



POLICY REPORT

Report Date: January 2, 2019
Contact: Karen Hoes
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RTS No.: 12887
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: 441-463 West 59th Avenue

RECOMMENDATION

- A. THAT the application by iFortune Homes Ltd. on behalf of iFortune West 59 (BT) Ltd., the registered owner, to rezone 441-463 West 59th Avenue [*Lots 9 to 12, all of Block 1005 District Lot 526 Plan 9489; PIDs 009-671-927, 009-671-951, 009-671-960 and 009-671-994 respectively*], from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 0.70 to 2.50 and the building height from 10.7 m (35 ft.) to 21.3 m (70 ft.) to permit the development of two six-storey residential buildings with a total of 63 market strata housing units, be referred to a Public Hearing, together with:
- (i) plans prepared by W.T. Leung Architects Inc., received April 11, 2018;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application 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, subject to the enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C;

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

- C. THAT Recommendations A and B be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and 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.

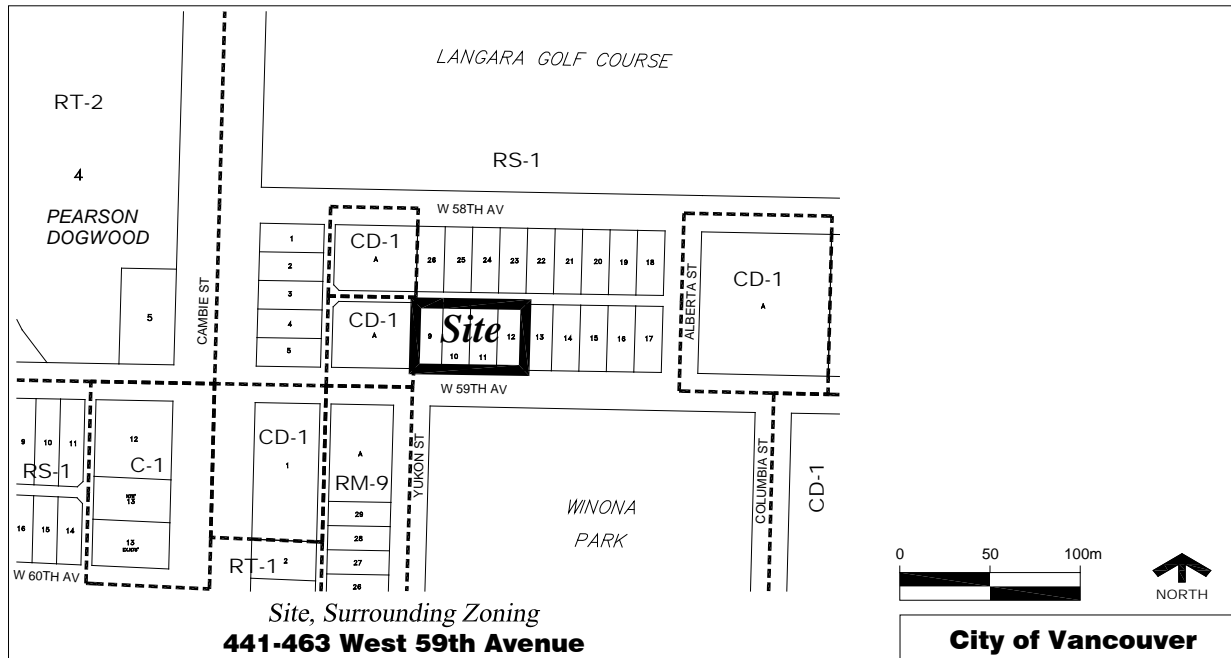
REPORT SUMMARY

This report evaluates an application to rezone 441-463 West 59th Avenue from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of two six-storey residential buildings comprised of 63 market strata housing units. A height of 21.3 m (70 ft.) and an FSR of 2.50 are proposed. The site is located in the Cambie area of the *Marpole Community Plan* (the "Plan").

Staff have assessed the application and support the proposed uses and form of development, subject to the design development and other conditions outlined in Appendix B. It is recommended that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the Public Hearing, along with the conditions of approval outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- *Marpole Community Plan* (2014, amended up to 2017) (the "Plan")
- *Community Amenity Contributions – Through Rezoning* (1999, amended up to 2018)
- *High-Density Housing for Families With Children Guidelines* (1992)
- *Family Room: Housing Mix Policy for Rezoning Projects* (2016)
- *Green Buildings Policy for Rezoning* (2009, amended up to 2018)
- *Greenest City 2020 Action Plan* (2011)
- *Vancouver Neighbourhood Energy Strategy* (2012)
- *Renewable City Strategy* (2015)
- *Urban Forest Strategy* (2014)

Figure 1: Site at 441-463 West 59th Avenue and surrounding zoning

REPORT

Background/Context

1. Site and Context

This 2,229.9 sq. m (24,002.0 sq. ft.) site is on the north side of West 59th Avenue, between Cambie and Alberta streets. The site is comprised of four legal parcels with a frontage of 61.0 m (200.0 ft.) along 59th Avenue. It is 36.6 m (120.0 ft.) deep and slopes approximately 2.4 m (7.9 ft.) from the lane down to the street. It is located in the Cambie sub-area of the *Marpole Community Plan*. To the north of the site is one row of single family homes and the Langara Golf Course, and to the south is Winona Park. The Pearson Dogwood lands are located nearby, west of Cambie Street at 59th Avenue.

The site is currently developed with four single-family dwellings. Existing developments on this block reflect what is permitted under the current base zoning of RS-1, which allows a maximum height of 10.7 m (35 ft.) and a density of 0.70 FSR. Immediately to the west and northwest of the site are two six-storey residential proposals approved under the *Marpole Community Plan*, zoned CD-1 (689) and CD-1 (690). Development permits for these two sites were issued on November 26, 2018.

2. Policy Context

Marpole Community Plan (2014, amended to 2017) – In 2014, Council adopted the *Marpole Community Plan* (the “Plan”) following a comprehensive planning process. The Plan provides direction on land uses, density limits, building heights and building forms for sites within Marpole.

The subject site is within the Cambie neighbourhood of the Plan and Subsection 6.4.6 of the Plan contemplates residential buildings of up to six storeys and density of up to 2.5 FSR at this location. Section 7 of the Plan, “Built Form Guidelines”, also includes guidelines for the building forms.

Family Room: Housing Mix Policy for Rezoning Projects (2016) – In July 2016, Council updated family unit requirements for new rezoning applications to provide a minimum of 35% of total units as suitable for families, including a minimum of 25% two-bedroom units and a minimum of 10% three-bedroom units. Section 8 of the Plan (Housing) also requires that new multi-family developments have two- and three-bedroom units for families.

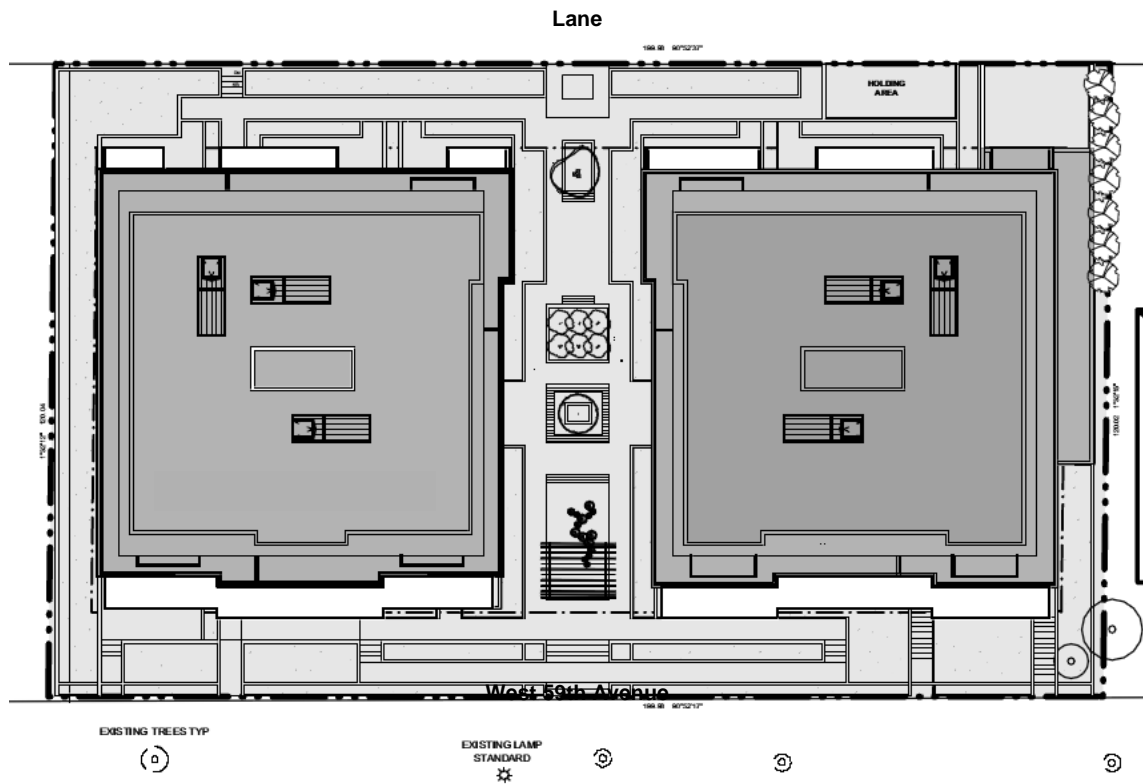
Strategic Analysis

1. Proposal

The application proposes to rezone the site from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to allow the development of two six-storey residential buildings (see Figures 2 and 3).

A total of 63 dwelling units are proposed – 20 one-bedroom units (32%), 35 two-bedroom units (55%), and 8 three-bedroom units (13%). A density of 2.50 FSR is proposed with a maximum building height of 21.3 m (70 ft.). Two levels of underground parking are proposed, to be accessed from the lane.

Figure 2: Site Plan



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

Land Use and Density

The site, currently zoned RS-1 (One-Family Dwelling) with a maximum FSR of 0.70, is located within the Cambie sub-area of the Plan, where rezoning applications proposing residential buildings up to six storeys and up to 2.5 FSR may be considered. At six storeys residential and 2.50 FSR, the proposal meets the intents of the Plan. The application exceeds the minimum 35% family units requirement under the *Family Room: Housing Mix Policy for Rezoning Projects* by proposing a total of 68% family units in a mix of two- and three-bedroom units.

Figure 3: Perspective View (looking northeast from 59th Avenue and Yukon Street)



Form of Development

The buildings proposed in this application are consistent with the density, height, and built form guidelines set out in the Plan. The buildings include setbacks above the fourth storey, and the design includes variety between the two buildings within one single architectural concept. To provide visual interest and activation of the public realm, ground-floor units have entrances and patios facing the street and lane, and the indoor and outdoor amenity spaces are co-located on the ground floor at the southern end of the courtyard near the main building entrances. A children's play area is proposed in the shared central courtyard.

The proposal was reviewed and supported by the Urban Design Panel on May 16, 2018 with recommendations for design development to improve the visibility and accessibility of the entry lobbies.

In conclusion, staff recommend approval of the proposed form of development subject to conditions outlined in Appendix B.

The form of development is illustrated in Appendix E and the development statistics are summarized in Appendix H.

3. Transportation and Parking

Parking access is provided from the lane, leading to two levels of underground parking. Under the Parking By-law, the minimum required parking for the proposed residential uses on the site is 67 spaces. The application proposes a total of 99 vehicle parking spaces for the 63 dwelling units, including 4 accessible spaces and 15 small car spaces, meeting the Parking By-law requirement.

Further, under the Parking By-law, the minimum required bicycle parking is 79 Class A spaces and 6 Class B spaces. The application proposes 82 Class A bicycle spaces and 6 Class B bicycle spaces, meeting this requirement.

The site is well served by transit. The Canada Line and frequent bus service is available along Cambie Street, and nearby bikeways exist on Cambie Street, on 58th Avenue east of Cambie Street, on 59th Avenue west of Cambie Street, and on Ontario Street.

4. Environmental Sustainability

The *Green Buildings Policy for Rezoning* (amended May 2, 2018) requires that residential rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy. The new requirements are mandatory for all rezoning applications received after May 1, 2018. Applications received prior to May 1, 2018, may choose to meet this updated version of the policy or the preceding version.

This application, received April 11, 2018, has opted to satisfy the updated version of the *Green Buildings Policy for Rezoning* under the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces.

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

The Plan also recommends a deconstruction plan for diverting demolition waste. A condition of rezoning in Appendix B requires a Recycling and Reuse Plan.

PUBLIC INPUT (refer to Appendix D)

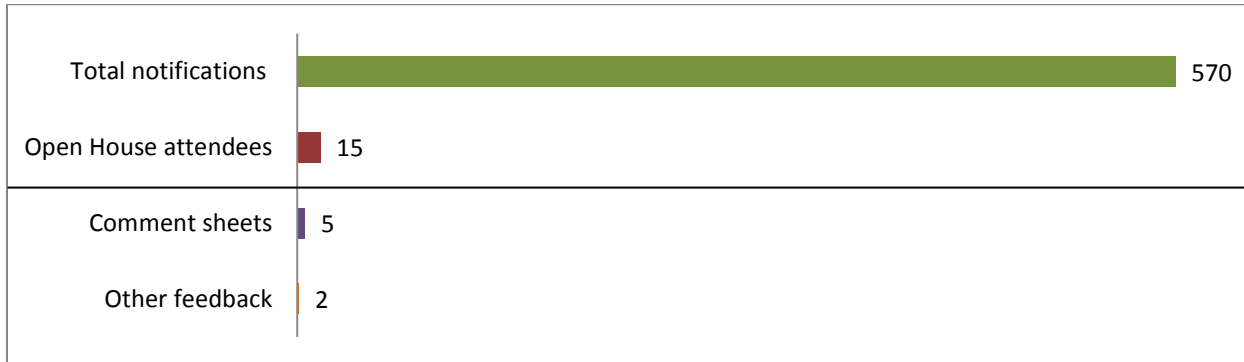
Public Notification and Community Open House – A rezoning information sign was installed on the site on April 11, 2018, which included information about the community open house. A total of 570 notifications were distributed within the neighbouring area on or about

April 23, 2018. Notification and application information, as well as an online comment form, were provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

The community open house was held on May 7, 2018 at Peretz Centre, 6184 Ash Street. Staff, the applicant team, and a total of approximately 15 people attended the event.

Public Response – In response to the public consultation process, approximately 7 pieces of feedback were received, including open house comment sheets, emails, and additional written submissions, as shown in Figure 4 below.

Figure 4: Notification and Public Response



Comments of Support – Overall, main comments of support include the building design and neighbourhood fit, as well as the proposed amenity spaces.

Comments of Concern – Three respondents expressed concern there were too many parking spaces provided, with two respondents suggesting private vehicle spaces be replaced with rideshare spaces. Staff note that the Parking By-law has no maximum parking requirement and that the proposed parking is compliant with the Parking By-law.

PUBLIC BENEFITS

In response to City policies which address changes in land use and density, this application for rezoning 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) and engineering infrastructure.

The site is subject to the City-wide DCLs and City-wide Utilities DCLs on the proposed 5,582.1 sq. m (60,085.7 sq. ft.) of residential floor area. Based on rates in effect as of September 30, 2018, total DCLs of approximately \$1,698,022 would be anticipated from this development.

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 – The *Public Art Policy and Procedures for Rezoned Developments* requires rezoning applications involving a floor area equal to or greater than 9,290 sq. m (100,000 sq. ft.) allocate a portion of their construction budgets to public art or provide cash in lieu as a condition of rezoning. As the proposed floor area is below the minimum threshold, no public art contribution will arise from this application.

Offered Public Benefits:

Community Amenity Contribution (CAC) – Within the context of the City's *Financing Growth Policy*, an offer of a community amenity contribution to address the impacts of rezoning can be anticipated from the owner of a rezoning site. Such a CAC is typically made through the provision of either on-site amenities or a cash contribution towards other public benefits, taking into consideration community needs, area deficiencies and the impact of the proposed development on City services.

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

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

The applicant has offered a total cash CAC of \$2,880,570 using the target CAC rate of \$716.33 per sq. m (\$66.55 per sq. ft.) based on the net additional increase in floor area 4,021.24 sq. m (43,284 sq. ft.). The application was received on April 11, 2018, and changes to the target CAC rate for this area made on September 30, 2018, are not applicable to this application. Staff recommend that the cash CAC from this rezoning application, if approved, be allocated to support delivery of the Marpole Public Benefits Strategy described below.

Marpole Public Benefits Strategy – The Marpole Public Benefits Strategy (PBS), found in Chapter 17 of the Plan, identifies public benefits and infrastructure to support growth in the Marpole area, including both short-term and long-term priorities, such as housing, childcare, parks and open space, community facilities, transportation, utilities and heritage. Under the Marpole PBS, 5% of the cash CACs would be allocated to support Heritage Conservation city-wide.

The delivery of public amenities and infrastructure funded from development contributions are prioritized based on community need and availability of CACs and other funding. Current priorities include the delivery of affordable housing, new childcare spaces, a new Fraser River Park and the renewal of the Marpole-Oakridge Community Centre and the Marpole Library. A list of future priority projects beyond those projects included in the 2019-2022 Capital Plan will be brought forward by staff as part of the capital plan and budget processes, using development contributions collected from rezonings and density bonusing to date and future development

contributions anticipated in the area. To monitor and track progress towards the achievement of community amenities in accordance with the Marpole PBS, a summary of the progress to date is provided in Appendix F, and will be updated biannually.

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

Financial Implications

The site is subject to both the City-wide DCL and City-wide Utilities DCL, and it is anticipated that the applicant will pay approximately \$1,698,022 in DCLs.

As noted in the section on Public Benefits, the applicant has offered a cash CAC of \$2,880,570.

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

No public art contribution is applicable.

CONCLUSION

Staff have reviewed the application to rezone the site located at 441-463 West 59th Avenue from RS-1 to CD-1 to permit the development of two six-storey residential buildings with 63 market strata housing units, and conclude the application is consistent with the objectives of the *Marpole Community Plan*. The cash CAC offered will help achieve key public benefit objectives in and around the Marpole area.

The General Manager of Planning, Urban Design and Sustainability recommends that the 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.

* * * * *

**441-463 West 59th Avenue
DRAFT BY-LAW PROVISIONS**

Note: A By-law to rezone an area to CD-1 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 within 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 Multiple Dwelling;
 - (b) Retail Uses, limited to Public Bike Share; and
 - (c) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of Use

4. The design and layout of at least 35% of the dwelling units must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be two-bedroom units; and
 - (ii) at least 10% of the total dwelling units must be three-bedroom units; and

- (c) comply with Council's "High Density Housing for Families with Children Guidelines".

Floor Area and Density

- 5.1 Computation of floor space ratio must assume that the site consists of 2,229.9 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 combined must not exceed 2.50.
- 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 sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of the permitted residential floor area; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens only 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 residential 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 rooftop guardrail must not exceed 21.3 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 the 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 % or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

Zoning and Development By-law

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

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**441-463 West 59th 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 include in the hearing agenda package. Any changes to the conditions by staff prior to the hearing will be noted in the Summary and Recommendations. Any further changes to the conditions approved by Council will be contained in its decision. Please consult the hearing minutes.

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 W.T. Leung Architects Inc., received April 11, 2018, 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 improve wayfinding to residential lobbies.

Note to Applicant: This can be accomplished via signage or architectural elements.

2. Design development to improve expression of east wall of proposed parking ramp.

Note to Applicant: This can be accomplished via screening, cut-outs, etc.

3. Design development to confirm rooftop appurtenances comply with section 10.11.1 of the Zoning & Development By-Law.

4. Confirmation that proposed roof access hatches meet the requirements of the Vancouver Building By-Law.

Note to Applicant: Recent changes in the interpretation of this by-law may influence the form of development proposed.

5. Maintain the proposed high quality materials and level of detailing implied and necessary to accomplish and construct the proposed design aesthetic as shown on the rezoning application plans.

6. The proposed unit mix, including 20 one-bedroom units (32%), 35 two-bedroom units (55%) and 8 three-bedroom units (13%), is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 25% two-bedroom and 10% three-bedroom units.

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

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

Crime Prevention Through Environmental Design (CPTED)

8. Design development to respond to CPTED principles, having particular regards for:
- (a) theft in the underground parking;
 - (b) residential break and enter;
 - (c) mail theft; and
 - (d) mischief in alcove and vandalism, such as graffiti.

Note to Applicant: Building features proposed in response to this condition should be noted on the plans and elevations. Consider use of a legend or key to features on the drawings. Consultation with the social housing operators and Park Board staff with experience of the more specific CPTED risks in this area is recommended, and should be included the response to this condition.

Landscape

9. Design development to the landscape treatment in common courtyard areas on slab to be flush with the ground, rather than in raised planters, achieving a smooth and functional space with adequate depth and volume of soil.

Note to Applicant: Wherever possible, lower the slab in the courtyard areas to the greatest extent practicable. 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 CSNA Landscape Standard. At the perimeter of the building the slab should be angled downward (1 m across and 1.2 m down) to maximize contiguous soil volumes.

10. 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 (IRMP), Vol.1 & 2 for further information. A consulting engineer (subject matter expert) will need to be engaged and early phase soil analysis will be needed. Further comments may be outstanding at the development permit stage.

11. 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.

12. 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.

13. Provision of a revised and complete arborist report to justify the proposed tree retention strategy, give Critical Root Zones, methods of retention and protection for the retained trees, in coordination with Landscape Plans and include a Tree Management Plan, scaled and dimensioned with tree protection barriers.

Note to Applicant: Arborist Report should comply with the requirements of the Protection of Trees By-law, Section 7.2.

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

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

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

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

16. 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.

17. 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.

18. 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 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 ft. long and 18 in. in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion"*.

19. Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 9.3 sq. m (100 sq. ft.).

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

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

21. Provision of an outdoor Lighting Plan.

Sustainability

22. All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning* (amended May 2, 2018), 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).

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

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

Engineering

24. 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.
25. 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 & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
26. 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.
27. Provision of a landscape plan that reflects the off-site improvements sought for this rezoning, including the following statement to be placed on the landscape plan;

The landscape plan is to be noted as "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details."
28. Provision of updated plans to show additional design elevations at all break points on both sides of the ramps, manoeuvre aisles and drive aisles, disability stalls and at all entrances.
29. Provision of updated plans to show and label the overhead security gate.

Note to Applicant: Please clarify location of overhead security gate. There appear to two proposed gates, one at the bottom of the main ramp on plan A2.02 and at the top of the main ramp on elevation plan A3.02.

30. Provision of an additional section drawing through gridline 9 to show the entire length of the main parkade ramp and to show and dimension areas of minimum vertical clearance.
31. Provision of an additional section drawing through gridline 'F' to the North to show and dimension areas of minimum vertical clearance.
32. Provision of updated plans to dimension all column encroachments and setbacks into parking spaces.
33. Provision of updated plans to show and label Class B bicycle spaces located on private property in compliance with Section 6.4 of the Parking By-Law.
34. Provision of automatic door openers for all doors providing access to Class A bicycle storage to be shown and labelled on plans.
35. Provision of updated plans showing the access route from the Class A bicycle spaces to reach the outside.

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

Green Infrastructure

36. 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) 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;
 - (d) If lower tier green infrastructure options are chosen, then justifications must be included in the RMP report;
 - (e) Include supplementary documentation for any proprietary products that clearly demonstrates how they contribute to the targets;
 - (f) 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;

- (g) 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.

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

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

1. Consolidation of Lots 9 to 12, Block 1005, District Lot 526, Plan 9489 to create a single parcel.
2. Provision of a Services Agreement to detail the on 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 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) Implementation of development(s) at 441-463 West 59th Avenue requires the following in order to improve sewer flow conditions:
 - (i) Separate 100 m of 200 mm combined main to 375 mm storm and 200 mm sanitary mains from 59th Avenue and Alberta Street to the manhole fronting the site. If the service connection for the proposed development is located west of the existing manhole the developer must separate to the west of their connection. The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.

- (ii) The post-development 5-year flow rate discharged to the storm sewer shall be no greater than the 5-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.
- (iii) Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. Submittals to be reviewed and accepted by City Engineer.
- (iv) Developer to submit a Hydrogeological Study to be reviewed and accepted by a City Engineer. The Study shall include a Groundwater Management Plan if groundwater interception will occur and an Impact Assessment if groundwater extraction or dewatering will occur. No groundwater is to be discharged to the City's sewer network post construction, and groundwater extraction shall have no significant negative impacts.
- (v) Development to be serviced to proposed separated sewers on 59th Avenue.

Note to Applicant: This property is under the Provincial Well-Drilling Advisory Area, and subsurface flowing artesian conditions may exist.

Note to Applicant: The Sewer servicing plan for this area is under development. Developer to contact City Engineer prior to commencing design or analysis of sewer system as the upgrade requirement may be modified based on servicing plan (requirement will be approximately equivalent to the above condition).

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

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

- (d) Provision of a grass front boulevard with trees and a minimum 1.83 m (6'-0") light broom finish saw cut concrete sidewalk adjacent the site.
- (e) Provision of bulges on the south side of West 59th Avenue on both sides of Yukon Street, including new curb ramps across West 59th Avenue at Yukon Street.

Note to Applicant: City to provide a geometric design. Curb bulge costs borne by this project may be reduced should benefiting nearby development proceed

concurrently with this project with the said reduction to be determined at the sole discretion of the General Manager of Engineering Services.

- (f) Provision of funds for speed humps in the lane adjacent the site between Cambie Street and Alberta Street.

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

- (g) Provision of upgraded street lighting adjacent to the site to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required.
- (h) Provision of lane lighting on standalone poles with underground ducts.

Note to Applicant: A detailed Electrical design will be required prior to the start of construction.

- 3. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features.

In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

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

- 4. Parking, loading, and bicycle spaces shall be provided and maintained according to the provisions of the Parking By-law.

Green Infrastructure

- 5. 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);

- (b) 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 on to these absorbent areas, and this being clearly demonstrated.
 - (i) Where areas of growing medium do not have runoff directed on to them (from above) from adjacent impervious surfaces they shall be assumed to be receiving/treating/storing only the rainfall that falls directly on to them;
 - (ii) IRMP targets to be achieved on site i.e. without using street right of way.
- (c) 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 bio retention systems;
 - (iii) 3rd tier priority green infrastructure practices – Detention storage with treatment and slow release.
- (d) 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).
- (e) 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.

Environmental Contamination

6. If applicable:

- (a) Submit a site profile to the Environmental Protection Branch (EPB);

- (b) As required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- (c) If required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Protection, City Engineer and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

Sustainability

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

Community Amenity Contribution (CAC)

- 8. Pay to the City the cash Community Amenity Contribution of \$2,880,570 which the applicant has offered to the City and which is to be allocated to support the delivery of the Marpole Public Benefits Strategy. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

Note: 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 is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws.

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

* * * * *

441-463 West 59th Avenue
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

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

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A attached to and forming part of this By-law, by deleting Lots 9, 10, 11 and 12, all Block 1005 District Lot 526 Plan 9489; PIDs 009-671-927, 009-671-951, 009-671-960 and 009-671-994 respectively, from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

* * * * *

**441-463 West 59th Avenue
ADDITIONAL INFORMATION**

1. Urban Design Panel

The Urban Design Panel (UDP) reviewed this application on May 16, 2018. The application was supported with recommendations.

EVALUATION: SUPPORT with RECOMMENDATIONS

- **Introduction:** Robert White, Rezoning Planner, introduced the project as a rezoning application for a site in Marpole on the north side of West 59th Avenue between Cambie Street and Alberta Street. To the north of the site is one row of single family homes and the Langara Golf Course, and to the south is Winona Park. To the east are single family homes, and to the west two proposed six-storey residential developments. The site itself is comprised of four parcels currently zoned RS-1, and measures approximately 200 ft. wide by 120 ft. deep (approx. 24,000 sq. ft.). Each parcel currently contains a single family home.

Under the Marpole Community Plan (the “Plan”), this long 400-block of both 58th and 59th Avenues are located within the Cambie apartment area, which anticipates residential buildings up to 6 storeys and up to 2.5 FSR. In this area the plan calls for:

- Buildings with notable setbacks above the fourth storey.
- Building widths of approximately 100 ft.
- Variety between buildings, with one single architectural concept for multi-building developments; and
- Courtyard widths of at least 24 ft.

Sites south of 58th Avenue and west of Yukon Street are zoned RM-9 to allow townhouse developments up to 2.0 FSR. A townhouse development has been approved for the four lots south of West 59th Avenue. Nearby rezoning applications include two approved six-storey residential buildings at 469 West 59th Avenue, CD-1 (689), and 476 West 58th Avenue, CD-1 (690). Development applications for these sites are currently under review. Additional nearby rezonings include a site at 7540-7554 Cambie Street, CD-1 (627), which was rezoned for a two-building, six-storey mixed-use development, and a site at 375 West 59th Avenue, CD-1 (639) rezoned for two, six-storey residential buildings and one five-storey residential building.

This proposal is to rezone from RS-1 to CD-1 to permit two six-storey market residential buildings with a total of 63 dwelling units. It proposes an FSR of 2.5 and a maximum height of 19.97 m (65.4 ft.), including two levels of underground parking with 103 vehicle parking spaces and 82 bicycle parking spaces. The unit mix includes 68% family units, with 56% two-bedroom units (35), and 13% three-bedroom units (8).

Gavin Schaefer, Development Planner, introduced the project as 2.5 FSR/60,085 net sq. ft. with 63 units, two thirds of the units being two-bedroom or more.

It is a six-storey form with setbacks at fifth storey and above, as anticipated by the Plan. Adjacent lots are anticipated to be rezoned in the future to a similar form.

The courtyard is dominant feature, meeting the Plan intents at no less than 24 ft. wide below the setback, with 36 ft. above the setback, and 29 ft. below the setback at the southern portion of the courtyard.

Primary entries are off of West 59th Avenue in the courtyard, and ground-oriented units front the street/park, and lane. A unit at the lane is approximately 3 ft. below grade lane side, with a landscape buffer. Dual amenity rooms on the courtyard activate street and courtyards. Urban agriculture and a children's play area are provided on the south side of the building for daylight access. 12-16 ft. front yard setbacks are requested by the Plan, with approximately 20 ft. proposed to face of building and approximately 12 ft. proposed to balconies. The proposal includes side yard setbacks of approximately 8 ft. as requested by the Plan and a rear yard setback of approximately 20 ft. to face of building in response to the 16 ft. rear yard setback requested by the Plan.

The massing and design includes: trellised lane access leading to parkade satisfying car parking and bike storage requirement, flowering Magnolia Tree at southeast corner of site being retained, and roof decks inhabited by penthouse units below, accessed by roof hatches. The Plan identifies developments that include more than one building and should display a single, strong architectural concept, while introducing variety between buildings. Creativity to distinguish buildings is encouraged.

Under *Green Buildings Policy for Rezoning*, the design is set to achieve pathway B with targets for TEUI, TEDI, and GHGI performance limits along with airtightness testing, commissioning, etc.

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

1. Please comment on the appropriateness of use, density, and form of development for the proposed rezoning.
2. Please comment on the relationship of the proposed buildings to the urban context, including the adjacent Winona Park, and the parking entry adjacent to the eastern neighbour.
3. Does the proposed rezoning appropriately respond to the intents of the Marpole Community Plan, specifically the variation between buildings?

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:** The applicant noted the courtyard was meant to draw the park into the project. The intention was to have a generous courtyard to provide for the amenity rooms at the front courtyard to provide surveillance and a children's play area. The urban agriculture is part of the extended courtyard. The east and west elevations are designed to be more enclosed, with a low window to wall ratio. Concrete construction allowed for combustible material of cedar siding.

The amenity spaces create a strong social aspect. The gardens will adjust over time as the street trees cast more shade.

The applicant team then took questions from the panel.

- **Panel Consensus:**

Having reviewed the project it was moved by Ms. Avini Besharat and seconded by Mr. Wen and was the decision of the Urban Design Panel:

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

- Improve visibility and accessibility of the entry lobbies

- **Related Commentary:** It is a great site across from the park. The proposal completely complies to Marpole Community Plan. It is a background building. The sustainability is meeting the targets. The amenity rooms are very ample and south facing. There could be two posts for lighting.

The lobby location is very well handled and it will activate the courtyard. The variation between the buildings is quite appropriate. However, one panel member suggested the buildings could be differentiated in terms of materiality or colour scheme. The buildings look alike, so you could differentiate the two buildings in terms of materiality or colour scheme. The trellis detail could be a bit too suburban. Reduce the impact of the long façade. The location of the lobbies should be considered.

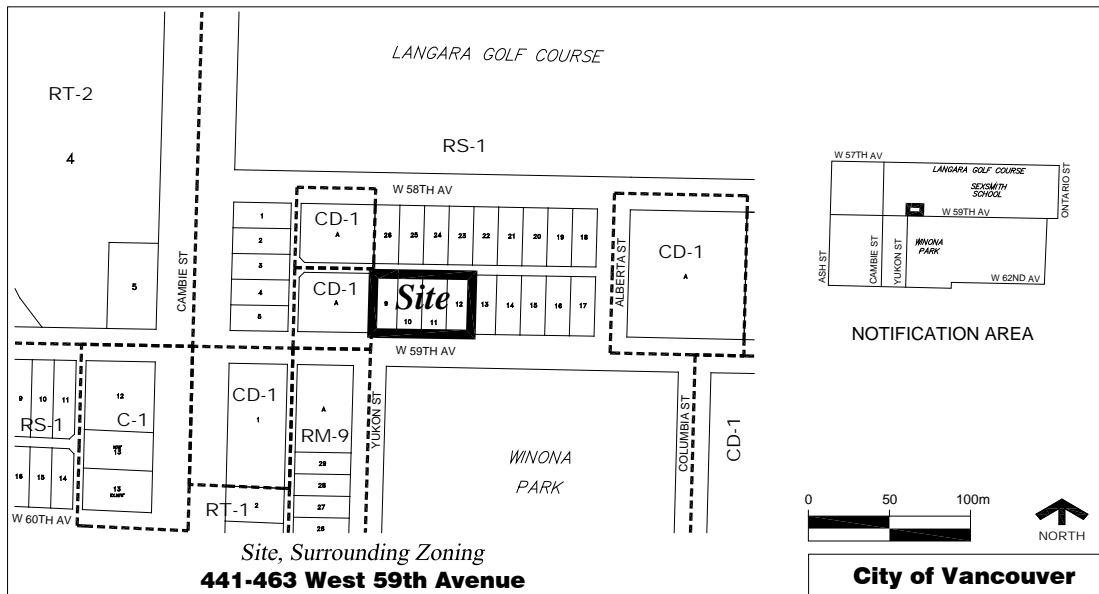
- **Applicant's Response:** The applicant team thanked the panel for their comments.

* * * * *

**441-463 West 59th Avenue
PUBLIC CONSULTATION SUMMARY**

Public Notification

A rezoning information sign was installed on the site on April 11, 2018. A community open house was held on May 7, 2018. A total of 570 notifications were distributed within the neighbouring area on or about April 23, 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 Boundary Map]





May 7, 2018 Community Open House

A community open house was held from 5:00-7:00 pm on May 7, 2018, at the Peretz Centre, 6184 Ash Street. Staff, the applicant team, and a total of approximately 15 people attended the open house.

Public Response

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

- In response to the May 7, 2018 open house, a total of 5 comment sheets were received from the public.
- A total of 2 e-mail responses were received from the public.

Total notifications		570
Open House attendees		15
Comment sheets		5
Other feedback		2

Below is a summary of all feedback received from the public by topic, and ordered by frequency, again noting a total of six responses were received:

- Parking – Three respondents expressed concern for an excess of parking spaces provided, with two respondents suggesting replacing vehicle spaces with rideshare spaces.
- Building Design – There was support from two respondents for the design, height, massing and materials chosen for the proposal.
- Neighbourhood Fit – Two respondents expressed support for the neighbourhood fit of the proposal, citing that it relates well to the local neighbourhood context.
- General Support – One respondent expressed general support for the proposal.

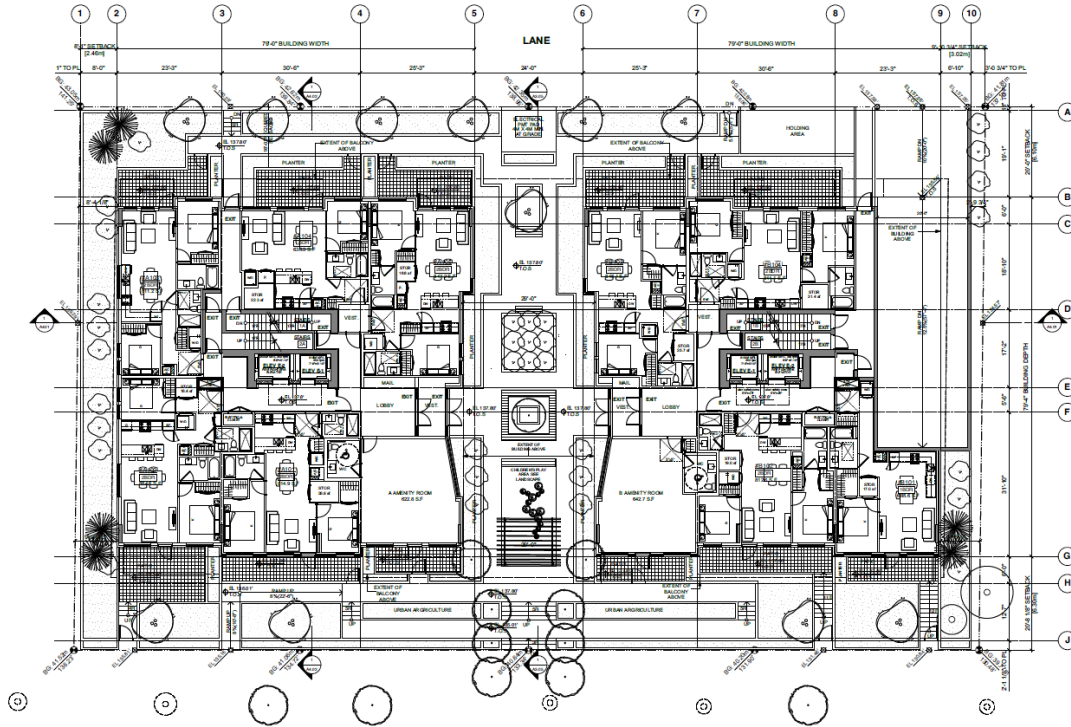
Miscellaneous comments include:

- Support to maintain or increase the density of the proposal, with reference to the high-density surrounding areas along Cambie Street and the need for residents on the subject site to have a view.
- Support for the amount, location and design of indoor and outdoor amenity spaces, including the children’s play area.
- Support for the building design and its response to the street slope.
- Concern for the increase in density and addition of cars in the area, and the impact on local traffic and pedestrian safety.
- Concern that if a 57th Avenue Canada Line station is built, money spent on underground parking on the subject site will inflate the cost of building units.
- Suggestion to locate shared outdoor amenity space on the rooftop rather than provide private rooftop space.

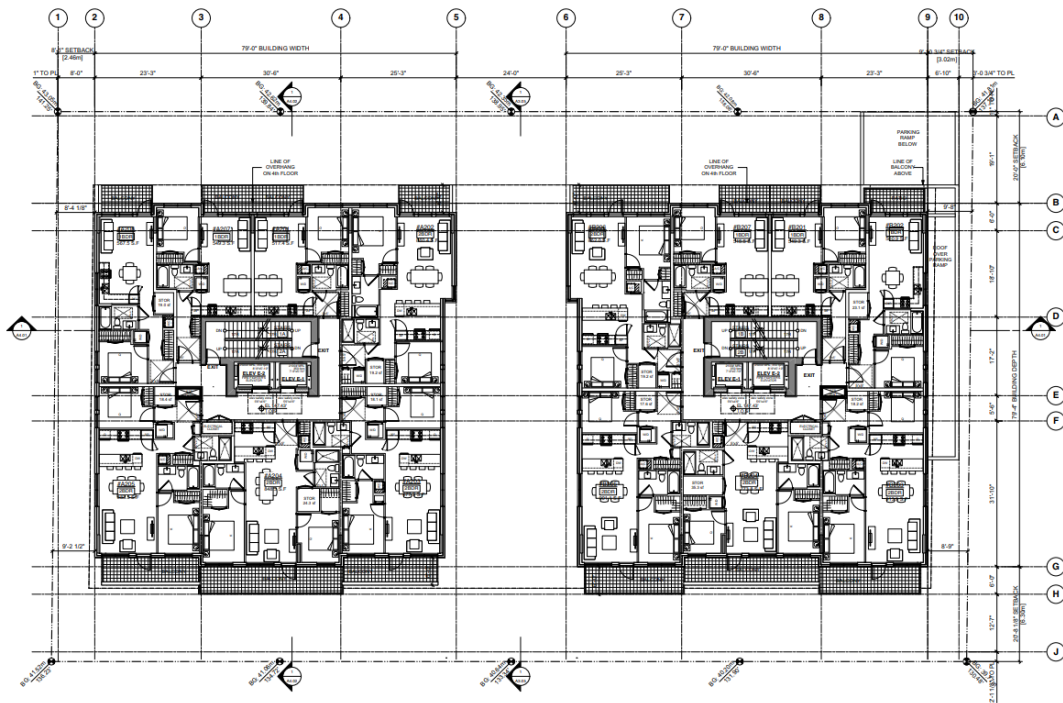
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441-463 West 59th Avenue
FORM OF DEVELOPMENT DRAWINGS

Site Plan



Typical Floor Plan



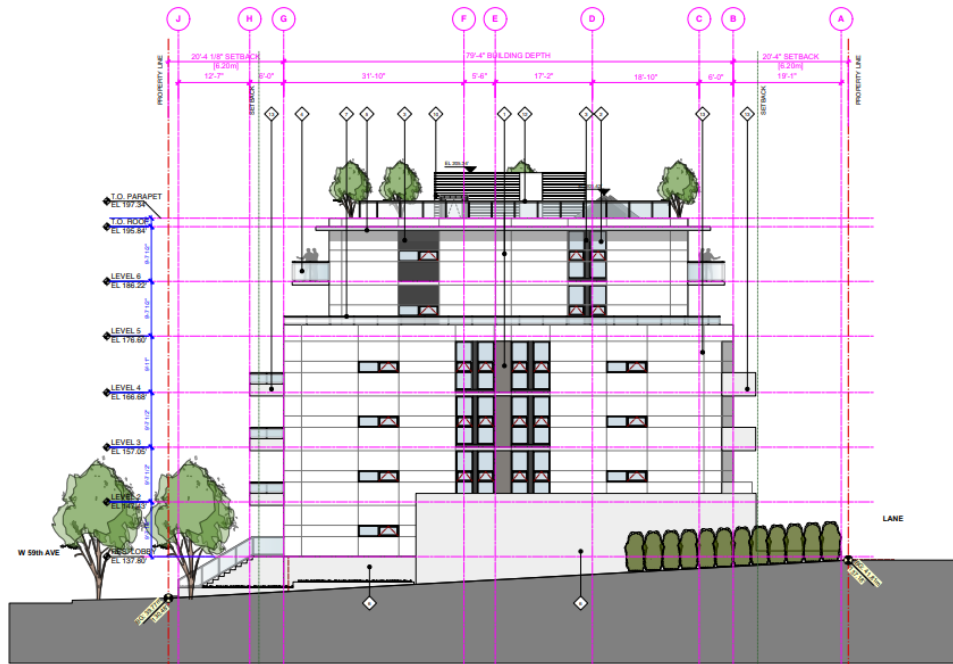
South Elevation (59th Avenue Elevation)



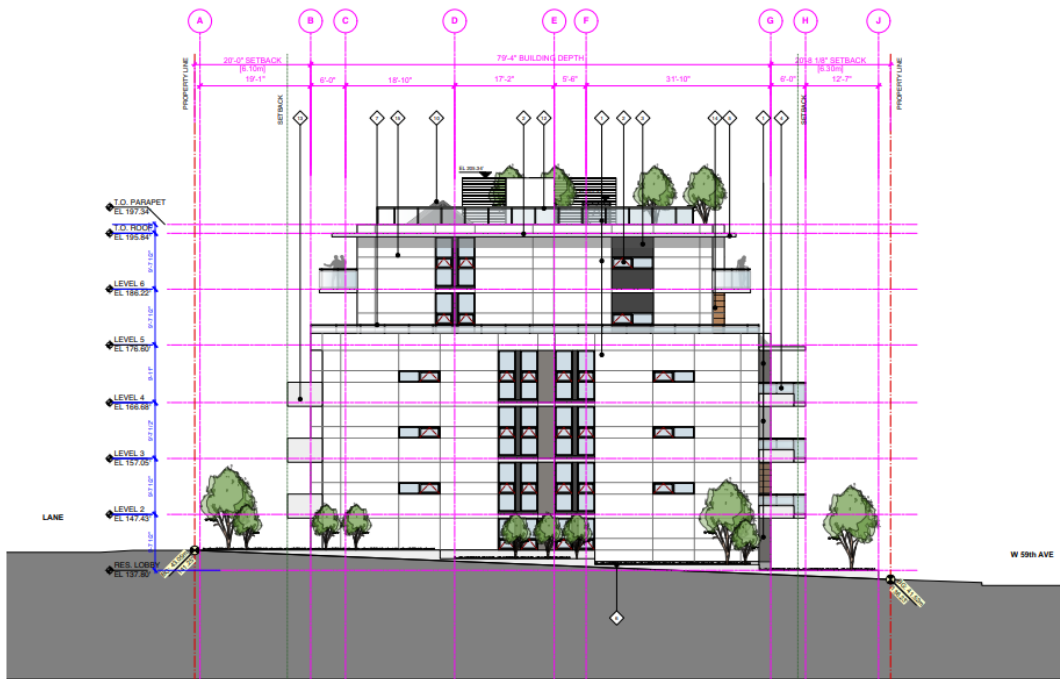
North Elevation (Lane Elevation)



East Elevation



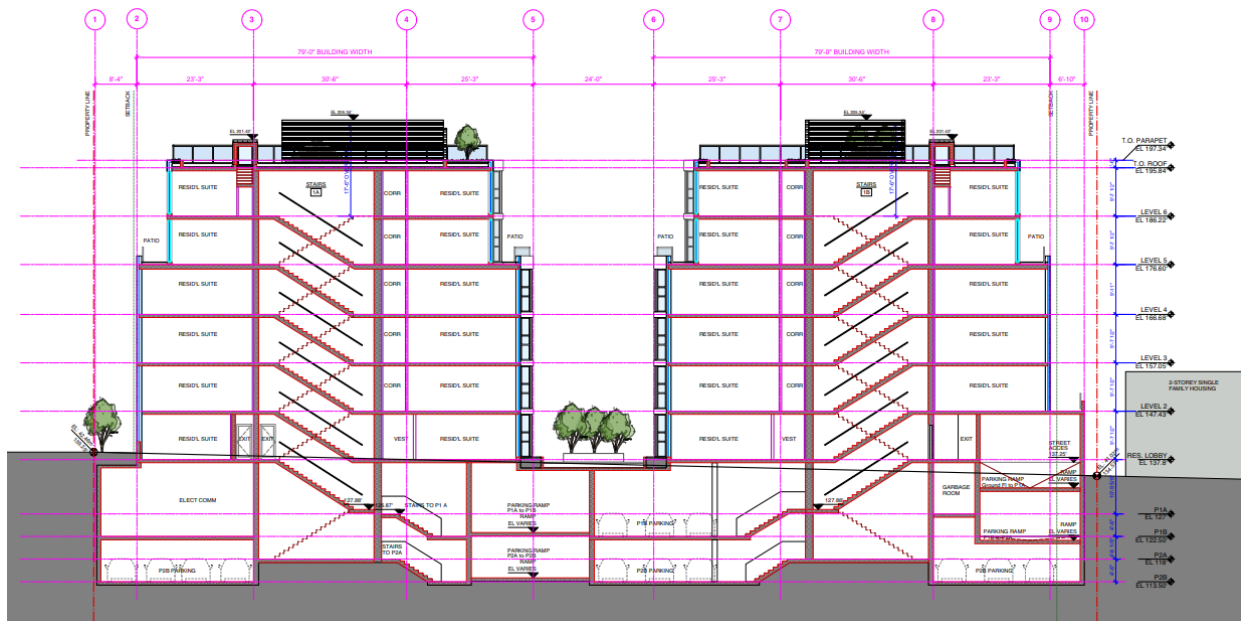
West Elevation



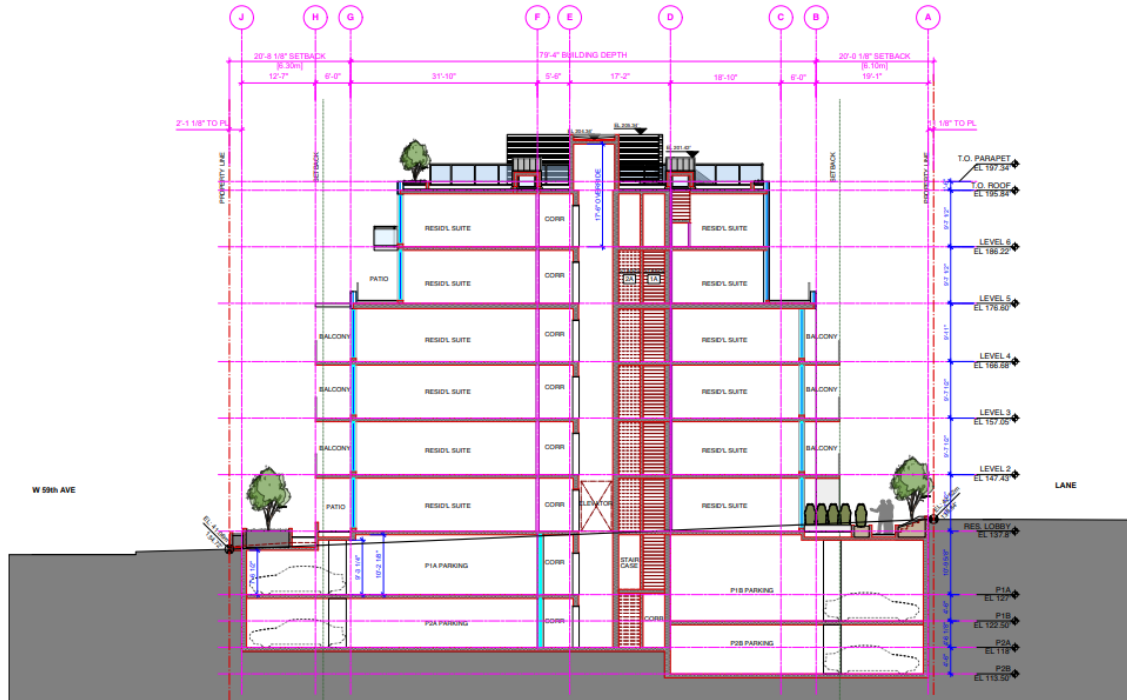
East Courtyard Elevation



East-West Section



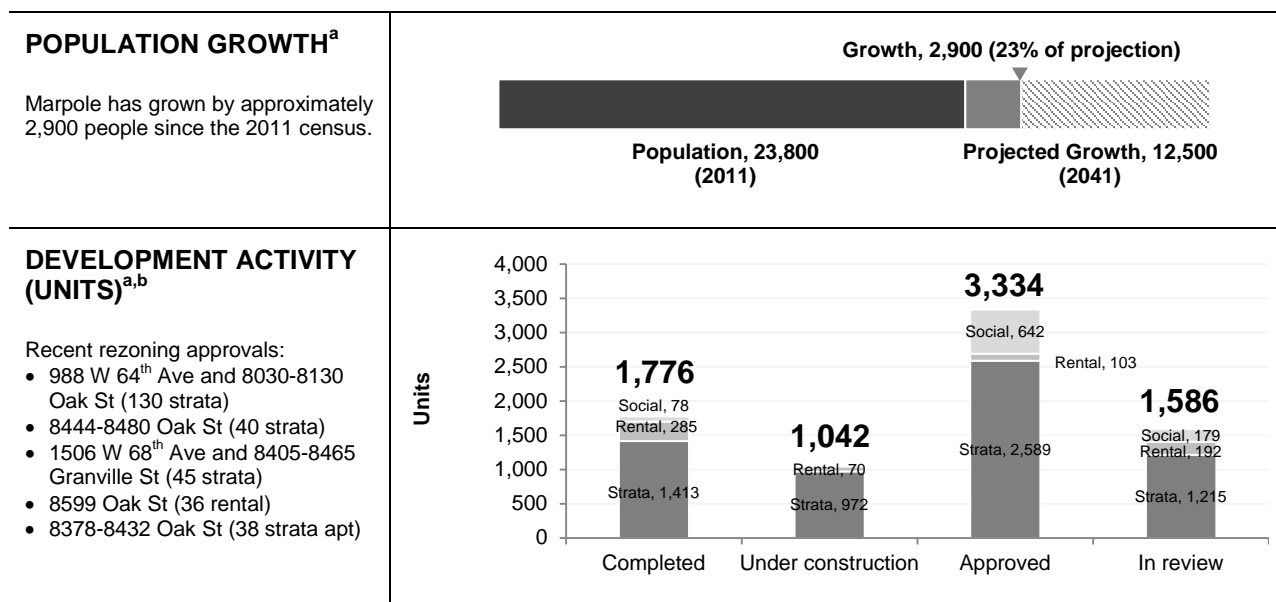
North-South Section



Perspectives



PUBLIC BENEFITS IMPLEMENTATION TRACKING
MARPOLE COMMUNITY PLAN (2014)^a
Updated Mid-Year 2018



PUBLIC BENEFITS ACHIEVED^a

Category	Anticipated Public Benefits (+) ^c	Completed (•) or In Progress (◦)	% ^d
Housing ^a	+ Approx. 500 units of social housing from cash community amenity contributions + Approx. 300 units of social housing + Approx. 350 secured market rental units + 10% social & 10% secured market rental in Pearson Dogwood	• 78 social housing units • 285 secured market rental units ◦ 70 secured market rental units	20%
Childcare	+ Approx. 234 spaces for children 0-4 + Approx. 244 spaces for children 5-12	• 2 facilities (74 spaces)	30%
Transportation/ Public Realm	+ Safety improvements for all users + Preserve Arbutus Corridor as future transportation corridor	• SW Marine Dr. bikeway • Arbutus Corridor temporary pathway and removable bollards • Oak St. improvements	10%
Culture	+ Preserve and stabilize cultural assets + Retain/create multi-use neighbourhood creative spaces + Public art	• Joy Kogawa House acquired <i>and under renovation</i> • 2 units of artist studios w/ dwelling unit • Public art from rezonings ◦ Public art for Musqueam First Nation (in RFP)	30%
Civic/Community	+ Marpole Library renewal + Marpole Community Centre renewal	• Land acquired for Marpole Civic Centre ◦ Marpole Community Centre renewal and outdoor pool at Oak Park (in design)	25%
Heritage	+ 5% allocation from cash community amenity contributions in Marpole	◦ Ongoing efforts for Fraser Arms Hotel and protection of <i>česna?em</i> site ◦ 5% allocation from cash community amenity contributions in Marpole	10%
Social Facilities	+ Marpole Oakridge Family Place relocation and expansion + Neighbourhood House renewal and expansion	• Marpole Oakridge Family Place ◦ Restoration of Marpole Place (est. completion 2019)	40%
Parks	+ Fraser River park + Pearson Dogwood park + 1-2 plazas through redevelopment + Upgrade 2 parks	• 63rd & Yukon plaza	10%

EXPLANATORY NOTES

The Public Benefits Implementation Tracker assists in monitoring progress toward the delivery of public benefits anticipated from the community plans. Data in this tracker reflects activity within the plan boundaries since Plan approval.

Population Growth

Base population is determined by the latest census year available when the Plan was approved. Projected growth numbers are determined by the numbers quoted in the Plan (if available). Growth is calculated by taking the difference between the latest census year and the base population and adding an estimate based on floor area completed between the latest census and the present quarter.

Development Activity

The Development Activity Chart tracks projects with 3 or more housing units and includes Development Permits, Building Permits, rezoning applications and enquiries:

- “Completed” projects have achieved Building Permit completion.
- “Under Construction” projects have achieved Building Permit issuance, but have yet to be completed.
- “Approved” projects include rezoning applications approved by Council and Development Permits that have been approved by the City. Any rezoning applications approved by Council that advance into the Development Permit stage are still counted as “Approved” projects until it achieves Building Permit issuance.
- “In review” projects include any rezoning applications, enquiries, or Development Permits that are under review by the City.

Recent rezoning approvals listed in this section reflect the last five rezonings (excluding minor text amendments) approved by Council within the last five years in the plan area.

Public Benefits Achieved

Public benefits that have either been completed or are under construction are included in this section. In addition, this tracker provides some insight on the progression of Major Projects or other City programs.

Other Notes

^a Includes Cambie Corridor Phase 2 projects (south of 57th Ave) that are within the Marpole Community Plan boundaries.

^b Gross numbers of units reported. In some instances, existing units may be demolished and replaced with new units. These numbers represent units that have been replaced and any additional units included as a part of new developments.

^c See Chapter 17 of the [Marpole Community Plan](#) for detailed information about the City’s commitments to deliver public benefits in Marpole.

^d Percentages reflect estimated progress toward overall Public Benefits Strategy targets outlined in Chapter 17 of the [Marpole Community Plan](#).

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**441-463 West 59th Avenue
PUBLIC BENEFITS SUMMARY**

Project Summary:

To build two six-storey buildings with 63 market strata residential units.

Public Benefit Summary:

The project would result in a cash CAC contribution of \$2,880,570 and a DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 2,229.86 sq. m / 24,002 sq. ft.)	0.70	2.50
Buildable Floor Space	16,801.4 sq. ft.	60,085.7 sq. ft.
Land Use	Residential	Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	City-wide DCL ^{1,2,3}	\$70,902	\$1,091,757
	City-Wide Utilities DCL ^{1,3}	\$38,979	\$606,265
	Public Art	N/A	N/A
	20% Social Housing	N/A	N/A
Other Public Benefits Offered	Housing (e.g. supportive, seniors)	N/A	\$2,880,570
	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Social, Community and Civic Facilities		
	Parks and Public Spaces		
	Heritage		
Unallocated			
TOTAL VALUE OF PUBLIC BENEFITS		\$109,881	\$4,578,592

Other Benefits (non-quantified components):

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.

**441-463 West 59th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

PROPERTY INFORMATION

Street Address	Property Identifier (PID)	Legal Description
441 West 59th Avenue	009-671-994	Lot 12 Block 1005 District Lot 526 Plan 9489
449 West 59th Avenue	009-671-960	Lot 11 Block 1005 District Lot 526 Plan 9489
455 West 59th Avenue	009-671-951	Lot 10 Block 1005 District Lot 526 Plan 9489
463 West 59th Avenue	009-671-927	Lot 9 Block 1005 District Lot 526 Plan 9489

APPLICANT INFORMATION

Applicant/Developer	iFortune Homes Ltd.
Property Owner	iFortune West 59 (BT) Ltd.
Architect	W.T. Leung Architects Inc.

SITE STATISTICS

Site Area	2229.9 sq. m (24,002 sq. ft.) Site Dimensions: 61.0 m (200 ft.) x 36.6 m (120 ft.)
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DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed	
Zoning	RS-1	CD-1	
Uses	One-Family Dwelling	Multiple Dwelling	
Max. Density	0.70 FSR	2.50 FSR	
Floor Area	1,560.9 sq. m (16,801.4 sq. ft.)	5,582.1 sq. m (60,085.7 sq. ft.)	
Maximum Height	10.7 m (35 ft.)	21.3 m (70 ft.) / 6 storeys	
Unit Mix	--	One-bedroom	20
		Two-bedroom	35
		Three-bedroom	8
		Total	63
Parking Spaces	Per Parking By-law	Required:	Proposed:
		Standard 59	Standard 80
		Disability 3	Small Car 15
			<u>Disability</u> 4
			Total 99
Loading	Per Parking By-law	Class B 0	Class B 0
Bicycle Spaces	Per Parking By-law	Required:	Proposed:
		Class A 79	Class A 82
		Class B 6	Class B 6

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