



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: May 2, 2017
Contact: Susan Haid
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RTS No.: 11976
VanRIMS No.: 08-2000-20
Meeting Date: May 16, 2017

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning and Heritage Designation: 809 West 23rd Avenue

RECOMMENDATION

- A. THAT the application by EDG Homes Ltd. on behalf of The Lodge on Willow Ltd., the registered owners, to rezone: 809 West 23rd Avenue [*PID 004-516-486; Lot 9 of Lot B, Block 617, District Lot 472, Plan 5325*] from RS-5 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 1.14 FSR and the height from 10.7 m (35 ft.) to 11.4 m (38 ft.) to permit conversion, rehabilitation and protection of the existing church building and infill residential development containing a total of 6 dwelling units, be referred to a Public Hearing together with:
- (i) plans prepared by EDG Homes, received on September 12, 2016;
 - (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 approval in principle of the rezoning, the existing church building, (the "heritage building") at 809 West 23rd Avenue [*PID 004-516-486; Lot 9 of Lot B, Block 617, District Lot 472, Plan 5325*] be added to the Vancouver Heritage Register in the 'C' evaluation category.

- C. THAT, subject to approval in principle of the rezoning, pursuant to Sections 593 and 594 of the *Vancouver Charter*, Council approve the designation of the heritage building as protected heritage property;

FURTHER that the Director of Legal Services be instructed to bring forward the Heritage Designation By-law generally as set out in Appendix D for consideration at the Public Hearing.

- D. 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.

- E. THAT Recommendations A to D be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and the expenditures of funds or incurring of costs is at the sole risk of the person making the expenditures or incurring the costs;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone one parcel located at 809 West 23rd Avenue from RS-5 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit adaptive reuse of the existing church building and development of one two-storey and one three-storey coach house at the rear of the property. The application is being considered under Council's Heritage Policies and Guidelines including the Heritage Action Plan. The proposal includes a total of 6 dwelling units, 5 parking spaces and 11 bicycle spaces.

The site is located within the Cambie Village neighbourhood of the Cambie Corridor Phase 3 planning area. Council approved an interim rezoning policy which identifies circumstances where city-wide benefits, such as projects proposing protection of heritage buildings, may be considered while Phase 3 planning is underway. The application meets the intent of this policy. The site is also within the Riley Park/South Cambie (RPSC) Community Vision that includes various directions related to this application including support for infill and townhouse housing and heritage retention.

Significant community feedback to the proposal has been received by staff through review of the application. The original rezoning application, submitted on May, 22, 2015, was revised to

respond to community feedback related to potential impacts to surrounding residential sites, to improve heritage retention of the existing church building, and to increase tree retention. Staff support the application subject to design development and other conditions outlined in Appendix B. Staff recommend that the rezoning application and the designation of the heritage building 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:

- Heritage Action Plan (2013)
- Heritage Policies and Guidelines (1986, last amended in 2002)
- Policy of Consideration of Rezoning Applications and Heritage Revitalization Agreements During Cambie Corridor Phase 3 Planning Process (2015)
- Riley Park/South Cambie (RPSC) Community Vision (2005)
- Green Buildings Policy for Rezoning (2009, last amended 2016)
- Urban Forest Strategy (2014)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Community Amenity Contributions Through Rezoning (1999, last amended 2016)
- High-Density Housing for Families with Children Guidelines (1992)

REPORT

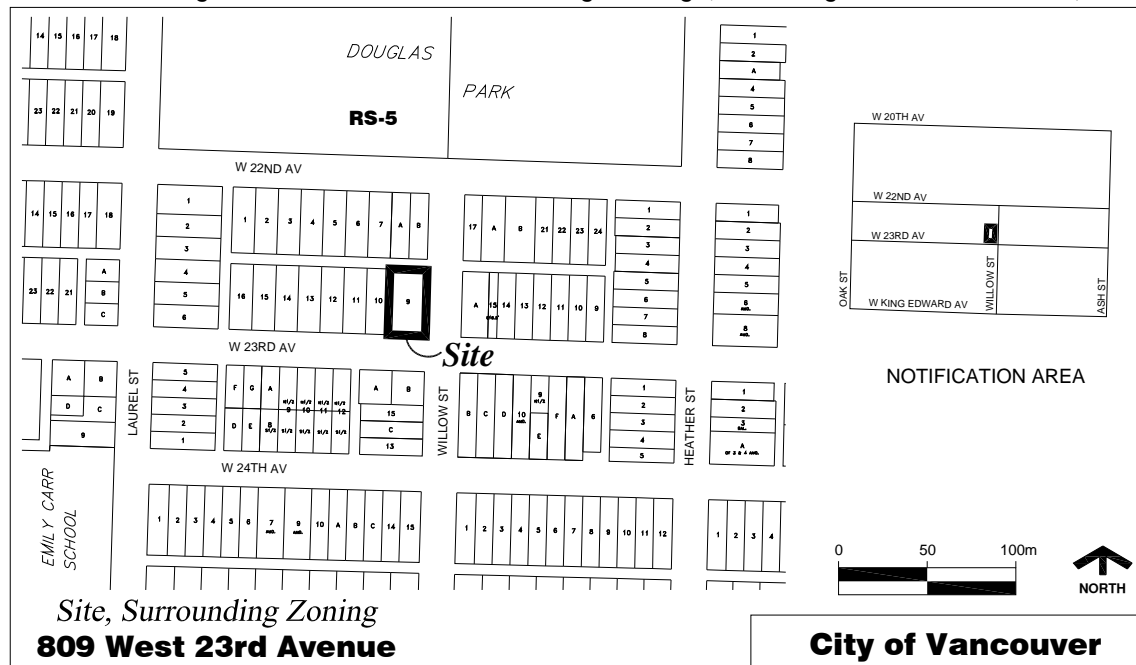
Background/Context

1. Site and Context

This 784 sq. m (8,435 sq. ft.) lot is located on southwest corner of Willow Street and 23rd Avenue (see Figure 1) with 21 m (69 ft.) of frontage on 23rd Avenue and 37 m (122 ft.) on Willow Street. Surrounding the site are detached houses. One block to the north is the Douglas Park Community Centre and Park. The site is within a five to ten minute walk of the King Edward Canada Line Station. The site is within the overall study area for the Cambie Corridor Phase 3 planning program, and more specifically, in the Cambie Village sub-area. The Council approved Scope of Work for the Phase 3 planning program identified the Cambie Village area as unique, noting that heritage and character retention strategies would be reviewed in Phase 3, in alignment with ongoing Heritage Action Plan work currently underway.

The site includes an existing church building currently known as the Ancient and Mystical Order of Rosae Crucis (AMORC) temple, the former home of Douglas Park United Church. The building was built in 1927 and represents a vernacular example of ecclesiastical architecture constructed during the interwar period. The heritage building's significance and condition has been reviewed by the Vancouver Heritage Commission supporting the addition of the building to the Vancouver Heritage Register in the 'C' evaluation category.

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



2. Policy Context

Heritage Policies and Guidelines

The Heritage Policies and Guidelines state that resources listed on the Vancouver Heritage Register have heritage value and that such resources should be preserved where possible. The existing church building is currently not listed on the Vancouver Heritage Register. It is recommended that Council add the building to the Register and approve the heritage designation of the heritage building protecting it from demolition or removal, and from alterations which affect its heritage value and character.

In 2013, Council approved the Heritage Action Plan to respond to citizens' and Council's desire to support heritage conservation in Vancouver. A number of key actions were identified and endorsed including the use of all available tools (including rezoning) to conserve the City's heritage resources.

Riley Park/South Cambie (RPSC) Community Vision

In 2005, Vancouver City Council approved the Riley Park/South Cambie (RPSC) Community Vision. The document provides direction on a range of issues in the neighbourhood, such as housing, heritage, parks, and community safety. The RPSC Community Vision includes support for projects involving heritage retention and infill and townhouse housing forms.

Policy of Consideration of Rezoning Applications and Heritage Revitalization Agreements During Cambie Corridor Phase 3 Planning Process

In 2015 Council approved an interim rezoning policy to identify the types of development projects that may be considered while Phase 3 planning is underway. This interim rezoning

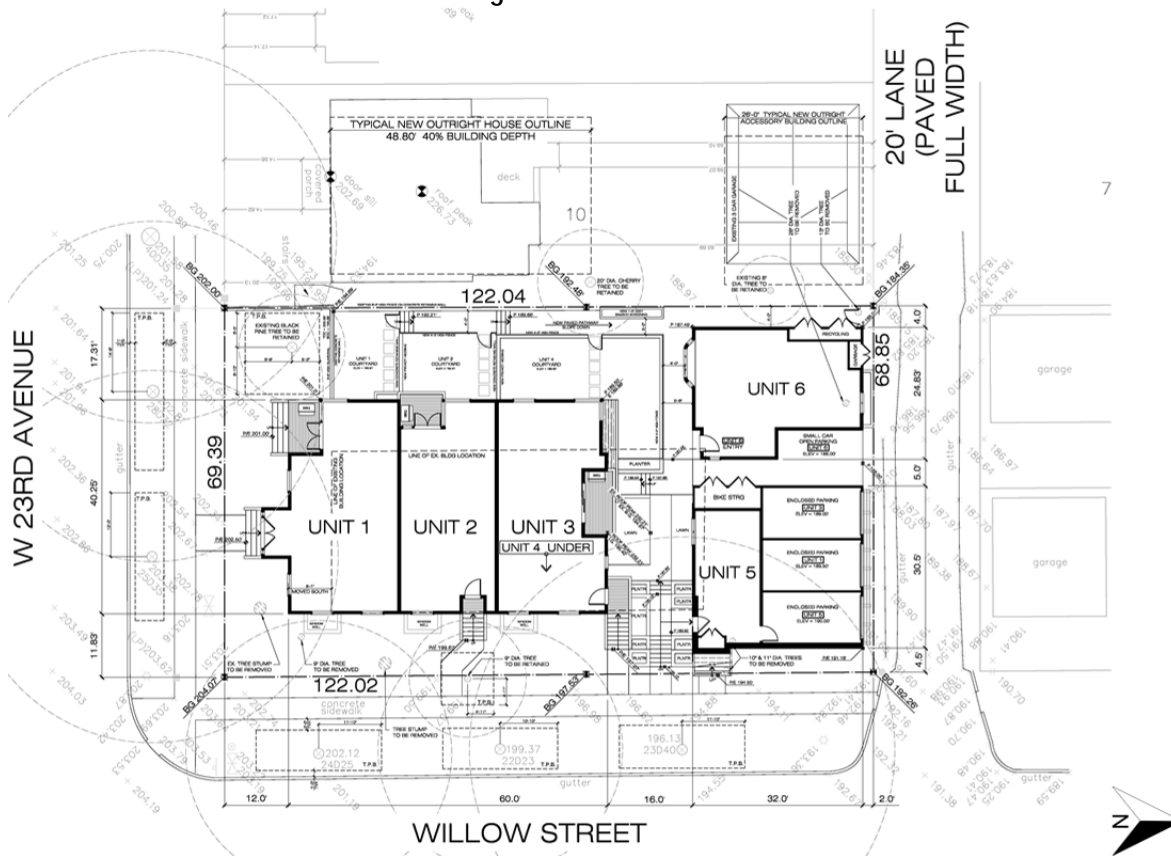
policy includes applications for projects that support specific city-wide policy objectives, including heritage retention.

Strategic Analysis

1. Proposal

The application proposes to rezone one parcel located at 809 West 23rd Avenue from RS-5 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District for a residential development with an overall density of 1.14 FSR. The proposal includes protection, rehabilitation and conversion of the existing church building into four residential units, and two coach houses at the rear of the property (see Figure 2). The proposal includes a total of six residential units (two 2-bedrooms and four 4-bedrooms) and a maximum building height of 11.4 m (38 ft.). Four vehicle parking spaces are proposed with 6 bicycle spaces located in a room, accessed from the lane.

Figure 2 - Site Plan



2. Land Use and Density

The proposed residential land use is consistent with the surrounding low-density residential context. The site, if developed under existing zoning, could be subdivided into two parcels (33 ft. each) and developed with two one-family dwellings with secondary suites and two laneway houses.

The original rezoning application included four lock-off units that could be rented as secondary rental accommodation. The revised application reduced the density and removed the four lock-off units. Following staff review of the revised proposal, the applicant requested that the CD-1 By-law include lock-off units as an approvable use to enable their provision within the proposed building. Staff received a significant amount of feedback with concerns regarding the loss of the lock-off units to provide rental accommodation in the neighbourhood. This amendment would not require any changes to the building massing or form. Staff support the change and have included provision for lock-off units in the draft CD-1 By-law provisions in Appendix A.

The proposed density of 1.14 FSR is somewhat higher than the maximum permitted density under the existing RS-5 zoning (approximately 0.91 FSR with a one-family dwelling, secondary suite and laneway house). With the proposed design conditions to improve the privacy and overlook impacts of the proposal, staff support the proposed density. This heritage retention, reuse and residential infill project enhances housing choice and diversity in the neighbourhood.

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

The existing church building is on a single lot with a large landscaped area at the west sideyard and at the rear of the site. The proposal includes:

- protection, rehabilitation and conversion of the existing church building into four residential units; and
- infill development at the rear of the property including one two-storey coach house and one three-storey coach house.

The residential units proposed in the existing church building consist of three 4-bedroom units and one 2-bedroom unit. The southernmost unit is accessed from Willow Street with the others accessed from 23rd Avenue. The units in the existing church building include west facing balconies and patios. The infill residential units at the lane consist of one three-storey coach house (4-bedroom) and one two-storey coach house (2-bedroom) proposed with a pitched roof form. The three-storey coach house is located at the eastern edge of the site along Willow Street and includes three vehicle parking spaces within a garage and one surface vehicle parking space accessed from the lane. The two-storey coach house is located at the western edge of the site adjacent to an existing one-family dwelling.

The original rezoning application submitted on May 22, 2015 proposed a total of 10 residential units including six market strata units and four lock-off rental units at a density of 1.19 FSR. The height of both coach houses was three storeys with a flat roof expression. The original application proposed relocation of the existing church building 4.0 ft. to the east necessitating removal of an existing mature tree. Subsequent to the public consultation process, review by the Vancouver Heritage Commission, and staff review of the application, staff recommended further design development of the proposal to: improve the infill massing, re-position the building to improve tree retention, and reduce the rear addition to improve heritage retention of the existing building. A revised application was received on September 12, 2016.

Staff have concluded that the design responds well to the expected character of this area, and although the design is a departure from the typical form of development anticipated in

the RS-5 District Schedule, the response to the site is successful and supports the retention of this heritage resource. Staff support the application subject to the design development conditions noted in Appendix B which will further improve the design at the development permit stage of the application.

Figure 3 - Perspective Rendering of Converted Church Building



Figure 4 - Perspective Rendering of Infill Development



4. Heritage Designation

809 West 23rd Avenue: Heritage Value and Character

The South Cambie neighbourhood, named after Canadian Pacific Railway (CPR) engineer Henry Cambie, is located in the centre of the City of Vancouver, but was originally part of South Vancouver and, later, Point Grey, until amalgamation of all three municipalities in 1929. As the post-World War I economy of the 1920s improved, new buildings, amenities, and infrastructure were required, prompting the construction of the Oak Street United Church in 1927. The congregation changed the name to Douglas Park United Church in 1928 and remained in the building until 1937, when it amalgamated with the Chown United congregation and moved to a new church building on nearby Cambie Street. Following the departure of the United Church, the building was converted to the Douglas Park Regular Baptist Church, which it remained until 1952. The Vancouver Lodge of the Ancient and Mystical Order of Rosae Crucis (AMORC) took over the building in 1952 and occupied the property until 2010.

The existing church building, located at 809 West 23rd Avenue, is a wood-frame hall. One and one-half storeys in height, the building is characterized by its front-gabled roof. The existing church building is valued as an example of the community facilities that were constructed in Vancouver during the resurgent interwar period and for its 1920s ecclesiastical architecture. The small, simple design is typical of the deliberately undecorated style of early Methodist, Presbyterian, and United Church ecclesiastical buildings.

The Rosicrucians enclosed the exterior of the building, blocking up the windows, and changed the interior to match other lodges built in Canada and the United States (mainly in California). The interior of the AMORC Temple is unusual and features Egyptian motifs and other mystical symbols, but is similar to other Rosae Crucis lodges. Although the exterior has been refinished, many features of the original church survive including its original form, pointed bargeboards, and exposed rafter ends. Other original features, including windows, may still exist under the current cladding.

Although the church building has been modified, it had retained its historic use until 2010. Its basic form continues to be a unique legacy in the community. It is proposed to be added to the Vancouver Heritage Register in the "C" category. The Vancouver Heritage Commission reviewed and supported the proposal on October 5, 2015 (see Appendix D). Conditions of enactment are proposed in Appendix B to designate and protect the heritage building. Photographs from 1939 and 1952 will be used to guide the restoration of the church to its original character, which is consistent with accepted heritage rehabilitation practice. Because of the long presence of the AMORC Lodge in the community, and because it is known as a Rosae Crucis Lodge locally, the name AMORC Temple is proposed for the heritage building.

Figure 5 - The Oak Street United Church (1927)

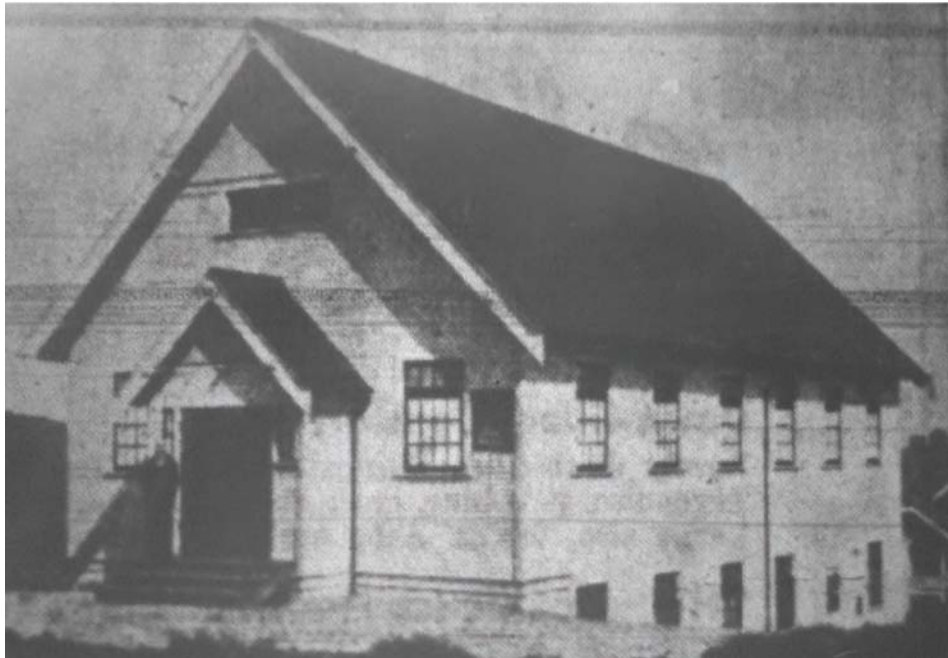


Figure 6 - The AMORC Temple (1952)



Character-Defining Elements

Elements that define the heritage character of the existing church building are its:

- location on 23rd Avenue as part of the South Cambie neighbourhood of Vancouver;
- ecclesiastical usage;
- institutional form, scale and massing as expressed by its one and one-half storey rectangular;
- massing with front-gabled roof and its central, front entryway;
- wood-frame construction; and
- vernacular features typical of the interwar period, including pointed bargeboards and exposed raftertails.

It is proposed to add the existing church building to the Vancouver Heritage Register in the 'C' evaluation category and designate it as protected heritage property.

Compatibility with Community Planning Objectives and Zoning

The heritage building is located in the RS-5 Zoning District within the Phase 3 Cambie Corridor Planning Program study area. The Interim Rezoning Policy for Phase 3 of the Cambie Corridor Planning Program supports consideration of retention and protection of heritage resources throughout the Corridor.

Condition of Heritage Building and Conservation Approach

The existing building has been significantly altered from its original condition. The application, if approved, would achieve conservation and restoration of the entire exterior of the building to closely match its original condition. Staff support the conservation measures proposed for the building and conclude that the rehabilitation of the building is consistent with good heritage conservation practice.

Financial Support to Enable Heritage Designation and Conservation

As noted below under Public Benefits and Financial Implications, the applicant has voluntarily offered to retain and designate the heritage building at 809 West 23rd Avenue. Staff are satisfied that no additional financial support is required to enable the proposed heritage designation and conservation.

5. Transportation and Parking

Vehicle and bicycle parking are provided within an enclosed garage and at the lane surface accessed from the rear lane. The applicant proposes 4 vehicle parking spaces and 6 bicycle storage spaces. Engineering Services has reviewed the rezoning application and note that this parking provision will require a relaxation of the Parking By-law consistent with practise for heritage proposals across the City. Engineering Services have no objections to the proposed rezoning provided that the applicant satisfies the rezoning conditions included in Appendix B.

6. Environmental Sustainability

The *Green Buildings Policy for Rezoning*s (amended by Council on November 29, 2016) requires that residential rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy. The new requirements will be mandatory for all rezoning applications received after May 1, 2017. Applications received prior to May 1, 2017 may choose to meet this updated version of the policy or the preceding version.

Where a project includes heritage retention, heritage components can be exempted from one or all of the requirements of the *Green Buildings Policy for Rezoning*s. Reasonable design efforts are expected to improve green performance where appropriate while respecting heritage aspirations and promoting heritage retention. The applicant submitted information regarding the sustainability measures that are proposed for the project. Staff have reviewed this information and are satisfied that it meets the intent of the policy.

PUBLIC INPUT

Pre-application Open House - The applicant held an open house at the Douglas Park Community Centre on January 28, 2015. Approximately 35 people attended the open house. Concerns were voiced regarding the heritage status of the existing building, potential and existing parking issues, and privacy and overlook impacts related to the orientation and number of proposed units. The applicant also met with adjacent neighbours on May 15, 2015 to hear additional specific concerns and comments.

Public Notification and Response - The rezoning application was submitted on May 22, 2015. The City of Vancouver Rezoning Centre web page included notification and application information as well as an online comment form. A rezoning information sign was posted on the site and an open house was held on September 29, 2015 with staff and the applicant team present. Approximately 131 people attended the event and 207 comment forms, emails and letters were received either at the open house or following from it. Concerns with respect to the initial submission which proposed a total of 10 residential units at a density of 1.19 FSR focused on the following:

- Lack of fit with neighbourhood character;
- Coach house design did not complement the heritage building;
- Precedent for other properties in the Douglas Park area;
- Proposal does not address City policies and guidelines;
- Concern about community amenities and infrastructure with this and other developments increasing the density in the neighbourhood;
- The existing building does not merit heritage designation; and
- Potential parking and traffic impacts on adjacent residential streets.

While many of the comments were opposed to the proposal, there were a number of participants who supported the heritage preservation and conversion, and felt there was a need for additional housing variety and affordability in this area. A letter was submitted by the Riley Park South Cambie Community Vision Implementation Group (RPSC), a local community group engaged in ongoing planning and development in the area, supporting the proposal. In response to the proposal, a neighbourhood group was formed that started a webpage and lawn sign campaign. The Douglas Park Neighbours Association (DPNA) created a survey that provided various alternate options for development of the subject site. The DPNA webpage is linked here <http://www.douglasparkna.org>.

In response to community feedback the form of development was subsequently revised to reduce the density and height of the coach houses, reduce the addition to the existing church building, and relocate the existing building to facilitate retention of an existing tree along Willow Street. A revised application was submitted on September 12, 2016.

The revised application was presented to the community at a second open house held on November 7, 2016. Approximately 92 people attended the event and 88 comment forms, emails and letters were received. Many of the concerns expressed regarding the initial proposal were repeated, however, a number of comment forms expressed concerns regarding the changes and support for the original proposal as follows:

- Support for increased density and affordability to allow for a diversity of households to have access to housing in the Douglas Park neighbourhood; and

- Support for the previous provision of units available for rent.

Staff met with adjacent neighbours to the west during review of the application to discuss their feedback regarding the proposal. Various concerns were raised including:

- the conduct of the applicant including the ongoing use of the building during the rezoning application process and associated nuisance concerns;
- potential privacy and noise impacts of the new residential units;
- concern about the proposed number of units and potential liveability impacts;
- the building height and mass; and
- the loss of the existing tree at the rear of the property.

A more detailed public consultation summary is included in Appendix D.

Response to Public Comments - Public feedback has assisted staff with assessment of the application. Response to key feedback is as follows:

- Neighbourhood fit - The revised application reduced mass, height and density while retaining a mature street tree to better fit within the neighbourhood context.
- Privacy impacts - Design development conditions are included in Appendix B to create a more substantial landscape buffer to reduce potential privacy impacts to the western neighbour.
- Heritage merit - The Vancouver Heritage Commission reviewed the heritage statement of significance and conservation plan and supported the retention, protection and designation of the existing church building with specific recommendations to improve the overall heritage restoration. Staff have included conditions in Appendix B that address these comments.
- Neighbourhood precedence - While it is possible that other rezonings could be brought forward in the future for heritage conservation, a similar proposal to the current rezoning application is unlikely as there are few institutional or commercial buildings in the neighbourhood. Each heritage proposal is evaluated on a case-by-case basis.
- Parking impacts - Engineering staff reviewed the proposed parking relaxation and have concluded that parking and traffic impacts would be negligible. Parking relaxation as proposed is a typical incentive considered for heritage projects.
- Community Infrastructure - Community amenities and infrastructure are being evaluated as part of the work for planning for Phase 3 of Cambie Corridor and a detailed public benefits strategy is anticipated as part of that work.
- Rental housing provision - Lock-off rental units are included in the draft CD-1 by-law provisions in Appendix A while maintaining the overall density and building massing.

Staff conclude that the proposal meets the intent of Council Heritage Policies and Guidelines and the Riley Park/South Cambie (RPSC) Community Vision and have included conditions which respond to commentary received regarding the proposal. As well, staff have included design conditions in Appendix B to improve relationship to the adjacent neighbour to the west.

PUBLIC BENEFITS

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

Public Benefits – Required by By-law or Policy

Development Cost Levies (DCLs) – Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. This site, other than the existing heritage building, is subject to the City-wide DCL rate which is currently \$34.77/sq. m (\$3.23/sq. ft.) and is applied to the proposed new floor area (5,103 sq. ft.). On this basis, a DCL of approximately \$16,483 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 adjustments provided that it has been submitted prior to the adoption of such DCL by-law rate adjustment. If a related building permit application is 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 - The Public Art Policy for Rezoned Development requires that a rezoning involving a floor area of 9,290 sq. m (100,000 sq. ft.) or greater allocate a portion of their construction budgets to public art or provide cash in lieu as a condition of rezoning. The proposed floor area is below this threshold and therefore there is no public art requirement.

Public Benefits – Offered by the Applicant

Heritage Benefit – If approved, the application will secure the designation of the heritage building. A Conservation Plan, as detailed in Appendix B will also ensure that, over time, the identified heritage features of both will be maintained.

Heritage: The owner has offered to conserve and rehabilitate the existing heritage building and to accept the designation of the heritage building as protected heritage property. If approved, the designation will be effected by enactment of a Heritage Designation By-law and the owner will enter into a Heritage Restoration Covenant which, among other things, will secure the conservation and rehabilitation of the heritage building. The cost to the applicant of the proposed on-site heritage conservation is estimated to be approximately \$1,082,500.

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 originally submitted (May 22, 2015), 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 criteria for an exemption under 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. A public benefits summary is provided in Appendix F.

FINANCIAL IMPLICATIONS

As noted in the section on Public Benefits, the applicant has offered the on-site conservation and rehabilitation of the heritage building estimated at \$1,082,500. 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 \$16,483 in DCLs should the application be approved and the project proceed.

CONCLUSION

Assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site and neighbourhood context. Staff support the application that includes a variety of modestly sized housing units suitable for families with children in addition to preserving an existing heritage building in a location that is close to amenities, services and transit. The application is generally consistent with Council Heritage Policies and Guidelines with its proposed retention and preservation of the existing heritage building.

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 and Heritage Designation By-law generally as set out in Appendix A and Appendix C, respectively. 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.

* * * * *

809 West 23rd 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 this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ().
- 2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) One-family dwelling;
 - (b) Two-family dwelling;
 - (c) Multiple dwelling;
 - (d) Lock-off units; and
 - (e) Accessory uses customarily ancillary to the uses permitted in this section.

Floor Area and Density

- 3.1 Computation of floor space ratio must assume that the site consists of 784 sq. m, being the site size at the time of the application for the rezoning evidenced by this By-law.
- 3.2 Floor space ratio for all uses must not exceed 1.14.
- 3.3 Computation of floor area must include all floors of all buildings, having a minimum ceiling height of 1.2 m, including earthen floors and accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

3.4 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; 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 the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length m;
- (d) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.

3.5 The use of floor area excluded under section 3.4 must not include any purpose other than that which justified the exclusion.

Building Height

4.1 Building height, measured from base surface, must not exceed 11.4 m.

Horizontal Angle of Daylight

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

5.2 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.

5.3 Measurement of the plane or planes referred to in section 5.2 must be horizontally from the centre of the bottom of each window.

5.4 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 the unobstructed view is not less than 3.7 m;

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

5.5 An obstruction referred to in section 5.2 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 ().

5.6 A habitable room referred to in section 5.1 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.

* * * * *

809 West 23rd 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 the Public Hearing.

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by EDG Homes Ltd. and stamped "Received City Planning Department, September 12, 2016", subject to the following conditions, 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 improve the privacy of unit courtyards as follows:
 - (i) provide a substantial landscape buffer between the pathway west property line;
 - (ii) ensure that landscape species for the above will afford privacy to neighbouring sites; and
 - (iii) provide confirmation that timed exterior lights or similar will be used for these western facing units.

Note to Applicant: The foregoing are measures to mitigate impacts and improve privacy to the western neighbour.

- 2. Design development to improve the privacy and overlook of the proposal by:
 - (i) Reduce the family room window of Unit 1 from 14'-0" to 10'-0" in width;
 - (ii) Reduce the size and/or number of windows at the upper levels (bedrooms) to the extent possible; and
 - (iii) Employ, if possible, translucent glazing.

Note to Applicant: In the case of bedroom windows, in two instances, window widths should be reduced to 2'-6" in width. The above conditions are to improve the privacy and overlook of the proposal to the neighbouring site(s).

3. Design development to ensure and maintain the use of high quality, durable materials.

Note to Applicant: All habitable rooms, including bedrooms should have direct access to a window for provision of light, views and ventilation. Primary living spaces, such as living rooms, of north-facing units on the 2nd and 3rd floors must have a direct outlook to the street or lane. Provision of light and views must be achieved without negative impact on privacy of neighbouring developments.

4. Design consideration to reduce the size of the master bedroom deck, attic level, Unit 5.

Note to Applicant: The above area is not well integrated with the roof design and massing of this structure.

Crime Prevention Through Environmental (CPTED)

5. Design development to consider the principles of CPTED, having particular regard for security in the in between spaces towards the lane.

Landscape Design

6. Design development to grades, retaining walls, walkways and structural design, to ensure neighbouring grades are met and outside private spaces are respected. This should be confirmed by the provision of minimum three east-west sections, from building face to west neighbouring property. The sections should be of sufficient scale to detail fences, walls, walkway, stairs and other landscape elements.
7. Design development to provide a higher quality landscape plan, of similar character to neighbourhood context, to provide a friendly orientation to both streets. This should consist of additional front yard trees, substantial, layered planting beds and open visually accessible front yards.
8. Design development to location of utilities.

Note to Applicant: Avoid the awkward placement of utilities (pad mounted transformers, "Vista" junctions, underground venting) visible to the public realm. Where utilities must be located near a street or sidewalk, a secondary circulation route is the preferred location. Every effort should be made to integrate utility access into structures and behind lockable, decorative gates or screened with landscaping. No trenching for utility hook-ups shall take place inside tree protection zones.

9. Provision of further arboricultural information, to discuss in detail methods of safe protection for retained trees, in context of proposed revised footprint, grades and other site constraints. Report to include a scaled and dimensioned tree protection plan and Critical Root Zones. Confirmation of safe tree protection is required. For protection of all retained trees, careful construction methods should be detailed, such alternate methods of tree protection, exploratory digging to determine actual extent of Critical Root Zones, possibility of hydro-vac or other arboricultural measures.

10. Provision of improved sustainability by the provision of edible plants.

Note to Applicant: Edible plants can be used as ornamentals as part of the landscape design.

11. 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.

12. Consideration to explore design options that respect the City of Vancouver Bird Friendly Design Guidelines.

Note to Applicant: Refer to relevant documents -

<http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf> and
<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

13. Provision requirements at the time of Development Permit application:

- (i) A full Landscape Plan for proposed landscape to be submitted. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, railings, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale.
- (ii) Section details at a minimum scale of 1/4"=1'-0" scale to illustrate typical proposed landscape elements including benches, fences, gates, arbours and trellises, and other features.
- (iii) Sections (1/4"=1' or 1:50) illustrating the buildings to public realm interface facing the street, confirming a delineated private to public transition of spaces.

Note to Applicant: The section should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters.

Engineering

14. The proposed planting beyond the property lines should be deleted from the plans. When the sidewalks are widened there will not be adequate space to accommodate the plantings without them encroaching over the sidewalks. Lawn should be supplied in the small gap from back of sidewalk to property line.
15. Update the landscape plan to reflect the off-site improvements required of this rezoning and submit a copy directly to engineering for review.
16. The first risers of all entry walks/stairs are to be 1'-0" behind the property lines. Stairs on drawing A19 show encroaching steps, please pull steps back behind the property line.

17. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services. The following items are required to meet provisions of the parking by-law and the parking and loading design supplement:
- (i) Provision of additional design elevations within the parking area, on both sides of the overhead door and at the property line to calculate the slope and crossfall.
 - (ii) Provision of 5.5m stall length for all parking spaces and adequate stall width per the parking and loading design guidelines. Note: Additional stall width is required for all stalls adjacent to walls.

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 and the General Manager of Engineering Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. 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 new concrete saw cut sidewalks adjacent the site.
 - (ii) Provision of upgraded curb ramps at the corner of 23rd Avenue and Willow Street, adjacent the site.
 - (iii) Provision of a concrete lane crossing on the west side of Willow Street at the lane north of 23rd Avenue.
 - (iv) 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.

Note to Applicant: The development should tie sanitary and storm sewer connections into the existing mains on 23rd Avenue.

2. 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.

Heritage

3. The owner enters into a Heritage Restoration Covenant for the rehabilitation, restoration and long-term protection of the heritage building. The agreement is to be completed and registered in the Land Title Office to the satisfaction of the Director of Planning and the Director of Legal Services prior to the enactment of the rezoning by-law.

Note to Applicant: The agreement must be signed by the owner and any party with a financial charge on the title to give priority. The purpose of the agreement is to secure the protection of the heritage building during and after construction and ensure its rehabilitation in a timely manner consistent with a conservation plan, in addition to allowing the City to place a commemorative plaque on the building or lands, and related matters. Please contact the heritage planner to receive a copy of the draft agreement for review.

4. Designation of the exterior of the heritage building as a protected heritage property, pursuant to sections 593 and 594 of the *Vancouver Charter* and enactment of the Heritage Designation By-law by Council.
5. Submit a finalized copy of the Conservation Plan for the heritage building as prepared by the heritage consultant.

Soils

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: 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 registered 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 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-laws.

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.

* * * * *

809 West 23rd Avenue
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SUBDIVISION BY-LAW NO.5208

A consequential amendment is required to delete PID 004-516-486; Lot 9 of Lot B, Block 617, District Lot 472, Plan 5325 from the RS-5 maps forming part of Schedule A of the Subdivision By-law.

DRAFT HERITAGE DESIGNATION 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.

1. Council considers that the real property described as:

Structure and exterior
envelope of the
improvements and
exterior building materials
of heritage building.

809 West 23rd Avenue, BC

PID 004-516-486
Lot 9 of Lot B
Block 617
District Lot 472
Plan 5325

has heritage value or heritage character, and that its designation as protected heritage property is necessary or desirable for its conservation.

2. Council designates the real property described in section 1 of this By-law as protected heritage property under Section 593 of the Vancouver Charter.

* * * * *

809 West 23rd Avenue
ADDITIONAL INFORMATION/COMMENTARY OF REVIEW BODIES

VANCOUVER HERITAGE COMMISSION

October 5, 2015

Conservation Review
809 West 23rd Avenue - AMORC Temple Rezoning
VHR 'C' (proposed)

Applicant:

- Paul Philips, EDG Homes
- Jonathan Goodwill, JH Homes
- Donald Luxton, Donald Luxton & Associates

Staff:

- James Boldt, Heritage Group
- Michelle McGuire, Rezoning Planner

Staff and the applicant team presented the application, and responded to questions.

MOVED by Commissioner Kluckner SECONDED by Commissioner Fialkowski:

THAT the Vancouver Heritage Commission supports the rehabilitation and adaptive reuse for 809 West 23rd Avenue (the former AMORC Temple), as presented at its meeting on October 5, 2015, and suggests the following:

- further design development on the east dormer and consideration of restoring the south façade to its 1927 design;
- consideration of redesigning the muntin pattern of the east façade windows;
- redesigning the addition to make it more subordinate and compatible; and
- use of cedar shingles instead of duroid.

CARRIED UNANIMOUSLY

PUBLIC CONSULTATION

Public Notification

Rezoning information signs were installed on the site on July 16, 2015. Community open houses were held on September 29, 2015 and November 7, 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). A total of approximately 617 notifications were distributed within the neighboring area for both open houses.

September 29, 2015 Community Open House

A community open house was held from 5:00 am-8:00 pm on September 29, 2015 at the Chown Memorial Church at 3519 Cambie Street. Staff, the applicant team, and a total of approximately 131 people attended the Open House. Staff received 250 responses with a

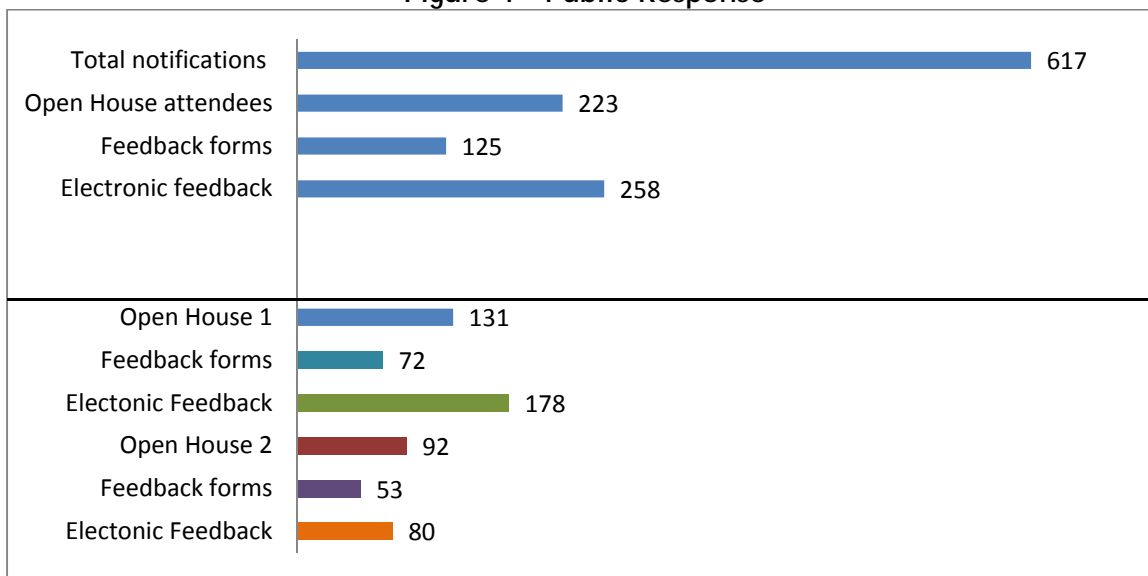
variety of feedback both in support of the proposed heritage retention and ground oriented housing units and with concerns regarding potential privacy impacts to the adjacent residence, precedence of the proposal for multi-family housing in the existing RS-5 area and non-support for consideration of the existing building as a heritage resource.

After review of public feedback related to potential impacts of the proposal and advice from the Vancouver Heritage Commission, staff recommended changes to the application to improve heritage preservation, tree retention and overall fit with the surrounding neighbourhood. A revised application was submitted on September 12, 2016. The application reduced the height of the coach houses, reduced the number of units from 10 to 6, reduced the FSR from 1.19 to 1.14, increased tree retention and deleted relocation of the existing building.

November 7, 2016 Community Open House

A second community open house was held on November 7, 2016 from 5:00-8:00pm, at Douglas Park Community Centre, 801 West 22nd Avenue. Staff, the applicant team, and a total of approximately 92 people attended the Open House. Staff received 133 responses with a variety of feedback both in support of the proposal and with concerns. A significant amount of the feedback expressed support for providing ground-oriented housing units that will be more affordable than the surrounding single-family houses. As well, a number of responses expressed concern regarding loss of the four lock-off rental units. Feedback was also received with continued concern regarding the potential impacts and precedence of the proposal for the surrounding neighbourhood.

Figure 1 - Public Response



Public Response

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

- In response to the open houses, a total of 125 comment sheets were submitted from individuals.
- A total of 258 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 with the highest frequency reflected by the following ordered topics:

General

A significant amount of comment forms and e-mails expressed general support for the proposal. As well many comment forms and e-mails expressed general opposition to the proposal. After revision to the application many comment forms expressed either continued support for the overall proposal and/or support for the revisions. Comments were received indicating opposition to rezoning in general and a desire for maintain the existing RS-5 zoning and development.

Heritage

Concern was raised that the heritage status or merit of the existing building was being used as a ploy for financial gain and importing density onto the site. As well many expressed that they felt the existing building had marginal heritage value and should not be considered for incentives to retain as the development will be substantively “new” (i.e. the overall proposal should not be considered a heritage project).

Concern was also expressed that the existing building did not meet the character house checklist criteria included in the “Heritage or Character Buildings Review - Interim Procedure” (<http://bylaws.vancouver.ca/BULLETIN/H006.pdf>). Staff note that this checklist pertains to character house guidelines (i.e. aesthetic criteria) not heritage criteria which is generally described in a heritage statement of significance document.

Many others expressed support for the preservation and conservation of the church. Support was also expressed for renewing and transforming the existing building into an aesthetically pleasing development.

Density

The topic of density also received a variety of comments. The majority commented the area is already dense enough and the proposal will only make the area too dense, and will be crowded with too many people and units. Many believe this will add to an unlivable noise level, neighbours will not have any privacy, and there will be an increased loss of green space.

Others expressed that they did not feel the area was dense enough and the proposal would provide housing near needed resources such as transit, and the added density is a positive as the city needs to become denser.

Affordability

In reference to the affordability of the units a significant amount of comments were received. The majority expressed support for the proposed rezoning offering a diversity in housing options for purchase in the neighborhood. This was seen as a benefit to individuals who would like to purchase in a great neighborhood and could not afford the cost of a single family home.

There was also doubt and uncertainty expressed that the units would be affordable. Many suggested that what is needed and required are units with affordable rent, and would like to see that young families be considered in the application.

Parking and Traffic

Many expressed concerns about existing parking impacts and traffic congestion on local streets and concern that the proposal would exacerbate these conditions. A few indicated that the proposed parking would be adequate.

Character

There were many concerns raised regarding the changing character of the area. A number of individuals believe the change will be negative and will affect the current single-family area. It was expressed that the area should remain as is and the application should only rehabilitate the existing building and not include new infill buildings. Many believe this change in character of the area with newer buildings is only benefitting the applicant financially and represents no community benefit.

Precedent

Concerns were received regarding fear that approval of the rezoning application would set a precedent for other development in the area.

Design

Many concerns were raised regarding potential privacy and overlook impacts to the adjacent neighbour to the west and to the neighbour across the lane to the north. Many expressed concern that the original rezoning application design with its modern coach houses would not fit with the main building as the height of the proposed design was too tall. Others raised concern about the need for alternate design options. Others commented that the design as a whole covered too much of the site and did not meet standard setbacks. Concern was expressed about the buildings being in too close proximity of adjacent streets which is a safety concern for vulnerable individuals such as children, the elderly, and the disabled.

Infrastructure

Concern was raised regarding capacity of existing services and infrastructure and the impact that developments like this one will have.

Miscellaneous

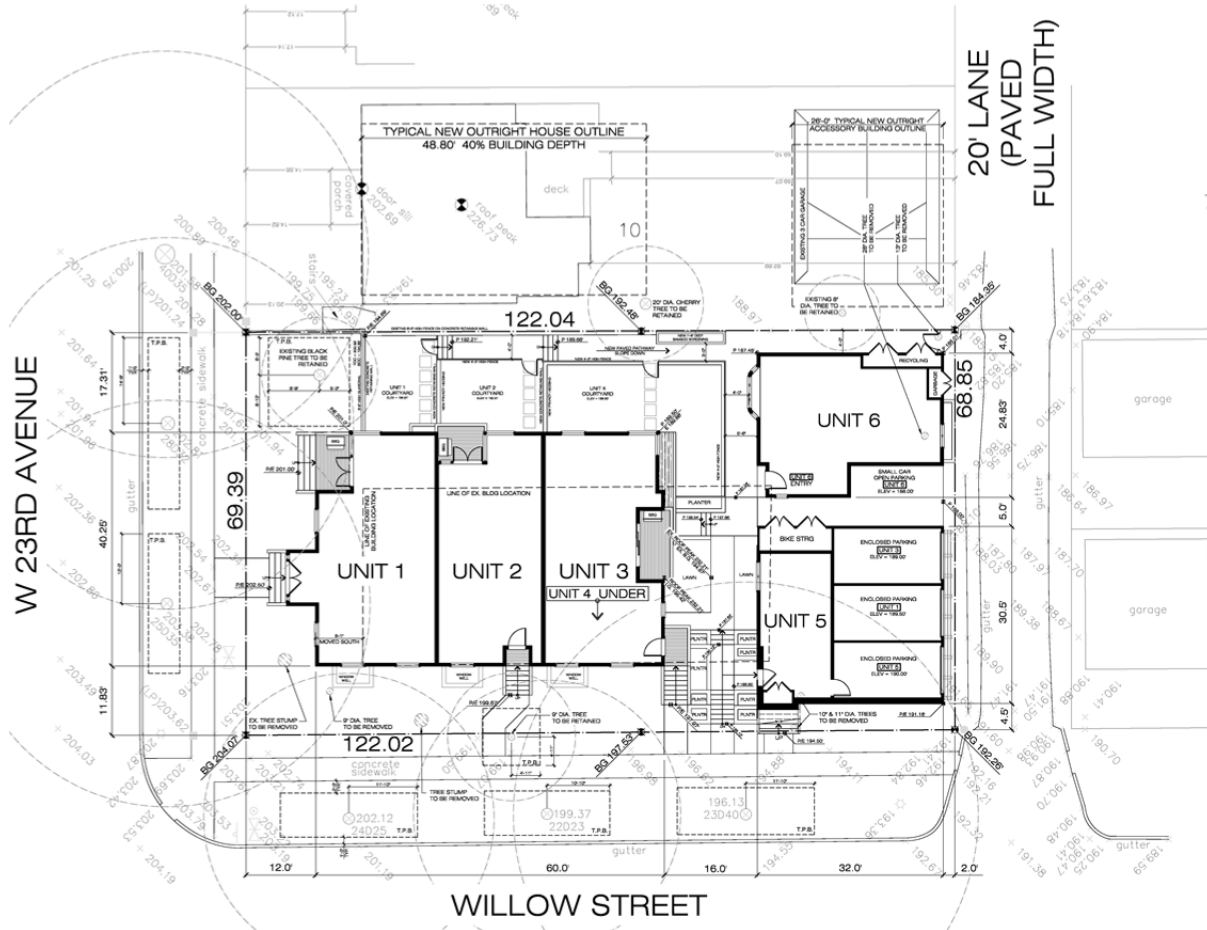
- Will decrease property values.
- Concern about lock-off suites tenants.
- Support for lock-off suites to enable aging in place and family-friendly housing.
- Concern regarding lack of accessible access to units.
- Concern regarding emergency access provision for the site.
- Concern regarding construction impacts including noise and dust.

- Suggestion to convert the existing building into a community serving public use.
- Concern that the proposal should not be considered during planning for Phase 3 of Cambie Corridor.

* * * * *

809 West 23rd Avenue FORM OF DEVELOPMENT

Site Plan



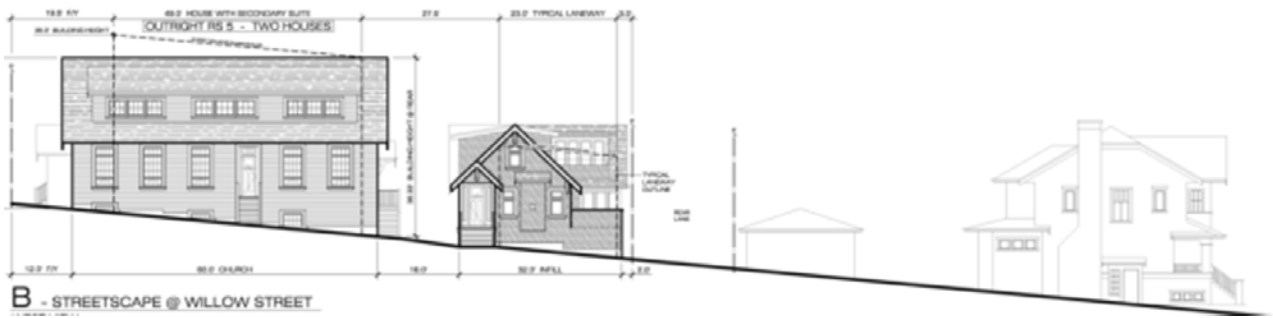
Perspective - Restored Heritage Building



Perspective - Infill Coach Houses



Elevation - Willow Street



Elevation - 23rd Avenue



809 West 23rd Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

Residential development including adaptive reuse of the existing church building and development of two- and three-storey coach houses with a total of 6 residential units.

Public Benefit Summary:

Rehabilitation and designation of the existing church building as protected heritage property.

	Current Zoning	Proposed Zoning
Zoning District	RS-5	CD-1
FSR (site area = 784 sq. m / 8,435 sq. ft.)	0.70	1.14
Buildable Floor Space (sq. ft.)	5,907	4,472 (existing) 5,103 (new)
Land Use	Residential	Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	19,076	16,483
	DCL (Area Specific)		
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage		1,082,500
	Housing		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		19,076	1,098,983

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

809 West 23rd Avenue
APPLICANT AND PROPERTY INFORMATION

Street Address	809 West 23rd Avenue
Legal Description	PID 004-516-486; Lot 9 of Lot B, Block 617, District Lot 472, Plan 5325
Applicant	EDG Homes Ltd.
Property Owner	The Lodge on Willow Ltd.
Developer	EDG Homes Ltd.

SITE STATISTICS

SITE AREA	784 sq. m (8,435 sq. ft.)
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DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT
ZONING	RS-5	CD-1
MAX. FLOOR SPACE RATIO	0.70 FSR plus laneway houses	1.14 FSR
MAXIMUM HEIGHT	10.7 m (35 ft.)	11.4 m (38 ft.)
RESIDENTIAL FLOOR AREA	548.9 sq. m (5,907 sq. ft.)	889.5 sq. m (9,575 sq. ft.)
PARKING	Per Parking By-law	4 vehicle parking spaces and 6 bicycle storage spaces