



POLICY REPORT  
DEVELOPMENT AND BUILDING

Report Date: January 16, 2018  
Contact: Susan Haid  
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VanRIMS No.: 08-2000-20  
Meeting Date: January 30, 2018

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 5679 Main Street (189-193 East 41<sup>st</sup> Avenue and 5679-5695 Main Street)

**RECOMMENDATION**

- A. THAT the application by Mallen Gowing Berzins Architecture Inc., on behalf of Rendition (E41) Developments Inc., the registered owner, to rezone 5679 Main Street [*Lots 12 to 15, Except, (A) Part in Plan 4447, (B) The West 6 Feet Now Lane; and Lot 16, Except, (A) Part in Plan 4447, (B) The West 6 Feet Now Lane, (C) Part in Reference Plan 5645 Now Road; all of Block L, West Part of District Lots 639 and 640, Plan 1393; PIDs: PID 014-070-910, 014-070-928, 014-071-037, 014-071-061 and 014-071-754, respectively*] from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 2.50 to 3.50 and the building height from 13.8 m (45 ft.) to 23.0 (75 ft.) to permit the development of a six-storey mixed-use building with 46 secured market rental housing units, be referred to a Public Hearing, together with:
- (i) plans prepared by Mallen Gowing Berzins Architecture Inc., received on September 29, 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), but prior to enactment of the CD-1 By-law contemplated by this report, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Community Services;
- 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 5679 Main Street 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 46 secured market rental housing units. The application has been made under the City's *Rental 100: Secured Market Rental Housing Policy (Rental 100)*, and, in accordance with that policy, the application seeks increased height and density in return for all proposed housing units being secured as secured market rental housing units for the life of the building or 60 years, whichever is longer. The application also seeks the parking reduction incentive available for secured market rental housing.

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 46 secured market rental housing units to the City’s affordable housing goals as identified in the *Housing and Homelessness Strategy* and the *Final Report from the Mayor’s Task Force on Housing Affordability*. 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 in Appendix B.

### ***COUNCIL AUTHORITY/PREVIOUS DECISIONS***

Relevant Council policies for this site include:

- Housing Vancouver (2017)
- Secured Market Rental Housing Policy (Rental 100) (2012)
- Rental Incentive Guidelines (2012, last amended 2016)
- Housing and Homelessness Strategy (2011)
- Final Report from the Mayor’s Task Force on Housing Affordability (2012)
- Riley Park/South Cambie Community Vision (2005)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- High-Density Housing for Families with Children Guidelines (1992)
- C-2 District Schedule and Guidelines (last amended 2013)
- Green Buildings Policy for Rezoning (2010, last amended 2017)
- Renewable City Strategy (2015)

### ***REPORT***

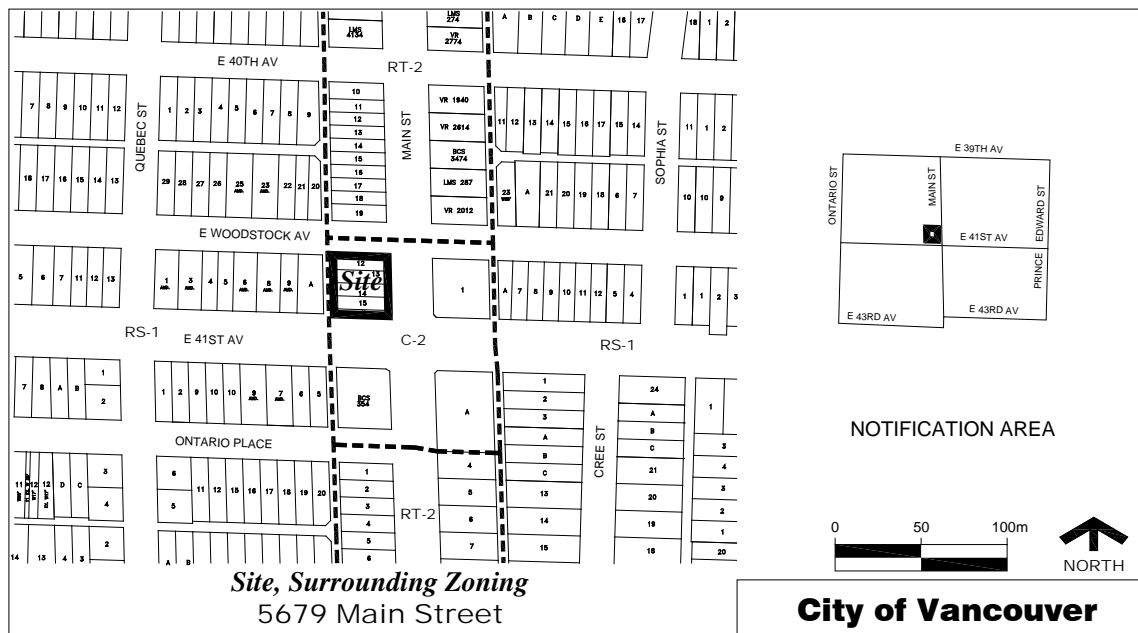
#### ***Background/Context***

##### **1. Site and Context**

This 1,083.4 sq. m (11,662 sq. ft.) site is located at the northwest corner of Main Street and 41st Avenue (see Figure 1). The site is presently vacant with a frontage of 30.2 m (99 ft.) along Main Street and 33.5 m (110 ft.) along 41st Avenue. The site lies within a C-2 zoned node at the Main Street and 41st Avenue intersection. The site is a triple-frontage lot, at the northwest corner of Main Street and 41st Avenue, with Woodstock Avenue to the north. There are single family properties across Woodstock Avenue and also across the flanking lane, immediately to the west of the site. The other three corners of the Main Street and 41st Avenue intersection include a four-storey mixed use building, a one-storey commercial building and a gas station.

The subject site is located close to Queen Elizabeth Park, Hillcrest Centre, and major bus lines on 41st Avenue and Main Street, respectively.

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



## 2. Policy Context

### Housing Vancouver Strategy (2017)

In November 2017, Council approved the *Housing Vancouver Strategy (2018 - 2027)* and *3-Year Action Plan (2018-2020)*. The strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The *Housing Vancouver* targets were based on the core goals of retaining diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with partners to deliver housing for the lowest income households. Overall, 72,000 new homes are targeted for the next 10 years, including 12,000 social, supportive and non-profit co-operative units and 20,000 purpose-built rental units. Nearly 50% of the new units will serve households earning less than \$80,000 per year, and 40% will be family-size units. This application will contribute towards the targets for purpose-built market rental units and units for families.

**Secured Market Rental Housing Policy (Rental 100)** - In May 2012, Council approved the *Secured Market Rental Housing Policy (Rental 100)*, which offers incentives for new developments where 100% of the residential floor space provided is non-stratified 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.

**Rental Incentive Guidelines** - The intent of the *Rental Incentive Guidelines* is to inform the way in which rental incentives, taken at the applicant's discretion, are applied to specific projects. Applications where 100% of the residential floor space is rental are eligible for parking relaxations, a DCL waiver for the residential rental floor area of the project, and

relaxation of unit size provided that the design and location of the unit provides satisfactory living accommodation.

**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. The recently adopted *Housing Vancouver Strategy* added to and updates this *Housing and Homelessness Strategy* strategy.

**Riley Park/South Cambie Community Vision** - In November 2005, Council endorsed the *Riley Park/South Cambie Community Vision*. The Vision supports rezoning for projects that have housing agreements, including rental housing projects (Table 2.1 under the Rezoning Policy).

**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 35% of the overall residential units as two or more bedrooms.

**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.

**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.

## ***Strategic Analysis***

### **1. Proposal**

This application proposes to rezone a site at 5679 Main Street 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 46 secured market rental housing units (9 studio units [19%], 21 one-bedroom units [46%], and 16 two-bedroom units [35%]) and 703 sq. m (7,563 sq. ft.) of commercial space at grade, with a total FSR of 3.50 and a building height of 22.9 m (75 ft.), all over two levels of underground parking accessed from the rear lane.

Figure 2 - Perspective from Main Street and 41st Avenue (looking northwest)



## 2. Housing

The *Housing Vancouver 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 for nearly half of Vancouver's population and contributes to a number of City initiatives intended to create diverse and sustainable communities. *Rental 100* units are targeted to moderate income households and the program extends throughout all parts of the City, thereby providing options that are more affordable than home ownership.

The *Rental 100* program provides various incentives to be taken at the applicant's discretion to assist with a project's viability. These incentives, where the units qualify as secured market rental housing, 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 exceed the waiver eligibility maximums described in the DCL By-law. As such, a DCL will be paid as part of the approval requirements.

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 would deliver 46 secured market rental housing units in the form of studio, one-bedroom, and two-bedroom units. On July 13, 2016, Council adopted *Family Room: Housing Mix Policy in Rezoning Projects*. The policy includes new family housing requirements which increase the number of

family units in rental projects from 25% to 35%. This application would deliver approximately 16 family units (35%) all in the form of two bedroom units thereby meeting the 35% target in the *Family Room: Housing Mix Policy in Rezoning Projects*. These units are to be designed in accordance with the High Density Housing for Families with Children Guidelines.

All 46 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. The addition of 46 new secured market rental housing units to the City's inventory of market rental housing contributes toward the near-term and long-term targets of the Housing and Homelessness Strategy (see Figure 3). Conditions related to securing the units are contained in Appendix B.

**Figure 3 - Progress Toward the Secured Market Rental Housing Targets as set in the Housing and Homelessness Strategy 2012-2021 (September 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	7032	2,032 Above Target

*\*Unit numbers in Figure 3 exclude the units proposed at (5679 Main Street), pending Council approval of this rezoning application.*

Vancouver has one of the lowest vacancy rates in Canada. In December, 2017, the vacancy rate city-wide was 0.9% and the Mount Pleasant/Renfrew Heights neighbourhood was 0.7%. That means only seven out of every 1,000 market rental units in Mount Pleasant/Renfrew Heights were empty and available for rent. A vacancy rate of 3% is considered to be a balanced rental market.

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

The *Rental Incentive Guidelines* provide direction for the consideration of additional height and density to facilitate the provision of rental housing. The Guidelines allow for a C-2 (Commercial) District site to be considered for up to six storeys, if criteria for urban design performance and neighbourliness are met. C-2 is a mixed-use zoning district, generally located along arterial streets, which allows a floor space ratio up to 2.50 with a four-storey building form (45 ft. in height). As Main Street and 41st Avenue are both arterials, staff has concluded that a density of 3.50 FSR and a height of six storeys are appropriate for this site, subject to the design conditions noted in Appendix B.

The base C-2 zoning requires a stepped building profile at the rear to transition to single-family sites, and a similar massing approach is typically expected in a rezoning of a C-2 site. The proposed development provides a 20 ft. setback at the lane for the second and third storeys, increasing to 35 ft. at the fourth, fifth, and sixth storeys. Shadow studies demonstrate that shadowing onto the adjacent single-family properties is no greater than

what would be cast by a C-2 development. Additionally, the sixth storey has an 8 ft. setback for most of the perimeter of the building, to mitigate the impact of additional height on the three street frontages.

Through this rezoning, dedications will be taken on 41st Avenue and Main Street, to create an enhanced public realm, as well as a potential future street widening and turning lane. Commercial retail units wrap the Main Street and 41st Avenue frontages. The main residential lobby and a single townhouse unit are located on Woodstock Avenue, to relate to the quieter residential street. The parkade access and site servicing are provided off the flanking lane.

The Urban Design Panel reviewed this application on May 17, 2017 and did not support it, recommending resubmission (see Appendix D). The applicant worked with staff to address concerns about building massing and design, and subsequently submitted a revised application on September 29, 2017. Staff believe that the revised design has resolved the issues raised by the Urban Design Panel, and now responds well to the intent of the Rental Incentive Guidelines. Staff support this application, subject to the conditions outlined in Appendix B, which include a minor reduction in massing on the north elevation, and refinements to the building elevations and public realm design.

#### 4. Transportation and Parking

Vehicle and bicycle parking are proposed within two levels of underground parking, accessed from the rear lane. The application proposes 49 vehicle parking spaces and 60 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 Rezoning*s (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*s, 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*s, indicating that the project could attain the required LEED® points and, therefore, would be eligible for LEED® Gold rating.

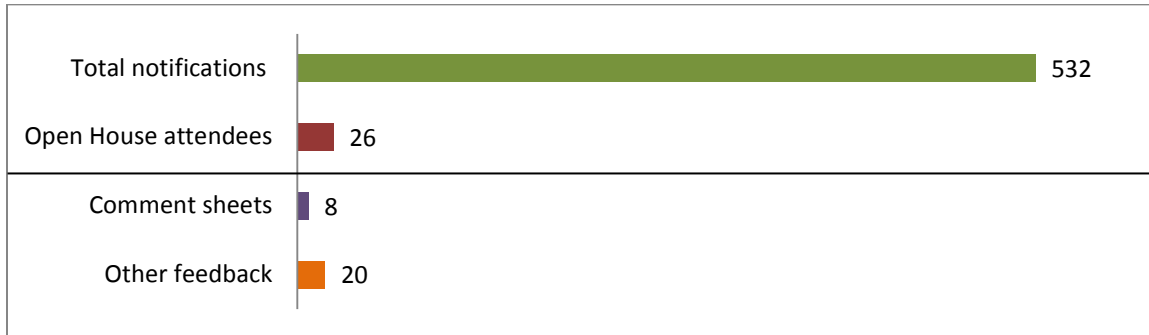
#### **PUBLIC INPUT**

**Public Notification** - The City of Vancouver Rezoning Centre webpage included notification and application information, as well as an online comment form. A rezoning application sign



was also posted on the site. A community open house was held for this application on May 2, 2017, at Immanuel Baptist Church, 109 East 40th Avenue. Staff, the applicant team, and a total of approximately 26 people attended the open house.

**Figure 4 - Notification and Public Response**



**Public Response and Comments** - The City received a total of 28 responses to the application by email or comment form. The comments expressed general support for the proposal, and specifically supported the rental portion of the development. Comments also expressed the opinion that the proposal would generate significant traffic impacts including impacts to on-street parking. Staff note that the proposed parking meets the reduced requirements of the Parking Bylaw for a secured market rental development and is also well served by transit.

***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.) for residential floor area over 1.5 FSR and \$149.73 per sq. m (\$13.91 per sq. ft.) for commercial floor area. These rates are applied to the 3,087.7 sq. m (33,237 sq. ft.) of new residential floor area and 704.2 sq. m (7,580 sq. ft.) of new commercial floor area. On this basis, a DCL of \$624,575 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 recognizing that rental housing provides a public benefit.

On November 29, 2017, City Council approved a CAC policy amendment that exempts CACs on routine, lower density secured market rental rezoning applications that align with the *Secured Market Rental Housing Policy (2012)* and *Rental Incentive Guidelines (2017)*. Staff note that if the application was received after November 29, 2017, it would have been eligible for CAC exemption under the amended policy. However, this application was received prior to November 29, 2017 and is therefore not considered for CAC exemption under the amended policy.

For the purposes of this report, Real Estate Services staff reviewed the applicant's development pro forma and concluded that, after factoring in the costs associated with the provision of secured market rental housing units for the longer of the life of the building or 60 years, no further contribution towards public benefits is necessary in this instance.

**Rental Housing** - The applicant has proposed that 46 residential units be secured market rental housing (non-stratified). The public benefits 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***

The site is within the City-wide DCL district. It is anticipated that the project will generate approximately \$624,575 in DCLs.

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

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 (Rental 100)*. 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 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.

\* \* \* \* \*

5679 Main Street  
DRAFT CD-1 BY-LAW PROVISIONS

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

**Zoning District Plan Amendment**

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-( ) attached as Schedule A to 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, 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 1,083.4 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 3.50, except that the floor space ratio for non-residential uses must be at least 0.65.
- 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 sq. m per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

4.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.

4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any use other than that which justified the exclusion.

### **Building height**

5. Building height, measured from base surface, must not exceed 23.0 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

\* \* \* \* \*

5679 Main Street  
PROPOSED CONDITIONS OF APPROVAL

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

**CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT**

- (a) That the prepared form of development be approved by Council in principle, generally as prepared by Mallen Gowing Berzins Architecture Inc. on behalf of Rendition (E41) Developments Inc., and labeled "Received September 29, 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 the north side of the building, to reduce the massing and improve the building elevation, as follows:
  - (i) Delete the northeast corner of Unit W10 on Level 6 (currently shown as a washroom);
  - (ii) Add windows to the exit stair, to improve transparency and encourage active use; and
  - (iii) Consideration to add a window on the north wall of the second bedroom of Unit W7 on Levels 4 and 5.

Note to Applicant: Only the exit stair massing should project into the 8 ft. upper storey setback.

- 2. Design development to improve livability of the units by providing appropriate storage either in-suite or at the parkade level.

Note to Applicant: Many in-suite storage rooms are compromised by the location of laundry facilities, and do not appear to comply with the Bulk Storage bulletin.

- 3. Design development to improve the building elevations by indicating all exterior materials.

Note to Applicant: Further conditions may follow from the response to this condition.



4. Design development to the public realm design, as follows:
  - (i) Provide a demountable weather protection canopy, minimum 6 ft. deep.
  - (ii) Provide a sidewalk treatment consistent with Engineering Services requirements.

Note to Applicant: Weather protection canopy should be clearly indicated and dimensioned on the floorplan and section drawings. Patios on City property should be removed from the drawings. A patio use may be approved under a separate, future permit. Landscape design should be amended to not obstruct or interfere with the use of the sidewalk.

5. The proposed unit mix, including 9 studio units (19%), 21 one-bedroom units (46%), and 16 two-bedroom units (35%), 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.

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

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

#### **Crime Prevention through Environmental Design (CPTED)**

7. 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.

8. 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**

9. 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.

10. Design development to increase the amount of permanent rooftop planting and presence of vegetation by increasing the width of private patio edge in combination with more robust tree planters.
11. Explore opportunities to add additional soft landscaping to the building edges at grade.

Note to Applicant: The at grade public-private realm contains large expanses of paving. In coordination with Engineering staff, efforts should be made to add low maintenance planting to the building perimeter at grade, especially along Woodstock Avenue. It is noted that this will be challenging at points of access/egress and pedestrian paths.

12. Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 square feet;
13. 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.

### **Sustainability**

14. Confirm that the building is on track to meet the requirements of the preceding *Green Buildings Policy for Rezoning* (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.

15. In lieu of the requirements outlined in Condition 14, the applicant may choose to meet the requirements of the *Green Buildings Policy for Rezoning* (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

16. Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
17. Provision of construction details to determine 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

18. 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.

19. Confirmation that the proposed garbage space provides adequate bin storage. Please review the garbage and recycling design supplement to determine garbage space for the commercial portion of the development. The current provision of totters only is likely not an adequate provision. More typical 2 or 3 yard bins may be necessary.
20. Provision of a landscape plan that reflects the off-site improvements sought for this rezoning.
21. 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 8 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."
22. Clearly show existing transit shelter on the Site Plan and Landscape Plans.
23. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
  - (i) Provision of additional design elevations on both sides of the parking ramp at all breakpoints and both sides of the loading bay.  
  
Note to Applicant: The length of the ramp slopes and all sections of ramp to be shown on the submitted drawings.
24. Modification of the parking ramp design as follows:
  - (i) The slope must not exceed 10% for the first 20 ft. from the property line.
  - (ii) 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.
  - (iii) Provide a corner cut through the inside radius at the bottom of the main parking ramp to enable two vehicles to pass each other unobstructed.
  - (iv) Provision of vehicle turn movements that show vehicle turning tracks the length of the curved ramps on the submitted plans to ensure that two vehicles can pass unobstructed.  
  
Note to Applicant: Engineering recommends providing a minimum ramp width of 23.5 ft. through the curved section of the parking ramps to achieve two way flow.

(v) Provide measures to address conflicts between vehicles on the ramps. Parabolic mirrors are recommended at the tops and bottoms of all ramps and through the curved sections of the ramps.

(vi) Provision of updated section drawing showing elevations, vertical clearances, and security gates for the main ramp and through the loading bay.

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

(vii) Show and dimension all columns on the drawings.

(viii) Provide a 6.6 m (21.66 ft.) maneuvering aisle width or provide 2.74 m (9 ft.) stall widths.

(ix) Provision of additional parking stall width for stalls adjacent to walls or stalls with columns set back more than 4 ft. from the end of the stall.

25. Modification of the loading bay design:

(i) The slope of the loading bay must not exceed 5%.

(ii) Provide a double throat for the Class B loading spaces

(iii) Confirm minimum vertical clearance for the two small car stalls located on P2 under the ramp from P1 to P2.

(iv) 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.

(v) Provision of automatic door openers on the doors providing access to the bicycle room(s).

Note to Applicant: Engineering does not support the proposed lane closure as it would lead to vehicle circulation through the neighbourhood to achieve access to the parking and loading.

## 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 12 to 15, Except, (A) Part in Plan 4447, (B) The West 6 Feet Now Lane; and Lot 16, Except, (A) Part in Plan 4447, (B) The West 6 Feet Now Lane, (C) Part in Reference Plan 5645 Now Road; all of Block L, West Part of District Lots 639 and 640, Plan 1393 to create a single parcel and subdivision of that site to result in the dedication of the easterly 7 ft. (2.134 m) and the southerly 2 m for road purposes. A subdivision plan and application to the Subdivision and Strata Group is required.
2. Following dedications, provision of an additional building setback to achieve a 5.5 m (18'-0") boulevard, measured from the back of the existing curbs on both Main Street and 41st Avenue. A legal survey of the existing dimension from the back of the City curb is required to determine the final setback/statutory right-of-way (SRW) dimension. The SRW will be free of any encumbrances such as structures, stairs, door swing, landscaping and bicycle parking at grade but the encroaching building portions shown below grade and at the 3rd storey and above will be accommodated within the SRW agreement.

Note to Applicant: Should the setback be determined to be less than 2'-0" then an SRW will not be sought over the setback areas.

3. Release of Easement & Indemnity Agreement 305021M (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.

4. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until security for the services is 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 meet the objectives of the Citywide Integrated Rainwater Management Plan and complies with the Sewer and Water Course Bylaw. The plan shall achieve the following objectives;
  - a. Retain or infiltrate 50% of the 6-month storm event volume (24 mm) onsite.
  - b. Treat the 6-month event (48 mm) onsite.
  - c. Maintain the pre-development 2 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 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 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 B.C. Hydro, 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.

- (v) Provision of an upgrade to the traffic signal at the intersection of 41st Avenue and Main Street through provision of upgraded intersection lighting and a traffic camera upgrade including all supporting equipment, cabinet/kiosk and signal modifications to accommodate the upgrade.
- (vi) 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.

- (vii) Provision of new CIP light broom finish sidewalk and exposed aggregate front utility strip with saw cut joints to be located between the curb and the building face on all building frontages.
- (viii) Provision of upgraded LED street lighting on Main Street, Woodstock Avenue and on 41st Avenue to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required.
- (ix) Provision of standard concrete commercial lane crossings at both lane entries for the lane west of Main Street at 41st Avenue and Woodstock Street.
- (x) Provision of new curb ramps and curb returns where necessary on the Main Street frontage at 41st Avenue and at Woodstock Avenue.
- (xi) Provision of removal of the existing boulevard crossing and reconstruction of the sidewalks and curb to current standards.
- (xii) Provision of adjustments to the transit stop and transit shelter to accommodate building design and/or transit stop needs including adjusted shelter location should it be necessary.
- (xiii) Provision of street trees adjacent the site where space permits.



- (xiv) Provision of adjusted parking regulatory signage adjacent the site as needed.

### Housing

- 26. 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 to secure all 46 residential units as secured market rental housing units pursuant to the City's Rental 100 Program, for the longer of 60 years or the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, and such other terms and conditions as the General Manager of Community Services and the Director of Legal Services may 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

- 27. 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.

\* \* \* \* \*

5679 Main Street  
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

Amend the appropriate schedule by adding the following:

"5679 Main Street"                      [CD-1 #]                      [By-law #]                      B (C-2)"

DRAFT AMENDMENT TO THE NOISE BY-LAW NO. 6555

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

"[CD-1 #]                      [By-law #]                      "5679 Main Street"

\* \* \* \* \*

5679 Main Street  
ADDITIONAL INFORMATION

1. Urban Design Panel

The Urban Design Panel (UDP) reviewed this rezoning application on May 17, 2017. The application was supported with recommendations.

**EVALUATION: Recommend RESUBMISSION**

**Introduction:** Tiffany Rougeau, Rezoning Planning, introduced this rezoning application for a single lot at the northwest corner of Main Street and 41st Avenue. The site is currently vacant, zoned C-2 and is being considered under the *Secured Market Rental Housing Policy (Rental 100)*. The site is approximately 11,657 sq. ft. with 110 ft. of frontage along Main Street and 105 ft. along 41st Avenue. The lots along Main Street are zoned RT-2 with a small C-2 node at the 41st and Main Street intersection. The remainder of the surrounding sites are zoned RS-1 and are developed with single-family houses.

The proposal is for a six-storey mixed-use building including 49 secured market rental units and 8,072 sq. ft. of commercial at grade, over two levels of underground parking. An FSR of 3.66 and a building height of 76 ft. are proposed. The proposal includes 52 parking stalls and 70 bicycle parking spots.

Danielle Wiley, Development Planner, noted that the site is triple-fronting, with Woodstock Avenue as a third street frontage. This is an unusually small C-2 "node" that covers a single street intersection (rather than a stretch along an arterial). To the north and south, there is a mix of one- and two-family dwellings. To the east across the lane, there are single-family houses on double fronting lots. Seven ft. dedications along Main Street and 41st Avenue will be taken for a future turning lane, bike infrastructure and/or other transportation improvements, so the site is effectively reduced from 104 x 112 ft. to 97 x 105 ft.

The Rental 100 policy doesn't contain form of development guidelines, but instead instructs staff to apply the guidelines and intents of the base zoning. C-2 zoning requires very specific setbacks to transition to an RS-1 neighbour across a lane: 20 ft. from the Property Line at the first-storey (for commercial use at grade); 35 ft. at the second- and third-storeys; and 45 ft. at the fourth-storey. Typically, in rezonings that allow additional height, staff require a further 6 ft. setback for additional storeys. C-2 zoning also requires a minimum 8 ft. setback at the fourth storey along street frontages.

The proposal deviates significantly from these standard setbacks, especially at the southwest corner. Staff have concerns that the massing would unduly impact the RS-1 neighbour across the lane. The proposal has a 2 ft. setback at the lane for the first-, second-, and third-storeys. A 15 ft. setback is provided at Level 5, and 20 ft. at Level 6.

An 8 ft. setback is provided at the sixth storey (but not the fifth) for a portion of the Main Street and 41st Avenue frontages. This setback is not provided at the corner; the intent is to give the building a stronger corner expression at this major street intersection.

Commercial/retail use is proposed along both Main Street and 41st Avenue frontages. This first storey is proposed to be over-height (approx. 20 ft.) with mezzanine space. The main

residential lobby is located on Woodstock Avenue. One townhouse unit, as well as the parkade access, loading, and the PMT are located off the lane. There is an indoor amenity room with a small patio at Level 2. The rooftop provides a larger outdoor common amenity space.

Ms. Wiley then took questions from the panel.

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

1. Does the building massing successfully transition to the RS-1 properties across the lane? (Consider visual impact, overlook and shadowing.)
2. Is the massing and composition of the primary street elevations (Main Street & 41<sup>st</sup> Avenue) successful? (Consider “reduced” upper storey setbacks.)
3. Is the at-grade interface to Woodstock Avenue successful? (ie. residential and commercial lobbies; bike facilities & townhouse)
4. Is the provision of family-oriented housing successful? (ie. unit mix; common indoor & outdoor amenities; opportunities for children’s play).
5. Is the overall density and massing supportable?

**Applicant’s Introductory Comments:** The applicant team started by noting how the massing and setbacks turned the corners on 41st Avenue. Commercial space on the ground floor wrapped all the way to the lane, so that the lane space could be activated. The proposed mass has been pulled around the corner.

The proposed green roof incorporates urban agriculture, communal benches and “dark” paving treatments to reference the banding on Main Street.

The applicant team then took questions from the panel.

**Panel Consensus:** Having reviewed the project it was moved by Mr. James Cheng and seconded by Mr. Yijin Wen, and was the decision of the Urban Design Panel:

THAT the Panel recommend **RESUBMISSION** of the project after incorporating the following comments:

- Revisit the massing, form and character, to define a clear “parti”. The massing should be revised to better relate to the three different street frontages, and to transition to the single family neighbours. More clarity of form and materials is needed.
- Greater design clarity and strength for the building entrances and building elevations, particularly at the pedestrian level, is needed.
- Improve the amenities, by relocating and/or reconfiguring the indoor amenity room, and creating opportunities for children’s play.
- Improve accessibility for cyclists (including functionality of bike rooms).

**Related Commentary:** The panel noted that the massing feels heavy. The over-height commercial level is pushing up the building height. The panel also noted that the massing seems arbitrary, and that there is no clear “parti” to the building. The building fronts onto two major streets and but the facades don’t differentiate between them. Most members felt that the transition to the RS-1 neighbour was not successful.

The panel commented that the townhouse on Woodstock Avenue seemed “isolated” and could be deleted. The residential entry is not clear, and possibly should be relocated. Some panel members were concerned about the commercial entrances at the ends of the block, and suggested that they would better animate the street if they were closer together.

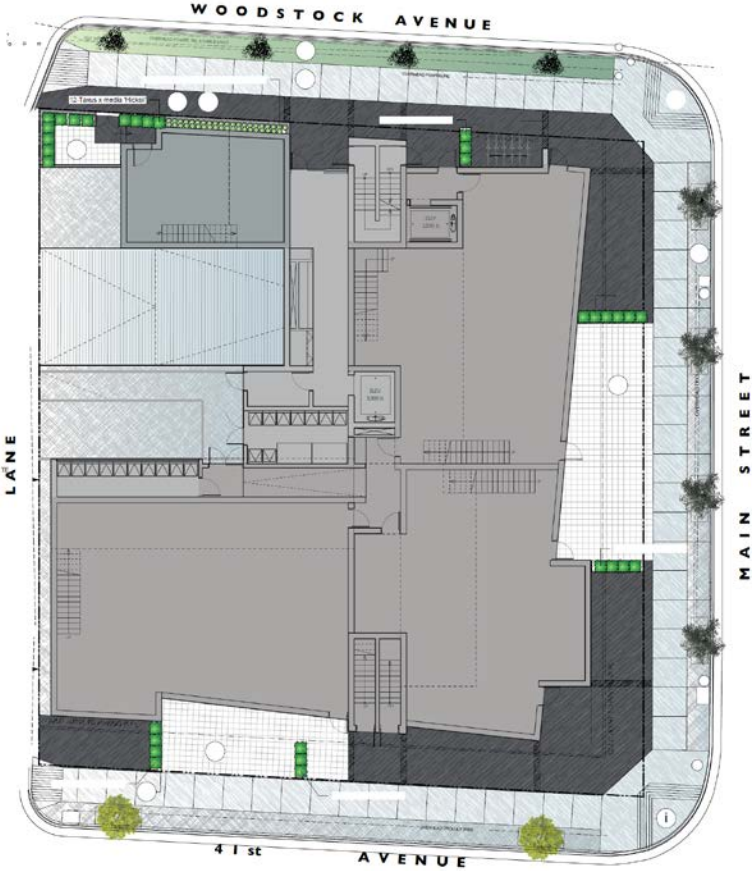
One elevator may not be sufficient. Bike access and bike rooms require more careful planning. The amenity space on the roof is fantastic, but more variety in children’s play elements should be provided. The amenity room is “squeezed” and has an awkward relationship to the adjacent dwelling units; it could be relocated closer to the roof. Consider the acoustics of the amenity.

**Applicant’s Response:** The applicant team thanked panel and said that the massing concerns were well taken.

\* \* \* \* \*

5679 Main Street  
FORM OF DEVELOPMENT

Site Plan



West Elevation



South Elevation

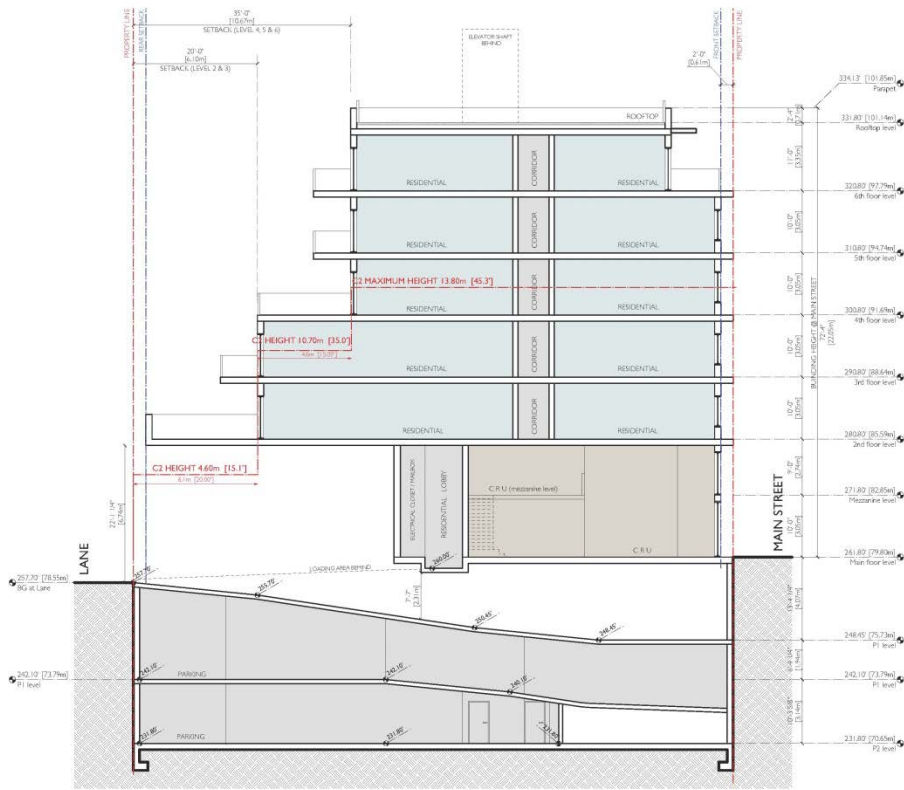


North Elevation





Section (East-West)



Perspective from Main Street and 41st Avenue (looking northwest)



Perspective from 41st Avenue (looking southwest)



Perspective from the lane (looking southeast)



\* \* \* \*

5679 Main Street  
PUBLIC BENEFITS SUMMARY

**Project Summary:**

Six-storey mixed-use building, containing commercial space at grade and 46 secured market rental housing units.

**Public Benefit Summary:**

The proposal would provide 46 dwelling units secured as market rental housing 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 = 1,083.4 sq. m / 11,662 sq. ft.)	2.50	3.50
Floor Area (sq. m)	2,708.5	3,791.9
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)	448,430	624,575
	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		
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>		<b>448,430</b>	<b>624,575</b>

**Other Benefits (non-quantified components):**

46 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%).

**5679 Main Street  
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**Applicant and Property Information**

Address	5679 Main Street
Legal Descriptions	Lots 12, 13, 14, 15, and 16, Except (A) Part in Plan 4447 (B) The West 6 Feet Now Lane, Block L, West Part of District Lots 639 and 640, Plan 1393; PIDs: PID 014-070-910, 014-070-928, 014-071-037, 014-071-061 and 014-071-754, respectively
Developer	Rendition (E41) Developments Inc.
Architect	Mallen Gowing Berzins Architecture Inc
Property Owners	Rendition (E41) Developments Inc.

**Development Statistics**

	Permitted Under Existing Zoning	Proposed
Zoning	C-2	CD-1
Site Area	1,083.4 sq. m (11,662 sq. ft.)	1,083.4 sq. m (11,662 sq. ft.)
Land Use	Commercial/Residential	Commercial/Residential
Maximum FSR	2.50	3.50
Maximum Height	13.8 m (45 ft.)	23.0 m (75 ft.)
Floor Area	2,708.5 sq. m (29,155 sq. ft.)	3,791.9 sq. m (40,817 sq. ft.)
Parking, Loading and Bicycle Spaces	As per Parking By-law	As per Parking By-law

\* \* \* \* \*