



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: May 2, 2017
Contact: Susan Haid
Contact No.: 604.871.6431
RTS No.: 12024
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: 470-486 West 58th Avenue

RECOMMENDATION

- A. THAT the application by Franci Architects on behalf of Vantac (W58th & W59th Ave) Properties Ltd., the registered owner, to rezone 470-486 West 58th Avenue [*Lots 29, 28, and 27, Block 1005, District Lot 526, Plan 9489. PIDs: 004-594-363, 009-672-346, and 009-672-303, respectively*] from RS-1 (One-Family Dwelling) to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.50 and the height from 10.7 m (35 ft.) to 21.0 m (69 ft.) to permit the development of a six-storey residential building, containing 43 units, be referred to a Public Hearing together with:
- (i) plans prepared by Franci Architects, received on October 31, 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 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 are 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 any 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 parcels located at 470-486 West 58th Avenue from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building containing a total of 43 units over 1½ storeys of underground parking. The site is located within the *Marpole Community Plan* (MCP) area, between the Langara Golf Course and Winona Park, just east of Cambie Street.

This rezoning application is accompanied by a separate rezoning application for a nearly-identical, six-storey residential building to be located directly to the south at 469-485 West 59th Avenue.

Staff have assessed the application and conclude that it meets the intent of the MCP. Staff support 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 the Public Hearing, along with conditions of approval in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- Marpole Community Plan (2014)
- Community Amenity Contributions Through Rezoning (1999, last amended 2016)
- Green Buildings Policy for Rezoning (2009, last amended 2016)
- Urban Forest Strategy (2014)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Vancouver Neighbourhood Energy Strategy (2012)

REPORT

Background/Context

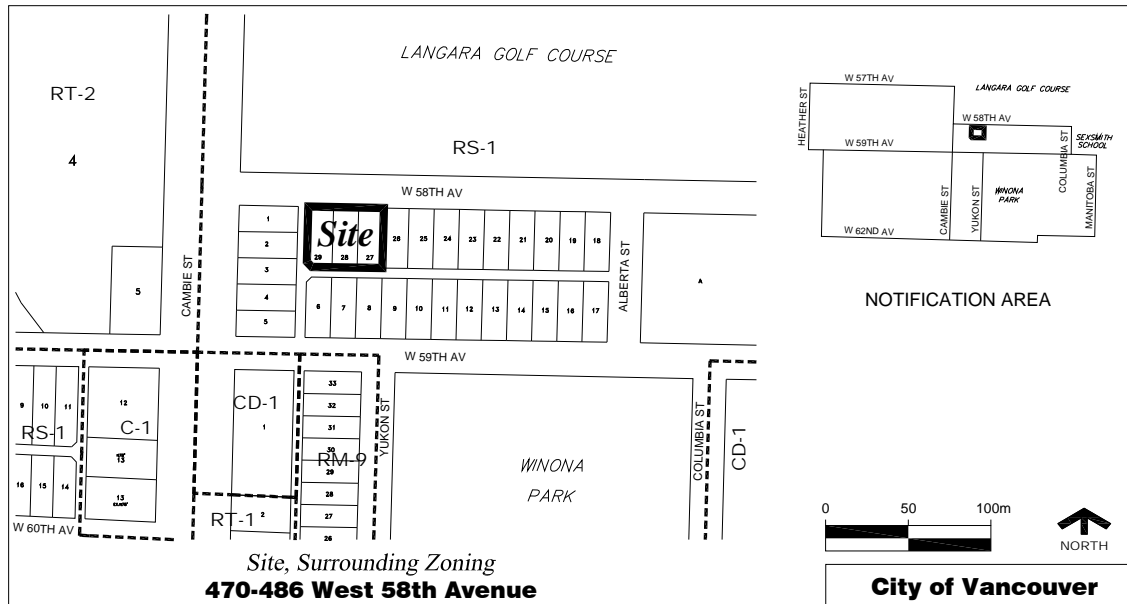
1. Site and Context

The subject site has an area of 1,657 sq. m (17,833 sq. ft.) and is located on the south side of 58th Avenue, east of Cambie Street, between Winona Park and the Langara Golf Course (see Figure 1). The site has a frontage of 36.6 m (120 ft.) on 58th Avenue, and a depth of 45.7 m (150 ft.) with a lane at the back and the west side of the property. Each parcel currently contains a single-family dwelling. This block of 58th Avenue is zoned RS-1 (Single Family Dwelling) and consists of single-family homes subject to consideration for rezoning under the MCP.

Winona Park (53,224 sq. m) is located one block to the south. The area around Winona Park is zoned RM-9 and CD-1 and contains single-family dwellings and four-storey apartments and townhouses. St. Vincent's complex care residential facility is located at the south-west corner of Winona Park.

The subject site is located near the North Arm Trail (59th Avenue), a city greenway and bike route and is one block from Cambie Street providing bus service to the Marine Drive Canada Line Station (1,000 m or about a 15-minute walk to the south, and Langara-49th Avenue Canada Line Station, 1,250 m to the north). The Canada Line is configured to accommodate a future station at 57th Avenue should funding be available.

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



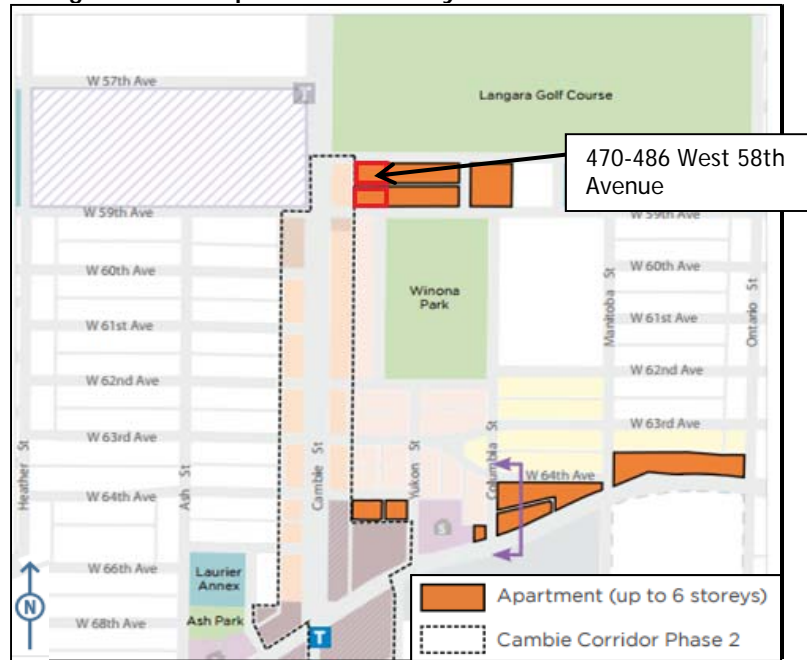
2. Policy Context

In 2014, Council adopted the *Marpole Community Plan (MCP)*. Subsequent to a comprehensive planning process, the MCP identified land uses, density limits, building heights and building forms for sites along the arterial streets within the Marpole neighbourhood.

Section 6 of the MCP (the “Places” section) provides direction for development including neighbourhood character, density, land use and form of development. The subject site is within the “Cambie” Sub-area, located between 57th Avenue and the Fraser River. In this neighbourhood, buildings should embrace an urban contemporary character and respond appropriately to the varied context.

The land immediately to the west of the subject site, across the alley, is within the Cambie Corridor Phase 2 Plan. This policy allows for residential buildings up to six storeys and a density range of 1.5-2.0 Floor Space Ratio (FSR).

Figure 2 - Marpole Community Plan - Cambie Sub-Area



For the development site, sub-section 6.4.6 of the Marpole Community Plan specifically supports residential buildings up to six storeys in height (see Figure 2). The maximum density is 2.5 FSR. Section 7 of the MCP (Built Form Guidelines) includes directions for the form of development. Analysis regarding the applicant’s response to these directions is discussed in Section 3.

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. Section 8 of the MCP (Housing) requires that new multi-family developments have two- and three-bedroom units for families.

This application proposes that 42 of the 43 units are to be two- and three-bedroom units, achieving 98% of the total units as suitable for families with children. This application exceeds the new *Family Room Policy* as outlined in the unit mix below. A condition of approval has been included in Appendix B to ensure this unit mix is maintained.

Figure 3 - Proposed Unit Mix for 470-486 West 58th Avenue

	1-bedroom	2-bedroom	3-bedroom
Number of units	1 (2%)	26 (61%)	16 (37%)

Strategic Analysis

1. Proposal

The application proposes to rezone a site located at 470-486 West 58th Avenue from RS-1 (Single Family Dwelling) District to CD-1 (Comprehensive Development) District to

permit the development of a six-storey residential building with 43 strata-titled dwelling units (See Figure 4). In total, the application proposes 43 dwelling units (1 one-bedroom unit [2%], 26 two-bedroom units [61%], and 16 three-bedroom units [37%]). Proposed building height is 21.0 m (69 ft.), density of 2.50 FSR, and 63 underground parking spaces, and 54 Class A bike racks.

2. Land Use and Density

The proposed residential land use and density are consistent with six-storey residential buildings anticipated in the MCP. Staff conclude that, based on the proposed built form, setbacks and massing, that a density of 2.50 FSR is appropriate for this site, subject to the design conditions noted in Appendix B.

Figure 4 - Landscape / Site Plan



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

The proposed residential development includes a six-storey building facing 58th Avenue. The main entry faces the westerly lane and the outdoor amenity space is located in the west side yard. The building is located over two levels of underground parking.

The overall building width modestly exceeds the maximum guideline width of 100 ft. However, the building configuration responds well by shifting the massing in the east-west direction, such that only 100 ft. of width faces the street. Staff are satisfied that this solution meets the intent of the building width parameter.

The proposal is generally consistent with the height and built form guidelines set out in the Marpole Community Plan. Staff are supportive of the proposed form of development subject to conditions outlined in Appendix B, which include provision of

improvements to the ground plane grading, the configuration of the outdoor amenity space and reduction in overlook impacts.

The Urban Design Panel reviewed and supported this application on January 25, 2017 (see Appendix D). Staff concluded that the design responds well to the expectations set forth in the MCP and support this application, subject to the conditions outlined in Appendix B.

4. Transportation and Parking

Vehicle and bicycle parking are proposed within one and a half levels of underground parking, accessed off the back lane. The application proposes 63 vehicle parking spaces and 54 indoor bicycle storage spaces plus six at-grade bicycle racks, to be provided in accordance with the Parking By-law. Engineering Services have 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*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.

This application, received prior to May 1, 2017, has opted to satisfy the preceding version of the *Green Buildings Policy for Rezoning*s, which require 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*s, indicating that the project could attain the required LEED® points and, therefore, would be eligible for LEED® Gold rating.

The Greenest City Action Plan seeks to reduce city-wide greenhouse gas emissions by 33% or 1,110,000 tonnes of CO₂ per year by 2020. 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-designated NES Utility Provider if available, and future connection if not immediately available.

The MCP also recommends 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 demolition of existing buildings on site, to recycle/reuse at least 75% of demolition waste (excluding hazardous materials).

PUBLIC INPUT

Pre-application Open House – The proponent held an open house event at the Marpole Community Centre on September 21, 2016. Approximately 430 invitations were sent out. No written or emailed comments were received. Attendees at the open house indicated they would prefer to see greater density on the site than proposed. No other comments were received with respect to the proposal.

Public Notification – A rezoning information sign was installed on the site on December 16, 2016. A total of 735 notifications were distributed within the neighbouring area on or about January 3, 2017. Notification and application information and an online comment form were provided on the City’s Rezoning Applications webpage (vancouver.ca/rezapps). An open house was held on January 17, 2017 at the Marpole Oakridge Community Centre, located at 990 West 59th Avenue. Staff, the applicant team and a total of approximately 28 people attended the open house. The Open House presented both this project and the adjacent proposal at 469-485 West 58th Avenue.

Public Response and Comments - The City received a total of two responses to the application by email or comment form. Comments were generally unrelated to the project, calling for higher densities as part of the Cambie Corridor Plan.

Figure 5 - Public Notification and Responses

Total notifications	735
Open House attendees	28
Comment sheets	2
Other feedback	0

In response to feedback received during the application review process, staff note that the application meets the requirements of the MCP with regard to density.

PUBLIC BENEFITS

In response to City policies concerning changes in land use and density, this application addresses public benefits as follows.

Public Benefits - Required by By-law or Policy

Development Cost Levies (DCLs) – Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and engineering infrastructure.

This site is subject to the City-wide DCL rate which is currently \$149.73 per sq. m (\$13.91 per sq. ft.). This rate is applied to the 4,140 sq. m (44,562 sq. ft.) of new floor area. On this basis, a DCL of approximately \$619,882 is anticipated. Examples of projects referenced in the Marpole Public Benefit Strategy that are eligible for DCL funding include a new traffic signal at 61st Avenue and Cambie Street to increase pedestrian and cyclist safety and comfort, the acquisition and development of a new waterfront park and/or trail near the Fraser River, Winona Park improvements and the Hudson Bikeway.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment 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 amendment, 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 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 that rezonings 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 as a condition of rezoning. As the proposed floor area is below the minimum threshold, no public art contribution will arise from this application.

Public Benefits - Offered by the Applicant

Community Amenity Contributions (CACs) – Within the context of the City's *Financing Growth Policy* and the MCP, an offer of a Community Amenity Contribution (CAC) to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers 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 MCP. This rate is the basis for all six-storey residential rezoning proposals within the MCP. The applicant has offered a total CAC package of \$1,908,615 using the target CAC rate of \$640.26 per sq. m (\$59.48 per sq. ft.) based on the net additional increase in floor area (2,981 sq. m).

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.

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

- \$954,307 (50%) to the City's Affordable Housing Reserve to increase the affordable housing supply in and around the Marpole area.
- \$858,877 (45%) toward community facilities and/or childcare serving residents and/or workers in or near Marpole. Examples of other community facilities referenced in the Marpole Public Benefit Strategy that can be funded by CACs include the upgrading/expansion of Marpole-Oakridge Community Centre and the Marpole Library as these facilities are renewed.
- \$95,431 (5%) to the Heritage Conservation Reserve to enable heritage conservation in the City of Vancouver.

The allocations recommended are consistent with the Public Benefits Strategy included in the MCP. See Appendix F for a summary of the public benefits that would be achieved should this application be approved.

Implications/Related Issues/Risk

Financial

As noted in the section on Public Benefits, the applicant has offered a cash CAC of \$1,908,615 to be allocated as follows:

- \$954,307 (50%) to the City's Affordable Housing Reserve to increase the affordable housing supply in and around the Marpole area.
- \$858,877 (45%) toward community facilities and/or childcare serving residents and/or workers in or near Marpole.
- \$95,431 (5%) to the Heritage Conservation Reserve to enable heritage conservation in the City of Vancouver

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

This site is within the Citywide DCL District. It is anticipated that the project will generate approximately \$619,732 in DCLs.

As noted in the Public Benefits section, there are no public art contributions associated with this rezoning.

CONCLUSION

Staff 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, along with the recommended conditions of approval, is consistent with the MCP 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, and 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.

* * * * *

470-486 West 58th 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) Multiple Dwelling; and
 - (b) Accessory uses customarily ancillary to the uses permitted in this Section.

Conditions of use

3. The design and layout of at least 35% of the dwelling units must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be two-bedroom units, and

- (ii) at least 10% of the total dwelling units must be three-bedroom units;
- (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

Floor area and density

- 4.1 Computation of floor area must assume that the site area consists of 1,656 sq. m, being the site area at the time of the application for the rezoning evidenced by this By-law, and before any dedications.
- 4.2 The floor space ratio for all uses must not exceed 2.50.
- 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 permitted floor area; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the minimum exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 4.5 Computation of floor area may exclude 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 the base surface, must not exceed 21.0 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 of the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 6.5 An obstruction referred to in Section 6.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 ().
- 6.6 A habitable room referred to in section 6.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit; or
 - (ii) 9.3 m².

* * * *

470-486 West 58th Avenue
PROPOSED CONDITIONS OF APPROVAL

Note: Recommended conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to 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 Francl Architects on behalf of Vantac (W58th & W59th Ave) Properties Ltd, and stamped "Received, Planning and Development Services October 31, 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 the approval of 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 clearly identifiable pedestrian access to the building's main entry from 58th Avenue.
- 2. Design development to reduce apparent building bulk and reduce potential overlook by reducing the length of balconies on level six.
- 3. Design development to reduce overlook impacts from level five balconies.
- 4. Design development to each building façade to address and respond to the specific orientation and urban condition that it faces.
- 5. Design development to provide smooth transitions in site grading from building grades at site edges to building face.

Note to Applicant: Ensure that the parking level structure does not protrude above grade. Refer also to landscape condition 18.

- 6. Design development to provide visual interest and variation to the building's exterior by introducing individual entrances to ground level units facing the street.
- 7. Design development to improve the configuration of the outdoor amenity area.

Note to Applicant: To accommodate a variety of functions, the outdoor space should be scaled such that no side is less than 20 ft. Children's

play space should be provided consistent with the expectations of the *High-Density Housing for Families with Children Guidelines*.

Crime Prevention through Environmental Design (CPTED)

9. Design development to consider the principles of CPTED, 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

10. Provision of a detailed Landscape Plan illustrating soft and hard landscape treatment.

Note to Applicant: Plant material should be clearly illustrated on the Landscape Plan and keyed to a standard Plant List. The landscape plan should include all exterior hard and soft surface elements (site furniture, gates, fences, surfaces, screens, walls), the public realm treatment (to the curb) and all existing or proposed street trees, adjoining landscaping/ grades and public utilities such as lamp posts, hydro poles, fire hydrants.

11. Provision of a Tree Plan.

Note to Applicant: Provide a tree plan that is separate from the landscape plan and consistent with the survey and arborist report. The scaled plan should be accurate and clearly illustrate all trees to be removed and retained, including offsite trees and any necessary tree protection barriers. Tree replacements can be shown on the proposed landscape planting plans.

12. Where applicable, provision of arborist reports to demonstrate tree retention.

13. Illustration of any measures that support integrated rainwater management, including absorbent landscapes, soil volumes and detention technology.

Note to Applicant: A brief written rationale should be provided to describe the approach to rainwater management.

14. Provision of large scale, dimensioned, landscape sections [typical] through planted areas.

Note to Applicant: The sections should include the planter materials, tree stem, canopy and root ball including the slab-patio-planter relationship, the lane interface, common areas and upper patios.

15. Provision of high efficiency irrigation for all planted areas and individual hose bibs for all private patios of 100 sq. ft. (9.29 sq. m) or larger.

Note to Applicant: Provide a separate partial irrigation plan (one sheet size only) that illustrates symbols for hose bib and stub out locations. There should be accompanying written notes on the same plan and/or landscape plan describing the intent and/or standards of irrigation.

16. Provision of written neighbor consent for the removal of trees #16 & 17.

Note to Applicant: Legal ownership will need to be verified by legal survey. The arborist report tree plan indicates the trees are located on a shared property lines with the City and the neighbor. In the event that a letter of consent cannot be obtained from other owners, including the City, design development and further arborist consultation will need to demonstrate retention of the trees.

17. Further coordination with Park Board and Engineering Services with regard to the proposed removal of three street trees and one shared fir tree # 17.

Note to Applicant: Contact 311 for Park Board inspection of the trees and Engineering Development Review at 604-871-6730. In the event that the trees cannot be removed, design development and further arborist consultation will need to demonstrate retention of the trees.

18. Design development to the integration of the architecture, grades, retaining walls, walkways and structural elements, such as underground parking, to provide maximum plant growing depth (exceed BCLNA Landscape Standard).

Note to Applicant: Variations in the slab may be required in combination with appropriate growing medium. In the horizontal plane, soils should be contiguous, wherever possible. To accommodate trees in planters near property lines, the underground parking to angle downward at the corner (1 m across and 1.2 m downward).

19. Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft.
20. Design development to locate site utilities and vents onto private property and integrated discreetly into the building, avoiding landscaped and common areas.

Note to Applicant: This includes the exploration of opportunities to screen the pad mounted transformer at the lane with a trellis and gates. Further coordination with BC Hydro will be necessary.

21. Consideration to incorporate the principles of the City of Vancouver, Bird-Friendly Design Guidelines for the protection, enhancement and creation of bird habitat and to reduce potential threats to birds in the City. Submission of a bird friendly strategy for the design of the building and landscape is encouraged in the application for a development permit.

Note to Applicant: Strategy should identify any particular risks with regard to the Bird Friendly Design Guidelines and propose design features or to reduce these risks. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

Sustainability

22. Confirmation that the application is on track to meeting the Green Buildings Policy for Rezonings including a minimum of 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: Submit a LEED® checklist and a sustainable design strategy outlining how the proposed points will be achieved, along with a receipt including registration number from the CaGBC, as a part of the Development Permit application. The checklist and strategy should be incorporated into the drawing set. A letter from an accredited professional confirming that the building has been designed to meet the policy and application for certification of the project will also be required under the policy.

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

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

Neighbourhood Energy Utility

24. 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.
25. 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.

26. 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.
27. 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.

28. 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.

Engineering

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

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

30. Remove the curb and radius in the lane on City right-of-way shown on drawing A105.
31. First risers of all stairways must be at least 1 ft. from the property line.
32. Provision of a landscape plan that reflects the off-site improvements sought by this rezoning.
33. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
- (i) Increase the width of the knock out panel to align it with the east-west manoeuver aisle and the corner cut.
 - (ii) Provision of design elevations on both sides of the parking ramp at all breakpoints, throughout the parking levels, and at all entrances. The slope and length of the ramp sections must be shown on the submitted drawings.
 - (iii) Reduce conflicts for the opposing parking ramps proposed in the lane.

Note to Applicant: Explore providing a reduced slope at the lane for improved sightlines.
 - (iv) Provision of section drawings showing elevations and vertical clearances for the main ramp and for all security gates in the parking levels.

Note to Applicant: Minimum 2.3 m clearance is required for disability spaces.
 - (v) Show all overhead gates on the main ramp and the parking levels.

Note to Applicant: Check the slopes in the parking levels shown on section drawings A-400 and A-401.

- (vi) Show all columns in the parking levels and dimension all column encroachments.
- (vii) Dimension the manoeuver aisle on the P2 parking level.
- (viii) Provision of 8.5 ft. stall width for small car stall 62 next to a wall.
- (ix) Clarify if there is an overhead projection at small car stall 51.

Note to Applicant: Stall 51 should be set back to provide access to the residential storage. All overhead projections to be shown on parking level plans.

- (x) 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.

- (xi) Provide automatic door openers on the doors providing access to the bicycle room(s).

CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering Services

1. Consolidation of Lots 27-29, Block 1005, District Lot 526, Plan 9489 to create a single parcel.
2. Provision of a knockout panel (as alluded to on the applicant's drawing A-202) at the appropriate location along the vehicular entry ramp and arrangements (legal agreements) to secure access to underground parking within future development on the adjacent property at 464 West 58th Avenue (Lot 26, Block 1005, District Lot 526, Plan 9489) 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 adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands, sprinkler demand, hydrant load, and domestic water demands to determine if water main upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
- (ii) If sewer connection is made to the existing sewer in the lane east of Cambie Street, then:
 - a. Provide a stormwater management plan that controls site flows such that pre and post development flows are equal for the 1 in 5 year storm. Legal arrangements may be required to ensure on-going operations of certain stormwater storage systems; or
 - b. Twin the existing combined sewer main in 59th Avenue from the lane east of Cambie Street to Alberta Street fully at the applicant's expense.

Note to Applicant: It may be possible to reuse the existing combined main as the sanitary sewer. The developer's Engineer to confirm.

- (iii) If sewer connection is made to 58th Avenue then:
 - a. Provide a stormwater management plan that controls site flows such that pre and post development flows are equal for the 1 in 5 year storm, and discharge stormwater to existing swale on 58th Avenue. The condition of the swale must be assessed and any required improvements must be made at the applicant's cost. Legal arrangements may be required to ensure on-going operations of certain stormwater storage systems.
- (iv) Provision of street re-construction on 58th Avenue adjacent to the site to generally include the following:
 - a. New concrete curb and gutter.
 - b. Pavement to the north edge of the road.

- c. Improved street lighting and additional pedestrian scale lighting.
- d. New 1.8m CIP concrete sidewalk with saw cut joints.
- e. A standard concrete lane crossing on the south side of 58th Avenue at the lane east of Cambie Street.
- f. Street trees adjacent the site where space permits.
- g. Provision of street lighting upgrading to LED standard and pedestrian scale lighting adjacent the site.
- h. Provision of speed humps in the lane east of Cambie Street between 58th Avenue and 59th Avenue.

Note to Applicant: Speed hump costs borne by this project may be reduced should benefiting nearby development proceed concurrently with this project with the said reduction to be determined at the sole discretion of the General Manager of Engineering Services.

- 4. 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.

Neighbourhood Energy Utility

- 5. 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 Marpole Community 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:

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

- 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.

Community Amenity Contribution (CAC)

7. Pay to the City the Community Amenity Contribution of \$1,908,615 which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services. The \$1,908,615 is to be allocated as follows:
 - (i) \$954,307 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Marpole Community Plan area;
 - (ii) \$858,877 (45%) toward childcare and community facilities in and around the Marpole Community Plan area; and
 - (iii) \$95,431 (5%) to the Heritage Conservation Reserve to enable 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 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 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.

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.

* * * * *

470-486 WEST 58TH AVENUE
CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO.5208

A consequential amendment is required to delete *Lots 27-29, Block 1005, District Lot 526, Plan 9489; PIDs: 009-672-303, 009-672-346, and 004-594-363, respectively*, from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

* * * * *

470-486 West 58th Avenue
ADDITIONAL INFORMATION

URBAN DESIGN PANEL

The Urban Design Plan reviewed the application on January 25, 2017 and supported it. Note that rezoning applications for projects at 470-486 West 58th Avenue and 469-485 West 59th Avenue were considered together by the Urban Design Panel. The application was supported 7-3.

Introduction:

John Chapman, Rezoning Planner, introduced both projects by noting that they are being considered under the Marpole Plan which anticipates apartments of up to six-storeys and 2.5 FSR in this location. A minimum 60 ft. frontage to build to six-storeys, and the upper storeys must be stepped back to minimize scale and reduce shadow impacts.

These two applications propose to rezone adjacent assemblies of three parcels each, and which are nearly identical in size (18,000 sq. ft.). Six-storey residential buildings are proposed for each site, and will provide 43 units over one and a half storeys of underground parking comprised of 63 vehicle spaces and 54 bicycle parking spaces. The proposed FSR for each building is 2.50, and the height is 69 ft. The sites are currently zoned RS-1 and are developed with a single-family home on each parcel. Adjacent parcels are also developed with single family homes.

The project location is half a block east of Cambie Street, close to the Langara Golf Course. One building fronts 58th Avenue directly, and the other building fronts 59th Avenue and is kitty-corner from Winona Park. Sexsmith Elementary School is to the east, and 58th Avenue is a local street bikeway.

Immediately across the lane to the west the parcels fall into the Cambie Corridor Plan area. These sites can be developed with residential apartments of up to six storeys. The next block south permits six-storey mixed-use buildings. Around Winona Park the Marpole Plan permits apartments of up to four storeys. The Pearson Dogwood site is across Cambie Street to the west is currently undergoing rezoning, and could be developed with buildings of up to 28 storeys. The Langara Gardens project is just north of that.

The intersection of Cambie Street and 57th Avenue is one of the locations identified for a possible future Canada Line Station. Other projects nearby have already been approved under the Cambie Corridor plan at 2.93 FSR and 2.7 FSR. Just to the east, under the Marpole Plan, a rezoning at 375 West 59th Avenue has also been approved at 2.83 FSR.

Patrick O'Sullivan, Development Planner, continued with a brief description of the Marpole Plan's Built-form guidance. The plan asks for an 8 ft. step back in massing above the 4th floor, and separate units with individual entrances facing the street, including the flanking street on corner sites. Variety is encouraged among building developments to avoid repetition and to create an interesting streetscape

environment. Parking structures should not be evident above the natural grade, and natural grading should be respected.

The entry is proposed to be located on the west side at the lane. West of the entry there is an amenity at grade, and a playground to the west of that. The roof deck contains private outdoor space for the upper four units.

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

1. Do you support the form/massing, height and density?
 - a. any additional comments on balcony size and orientation?
 - b. any additional general comments on built form?
2. Considering the Marpole Plan's objective for variety in development, do you support the similarity in form and expression of the two proposals?
3. Please comment on the landscape design including roof deck, amenity space, play space, and patios.

Applicant's Introductory Comments:

The applicant team noted that a lot of consideration was given to this project. The adjacent projects at this point are hypothetical, so the building form is in response to what the anticipated form of development is for the neighbouring sites. While the buildings appear as individuals from the streets, they have a responsive relationship to each other across the lane. The unit mix includes 95% family units, and the buildings intend to cater to families specifically.

There is a dappled terracotta cladding around the building to emphasize the natural landscape colours, and darker tones at the upper floors. There is also a screen element which projects off the building. Additional trellis work will be added to announce the entry and create a relationship with the amenity and side yard, which will allow them to be viable as children's play spaces.

An inner garden conceals the mechanical spaces and adds something extra for the upper floor tenants. There is a slope going down to the main entrance where the intent is to create a small plaza with benches and trees. Variation in planting has been used to add uniqueness to each elevation.

The amenity space compliments the entrance and outdoor space, and the children's play element will be made of robust natural wood. The patios were developed to be a comfortable space while allowing for a wide planting space which will be populated with shade trees, layered terracing and floral highlights. The intention is to have a very low outside wall which is to be concealed with evergreen planting. At the roof there are some shade trees and substantial planting spaces. There are also four substantial patio spaces with purpose lighting.

On the west side for both sites there is a 1.8 m wide condition to drain storm water on grade, but more work needs to be done with engineers to manage this. The intent is to achieve LEED certification, and this should be easily attainable.

The applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Design development to better relate the buildings to their specific urban context and solar orientation;
- Provide additional shared urban space to create more connection between the buildings;
- Design development to make the entrances stronger, more legible and more logical;
- Consider relocating entrances to street, not off lane;
- Should take more advantage of two lane condition but not with entrances;
- Reduce the massing of the 6th floor balconies a bit;
- Consider developing a shared amenity space;
- Relocate the children's play spaces;
- De-privatize the private rooftop patios to create more public space;
- The colour palettes could be better expressed;
- The screens need better resolution with their expression, perhaps to add more 'fun' to them;
- Design development of the landscape to add differentiation and have it relate better to the architecture;
- The balconies are too narrow.

Related Commentary: The panel generally showed support for the use, density and general form of development, but noted that this application meets the minimum required for these sites and much could be done to increase the quality of the project. The building entrances are in the wrong location, and the buildings should be facing 58th Avenue and 59th Avenue respectively. Consideration should also be given to traffic problems created by the location of the parking ramps directly across the lane from each other.

Currently both buildings float and do not relate well to their surroundings; there needs to be more of a difference between the buildings to acknowledge their context. The building facing the golf course should be organic, looser and in general have a different response than the other building. There are also no clear differences between the front and the lane-side, and more of a 'front door' is needed to add a sense of arrival. Consider making the street entries stronger and bolder, maybe even with landscaping. These buildings could also share more things, such as amenity spaces or ramps, in order to make them into one complex rather than two separate projects.

Attention should be paid to the balconies on the 6th floor seem to make sure they do not overpower the building massing. Some of the balconies also seem a bit narrow, which makes them more conducive to storage than usage. Consider also eliminating the private patios at the roof as this space would better serve as a communal area. Regardless of their use, consider that the west rooftop patios are going to heat up in the afternoon sun, and that it would be nice to have a green buffer in between people looking out on the roof and the rooftop material.

More logic is needed with regards to the placement of the amenity areas, and more connection is needed between the indoor and outdoor spaces. Design development of

the play area on the ground floor is needed, and both the amenity and children's play spaces could be bigger.

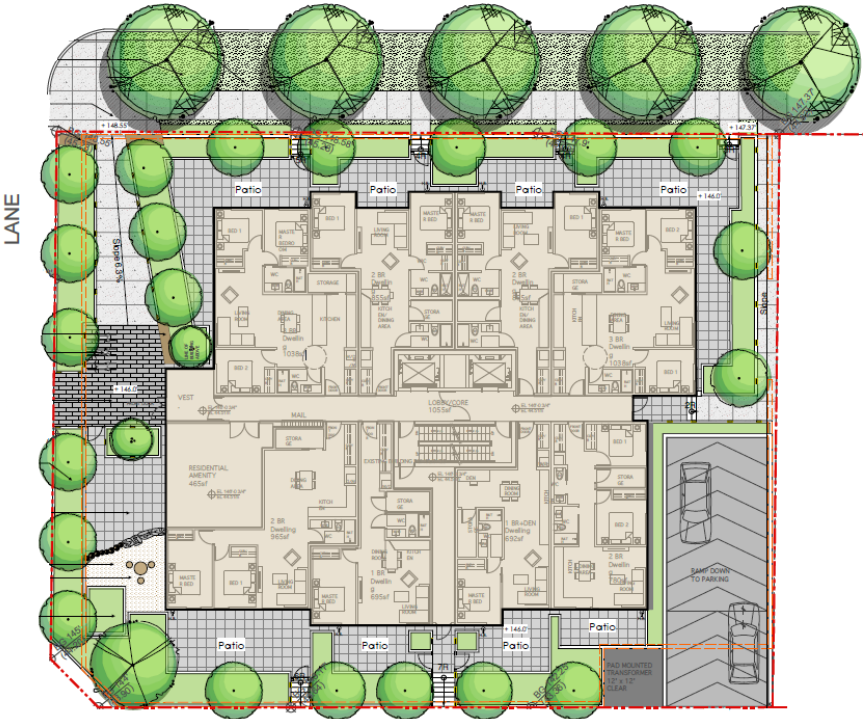
The metal screens do not really work, and should be replaced with something having a better relationship to the building and surrounding area. Work with an artist to create something more innovated and less expected, and consider a broader colour palette in order to add more visual interest. Special attention should be paid to the material expression as the glazing choice at the top could make this area look like an air traffic control tower. As well, try bringing the sloped roof form down to street level somehow to better connect it with the rest of the building.

More attention to orientation is needed with the buildings to mitigate solar exposure. Consider also using water off the roof along with the patios somehow.

The landscape is all private and completely under-developed. There needs to be additional planting and flexible public space, and the planting needs to interact with and reflect the architecture. Consider developing different children's play elements or the use of other landscape materials in order to add some differentiation as currently every side of both buildings are addressed the same. As well, the play spaces need more benches for parents to sit on. One panel member questioned whether two play spaces were actually necessary considering the proximity to the park.

Applicant's Response: The applicant team noted that some good observations were made. This project is a challenging first foray, but there were some good comments which will help in going forward.

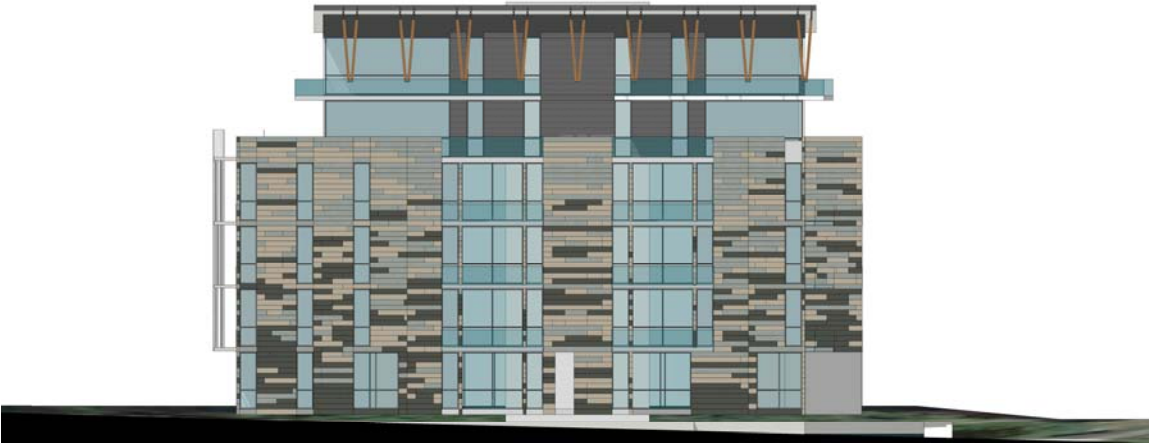
470-486 West 58th Avenue
FORM OF DEVELOPMENT



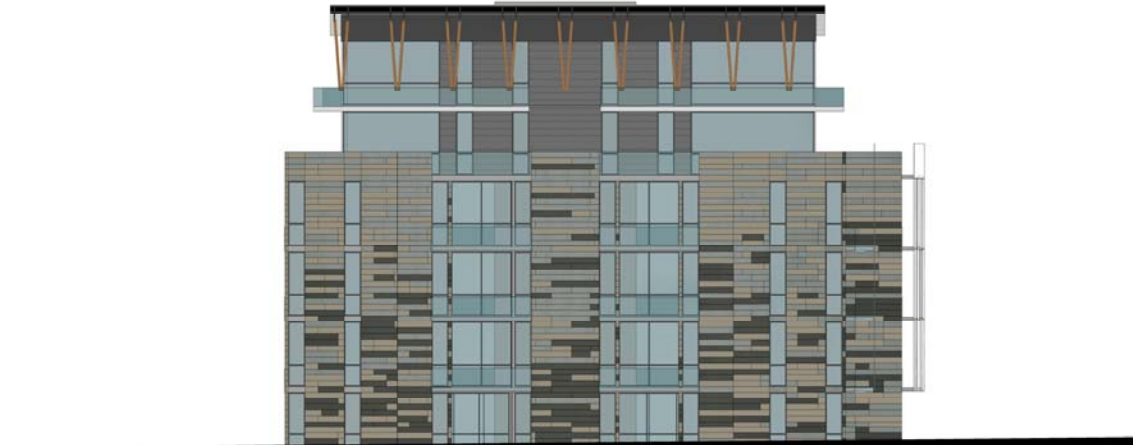
Site / Landscape Plan



Perspective from Southwest



South Elevation



North Elevation



East Elevation



West Elevation

470-486 West 58th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

Six-storey residential building, containing 43 strata-titled 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 childcare and community facilities serving the Marpole area.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 1656 sq. m)	0.70	2.50
Floor Area (sq. m)	1,159	4,140
Land Use	Single family residential	Multiple family residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	\$40,298	\$619,882
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		\$95,431
	Affordable Housing		\$954,307
	Parks and Public Spaces		
	Social/Community Facilities		\$858,877
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$40,298	\$2,528,497

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

470-486 West 58th Avenue
APPLICANT AND PROPERTY INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
470-486 West 58th Avenue	004-594-363, 009-672-346, and 009-672-303	Lots 29, 28, and 27, Block 1005, District Lot 526, Plan 9489

Applicant Information

Applicant/Architect	Francl Architects
Developer/Property Owner	Vantac (W58th & W59th Ave) Properties Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	RS-1	CD-1
Site Area	1,656 sq. m (17,833 sq. ft.)	1,656 sq. m (17,833 sq. ft.)
Land Use	One-family Dwelling	Multiple Dwelling
Maximum FSR	0.70	2.50
Maximum Height	10.7 m (35 ft.)	21.0 m (69 ft.)
Floor Area	1,159 sq. m (12,457 sq. ft.)	4,140 sq. m (44,562 sq. ft.)
Parking, Loading and Bicycle Spaces	As per Parking By-law	As per Parking By-law