



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: September 5, 2017
Contact: Susan Haid
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RTS No.: 12114
VanRIMS No.: 08-2000-20
Meeting Date: September 19, 2017

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 8242 Oak Street

RECOMMENDATION

A. THAT the application by IBI Group on behalf of Coromandel Oak 67 Holdings BT Ltd. and Coromandel Oak 67 Development BT Ltd., the registered owner, to rezone 8242 Oak Street [*Lot A (See 356574L) and Lot 13, except the east 10 feet and the west 7 feet now highways, both of Lot 15, Block B, District Lots 319, 323 and 324, Plan 1685; PIDs: 014-436-078 and 014-435-942 respectively*] from RS-1 (One-Family Dwelling) District and C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) to 3.00 FSR and to increase the height to 29.4 m (97 ft.), to permit the development of an eight-storey mixed-use building, containing a total of 50 dwelling units, office space, and commercial space, be referred to a Public Hearing together with:

- (i) plans prepared by IBI Group, received on December 19, 2016;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at Public Hearing.

B. THAT, if 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.

- C. THAT, subject to 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.

- D. THAT, subject to enactment of the CD-1 By-law, the Noise Control By-law be amended generally as set out in Appendix C;

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

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

REPORT SUMMARY

This report evaluates an application to rezone two lots located at 8242 Oak Street from RS-1 (One-Family Dwelling) District and C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of an eight-storey mixed-use building, with 50 dwelling units, office space and commercial space, all over three levels of underground parking. The site is located within the Oak neighbourhood of the *Marpole Community Plan* area.

Staff have assessed the application and conclude that it generally meets the intent of the *Marpole Community Plan*. Staff support the application, subject to design development and other conditions outlined in Appendix B. Staff recommend that the application be referred to Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the Public Hearing, and subject to the conditions in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

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

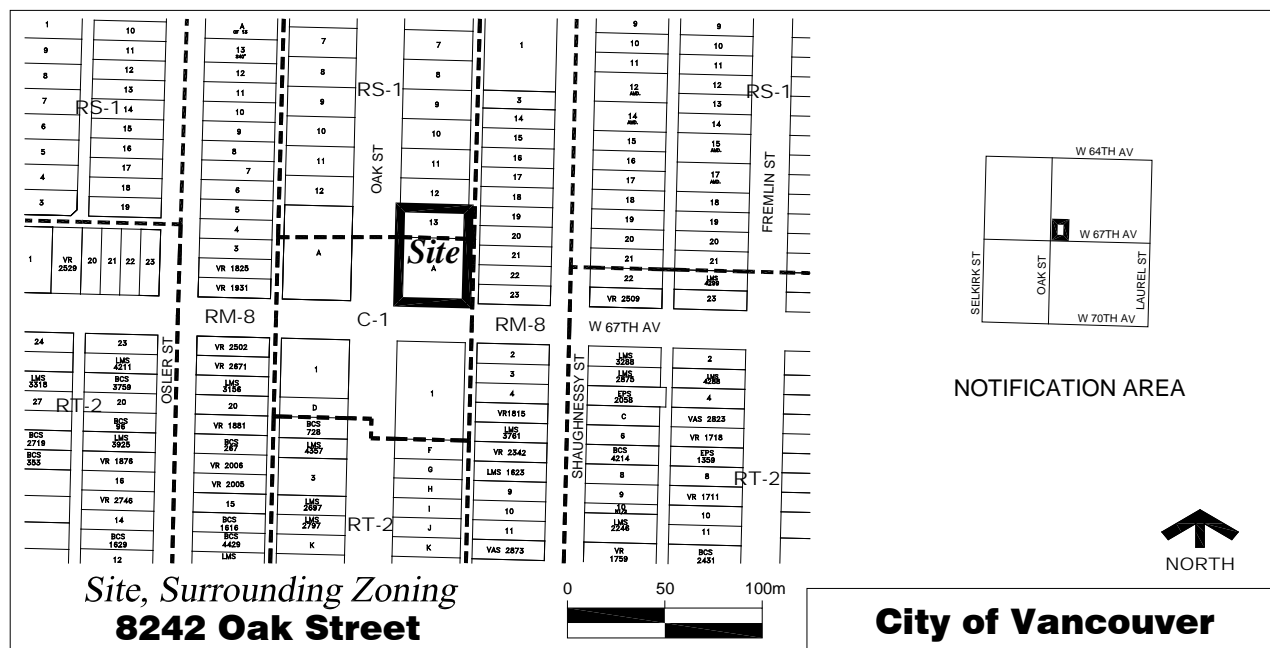
REPORT

Background/Context

1. Site and Context

The subject site has an area of 1,698.8 sq. m (18,286 sq. ft.) and is located at the northeast corner of Oak Street and 67th Avenue (see Figure 1). The site is comprised of two lots with a frontage of 48.4 m (159 ft.) along Oak Street and 35.1 m (115 ft.) along 67th Avenue and is presently vacant. Sites near the intersection of Oak Street and 67th Avenue are zoned C-1 and developed with one-storey commercial buildings. Along Oak Street to the north and south are two active rezoning applications for six-storey residential buildings. Across the lane to the east are detached single-family homes that are zoned RM-8. The subject site is located on a major arterial with regular bus service.

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



2. Policy Context

In 2014, Council adopted the *Marpole Community Plan* (the "Plan"). Subsequent to a comprehensive planning process, the Plan identified land uses, density limits, building heights and building forms for sites within Marpole.

Section 6 of the Plan (Places) provides direction for development of neighbourhood character, density, land use and form of development. The subject site is within the "Oak" neighbourhood and subsection 6.3.1 of the Plan specifically supports mixed-use buildings up to eight storeys in height. The maximum density is 3.0 FSR. Section 7 of the Plan (Built Form Guidelines) also includes guidelines for the form of development.

Section 10 (Parks, Open Space and Greening) of the Plan provides direction for a mid-size public plaza at the northeast or northwest corner of the intersection of Oak Street and 67th Avenue. The plaza is intended to function as a gathering place and neighbourhood connector with seating, lighting, drinking fountain and a mix of hard and softscape treatment. Retail activity at the edge is intended to engage and activate the plaza.

In July 2016, Council adopted the *Family Room: Housing Mix Policy for Rezoning Projects*, updating family unit requirements for new rezoning applications to provide a minimum 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.

This application proposes that 27 of the 50 units be two- or three-bedroom units, achieving 54% of the total units as suitable for families. A condition of approval has been included in Appendix B to ensure that this unit mix is maintained.

Strategic Analysis

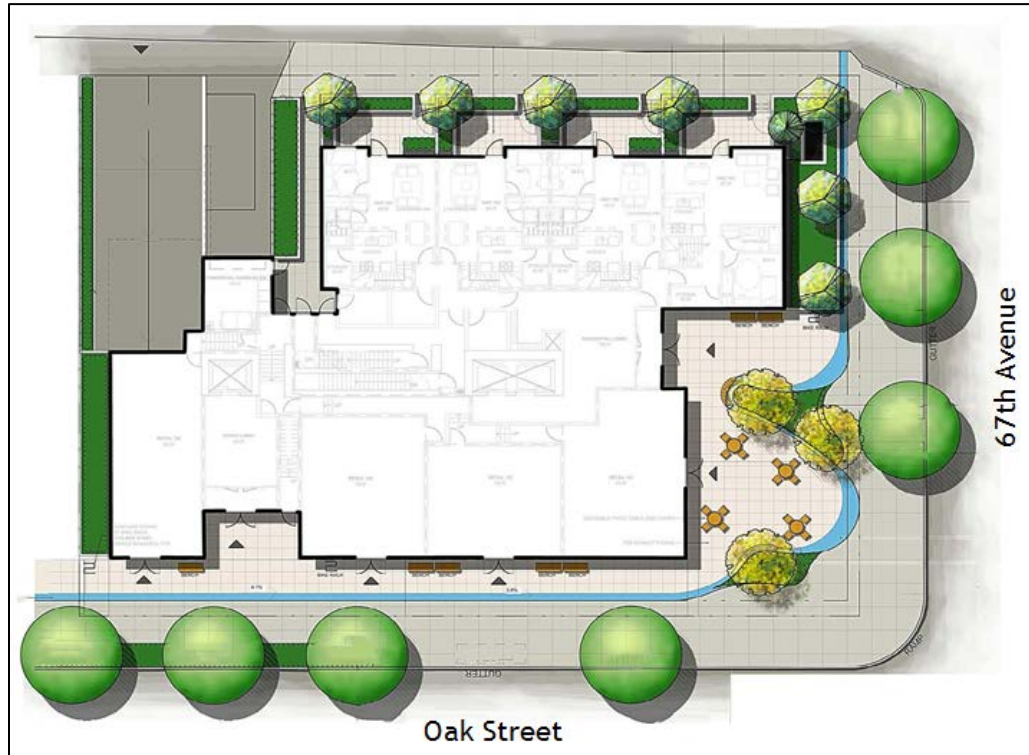
1. Proposal

The application proposes to rezone a site located at 8242 Oak Street from RS-1 (Single-Family Dwelling) District and C-1 (Commercial) District to CD-1 (Comprehensive Development) District to permit the development of an eight-storey mixed-use building (see Figure 2). A public plaza is proposed at the southwest corner of the site, at the intersection of Oak Street and 67th Avenue, which will be accessible to the public and edged with commercial uses. In total the application proposes a total of 50 dwelling units (23 one-bedroom units [46%], 20 two-bedroom units [40%] and 7 three-bedroom units [14%]), office space, and commercial space with a total FSR of 3.00 and a building height of 29.4 m (97 ft.), all over three levels of underground parking accessed from the rear lane.

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

The *Marpole Community Plan* (the 'Plan') provides a framework to guide positive change and growth for this riverfront community in Vancouver's west side, by providing integrated policy directions on land use, housing, transportation, parks and open space, local economy, the environment, and more. The Plan allows this site - located at the centre of Marpole, in an emerging neighbourhood hub - to be considered for a mixed-use development up to eight storeys in height and 3.0 FSR. The Built Form Guidelines section of the Plan, as well as directions in the Open Spaces and Plazas section provide direction regarding urban design performance.

Figure 2 - Site Plan



The site is on the northeast corner of Oak Street and 67th Avenue. All four corner sites can be considered for mixed-use buildings with height up to eight storeys. Lots immediately to the north of the site can be considered for residential buildings up to six storeys. Directly across the lane to the east are single-family houses, which are zoned RM-8 and may redevelop as three-storey townhouses in the future, per the Plan. The Plan also identifies the subject site as a location for a mid-sized public plaza, to serve as a focal point and gathering space for the neighbourhood.

The proposal includes commercial space on the ground floor along Oak Street and 67th Avenue with two-storey townhouses along the lane. Office space and residential amenity space is located on the second level. Levels three through eight are market strata residential units. The *Marpole Community Plan* also seeks development of an urban mixed-use node at this intersection, and the commercial and office space proposed will contribute to strengthening this emerging node.

Staff have concluded that the proposed density, land use and form of development are appropriate for the site and consistent with the Plan. The proposed development includes an approximately 211 sq. m (2,275 sq. ft.) public plaza at the southwest corner of the site, where it will have maximum solar access. A generous 12 ft. setback is provided on Oak Street to provide an enhanced public realm with wider sidewalks, street trees and furnishings. Staff are seeking additional retail space on the east side of the plaza to further animate the public space. Two-storey ground-oriented units with a generous landscape setback are located on the lane to provide a transition to future townhouse development opposite the site. The parkade entry and site servicing are also accessed off the lane.

The eight-storey building massing steps down towards the lane in order to transition to the lower-scaled residential neighbourhood. Staff is supportive of the overall massing and transitions to the neighbouring properties, but are seeking simplification and refinement of the upper storey massing at the rear. Common amenities are generous, including a fitness room and contiguous indoor and outdoor amenity space, including a children's play area, at level 2, and a second outdoor amenity space at the rooftop.

Figure 3 - Perspective (from southeast corner of Oak Street and 67th Avenue)



The Urban Design Panel reviewed and supported this application on March 22, 2017 (see Appendix D). Staff conclude that the design responds well to the intent set forth in the *Marpole Community Plan* and support this application, subject to the conditions outline in Appendix B. The conditions include increased retail activation of the public plaza, refinements to the upper storey massing and improvements to the public realm.

3. Transportation and Parking

Vehicle and bicycle parking are proposed within three levels of underground parking, accessed off the back lane. The application proposes 104 vehicle parking spaces and 67 bicycle storage spaces which would be provided in accordance with the Parking By-law. 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.

4. Environmental Sustainability

The *Green Buildings Policy for Rezonings* (last amended by Council on February 7, 2017) requires that residential rezoning applications satisfy either the near zero emissions buildings or low emissions green buildings condition within the policy. The new requirements are mandatory for all rezoning applications received after May 1, 2017. Applications received

prior to May 1, 2017 may choose to meet this updated version of the policy or the preceding version.

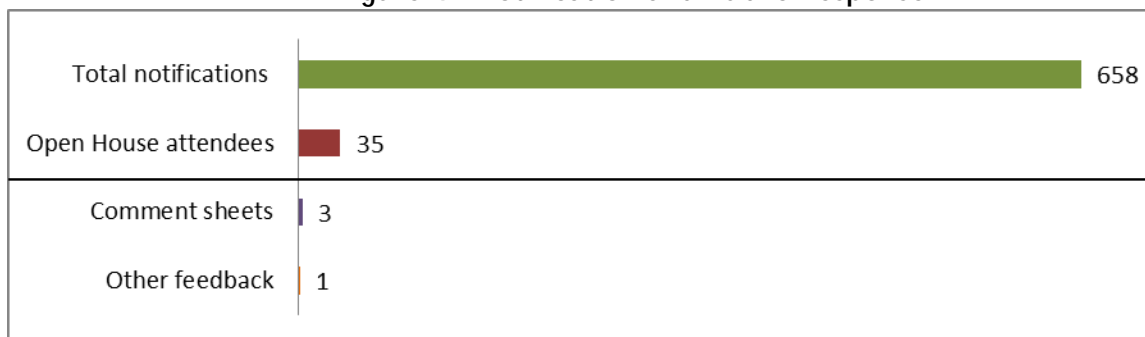
This application, received prior to May 1, 2017, has opted to satisfy the preceding version of the *Green Buildings Policy for Rezonings*, which requires rezoning applications achieve a minimum of LEED® Gold rating, with targeted points for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project. The applicant submitted a preliminary LEED® scorecard, which generally conforms to the *Green Buildings Policy for Rezonings*, indicating that the project could attain the required LEED® points and, therefore, would be eligible for LEED® Gold rating.

PUBLIC INPUT

Public Notification - The City of Vancouver Rezoning Centre webpage included notification and application information as well as an online comment form. A rezoning information sign was also posted on the site. A community open house was held for this application from 5-7 pm on March 9, 2017, at Marpole United Church at 1296 West 67th Avenue. Staff, the applicant team, and a total of approximately 35 people attended the open house.

Public Response and Comments - The City received a total of four responses to the application by email or comment form. Comments reflected positive support for the inclusion of family units and family friendly design. Additionally, comments demonstrated some concerns about privacy owing to the building height relative to neighbouring buildings. There was also a concern about building balconies and the potential for items to be thrown or to fall from balconies.

Figure 4 - Notification and Public Response



In response to the feedback received during the application review process, staff note that the application meets the intent of the *Marpole Community Plan* design guidelines with regard to height and density, as well as with regard to the provision of private outdoor space for residential units. The building has received support from the Urban Design Panel and meets the urban design guidelines of the *Marpole Community Plan*.

PUBLIC BENEFITS

In response to City policies concerning changes in land use and density, this application addresses public benefits as follows.

Public Benefits - Required by By-law or Policy

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

This site is subject to the City-wide DCL rate which is currently \$149.73 per sq. m (\$13.91 per sq. ft.). This rate is applied to the 5096.4 sq. m (54,858 sq. ft.) of new floor area. On this basis, a DCL of approximately \$763,084 is anticipated. Examples of projects referenced in the Marpole Public Benefit Strategy that are eligible for DCL funding include the acquisition of a new waterfront park and/or trail near the Fraser River, Ash Park improvements and Hudson and 67th Avenue Bikeways.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment on September 30 of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as an in-stream application and therefore may be exempt from DCL rate increases for a period of 12 months from the date of DCL By-law rate amendment, provided that it has been submitted prior to the adoption of such DCL By-law rate adjustment. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL rate will apply. See the City's [DCL Bulletin](#) for details on DCL rate protection.

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

Public Benefits - Offered by the Applicant

Community Amenity Contributions (CACs) - Within the context of the City's *Financing Growth Policy* and the *Marpole Community Plan*, an offer of a Community Amenity Contribution (CAC) to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers 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.

For sites within Marpole, such as this one, the *Marpole Community Plan* public benefits strategy provides direction for CAC allocations. As this application is for a mixed-use development, it is not subject to the target CAC rate used for residential projects in the Marpole area and therefore requires a negotiated approach.

The applicant has offered a CAC package of \$2,700,000. Real Estate Services staff have reviewed the applicant's development proforma and concluded that the CAC offered is appropriate and recommend that the offer be accepted.

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

- \$1,350,000 (50%) to the City's Affordable Housing Reserve to increase the affordable housing supply in and around the Marpole area.
- \$1,215,000 (45%) toward community facilities and/or childcare serving residents and/or workers in or near Marpole. Examples of other community facilities referenced in the Marpole Public Benefits Strategy that can be funded by CACs include the renewal and upgrading/expansion of Marpole-Oakridge Community Centre and the Marpole Library.
- \$135,000 (5%) to the Heritage Conservation Reserve to enable heritage conservation in the City of Vancouver.

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

FINANCIAL IMPLICATIONS

As noted in the section on Public Benefits, the applicant has offered a cash CAC of \$2,700,000 to be allocated as follows:

- \$1,350,000 (50%) to the City's Affordable Housing Reserve to increase the affordable housing supply in and around the Marpole area.
- \$1,215,000 (45%) toward community facilities and/or childcare serving residents and/or workers in or near Marpole.
- \$135,000 (5%) to the Heritage Conservation Reserve to enable heritage conservation in the City of Vancouver.

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

This site is within the City-wide DCL District. It is anticipated that the project will generate approximately \$763,084 in DCLs.

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

CONCLUSION

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

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a Public Hearing, together with a draft CD-1 By-law generally as set out in Appendix A, and 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.

* * * * *

8242 Oak Street
DRAFT CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-() attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to the By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ().
- 2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses, limited to Arcade, Artist Studio, Arts and Culture Indoor Event, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, Park or Playground, and Theatre;
 - (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law and Multiple Dwelling;
 - (c) Institutional Uses, limited to Child Day Care Facility and Church;
 - (d) Manufacturing Uses, limited to Jewellery Manufacturing, and Printing and Publishing;
 - (e) Office Uses;
 - (f) Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Liquor Store, Neighbourhood Grocery Store, Public Bike Share, Retail Store, Secondhand Store, and Small-scale Pharmacy;

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

Conditions of use

3.1 All commercial uses permitted in this By-law shall be carried on wholly within a completely enclosed building except for the following:

- (a) Farmers' Market;
- (b) Neighbourhood Public House;
- (c) Public Bike Share;
- (d) Restaurant; and
- (e) display of flowers, plants, fruits and vegetables in conjunction with a permitted use.

3.2 The design and layout of at least 35% of the dwelling units must:

- (a) be suitable for family housing;
- (b) include two or more bedrooms, 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;
- (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

Floor area and density

4.1 Computation of floor area must assume that the site area is 1,698.8 sq. m, being the site area at the time of the application for the rezoning evidenced by this By-law, and before any dedications.

4.2 The floor space ratio for all uses must not exceed 3.00, except that the floor space ratio for non-residential uses must be at least 0.43.

- 4.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total floor area of all such exclusions must not exceed 12% of the residential floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 sq. m per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 4.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any use other than that which justified the exclusion.

Building height

5. Building height, measured from base surface, must not exceed 29.4 m.

Horizontal angle of daylight

- 6.1 Each habitable room must have at least one window on an exterior wall of a building.
- 6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

- 6.3 Measurement of the plane or planes referred to in Section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
- (a) the Director of Planning or Development Permit Board first considers all of the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 6.5 An obstruction referred to in Section 6.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 ().
- 6.6 A habitable room referred to in Section 6.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 sq. m.

Acoustics

7. A development permit application for dwelling uses must include an acoustical report prepared by a licensed professional acoustical 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

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8242 Oak Street
PROPOSED CONDITIONS OF APPROVAL

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

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the prepared form of development be approved by Council in principle, generally as prepared by IBI Group on behalf of Coromandel Properties, and stamped "Received Planning and Development Services (Rezoning Centre), December 19, 2016", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard for the following:

Urban Design

- 1. Design development to better animate the public plaza, per section '10.2 Open Spaces and Plazas' in the Marpole Community Plan, as follows:
 - (i) Provide active ground floor uses at grade at the east side of the plaza, with access from the plaza and/or 67th Avenue.
 - (ii) Reduce the at-grade setback from the active use to the south property line and provide hardscaping, in order to provide a defined, animated edge to the public realm, per section "7.1 Mixed Use Buildings' of the Marpole Community Plan.

Note to Applicant: Active ground floor uses facing the plaza could include retail or amenity space. Refer to conditions 8 and 9 regarding further design development of the plaza.

- 2. Design development to simplify massing at the rear by eliminating the bump-out at Level 8 (between gridlines 4 and 5).

Note to Applicant: The 8 ft. setback may be slightly reduced (to minimum 7 ft.) to accommodate more livable dwelling unit layouts.

- 3. Design development to improve the interface of the podium with the public realm on Oak Street and at the plaza.

Note to Applicant: This design intent may be achieved by:

- (i) Reduction in the size of the office lobby to maximize retail space;

- (ii) Consideration to relocate the office entry to the north end of the Oak Street façade or to the plaza, to ensure contiguous retail space;
 - (iii) Provide a greater articulation along the primary retail frontage, including niches or inset areas;
 - (iv) Provide a weather canopy or canopies with distinctive architectural character;
 - (v) Refine use of exterior materials with greater texture, visual interest and variety; and
 - (vi) Refine use of lighting, landscaping and urban furniture.
4. Design development to improve the outdoor amenity spaces by providing further opportunities for children's active play.
5. The proposed unit mix, including 23 one-bedroom units (46%), 20 two-bedroom units (40%) and 7 three-bedroom units (14%), is to be included in the Development Permit drawings.

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

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

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

Crime Prevention through Environmental Design (CPTED)

7. Design development to respond to CPTED principles, having particular regard for:
- (i) Theft in the underground parking;
 - (ii) Residential break and enter;
 - (iii) Mail theft; and
 - (iv) Mischief in alcoves and vandalism, such as graffiti.

Landscape Design

8. Design development to the public plaza area to increase pedestrian amenity through the provision of tree canopy, permanent site furniture, artistic elements and/or public art (where applicable).

Note to Applicant: Further work may be requested at the development permit stage.

9. Design development to the slab in the public plaza area to ensure that all trees are planted level with the plaza surface and with a minimum growing medium below slab containing soil volume targets of 16 cubic metres. For each tree, growing medium should be approximately 1 m deep and no less than 2 m radially, measured from the trunk. Soil cells, structural soils and contiguous planting troughs should be explored.
10. Design development to the rooftop amenity space to meet the requirement for 25% green roof area as a combination of adequately sized urban agriculture planters and other intensive and extensive green roof features.
11. Design development of the rainwater management strategy and related grey water/mechanical systems to be scaled and integrated with full infiltration from hard and soft surfaces within the site, to the greatest extent practicable.

Note to Applicant: The applicant is encouraged to reference the Integrated Rainwater Management Plan (IRMP), Volume II, Best Management Practises, supported by Council in April 2016. At the development permit stage, further design development may be requested.

12. Design development to locate site utilities and vents on private property and integrated discreetly into the building, avoiding landscaped and common areas.
13. Design development to reduce potable water consumption in the irrigation systems by using drought tolerant plant species, efficient irrigation rainwater technology and rainwater harvesting methods, to the greatest extent practicable.
14. Provision of a detailed Landscape Plan illustrating soft and hard landscape treatment.

Note to Applicant: The Landscape Plan should include a planting plan listing common and botanical name, size and quantity of all existing/proposed plant material. Plant material should be clearly illustrated on the Landscape Plan and keyed to the plant list. Illustrate and clarify all outdoor surface/paving materials, site furniture, bicycle racks, lighting, trash receptacles, hose bibs, signs, retaining wall treatment, parking vents, at-grade utilities, and public realm (building edge to the curb, street trees, lamp posts, fire hydrants, sidewalk treatment).

15. Provision of large-scale sections [typical] through landscaped areas, including the ground-oriented interface, the slab-patio-planter relationship, street trees, the lane interface, common areas and upper storey planters.

Note to Applicant: The sections should include the planter materials, tree canopy, tree stem, outline of the root ball, voiding, built up membrane and dimensions.

16. Provision of spot elevations to all outdoor areas (including top/bottom walls), including offsite context spot elevations in proximity (public sidewalks, inner boulevards and lanes).

17. Provision of adequate soil volumes and depths for planting on slabs and in planters.

Note to Applicant: To ensure the long-term viability of planting in non-continuous growing medium, soil depths must meet or exceed BCLNA planting standards. At the edges, new slabs should angle down to provide deeper soils. Within the site at the public plaza level, the slab must be lowered below to avoid the necessity for above grade planter walls that would impede pedestrian flow.

18. Provision of universal design principles in the outdoor spaces.

Note to Applicant: Special consideration should be given to the ground plane, including paving materials, grade changes, benches near entrances on site and at reasonable intervals for public use along shared circulation routes.

19. Provision of a "Tree Removal and Protection Plan" in coordination with arboricultural services, including the assessment of existing trees and retention feasibility.

Note to Applicant: Given the size and complexity of the site, provide a large-scale Tree Plan that is separate from the Landscape Plan. The Tree Plan should clearly illustrate all trees to be removed and/or retained, where applicable, including any tree protection barriers and important construction management directives drawn out of the arborist report(s). Tree replacements are likely best located on the proposed phased landscape plans.

20. Provision of a partial irrigation plan to demonstrate efficient irrigation system for all common outdoor planters (existing and new) and individual hose bibs to be provided for all patios of 9.3 sq. m (100 sq. ft.) or greater in size.

Note to Applicant: Specification notes and irrigation symbols should be added to the drawing.

21. Provision of all necessary infrastructure to support urban agriculture, including hose bibs, tool storage, work tables and seating.

Sustainability

22. Confirm that the building is on track to meet the requirements of the preceding *Green Buildings Policy for Rezoning*s (as amended up to January 14, 2016), including a minimum of 63 points (LEED® Gold rating), with 1 point for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

Note to Applicant: A Sustainable Design Strategy must be submitted as part of the Development Permit that articulates which credits the applicant will be pursuing and how their building application, as submitted, incorporates strategies, features or technologies that will help achieve these credits. The strategy, along with the LEED checklist, must be incorporated into the drawing submission. A letter from a LEED Accredited Professional or Administrator must confirm that the proposed strategy aligns with the applicable goals of the rezoning policy. Proof of registration of the CaGBC must be provided with the application and the project registration number incorporated into the drawings. Application for Certification will be required at a subsequent stage.

23. In lieu of the requirements outlined in Condition 22, the applicant may choose to meet the requirements of the *Green Buildings Policy for Rezoning*s amended February 7, 2017), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>.

Engineering

24. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.
25. 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.
26. Delete special treatments shown extending onto the City lane and beyond the 67th Avenue and Oak Street property lines.
27. Show standard commercial sidewalk treatments on Oak Street adjacent the site and residential treatments on 67th Avenue adjacent the site including standard four piece tree surrounds where new street trees are supplied.

28. Provision of a detailed landscape plan that reflects the off-site improvements sought by this rezoning. Please submit an updated landscape plan directly to Engineering for review.
29. Provision of all Class B bike parking to be installed on private property and not encroaching on public property and clear of any SRWs.
30. Provision of automatic door openers on the doors providing access to the bicycle room(s) and note on plans.
31. Provision of direct 'stairs free' loading access from the loading bay to the CRU and commercial elevator core.

Note to Applicant: Consider providing a loading dock, loading elevator or lift, or sloping the loading corridor to achieve this. The loading corridor shall not require access through the garbage room.

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

- (i) Provision of design elevations on both sides of the parking ramp at all breakpoints, both sides of the loading bay and at all entrances.

Note to Applicant: The slope must not exceed 10% for the first 20 ft. from the property line. The slope must not exceed 12.5% after the first 20 ft. from the property line. 15% slope may be acceptable if a 7.5% to 10% transition ramp is provided at the bottom for at least 4 m in length.

- (ii) Dimension all stall widths and column encroachment widths.

Note to Applicant: If columns encroach more than 0.15 m (6 in.) into the stall from the stall dividing line, additional stall width is required. The column width along gridline 7 are dimensioned 8 1/8" on drawing A31B and A31C.

- (iii) Dimension the width of the overhead gate at gridline 5/D on drawing A31C as a minimum 6.1 m (20 ft.) is required.

- (iv) Provision of the minimum vertical clearance for the main ramp, security gates and loading bays.

Note to Applicant: Show the overhead gate on the parking ramp on drawing A42 noting the minimum vertical clearance at the gate. 2.3 m (7.6 ft.) of vertical clearance is required for access and maneuvering to all disability spaces. 3.5 m (11.5 ft.) of vertical clearance is required for Class B loading spaces and maneuvering.

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

Note to Applicant: The route must be 'stairs free' and confirm the use of the parking ramp, if required. 'Stairs free' access is required for the bike room at gridline A/3 on drawing A31C.

- (vi) Provide an alcove for the bike room access off the maneuvering aisle.
- (vii) Modification to the column outside of the bike room at gridline E/8 on drawing A31C to provide a clear 4 ft. wide access aisle or delete stall 18.

CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager of Engineering Services and the Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering Services

1. Consolidation of Lot A (See 356574L) and Lot 13, except the east 10 feet and the west 7 feet now highways, both of Lot 15, Block B, District Lots 319, 323 and 324, Plan 1685 to create a single parcel.
2. Release of Easement and Indemnity Agreement 447013M (commercial crossing) prior to building occupancy.

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

3. Provision of a building setback and a surface statutory right-of-way (SRW) on Oak Street adjacent the site to achieve a minimum of 5.5 m (18 ft.) from the back of the existing City curb to the building face. A legal survey of the existing dimension from the back of the City curb to the property line is required to determine the final setback and SRW dimension. The SRW will be free of any encumbrance such as structure, stairs, door swing, landscape and bicycle parking at grade but the encroaching building portions shown below grade and at the third storey and above will be accommodated within the SRW agreement.
4. Provision of a plaza statutory right-of-way (SRW) agreement for the public use of the plaza as proposed in the Marpole Community Plan. The encroaching building portions shown below grade and at the third storey and above will be accommodated within the SRW agreement.
5. 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 are provided. No development permit will be issued until the security for the services is provided.

- (i) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands, sprinkler demand, hydrant load, and domestic water demands to determine if water main upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
- (ii) Provision of an upgraded sewer main by twinning the sewer main on Oak Street from 67th Avenue to approximately 83 m north of 67th Avenue (to existing manhole), or provision of a report or management plan by a registered professional demonstrating that post development stormwater run-off flowrates for the one in five year storm will be less than or equal to current site run-off flowrates. Legal arrangements may be required to ensure ongoing operations of certain stormwater storage systems.
- (iii) 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.
- (iv) Provisions of new cast-in-place (CIP) light broom finish concrete sidewalk adjacent the site with saw cut joints on Oak Street and 67th Avenue to current area standards.
- (v) Provision of street reconstruction on 67th Avenue adjacent the site to generally include the following:
 - a. New curb and gutter.
 - b. A 2.5 m (8.2 ft.) wide raised protected bike lane.
 - c. A minimum 2.13 m (7 ft.) wide CIP light broom finish concrete sidewalk with saw cut joints.
 - d. Curb ramps.
 - e. Relocation of the fire hydrant.
 - f. Adjustments to all existing infrastructure to accommodate the proposed street improvements.

- (vi) Provision of new curb and gutter and removal of the existing driveway crossings on Oak Street.
- (vii) 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.
- (viii) Provision of upgraded street lighting on all frontages adjacent the site and new pedestrian lighting on 67th Avenue. A review of the existing lighting is required to determine its adequacy and upgraded lighting is to be provided where required.
- (ix) Provision of signal upgrades or replacement of the existing signal to a new full signal at the intersection of Oak Street and 67th Avenue. This will include signal modifications to accommodate the proposed separate bicycle facility, an accessible pedestrian signal, an Uninterrupted Power Supply unit and LED intersection lighting. Work is to include all changes to City infrastructure to accommodate the signal improvements.
- (x) Provision of speed humps in the lane east of Oak Street between 67th and 64th Avenues.
- (xi) Provision of a relocated bus stop and shelter on Oak Street adjacent the site. The following is required:
 - a. New bus stop to provisionally be located approximately 18.3 m (60 ft.) from curb return and crosswalk. The final stop location and layout is to be determined by Engineering and Coast Mountain Bus Company.
 - b. Modify site plan to show existing trolley poles along Oak Street.
 - c. Remove proposed tree pit along Oak Street in the bus zone. Street trees may only bookend the bus zone, if space permits.

Note to Applicant: Removal and reinstallation of shelter is to be coordinated with the Street Furniture Coordinator in Street Activities Branch of Engineering Services and a minimum of 4 weeks' notice is required for the removal/reinstallation of the bus shelter.

- 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 are not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility

network to accommodate this development will require approval by the Utilities Management Branch.

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

Environmental Contamination

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

Community Amenity Contribution

8. Pay to the City a Community Amenity Contribution of \$2,700,000 which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services. The \$2,700,000 is to be allocated as follows:
- (i) \$1,350,000 towards the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Marpole Community Plan area;
 - (ii) \$1,215,000 toward childcare and community facilities in and around the Marpole Community Plan area; and
 - (iii) \$135,000 to the Heritage Conservation Reserve to enable heritage conservation in the City of Vancouver.

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

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

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

* * * * *

8242 Oak Street
ADDITIONAL INFORMATION

1. Urban Design Panel

The Urban Design Panel (UDP) reviewed this rezoning application on March 22, 2017. The application was supported with recommendations.

EVALUATION: SUPPORT WITH RECOMMENDATIONS

Introduction: Zak Bennett, Rezoning Planner, introduced the project as a rezoning application at the northeast corner of Oak Street and 67th Avenue composed of two lots, one commercial and one single-family. The lots are zoned C-1 and RS-1 and the site is presently vacant. The site is approximately 18,274 sq. ft. with 159 ft. of frontage along Oak Street and 115 ft. along 67th Avenue. An FSR of 3.00 is proposed.

At the intersection of Oak Street and 67th Avenue the Marpole Plan allows consideration of eight-storey mixed-use buildings up to 3.0 FSR. Along Oak Street from 64th Avenue to Marine Drive the Marpole Plan allows consideration of residential buildings up to six storeys and 2.5 FSR. Across the lane sites are zoned RM-8 which allows for townhouses of up to three storeys and 1.20 FSR.

The proposal is for an eight-storey mixed-use building with a total of 50 dwelling units. The proposal includes 3,172 sq. ft. of commercial space at grade and 4,700 sq. ft. of office space on the second level, all over three levels of underground parking. A public plaza is proposed at the southern edge of the site.

The proposal is being considered under the Marpole Community Plan, which anticipates eight-storey mixed-use buildings at this intersection with a maximum FSR of 3.0. The MCP seeks expanded public realm along Oak Street and a public plaza at the intersection, both of which the applicant is providing.

Danielle Wiley, Development Planner, continued by noting that the Marpole Plan sees this intersection as a potential "node" at the centre of the neighbourhood. The Plan thus identifies all four corners of the intersection for additional height of up to eight storeys. It aims to achieve highquality retail/public realm with wider sidewalks, better furnishings and planting, and improved cycling/pedestrian routes. It also requires this particular site to provide a new urban plaza to establish a "sense of place".

This mixed use development has retail at grade, office at the second level and residential units on Levels 3 to 8. Along the Oak Street retail frontage the main level slab steps down towards 67th Avenue following the drop in grade. This contributes to a finer-grained street frontage with narrower retail units.

A small plaza is provided at the corner and residential entry is located off 67th Avenue on the plaza (35ft. x 65ft.). The office entry is located on Oak Street and the main residential entry is located on 67th Ave (off the plaza). Two-level townhouses are located along the lane. A 15 ft. setback on the lane allows for private patios, landscape, and a sidewalk from 67th Avenue. Office-use at Level 2 will expand employment opportunities in the neighbourhood. The indoor

residential amenity is located at this level, as well as an outdoor amenity on the rooftop of the townhouses. There is also another outdoor amenity space provided at the roof.

On Oak Street there is a 23 ft. setback from the curb to the building face at Levels 1 and 2, while residential storeys are set back 3-6 ft. for articulation.

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

1. Please comment on the design of the public realm, particularly the corner plaza and retail frontage.
2. Are the interfaces to neighbouring properties (i.e. the adjacent lot to the north and the low density residential properties across the lane) successful?
3. Is the provision of indoor and outdoor common amenities successful?
4. Are the overall massing, setbacks and height successful?

Applicant's Introductory Comments: The applicant team started by noting that the massing of the project is mostly set by the area plan, including the requirement for a 2,000 sq. ft. plaza.

There is a wide public realm setback off of Oak Street. Along Oak Street there is a very friendly pedestrian experience, with street trees and street furniture to be provided. The plaza at the corner of Oak Street and 67th Avenue is important, and the hope is to develop it with a café or something which encourages interaction. There is also a planting bed along Oak Street to provide separation with traffic and better define the outdoor plaza space.

There are two-storey townhouses to help frame the corner by the lane, and a generous sidewalk to provide access to the townhouses. The entries to the townhouses are raised above grade.

This is a family-oriented project with over 50% of units to be two-bedroom or larger. There is a children's amenity space at Level 2, and a more adult-oriented outdoor amenity, including urban agriculture, at the rooftop.

This is a LEED gold project.

The applicant team then took questions from the panel.

Panel Consensus: Having reviewed the project it was moved by Ms. Gilles and seconded by Ms. Van Halm, 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:

- Design development on the west-facing wall of the plaza (back of townhouses) - either consider a change of use to retail to activate the plaza, or incorporate a green wall;
- Design development of the retail street to create a more distinctive, fine-grained 'Marpole' fabric and character;
- Reconsider the location and size of the office lobby (i.e. may be relocated to plaza);
- Revisit the location of the vehicle ramp, to mitigate traffic impacts on the lane;

- Further design development of the plaza and children's play area.

Related Commentary: The panel noted that having the townhouses backing on the plaza is not ideal. Consider creating more retail which wraps around the plaza to make it livelier. Two panel members commented that a green wall could adequately activate the plaza. As well, consider relocating the parking ramp towards the opening of the lane so that cars don't have to drive past the townhouses.

Further design development and programming should also be done for the plaza. More diversity in programming is needed for the plaza to accommodate different uses in different seasons.

Although the panel appreciated that the simple massing of the building, more should be done to bring the Marpole character to the retail street frontage, and really set the bar for every project which follows. Having extra generous setbacks at the lane is great for residents.

The east setback on the 6th floor confuses the massing and should be refined. The retail and office entry expressions should also be better considered. Consider using more articulation on the lower floors, to better acknowledge individual storefronts, and include "beautiful" canopies. One Panel member thought that Oak Street appears over-articulated.

The way solar protection on the south elevation is handled is very intelligent, but the expression of glass facing the plaza is a bit too relentless and should be revisited. Consider glass protection over the top floor.

The landscape concept is weaker, and should be further developed. The landscape design at grade off the plaza creates more separation than connection, and more could be done to open it up. Consider adding art to the public plaza, though one panel member thought that the organic forms of the public realm looked nice. More active play instruments are needed in the play space.

Applicant's Response: The applicant team thanked panel and noted that the comments about the back of the townhouses have been considered and could be perhaps mitigated through materials.

2. Public Consultation Summary

Public Notification

A rezoning information sign was installed on the site on February 22, 2017. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

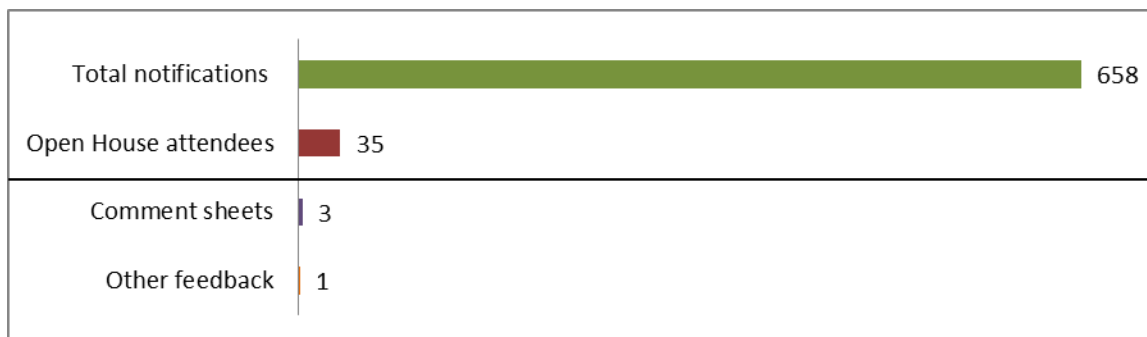
March 9, 2017 Community Open House

A community open house was held from 5:00-7:00 pm on March 9, 2017, at Marpole United Church, 1296 West 67th Avenue. A total of 658 notifications were distributed within the neighbouring area on or about February 24, 2017. Staff, the applicant team, and a total of approximately 35 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 9, 2017 open house, a total of 3 comment sheets were received from the public.
- A total of 4 letters, e-mails, online comment forms, and other feedback were received from the public.



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

Unit Design

Positive support for the inclusion of family units and family friendly design.

Height

Concerns about privacy due to building height overlooking shorter buildings.

Building Design

Building exterior should not feature balconies as this enables items to be thrown from balcony.

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8242 Oak Street
FORM OF DEVELOPMENT

Site Plan



West Elevation



South Elevation



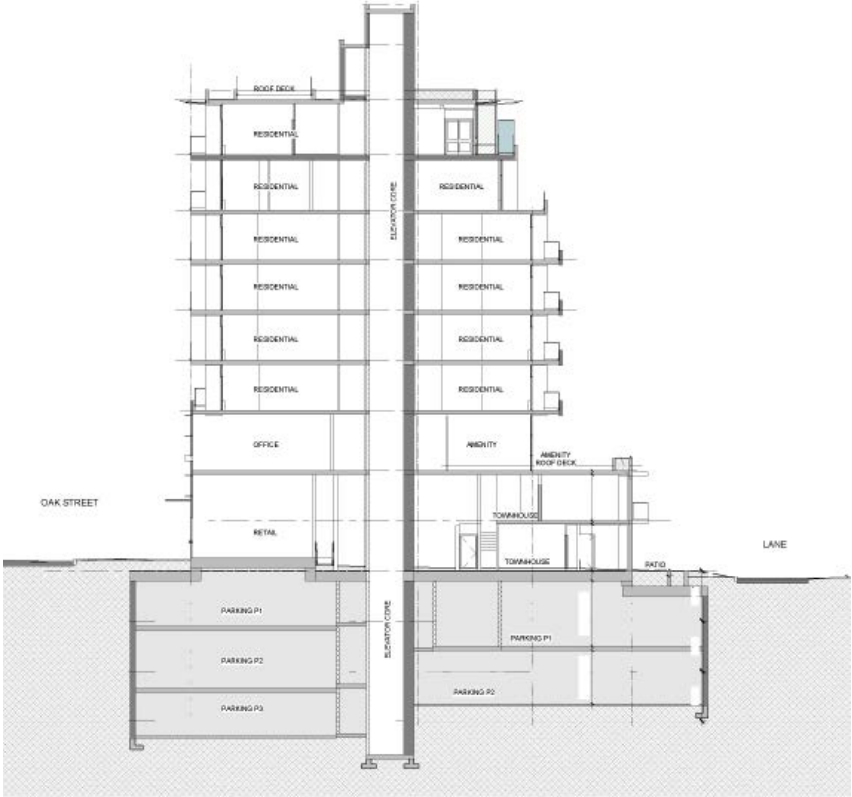
East Elevation



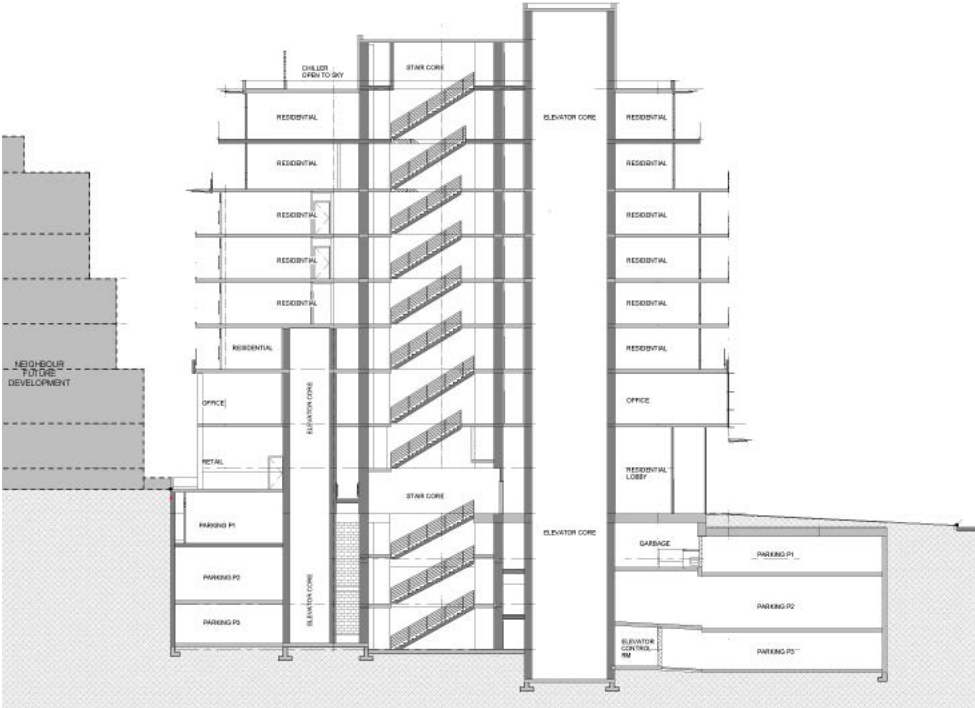
North Elevation



Section (East-West)



Section (North-South)



Perspective (from SE corner of Oak Street and 67th Avenue)



Perspective (from the lane at 67th Avenue)



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8242 Oak Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Eight-storey mixed-use building containing a total of 50 dwelling units, ground-level commercial space, and second-level office space.

Public Benefit Summary:

The project would generate DCLs and a CAC offering to be allocated toward the affordable housing fund, heritage amenity, childcare, and community and cultural facilities in and around the Marpole area.

	Current Zoning		Proposed Zoning
	RS-1	C-1	CD-1
Zoning District	RS-1	C-1	CD-1
FSR (total site area = 1,698.8 sq. m / 18,286 sq. ft.)	0.70	1.20	3.00
Buildable Floor Space (sq. ft.)	4,024	15,048	54,858
Land Use	Single-family dwelling	Mixed-use	Mixed-use

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	222,329	763,084
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage Conservation Reserve		135,000
	Affordable Housing		1,350,000
	Parks and Public Spaces		
	Childcare/Social/Community Facilities		1,215,000
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		222,329	3,463,084

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the City-Wide DCL, revenues are allocated into the following public benefit categories: Engineering (22%); Replacement Housing (32%); Parks (41%); and Childcare (5%).

8242 Oak Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	8242 Oak Street
Legal Descriptions	Lot A (See 356574L) and Lot 13, except the east 10 feet and the west 7 feet now highways, both of Lot 15, Block B, District Lots 319, 323 and 324, Plan 1685; PIDs: 014-436-078 and 014-435-942 respectively
Developer	Coromandel Properties
Architect	IBI Group
Property Owners	Coromandel Oak 67 Holdings BT Ltd. and Coromandel Oak 67 Development BT Ltd.

Development Statistics

	Development Permitted Under Existing Zoning		Proposed Development
	RS-1	C-1	CD-1
ZONING	RS-1	C-1	CD-1
SITE AREA	534 sq. m (5,747 sq. ft.)	1,165 sq. m (12,539 sq. ft.)	1,698.8 sq. m (18,286 sq. ft.)
USES	One-Family Dwelling	Mixed-use	Mixed-use
FLOOR AREA	373.8 sq. m (4,024 sq. ft.)	1,398.0 sq. m (15,048 sq. ft.)	5096.4 sq. m (54,858 sq. ft.)
FLOOR SPACE RATIO (FSR)	0.70 FSR	1.20 FSR	3.00 FSR
HEIGHT	10.7 m (35 ft.)	10.7 m (35 ft.)	29.4 m (97 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law		as per Parking By-law

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