



**POLICY REPORT
DEVELOPMENT AND BUILDING**

Report Date: May 1, 2018
Contact: Karen Hoese
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VanRIMS No.: 08-2000-20
Meeting Date: June 19, 2018

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 146-186 West 41st Avenue and 5726 Columbia Street

RECOMMENDATION

- A. THAT the application by Bogner Bromley Homes Ltd., on behalf of 1060937 B.C. Ltd., the registered owner, to rezone 146-186 West 41st Avenue and 5726 Columbia Street [*Lots A through F and Amended Lot G (See 330115L), all of Block 1023, District Lot 526, Plan 8085; PIDs 010-254-633, 010-254-641, 010-254-650, 008-755-914, 010-254-668, 010254-684 and 010-255-052 respectively*] from RS-1 (One-Family Dwelling) to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 1.88 and the height from 10.7 m (35 ft.) to 15.1 m (49.4 ft.) to permit a townhouse development that includes two four-storey buildings and four two-storey buildings, containing a total of 40 market residential units, be referred to a Public Hearing together with:
- (i) plans prepared by Raymond Letkeman Architects Inc., received on September 11, 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, subject to the enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C;

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

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

REPORT SUMMARY

This report evaluates an application to rezone seven lots located at 146-186 West 41st Avenue and 5726 Columbia Street from RS-1 (One-Family Dwelling) to CD-1 (Comprehensive Development) District, to permit a townhouse development that includes two four-storey buildings and four two-storey buildings, containing a total of 40 market residential units, over one level of underground parking. The site is located within the Oakridge Town Centre neighbourhood of the *Cambie Corridor Plan*.

The application has been assessed and it generally meets the intent of the *Cambie Corridor Plan*. The application is supported, subject to design development and other conditions outlined in Appendix B. It is recommended that the application be referred to Public Hearing, together with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to Public Hearing, and subject to the conditions in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- Cambie Corridor Plan (2011)
- Community Amenity Contributions - Through Rezoning (1999, last amended 2017)
- High-Density Housing for Families with Children Guidelines (1992)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Green Buildings Policy for Rezoning (2010, last amended 2017)
- Greenest City 2020 Action Plan (2012, last amended 2016)
- Renewable City Strategy (2015)
- Urban Forest Strategy (2014)

REPORT

Background/Context

1. Site and Context

This 4,080.5 sq. m (43,923.1 sq. ft.) site is located at the southeast corner of 41st Avenue and Columbia Street (see Figure 1). The site is comprised of seven lots with approximately 97.5 m (320 ft.) of frontage along 41st Avenue and 43 m (141 ft.) along Columbia Street. Currently the sites are zoned RS-1 and occupied with detached one-family dwellings.

Along 41st Avenue to the north of the site is an approved rezoning for a four-storey townhouse development with 15 residential units (151-157 West 41st Avenue). Adjacent to this rezoning is an active application for a four-storey townhouse development with 20 units (119-133 West 41st Avenue). Additionally, along 41st Avenue one block west of the site, is an approved rezoning for a six-storey mixed use project with 49 units and church replacement (305 West 41st Avenue). To the south of the site are detached one-family dwellings which were included in the recently approved Phase 3 of the *Cambie Corridor Plan*, as opportunities for ground-oriented forms of housing such as townhouses. The subject site is located on a major arterial with regular bus service and is about a six-minute walk away from the Oakridge-41st Avenue Canada Line Station.

Figure 1 – Site and Surrounding Zoning



2. Policy Context

Cambie Corridor Plan – In 2011, Council adopted Phase 2 of the *Cambie Corridor Plan* (the “Plan”). Subsequent to a comprehensive planning process, the Plan identified land uses, density ranges, building heights and building forms for sites along the arterial streets within the Cambie Corridor.

Section 4 of the Plan (the “Neighbourhoods” section) provides direction for the development in each area of the corridor, including neighbourhood character, public realm, and urban design principles. The subject site is within the “Oakridge Town Centre” neighbourhood, located between 39th Avenue and 48th Avenue. This neighbourhood, as the “centre” of the city and Canada Line, represents the most significant concentration of urban uses and density. The area will be strengthened and enhanced as a walkable mixed-use urban centre with a diverse mix of job space and housing types. Along 41st Avenue, new residential buildings will offer opportunities for enhancing the public realm with wide green setbacks.

For this site, subsection 4.4.4 of the Plan specifically supports residential buildings up to four storeys in height with upper levels stepped back above the third floor. A density range of 1.25-1.75 FSR is suggested in the Plan, but is not a maximum. Supportable density is to be determined by analysis based on site-specific urban design and public realm performance. Buildings are expected to provide front doors to the street, and activate and enhance adjacent lanes by providing active uses or townhouses at the rear.

Planning directions in the recently-approved Phase 3 of the *Cambie Corridor Plan* provide an appropriate land use transition between the mid-rise forms permitted along 41st Avenue and the surrounding single-family houses. Phase 3 of the Plan provides opportunities for three-storey townhouses to the south of the site, and opportunities for higher density for projects with affordable housing to the west.

Family Room: Housing Mix Policy for Rezoning Projects – In July 2016, Council adopted the *Family Room: Housing Mix Policy for Rezoning Projects*, updating family unit requirements for new rezoning applications to provide a minimum 35% of total units as suitable for families. Residential strata housing is required to include a minimum of 25% two-bedroom units and a minimum of 10% three-bedroom units. This application proposes that 100% of the units be three-bedroom units, with 29 of the 40 units also including lock-off suites. This significantly exceeds the requirements under the *Family Room* policy. A condition of approval has been included in Appendix B to ensure that this unit mix is maintained.

High-Density Housing for Families with Children Guidelines – The intent of the guidelines is to address key issues of 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. The application includes an indoor amenity room connected to open courtyard spaces between the proposed buildings. A condition of approval has been added in Appendix B to improve the openness and function of the outdoor open space.

Strategic Analysis

1. Proposal

The application proposes to rezone seven lots at 146-186 West 41st Avenue and 5726 Columbia Street from RS-1 (One-Family Dwelling) to CD-1 (Comprehensive Development) District to permit construction of a townhouse development that includes two four-storey buildings and four two-storey buildings (see Figures 2 and 3).

In total, the application proposes 40 dwelling units (100% three-bedroom units, 29 of which contain lock-off units) with a total FSR of 1.88 and a building height of 15.1 m (49.4 ft.). One level of underground parking accessed from the lane is proposed.

Figure 2 – Site Plan

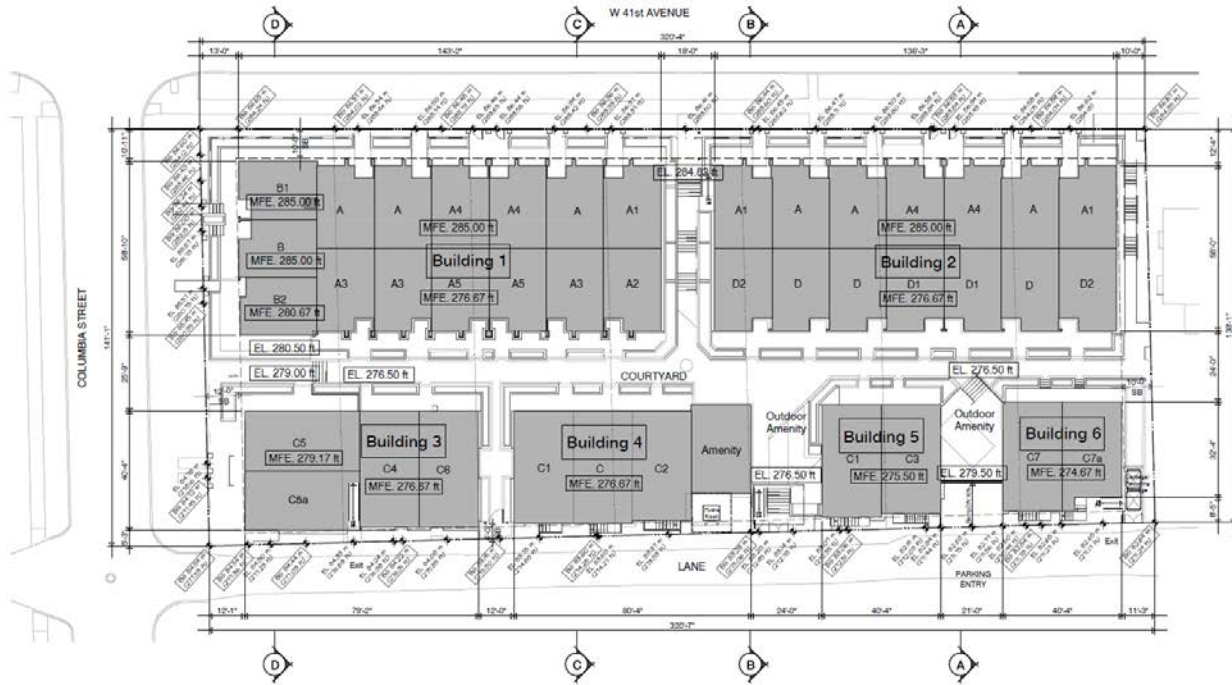


Figure 3 – Perspective



2. Land Use, Density, and Form of Development (refer to drawings in Appendix E)

This site is located within the Oakridge Town Centre neighbourhood identified by the *Cambie Corridor Plan* as an area which anticipates up to four-storey residential buildings along 41st Avenue and two-storey townhouses transitioning to the lane. The site slopes steeply by approximately four metres from the northwest corner down to the southeast corner. The application responds to the sloped grades by stepping the floor plates and building massing to follow grades. The result is four-storey townhouse buildings with partial fifth-storeys fronting 41st Avenue, having the appearance and massing of four-storeys (See Figure 3). The proposal provides two-storey townhouses at the lane, which is consistent with the Plan.

The building is generally consistent with the height and form of development guidelines. The proposal is for a ground-oriented walk-up townhouse form of development facing 41st Avenue rather than the apartment building typology anticipated under the Plan. Townhouse entries are located both facing 41st Avenue and the interior courtyard. The rear laneway-facing units are also provided with individual unit entries. The townhouses in Buildings 1 and 2 also include ground floor lock-off units, with 29 in total. The buildings are located on top of below-grade structured parking, accessed from the lane. The recommended three-storey shoulder is provided on all sides of the building, front doors open onto the street and lane, and building frontages are limited to less than 150 ft. width.

Cambie Corridor Plan built form guidelines include performance standards in terms of height and setbacks to ensure that the relationship to adjacent properties, privacy, overlook, and shadowing concerns are taken into account. The building setbacks from street right of ways are described in the Plan as ranging from 10-15 ft. Building separations should be 24 ft. However, additional City requirements to increase the road width on 41st Avenue, and create a sewer easement on the east property line, impact the achievable density of the site. The conditions of approval proposed in Appendix B of this report, therefore, seek to improve the building performance and relationship to the public realm and adjacent properties while permitting some minor reduction in these setbacks or separations based on evaluation of the applicable performance standards.

The Urban Design Panel reviewed and supported this project on January 24, 2018.

The application is supported and recommended for approval, subject to the design development conditions in Appendix B that will further improve and refine the building design.

3. Transportation and Parking

Vehicle and bicycle parking are provided within one level of underground parking, accessed from the lane. The application proposes 71 vehicle parking spaces and 99 bicycle parking spaces which would be provided in accordance with the Parking By-Law. Engineering conditions for the rezoning application are included in Appendix B.

4. 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 has opted to satisfy the updated version of the *Green Buildings Policy for Rezoning*s under the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawings on industry best practices to create more efficient, healthy, and comfortable homes and workplaces.

The applicant has submitted preliminary energy modelling analysis detailing building performance strategies to meet the new energy use intensity, greenhouse gas, and thermal demand targets. Additionally, the applicant submitted a preliminary embodied emissions calculation estimating the impact of construction activity, and a site integrated rainwater management plan showing how rainwater will be managed on the project site.

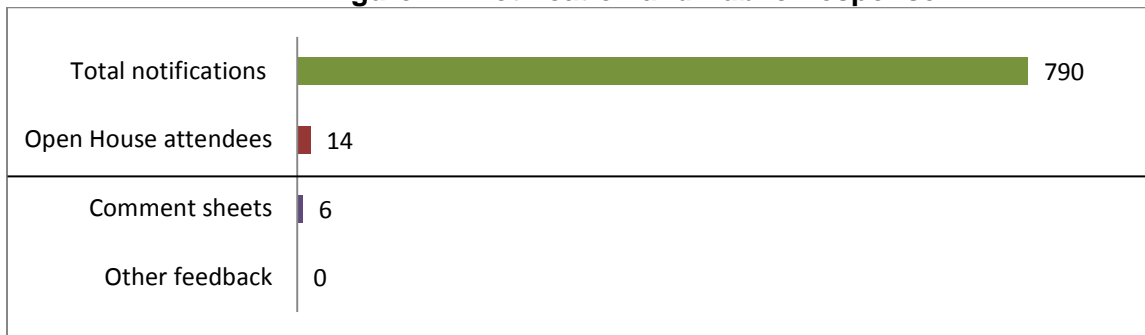
The *Cambie Corridor Plan* also requires a deconstruction plan for diverting demolition waste. A condition of rezoning in Appendix B requires a Recycling and Reuse Plan for Green Demolition/Deconstruction, for demolition of existing buildings on site, to recycle/reuse at least 75% of demolition waste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

PUBLIC INPUT

Public Notification – The City of Vancouver Rezoning Centre webpage included notification and application information as well as an online comment form. A rezoning information sign was installed on the site on or around December 5, 2017. Approximately 790 notifications were distributed within the neighbouring area on or about December 12, 2017. A community open house was held on January 11, 2018 at the Peretz Centre, 6184 Ash Street. Staff, the applicant team, and a total of approximately 14 people attended the open house (see Figure 4).

Public Response – A total of six responses to the application were received by email or comment form. Comments in support indicated support for the building design and the inclusion of family-friendly units. Comments with concerns focused on height and potential impacts on neighbourhood traffic and congestion if the project is approved. Staff note that the Urban Design Panel supported the application, and conditions are included in Appendix B to further develop and improve the proposal at the development permit stage.

Figure 4 – Notification and Public Response



PUBLIC BENEFITS

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

Public Benefits – Required by By-law or Policy

Development Cost Levies (DCLs) – Development Cost Levies (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 proposed 7,671.3 sq. m (82,573 sq. ft.) of floor area. On that basis, a DCL of approximately \$1,289,776 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 Program 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* and the *Cambie Corridor Plan*, an offer of a Community Amenity Contribution (CAC) to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers take into consideration community needs, area deficiencies, and the impact of the proposed development on City services. They typically include either the provision of on-site amenities or a cash contribution towards other public benefits.

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

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

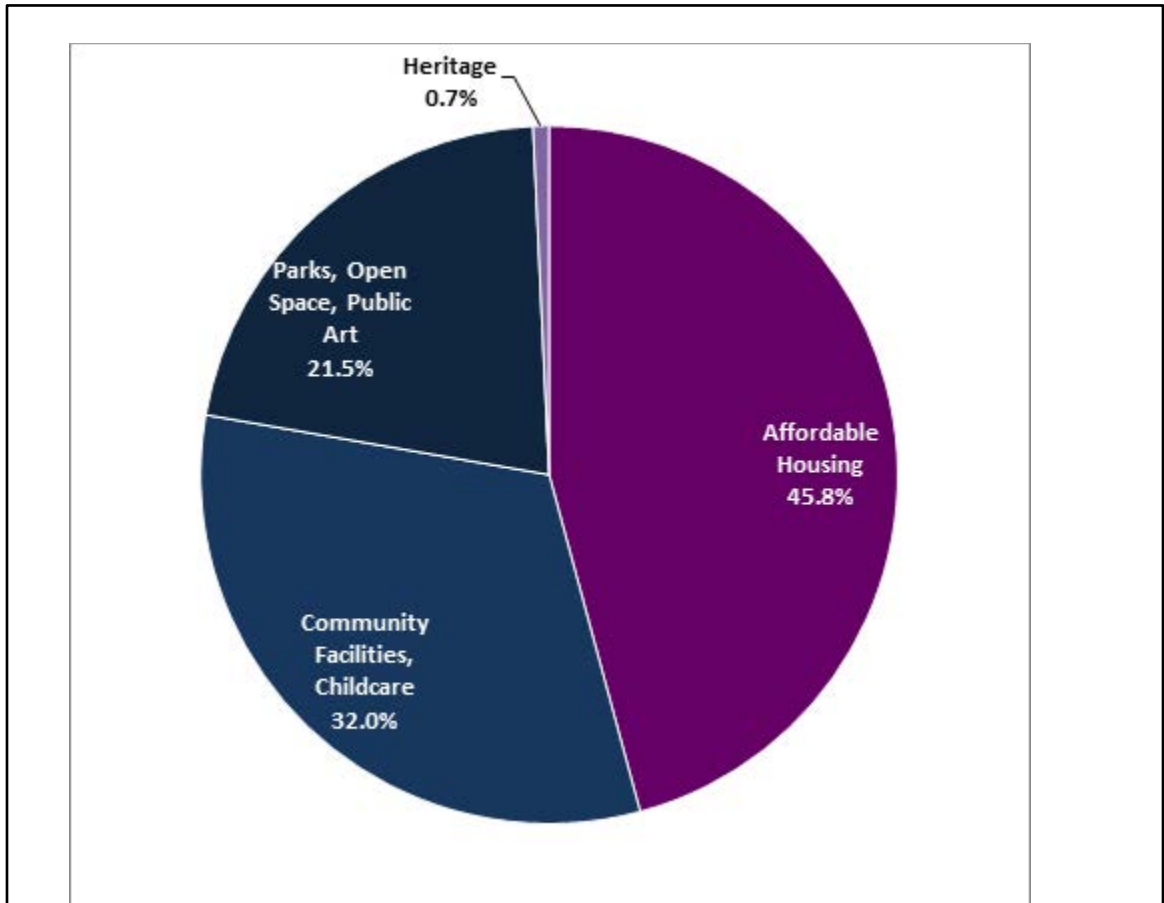
The applicant has offered a cash CAC of \$3,158,382 using the target CAC rate of \$655.96 per sq. m (\$60.94 per sq. ft.) based on the net additional increase in floor area of 4,814.9 sq. m (51,827 sq. ft.). The application was received on September 11, 2017 and changes to the target CAC rate for this made on September 30, 2017 are not applicable to this application.

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

- \$1,579,191 (50%) to the Affordable Housing Reserve to increase affordable housing supply in and around the Cambie Corridor Plan area.
- \$1,263,353 (40%) toward childcare and community facilities in and around the Cambie Corridor Plan area.
- \$315,838 (10%) to the Heritage Conservation Reserve to enable heritage conservation in Vancouver.

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

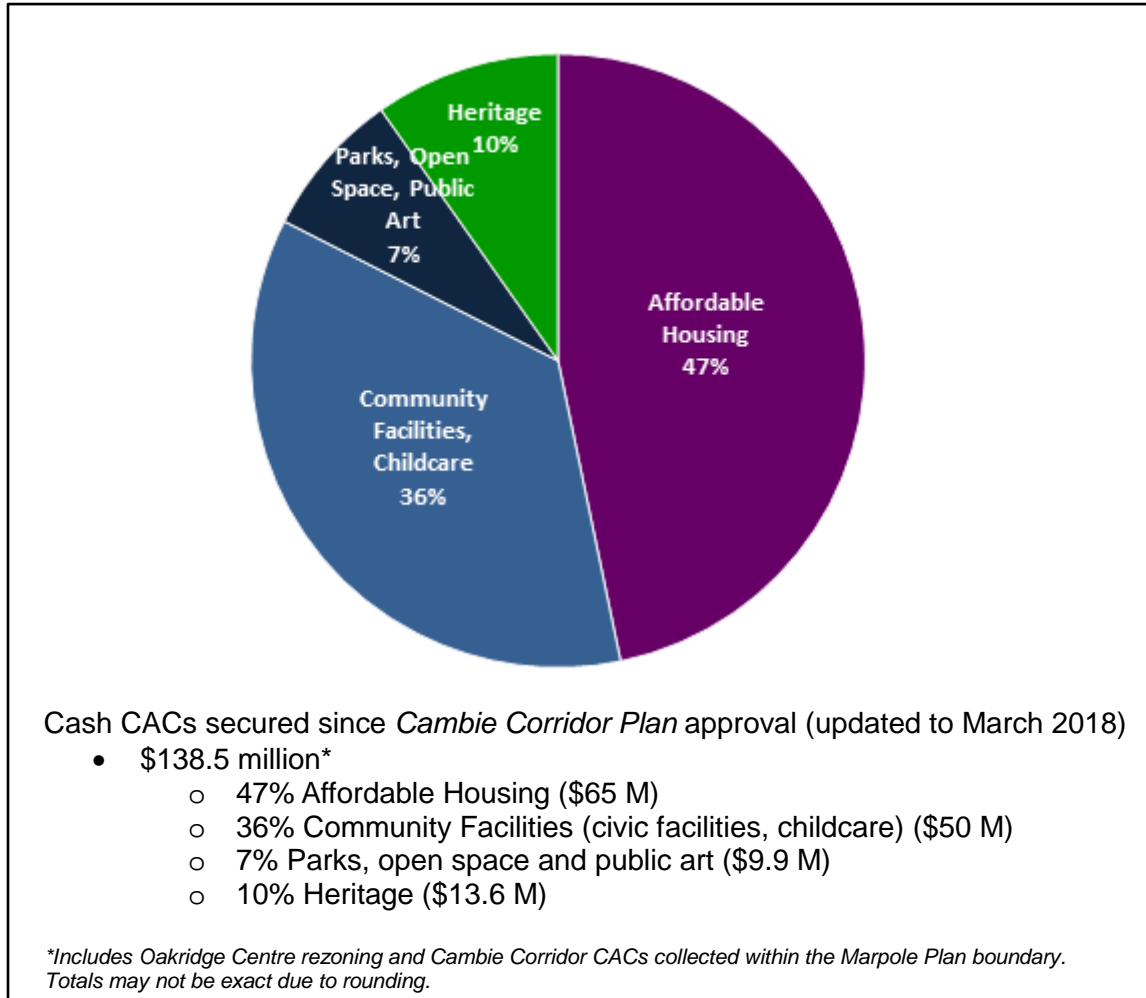
Through March 2018, approximately \$311.4 million has been secured through approved rezonings under the *Cambie Corridor Plan*. These CACs have been allocated as per Figure 5 and Figure 6 respectively.

Figure 5 – Cambie Corridor CAC In-kind Allocations by Percentage

In-kind CACs secured since *Cambie Corridor Plan* approval (updated to March 2018)

- \$172.9 million*
 - 45.8% Affordable Housing (\$79.1 M)
 - eg. 46 social housing units (Oakridge Lutheran Church Site), 290 social housing units (Oakridge Centre), 910 rental units approved through rezoning (various sites)
 - 32% Community Facilities (civic facilities, childcare) (\$55.2 M)
 - eg. 69-space childcare facility (Oakridge Centre), 37-space childcare facility (8175 Cambie Street), 2 artist studio units (8018 Cambie Street), Marpole-Oakridge Family Place (8175 Cambie Street)
 - 21.5% Parks, open space and public art (\$37.2 M)
 - eg. A 9-acre park (Oakridge Centre), a Bicycle Mobility Centre (8440 Cambie - Marine Gateway), public art installations
 - 0.7% Heritage (\$1.3 M)
 - eg. Turner Dairy

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

Figure 6 – Cambie Corridor CAC Cash Allocations by Percentage**FINANCIAL IMPLICATIONS**

As noted in the section on Public Benefits, the applicant has offered a cash CAC of \$3,158,382 to be allocated as follows:

- \$1,579,191 (50%) to the Affordable Housing Reserve to increase affordable housing supply in and around the Cambie Corridor Plan area.
- \$1,263,353 (40%) toward childcare and community facilities in and around the Cambie Corridor Plan area.
- \$315,838 (10%) to the Heritage Conservation Reserve to enable heritage conservation in Vancouver.

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

The site is within the Citywide DCL District. It is anticipated that the project will generate approximately \$1,289,776 in DCLs.

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

CONCLUSION

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

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

* * * * *

**146-186 West 41st Avenue and 5726 Columbia 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 numbered Z- () attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of 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) Dwelling Uses, limited to Multiple Dwelling and Lock-off Units;
 - (b) Retail Uses, limited to Public Bike Share; and
 - (c) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of use

3. The design and layout of at least 35% of the dwelling units must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms; of which:
 - (i) at least 25% of the total dwelling units must be two-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be three-bedroom units; 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 4,080.5 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 1.88.
- 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 sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the minimum exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 4.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of the total 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 15.1 m.

Horizontal angle of daylight

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

- 6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 6.3 Measurement of the plane or planes referred to in Section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 6.5 An obstruction referred to in section 6.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 ().
- 6.6 A habitable room referred to in section 6.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

Acoustics

7. All development permit applications require evidence in the form of a report and recommendations prepared by a licensed professional acoustical engineer demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and is defined simply as noise levels in decibels.

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

* * * * *

**146-186 West 41st Avenue and 5726 Columbia Street
PROPOSED CONDITIONS OF APPROVAL**

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

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Raymond Letkeman Architects Inc., on behalf of Bogner Bromley Homes Ltd. and stamped "Received Planning & Development Services, September 11, 2017", provided that the General Manager of Planning, Urban Design and Sustainability 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 General Manager of Planning, Urban Design and Sustainability, who shall have particular regard to the following:

Urban Design

1. Design development to provide the following minimum setbacks:

- (i) front yard on 41st Avenue of 12 ft.,
- (ii) flanking yard on Columbia Street of 12 ft.,
- (iii) side yard on the east of 10 ft., and
- (iv) rear yard on the south of 4 ft.

Note to Applicant: Increasing the setbacks will improve the performance and open space to minimum standards found in the *Cambie Corridor Plan* and are consistent with other similar applications. Setbacks apply to the predominant face of wall and extend full height. Minor variances in the front and flanking street setbacks (in the range of 10-15 ft.) may be considered for building articulation, increased outdoor open space, and accommodation of Engineering Condition of By-law Enactment 2 for setback and SRW along 41st Avenue.

2. Design development to provide minimum mid-block building separations of 24 ft.

Note to Applicant: These building separations apply to Buildings 1 and 2, and 4 and 5. The objective is to provide for a neighbourly relationship between adjacent units, allow for access to views and daylight through the site, and breakup large building masses. Consider flipping the amenity room to adjoin Building 5 rather than Building 4 thus creating a better visual link through the site. Encroachments into these building separations between Buildings 1 and 2, as a result of an increased sewer easement along the east property line, may be considered based on building and open space design and provided that no dimension is less

than 20 ft. In no case will development in these separations, such as exit stairs, be permitted and should be enclosed within the building envelope.

3. Design development to provide minimum 1.0 m at grade landscape setback on the shared east property line.

Note to Applicant: The landscape setback should be flush with adjacent existing grade and be clear of any above grade development.

4. Design development to improve the on-site accessibility including the following recommended strategies:
 - (i) Provision of elevator access from the parkade to the courtyard and both amenity room floor levels;
 - (ii) Wheelchair accessible path connecting indoor amenity, the courtyard and Columbia Street as practical, and
 - (iii) Identification on the plans of any entries and units accessible to the disabled.

Note to Applicant: Refer to handicap accessibility requirements noted in the Building Review Branch review.

5. Consideration to improve the openness and function of the outdoor open space and site plan including the following recommended strategies:
 - (i) Limiting retaining walls and other above grade development in yards and setbacks to no greater than 1.0 m in height;
 - (ii) Explore opportunities in the courtyard to simplify the programming and include nodes of open space; and
 - (iii) Locate garbage in the underground parkade.
6. At time of development permit, provision of:

- (i) Confirmation, in the drawings, of clear courtyard dimension of 24 ft.;

Note to Applicant: 24 ft. is the minimum clear dimension permissible in the Plan for the courtyard rowhouse typology. Increases are encouraged where practical. Minor encroachments into this dimension may be considered for improvements in liveability, unit layout and building articulation. These encroachments include elements such as cornices, eaves, porches or bay windows. Balcony projections are discouraged.

- (ii) Confirming dimensions on all drawings (plans, sections and elevations) of the significant step back above level three of between 8 and 12 ft.

- (iii) Detailed section drawings with notes and dimensions including planter and soil depths, balcony railing design, weather protection, rooftop overhead structures and other indicative exterior details.
- (iv) High quality durable materials, noted in the drawings, that maintain the level of exterior detailing and finish necessary to accomplish the intended expression of the building in this application.
- (v) Design to ensure that mechanical units and service equipment including any anticipated cell antennas, mechanical screen structures and parkade exhaust ventilation do not compromise the integrity of the architectural expression.
- (vi) The proposed unit mix of 40 three-bedroom units (100%), 29 of which contain lock-off units, is to be included in the Development Permit drawings.

Note to Applicant: Any changes to the unit mix from the rezoning application are at the discretion of the Director of Planning or Development Permit Board.

- (vii) Submission of a bird-friendly strategy for the design of the building.

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>.

Building Review

- 7. Firefighting provisions as per 3.2.5 except where otherwise approved by Vancouver Fire and Rescue Services (VFRS).
 - (i) Clearly identify the locations of nearby hydrants, building fire department connection, hose connection, and annunciator panel.
 - (ii) The path of travel for firefighters shall comply with Article 3.2.5.5.
 - (iii) The path of travel for firefighters to the four-level dwelling units facing the courtyard may be problematic and further coordination with Fire Department may be required. The exterior walls facing the courtyard shall have wall assemblies protected by noncombustible cladding.
- 8. The addresses shall be assigned based on the relative point of entry from the street.
- 9. Building/s shall conform to Subsection 3.2.2. "Building Size and Construction Relative to Occupancy".

10. A standpipe system shall be installed in a building that is more than three storeys in building height, refer to Article 3.2.5.8 of the Vancouver Building By-law (VBBL).
11. In a building more than three storeys in building height, access through a fire separation between a storage garage and Group C occupancy, shall be through a vestibule conforming to Sentence 3.3.5.7.(4). The private stairs that provide access from the underground storage garage to the residential units above shall be provided with vestibules in accordance with Article 3.3.5.7.(3).
12. Second means of egress must be provided for the multi-level residential units in Building #1 and Building #2, please refer to Article 3.3.4.4.
 - (i) The VBBL requires a dwelling unit containing more than one storey to be provided with an exit door or an egress door opening directly into access to exit from the uppermost storey and from the lowest storey of the dwelling unit.
 - (iii) A single exit is permitted from a dwelling unit provided the exit is an exterior door not more than 1.5 m. above the adjacent ground, and in a sprinklered building it is not necessary to travel up and down more than two storeys to reach the exit door, provided the travel distance to a single exit door does not exceed 25 m.
13. Floor assemblies within a dwelling have to be constructed as fire separation provided the distance between the lowest floor level and the uppermost floor level within the dwelling unit is more than 6 m. Please refer to Sentence 3.3.4.2(3).
14. The buildings are required to meet Adaptable Housing Requirements of Subsection 3.8.5 of the VBBL.
15. The building is required to provide accessible routes for access to people with disabilities to all common areas, storage, amenity, etc.
16. Parking stalls for persons with disabilities shall comply with Article 3.8.3.4. of the VBBL.
17. Lock-off units shall be separated from the remainder of the building by a fire separation with a one hour fire-resistance rating, and a sound transmission classification (STC) of 50.
18. The buildings shall be designed and constructed to conform to ASHRAE Standard 90.1-2010 and Building By-Law Tables 10.2.2.6 and 10.2.2.7 or City of Vancouver Modelling Guidelines.

Crime Prevention through Environmental Design (CPTED)

19. Identify on the drawings strategies that consider the principles of CPTED including the following conditions:

- (i) Limiting unobserved access or activity and encouraging natural visual surveillance;
- (ii) Mail theft; and
- (iii) Site lighting developed with considerations for safety and security.

Note to Applicant: The location of mailboxes should be shown on the site plan and be considered based on principles for natural visual surveillance, being well lighted and the fit with the site and building design.

20. 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

21. Design development to the landscape treatment to increase the volume of soil, tree canopy cover and planting on slab, as follows:
- (i) Provision of trees in planters (min. 1.25 m width) for each private rooftop patio; and
 - (ii) Lower the slab in the courtyard area below the planters, to the greatest extent practicable.

Note to Applicant: Wherever possible, planted landscapes on slab should be designed to maximize soil depths. This will require integration of the landscape design and the structural plan. Soil depths should exceed BCLNA Landscape Standard. At the perimeter of the building the slab can be angled downward (1 m across and 1.2 m) to maximize contiguous soil volumes.

22. Design development to locate, integrate and fully screen parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.
23. Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:
- (i) Maximize natural landscape best management practices;
 - (ii) Minimize the necessity for hidden mechanical water storage;

- (iii) Increase the amount of planting to the rooftop areas;
- (iv) Provide a linear infiltration bio-swale along the 41st Ave property line;
- (v) Use permeable paving;
- (vi) Employ treatment chain systems (gravity fed, wherever possible);
- (vii) Use grading methods to direct water to soil and storage areas; and
- (viii) Maximize opportunities to infiltrate water to the soil areas outside the underground parkade (i.e. lane setback).

Note to Applicant: Refer to the City of Vancouver Integrated Rainwater Management Plan (IRMP), Vol.1 & 2 for further information. A consulting engineer (subject matter expert) will need to be engaged and early phase soil analysis will be needed. Further comments may be outstanding at the development permit stage

24. Provision of plans, plan details, and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:
- (i) Detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets;
 - (ii) A separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones; and
 - (iii) An overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.
25. Provision of an arborist report that assesses impacts and requirements for street tree canopy and root pruning.

Note to Applicant: Design development may be needed to minimize impacts to street trees. Further coordination to occur at the development permit stage.

26. Provision of a detailed Landscape Plan illustrating soft and hard landscaping.

Note to Applicant: The plans should be at 1/8":1' scale minimum. The Plant list should include the common and botanical name, size and quantity of all existing/proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

27. Provision of detailed architectural and landscape cross sections (minimum 1/4 in. scale) through common open spaces, semi-private patio areas and the public realm.

Note to Applicant: The sections should illustrate the slab design and location, the soil profile, tree root ball, tree canopy, and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

28. Provision of a "Tree Management Plan".

Note to Applicant: It is preferred that the arborist tree management plan become the primary document for tree removal/protection related matters. Attach a large scale tree management sheet (same size sheet as architectural sheets) to the landscape plan submission.

29. Provision of an arborist "letter of undertaking" to include signatures by the owner, contractor, and arborist.

Note to Applicant: The signatures confirm that all parties are aware of the roles and responsibilities and that the project is on track to satisfy the steps and recommendations outlined by the arborist. For example, advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated.

30. Provision of new street trees adjacent to the development site, where applicable.

Note to Applicant: Street trees to be shown on the development permit plans and confirmed prior to the issuance of the building permit. Contact Eileen Curran, Streets Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in depth. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

31. Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft.

Note to Applicant: On the plan, illustrate irrigation connection points and hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed. Hose bibs are to encourage patio gardening and hand-watering on private patio and amenity decks.

32. Provision of enlarged detailed elevations for all vertical landscape structures and features (i.e. green walls, trellis).

33. Provision of an outdoor Lighting Plan.

Note to Applicant: Consider CPTED principles and avoid any lighting that can cause glare to residential users.

Sustainability

34. All new buildings in the development will 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 Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin *Green Buildings Policy for Rezoning – Process and Requirements* (amended April 28, 2017 or later).

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

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

Engineering

36. 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.
37. 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 to your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. 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.
38. 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.

39. 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. (Please confirm that the garbage storage shown in the lane at the east end of the site is intended for this purpose.)
40. Please place the following statement on the landscape plan; *This plan is “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.”*
41. Please update the landscape and/or site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning, where a design or detail is not available please make note of the improvement on the site and/or landscape plans. Please submit a copy of the updated plan to Engineering for review.
42. Provide automatic door opens on the doors providing access to the bicycle room(s) and note on plans.
43. Design development to comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services (GMES). The following items are required:
 - (i) Dimension all columns encroaching into parking stalls.

Note to Applicant: Dimension the length, width and the setback from the end of the stall.
 - (ii) Provision of design elevations on both sides of the parking ramp at all breakpoints, additional elevations within the parking level, and at all entrances.

Note to Applicant: The slope and cross fall within the parking level must not exceed 5% and note on drawing SK-1.3.
 - (iii) Provision of an improved plan showing the access route from the Class A bicycle spaces to reach the outside.

Note to Applicant: The route must be ‘stairs free’ and confirm the use of the parking ramp, if required. Dimension the 4 ft. aisle required for access to all Class A bicycle spaces.

- (iv) Provision of a bicycle wheel ramp to achieve 'stairs free' access for the Class B bicycle spaces shown at elevation 275.55 ft. on drawing L-1b.
- (v) Modification of the internal parking ramp design as the slope must not exceed 12.5%.

Note to Applicant: A 15% slope is shown for the three ramps leading to angled stalls 1-20. 15% slopes may be acceptable if a 7.5% to 10% transition ramp is provided at the top and bottom for at least 4 m in length. Consider lowering the elevation of 270 ft. to achieve a 12.5% slope

44. Design development to provide the required maneuvering and column adjustments for the angled stalls. Provide turning swaths to confirm the following:
- (i) The 90 degree turn required to access stall 5. Typically a 10 ft. x 10 ft. corner cut is required for a 12 ft. wide maneuvering aisle, and a 6 ft. x 6 ft. corner cut is shown with 11 ft. 10 in. maneuvering aisle widths.
 - (ii) The maneuvering in and out of stall 1. Additional maneuvering space may be required, west of the stall.
 - (iii) The required maneuvering for the angled stalls with column encroachments. Typically angled stalls require maneuvering where the columns are shown. Consider designing the stalls to eliminate the column encroachment or relocate columns to be outside of the required maneuvering area.
 - (iv) Provide gridlines on drawing SK-1.3 and provide additional drawings at 1/8 scale.

Note to Applicant: Ensure that Class A bicycle spaces provided outside of a bike room or compound are provided as bicycle lockers with a 4 ft. access aisle and noted on the plans.

45. A 600 mm combined sewer is located on the neighbouring property immediately east of the development site and must be properly considered during excavation and construction. Please contact Jim Burnet in Sewer Design for further details at 604-873-7464.

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

1. Consolidation of Lots A to F & Amended Lot G (See 330115L), Block 1023, District Lot 526, Plan 8085 to create a single parcel.
2. Provision of a building setback and a surface Statutory Right-of-Way (SRW) on 41st Avenue for public pedestrian use to achieve a 2.8 m distance measured from the property line in front of 5726 Columbia Street and 186 West 41st Avenue and 178 West 41st Avenue; and a 1.5 m distance from the property line in front 170, 162, 154, and 146 West 41st Avenue for public realm improvements. The SRW will be free of any encumbrances such as structures, stairs, planter walls, door swing, benches, chairs and tables, and bicycle parking at grade.
3. Provision of a 1.83 m wide SRW along the eastern property line of the future consolidated lot for existing sewer access and maintenance.
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 the security for the services are provided.
 - (i) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands, sprinkler demand, hydrant load, and domestic water demands to determine if water main upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
 - (ii) Design and construct approximately 75 m of 900 mm diameter storm sewer on Columbia Street from future service connection (north of L/S W 41st Ave) to Columbia Park accounting for future extension to Columbia Park green infrastructure.

Design and construct approximately 55 m of 450 mm diameter sanitary sewer on Columbia Street from future service connection (north of L/S W 41st Ave) to 42nd Avenue. Design shall account for future sanitary extension to 43rd Avenue.

The post-development 10-year flow rate discharged to the sewer shall be no greater than the 10-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.

- (iii) Provision of a design brief, calculations and/or model, with design drawings for review and acceptance by City Engineer.
- (iv) Provision of a groundwater management plan for review and acceptance by City Engineer. The plan shall include confirmation that no groundwater will be discharged to the sewer system.

Note to Applicant: Developer to contact City Engineer prior to commencing design or analysis of sewer system as the upgrade requirement may be modified based on servicing plan.

- (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 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 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.

- (vii) Provision of 100% of funding to the satisfaction of General Manager of Engineering Services for street re-construction on 41st Avenue and Columbia St adjacent to the site to generally include the following: new curb and gutter, raised protected bike lane, bus stop, light broom finish saw cut concrete sidewalk, curb ramps, and adjustment to all existing infrastructure to accommodate the proposed street improvements. City to provide an approved geometric design.

- (viii) Provision of a contribution of \$100,000 towards upgrading of the traffic signal at Columbia Street and 41st Avenue.
- (ix) Provision of a standard concrete lane crossing on the east side of Columbia Street at the lane south of 41st Avenue including new curb returns and curb ramps on both sides of the lane entry as per City standard.
- (x) Provision of upgraded street lighting adjacent to the site to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required.
- (xi) Provision of LED lighting at the four corners of the signalized intersection of Columbia and 41st Avenue.

Green Infrastructure

- 5. Provision of a Rainwater Management Plan (RMP) that details how the rainwater management system meets the Citywide Integrated Rainwater Management Plan (IRMP) requirements for retention, cleaning and safe conveyance, prepared by a subject matter expert (Engineer), subject to review, which will address the following:
 - (i) In this instance of a zero lot line design staff will consider:
 - a. The first 24 mm of rainfall within 24 hours as a retention volume for runoff reduction instead of infiltration volume;
 - b. Retention can be achieved through rainwater reuse, in green roofs and planter boxes, or slow release detention such as lined permeable pavement systems; and
 - c. The second 24 mm of rainfall within 24 hours as a water quality volume to be treated.
 - (ii) Staff do not accept the principle that distinct site areas that have large infiltration and/or storage capacity in some way compensate for those areas of the site that are impervious, without the first and second 24 mm of runoff being directed towards these absorbent areas, and this being clearly demonstrated. The subsequent safe conveyance of rainfall surpassing 48 mm in 24 hours will also need to be demonstrated.
 - (iii) Submit a plan illustrating how rainfall is directed from impermeable surfaces into planted or other storage/treatment areas.
 - (iv) Provide outline area/volume calculations to support the overall rainwater management strategy.
 - (v) Vegetated areas on slab, while not infiltration, will be considered as rainwater retention/runoff reduction and water quality practices.

- a. Planters designed as flow-through planters can be used to meet the treatment volume requirement.
 - b. Consider increasing the depth of soil throughout planted areas and shallow ponding depth within the planted areas as part of the calculations.
- (vi) The building/public realm should be designed to show leadership in the City's commitment to Green Building systems including an integrative approach to rainwater management to minimize potable water use and encourage the use of alternative water sources in areas such as toilet flushing and irrigation.

Note to Applicant: The applicant will enter into such legal agreements with the City, on terms and conditions acceptable to the General Manager of Engineering Services and the Director of Legal Services, to ensure on-going operations of certain stormwater storage, rainwater management and green infrastructure systems.

Sustainability

6. The applicant will enter into an agreement with the City, on terms and conditions acceptable to the Director of Sustainability and the Director of Legal Services, that requires the future owner of the building to report energy use data, on an aggregated basis, for the building as a whole and certain common areas and building systems. Such an agreement will further provide for the hiring of a qualified service provider to assist the building owner for a minimum of three years in collecting and submitting energy use data to the City.

Environmental Contamination

7. If applicable:
- (i) Submit a site profile to Environmental Services (Environmental Protection);
 - (ii) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
 - (iii) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services, and Director of Legal Services, including a Section 219 covenant that there will be no occupancy of any buildings or improvements on 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.

Community Amenity Contribution

8. Pay to the City a Community Amenity Contribution of \$3,158,382, which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services. The \$3,158,382 is to be allocated as follows:
- (i) \$1,579,191 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area;
 - (ii) \$1,263,353 (40%) toward childcare and community facilities in and around the Cambie Corridor Plan area;
 - (iii) \$315,838 (10%) to the Heritage Conservation Reserve to enable heritage conservation in the City of Vancouver.

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

* * * * *

**146-186 West 41st Avenue and 5726 Columbia Street
DRAFT CONSEQUENTIAL AMENDMENTS**

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting Lots A through F and Amended Lot G (See 330115L), Block 1023, District Lot 526, Plan 8085; PIDs 010-255-052, 010-254-684, 010-254-668, 008-755-914, 010-254-650, 010-254-641, and 010-254-633 respectively from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

* * * * *

146-186 West 41st Avenue and 5726 Columbia Street ADDITIONAL INFORMATION

1. Urban Design Panel

The Urban Design Panel (UDP) reviewed this rezoning application on January 24, 2018. The application was supported with recommendations.

EVALUATION: SUPPORT with RECOMMENDATIONS

Introduction: Rezoning Planner, Scott Erdman, introduced this application to rezone seven parcels under the *Cambie Corridor Plan*. The site is located at the southeast corner of 41st Avenue and Columbia Street and is currently zoned RS-1. Each lot is developed with a single-family dwelling. Together, the seven parcels measure 320 ft. long and 140 ft. deep and the site area is approximately 43,923 sq. ft.

The *Cambie Corridor Plan* anticipates four-storey residential buildings in this location, with townhouses along the lane. Between Columbia and Ontario Streets, the *Cambie Corridor Plan* anticipates an FSR range of 1.25 to 1.75, with setbacks above three storeys, and an activated lane. Note that the *Plan's* FSR is an estimate (not a limit) and is based on intended urban design performance with respect to the site, form and neighborhood context. *Cambie Corridor Phase 3* anticipates townhouses behind this site.

The proposal is to build a residential development that includes two four-storey stacked townhouse buildings along 41st Avenue and four two-storey townhouse buildings along the lane, for a total of 40 market units (noting that 29 include lock-off units), and a density of 1.88 FSR.

Development Planner, Jason Olinek, introduced the project noting the immediate context is all existing RS-1 but noting there is anticipated. As part of the *Cambie Corridor Plan*, this is in the Oakridge Town Centre at the intersection of West 41st Avenue and Columbia Street. The site is comprised of the consolidation of 7 lots, measuring roughly 320 ft. long ranging from 133 to 141 ft. deep. Site slopes down approximately 2 m along Columbia and then down another 2 m along the lane, 4 m total on the diagonal. The proposal is for four-storey back-to-back walk-up townhouses with secondary suites at the front and two-storey walk-up townhouses at the lane.

Below are some of the objectives staff will use to evaluate the application:

OAKRIDGE TOWN CENTRE

- Density in the approximate range of 1.25-1.75 FSR. The proposal slightly exceeds that at 1.88,
- Form of Development for residential buildings is anticipated up to four storeys on frontages,
- Two storey walk up units are anticipated at the lanes,
- Above three storeys, the upper floor shall step back significantly from 41st Avenue,
- Buildings should provide front doors onto the street and lane to activate and enhance the public realm interface,
- Proposals are required to include public realm features such as street trees and landscaped setbacks.

BUILT FORM GUIDELINES - GENERAL

- Buildings should be reduced in scale towards the lane,
- Buildings should be limited in both real and perceived length to allow for sunlight, views, and a feeling of “openness”,
 - In general, this application satisfies the suggested maximum building frontage of 150 ft.
- Buildings should be set back from the fronting and flanking property line 10-15 ft., Considerations to evaluate include the nature and character of the fronting street (I.e. local versus arterial),
- The public and private realm should be delineated and to accommodate patios and entrances,
- To provide visual interest and variation,
- Entrances should be clearly recognizable and appropriately scaled to the street,
- Architectural expression should be of its time while considering the architectural history and the emerging character of the neighborhood.

LANEWAY DEVELOPMENT AND COURTYARDS

- The courtyard between the primary fronting buildings and the lane buildings needs to be large enough to ensure the livability of all units. A minimum 24 ft. depth is suggested and provided,
 - Massing should also strive to maximize the sunlight available to the courtyard, such as through variation in height.
- Laneway buildings can be up to two storeys in height and should consider the design conditions for overlook and privacy,
- Lane buildings should generally consider setbacks to allow for edge elements such as landscaping,
- Entrances and windows should directly face the lane, and appear to have a transparent nature to them.

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

1. Form of development (height, density, massing, setbacks);
2. Outdoor open space design;
3. Contextual relationship; and
4. Advice for further design development prior to Development Permit Application.

The planning team then took questions from the panel.

Applicant’s Introductory Comments: This is a high density site with a ground plane of 40 units per acre. The site is located near transit, bicycle paths, retail and great walkability.

The building expression is contemporary row houses with each household defined separately. Starting on Columbia Street, which has a higher density, there are nodes on the corner and where the slope decreases the massing is broken down slightly. The two-storey housing expression on Columbia Street will take you away from the higher density and takes you down to three-storey townhouse arrangement. The elevation settles down to be similar to the single-family homes. The design is of a downplayed traditional articulation with glass railings

and hardie panel with Swiss Pearl bay features and stone base doors. The row of townhouses has large viable roof decks.

Most of the units have access points off of 41st Avenue and the courtyard. There is also courtyard access to all the two storey apartments that face the lane. Parking is accessed from the lane. Every unit has access directly from the parking via private stairs to enhance security. Townhouse units additionally provide storage and a flex room.

The site provides a public realm and private realm. There is lots of planting to provide a nice interface street expression. There is a private outdoor space at 41st Avenue and increases towards the courtyard. The courtyard is established at a 24 ft. cut back to 32 ft. to allow for additional sunlight. The amenity space indoor and outdoor is grouped to allow for efficient connectivity. There is an 8 ft. outdoor patio.

The public realm is designed so pedestrians can walk freely through the area but also recognize it's a semi-private zone. There will be access points off of 41st Avenue and Columbia Street to help the public differentiate what's public versus private and allow for eyes on the street. There is children's play area and ample seating outdoors. The indoor amenity space is animated with colorful decorative surfaces and furniture.

There will be a significant number of small trees planting. There is a nice layered planting along 41st Avenue, the corner to the two storey buildings to create a more private residential garden feature. Pergolas have been added to also define the public versus private areas and raised planters for the outdoor amenity zones. The roofscape has a variety of raised planters. Laneway is animated with plant material expression to soften the effect of building against the lane.

The applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement: Having reviewed the project it was moved by Mr. Sharma and seconded Ms. Avini-Besharat and was the decision of the Urban Design Panel:

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

- Explore providing elevator access to the courtyard for general accessibility;
- Consider simplifying the courtyard design and consolidate fragmented spaces;
- Explore livability of north facing units to have more light access from above;
- Mechanical systems to be closely looked at as they may add additional bulk to the massing.

Related Commentary: The panel supported the height, density and setback of the site. The change of grade in the stairs made it feel more open and neighborly and the site planning with the change of grade was successful. There was a good relationship to the surrounding areas and development there was a nice residential feel like the rest of the neighborhood.

Some of the panel members found the massing to be a little big and made the site feel bulky. The panel suggested further design development was needed with more high quality and real material. The units facing north could benefit from more sun and natural light from above. Panel

members suggest that with a high density development one cannot get away with any elevators. Also accessibility from the unit to the parkade and parking to the main entry should be better resolved.

Other recommendations included knowing where your mechanical system is going to be as it will affect how your height will look like and consider breaking up the massing.

It is important to provide accessibility and storage for cyclists as well as a practical elevator for bikes to the units.

Some panel members noted, in regards to the Development Permit stage, it was hard to comment how the site will fit with the rest of the neighborhood.

Suggestions included creating nodes of open space within the courtyard to allow for more light. The outdoor amenities appear a bit over packed and would benefit from having one strong clean space then various cluttered spaces.

The area along 41st Avenue should provide accessibility to all walks of life. The panel found with the limited open space the landscape was successfully handled to mitigate with these issues. A suggestion was to clean up the planting.

Applicant's Response: The applicant team thanked the panel for their comments.

146-186 West 41st Avenue and 5726 Columbia Street
FORM OF DEVELOPMENT

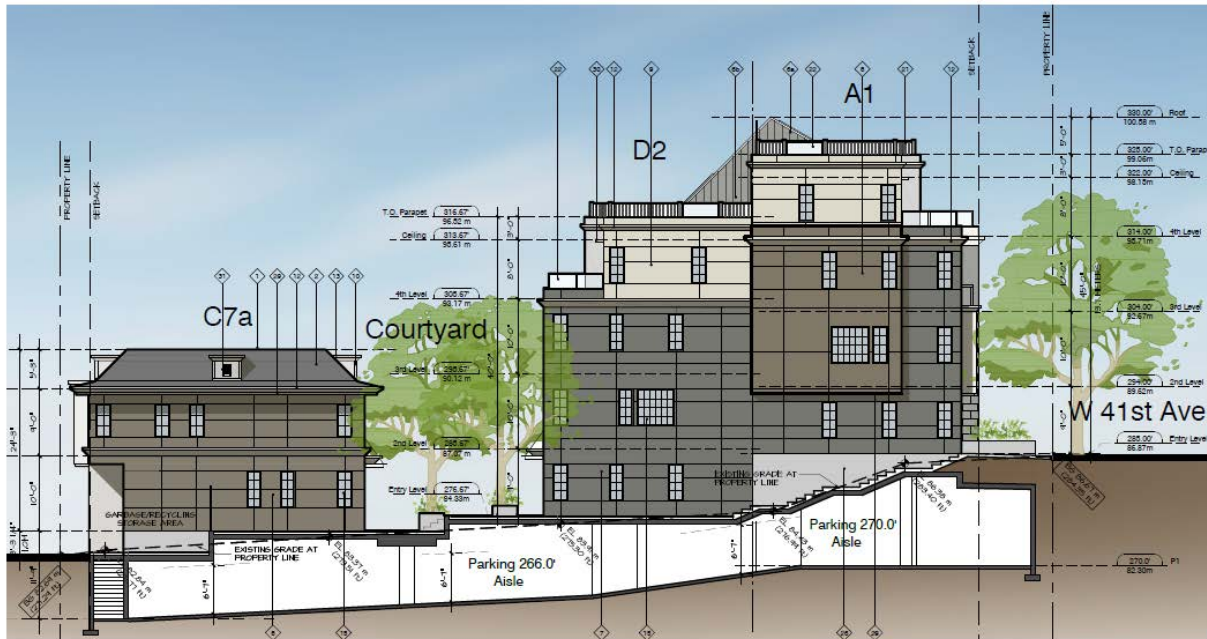
Site Plan



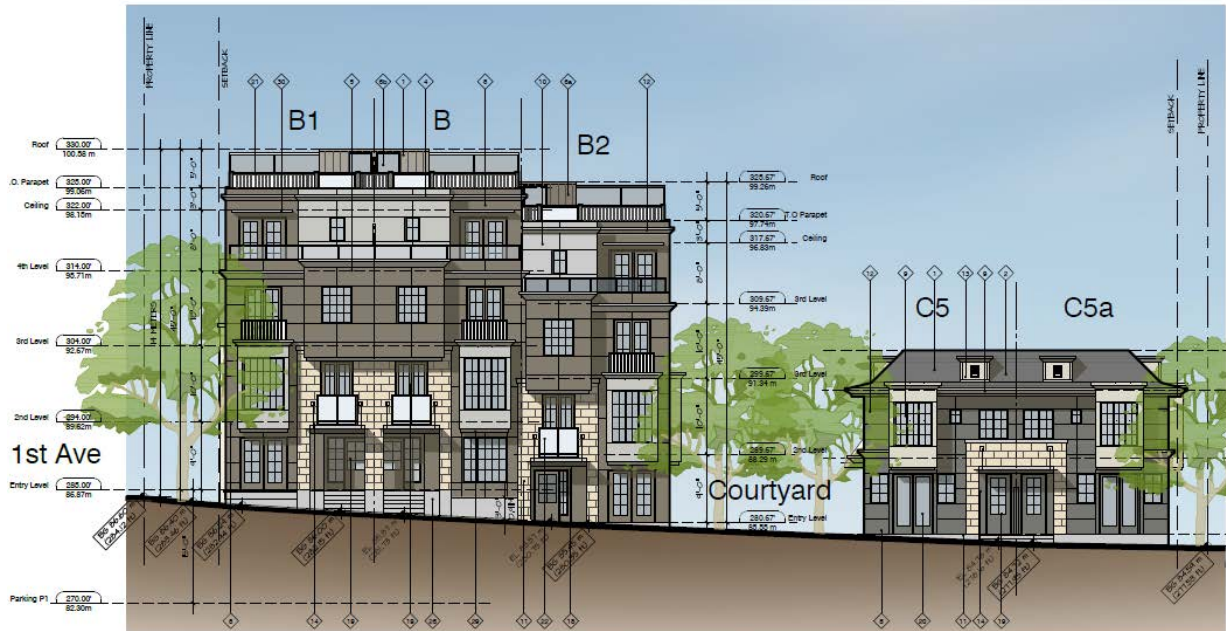
Street Elevation (41st Avenue)



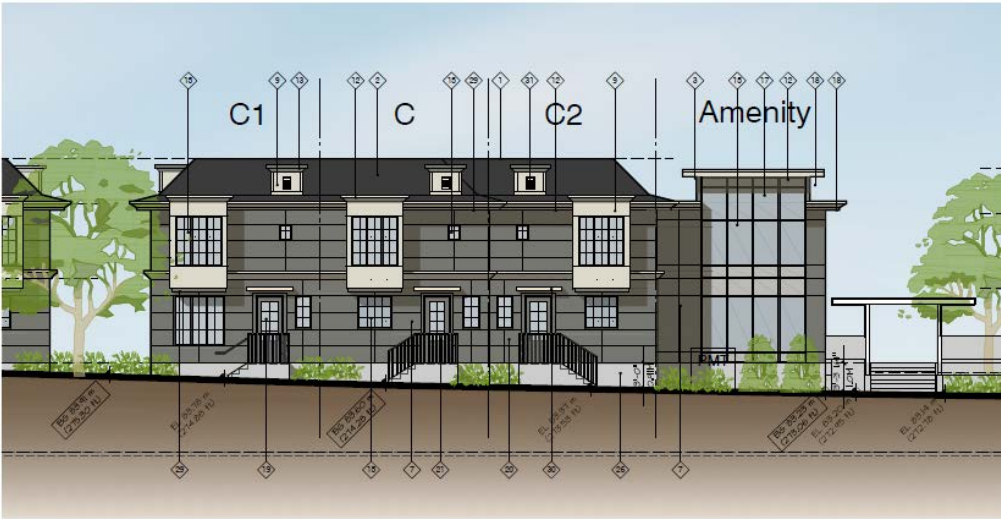
East Elevation (sideyard)



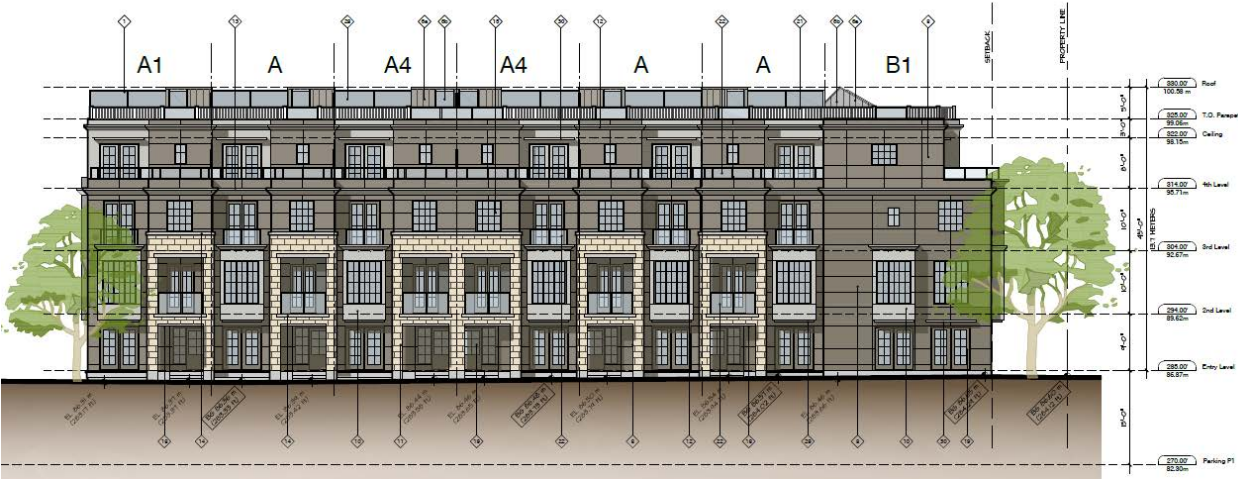
West Elevation (Columbia Street)



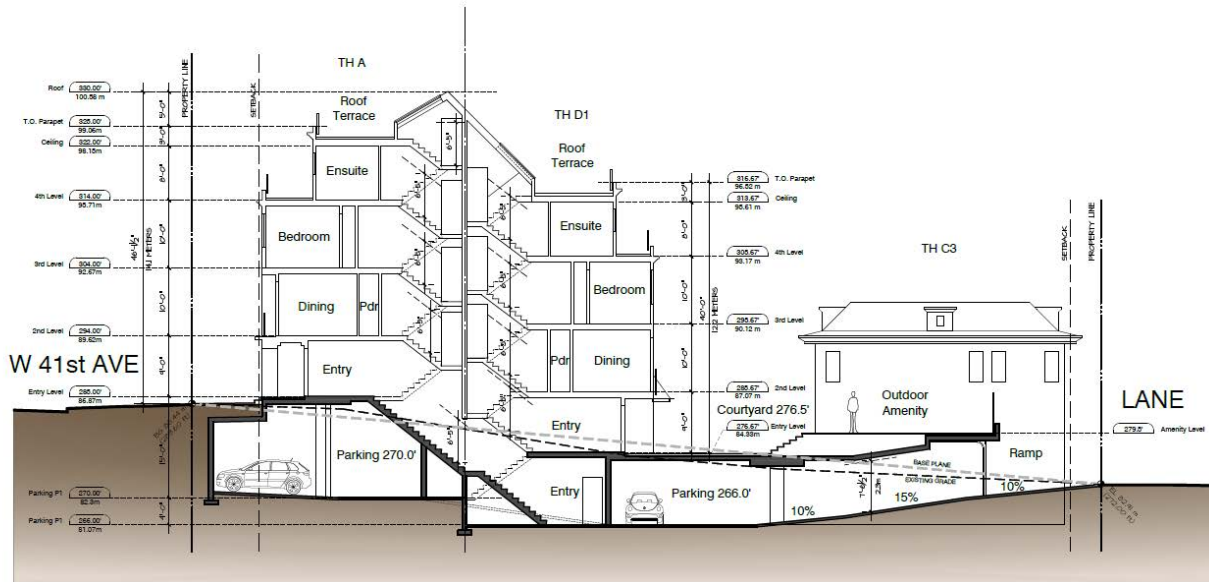
South Elevation (lane)



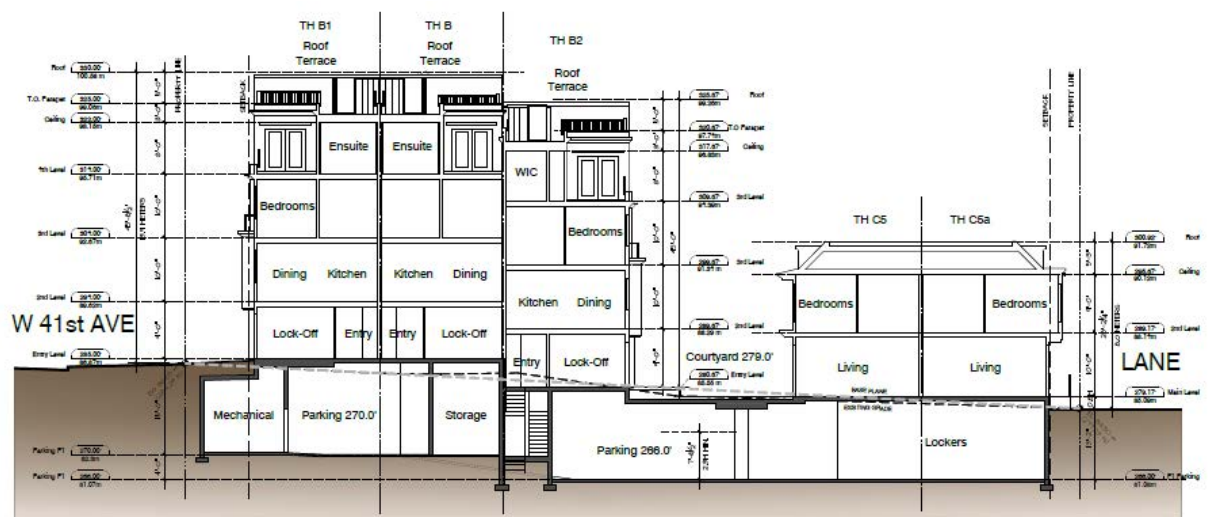
North Elevation (41st Avenue)



Site Section (North-South #1)



Site Section (North-South #2)



Perspective (from 41st Avenue at Columbia Street)



Perspective (from Columbia Street at the lane)



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**146-186 West 41st Avenue and 5726 Columbia Street
PUBLIC BENEFITS SUMMARY**

Project Summary:

A residential development comprised of two four-storey stacked townhouse buildings and four two-storey stacked townhouse buildings, containing a total of 40 dwelling units.

Public Benefit Summary:

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

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (total site area = 4,080.5 sq. m (43,923 sq. ft.))	0.70	1.88
Buildable Floor Area	2,856.4 sq. m (30,746 sq. ft.)	7,671.3 sq. m (82,573 sq. ft.)
Land Use	Single-family residential	Multi-family residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	\$480,247	\$1,289,776
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage Conservation Reserve		\$315,838
	Affordable Housing		\$1,579,191
	Parks and Public Spaces		
	Childcare/Social/Community Facilities		\$1,263,353
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$480,247	\$4,448,158

* 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%).

**146-186 West 41st Avenue and 5726 Columbia Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

Applicant and Property Information

Address	146-186 West 41st Avenue & 5726 Columbia Street
Legal Descriptions	Lots A through F and Amended Lot G (See 330115L), Block 1023, District Lot 526, Plan 8085; PIDs 010-255-052, 010-254-684, 010-254-668, 008-755-914, 010-254-650, 010-254-641, and 010-254-633
Developer	Bogner Development Group Ltd.
Architect	Raymond Letkeman Architects Inc.,
Property Owners	Bogner Bromley Homes Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed Development
ZONING	RS-1	CD-1
SITE AREA	4,080.5 sq. m (43,923 sq. ft.)	4,080.5 sq. m (43,923 sq. ft.)
USES	One-Family (Residential)	Multiple Dwelling (Residential)
FLOOR AREA	2,856.4 sq. m (30,746 sq. ft.)	7,671.3 sq. m (82,573 sq. ft.)
FLOOR SPACE RATIO (FSR)	0.70 FSR	1.88 FSR
HEIGHT	10.7 m (35 ft.)	15.1 m (49.4 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law

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