environmental Design (CPTED)

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

7. Design development to the entry front courtyard area to be expanded to create a more usable common nook/gathering space, oriented to the street.

Note to Applicant: The entry courtyard could be enlarged by reducing the patio space of Unit 7, while still allowing for sufficient privacy buffering. Seat walls and benches should be added, as well as friendly, flowering planting and vines, climbing on a trellis/gate structure.

8. Provision of a more pedestrian-friendly experience at the lane edges by the use of down lighting and the addition of substantial planting beds at grade.

Note to Applicant: The lane edge planting should be provided for the entire length of the main building, all the way to the property line. Planting should be protected from vehicles by an 8 in. high curb.

9. Provision of a landscape buffer between the parkade ramp and east property line, to minimize the impact on the adjacent property.

Note to Applicant: The landscape buffer should be a minimum of 1 m wide and consist of woody evergreen plants for year-round structure.

10. A full Landscape Plan for the proposed landscape is 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.
11. Section details at a minimum scale of 1/4"=1' scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours, trellises, and other features. Planter section details must confirm depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future.
12. 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.

13. Design development to locate, integrate and fully screen lane edge gas meters and parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.
14. 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.
15. 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.
16. A Landscape Lighting Plan is 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.

17. Design development to improve the central courtyard walkway experience by allowing the planting beds along the duplex building to be flush with the courtyard grade, rather than raised.

Note to Applicant: This will require changes to the parkade. The effect can be achieved by sinking the planters deep into the parkade, while still allowing adequate depth of soil of a minimum of 2.5 ft. for small trees, not including

drainage layer. This may require deeper excavation to allow for parkade head room.

18. Provision of a public-private realm interface transition zone for the residential units fronting Macdonald Street, confirming a hierarchical, layered transition.

Note to Applicant: This should ensure adherence to CPTED principles, while still presenting a friendly orientation to the street. A typical section from the building face to the sidewalk should be provided to confirm.

19. 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.

Sustainability

20. Confirmation that the application is on track to meeting the Green Buildings Policy for Rezoning including a minimum of LEED® Gold rating, with 1 point for water efficiency and stormwater management and a 22% reduction in energy costs as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

Note to Applicant: A Sustainable Design Strategy must be submitted as part of the Development Permit that articulates which credits the applicant will be pursuing and how their building application, as submitted, incorporates strategies, features or technologies that will help achieve these credits. The strategy, along with the LEED checklist, must be incorporated into the drawing submission. A letter from a LEED Accredited Professional or Administrator must confirm that the proposed strategy aligns with the applicable goals of the rezoning policy. Proof of registration from the CaGBC must be provided with the application and the project registration number incorporated into the drawings. Application for Certification will be required at a subsequent stage.

Engineering

21. Provision of a detailed storm water management plan that limits the storm water runoff from the site to pre-development values for a ten-year return period storm.
22. Provision of an improved Site Plan showing the existing utility poles in the lane.

Note to Applicant: Please ensure that no portion of the wood pole impedes access and maneuvering into and out of the parkade ramp.

23. Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown.

Note to Applicant: Pick up operations should not rely on bins being stored on the street or lane for pick up. Bins are to be returned to storage areas immediately after emptying.

24. Provision of an updated landscape plan that reflects the street improvements sought by this application.
25. Delete back boulevard trees shown on Macdonald Street.
26. Delete curbing and treatments that appear to encroach into the lane as shown on the landscape plan.
27. A canopy application is required. Canopies must be fully demountable and drained to the building's internal drainage system. Canopies are defined as a rigid roof-like structure supported entirely from a building and where the canopy deck is constructed of wired or laminated safety glass or metal not less than 0.56 mm in thickness. (VBBL Section 1A.9.8).
28. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.
 - (i) Provide measures to address conflicts between vehicles on the main parkade ramp - a convex mirror is recommended.
 - (ii) Provision of minimum 2.0 m vertical clearance on the parkade ramp and at the corner of the Level 1 floor projection are to be provided and dimensioned on the Building Section 1 drawing.
 - (iii) Provision of corner cuts or retaining wall with a maximum height of 0.6 m from road grade to top of the wall either side of the parkade ramp at the lane.

Note to Applicant: This is to improve sightlines for motorists entering and exiting the parkade.

- (iv) Confirm design elevations 24.094 m and 28.417 m shown on the main parkade ramp at the 12.5% to 15% breakpoint shown on drawing A2.01.

Note to Applicant: The design elevations provided do not calculate to 12.5% and 15% slopes and are not consistent with the design elevations that are shown on drawing A3.01.

- (v) Provision of additional design elevations throughout the parking layout, all four corners of the disability stall, throughout the Class B loading bay and at all entrances.

Note to Applicant: This is to calculate slope and cross fall.

- (vi) Provision of an additional section drawing showing the minimum vertical clearance for the overhead security gate for the residential parking.
- (vii) Provision of a 4.6 m Class B loading throat, shown on drawing A3.01, to be clear of all structure for maneuvering.
- (viii) 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.

- (ix) Provide automatic door openers on the doors providing access to the bicycle room(s) to be shown on plans.

29. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.

Note to Applicant: Connect the storm and sanitary connections to the storm and sanitary mains on Alamein 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, 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

1. Consolidation of Lot D of Lot 4, Block 1, District Lot 139, Plan LMP18548 and Lot 14 of Lot 4, Block 1, District Lot 139, Plan 4456 to create a single parcel.
2. Release of Easement & Indemnity Agreement 82010M (commercial crossing), SRW Agreement BH309411 and associated Covenants BH309410 and BH309412 (pertaining to off-site parking) prior to building occupancy.

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

3. Provision of a shared use loading agreement between residential and commercial uses for the use of the Class B loading bay.
4. 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, sprinkler demand, hydrant load, and domestic water demands to determine if water main 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 a "double" bulge (extending along both Macdonald Street and Alamein Avenue) with sod landscaping at the northeast corner of the Macdonald Street and Alamein Avenue. Work to include relocation and adjustment of all utilities and infrastructure necessary to allow for the construction of the double corner bulge.
 - (iii) Provision of pedestrian countdown timers at the pedestrian activated signal at Macdonald Street and Alamein Avenue.
 - (iv) Provision of upgraded street lighting adjacent to the site including intersection lighting using LED technology. A lighting study will be required to determine the extent of street lighting upgrading that will be necessary.
 - (v) Provision of upgraded sidewalks adjacent to the site in keeping with the area standards.

Note to Applicant: For Alamein Avenue frontage, retention of existing approximately 2.5 m grass/treed front boulevard and provision of a new 1.8 m saw-cut, broom-finished concrete sidewalk. The remaining approximately 0.7 m back boulevard is to be sodded.

For Macdonald Street frontage, provision of a 1.2 m utility strip, 2.1 m saw-cut, broom-finished concrete sidewalk, and the balance in matching broomed finished sidewalk in keeping with the area sidewalk standards.

- (vi) Provision of a standard concrete lane crossing and new curb returns and curb ramps on the east side of Macdonald Street at the lane north of Alamein Avenue.
 - (vii) Provision of street trees adjacent to the site where space permits.
5. 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 the 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 alteration 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

6. 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.

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 sites 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.

* * * * *

4066 Macdonald Street and 2785 Alamein Avenue
DRAFT CONSEQUENTIAL AMENDMENT

NOISE CONTROL BY-LAW NO. 6555

Amend Schedule B (Intermediate Zone) by adding the following:

"[CD-1 #] [By-law #] 4066 Macdonald Street and 2785 Alamein Avenue"

* * * * *

4066 Macdonald Street and 2785 Alamein Avenue
ADDITIONAL INFORMATION

1. Urban Design Panel

The Urban Design Panel (UDP) reviewed this rezoning application on July 27, 2016. The application was supported 6-5.

EVALUATION: SUPPORT (6-5)

Introduction: Rezoning Planner, Zak Bennett, introduced the project as a rezoning application comprised of two parcels at the northeast corner of Macdonald Street and Alamein Avenue. The site is an existing CD-1 which allows for the use, density and form as built, developed with an auto shop garage and single-family house. The site is approximately 11,440 sq. ft. and 122 ft. along Macdonald Street and 93 ft. along Alamein Avenue. The surrounding context is primarily single-family homes, zoned RS-1. There is a local shopping node consisting of C-1 sites to the west and south.

The proposal is for a three-storey, mixed-use building with commercial space at grade and residential on upper floors, and a duplex on the eastern side of the site, facing Alamein Avenue. The buildings would be set over one level of underground parking. An FSR of 1.35 is proposed on the site. The proposal is being considered under the Arbutus Ridge/Kerrisdale/Shaugnessy (ARKS) Community Vision that supports rezoning for existing CD-1 sites, allowing new housing on or near arterial roads, near shopping areas, and to enhance important local shopping areas. The C-1 sites would allow 1.2 FSR.

The Development Planner, Marie Linehan, continued the introduction, noting that the base zoning for local shopping areas is generally C-1 for sites at the intersection, with the surrounding neighborhood being zoned single family. The C-1 zoning is intended to provide opportunities for small scale commercial uses to serve the local neighborhood, and, opportunities to increase housing choices within neighborhoods. The low density of 1.2 FSR was intended to ensure a compatible transition to the surrounding single family neighborhood. Planning is able to consider additional density above 1.2 FSR via a rezoning process. The current proposal is at 1.35 FSR, about 1,700 sq. ft. over the base zoning.

The C-1 Design Guidelines recommend that new developments blend in with the character of the neighbourhood; provide transitions in scale and mass to be compatible with the neighbourhood; and provide ground floor commercial uses and pedestrian interest. In terms of built form, the C-1 zoning allows for heights of up to 35 ft. The anticipated form of development would be a single building with commercial units at grade oriented to the main street and two storeys of residential above. There is no stepping of the massing required under the C-1 zoning (such as under the C-2 zoning), but, due to the low density, a new C-1 development would not likely fill the 35 ft. building envelope.

This proposal seeks to break the massing into two distinct buildings over a single level of underground parking. At the corner is a three-storey building with small commercial units at the ground floor. The residential units are designed as three level townhouses. Four of the units having entries off the court yard, and two units face Macdonald Street with a larger setback at the north end of the site, noting the zoning across the lane is RS-1. The courtyard

between the two buildings is 24 ft. wide. The duplex form and setbacks are intended to approximate an RT zoning and provide a transition from the three-storey building to the single family zoning to the east.

The primary building height is 46 ft., stepping to 40 ft. and 25 ft. at the north end. The duplex is 36 ft. in height. The permitted height and density in the adjacent RS 1 zoning is 31 ft. and 0.70 FSR.

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

1. Comment on the overall form of development, height and density (1.35 FSR), in particular, the height of the mixed use building relative to the C-1 context.
2. Is there a suitable transition to single family sites, particularly with the proposed height, setbacks and massing for the duplex?

Applicant's Introductory Comments: The applicant intended to provide a relationship to the existing neighbourhood context. The stepping down of the buildings towards the north was designed to limit overshadowing. The top floor was 'pulled back' from the east side in order to allow light into the courtyard. The pitched roof with dormers at the duplex was chosen to provide a lower roof with less shadowing for surrounding buildings. There is intended to be no overlook between properties, so the applicant removed most of the windows in between the buildings in the design.

The commercial base is probably two, maybe one commercial unit. It is a simple building that references traditional forms in the area. The roofs were brought down in height from earlier schemes to alleviate neighbor concerns.

The landscaping is 'straightforward' according to the applicant. On Macdonald Street, there is commercial frontage, which is primarily hardscape. The duplex has a front yard patio space, and the duplex towards the back has a deck space up above. The courtyard is given to patio spaces to the main building and a circulation system with a planting buffer against the duplex so there is a 'flow through' space. There is good solar exposure in the north south direction. The existing tree is surrounded by an 'entry sequence'.

Panel's Consensus on Key Aspects Needing Improvement:

- There was concern about the height - noting that the additional height at the attic does not provide useful space;
- The forms along Macdonald Street should be better integrated, specifically the north portion of the mixed use building is not well integrated with the overall form;
- The lane elevation does not present a good face to the neighbours and ignores the potential of a view;
- There is potential for more common or pedestrian amenity, such as benches in a gathering space;
- A better interface with the adjacent house should be provided by the duplex, including landscaping adjacent the drive aisle;

Related Commentary: The Chair, Mr. Hughes, noted there is concern from the Panel that the package did not contain enough information specific to context and urban design considerations. The Panel generally supported the mixed-use, FSR and form of development, but there were concerns about the height overage. The building could be unique in height from the other buildings in the village area, according to one panel member, but the roof space should be 'used'. One panel member emphasized only if the community supports the height increase beyond the allowable envelope.

There was commentary that the gable roof form is disconnected from the clean glass wall of the commercial below. It was suggested to extend the gable roof full depth and provide a better connection between upper and lower massing. The gable roof was noted to be a 'lost volume' and it was suggested to make better use of it as livable space.

It was noted that the north portion of the mixed-use building does not relate well to the whole, and read as garage-like. In general, the forms along Macdonald Street should be better integrated. It was suggested to extend the commercial base, or break the north into a separate form. One member suggested the overall form or expression could be three buildings, not two. The north elevation was seen as blank and could more neighbourly by providing windows to the lane, and potential views for the development.

Some panel members noted that a more contemporary expression would solve some of the problems of height and integrated expression. It was emphasized that a particular style was not recommended, but overall design integrity was emphasized, to justify the height. There was direction to provide a better transition from the duplex to the adjacent house as well. The drive way was also noted as having an impact and landscape screening should be provided. There was commentary about providing a stronger commercial expression on the corner.

The area around the retained tree could be a gathering space for the neighbourhood, and one panel member suggested a courtyard amenity around the tree, less walkway, and in general less parking and paving on the site.

Applicant's Response: The applicant thanked the panel for their consideration of the project. The initial design was a more contemporary flat roofed expression, but they met with the Arbutus Ridge/Kerrisdale/Shaghnessy Community Vision group and they preferred something more traditional and less modern, although the applicant would prefer a more modern design. The lane elevation overlook onto neighbor's yard was a concern. Hence the north windows were reduced in size. The height could be brought down to make the project work better.

2. Public Consultation Summary

Public Notification

A rezoning information sign was installed on the site on March 29, 2016. A community open house was held on June 21, 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).

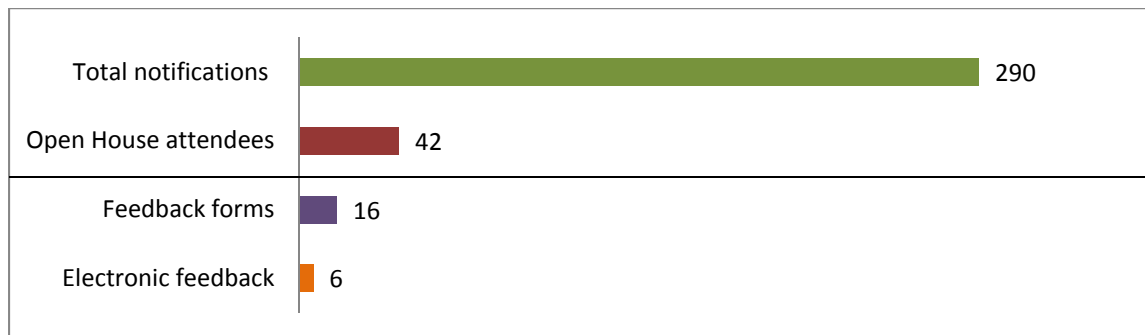
June 21, 2016 Community Open House

A community open house was held from 5:00-8:00 pm on June 21, 2016, at St. Chad's Anglican Church of Canada, 3874 Trafalgar Street. A total of 290 notifications were distributed within the neighbouring area on or about June 7, 2016. Staff, the applicant team, and a total of approximately 42 people attended the Open House.

Public Response

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

- In response to the June 21, 2016 open house, a total of 16 comment sheets were submitted from individuals.
- A total of 22 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:

Comments about the application ordered by level of support and by topic:

General Support

Much of the feedback expressed general support for the proposal, noting that it is a good infill project, that it fits in and contributes to the community, revitalizes the neighbourhood, and provides much-needed housing alternatives, especially for families and empty-nesters.

Density

Feedback regarding density was mixed, with most comments in support of the proposed density, some who felt that the proposal is too dense, and others who felt it is not dense enough.

Parking & Traffic

Feedback regarding parking was also mixed. There was some concern that the proposal would cause parking and traffic problems in the neighbourhood. Some felt that the right amount of parking is proposed and others that the amount of parking provided should be reduce to encourage people to bike, walk, and take transit.

Design

General feedback regarding the design of the proposal was positive. There was a comment noting that the duplex is too long and should be shortened and built as a single-family house

Height & Shadow

There were some concerns that the proposal is too high and doesn't fit in with the surrounding neighbourhood. One neighbour is concerned that the height of the building would cast a shadow onto their property.

Commercial

Some feedback expressed a desire for fun shops, restaurants, and coffee shops to encourage vitality in the neighbourhood.

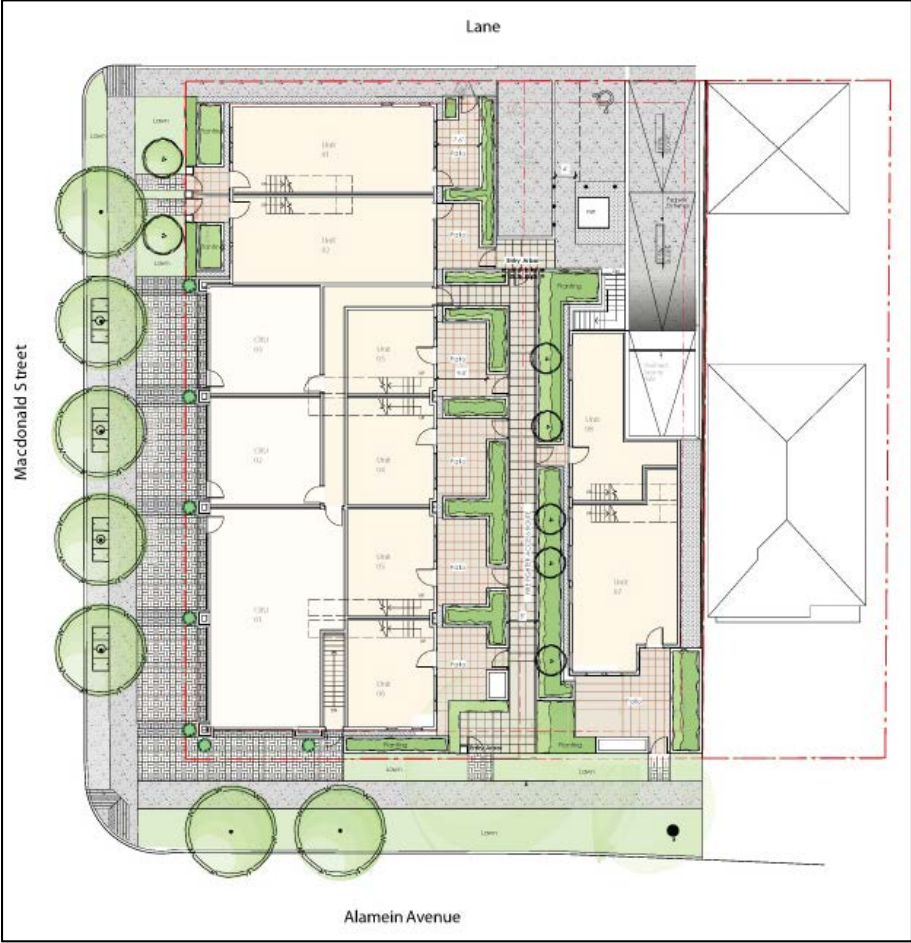
Housing

Generally, feedback expressed support for the type of housing provided in the proposal, noting that housing alternatives such as three-bedroom units are much needed in the city. There was concern that the proposal would displace two rental households currently on the site, and a suggestion that the duplex become a single-family house with a suite and laneway house to accommodate the existing tenants.

* * * * *

4066 Macdonald Street and 2785 Alamein Avenue
FORM OF DEVELOPMENT

Site Plan



Primary Building - West Elevation



Primary Building - South Elevation



Primary Building - North Elevation



Duplex - South Elevation



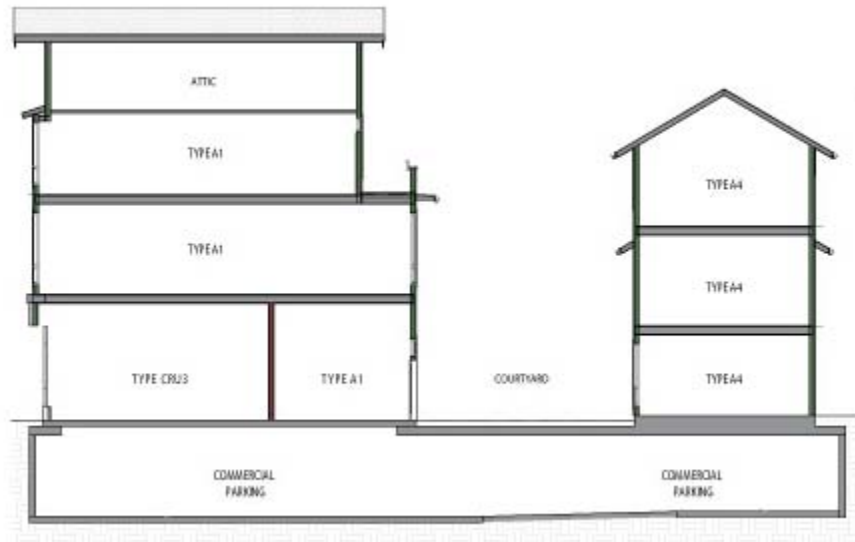
Duplex - East Elevation



Section (North-South)



Section (East-West)



Perspective (Macdonald and Alamein intersection)



* * * * *

4066 Macdonald Street and 2785 Alamein Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

Three-storey mixed-use building and three-storey duplex with a total of 186 m² (2,007 sq. ft.) of commercial space and eight dwelling units.

Public Benefit Summary:

The project would generate a DCL payment which could be allocated to fund parks, child care facilities, replacement housing (social/non-profit housing), and engineering infrastructure.

| | Current Zoning | Proposed Zoning |
|--|----------------|--------------------|
| Zoning District | CD-1 (328) | Amended CD-1 (328) |
| FSR (site area = 1,068.2 sq. m / 11,440 sq. ft.) | 0.75 | 1.35 |
| Floor Area (sq. ft.) | 8,579 | 15,444 |
| Land Use | Mixed-use | Mixed-use |

| Public Benefit Statistics | | Value if built under Current Zoning (\$) | Value if built under Proposed Zoning (\$) |
|--|--|--|---|
| Required* | DCL (City-wide) | 119,334 | 214,901 |
| | Public Art | | |
| | 20% Social Housing | | |
| Offered (Community Amenity Contribution) | Cultural Facilities | | |
| | Green Transportation/Public Realm | | |
| | Heritage (transfer of density receiver site) | | |
| | Affordable Housing | | |
| | Parks and Public Spaces | | |
| | Childcare Facilities/Social/Community Facilities | | |
| | Unallocated | | |
| | Other | | |
| TOTAL VALUE OF PUBLIC BENEFITS | | 119,334 | 214,901 |

Other Benefits (non-quantified components):

* 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 (22%); Replacement Housing (32%); Parks (41%); and Childcare (5%).

4066 Macdonald Street and 2785 Alamein Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

| | |
|--------------------|--|
| Address | 4066 Macdonald Street and 2785 Alamein Avenue |
| Legal Descriptions | Lot D of Lot 4, Block 1, District Lot 139, Plan LMP18548 and Lot 14 of Lot 4, Block 1, District Lot 139, Plan 4456; PIDs 018-901-921 and 007-274-246, respectively |
| Developer | Trillium Project Management Ltd. |
| Architect | Shift Architecture |
| Property Owner | Sandra J. Tremblay |

Development Statistics

| | Development Permitted Under Existing Zoning | Proposed Development | Recommended Development (if different than proposed) |
|-------------------------------------|---|--|--|
| ZONING | CD-1 (328) | Amended CD-1 (328) | |
| SITE AREA | 1,062.8 m ² (11,440 sq. ft.) | 1,062.8 m ² (11,440 sq. ft.) | |
| USES | Mixed-use | Mixed-use | |
| FLOOR AREA | 797 m ² (8,579 sq. ft.) | 1434.8 m ² (15,444 sq. ft.) | |
| FLOOR SPACE RATIO (FSR) | 0.75 FSR | 1.35 FSR | |
| HEIGHT | 9.2 m (30.2 ft.) | 14.1 m (46 ft.) | 11.3 m (37 ft.) |
| PARKING, LOADING AND BICYCLE SPACES | as per Parking By-law | as per Parking By-law | |

* * * * *