



POLICY REPORT

Report Date: January 2, 2019
Contact: Karen Hoesse
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RTS No.: 12856
VanRIMS No.: 08-2000-20
Meeting Date: January 15, 2019

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 1906-1918 West 4th Avenue

RECOMMENDATION

- A. THAT the application, by Rositch Hemphill Architects on behalf of Harkerson B.C. Wholesale Lumber (1966) Ltd., to rezone 1906-1918 West 4th Avenue [*Lots 17, 18 and 20, all except Part in Plan 3932; Lot 19, except (A) the East 20 Feet and (B) Part in Plan 3932; and The East 20 Feet of Lot 19, except Part in Plan 3932; all of Block 246 District Lot 526 Plan 590; PIDs: 015-245-543, 015-245-551, 015-245-560, 015-245-659, 015-245-608 respectively*] from C-2B (Commercial) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 2.50 to 3.08 and the building height from 15.3 m (50.2 ft.) to 18.8 m (61.8 ft.) to permit the development of a five-storey mixed-use building with commercial at grade and 32 for-profit affordable rental housing units, be referred to a Public Hearing, together with:
- (i) plans prepared by Rositch Hemphill Architects, received December 21, 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 in principle, including approval in principle of the form of development, subject to the Conditions of Approval 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 the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the zoning by-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Arts, Culture and 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 approval of the rezoning application, the Noise Control By-law be amended to include this CD-1 in Schedule B, 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 bylaw 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, 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 1906-1918 West 4th Avenue from C-2B (Commercial) District to CD-1 (Comprehensive Development) District to permit the development of a five-storey mixed-use building with commercial uses at grade, and 32 secured for-profit affordable rental housing units over one level of underground parking. A height of 18.8 m (61.2 ft.) and an FSR of 3.08 are proposed.

Staff have assessed the application and conclude that it meets the intent of the *Secured Market Rental Housing Policy*. The application is also consistent with the Development Cost Levy (DCL)

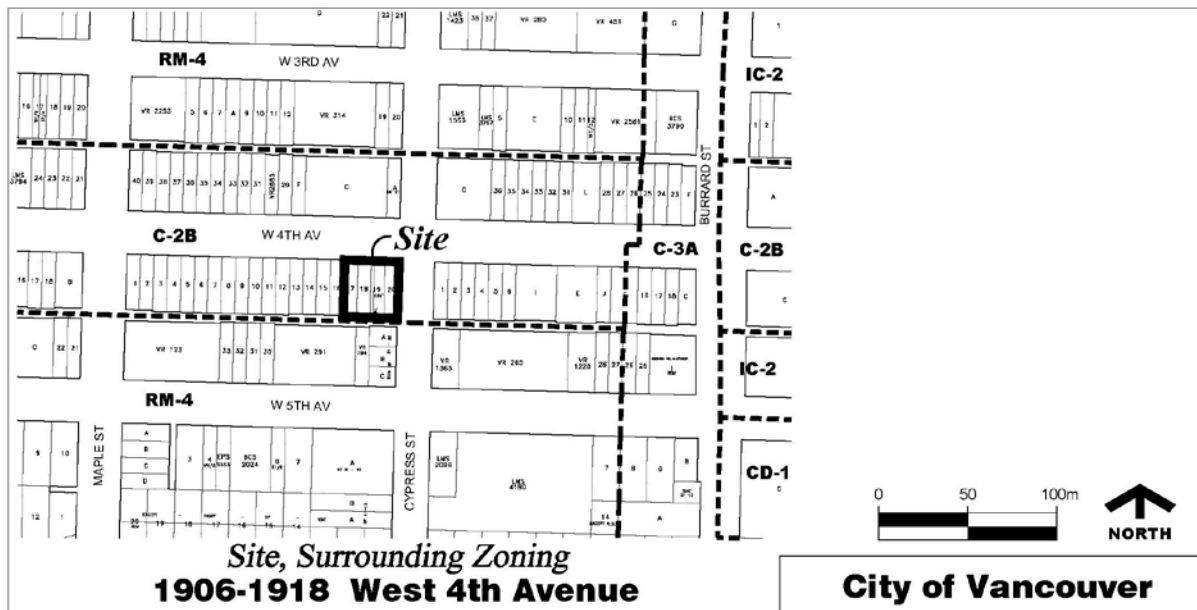
By-law definition of “for-profit affordable rental housing” for which DCLs may be waived, as well as with the Parking By-law definition of “secured market rental housing” for which a reduced parking requirement may be applied.

If approved, the application would contribute 32 for-profit affordable rental housing units towards achieving the City’s affordable housing goals as identified in the *Housing Vancouver Strategy*. Staff recommend 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, along with the conditions of approval outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- *Secured Market Rental Housing Policy (Rental 100) (2012)*
- *Housing Vancouver Strategy (2017)*
- *Rental Incentive Guidelines (2012, amended 2018)*
- *High-Density Housing for Families with Children Guidelines (1992)*
- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*
- *C-2B District Schedule and Design Guidelines (1996, amended 2016)*
- *Green Buildings Policy for Rezoning (2010, last amended 2017)*
- *Community Amenity Contributions through Rezoning (last amended 2017)*
- *Vancouver Development Cost Levy By-law No. 9755 (2008, last amended September 18, 2018)*

Figure 1: Site and Surrounding Zoning



REPORT

Background/Context

1. Site and Context

This 975.1 sq. m (10,495.9 sq. ft.) site is on the southwest corner of 4th Avenue and Cypress Street (see Figure 1). The site contains five legal parcels with a frontage of 30.48 m (100 ft.) along 4th Avenue and 31.00 m (105 ft.) on Cypress Street.

4th Avenue is a primary arterial street and part of the Metro Vancouver's frequent transit network. The site is well served by regular transit. It is currently developed with a one-storey commercial building and a single family home.

The site is located in the Kitsilano neighbourhood. The surrounding context includes C-2B zoning along 4th Avenue with RM-4 to the north and south. The adjacent site to the west is a three-storey commercial building. South across the lane are two single family houses and a three-storey residential building. One block to the east is Burrard Street, which includes C-3A zoning.

2. Policy Context

Secured Market Rental Housing Policy – In May 2012, Council approved the *Secured Market Rental Housing Policy*, commonly known as the Rental 100 policy, which provides incentives for new developments where 100 per cent 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 including 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 made under section 1.2 of the *Secured Market Rental Housing Policy* are eligible for additional floor area subject to urban design review and to relaxations of unit size provided that the design and location of the unit provides satisfactory living accommodation. Parking reductions and a Development Cost Levy (DCL) waiver for the residential rental floor area of the project can also be considered. For sites zoned C-2B, the guidelines provide general direction for consideration of additional height up to six storeys with a commensurate achievable density.

Housing Vancouver Strategy (2017) – In November 2017, Council approved the Housing Vancouver Strategy (2018-2027) and the 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, of shifting housing production towards rental to meet the greatest need, and of 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 per cent of the new units will serve households earning less than \$80,000

per year, and 40 per cent will be family-size units. This application will contribute towards the targets for purpose-built market rental units and units for families.

Development Cost Levy By-law No. 9755 — Under Section 3.1A of the Development Cost Levy By-law, for-profit affordable rental housing projects are eligible for a development cost levy waiver for the rental housing portion of the development. The waiver regulates maximum unit sizes and maximum average rents by unit type for the project. Current rental rates and unit sizes are outlined in the *Rental Incentive Guidelines* and are updated on an annual basis.

Strategic Analysis

1. Proposal

In accordance with the Rental 100 policy, this application proposes a five-storey mixed-use building with commercial uses at grade and 32 for-profit affordable rental housing units above (see Figure 2), over two levels of underground parking. The proposed building height is 18.8 m (61.8 ft.) and the proposed density is 3.08 FSR.

Figure 2: Northeast corner of the proposed development as viewed from 4th Avenue at Cypress



2. Land Use

This site located at 1906-1918 West 4th Avenue is zoned C-2B (Commercial) District. Rental 100 and the accompanying *Rental Incentive Guidelines* allow consideration of rental buildings up to six storeys at this location with commensurate achievable density for projects where 100 per cent of the residential floor space is secured rental housing.

The intent of the C-2B (Commercial) District Schedule and Design Guidelines are to provide for a wide range of goods and services, to maintain commercial activities and personal services that require central locations to serve larger neighbourhoods, districts or communities and through discretionary approvals, and to encourage good design and proper utilization of the land. Building design that furthers compatibility among uses, ensures livability, limits impact on adjacent residential sites, and contributes to pedestrian interest and amenity is emphasized.

This proposal includes commercial and residential land uses and is consistent with the Rental 100 policy and the intent of the C-2B (Commercial) District. A total of 390.7 sq. m (4,205 sq. ft.) of commercial space is proposed at grade along 4th Avenue, wrapping around to Cypress Street.

Housing

This application meets the requirement of the Rental 100 policy by proposing 100 per cent of the residential floor area as for-profit affordable rental housing. The proposal would deliver 32 for-profit affordable rental housing units in the form of studio, one-bedroom, two-bedroom and three-bedroom units. This application would deliver approximately 20 family-oriented units (63 per cent: 14 two-bedroom and 6 three-bedroom units) thereby exceeding the *Family Room: Housing Mix Policy in Rezoning Projects*.

All 32 units would be secured through a Housing Agreement and a Section 219 Covenant for the longer of the life of the building or 60 years, which will preclude the stratification and/or separate sale of individual units. The addition of 32 new secured for-profit affordable rental housing units to the City's inventory of market rental housing contributes towards the *Housing Vancouver Strategy* targets (see Figure 3). Conditions related to securing the units are contained in Appendix B.

Figure 3: Progress Towards 10-Year Housing Vancouver Targets for Secured Market Rental Housing as of September 30, 2018

Housing Type	10-YEAR TARGETS	CURRENT PROJECTS
		Units Approved Towards Targets*
Secured Market Rental Housing Units	20,000	1,839

Note: Tracking progress towards 10-year Housing Vancouver targets began in 2017.

** Excludes the units proposed on the subject site, pending Council approval of this rezoning application.*

Vancouver has one of the lowest vacancy rates in Canada. In fall 2018, the vacancy rate in the City was 0.8 per cent. That means only eight out of every 1,000 market rental units were empty and available for rent. A vacancy rate of three per cent is considered to be a balanced rental market. The vacancy rate in the Kitsilano neighbourhood was also very low at 0.8 per cent.

The applicant has requested and qualifies for a waiver of DCL fees for the residential floor area (see Appendix F) in exchange for meeting maximum average rental rates and unit sizes. The applicant has estimated the rental rates for each unit type. Figure 4 compares proposed rents to

average rents in newer buildings in the west area of Vancouver. When compared to home ownership costs, the proposed rents in this application will provide an affordable alternative to homeownership, particularly for the larger units.

Figure 4: Comparable Average Market Rents and Home-Ownership Costs (Westside)

	1906-1918 West 4th Avenue - Average Proposed Rents	Average Market Rent in Newer Buildings - Westside (CMHC, 2017) ¹	DCL By-Law Maximum Averages - Westside (CMHC, 2017) ²	Monthly Costs of Ownership for Median-Priced Unit – Westside (BC Assessment 2017) ³
Studio	\$1,646	\$1,546	\$1,646	\$2,670
1-bed	\$1,903	\$1,798	\$1,903	\$3,333
2-bed	\$2,756	\$2,992	\$2,756	\$5,444
3-bed	\$3,702	No data available	\$3,702	\$8,328

1. Data from the October 2017 CMHC Rental Market Survey for buildings completed in the year 2008 or later on the Westside of Vancouver.

2. The maximum DCL rents for the Westside of Vancouver are the average rents for all residential units built since the year 2005 city-wide as published by CMHC in the Fall 2017 Rental Market Report plus 10%.

Note: Section 3.1A(d) of the DCL By-law allows for annual adjustment to the maximum rents. Rents shown in the DCL By-law reflect the CMHC rents of 2015 when section 3.1A was last amended. Maximum rents currently used by the City are published in the Rental Incentive Guidelines.

3. Based on the following assumptions in 2017: median of all BC Assessment recent sales prices in Vancouver Eastside in 2017 by unit type, 10% down payment, 5% mortgage rate, 25-year amortization, \$150 – 250 monthly strata fees and monthly property taxes at \$2.56 per \$1,000 of assessed value.

Section 3.1B(c) of the DCL By-law allows for rents to be increased annually from the time of the public hearing to initial occupancy, as per the maximum allowable increases under the Province's Residential Tenancy Act. A final rent roll that sets out the initial monthly rents for all units will be required prior to issuance of the occupancy permit in order to ensure compliance with the maximum increases authorized by the DCL By-law. After occupancy, rent increases are regulated by the Residential Tenancy Act.

Through the Development Permit application process, the City will ensure that average unit sizes do not exceed the maximum thresholds set out by DCL By-law.

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

Height and Form of Development

The C-2B District Schedule allows a height up to 12.2 m (40 ft.) with conditional consideration for further increases up to 15.3 m (50 ft.) if certain criteria are met. The *Rental Incentive Guidelines* provide for consideration of height increases up to six storeys for rental projects subject to urban design performance and site conditions. This application proposes a five-storey building at a height of 18.8 m (61.8 ft.). This is a reduction from an earlier proposal for a six-storey building responding to staff advice seeking a better fit with the character of 4th Avenue, a better transition to RM-4 buildings to the south, greater sensitivity to views, and reduced shadowing to the north.

A key aspect of the C-2B design guidelines is to reduce shadowing to the north. The fifth floor has been set back 8 ft. along Cypress Street to minimise upper storey bulk and the appearance

of the additional height. The fifth floor on 4th Avenue and the lane has not been set back but is proposed to be lighter in colour to soften the building's verticality. Staff have assessed the objectives of C-2B along 4th Avenue and determined the proposed five-storey massing meets these objectives subject to the conditions of approval in Appendix B.

Design development conditions recommend improvements to the location and configuration of indoor and outdoor amenity space, to increase sunlight access on the north sidewalk of 4th Avenue, to reduce the general appearance of bulk and potential for overlook, and to increase the provision of landscaping.

Density

Under the existing C-2B District Schedule, the maximum density is 2.50 FSR for all mixed-use developments. The *Rental Incentive Guidelines* allow density increases subject to urban design performance, site conditions and neighbourhood context. A key measure of livability is the horizontal angle of daylight requirement which ensures all living rooms and bedrooms receive adequate natural lighting and outlook.

The current proposal results in some bedrooms not adequately meeting the horizontal angle of daylight requirement. Staff have included design development conditions to ensure horizontal angle of daylight requirements are met to improve the quality of natural light and air in all bedrooms (see Figure 5). This will result in a reduction in net density from the 3.13 FSR initially proposed to the 3.08 FSR now provided in the draft by-law (Appendix A).

Figure 5: Proposed development looking west from Cypress Street at the lane



Heritage Value

The CFUN Radio building was constructed on this site in 1959 and is currently operating as a retail store. The CFUN Radio Station was instrumental in promoting new music and the arts in

Vancouver from the 1920s to the 1980s. On balance, given the proposed secured market rental housing, staff determined that retention of the existing building was not feasible in this instance. Design development conditions have been included to preserve the memory and history of the radio station and its significance through on site public artworks and a heritage plaque.

Urban Design Panel

This application was reviewed by the Urban Design Panel on April 4, 2018, receiving a support for the general height, density and form with recommendations (see Appendix D). The Urban Design Panel recommended further design development to minimise shadowing on the north sidewalk along 4th Avenue, improve the usability of the indoor and outdoor amenity spaces, and improve to the elevation composition, especially along 4th Avenue.

Staff are supportive of the application subject to the conditions outlined in Appendix B, which seek further design refinement at the Development Permit stage.

4. Transportation and Parking

The proposal meets the existing requirements of the Parking By-law with 32 vehicle parking spaces, one Class B loading space, 40 Class A bicycle spaces, and six Class B bicycle spaces.

Changes to the Parking By-law were approved on July 25, 2018. Any Development Permit application submitted after January 1, 2019 is subject to updated Parking By-law requirements for vehicle parking, bicycle parking, pick-up/drop-off spaces, and transportation demand management.

Vehicle parking is accessed from Cypress Street rather than the lane due to the slope of the site and the desire to secure viable Commercial Retail Units at grade along 4th Avenue. The site is well served by transit. Frequent bus service is available on 4th Avenue, including direct service downtown and Express service to UBC and the Canada Line.

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 (amended by Council on April 28, 2017) requires that residential rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy. These new requirements are mandatory for all rezoning applications received on or after May 1, 2017.

This applicant is required to satisfy the *Green Buildings Policy for Rezoning*s and is pursuing 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 drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces.

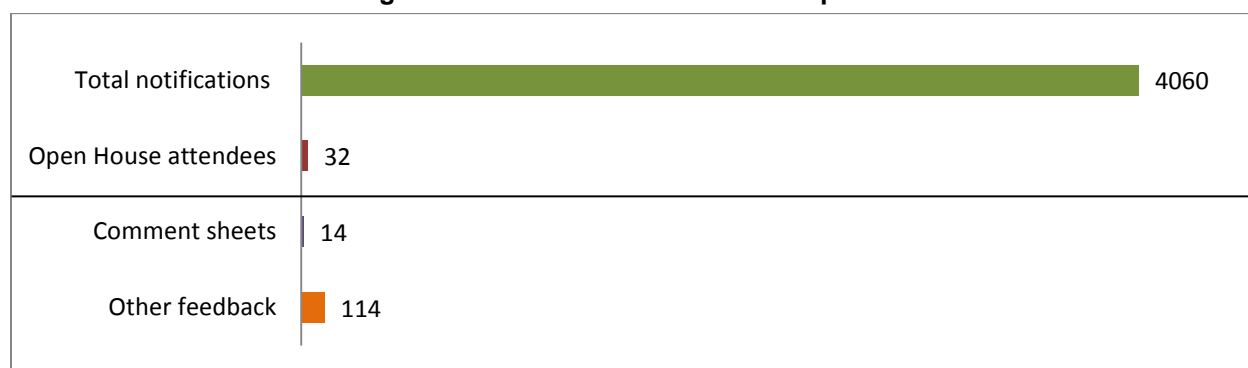
The applicant has submitted preliminary energy modeling analysis detailing building performance strategies to meet the new energy use intensity, greenhouse gas and thermal demand targets and a preliminary Rainwater Management Plan.

Public Input

Public Notification – A rezoning information sign was installed on site on February 20, 2018. Approximately 4,060 notifications were distributed within the neighbouring area on or about March 7, 2018. In addition, notification and application information, as well as an online comment form, were provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

Community Open House – A community open house was held on March 22, 2018 at the Kitsilano Community Centre, located at 2690 Larch Street. Staff, the applicant team, and 32 people attended the open house. As of October 2018, 128 public responses to this proposal have been submitted to the City as shown in Figure 6.

Figure 6: Public Notification and Responses



A summary of the key themes from the public feedback is provided below. For a more detailed overview of public comments on this application, see Appendix D.

Support for the proposal cited the following:

- The provision of new rental housing
- Appropriateness of location
- Acceptable levels of height and density, with a number of individuals offering support for increases in height
- Unit mix, particularly the provision of family housing

Concerns expressed by respondents included the following:

- Building height
- Traffic flow and congestion
- Location and neighbourhood fit
- View impacts

Staff Response – Public feedback has assisted staff with assessment of the application. Response to key feedback is as follows:

Height and Neighbourhood Context

Public comment related to height included both concerns that the building is too tall and that the building could be taller to allow more rental housing on site. The Rental 100 policy allows consideration up to six storeys at this location. The proposed height has been reduced from six

to five storeys to better fit the location and existing context along 4th Avenue, as well as to better transition to existing residential buildings to the south, provide greater sensitivity to views and to reduce shadowing on the north sidewalk of 4th Avenue.

Traffic

Due to the existing design of bicycle infrastructure on Cypress Street, vehicles exiting the lane adjacent to this development cannot turn left or right onto Cypress Street and must continue through to the next block. Engineering Services will be reviewing the current road configuration for potential improvements in the future.

Public Benefits

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

Required Public Benefits

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

This site is subject to City-wide DCL and City-wide Utilities DCL on the proposed 390.7 sq. m (4,205 sq. ft.) commercial floor area and 2,615.8 sq. m (28,155.8 sq. ft.) of residential floor area. Based on rates in effect as of September 30, 2018, total DCLs of approximately \$878,185 would be assessed on this floor area.

However, in accordance with the provisions of Section 3.1A of the Vancouver DCL By-law, the applicant has requested a waiver of the DCLs attributed to the residential floor area as for-profit affordable rental housing. Based on the September 30, 2018 rates, the value of the total DCL waiver is approximately \$795,683, the commercial floor area would not be eligible resulting in approximately \$82,502 of DCLs anticipated from this project. A review of how the application meets the waiver criteria is provided in Appendix F.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's [DCL Bulletin](#) for details on DCL rate protection.

Public Art Program – As the proposed floor area is below the minimum threshold of 9,290 sq. m (100,000 sq. ft.), no public art contribution will arise from this application.

Offered Public Benefits

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.

The *Community Amenity Contributions - Through Rezonings* policy provides an exemption for 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 the application is eligible for this CAC exemption. The offered public benefit achieved for this application is 32 secured for-profit affordable rental housing units.

See Appendix G for a summary of all of the public benefits for this application.

Financial Implications

The site is subject to both City-wide DCL and City-wide Utilities DCL.

The residential component of the proposed project is expected to qualify for a DCL waiver as for-profit affordable rental housing, and the value of the waiver is estimated at \$795,683. It is anticipated that the commercial component of the project will generate approximately \$82,502 in DCLs, based on rates in effect as of September 30, 2018.

The 32 units of for-profit affordable 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.

No additional CAC or public art contribution is applicable.

CONCLUSION

Staff have reviewed the application to rezone the site at 1906-1918 West 4th Avenue from C-2B to CD-1 to permit development of 32 for-profit affordable rental housing units, and conclude the application is consistent with the objectives of the *Secured Market Rental Housing Policy*. The application qualifies for incentives provided to for-profit affordable rental housing, including additional height and density, a DCL waiver, and a parking reduction. Staff further conclude that the proposed form of development represents an appropriate urban design response to the site and context. If approved, this application would make a contribution to the achievement of key housing goals of the City.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to Public Hearing together with a draft CD-1 By-law as generally shown 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 E, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

**1906-1918 West 4th Avenue
DRAFT 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 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.]

Designation of CD-1 District

2. The area shown in the heavy black outline on Schedule A is hereby designated CD-1 ().

Uses

3. 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 Dwelling Units in conjunction with any of the uses listed in this By-law;
 - (b) Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Grocery Store with Liquor Store, Liquor Store, Public Bike Share, Retail Store, and Secondhand Store;
 - (c) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop – Class A, Repair Shop – Class B, Restaurant, School – Arts or Self-Improvement, School – Business, School – Vocational or Trade, and Wedding Chapel;
 - (d) Institutional Uses, limited to Child Day Care Facility and Social Service Centre;
 - (e) Office Uses;

- (f) Cultural and Recreational Uses, limited to Artist Studio, Arcade, Arts and Culture Indoor Event, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, and Theatre;
- (g) Utility and Communication Uses, limited to Public Utility and Radio Communication Station; and
- (h) Accessory Uses customarily ancillary to the uses listed in this section 3.

Conditions of Use

- 4.1 No portion of the first storey of a building, within a depth of 10.7 m of the front wall of the building and extending across its full width, shall be used for residential purposes except for entrances to the residential portion.
- 4.2 All commercial uses and accessory uses listed in this section 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.
- 4.3 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, and
 - (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

Floor Area and Density

- 5.1 Computation of floor space ratio must assume that the site consists of 975.1 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 5.2 The floor space ratio for all uses must not exceed 3.08.
- 5.3 Computation of floor area must include all floors of all buildings, 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.

5.4 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 the permitted floor area; and
 - (ii) the balconies must not be enclosed for the life of the building;
- (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
- (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
- (d) amenity areas, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10% of the total permitted floor area; and
- (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.

5.5 The use of floor area excluded under section 5.4 must not include any use other than that which justified the exclusion.

Building Height

6. Building height, measured from base surface to top of parapet, must not exceed 18.8 m.

Horizontal Angle of Daylight

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

7.2 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.

7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.

7.4 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.

7.5 An obstruction referred to in section 7.2 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 ().

7.6 A habitable room referred to in section 7.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
 - (i) 10% of less of the total floor area of the dwelling unit; or
 - (ii) 9.3 m².

Acoustics

8. A development permit application for dwelling uses must include an acoustical report prepared by a registered 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

Zoning and Development By-law

9. Sections 2 through 14 of the Zoning and Development By-law apply to this CD-1 ().

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**1906-1918 West 4th Avenue
CONDITIONS OF APPROVAL**

Note: If the application is referred to a public hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by Rositch Hemphill Architects, stamped received December 21, 2017, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to the following:

Urban Design

1. Design development to eliminate shadow from the north sidewalk of 4th Avenue on both equinoxes. This may be achieved by:
 - (a) Setting back the fifth floor's north wall-plane further south.
 - (b) Reducing the depth of the roof canopy.

Note to Applicant: Having sunlight access to the north sidewalk is one of the key design performance criteria for buildings on 4th Avenue. But, more than improving sunlight access, it is also a case of reducing upper-storey bulk and presenting a datum-line closer aligned with the lower-scale of adjacent buildings. Setting the north wall-plane sufficiently back to produce a noticeable planar shift from the wall-plane of the floors below helps achieve this urban design objective. This shift should be provided for the western two-thirds of the fifth floor's north wall-plane. The northeast corner may extrude the full height of the building as a corner expression of Cypress Street and 4th Avenue.

2. Design development to reduce potential overlook and provide increased privacy to properties across the lane by:
 - (a) Ensuring all of the fifth floor's southernmost wall-planes are at least 20.0 ft. (6.1 m) from the rear property line.
 - (b) Reconfiguring all balconies to be mostly within recesses rather than cantilevering out.

Note to Applicant: While the balconies should be mostly set within recesses, they may extend no more than 2 ft. beyond the southernmost wall-plane. Besides reducing potential overlook, mostly recessed balconies may increase privacy for future residents without being totally enclosed.

3. Design development to reduce appearance of bulk and simplify the composition by:
- (a) Recessing all balconies into the building's primary massing rather than projecting out excessively.
 - (b) Refraining from using heavy-frame elements to contain the balconies so they read as light frames rather than volumes adding to the building mass.

Note to Applicant: The intention is to allow the building's primary massing to be more apparent with the least amount of 'interruptions'. While the balconies should be mostly set within the recesses, they may project out no more than 2 ft. beyond the primary wall-plane. See Engineering Conditions for further details on projections beyond the statutory right-of-way.

4. Design development to improve the usability of the amenity spaces by:
- (a) Realigning the outdoor amenity space to dominantly face Cypress Street.
 - (b) Reconfiguring the interior amenity space so that its layout can accommodate a variety of uses.
 - (c) Ensuring visual connection between indoor and outdoor amenity areas.

Note to Applicant: Realigning the outdoor amenity space to mostly face Cypress Street and reconfiguring the interior layout may entail relocating the transformer as well as Class B bicycle parking away from southeast corner. This may also change the configuration of the bike storage and the exiting paths at the rear of the building.

5. Design development to ensure all living room and bedroom windows meet the horizontal angle of daylight requirement.

Note to Applicant: Horizontal angle of daylight requirements are found in the approved CD-1 By-law. It should be noted that all the central space of rooms – living rooms and bedrooms – should be directly accessible to a window without being 'separated' by long narrow corridors. Having the centre portion of a room more directly connected to a window is to improve livability.

6. Design development to address heritage significance by:
- (a) Incorporating artworks depicting the CFUN Radio Station's presence in Vancouver in general, and in the Kitsilano Neighbourhood in particular, on street-fronting facades and the residential lobby.
 - (b) Incorporating a heritage plaque.

Note to Applicant: See Heritage Conditions for further detail.

7. Design development to adopt the Bird-Friendly Strategy. See: <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>

Crime Prevention through Environmental Design (CPTED)

8. Design development to apply CPTED Principles, particularly:
 - (a) Theft in the underground parking.
 - (b) Residential break and enter.
 - (c) Mail theft.
 - (d) Mischief in alcoves and vandalism, such as graffiti.

Note to Applicant: Attention to the lane side area where alcoves and recesses are should be noted.

Heritage

9. Design development to address the intangible elements that comprise the cultural significance of the site by engaging a heritage consultant to develop a commemorative plan to:
 - (a) Incorporate graphic art and imagery depicting the CFUN Radio Station's presence in Vancouver, and in the Kitsilano neighbourhood in particular, on the building's street-facing facades and the residential lobby in conjunction with a heritage plaque.
 - (b) Work in conjunction with a City heritage planner on the content, design and placement of both the graphic art and imagery and the plaque.
 - (c) Complete and install this work prior to receiving occupancy permit(s).

Note to Applicant: The applicant should engage with a heritage consultant to determine the type of artwork and imagery that would be the more suitable to represent this cultural association and its significance. This may be of varied scale, some at a larger scale to enhance the streetscape/street-wall profile, and some at ground level to enhance the pedestrian experience.

Engineering Services

10. Parking, loading and bicycle spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-law.
11. Street Use Impacts – Broadway Corridor: This application falls within an area of potential impact due to Broadway Millennium Line construction. From 2019 to 2025, street use along Broadway will be significantly restricted; please contact the City of Vancouver Rapid Transit Office (rapidtransitoffice@vancouver.ca) for more information on potential impacts to access and street use for your project. Provide a letter confirming acknowledgement of the condition and that you have contacted the Rapid Transit Office for more detailed information.
12. Design Development to improve sightlines and visibility at the top of the parking ramp as follows:

- (a) The ramp should have a maximum 5% slope for the first 6.0 m (20 ft.), starting from the back of the sidewalk.
- (b) Provide unimpeded visibility for motorists leaving parkade (i.e., walls cut back or angled at sidewalk crossing).

Note to Applicant: These changes are required as the parking ramp is accessed from a designated bikeway on Cypress Street. These changes will improve the interface between vehicles and pedestrians. The area at the bottom of the ramp on Level P1 may need to be reconfigured to accommodate the ramp changes.

13. Design Development to improve usability of the commercial parking spaces. Improved two-way flow through the parking ramp and into all of the commercial parking spaces is required. Commercial parking spaces C1 and C2 require walking on the ramp to access the commercial lobby, and these parking spaces may be better situated near the other commercial parking spaces.
14. Provision of crossing design to the satisfaction of the General Manager of Engineering Services. Please review the City's Street Restoration Manual and show typical commercial crossing design on the plans and indicate if any existing street furniture, poles street trees or underground utility is impacted by the crossing design and location. The final crossing design is to be clearly noted on the plans prior to development permit issuance.
15. 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.
16. 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 is required for any major crane erection or removal, or slab pour that requires additional street use beyond the already identified project street use permissions.
17. 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.
18. Provision of a separate application to the General Manager of Engineering Services for any canopy/awning encroaching over public property. Note canopies are to be fully demountable and drained to the buildings internal drainage systems and should consider the final sidewalk location and widths such that the drip line is achieving maximum and continuous weather protection for the sidewalk users.
19. Provide a corner cut at the bottom of the parking ramp to improve maneuverability and visibility.
20. Visitor and commercial parking spaces must be separated from the residential parking spaces with an O/H gate.

21. Provide automatic door openers on the doors providing access to the bicycle room and note on drawings.

22. Provision of a 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.

23. Remove proposed street tree on 4th Avenue closest to Cypress Street, adjacent CRU 2a (refer to landscape concept L1 of 1) as it will potentially interfere with the rear door of the bus. Street Activities will review for removal/reinstallation of existing bus shelter.

Note to Applicant: Add note to landscape plans "*Installation of parking regulatory signage on 4th Avenue and Cypress Street adjacent the site to the satisfaction of the General Manager of Engineering Services*".

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

- (a) All types of parking and loading spaces individually numbered, dimensioned, and labelled on the drawings.
- (b) Dimension the overall width of parking spaces adjacent to walls.
- (c) Show columns, column sizes, and column encroachments into parking spaces on the drawings.
- (d) Dimensions of additional setbacks for parking spaces due to columns and walls.
- (e) Dimensions of manoeuvre aisles and the drive aisles at the parkade entrance and all gates.
- (f) Section drawings showing elevations and minimum vertical clearances for parking levels, ramps, and security gates. These clearances must consider mechanical projections and built obstructions.
- (g) Areas of minimum vertical clearances labelled on parking levels.
- (h) Design elevations on both sides of the ramp and drive aisles at all breakpoints, disability spaces, and at all entrances. The slope and length of the ramped sections, and slope and cross fall within the parking levels to be shown on the drawings.
- (i) Provision of convenient, internal, stair-free loading access to/from all site uses.

Note to Applicant: Refer to <http://vancouver.ca/home-property-development/parking-policies-guidelines.aspx>

25. 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. 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.

Landscape Design

26. Design development to improve the quality of the landscape by increasing amount of planted areas substantially.
27. Design development to the landscape treatment to increase the volume of soil, tree canopy cover and planting on slab, by lowering the slab for planting on the main level to the greatest extent possible rather than using raised planters.

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 down) to maximize contiguous soil volumes.

28. Design development to enhance the residential front entry and further screen the parking ramp by the addition of substantially more planting, consisting of colourful, evergreen plant material for year-round presence.
29. 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.
30. Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:
 - (a) maximize natural landscape best management practises.
 - (b) minimize the necessity for hidden mechanical water storage.
 - (c) increase the amount of planting to the rooftop areas, where possible.
 - (d) consider linear infiltration bio-swales along property lines, at lower site areas.
 - (e) use permeable paving.
 - (f) employ treatment chain systems (gravity fed, wherever possible).
 - (g) use grading methods to direct water to soil and storage areas.

Note to Applicant: Refer to the City of Vancouver Integrated Rainwater Management Plan (I.R.M.P), 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.

31. Provision of plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:

- (a) detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets.
- (b) a separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones.
- (c) 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.

Note to Applicant: The sustainable summary water balance calculations assume soil volumes are capable of receiving rainwater are only valid if water is directed from hard surfaces to infiltration zones.

32. Provision of approval by the Park Board for the removal of the two street trees.

Note to Applicant: Location of the parking ramp may be affected by the decision of the Park Board.

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

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

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

Note to Applicant: The plans should be at 1/8" : 1 ft. 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.

35. Provision of detailed architectural and landscape cross sections (minimum 1/4" inch 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.

36. 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.

37. 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.

38. Coordination for the provision of new street trees or any proposed City owned tree removals adjacent to the development site, where applicable.

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. 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 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

39. 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: Illustrate on landscape plans 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 requested to encourage patio gardening and hand watering on private patio and amenity decks.

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

41. Provision of an outdoor Lighting Plan.

Sustainability

42. 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).

Green Infrastructure

43. Provision of a detailed response toward the Citywide Integrated Rainwater Management Plan (IRMP) requirements outlined in the "*Green Buildings Policy for Rezoning*". Provide a Rainwater Management Plan (RMP) that details how the rainwater

management system meets the IRMP requirements for retention, cleaning and safe conveyance, prepared by a subject matter expert (Engineer) and signed/sealed by same, subject to review. The applicant should take into account the following:

- (a) Runoff from the first 24 mm of rainfall from all areas, including rooftops, paved areas, and landscape must be retained and treated on site (landscapes over native subsoils with appropriately sized topsoil meets the 24 mm retention requirement);

Note to Applicant: Staff will 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 runoff from the impervious areas being directed towards these absorbent areas, and this being clearly demonstrated. Where areas of growing medium do not have runoff directed on to them from adjacent impervious surfaces they shall be assumed to be receiving/treating/storing only the rainfall that falls directly on to them. IRMP targets are to be achieved on site (without using street right of way).

- (b) The applicant must prioritize methods of retention according to the three tiers below. Justification must be provided for using a lower tier retention option. The tiers are as follows:
 - (i) **1st tier priority green infrastructure practices** – Rainwater Harvesting for Reuse, Green Roofs, and Infiltration.
 - (ii) **2nd tier priority green infrastructure practices** - Retention within non-infiltrating landscapes, including absorbent landscape on slab, closed bottom planter boxes, and lined bioretention systems.
 - (iii) **3rd tier priority green infrastructure practices** – Detention storage with treatment and slow release.
- (c) Surfaces designed for motor vehicle use and other high pollutant generating surfaces require an additional 24 mm of treatment beyond the first 24 mm retained (for a total of 48 mm treated).
- (d) Water quality volume (24 mm for low pollutant generating surfaces like roofs and 48 mm for high pollutant generating surfaces like driveways) that leaves the site must be treated to a standard of 80% TSS removal by mass by using either individual BMPs that meet the standard or treatment trains of BMPs that, when combined, meet the standard. For proprietary treatment devices:
 - (i) Provide product information for all treatment practices.
 - (ii) Products need to be certified by TAPE - The Technology Assessment Protocol – Ecology Program, Washington State Department of Ecology's process for evaluating and approving emerging rainwater treatment BMPs. The applicant may propose other technologies but must provide supporting information that shows the technology meets the standard.

Note to Applicant: Legal arrangements, which may include a Section 219 Covenant, may be required to ensure on-going operations of certain rainwater storage, rainwater management and green infrastructure systems.

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.”*

44. Submission requirements for development permit stage must include the following elements:
- (a) Pre-development site plan showing orthophoto and existing drainage areas and appurtenances.
 - (b) A proposed site plan that delineates drainage areas, including the area measurements for pervious/impervious areas, and identifies appropriately sized green infrastructure practices for each of those areas.
 - (c) Geotechnical study that evaluates the potential and risks for onsite rainwater infiltration.
 - (i) Infiltration testing at likely locations for infiltration practices and a proposed design infiltration rate.
 - (ii) Soil stratigraphy.
 - (iii) Depth to bedrock and seasonally high groundwater.
 - (iv) Assessment of infiltration risks such as slope stability and soil contamination.
 - (d) Hydrologic and hydraulic analysis prepared by a qualified professional in the area of rainwater management showing how the site will meet the requirements of the Policy.
 - (e) If lower tier green infrastructure options are chosen, then justifications must be included in the RMP report.
 - (f) Include supplementary documentation for any proprietary products that clearly demonstrates how they contribute to the targets.
 - (g) The plan and report must demonstrate that access has been provided for maintaining the rainwater management system, such as providing truck access for pumping out sediment traps.
 - (h) Maintenance and operation guide for the rainwater management system that will be provided to the eventual owner or party responsible for maintenance.

Note to Applicant: 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.

Affordable Housing

45. That the proposed unit mix, 3% studio, 34% 1-bedroom, 44% 2-bedroom and 19% 3-bedroom units, be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied at 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.

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

Note to Applicant: The outdoor amenity area should be designed to accommodate a range of children's play activities.

47. Upon issuance of development permit, applicant to display a sign on the site, throughout construction, that acknowledges that secured market rental housing is being provided as part of the City of Vancouver's initiatives. Sign design, format, and location to be approved by the City.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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 General Manager of Arts, Culture and Community Services (or successors in function), as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering Services

1. Consolidation of Lot 17, 18, the East 20 Feet of Lot 19, Lot 20, all except Part in Plan 3932; and Lot 19, except (A) the East 20 Feet and (B) Part in Plan 3932; all of Block 246, District Lot 526, Plan 590 to create a single parcel and subdivision of that site to result in the dedication of the south 2 feet for lane purposes.

Note to Applicant: A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at:
<http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>

2. Provision of a building setback and surface statutory right of way (SRW) for public pedestrian use of an expanded sidewalk over the area of the site adjacent to the north property line to give an overall distance of 5.5 metres (18 ft.) from the existing back of curb. The SRW is to be free of any encumbrance such as structure, stairs, door-swings, benches, landscape and bicycle parking at grade but the SRW agreement will accommodate portions of underground parking Levels P1 & P2 and Levels 2 to 5 and roof within the SRW area.
3. Release of Easement & Indemnity Agreement 276103M (commercial crossing) and Indemnity Agreement 281836M (concrete filler walk) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to rezoning 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 the security for the services are provided:
5. 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:
 - (a) 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.
 - (b) Development to be serviced by separated sewer connection to the existing 300 mm storm and 300mm sanitary sewers on West 4th Avenue. The existing combined connection at 1906 West 4th Avenue is to be removed.

The post-development 10-year flow rate discharged to the storm 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.
 - (c) Provision of 1.5 m exposed aggregate front boulevard, 0.3 m building strip, and CIP light broom-finish concrete sidewalk with saw-cut joints between the front boulevard and building strip on the 4th Avenue frontage.
 - (d) Provision of 1.83 m (6 ft.) grass Front Boulevard, 0.3 m building strip, and CIP light broom finish saw cut concrete sidewalk between the front boulevard and building strip on Cypress Street frontage.
 - (e) Provision of new curb and gutter on Cypress Street and removal of the existing driveway crossing.
 - (f) Provision of a standard concrete lane crossing including replacement of the curb returns on both sides of the lane and upgrading of the curb ramps to meet current standards.

- (g) Provision of new curb ramps at the intersection as per City standard, including relocation of fire hydrant if necessary.
- (h) Provision of modifications to existing traffic calming infrastructure on Cypress Street to facilitate access to the driveway on the site.
- (i) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site and lighting at the Cypress Street and West 4th Avenue intersection to current COV standards and IESNA recommendation.
- (j) Countdown timers and LED lighting at the signalized intersection of Cypress Street & West 4th Avenue.
- (k) 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: as-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.
- (l) Provision of lane lighting on standalone poles with underground ducts.
- (m) Provision to relocate or replace existing COV communication vault and relocate or replace associated infrastructure, including but not limited to fibre optic and copper communication cables, to comply with current COV standards.

The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services and in conformance with Standard Specification of the City of Vancouver Lighting (draft), Canadian Electrical Code and the Master Municipal Construction Documents (latest edition).

Should any existing City infrastructure adjacent to the site be damaged during construction activities then the existing infrastructure is to be *replaced* to current Standard Specification of the City of Vancouver for Street Lighting (draft), Canadian Electrical Code and the Master Municipal Construction Documents (the latest edition). Replacement is to be determined at the sole discretion of the General Manager of Engineering Services.

Note to Applicant: An existing communications chamber is located within the proposed driveway crossing. Contact Electrical Operations prior to any work surrounding the chamber.

6. 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 consultation with B.C. Hydro includes an area 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.

7. A natural watercourse Section 219 Covenant may be required based on the presence of an old stream(s).

Affordable Housing

8. Make arrangements to the satisfaction of the General Manager of Arts, Culture and Community Services and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant securing all dwelling units in the building as for-profit affordable housing units for the longer of 60 years and life of the building, subject to the following additional conditions:

- (a) A no separate-sales covenant.
- (b) A no stratification covenant.
- (c) That none of such units will be rented for less than one month at a time.
- (d) That a rent roll be provided indicating the agreed initial monthly rents for each rental unit, when the Housing Agreement is entered into and again prior to development permit issuance.
- (e) That the average initial starting monthly rents for each unit type will be at or below the following rents subject to adjustment as contemplated by Section 3.1B(c) of the Vancouver Development Cost Levy-By-law:

Unit Type	1906-1918 West 4th Avenue Proposed Average Starting Rents
Studio	\$1,646
1-bedroom	\$1,903
2-bedroom	\$2,756
3-bedroom	\$3,702

- (f) That a final rent roll be provided, prior to issuance of an occupancy permit, to the satisfaction of General Manager of Arts, Culture, and Community Services and the Director of Legal Services, that reflects the agreed initial monthly rents as of occupancy in order to address potential changes in unit mix and/or sizes between the rezoning and development permit issuance, and to allow for the rents to be increased annually from the time of the public hearing to initial occupancy, as per the maximum increases authorized by the Vancouver Development Cost Levy By-law.

- (g) Such other terms and conditions as the General Manager of Arts, Culture, and Community Services and the Director of Legal Services may in their sole discretion require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter prior to enactment of the rezoning by-law.

Environmental Contamination

9. As applicable:

- (a) Submit a site profile to Environmental Services (Environmental Protection).
- (b) 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.
- (c) 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 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 site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been provided to the City.

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 covenants pursuant to Section 219 of 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 are considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, and letters of credit, and provide for the withholding of permits, as deemed appropriate by, and in the form and content satisfactory to, the Director of Legal Services.

* * * * *

**1906-1918 West 4th Avenue
DRAFT CONSEQUENTIAL AMENDMENTS**

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

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 11879

Amend Schedule A (CD-1 Zoning Districts Regulated by Part 9) by adding the following:

“1906 West 4th Avenue [CD-1 #] [By-law #] C-2B”

DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW NO. 6555

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

“[CD-1#] [By-law #] 1906-1918 West 4th Avenue”

* * * * *

**1906-1918 West 4th Avenue
ADDITIONAL INFORMATION**

1. Urban Design Panel Minutes

EVALUATION: Support with recommendations.

Introduction: Rezoning Planner, Derek Robinson, introduced the proposal to rezone the secured market rental housing policy providing 100% rental housing over ground-floor commercial uses. The policy allows for consideration of rezoning proposals on C-2 zoned sites for up to 6 storeys. The applicant reduced the proposed height from 6 to 5 storeys based on Staff comment.

The site is located 4 blocks west of Granville bridge, and 2 blocks north of Arbutus greenway. West 4th Av is zoned C-2B in this area with primarily 2 and 3 storey mixed use buildings, while RM-4 multi-family residential is to the north and south. Burrard St is one block east with several 6 storey developments zoned C-3A.

The site is a 4-lot assembly, located on the SW corner of W 4th Av and Cypress Street. The site is currently zoned C-2B and occupied by the former CFUN radio building and a single-family dwelling which is not a character home. There is an approximate 14.5 ft cross fall down to the intersection.

The applicant is proposing a 5-storey mixed-use building with 32 secured market rental units, 75% of which are family-oriented 2- and 3-bedroom units, at an overall density of 3.13 FSR. Engineering is prepared to accept parking access off Cypress St rather than the lane, due to grade challenges and the desire for viable CRU's along W 4th.

40 parking stalls are proposed, along with 46 bicycle stalls. Indoor and outdoor amenity areas are provided off the lane near to Cypress St. An SRW to achieve a 5.5m sidewalk along W 4th Av is being provided.

The Panel will have a chance to see this application again after Public Hearing, should it progress to a Development Permit stage.

Development planner Patrick Chan started with an outline of the site's topographic challenges. Namely, how the 15 ft. cross-fall led to difficulties to locate the parking ramp along the lane. The parking access from Cypress Street is a response to this challenge. Following that, the C-2B base zone was reviewed as often the base zone is used as a guide for urban design performance in rezonings. In addition to a 40 ft. height limit, the C-2B by-laws prescribes that no portion of the building should extend over a secondary height envelope formed by a 30° angle starting from a height of 24' at the north property-line. (Section 4.3.1 C-2B By-law) This regulation's intention is to minimise shadowing to the north, particularly on sidewalks, and to maintain a lower datum-line in keeping with the existing older building's cornices which are set about two floors up. Chan then pointed out the proposed building height was brought from a previous six storeys iteration to the current five storeys for compatibility with the surrounding four-storeys mixed use buildings on West 4th Avenue.

After introducing the design and policy parameters, the massing as discussed: The fifth floor is stepped back 8 ft. along the Cypress Street side to minimise upper storey bulk and the

appearance of height. There is however very minimal stepping back along the West 4th and lane sides; instead, the verticality is broken by a change to a lighter colour on the fifth floor. The retail units' entry areas are angled to provide some visual interest to the pedestrian experience, and the corner retail unit also wraps around to Cypress to activate that face. Residential layout-wise, a standard double-loaded corridor configuration is used. To accommodate more rental stock, some units are narrow with depths exceeding 35'. As a result, some bedrooms may have challenges meeting the horizontal angle of daylight requirements. The building's amenity spaces – indoor and outdoor – are located at its southeast corner along the lane at grade.

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

1. Overall Massing in terms of shadowing, sensitive and neighbourly transitions, contextual fit with the wider West 4th fabric, and defining the West 4th and Cypress corner.
2. Livability and usability in terms of ensuring natural daylighting to all units, as well as the programming and layout of the amenity spaces.
3. Potential safety issues, especially along the lane. The planning team then took questions from the panel.

Applicant's Introductory Comments: Feedback heard from the public meeting is the attachment to the urban fabric and small scale of west 4 th in regards to the frontage, therefore breaking up the frontage helped to fit in with the West 4th feel.

There are decks with posts that add to the massing of the building. Also, to assist with the breaking of the mass and better fit in the smaller scale neighborhood, the stairs are positioned in the middle to break the mass into two and the renderings are different colors. The stairs have windows to encourage individuals to use the stairs more, as it discharges onto Cypress St.

The corner was made quite open and was advised from planning the entrance to the corner unit is made by Cypress; activities are drawn from Cypress St.

The angles are harmonized with the straight line on top of the corner to add some interest.

There will be evergreen bushes to screen the wall to the amenity space. Behind the wall there is a bike storage, and there is a connection inside to the elevator. The mezzanine connects individuals to the bike storage, garbage room and amenity spaces.

Landscape focused on street edges and there will be plating of new trees along Broadway and Cypress. There are taller and narrow evergreen planting along the wall and lane and low evergreen edges along the patio. Within the amenities area there will be free standing planters.

It was noted that the clients plan to keep the building, and had looked into reducing the height from 6-5 storey, but this would mean the value of rental is compromised. 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. Wen and seconded by Mr. Neale 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:

- Further design development to minimize shadowing on the north sidewalk on West 4th;

- Combining the indoor and outdoor amenity space;
- Further design development to elevations especially the west 4th elevation to break up the rigidity architectural expression.

Related Commentary: The panel supported the height, use and the general massing. The panel also supported the Rental 100 program at this location.

A major concern was the shadowing of the sidewalk. The sentiment was to preserve the sunlight on the sidewalk due the amount of foot traffic. The north side is an area known to have minimal shadowing and more sun, design development should secure this feature. Suggestions included pulling back the corner on the top floor or deleting the overhang, and decreasing the amount of solar shading.

West 4th is a prominent corner; the panel noted that further design development of the architectural expression was needed especially at the DP stage; the building currently is not expressed to take advantage of its location at the prominent West 4th and Cypress corner. More design development can be conducted at the DP stage to help add visual and architectural interest to this corner.

Transitioning of the scale across the lane should be further explored.

A panelist noted the cuts out seem to make both bedrooms smaller. Consider filling in to help with livability and shadowing.

A panelist noted the priorities of the development were backwards and the focus should be on the street.

Panel supported the amenity space required further improvement and creating a bigger and meaningful indoor space would be successful. The outdoor amenity space will not be useful; it is too small and too plain.

Additional suggestions included to connect both the indoor and outdoor and use the amenity space as a way to transition. There were divided opinions on the saw tooth in regards to the public realm.

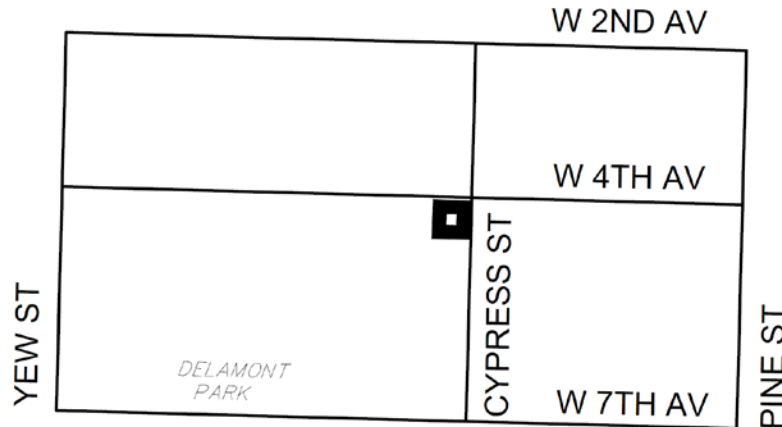
Opinions included West 4th does not have a saw tooth typology on the ground plain, therefore anything that can be done to free up space would be beneficial. Additional comments included the blank wall at the bike room would benefit from some daylight space and a window. There is a wall to the pad-mounted transformer that will be visible as you are coming around the corner on the lane. More consideration to how this wall will function. The balconies appear rigid and repetitive.

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

2. Public Consultation Summary

Public Notification – A rezoning information sign was installed on the site on February 20, 2018. Approximately 4,060 notification letters were distributed within the neighbouring area on or about March 7, 2018. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (Vancouver.ca/rezapps).

Notification Area



Community Open House – A community open house was held on March 22, 2018 at the Kitsilano Community Centre, located at 2690 Larch Street. Staff, the applicant team, and 32 people attended the open house.

Public Response – Public responses to this proposal have been submitted to the City as follows:

- In response to the March 22, 2018 open house, a total of 14 comment sheets were received from the public.
- A total of 114 emails and online comment forms were also received.

Of the 128 comments received, the majority were in support, with a smaller percentage being either directly opposed or critical of particular aspects of the proposal.

Below is a summary of all feedback received from the public by topic, and ordered by frequency:

Comments of support:

- **The provision of new rental housing:** Respondents expressed support for the provision of more purpose built rentals. Many individuals were specifically pleased with this opportunity to create greater levels of age and economic diversity in the Kitsilano neighbourhood.
- **Appropriateness of location:** Respondents were in support of locating this project in an area with good arterial access and which is in close proximity to transit, amenities, downtown, and UBC.

- **Acceptable levels of height and density:** Respondents were in support of the proposed building's height and considered increasing density important to providing improved housing affordability in Vancouver. Many individuals also felt that the site could support greater increases in height than what is being proposed.
- **Unit mix:** Respondents appreciated the number of two and three bedroom units being proposed. Many of those who commented considered there to be a significant need for more family-friendly units in Vancouver and the Kitsilano neighbourhood.
- **Building design:** Respondents were support of the overall building design and architecture, with some individuals particularly appreciative of the street treatment for commercial uses.
- **Lack of displacement of existing tenants:** Respondents expressed an appreciation for the project increasing rental housing stock without displacing existing tenants.

Comments of non-support:

- **Building height:** Respondents considered the building too high for the context, with many stating that, if approved, it would cast shadows on sidewalks and neighbouring sites. Respondents made various suggestions for maximum height appropriate for the site, with many proposing a four-storey maximum. Some individuals felt that a two-storey building would be more consistent with neighbouring sites.
- **Traffic flow, parking, and congestion:** Respondents were concerned that the development could contribute to increased traffic congestion and reduced safety in the alley and along West 4th Avenue. Some individuals also felt that the development would lead to the reduced availability of on-street parking.
- **Location and neighbourhood fit:** Respondents considered the proposed to development to be incongruous with the unique character of the Kitsilano neighbourhood.
- **View impacts:** Respondents were concerned that the proposed building would obstruct the views of neighbours to the south.
- **Precedence set for future development:** Respondents expressed concern that the approval of this rezoning application would set a precedent for future rezoning proposals along West 4th Avenue, leading to excessive heights and development.
- **Too much parking:** Respondents considered the proposed development to be offering too much parking considering the area's walkability and access to transit. Some individuals would prefer a greater emphasis on ride share and cycling.
- **FSR too low:** Respondents would prefer more units, particularly given the site's proximity to future transit options such as the Broadway subway and Arbutus Greenway streetcar.
- **Impacts to Cypress Bike Route:** Respondents considered the Cypress Bike Route to be busy and important. Many of these individuals expressed concerns that increased vehicle traffic would negatively impact the bike route.

- **Construction impacts:** Respondents indicated that the development and its construction would generate disruptive noise and limit access to the lane and surrounding streets.
- **Lowering of property values:** Respondents suggested that if the proposed development were to block their views it could lead to a reduction in their property values. Some individuals stated that they purchased a home in the area because of existing zoning bylaws which limit building heights.

The following miscellaneous comments were received from the public (note: these topics were less common than those ranked above).

Comments of support:

- New retail units on West 4th Avenue will be beneficial to the neighbourhood
- The outdoor amenity space is a reasonable size
- Locating the outdoor amenity space next to the alley will improve safety by adding 'eyes on the street'
- The massing of the proposed building is adequate
- The unit sizes are reasonable

Comments of non-support:

- Would prefer greater setbacks at the lane
- Concern that renderings are inaccurate and fail to take into consideration the bike lane median and traffic diversion caused by this median
- The introduction of 32 new rental units will burden existing community amenities
- Concern that rentals will not be affordable for local families
- The proposed development will lead to increases in housing costs for those in the neighbourhood
- 3.13 FSR is excessive given existing C-2B zoning which allows 2.56 FSR
- The proposed development's patios and terraces will create noise in an otherwise quiet neighbourhood
- Concerned with the displacement of the Salvation Army and Rain or Shine Ice Cream
- The proposed development should include more family size units
- The building design is not architecturally appealing or complementary to the area's architectural history
- Concerned that the development's south side will look down into neighbours windows
- The location of commercial loading (across from parkade entrance to 1933 W 5th) may force trucks to use neighbouring parkade entrance and cause disruptions
- The proposal requires too much consultation
- The proposed development could lead to the demolition of a potentially significant building

Neutral comments/suggestions/recommendations:

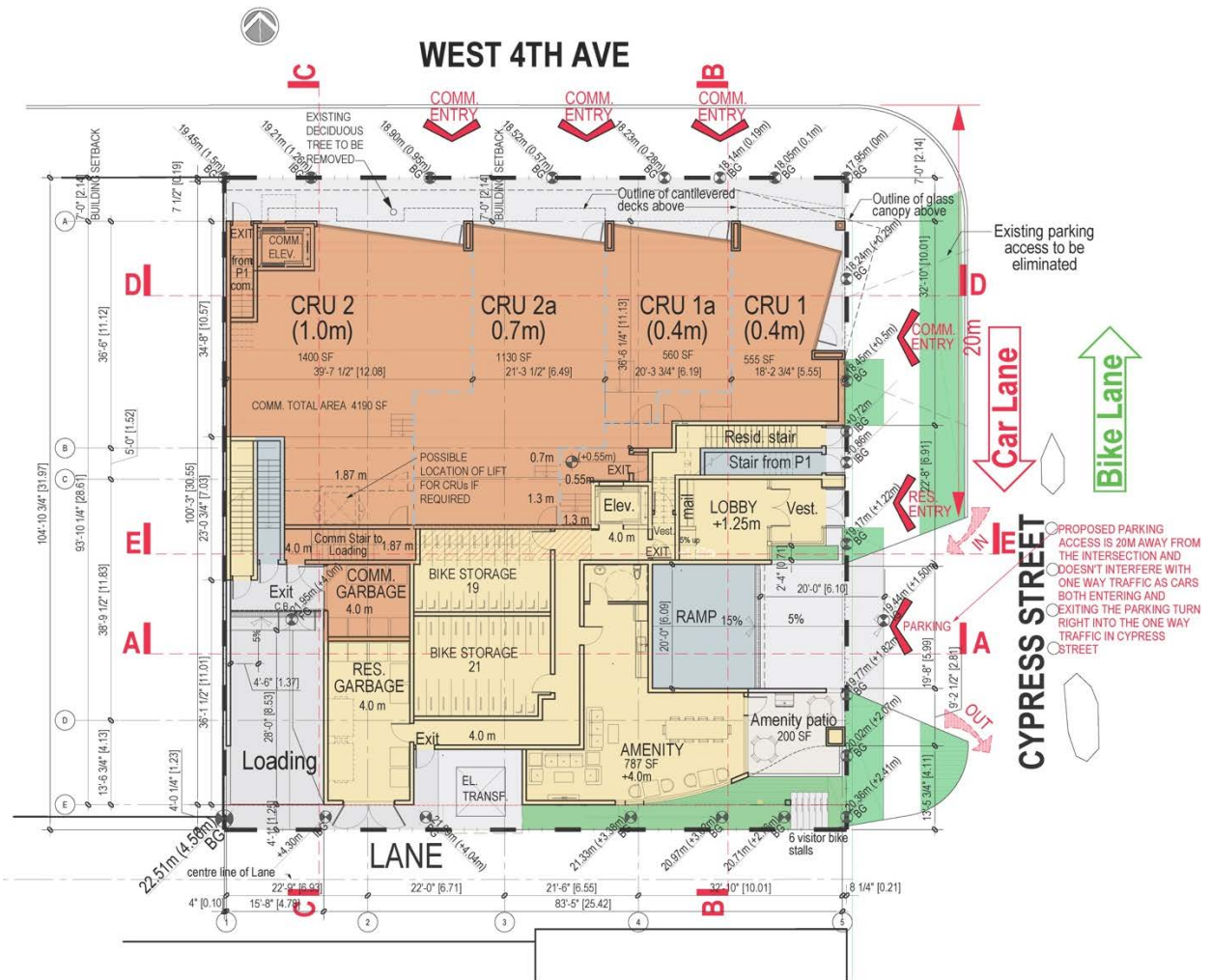
- Traffic congestion could be avoided by placing the parking lot entrance in the alley
- Cypress Street could be made a motorist only one way street. This street could turn right at the alley or at West 5th Avenue
- A vehicle sensor could be added on the south side of Maple at the Maple and W 4th Avenue intersection to trigger the existing pedestrian controlled traffic signal and assist with larger volumes of vehicle traffic
- Would like to see a variation in building frontages along West 4th Avenue, i.e. bump outs or different materials

- Increased setbacks could better maintain neighbourhood continuity and help to protect view corridors
- The development could include a rooftop amenity space or green roof
- Ensure wheelchair accessible units are included in the development. These units could be at grade. Ensure these units have places of refuge in case of emergency
- Street trees should be included in the landscaping
- Balconies facing West 4th Avenue are not necessary as this is a busy street and they may get little use
- Locating the amenity space next to the alley will make it undesirable and result in little use
- Amenity space must be no smoking and have restricted hours (8am - midnight) in order to limit disruption for neighbours
- Weather protection on building facades would benefit pedestrians
- Parking entrance should be on West 4th Avenue rather than Cypress Street
- Turns should not be allowed onto Cypress Street from the West 4th Avenue bike lane
- Alley needs speed bumps to slow traffic
- Taking out one way street between alley and West 5th Avenue will lead to drivers taking Cypress instead of Burrard Street
- In order to limit potential congestion, traffic exiting the building should be directed to turn towards West 4th Avenue (rather than south)
- The 4th Avenue Bike Route is the only bicycle friendly street in the area
- Allowing two levels of parking sends mixed messages as to the City's support of bike usage
- Would support ride share and re-purposing some of the parkade (i.e. more bike parking or amenity space)
- Projects of this scale should not require rezoning
- Development permit charges should not be waived - rental rates can only be fixed for one year after occupancy
- This site was recommended as a Priority Site for the Vancouver Heritage Register Upgrade. A Statement of Significance (to National Heritage Standards) could be undertaken as part of terms of development approval. Consider the potential for a Heritage Revitalization Agreement which could retain all or part of existing building
- Impacted neighbours or those who cannot afford market rental rates should be compensated

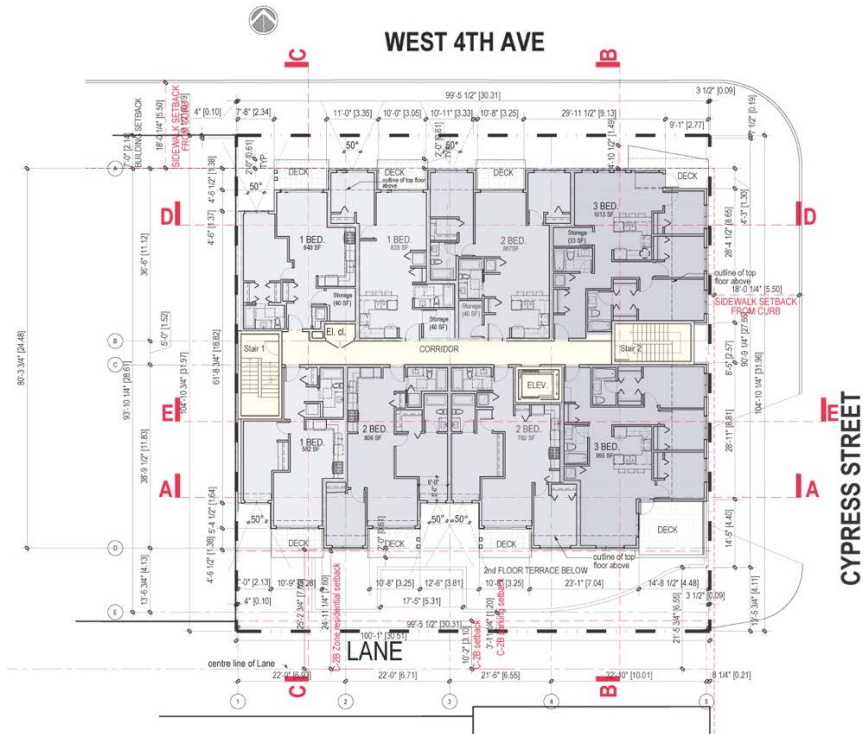
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1906-1918 West 4th Avenue
FORM OF DEVELOPMENT DRAWINGS

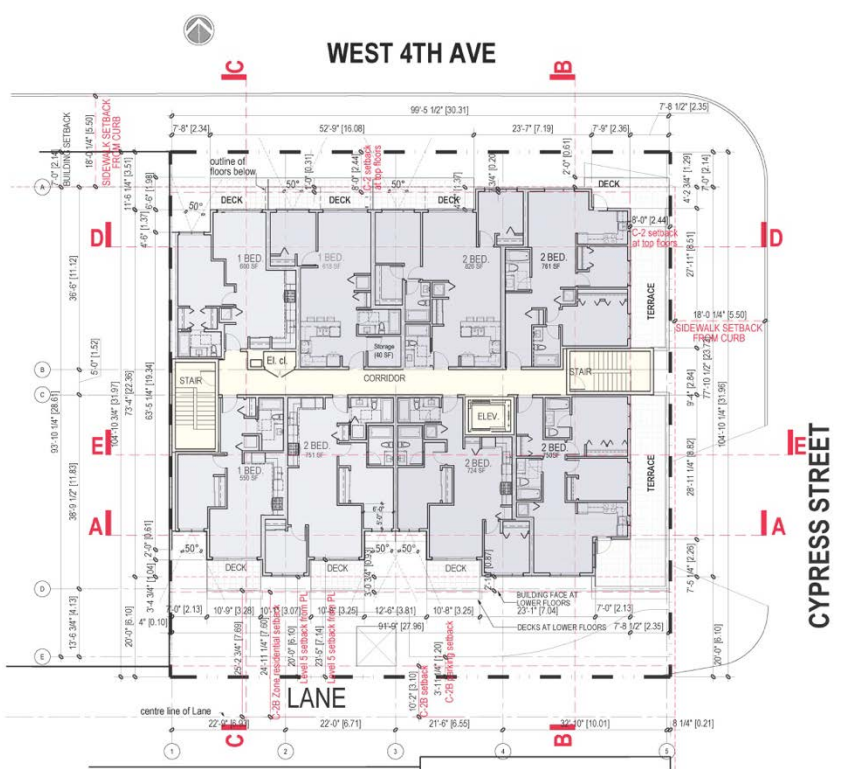
Site Plan/Ground Floor



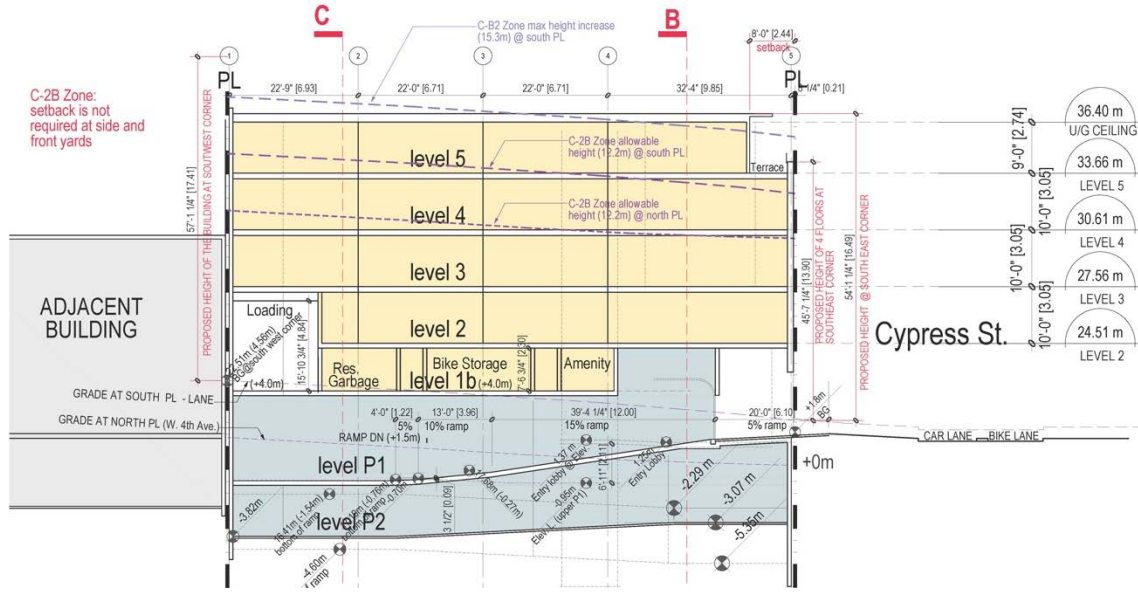
Third Floor Plan



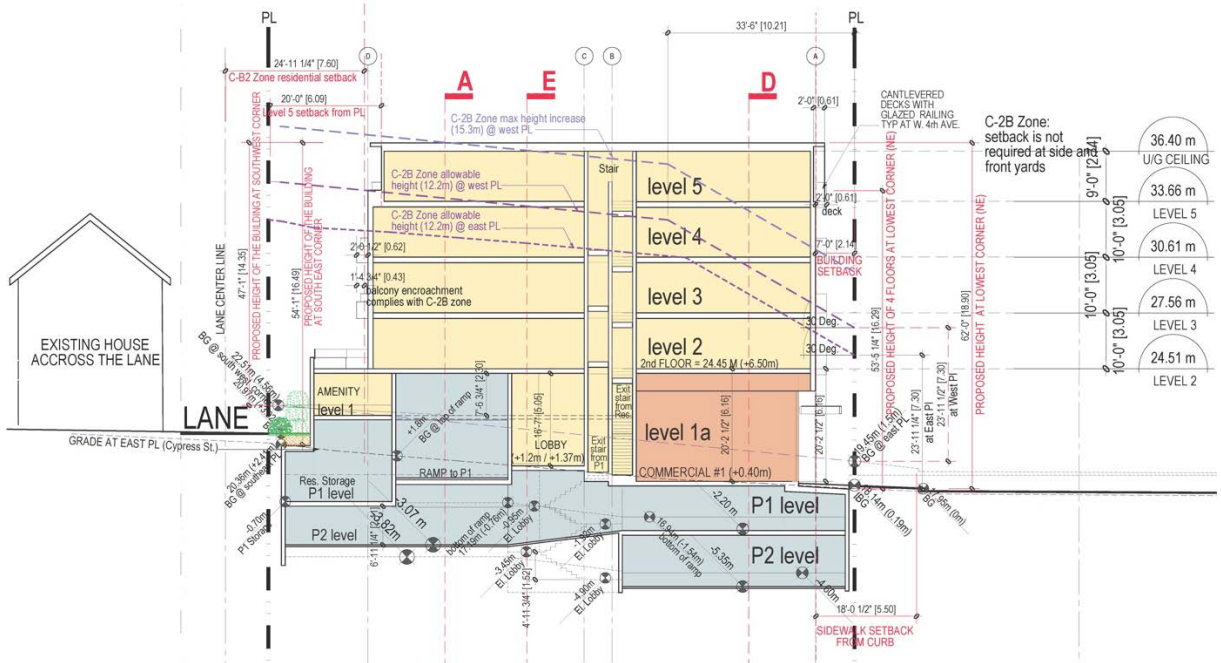
Fifth Floor Plan



West-East Section



North-South Section



**1906-1918 West 4th Avenue
DEVELOPMENT COST LEVY WAIVER ANALYSIS**

To qualify for waiver of the Development Cost Levy (DCL) for the residential floor space, the application must meet the criteria set out in the relevant DCL By-law under section 3.1A. This application qualifies as outlined below.

- (a) All dwelling units proposed in the building will be secured as rental through the Housing Agreement called for in the Conditions of Approval (Appendix B).
- (b) None of the proposed dwelling units will be strata units, as required through the Housing Agreement.
- (c) The average size of the proposed dwelling units will not be greater than specified in the DCL By-law.

Unit Type	No. units proposed	DCL By-law maximum average unit size	Proposed average unit size
Studio	1	42.0 m ² (450 sq. ft.)	40.3 m ² (434 sq. ft.)
1-bedroom	11	56.0 m ² (600 sq. ft.)	52.0 m ² (559 sq. ft.)
2-bedroom	14	77.0 m ² (830 sq. ft.)	73.8 m ² (794 sq. ft.)
3-bedroom	6	97.0 m ² (1,044 sq. ft.)	92.7 m ² (998 sq. ft.)

- (d) The average initial rents for the proposed dwelling units do not exceed rents allowed for by section 3.1A(d) of the DCL By-law.

Unit Type	No. units proposed	DCL By-law maximum average unit rent (2018)* (Eastside/ Westside)	Proposed average unit rent**
Studio	1	\$1,496/ \$1,646	\$1,646
1-bedroom	11	\$1,730/ \$1,903	\$1,903
2-bedroom	14	\$2,505 / \$2,756	\$2,756
3-bedroom	6	\$3,365/ \$3,702	\$3,702

*The maximum rents are subject to annual adjustment as per section 3.1A(d) of the DCL By-law.

**The proposed rents are subject to annual adjustment as per section 3.1B(c) of the DCL By-law.

By way of the Housing Agreement, the tenure of the housing will be secured as rental for the longer of the life of the building and 60 years, and the initial rents at occupancy will be secured to meet the averages set out under (d) above.

* * * * *

**1906-1918 West 4th Avenue
PUBLIC BENEFITS SUMMARY**

Project Summary:

Five-storey mixed-use building with commercial at grade and 32 secured for profit affordable rental housing units

Public Benefit Summary:

The proposal would provide 32 for profit affordable rental housing units secured for the life of the building or 60 years, whichever is longer. DCL's on the commercial component will be received.

	Current Zoning	Proposed Zoning
Zoning District	C-2B	CD-1
FSR (site area = 975.1 sq. m (10,495.9 sq. ft.))	2.50	3.08
Buildable Floor Space (sq. ft.)	26,239.7 sq. ft.	32,360.8 sq. ft.
Land Use	Mixed-Use	Mixed-Use

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required ¹	City-wide DCL ^{2,3}	\$416,641	\$61,309
	City-Wide Utilities DCL ³	\$222,018	\$21,193
	Public Art	N/A	N/A
	20% Social Housing	N/A	N/A
Offered Public Benefits	Heritage and Amenity Bonus Density	N/A	N/A
	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social, Community and Civic Facilities		
Other			
TOTAL VALUE OF PUBLIC BENEFITS		\$638,659	\$82,502

Other Benefits (non-quantified components):

32 units of for profit affordable rental housing units secured for the life of the building or 60 years, whichever is longer.

¹ Based on rates in effect as at September 30, 2018. DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification.

² City-Wide DCL revenues are allocated as follows: Replacement Housing (36%); Transportation (25%); Parks (18%); Childcare (13%); and Utilities (8%).

³ DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's [DCL Bulletin](#) for details.

1906-1918 West 4th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	1906-1918 West 4th Avenue
Legal Description	Lots 17, 18 and 20, all except Part in Plan 3932; Lot 19, except (A) the East 20 Feet and (B) Part in Plan 3932; and The East 20 Feet of Lot 19, except Part in Plan 3932; all of Block 246 District Lot 526 Plan 590; PIDs: 015-245-543, 015-245-551, 015-245-560, 015-245-659, 015-245-608 respectively
Applicant/Developer	Harkerson B.C. Wholesale Lumber (1966) Ltd.
Architect	Rositch Hemphill Architects
Property Owner	Harkerson B.C. Wholesale Lumber (1966) Ltd.

SITE STATISTICS

Site Area	975.1 sq. m (10,495.9 sq. ft.)
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DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed	Staff Recommendation (if different than proposed)
Zoning	C-2B	CD-1	
Uses	Commercial and Residential	Commercial and Residential	
Max. Density	2.50 FSR	3.13 FSR	3.08 FSR
Floor Area	2,437.75 sq. m (26,239.7 sq. ft.)	3,055.3 sq. m (32,887 sq. ft.) Commercial: 390.7 sq. m (4,205 sq. ft.) Residential: 2,664.6 sq. m (28,682 sq. ft.)	3,006.4 sq. m (32,360.8 sq. ft.) Commercial: 390.7 sq. m (4,205 sq. ft.) Residential: 2,615.8 sq. m (28,155.8 sq. ft.)
Maximum Height	15.3 m (50.2 ft.)	18.8 m (61.8 ft.)	
Parking, Loading and Bicycle Spaces	As per Parking By-law	As per Parking By-law: 35 vehicle spaces, 1 Class B loading space, and 43 Class A and 3 class B bicycle spaces.	As per Parking By-law: 32 vehicle spaces, 1 Class B loading space, and 40 Class A and 6 class B bicycle spaces.