



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: November 28, 2017
Contact: Susan Haid
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RTS No.: 12295
VanRIMS No.: 08-2000-20
Meeting Date: December 12, 2017

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 6679-6695 Main Street (191 East 51st Avenue)

RECOMMENDATION

- A. THAT the application by SKA Properties Inc., on behalf of HWP 6679 Main Street Ltd., the registered owner, to rezone 6679-6695 Main Street (191 East 51st Avenue) [*PID 008-957-452; Lot A, Block 3, District Lot 651, Plan 21490*] from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 2.50 to 3.55 and the building height from 13.8 m (45 ft.) to 22.3 m (73 ft.) to permit the development of a six-storey mixed-use building with 28 secured market rental housing units, be referred to a Public Hearing, together with:
- (i) plans prepared by F. Adab Architects Inc., received on April 26, 2017;
 - (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, if after Public Hearing, Council approves in principle this rezoning and the Housing Agreement described in section (c) of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment, after the Housing Agreement has been agreed to and signed by the property owner(s) and their mortgagee(s) prior to enactment of the CD-1 By-law contemplated by this report.

- C. THAT, if the application is referred to a Public Hearing, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C, be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix C, for consideration at the Public Hearing.

- D. THAT, subject to enactment of the CD-1 By-law, the Noise Control 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 Noise Control By-law at the time of enactment of the CD-1 By-law.

- E. THAT Recommendations A through D be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials 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 a site located at 6679-6695 Main Street (191 East 51st Avenue) from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to permit the development of a six-storey mixed-use building with commercial uses at grade and 28 secured market rental housing units. This has been made under the City's *Secured Market Rental Housing Policy (Rental 100)*, and, in accordance with that policy, the application seeks increased height, density, and a parking relaxation in return for securing all proposed housing units as secured market rental housing units for the life of the building or 60 years, whichever is longer.

Staff have assessed the application and conclude that it is consistent with the *Rental 100* policy with regard to the proposed uses and form of development. The application also meets the Parking By-law definition of "Secured Market Rental Housing" for which a reduced parking requirement may be applied.

If approved, the application would contribute 28 secured market rental housing units towards achieving the City's affordable housing goals as identified in the *Housing and Homelessness Strategy* and the emerging directions of the *Housing Vancouver Strategy*. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General

Manager of Planning, Urban Design and Sustainability to approve it, subject to the Public Hearing, and subject to the conditions of approval outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- Housing Vancouver Strategy (2017)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Secured Market Rental Housing Policy (Rental 100) (2012)
- Housing and Homelessness Strategy (2011)
- Final Report from the Mayor's Task Force on Housing Affordability (2012)
- Sunset Community Vision (2002)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- Green Buildings Policy for Rezoning (2010, last amended 2017)
- Community Amenity Contributions - Through Rezoning (1999, last amended 2017)
- C-2 District Schedule and Guidelines (last amended 2013)
- Renewable City Strategy (2015)

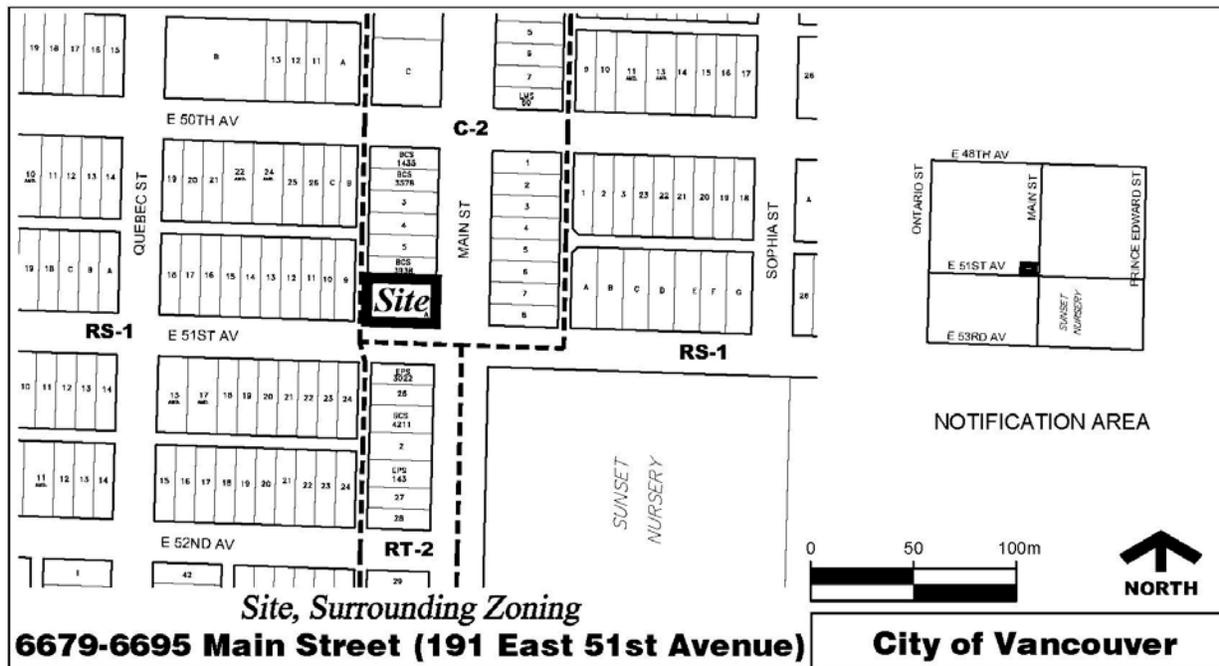
REPORT

Background/Context

1. Site and Context

This 716.3 sq. m (7,710 sq. ft.) site is located on the west side of Main Street, north of 51st Avenue (see Figure 1). The site has a frontage of 21.4 m (70 ft.) along Main Street and 33.5 m (110 ft.) along 51st Avenue and is currently developed with a three-storey commercial building that is presently vacant. The site is at the southern edge of the Punjabi Market neighbourhood shopping area, a significant destination for South Asian commerce and culture since the 1970s. Along Main Street to the north are C-2 zoned properties with a variety of two- to four-storey commercial buildings, as well as a six-storey mixed-use rental building under construction at the intersection with 49th Avenue. To the south of the subject site, along Main Street, are RT-2 zoned properties developed with duplex housing, as well as Sunset Park and Sunset Community Centre. The properties to the west across the lane from the site are zoned RS-1 and are developed with single-family houses. The subject site is well located close to parks, the Sunset Community Centre, Langara College, and major bus lines on 49th Avenue and Main Street, respectively.

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



2. Policy Context

Housing Vancouver Strategy (2017) – In November 2017, a new 10-year strategy known as *Housing Vancouver* was endorsed by Council. Its aim is to improve housing affordability by creating the right types of homes to meet the needs of the people who live and work in Vancouver. An *Emerging Directions* report was presented to Council in spring 2017 outlining initial proposals and priority actions. A further update was provided to Council in July 2017 detailing proposed targets of 72,000 new homes in Vancouver over the next 10 years. Of the 72,000 new homes target, 20,000 units are targeted for purpose-built rental. This application will make a significant contribution towards the City’s rental housing target.

Secured Market Rental Housing Policy (Rental 100) – On May 15, 2012 Council approved the *Secured Market Rental Housing Policy*, which provides incentives for new developments where 100% of the residential floor space provided is non-stratified secured market rental housing. The Final Report from the Mayor’s Task Force on Housing Affordability, adopted by Council in October 2012, further endorsed the importance of incentivizing market rental housing through a focus on strategies to repair, renew and expand market rental stock across all neighbourhoods. Rezoning applications considered under this policy must meet a number of criteria regarding affordability, security of tenure, location and form of development.

Housing and Homelessness Strategy – On July 29, 2011 Council endorsed the *Housing and Homelessness Strategy 2012-2021* which includes strategic directions to increase the supply of affordable housing and to encourage a housing mix across all neighbourhoods that enhances quality of life. Priority actions were identified to achieve some of the strategy’s goals, including refining and developing new zoning approaches, development tools and rental incentives to continue the achievement of securing purpose-built rental housing and using

financial and regulatory tools to encourage a variety of housing types and tenures that meet the needs of diverse households.

Sunset Community Vision - In January 2002, Council endorsed the *Sunset Community Vision*. The Vision supports rezoning for projects that have housing agreements, including rental housing projects (Table 2.1 under the Rezoning Policy). This site is in the Main Street Shopping Area, or 'Punjabi Market'. The vision addresses this area's assets and opportunities, as well as challenges, while providing a framework for future planning work in the area.

Punjabi Market Study - Staff are currently working with a consultant team to examine existing policy directions for the Punjabi Market in order to determine whether updates are required to support the commercial vitality and cultural significance of the area. As part of this work, the project team is engaging with local businesses and residents to better understand current trends and how best to support the legacy of the Punjabi Market into the future. The final recommendations report is expected by the end of 2017.

C-2 District Schedule and Guidelines - The intent of the C-2 District Schedule is to provide for a wide range of commercial uses serving both local and citywide needs, as well as residential uses, along arterial streets. Building design that furthers compatibility among uses, ensures livability, limits impacts on adjacent residential sites, and contributes to pedestrian interest and amenity is emphasized by the schedule and its associated urban design guidelines. Although this application proposes an increase in building height beyond that allowed by the existing C-2 regulations, the mixed-use form and the proposal for secured rental housing is considered to be in keeping with the land use intent for the area.

Family Room: Housing Mix Policy for Rezoning Projects - In July 2016, Council approved *Family Room: Housing Mix Policy for Rezoning Projects*, which increased the requirement for family units with two or more bedrooms in rental housing projects from a minimum of 25% to 35%. This application proposes 46% of the overall residential units as two or more bedrooms, including 4 three-bedroom units.

High-Density Housing for Families with Children Guidelines - The intent of the guidelines is to address key issues of the site, building, and unit design to achieve livability objectives for families with children. The guidelines provide direction on project planning, project design, unit design and amenity areas. An outdoor amenity space is provided on the rooftop and includes a children's play area. Further conditions are included to increase outdoor amenity space at grade and to provide an indoor amenity space.

Strategic Analysis

1. Proposal

This application proposes to rezone a site at 6679-6695 Main Street (191 East 51st Avenue) from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to permit the development of a six-storey mixed-use building with commercial space at grade and residential units above (see Figure 2). In total, the application proposes 28 secured market rental housing units (2 studio units [7%], 13 one-bedroom units [46%], 9 two-bedroom units [32%], and 4 three-bedroom units [14%]). The proposal includes 322 sq. m (3,470 sq. ft.) of commercial space at grade, with a total FSR of 3.55 and a building height of 22.3 m (73 ft.), all over three levels of underground parking accessed from the rear lane.

Figure 2 - Perspective from Main Street and 51st Avenue (looking northwest)



2. Housing

The *Housing and Homelessness Strategy* strives to enhance access to affordable housing and sets a number of short- and long-term rental housing targets. The *Rental 100* program plays a critical role in the achievement of those targets by helping to realize secured market rental housing. Rental housing provides a more affordable housing option than home ownership for nearly half of Vancouver's population and contributes to a number of City initiatives intended to create diverse and sustainable communities.

This application meets the requirement of the *Rental 100* program by proposing 100% of the residential floor area as secured market rental housing. The proposal, if approved, will deliver 28 secured market rental housing units. On July 13, 2016, Council adopted the *Family Room: Housing Mix Policy for Rezoning Projects*. The policy requires secured market rental projects to include a minimum of 35 percent family units with two or more bedrooms, to be designed in accordance with the *High-Density Housing for Families with Children Guidelines*. This application proposes 9 two-bedroom and 4 three-bedroom units (46% of the overall units), thereby exceeding the policy requirements.

All 28 units would be secured through a Housing Agreement and/or a Section 219 Covenant for the longer of the life of the building or 60 years. Conditions related to securing the units are contained in Appendix B. Since the establishment of affordable housing targets in the City's *Housing and Homelessness Strategy* in 2011, a total of 7,032 secured residential rental units have been approved. The long-term goal was to achieve 5,000 new units by 2021, which has

been achieved. If approved, this application would contribute an additional 28 units towards the City's stated short-term and long-term targets (see Figure 3).

Figure 3: Progress Toward the Secured Market Rental Housing Targets as set in the City's Housing and Homelessness Strategy (Sept 30, 2017)*

	TARGETS	CURRENT PROJECTS				GAP
	2021	Completed	Under Construction	Approved	Total	Above or Below 2021 Target
Secured Market Rental Housing Units	5,000	2,139	2,895	1,998	7,032	2,032 above target

*Unit numbers exclude the units proposed at 6679 Main Street, pending Council approval of this rezoning application.

Vancouver has one of the lowest rental vacancy rates in Canada. In the autumn of 2016, the vacancy rate in the city was 0.8 per cent. That means only eight out of every 1,000 market rental units were empty and available for rent. A vacancy rate of 3 per cent is considered to be a balanced rental market. The vacancy rate in the Sunset neighbourhood was slightly lower at 0.7 per cent.

The *Rental 100* program provides various incentives to be taken at the applicant's discretion to assist with a project's viability. These incentives include increased height and density, parking reductions and a Development Cost Levy (DCL) waiver. Housing staff have evaluated this application and have determined that it meets the objectives of the *Rental 100* program. This project is not seeking a DCL waiver because the proposed unit sizes and the proposed construction costs exceed the waiver eligibility maximums described in the DCL By-law. As such, a DCL will be paid as part of the approval requirements.

3. Density, Height and Form of Development (refer to drawings in Appendix E)

The *Rental Incentive Guidelines* provide general direction for the consideration of additional height and density to facilitate the provision of rental housing. On C-2 sites, increases up to six storeys and commensurate achievable density can be considered. The application is for a six-storey mixed-use building with a proposed height of 22.3 m (73 ft.) and density of 3.55 FSR. The proposed development is generally consistent with the C-2 form of development guidelines. The primary exceptions to these are additional height and density afforded under the *Rental 100* incentives as well as relaxations made to the upper level rear yard building step backs are provided in order to accommodate additional units facing west on levels five and six.

This site is surrounded by C-2 zoning to the north, single-family RS-1 development to the west, RT-2 south of 51st Avenue, and the Sunset Community Centre and Nursery to the southeast. Ground floor retail faces Main Street and wraps the corner onto 51st Avenue. The residential lobby is located facing 51st Avenue. Loading is accessed at the rear lane as well as the vehicular ramp access to underground parking. Rear open space and landscaping is

provided on the lane, north of 51st Avenue. Design development conditions recommend that the provision of indoor and outdoor amenity space be located at the southwest corner at ground level. Planters are provided at the fourth level roof terrace as well as at the rooftop amenity space. The terraced and stepped massing permits many units to have large private outdoor space.

The proposal seeks a compatible and sympathetic relationship to its context by transitioning down in scale and massing to adjacent single-family neighbours, responding to anticipated C-2 base zoning development, and by being a marker for the southern edge of the Punjabi Market. On the west, at the lane and adjacent to a single family house, the building is setback at a minimum 6.1 m and further setback again at the upper two levels. The setbacks and landscaping, both at grade and on the roof terraces above, soften the interface at the lane as well as improving privacy for the neighbours.

The building proposes a three-storey street wall, active ground floor retail frontage and entries, continuous weather protection, and durable, intrinsically high-quality materials to ensure compatibility with the C-2 form of development along Main Street. The ground level commercial space is intended to provide locally serving commercial space that will enhance this southern gateway to the Punjabi Market shopping area. In addition, the lower level commercial/retail base is modulated by a strong brick frame and columns that enable tenant layouts in a variety of sizes. The southeastern corner expresses a 'tower' element with the intent of marking arrival to Punjabi Market.

Staff have included a design development condition to provide an indoor amenity space for the use of residents. The inclusion of the space will result in a reduction in net FSR from the proposed 3.62 to 3.55. The Urban Design Panel reviewed and supported this application on August 23, 2017 (see Appendix D). Staff conclude that the design responds well to the *Rental 100* policy, the expected character of C-2 development, and to support the vitality of Punjabi Market. Staff support the application, subject to the design development conditions noted in Appendix B.

4. Transportation and Parking

Vehicle and bicycle parking are proposed within three levels of underground parking, accessed from the rear lane. The application proposes 28 vehicle parking spaces, one loading space and 42 bicycle storage spaces. This provision would meet the reduced Parking By-law standards for a secured market rental housing development. Engineering Services has reviewed the application and have no objections to the proposed rezoning provided that the applicant satisfies the conditions included in Appendix B.

5. Environmental Sustainability

The *Green Buildings Policy for Rezonings* (last amended by Council on February 7, 2017) requires that residential rezoning applications satisfy either the near zero emissions buildings or low emissions green buildings condition within the policy. The new requirements are 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*, 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 with ASHRAE 90.1 2010, along with registration and application for certification of the project. The applicant submitted a preliminary LEED® scorecard, which generally conforms to the *Green Buildings Policy for Rezoning*, indicating that the project could attain the required LEED® points and, therefore, would be eligible for LEED® Gold rating.

PUBLIC INPUT

Pre-application Open House - The applicant held an open house at Himalaya Restaurant, 6587 Main Street, on February 2, 2017. Approximately 25 people attended the open house and 13 comment sheets were received. The general sentiment was support for the project and revival of Punjabi Market. There were concerns about the number of parking spaces and general noise associated with new development in the area.

Public Notification - The City of Vancouver Rezoning Centre webpage included notification and application information, as well as an online comment form. A rezoning application sign was also posted on the site. A community open house was held for this application on July 10, 2017, at Himalaya Restaurant, 6587 Main Street. Staff, the applicant team, and a total of approximately 17 people attended the open house.

Figure 4 - Notification and Public Response

Total notifications	561
Open House attendees	17
Comment sheets	2
Other feedback	0

Public Response and Comments - The City received a total of two responses to the application by email or comment form. The comments expressed general support for the proposal, and specifically praised the building design, unit mix, and balcony design. Comments also expressed the opinion that too many parking spaces were proposed and a desire for more density along Main Street. Staff note that the proposed parking meets the requirements of the Parking By-law.

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.

The site is subject to the City-wide DCL rate which is currently \$168.13 per sq. m (\$15.62 per sq. ft.). This rate is applied to the 2,542.9 sq. m (27,371 sq. ft.) of new floor area. On this basis, a DCL of approximately \$427,538 is anticipated.

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 equal to or greater than 9,290 sq. m (100,000 sq. ft.) allocate a portion of their construction budgets to public art or provide cash in lieu 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*, an offer of a Community Amenity Contribution (CAC) to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers typically include either the provision of on-site amenities or a cash contribution towards other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

Rental Housing - The applicant has proposed that 28 residential units be secured market rental housing (non-stratified). The public benefit accruing from these units is their contribution to the City's rental housing stock for the longer of the life of the building or 60 years. Covenants would be registered on title to preclude the stratification and/or separate sale of individual units.

The public benefit achieved for this application is secured market rental housing. Real Estate Services staff have reviewed the applicant's development proforma and have concluded that, after factoring in the costs associated with the secured market rental housing units for the longer of the life of the building or 60 years, no further contribution towards public benefits is anticipated in this instance. See Appendix F for a summary of all of the public benefits for this application.

FINANCIAL IMPLICATIONS

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

The site is within the City-wide DCL district. It is anticipated that the project will generate approximately \$427,538 in DCLs.

The secured market rental housing, secured by a Housing Agreement for the longer of the life of the building or 60 years, will be privately owned and operated.

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 is consistent with the *Secured Market Rental Housing Policy*. Staff further conclude that the application qualifies for incentives available to secured market rental housing, including additional height and density and a parking reduction. If approved, this application would make a contribution to the achievement of key affordable housing goals of the City. The proposal would also contribute new housing and commercial space to the southern gateway to Punjabi Market, aligning with City efforts to support the vibrancy of this important South Asian community hub.

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 shown in the plans in Appendix E, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

6679-6695 Main Street (191 East 51st 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 the 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) Cultural and Recreational Uses, limited to Arcade, Artist Studio, Arts and Culture Indoor Event, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, Park or Playground, and Theatre;
 - (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law, and Multiple Dwelling;
 - (c) Institutional uses, limited to Child Day Care Facility and Church;
 - (d) Manufacturing Uses, limited to Jewellery Manufacturing, and Printing and Publishing;
 - (e) Office Uses;
 - (f) Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Liquor Store, Neighbourhood Grocery Store, Public Bike Share, Retail Store, Secondhand Store, and Small-scale Pharmacy;

- (g) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Laboratory, Photofinishing or Photography Studio, Print Shop, Repair Shop, Restaurant - Class 1, Restaurant - Class 2, School - Arts or Self Improvement, School - Business, and School - Vocational or Trade;
- (h) Utility and Communications Uses, limited to Public Utility and Radiocommunication Station.
- (i) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of use

- 3.1 All commercial uses permitted in this By-law shall be carried on wholly within a completely enclosed building except for the following:
 - (a) Farmers' Market;
 - (b) Neighbourhood Public House;
 - (c) Public Bike Share;
 - (d) Restaurant; and
 - (e) display of flowers, plants, fruits and vegetables in conjunction with a permitted use.
- 3.2 The design and layout of at least 35% 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 area is 716.3 m², being the site area at the time of the application for the rezoning evidenced by this By-law, and before any dedications.
- 4.2 The floor space ratio for all uses must not exceed 3.55, except that the floor space ratio for non-residential uses must be at least 0.45.
- 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 floor area of all such exclusions must not exceed 12% of the residential floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum 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 base surface, must not exceed 22.3 m.

Horizontal angle of daylight

6.1 Each habitable room must have at least one window on an exterior wall of 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 sq. m.

Acoustics

7. A development permit application for dwelling uses must include an acoustical report prepared by a licensed professional acoustic engineer demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be 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

* * * * *

6679-6695 Main Street (191 East 51st Avenue)
PROPOSED CONDITIONS OF APPROVAL

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

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the prepared form of development be approved by Council in principle, generally as prepared by F. Adab Architects Inc. on behalf of SKA Properties Inc., and labeled "Received April 26, 2017 Rezoning - PDS", 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 for the following:

Urban Design

- 1. Design development to provide an indoor amenity room for the use by building residents.

Note to Applicant: Indoor amenity should be approximately 45 sq. m and located adjacent to outdoor amenity with visual and physical connections. This may be located at the ground level in the southwest corner in place of the townhouse unit and include children's play equipment. See also conditions 14 and 37.

- 2. Design of below grade parking structures to be provided at adequate depths below grade to ensure the planting of trees and mature landscape may be successfully executed.

Note to Applicant: See also Landscape condition 17.

- 3. Design development of roof top outdoor amenity area to provide a minimum of 25% of the roof area as intensive green roof.

Note to Applicant: If rooftop access is to be excluded from the calculation of height, rooftop urban agriculture space must be provided in accordance with the *Urban Agriculture Design Guidelines for the Private Realm* and *Roof-mounted Energy Technologies and Green Roofs - Discretionary Height Increases Bulletin*. Children's play equipment may be considered at the upper roof level.

- 4. Design development to improve the layout and function of private outdoor space, including the removal of enclosed balconies.

Note to Applicant: Minimum balcony dimensions should be 1.8 m (6 ft.) deep with a minimum area of 15.25 sq. m (50 sq. ft.). Extending the balconies on the east façade into the 0.6 m setback may be considered based on the layout and function of the balconies and architectural expression.

5. Design development to improve the livability, function and horizontal access to daylight for dwelling units with balcony enclosures.

Note to Applicant: Balcony enclosures, if provided, are not eligible for exclusion from floor area calculations (i.e. they will be counted toward the net FSR) and must meet the performance objectives of *Balcony Enclosure Guidelines* and the Administrative Bulletin for *Balcony Enclosure for New Buildings* including for layout, location, and appearance.

6. Provision of a vertical vent space to accommodate future exhaust from the commercial level.

Note to Applicant: The intent is to allow for a wider range of uses, including restaurants, without requiring the retrofitting of exhaust ducting on the outside of the building.

7. Provision of adequate storage for each unit.

Note to Applicant: Storage is required for each unit, whether in the unit or below grade, as anticipated in the *Bulk Storage and In-Suite Storage - Multiple Family Residential Development Bulletin*.

8. At time of development permit, provision of:
 - (i) Detailed section drawings with notes and dimensions including planter and soil depths, balcony railing design, weather protection, roof top overhead structures and other indicative exterior details.
 - (ii) High quality durable materials that maintain the level of exterior detailing and finish necessary to accomplish the intended expression of the building in this application.

Note to Applicant: Synthetic or acrylic stuccos are not considered high-quality materials.

- (iii) Design to ensure that mechanical units and service equipment including any anticipated cell antennas, mechanical screening structures and parkade exhaust ventilation do not compromise the integrity of the architectural expression.
9. The proposed unit mix, including 2 studio units (7%), 13 one-bedroom units (46%), 9 two-bedroom units (32%), and 4 three-bedroom units (14%), is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children.

10. Submission of a bird-friendly strategy for the design of the building 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://guidelines.vancouver.ca/B021.pdf>.

Crime Prevention through Environmental Design (CPTED)

11. Identify on the drawings strategies that consider the principles of CPTED including the following conditions:
- (i) Limiting opportunities for nuisance activities, mischief in alcoves, and blind corners;
 - (ii) Limiting unobserved access or activity and encouraging natural visual surveillance;
 - (iii) Mail theft;
 - (iv) Site lighting developed with considerations for safety and security; and
 - (v) Reduced opportunities for graffiti;

Note to Applicant: Alcoves and other similar visually hidden areas should be designed so as to not be covered or have limited cover and be well lit. Opportunities for graffiti can be mitigated by reducing areas of exposed wall and by covering with vines, hedges or a rough finish material.

12. Design development to improve visibility and security in the underground parking in accordance with the Parking By-law including:
- (i) Overhead lighting and step lights at exit stairs and doors;
 - (ii) 24 hour lights and walls painted white; and
 - (iii) Visibility at doors, lobbies, stairs and other access routes.

Landscape Design

13. Design developments to provide higher quality landscape plans at all levels. Landscaping should be visible from the street, use larger, more significant

planting to soften the edges, and use woody evergreen plants for a year-round presence.

14. Design development to expand programming to include a children's play area, complete with adequate seating opportunities for adult supervision.

Note to Applicant: A children's play area should be located in two areas: one smaller space should be located on the ground level adjacent to the indoor amenity space referenced in condition 1, with visual access, and another, larger space on the rooftop, for better solar access.

15. Design development to grades, retaining walls, walkways and structural design, to ensure that neighbouring grades are met and that outside private spaces are respected. This should be confirmed in at least three east-west sections, from the building face to the west neighbouring property. The section should be of sufficient scale to detail fences, walls, walkways, stairs and other landscape elements.

16. Design development to the location of utilities.

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

17. Provision of maximized tree growing medium and planting depths for tree and shrub planters on all levels to ensure long-term viability of the landscape, to be confirmed by dimensioned details.

Note to Applicant: Growing mediums and planting depths should exceed BCSLA standards.

18. Provision of improved sustainability by the provision of edible plants, in addition to urban agriculture plots.

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

19. A full landscape plan for the proposed landscape is to be submitted. The landscape plan should illustrate the proposed plant materials (with common 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 of 1:100 or 1/8" scale.

20. Section details at a minimum scale of 1/2" = 1 ft. scale to illustrate typical proposed landscape elements including benches, fences, gates, arbours and trellises, and other features.
21. Sections (1/4" = 1 ft. or 1:50) illustrating the building to public realm interface along 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.
22. New proposed street trees should be coordinated with Engineering and the Park Board and noted "Final species, quantity and spacing to the approval of the 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.
23. A high-efficiency automatic irrigation system to be provided for all planters.
24. 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

25. Confirm that the building is on track to meet the requirements of the preceding *Green Buildings Policy for Rezoning*s (as amended up to January 14, 2016), 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.
26. In lieu of the requirements outlined in Condition 25, the applicant may choose to meet the requirements of the *Green Buildings Policy for Rezoning*s (amended February 7, 2017), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings.

The requirements for Low Emissions Green Building are summarized at:
<http://guidelines.vancouver.ca/G015.pdf>.

Engineering

27. Delete special sidewalk treatments shown on the Main Street and 51st Avenue frontages and show standard broom finished sidewalk.
28. Provision of any gas service is to connect directly to the building without any portion of the service connection above grade within the road right-of-way.
29. Provision of construction details to determine the ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site.

Note to Applicant: Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.

30. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.
31. 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.
32. Provision of a separate application to the General Manager of Engineering Services for any canopy/awning encroaching over public property. Note canopies are to be fully demountable and drained to the building's internal drainage systems and should consider the final sidewalk location and widths such that the drip line is achieving maximum weather protection for the sidewalk users.
33. Provision of a landscape plan that reflects the off-site improvements sought for this application. Please provide a copy of the updated landscape plan to Engineering for review.
34. The following statement is to be placed on the landscape plans:

"The landscape plan is to be noted as 'NOT FOR CONSTRUCTION' and is to be submitted for review to Engineering Services a minimum of eight weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive 'For Construction' approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering Building Site Inspector for details."

35. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:

- (i) Provision of all parking stalls to be numbered, labelled and dimensioned.
- (ii) Confirmation that a security gate on P1 separating the commercial parking and the residential parking is required and clearly show the gate(s) on the drawings.
- (iii) Provision of section drawings showing elevations, vertical clearances, and security gates for the main ramp, through the loading bay and the P1 parking level.

Note to Applicant: Label minimum clearance for parking levels on drawings, including at overhead gate and mechanical projections.

- (iv) Provision of design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay, throughout the parking levels at all sloped sections and at all entrances.

Note to Applicant: The lengths of the sloped sections is to be shown on the submitted drawings.

36. Modification of the parking ramp design as follows:

- (i) The slope must not exceed 12.5% after the first 20 ft. from the property line. 15% slopes may be acceptable if a 7.5% to 10% transition ramp is provided at the bottom for at least 4 m in length.
- (ii) Ramps which have a 15% slope and are exposed to the weather must be heated.
- (iii) Design development to reduce vehicle conflicts on the ramps with widths less than 20 ft.

Note to Applicant: A review of the design by a qualified Transportation Consultant is required.

- (iv) All maneuver aisles, columns, and column setbacks to be dimensioned on the drawings.
- (v) Provision of a double loading bay throat for the Class B loading space.

- (vi) Provision of an updated plan showing the access route from the Class A bicycle spaces to reach the outside.

Note to Applicant: The route must be 'stairs free' and confirm the use of the parking ramp, if required.

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

Housing

- 37. The development is to comply with the High-Density Housing for Families with Children Guidelines, and include a kitchenette and accessible washroom in the indoor common amenity room.

Note to Applicant: Indoor and outdoor common amenity areas should be adjacent to one another and have direct visual and physical connection between them.

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. Release of Easement and Indemnity Agreement 402301M (commercial crossing) prior to building occupancy.

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

- 2. Provision of building setback and surface statutory right-of-way (SRW) to achieve a 4.5 m distance from the back of the City curb to the building face. A legal survey of the existing dimension from the back of the City curb to the existing property line is required to determine the final setback and SRW dimension. Where required, the SRW agreement will accommodate the underground parking levels P1-P3, a projection at the roof level, and, potentially, small portions of balconies.
- 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 services are provided.

- (i) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands, sprinkler demand, hydrant load, and domestic water demands to determine if water main upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
- (ii) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. The current application lacks the details to determine if sewer main upgrading is required. Please supply project details including floor area, projected fixture counts and other details as required by the City Engineer to determine if sewer system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any sewer system upgrading that may be required.
- (iii) Provision of a stormwater and rainwater management plan that meets the objectives of the Citywide Integrated Rainwater Management Plan and complies with the Sewer and Water Course By-law. The plan shall achieve the following objectives:
 - a. Retain or infiltrate 50% of the six-month storm event volume (24 mm) onsite.
 - b. Treat the six-month event (48 mm) onsite.
 - c. Maintain the pre-development two-year storm event rate. The pre-development estimate shall utilize the 2014 IDF curve, whereas the post-development estimate shall use the 2100 IDF curve to account for climate change.

Note to Applicant: Legal arrangements may be required to ensure on-going operations of certain stormwater storage, rainwater management and green infrastructure systems.

- (iv) Provision of upgraded street lighting on the site frontage to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required.

- (v) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

Note to Applicant: As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations, and depths.

- (vi) Provision of a standard concrete lane crossing including upgraded curb returns and ramps on the north side of 51st Avenue at the lane west of Main Street.
- (vii) Provision of street trees adjacent the site where space permits.
- (viii) Provision of new concrete sidewalk on 51st Avenue a minimum of 1.8 m in width adjacent the site.
- (ix) Where extensive damage of the existing sidewalk on Main Street fronting the development site may occur during the course of construction, the site is to replace the existing sidewalk with current sidewalk standards including saw cut control joints. The determination to replace the sidewalk is to be at the sole discretion of the General Manager of Engineering Services.
- (x) Provision of countdown timers and LED intersection lighting (all four corners) for the signal located at 51st Avenue and Main Street.

- 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 System Vista, Vista switchgear, pad mounted transformers, LPT 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. In addition 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.

Note to Applicant: Please ensure that in your consultation with BC Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

Housing

5. Make arrangements to the satisfaction of the General Manager of Community Services and the Director of Legal Services to enter into a Housing Agreement and/or Section 219 Covenant securing all 28 residential units as rental housing for 60 years or the life of the building, whichever is greater, and subject to the following additional conditions in respect of those units:
 - (i) That such units may not be subdivided by deposit of a strata plan.
 - (ii) That none of such units may be separately sold.
 - (iii) That none of such units will be rented for less than one month at a time.
 - (iv) On other such terms and conditions as the General Manager of Community Services and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City at by-law enactment pursuant to Section 565.2 of the Vancouver Charter and/or a Section 219 Covenant.

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 the Director of Legal Services, including a Section 219 covenant that there will be no occupancy of any buildings or improvements on this 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 issued to the City.

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

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

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

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6679-6695 Main Street (191 East 51st Avenue)
ADDITIONAL INFORMATION

1. Urban Design Panel

The Urban Design Panel (UDP) reviewed this rezoning application on August 23, 2017. The application was supported with recommendations.

EVALUATION: SUPPORT with Recommendations

Introduction: Zachary Bennett, Rezoning Planner, introduced the project as a rezoning application for a site at the northwest corner of Main Street and 51st Avenue, within the Sunset neighbourhood. The site is presently zoned C-2 and sits at the southern end of the main commercial strip for the Punjabi Market, which extends from 48th to 51st Avenues. The site is approximately 7,712 sq. ft. with 70 ft. of frontage along Main Street and 110 ft. along 51st Avenue.

To the north, the zoning is C-2 and developed with a mix of buildings between two- to four-storeys. To the south, the zoning is RT-2 and west across the lane is zoned RS-1. These areas are developed with a mixture of duplex and single-family houses.

The site is kitty-corner from Sunset Community Centre and Park and Langara College is two blocks west. A six-storey rental building, approved for 3.60 FSR, is under construction at the 49th Avenue and Main Street. Sites east of Ontario are part of Cambie Corridor Phase 3. Cambie Corridor Phase 3 policy planning is still underway and final directions have not been determined.

The proposal is for a six-storey mixed-use building over three levels of underground parking. The building includes 3,071 square feet of commercial space at grade and a total of 28 secured market rental units. An FSR of 3.62 is proposed.

The proposal is being considered under Rental 100, which for C-2 sites anticipates six-storey buildings and a commensurate increase in density. Parking includes 28 parking stalls and 42 Class A bicycle parking spaces. A building height of approximately 70 ft. is proposed.

Jason Olinek, Development Planner, introduced the project as situated at the south extent of the Punjabi Market area, which begins at 51st Avenue. To the south are RT-2 zoned properties and Sunset Park. Therefore commercial space would not be anticipated further to the immediate south. The site is a little shallow, 110 ft. deep and 70 ft. wide. It is a flat site, sloping less than one ft. in any direction.

Urban design objectives proposal include:

- For C-2 buildings in this area, buildings should respond to particular site conditions, such as corner locations or adjacent buildings.
- Street character should achieve pedestrian comfort and relate to the pedestrian scale.
- Reinforce or create active and engaging ground floors and retail frontages.
- Respect the anticipated three-storey, or approximately 10.7 m street wall, of the base C-2 zoning.

- Development should transition down in form and massing to relate more compatibly with single family residential zones at the rear.
- The architectural and landscape treatments at the rear of the site are as important as they are at the front.

There is retail frontage facing Main Street and wrapping partially onto 51st Avenue. The townhouse is at grade with a rear yard and a residential entry at the side. There is parking entry and loading at the lane. There is no Pad-Mounted-Transformer (PMT) proposed, rather the transformer will be vaulted below grade. An indoor amenity is not in the proposal but staff will seek its provision as a condition of rezoning. There is a roof top garden with outdoor amenity proposed.

Where this proposal differs from the anticipated form of development is the rear step back and the corner “tower” element. Planning would normally look for a three-storey street wall expression and additional stepping on the west for levels five and six. Consideration of the corner element is based on the context of the Punjabi Market and RT-2 to the south. Consideration to reducing the rear step backs is based on the shallow lot and the impact added stepping would have on unit layouts as well as shading and views.

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

1. Height, density, and massing in particular, the rear step backs and transition to RS-1, the treatment of the southeast corner, and the response to existing and potential adjacent Main Street development.
2. Architectural expression including building articulation, streetscape character, and creation of active and engaging commercial frontage.
3. Outdoor open space design including landscape treatments at the lane, roof decks, and rooftop.

The planning team then took questions from the panel.

Applicant’s Introductory Comments: The applicant noted the project as on the ‘edge of Punjabi Market’ with a character of its own. The building is an attempt to rejuvenate the market area. The corner expression is intended to be strong with a defined edge condition. The setback is not as far as recommended because the shadows do not fall across the laneway. The upper floor should be at grade. The building is technically seven storeys, and a mezzanine approach may be pursued instead. It is a Rental 100 building intended to provide affordable housing to increase the desirability of the neighbourhood and improve the retail environment.

The amenity space is not indoors, instead it is provided on the roof area outside. The intent is to not accede the 10% of the structure on the top. The building design is compact which is effective for heat loss. The materials and colours were changed in order to create a ‘shell within a shell’ on the exterior of the building to reveal the inner core.

The opportunities for landscaping are tight, so the landscaping is meant to be softened. There is wayfinding at the entrance, surface treatment, native species are used for less

consumption, and there is a social gathering area at the top. There are spots available for planters at the units and in the lane area. There is potential to screen with plantings for the areas.

The applicant team then took questions from the panel.

Panel Consensus: Having reviewed the project it was moved by Mr. Wen and seconded by Mr. Sharma and was the decision of the Urban Design Panel:

THAT the Panel **SUPPORT** the project with following recommendations to be reviewed by City Staff:

- Strengthen the corner element, perhaps by bringing it down to the street
- Strengthen the 51st Avenue residential entrance
- Strengthen the commercial expression
- Consider a door on the 51st Avenue side as an entry for the townhouse
- Consider weather protection along the commercial streets
- Enhance the laneway further
- Recommend indoor amenity space

Related Commentary: Overall the panel supports the height, density and massing of the proposal. The streetscape and retail expression should be more 'exciting'. The stucco material could use more development. Make sure that the patio spaces are more open at the townhouse so they do not feel 'caged'.

The rooftop amenity is a benefit to everyone on the project, but ensure that it is accessible year-round by having weather protection. The solar gain needs more work. Add a few benches for the community to use. The service rooms need to be worked out with utility companies. The 'shear wall system' needs work.

Applicant's Response: The applicant team thanked the panel and noted the LEED® Gold was the goal for the project.

* * * * *

6679-6695 Main Street (191 East 51st Avenue)
FORM OF DEVELOPMENT

Site Plan



East Elevation



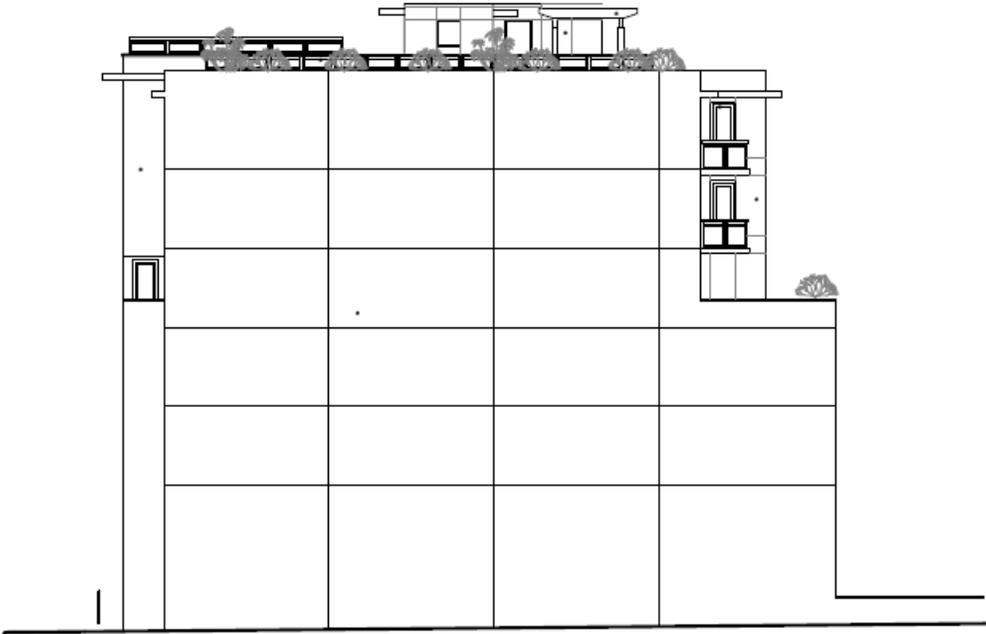
South Elevation



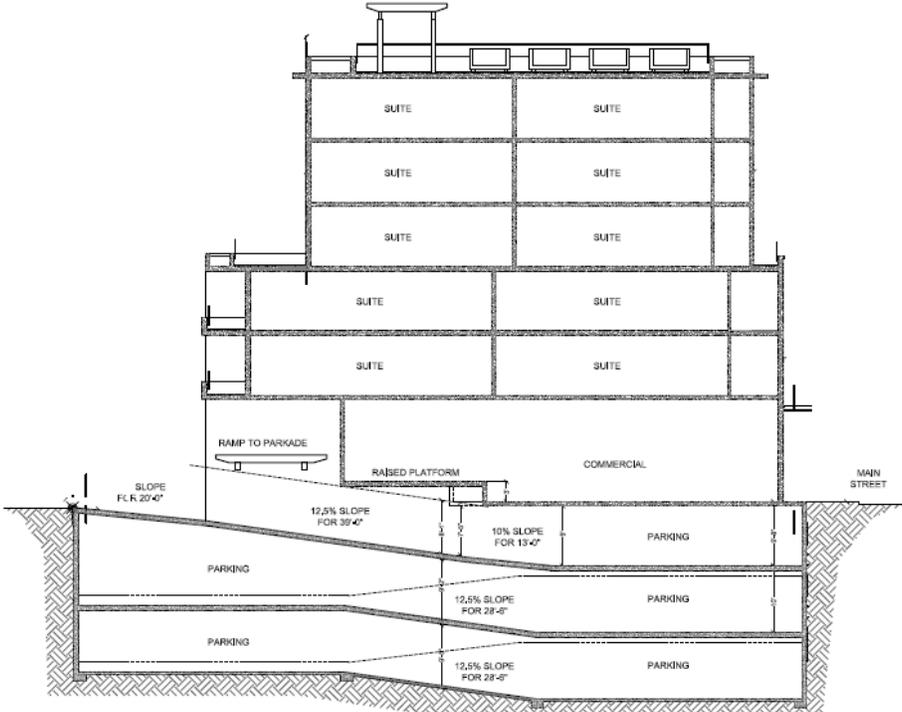
West Elevation



North Elevation



Section (East-West)



Perspective from Main Street and 51st Avenue (looking northwest)



Perspective from lane (looking west)



* * * * *

6679-6695 Main Street (191 East 51st Avenue)
PUBLIC BENEFITS SUMMARY

Project Summary:

Six-storey mixed-use building, containing commercial space at grade and 28 secured market rental housing units.

Public Benefit Summary:

The proposal would provide 28 secured market rental housing units, to be secured for the life of the building or 60 years, whichever is longer.

	Current Zoning	Proposed Zoning
Zoning District	C-2	CD-1
FSR (site area = 716.3 sq. m / 7,710 sq. ft.)	2.50	3.55
Floor Area (sq. m)	1,790.8	2,542.9
Land Use	Commercial/Residential	Commercial/Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	301,087	427,538
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage Conservation Reserve		
	Affordable Housing		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		301,087	427,538

Other Benefits (non-quantified components):

28 units of rental housing secured for the longer of the life of the building or 60 years.

* 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: Replacement Housing (36%); Transportation (25%), Parks (18%); Childcare (13%); and Utilities (8%).

6679-6695 Main Street (191 East 51st Avenue)
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	6679-6695 Main Street (191 East 51st Avenue)
Legal Descriptions	PID 008-957-452; Lot A, Block 3, District Lot 651, Plan 21490
Developer	SKA Properties Inc.
Architect	F. Adab Architects Inc.
Property Owners	HWP 6679 Main Street Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed	Recommended (if different than proposed)
ZONING	C-2	CD-1	
SITE AREA	716.3 sq. m (7,710 sq. ft.)	716.3 sq. m (7,710 sq. ft.)	
LAND USE	Commercial/Residential	Commercial/Residential	
MAXIMUM FSR	2.50	3.62	3.55
MAXIMUM HEIGHT	13.8 m (45 ft.)	21.7 m (71 ft.)	22.3 m (73 ft.)
FLOOR AREA	1,790.8 sq. m (19,275 sq. ft.)	2,593 sq. m (27,910 sq. ft.)	2,542.9 sq. m (27,371 sq. ft.)
PARKING, LOADING AND BICYCLE SPACES	As per Parking By-law	As per Parking By-law	

* * * * *