



ADMINISTRATIVE REPORT

Report Date: May 2, 2017
Contact: Susan Haid
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RTS No.: 12026
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: 5030-5070 Cambie Street

RECOMMENDATION

A. THAT the application by Pennyfarthing Hillcrest Developments Ltd., the registered owner, to rezone 5030-5070 Cambie Street [*Lots 8, 9, and Amended Lot 10 (Explanatory Plan 8233), all of Block 840, District Lot 526, Plan 8324; PIDs: 010-152-245, 005-762-723 and 010-153-764, respectively*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.40 FSR and the height from 10.7 m (35 ft.) to 20.3 m (67 ft.) to permit the development of a multi-family residential building containing a total of 51 market residential units, be referred to a Public Hearing together with:

- (i) plans prepared by SHIFT Architecture Inc., received on August 5, 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 enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C;

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

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

REPORT SUMMARY

This report evaluates an application to rezone three lots located at 5030-5070 Cambie Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of a multi-family residential building with a total of 51 market residential units over two levels of underground parking. The site is located in the Queen Elizabeth area of the *Cambie Corridor Plan*.

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

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

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

REPORT

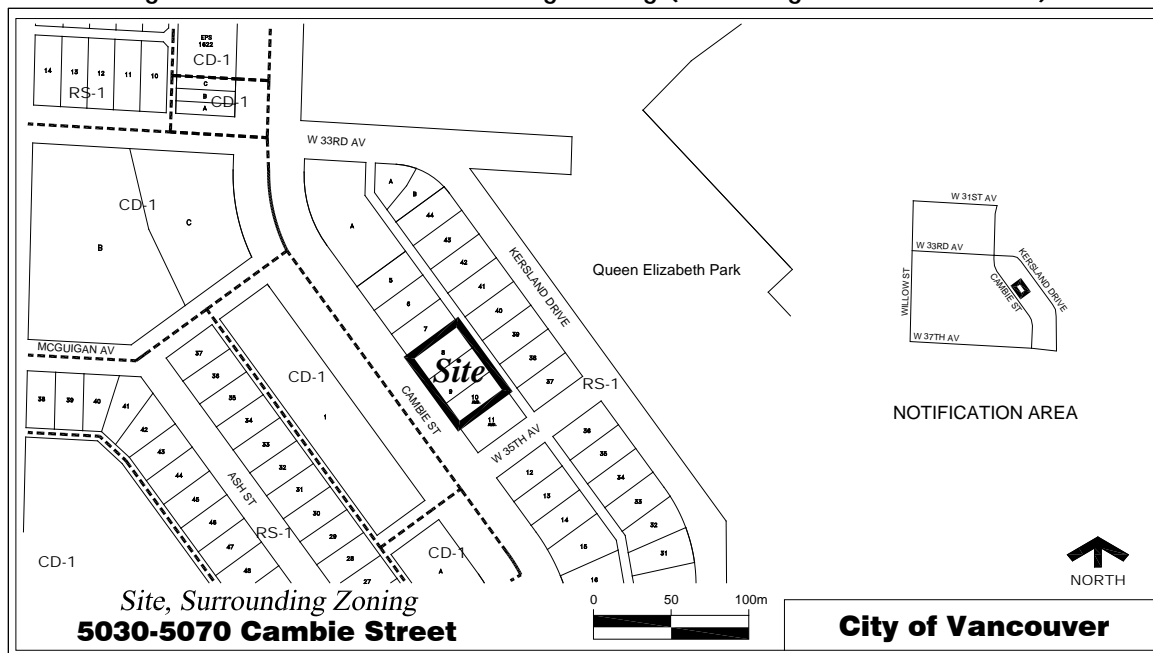
Background/Context

1. Site and Context

This 2,111.3 sq. m (22,726 sq. ft.) site is located on the west side of Cambie Street between 33rd and 35th Avenue. The site is 51 m (167 ft.) wide and 35 m (117 ft.) deep. Currently the site is zoned RS-1 and occupied with three detached one-family dwellings. To the north of the site is an approved rezoning, by the same applicant, for a seven-storey residential building including the retention of the heritage Wong Residence.

Sites to the east across the lane are currently detached one-family dwellings which are included in the planning for Phase 3 of the Cambie Corridor, currently underway.

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



2. Policy Context

In 2011, Council adopted Phase 2 of the *Cambie Corridor Plan*. Subsequent to a comprehensive planning process, this plan identified land uses, density ranges, building heights and building forms for sites along the arterial streets within the Cambie Corridor. Section 4 of the *Cambie Corridor Plan* (the “Neighbourhoods” section) provides direction for the development in each area of the corridor, including neighbourhood character, public realm and urban design principles. The subject site is within the Queen Elizabeth Area.

For this site, subsection 4.3.3 of the Cambie Corridor Plan specifically supports residential buildings up to six storeys in height with upper levels stepped back above the fourth floor. A density range of 1.75-2.25 FSR is suggested in the Plan, but is not a maximum. Supportable density is to be determined by analysis based on site-specific urban design and public realm performance.

The housing strategy in the *Cambie Corridor Plan* also calls for a minimum of 25% of the units to be suitable for families (two bedrooms or more). This application proposes that 35 of the 51 units be two or three bedroom units, achieving 68% of the total units as suitable for families. A condition of approval has been included in Appendix B to ensure this unit mix is maintained.

In July 2016 Council adopted the Family Room: Housing Mix Policy for Rezoning Projects, 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. This application was submitted prior to the new policy and is not required to meet the updated standard. However, the application exceeds the new Family Room Policy as outlined in the unit mix below.

Strategic Analysis

1. Proposal

The application proposes to rezone the site to enable a multi-family residential building with a height of six storeys on Cambie Street and two storey residential townhouses at the lane (see Figure 2). In total, the application proposes 51 dwelling units (eight three-bedrooms [16%], 30 two-bedrooms [59%], 12 one-bedrooms [23%] and one studio [2%]) with a total FSR of 2.40 and a building height of 20.3 m (67 ft.) on Cambie Street. Two levels of underground parking is proposed, accessed from the lane with a total of 65 vehicle parking spaces and 64 bicycle parking spaces.

Figure 2 – Site Plan

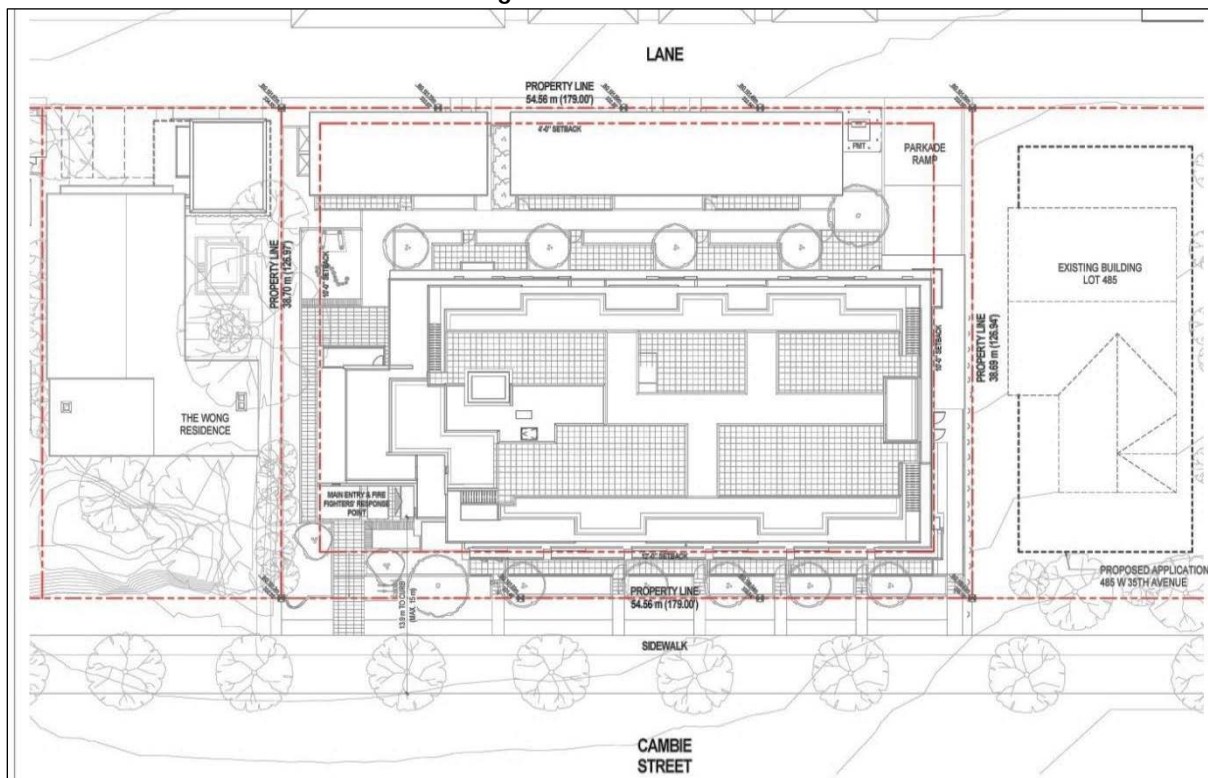


Figure 3 – Proposed Building (southeast on Cambie)

2. Land Use and Density

The proposed residential use is consistent with the *Cambie Corridor Plan*. The Plan indicates that supportable density on a site will be determined by analysis of site context and the urban design and public realm performance of the proposal. Staff have concluded that a density of 2.40 FSR is supportable for this site based on the proposed built form, setbacks, massing, and subject to the design conditions in Appendix B.

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

Following the principles of the Cambie Corridor Plan, this site is within an area that anticipates six-storey residential buildings along Cambie Street with two storey townhouses at the lane. The application proposes a form that is consistent with the Plan (see Figure 2). A main six-storey residential building is proposed with a row of two-storey townhouses at the lane. Larger side yard setbacks and additional stepping of the massing are provided at the north end to transition to the retained heritage property, the Milton Wong house which is B-listed on the Heritage Registry.

The Urban Design Panel reviewed and supported this project on October 19, 2016 (see Appendix D). Staff support the application subject to the design development conditions in Appendix B that will further improve and refine the building design. The proposal will also undergo further design development during the development permit review process.

4. Transportation and Parking

Vehicle and bicycle parking are provided within two levels of underground parking, accessed from the lane. The application proposes 65 parking spaces and 64 bicycle spaces which would be provided in accordance with the Parking By-Law. Engineering Services has reviewed the

rezoning application and have no objections to the proposed rezoning provided that the applicant satisfies the rezoning conditions included in Appendix B.

5. Environmental Sustainability

The Green Buildings Policy for Rezoning (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. This application has opted to satisfy the preceding version of the Green Buildings Policy for Rezoning, which requires 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.

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

The *Cambie Corridor Plan* also requires a deconstruction plan for diverting demolition waste. A condition of rezoning in Appendix B requires a Recycling and Reuse Plan for Green Demolition/Deconstruction for the existing buildings on site whereby at least 75% of demolition waste must be recycled/reused (excluding hazardous materials).

Public Input

Public Notification – The City of Vancouver Rezoning Centre webpage included notification and application information as well as an online comment form. A rezoning information sign was also posted on the site. A total of 282 notifications were distributed within the neighbouring area on or about September 30, 2016. A community open house was held on October 17, 2016 with staff, the applicant team and approximately five people in attendance (see Figure 4).

Public Response and Comments – The City received no (zero) responses to the application, by email or comment form.

Figure 4 – Public Notification Summary

Total notifications	282
Open House attendees	5
Comment sheets	0
Other feedback	0

PUBLIC BENEFITS

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

Public Benefits - Required by By-law or Policy

Development Cost Levies (DCLs) – Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. The proposed residential floor area is subject to the Citywide DCL rate which, as of September 30, 2016, is \$149.73 per m² (\$13.91 per sq. ft.). Based on the proposed residential floor area of 5,067.1 sq. m (54,542 sq. ft.), a DCL of approximately \$758,697 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 DCL By-law rate adjustments, provided that it has been submitted prior to the adoption of the 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 By-law rate will apply. See the City's [DCL Bulletin](#) for details on DCL rate protection.

Public Art Program – The *Public Art Policy for Rezoned Developments* requires rezonings having a floor area of 9,290 sq. m (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 by the Applicant

Community Amenity Contribution – Within the context of the City's Financing Growth Policy and the Cambie Corridor Plan, an offer of a Community Amenity Contribution (CAC) can be anticipated from the owner of a rezoning site. CAC offers take into consideration community needs, area deficiencies and the impact of the proposed development on City services. They typically include either the provision of on-site amenities or a cash contribution towards other public benefits.

In order to provide more certainty and clarity and to improve processing efficiency for rezoning applications, an approach to CACs based on a target CAC rate has been implemented for residential sites, such as this, within the Cambie Corridor Plan. This rate is the basis for all four and six-storey market residential rezoning proposals within the Cambie Corridor Plan.

Target CACs are payable prior to rezoning enactment and are subject to an annual inflationary adjustment which takes place on September 30 of each year. In order to ensure fairness to rezoning applications that have been submitted prior to the adoption of new inflation adjusted CAC targets, in-stream rezoning applications are exempt from CAC target increases provided that a rezoning application has been submitted to the City and a rezoning application fee has been paid.

The applicant has offered a cash CAC of \$2,124,870 using the target CAC rate of \$55 per sq. ft. based on the net additional increase in floor area of 38,634 sq. ft. The application was received on August 5, 2016 and changes to the target CAC rate for this area made on September 30, 2016 are not applicable to this application. Staff recommend that the cash CAC be allocated to the following identified community needs:

- \$1,062,435 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area;
- \$849,948 (40%) to childcare and community facilities in and around the Cambie Corridor Plan area; and
- \$212,487 (10%) to the Heritage Conservation Reserve to enable heritage conservation in the City of Vancouver.

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

Through March 2017, approximately \$294.2 million has been secured through approved rezonings, as both cash and in-kind contributions, under the Cambie Corridor Plan. These CACs have been allocated as per Figure 5 and Figure 6 respectively.

Figure 5 - Cambie Corridor CAC Cash Allocations by Percentage

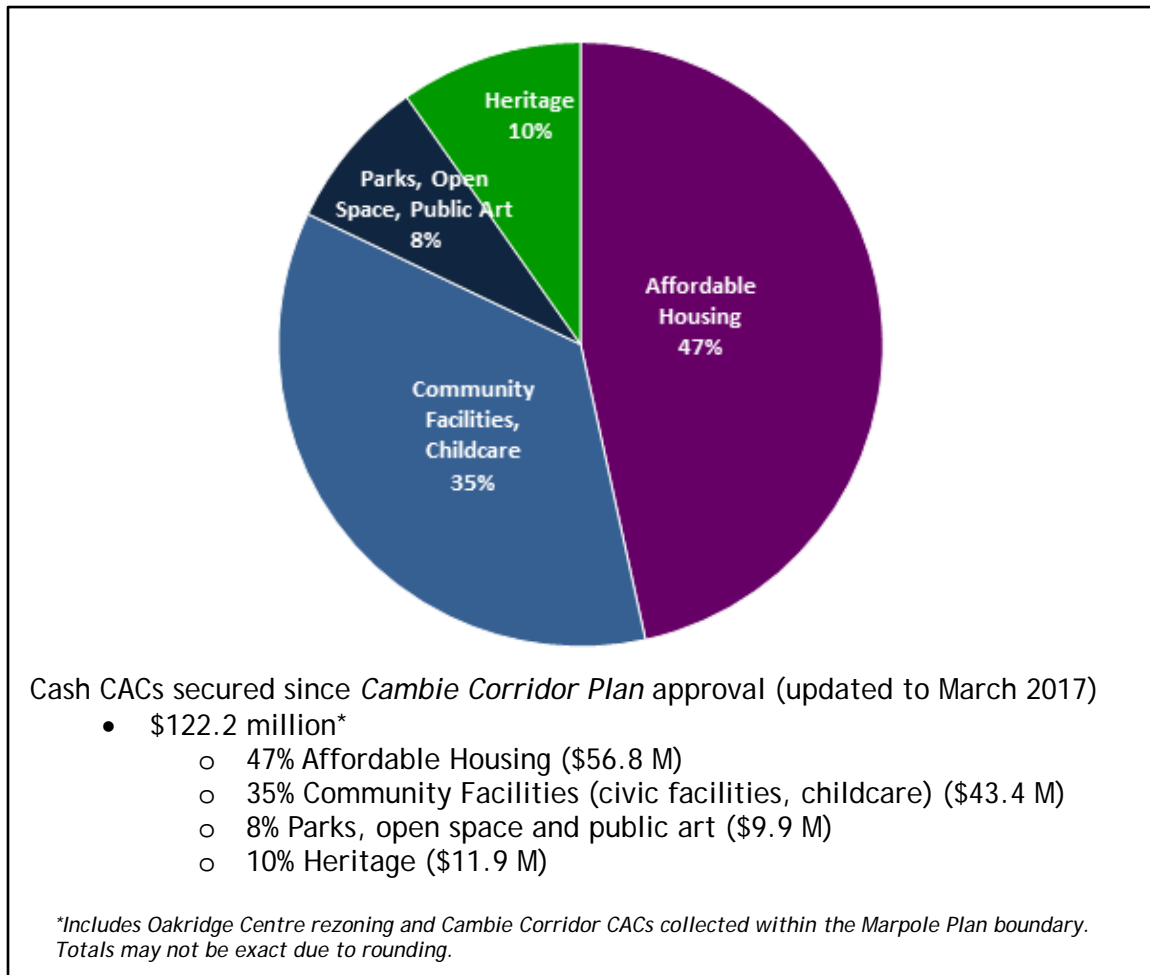
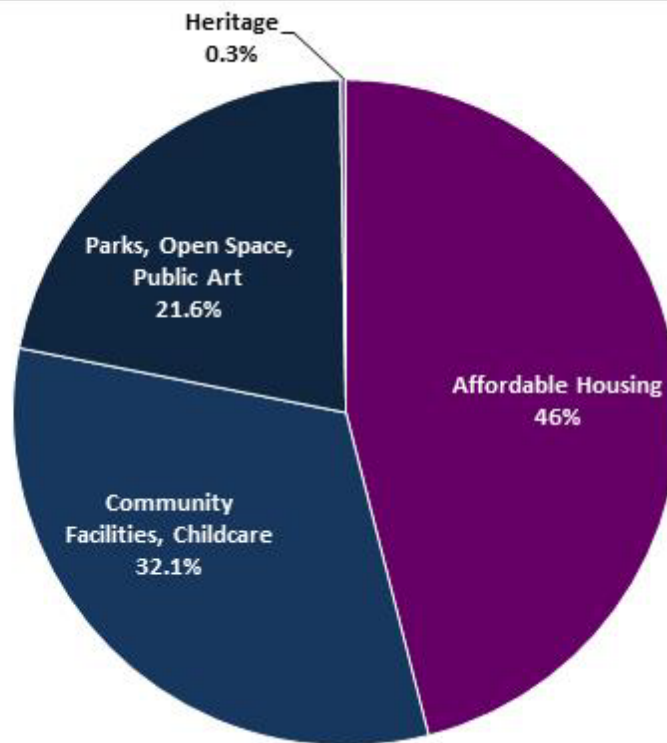


Figure 6 - Cambie Corridor CAC In-Kind Allocations by Percentage



In-kind CACs secured since *Cambie Corridor Plan* approval (updated to March 2017)

- \$172 million*
 - 46.0% Affordable Housing (\$79.2 M)
 - eg. 46 social housing units (Oakridge Lutheran Church Site), 290 social housing units (Oakridge Centre), 853 rental units approved through rezoning (various sites)
 - 32.1% Community Facilities (civic facilities, childcare) (\$55.2 M)
 - eg. 69-space childcare facility (Oakridge Centre), 37-space childcare facility (8175 Cambie Street), 2 artist studio units (8018 Cambie Street), Marpole-Oakridge Family Place (8175 Cambie Street)
 - 22.6% Parks, open space and public art (\$37.2 M)
 - eg. A 9-acre park (Oakridge Centre), a Bicycle Mobility Centre (8440 Cambie - Marine Gateway), public art installations
 - 0.3% Heritage (\$481 K)
 - eg. Onsite heritage conservation of James House and Wong Residence

**Includes Oakridge Centre rezoning and Cambie Corridor CACs collected within the Marpole Plan boundary. The examples provided are illustrative and do not represent a comprehensive list of all approved in-kind benefits. Totals may not be exact due to rounding.*

Implications/Related Issues/Risk (if applicable)

Financial

As noted in the section on Public Benefits, the applicant has offered a cash CAC of \$2,124,870 to be allocated as follows:

- \$1,062,435 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area;
- \$849,948 (40%) to childcare and community facilities in and around the Cambie Corridor Plan area; and
- \$212,487 (10%) to the Heritage Conservation Reserve to enable heritage conservation in the City of Vancouver.

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

The site is within the Citywide DCL District. It is anticipated that the project will generate approximately \$758,697 in DCLs.

CONCLUSION

The assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site and its context, and that the application is consistent with the intent of the *Cambie Corridor Plan* with regard to land use, density, height and form.

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

* * * * *

5030-5070 Cambie Street
DRAFT CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-__ () attached as Schedule A to the By-law, and incorporates Schedule A into Schedule D, to By-law No, 3575.

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

Uses

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

Conditions of use

3. The design and layout of at least 25% of the dwelling units must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms; and
 - (c) comply with Council's "High Density Housing for Families with Children Guidelines".

Floor area and density

- 4.1 Computation of floor space ratio must assume that the site consists of 2,111.3 sq. m, being the site area at the time of application for the rezoning evidenced by this By-law prior to any dedications.
- 4.2 The floor space ratio for all uses must not exceed 2.40.
- 4.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
 - (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the residential floor area being provided; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, located at or below base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; and
 - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 sq. m per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 4.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any use other than that which justified the exclusion.

Building height

5. Building height, measured from base surface, must not exceed 20.3 m.

Horizontal angle of daylight

- 6.1 Each habitable room must have at least one window on an exterior wall of a building.
- 6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
 - (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 6.5 An obstruction referred to in section 6.2 means:
 - (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 ().
- 6.6 A habitable room referred to in section 6.1 does not include:
 - (a) A bathroom; or
 - (b) A kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 sq. m.

Acoustics

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

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

* * * * *

5030-5070 Cambie Street
PROPOSED CONDITIONS OF APPROVAL

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for Public Hearing.

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Shift Architecture Inc., on behalf of Pennyfarthing Development, and stamped "Received Planning Department, August 5, 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 provide an improved relationship to the landscape design at the adjacent Milton Wong site.

Note to Applicant: Noting the significance of the landscape design by Cornelia Oberlander, it is recommended to provide a more consistent landscape treatment at adjacent open spaces. A more organic, natural landscape, including the use of basalt, should be provided consistent with the Milton Wong site. The landscape treatment should read as continuous across the site boundaries, particularly at the residential entry and inner courtyard. See Landscape Condition 7.

- 2. Design development to the courtyard to provide additional common outdoor amenity space.

Note to Applicant: The courtyard should incorporate seating nodes, which also incorporate soft landscaping, along the central circulation path to provide opportunities for social contact. A minimum of three user-friendly, passive seating nodes, with minimum of two benches each should be provided. Children's play space should be provided consistent with the expectations of the *High-Density Housing for Families with Children Guidelines*.

- 3. 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>.

4. Design development to the north end of the building to provide a more residential scale.

Note to Applicant: Reconsider the proposed monolithic end walls. It is suggested to provide a finer grain in terms of material treatment and fenestration, which may reference the horizontal proportions of the retained Milton Wong house at the adjacent site.

Housing

5. The proposed unit mix, including 8 three-bedrooms (16%), 30 two-bedrooms (59%), 12 one-bedrooms (23%), 1 studio (2%) and 3 two-bedroom townhouses (7%) are to be included in the Development Permit drawings.

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

Crime Prevention through Environmental Design (CPTED)

6. Design development to respond to CPTED principles, having particular regard for:
 - (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 provide a softer transition from the Milton Wong site to acknowledge the heritage value of that site and achieve a more organic, naturalized character at the north site plan, by the following:
 - (i) Replace hard edges of path, planters, benches and play area with more organic, informal forms, continuing the lines of the heritage rock formation;
 - (ii) Replace the water feature at the front entry with another, smaller rock outcrop feature, of similar geologic composition as the heritage rock, to be made of naturally occurring rock;

(iii) Integrate hard and soft materials of similar type as the Milton Wong site.

8. Design development to provide a more conservative tree removal strategy, enabling the relocation of Trees #13 and 16, to be re-integrated into the final landscape design.

Note to Applicant: It is expected that all developments will adhere to Council's approved Urban Forest Canopy strategy, by retaining a maximum of viable trees while still allowing development. A revised Arborist Report should document and make recommendations for methods of protection for trees to be retained.

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

Note to Applicant: The lane edge planting should be protected from vehicles by an 8" high curb.

10. 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 exceed BCSLA standards.

11. Provision of improved sustainability by the provision of confirmed urban agriculture plots and the addition of edible plants to the proposed plant palette.

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

12. A Letter of Assurance for arborist supervision, detailing construction activities and landscaping that need to be supervised. The letter should include timing required by the arborist to schedule site attendance and to be signed and dated by arborist, owner and contractor.

13. 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.

14. Section details at a minimum scale of 1/4"=1'-0" scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section details must confirm depth of proposed planting on structures is deep enough to accommodate rootballs of proposed trees well into the future.
15. 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.

16. 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.
17. 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.
18. 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.
19. A Landscape Lighting Plan to be provided for security purposes.

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

Sustainability

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

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

21. Confirmation that the application is on track to meeting the Green Buildings Policy for Rezoning including a minimum of 63 points (LEED® Gold rating), with 1 point 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.

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 of 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 Services

22. 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 & 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.
23. Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown without reliance of the lane for extended bin storage. If this cannot be confirmed then an on-site garbage bin staging area is to be provided adjacent the lane.
24. Deletion of the specialty sidewalk treatments or other extensions that extend over the property line onto Cambie Street and the lane.
25. Subject to City Council approval, Provision of sidewalk treatments in keeping with the Cambie corridor public realm plan. An updated landscape and site plan that reflects both the Cambie corridor sidewalk treatments and proposed off-site improvements sought by this rezoning is required. Please supply an update plan directly to Engineering for review.

Note to Applicant: All first step risers are to be 1'-0" behind the property lines.

26. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
 - (i) Provision of design elevations on both sides of the parking ramp at all breakpoints, within the parking area, and at all entrances.

Note to Applicant: This is required to calculate the slope and crossfall.
 - (ii) Relocate the Class A loading space, closer to the elevator core.
 - (iii) Provide automatic door openers on the doors providing access to the bicycle room(s) and note on plans.

Note to Applicant: Locating the Class A loading space to stall 9 would achieve this.

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

Note to Applicant: A section drawing is required showing elevations, and vertical clearances. The minimum vertical clearance should be noted on plans. 2.3 m of vertical clearance is required for access and maneuvering to all disability spaces. Show all overhead gates on the parking plans.

- (v) Consider providing additional stall width for stalls 14 and 56 as these stalls are adjacent to perpendicular stalls.
- (vi) Dimension all stalls and all column encroachments.

Note to Applicant: Stalls 14-20, 28-30, and 50-56 are missing stall lengths.

- (vii) 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.

- (viii) Confirm the bike rack shown on drawing L01 can accommodate 6 Class B spaces as the rack is only being used on one side.

Neighbourhood Energy Utility

- 27. The proposed approach to site heating and cooling, developed in collaboration with the City and the City-designated NES Utility Provider, shall be provided prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services.
- 28. The building(s) heating and domestic hot water system shall be designed to be easily connectable and compatible with Neighbourhood Energy to supply all heating and domestic hot water requirements. Design provisions related to Neighbourhood Energy compatibility must be to the satisfaction of the General Manager of Engineering Services.

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

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

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

CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, 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, make arrangements for the following:

Engineering Services

1. Consolidation of Lots 8, 9 and Amended Lot 10 (Explanatory Plan 8233), all of Block 840, District Lot 526, Plan 8324 to create a single parcel.
2. Provision of a shared access agreement for vehicular access onto the adjacent property at 485 West 35th Avenue [Amended Lot 11 (Explanatory Plan 8233), Block 840, District Lot 526, Plan 8324] is required.
3. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
 - (i) Provision of a new bus stop including bus ID (signage), bus shelter and concrete landing space for bus users on the east side of Cambie Street, north of 35th Avenue. Specific location to be determined pending detailed review by CMBC and Transportation Design Branch.

- (ii) Provision street re-construction or cash payment for street improvements on Cambie Street adjacent to the site to generally include the following; new curb and gutter, a 2.5 m wide raised protected bike lane, a 2.13 m (7 ft.) wide broom finish concrete sidewalk with saw cut joints, improved street and pedestrian LED lighting including a lighting analysis and design, and adjustment to all existing infrastructure to accommodate the proposed street improvements.

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

- (iii) Provision of street trees adjacent the site where space permits.
- (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, 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.
- (v) Upgrading of approximately 110 m of the existing 250 mm combined sewer is required. The existing combined sewer is to be upgraded through provision of a minimum 200 mm sanitary sewer and a minimum 375 mm storm sewer to be constructed from the manhole upstream of the existing northerly combined connections that currently serve the site to the manhole at the intersection of the lane east of Cambie Street and 35th Avenue. The cost is fully at the applicant's expense and is currently estimated at approximately \$275,000.

Note to Applicant: A detailed design of the civil works for this sewer upgrade are to be substantially completed prior to issuance of the related development permit

- (vi) Provision of a report or management plan by a registered professional demonstrating that post development storm water runoff flowrate will be less than or equal to current site run-off. Legal arrangements may be required to ensure on-going operations of certain storm water storage systems.
- (vii) 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.

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

Note to Applicant: Until a City-designated NES utility provider has been identified, the Owner will be prohibited from entering into any third party energy supply contract for thermal energy services, other than conventional electricity and natural gas connections, unless otherwise approved by the General Manager of Engineering Services.

The development will be required to connect to a NES prior to occupancy if the General Manager of Engineering Services deems a connection is available and appropriate at the time of development permit issuance. If a connection to a NES is not available at that time, the agreement will provide for future connection.

At the building permit stage, the applicant will be required to submit final detailed drawings, signed and sealed by a professional engineer where necessary, for review by Engineering Services to confirm final room dimensions and technical information.

Environmental Contamination

5. If applicable:

- (i) Submit a site profile to Environmental Services (Environmental Protection);
- (ii) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- (iii) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been provided to the City.

Community Amenity Contribution

- 6. Pay to the City a Community Amenity Contribution of \$2,124,870 which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services. The \$2,124,870 is to be allocated as follows:
 - (i) \$1,062,435 to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area;
 - (ii) \$849,948 towards childcare and community facilities serving the community in and around the Cambie Corridor Plan area; and
 - (iii) \$212,487 towards the Heritage Conservation Reserve to increase heritage conservation in the City of Vancouver.

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

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed

necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

* * * * *

5030-5070 Cambie Street
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

A consequential amendment is required to delete Lots 8, 9, and Amended Lot 10 (Explanatory Plan 8233), all of Block 840, District Lot 526, Plan 8324; PIDs: 010-152-245, 005-762-723 and 010-153-764, respectively from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

* * * * *

5030-5070 Cambie Street
ADDITIONAL INFORMATION

Urban Design Panel (October 19, 2016)

EVALUATION: SUPPORT (9-0)

Introduction: Graham Winterbottom, Rezoning Planner, introduced the project as a rezoning proposal in the Cambie Corridor for a six-storey market residential building with a courtyard and townhouses at the lane. The site is a three lot assembly on Cambie Street, located between 33rd and 35th Avenues, with Queen Elizabeth Park to the east. The site is currently zoned RS-1 and occupied by single family homes.

Immediately north is the Milton Wong site, an approved rezoning project by the same team, which was reviewed and supported by the Panel almost a year ago to the day (November 18, 2015). The rezoning was approved by Council, June, 2016, and includes a new seven-storey residential building, as well as retention of the Milton Wong single-family house and landscape. The floor area for that project is 2.46 FSR with 49 units and an overall height of 77 feet. The variation in height at that site (to 7 storeys) was considered in recognition of the conservation of the Wong house, and its significance as a rare example of the West Coast Modern style and for being the home of community leader and philanthropist Milton Wong. The Wong site is notable also for the landscape design by Cornelia Oberlander, featuring an exposed basalt rock outcrop. Sites to the rear across the lane are included in the Cambie Corridor Phase III review, with heights up to four-storeys being considered.

The proposal is being considered under Cambie Corridor Phase II in the Queen Elizabeth Neighbourhood. In this area the Plan allows for buildings up to six storeys with upper level step backs and townhouses at the lane. A density range of 1.75 to 2.25 FSR is recommended subject to urban design performance. The proposed density is 2.40 FSR, and includes 51 residential units with a high percentage (38%) of two and three bedroom family units. Three townhouse units are included at the rear lane.

Marie Linehan, Development Planner, continued the introduction, noting the project is generally consistent with the built form guidelines for the Queen Elizabeth segment of the Corridor. A six-storey principal building with upper level step backs is provided, transitioning down to a row of two-storey townhouses at the lane. The recommended front yard setback of 12 feet along Cambie is provided. A larger front setback is provided at the north end to transition to the Wong Residence. The recommended side yard setbacks of 10 feet are provided to ensure adequate day lighting and outlook from side facing windows, as well as sufficient spacing between buildings as the corridor develops. Further building step backs are provided at the 3rd and 4th level at the north end to transition to the lower height of the Wong Residence. There is a notch in the footprint to align with the adjacent courtyard at the Wong site, with the recommended 24 foot courtyard width for the remainder of the site.

The recommended setback of 4 feet to townhouses at the lane is provided, and the townhouses meet the maximum frontage widths under the Plan. The recommended primary building frontage width is 150 feet, with the main mass of the proposed building being about 120 feet.

In terms of shoulder step backs at the primary building, a three-storey shoulder is recommended at the rear to transition to lower density sites across the lane. However, staff are considering a four-storey shoulder at the rear in light of the additional carving of the massing that was provided at the north end of the building in response to the unique adjacency of the Wong house, and noting that two-storey townhouses are provided to assist in the massing transition at the lane. The primary residential entry is located at the north end of the building, as well as indoor and outdoor amenity space.

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

Comment on the overall height, density and massing relative to the expectations of the Cambie Corridor Plan.

Comment on the massing at the north end and whether a suitable transition is provided to the retained Milton Wong house and site.

Applicant's Introductory Comments: The applicant introduced the project as an urban design response to the Wong House next door. The main aim was to create enough space in order to give the Wong house and courtyard 'room to breathe'. The intention was to create 'rhythm that marches down the street' with the main mass. The main entry is setback with small reflecting pool along the entry path. The uniqueness of the entry is reinforced with a concrete façade, which could also be tile or brick, with vertical windows.

The upper levels facing Cambie Street have a more horizontal expression similar to the townhouses at the lane. The rooftop amenities are private with the public amenities located on the lower level. There are exterior stairs to access the roof. The buildings should not have a lot of overlook issues. There is greenery proposed along the lanes, as well as entrances to the townhomes.

The proposed courtyard has children's play areas. There is a generous rooftop green space in the design. The building materials include architectural concrete, glass and metal spandrels, and a concrete frame.

Panel's Consensus on Key Aspects Needing Improvement:

The landscape should be integrated with the Milton Wong landscape at the entry;

Design development of the north end of the building to enhance the relationship to the Milton Wong House possibly with horizontal elements. As well, the north wall treatment should have a finer grain, such as brick or tile, rather than monolithic concrete walls;

The courtyard does not perform well with regards to livability and sun penetration.

Related Commentary: The panel supported the height, density, and massing, and noted that the finer vertical grain of the development was welcomed.

It was noted that the scale of the building fit well with Cambie Street, and the cadence of vertical elements along Cambie was seen as a positive. It was suggested that horizontality could be introduced at the north to respond to the Wong House. One panel member felt the entry should be relocated to the south end for improved privacy, but most felt it should be kept at the north end adjacent the Wong house and landscape, together with the amenity space.

It was noted there could be a more considered response to Cornelia Oberlander's landscape design. It was suggested to provide more natural contours at the entry to 'blur' the edge with the Milton Wong site, as opposed to a more abrupt planter wall. It was noted that the basalt rock treatment could be incorporated elsewhere on the site, such as the courtyard. The massing transition to the Milton Wong house was welcomed, and it was noted that crowding of the house could be further relieved with design development.

The Chair noted commentary from members with respect to the performance of the courtyard and the Guidelines. Concerns were noted regarding the minimum 24 foot courtyard width, sun penetration, and provision of common play space. It was noted that the courtyard provided a light well, and circulation paths between private patios. It was suggested that there be more flexibility in the design strategy for Cambie Corridor sites to allow consideration of no townhouses at the lane and opening up of the courtyard.

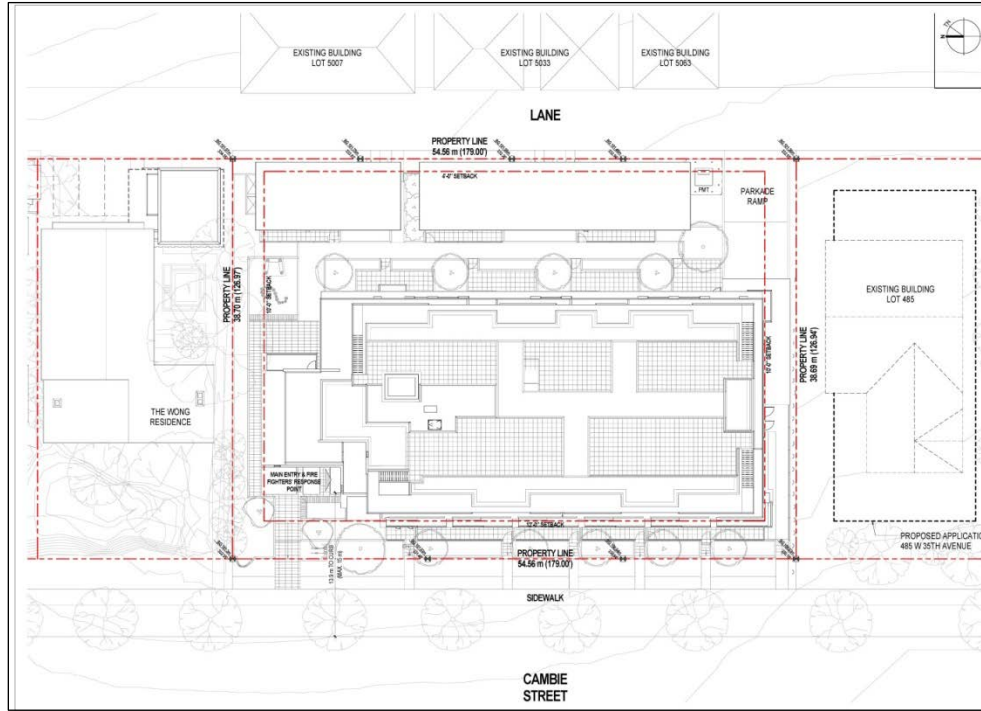
It was noted that exposed concrete was not the best option for the large end walls due to concerns with scale and thermal bridging. As well, a panel member preferred public access to the rooftop amenity, instead of private.

Applicant's Response: The applicant thanked the Panel for the comments and expressed appreciation in general towards Panel feedback. The materiality of the buildings is meant to differentiate the buildings, but this approach will be re-considered. The entry sequence feedback was appreciated.

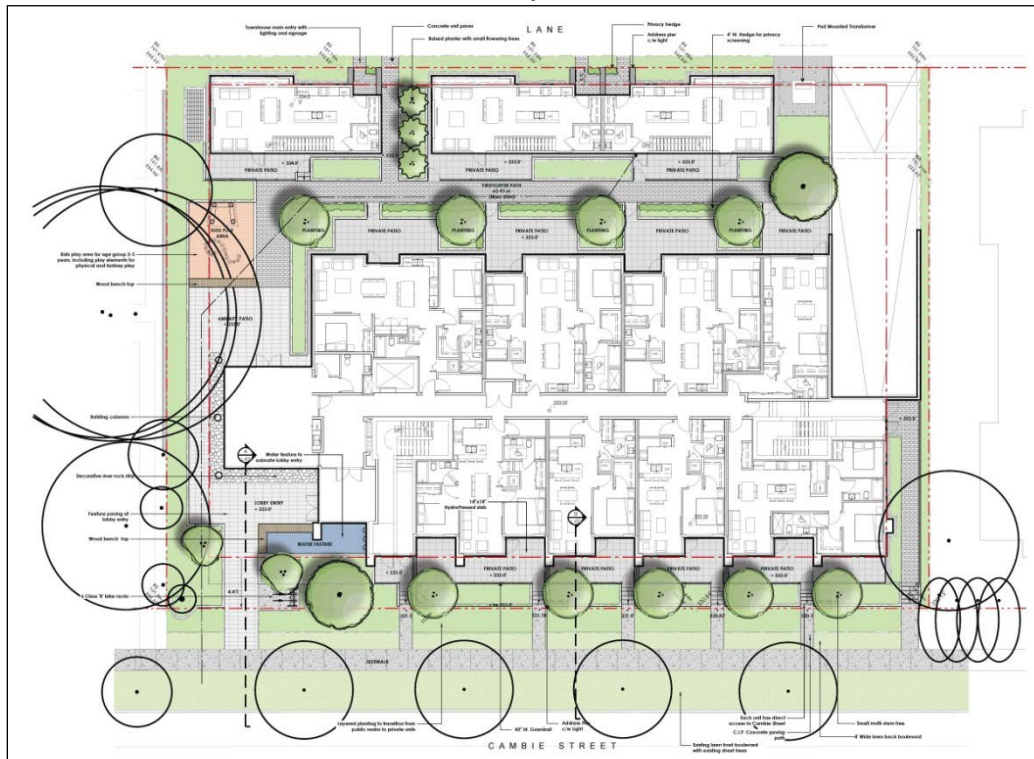
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5030-5070 Cambie Street FORM OF DEVELOPMENT

Site Plan



Landscape Plan



Elevations South Elevation



North Elevation



West Elevation



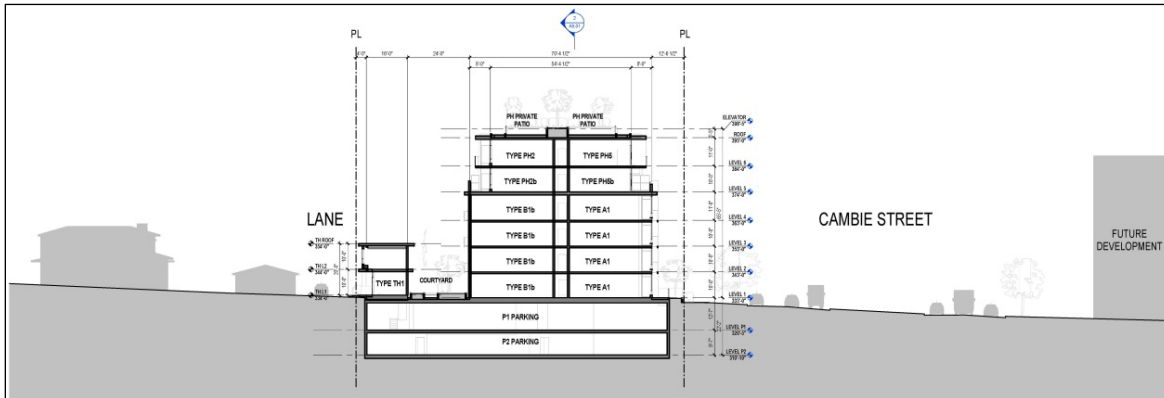
East Elevation



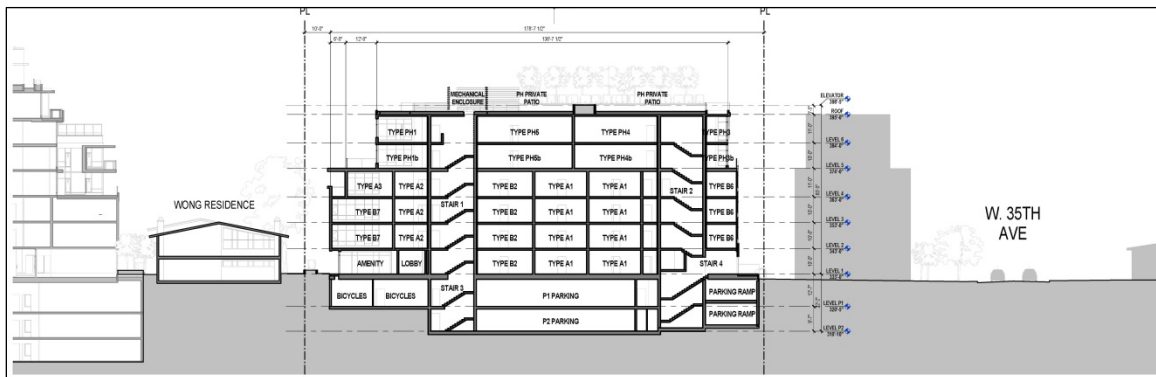
Streetscape



East-West Site Section



North-South Site Section



Perspective on 41st Avenue (view from Northwest)



5030-5070 Cambie Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Six storey residential development containing a total of 51 residential dwelling units.

Public Benefit Summary:

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

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 2,111.3 sq. m (22,726 sq. ft.))	0.70	2.40
Floor Area (sq. ft.)	15,908	54,542
Land Use	Single-family residential	Multi-family residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required *	DCL (Citywide)	49,156	758,697
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage Conservation		212,487
	Affordable Housing		1,062,435
	Parks and Public Spaces		
	Childcare/Social/Community Facilities		849,948
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		51,425	2,883,567

Other Benefits (non-quantified components):

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

5030-5070 Cambie Street
APPLICANT AND PROPERTY INFORMATION

Applicant and Property Information

Address	5030-5070 Cambie Street
Legal Descriptions	Lots 8, 9, and Amended Lot 10 (Explanatory Plan 8233), all of Block 840, District Lot 526, Plan 8324; PIDs: 010-152-245, 005-762-723 and 010-153-764, respectively
Developer	Pennyfarthing Hillcrest Developments Ltd.
Architect	SHIFT Architecture Inc.
Property Owner	Pennyfarthing Hillcrest Developments Ltd.

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	RS-1	CD-1
SITE AREA	2,111.3 sq. m (22,726 sq. ft.)	2,111.3 sq. m (22,726 sq. ft.)
USES	One-Family Dwelling	Multi-Family Residential
FLOOR AREA	1,477.9 sq. m (15,908 sq. ft.)	5,067.1 sq. m (54,542 sq. ft.)
Floor Space Ratio (FSR)	0.70 FSR	2.40 FSR
HEIGHT	10.7 m (35 ft.)	20.3 m (67 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law

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