



POLICY REPORT DEVELOPMENT AND BUILDING

Report Date: May 31, 2011
Contact: Kent Munro
Contact No.: 604.873.7135
RTS No.: 9092
VanRIMS No.: 08-2000-20
Meeting Date: June 14, 2011

TO: Vancouver City Council
FROM: Director of Planning
SUBJECT: CD-1 Rezoning: 2667-2703 Kingsway

RECOMMENDATION

- A. THAT the application by Thind Holdings Ltd. to rezone 2667-2703 Kingsway (Lot D [Ex. Plan 10195] of Lot A, Blocks 1-4, D.L. 37, Plan 2421 PID: 013-823-230; and Lots 35, 36, 37, 40, 41, 42 and 43, all except the north 10 Ft. and Part in Ref. Plan 2407, Now Highways, all of Lot A, Blocks 1-4, D.L. 37, Plan 2402 PID: 013-822-659, PID: 013-822-802, PID: 013-822-811, PID: 013-822-845, PID: 013-822-861, PID: 013-822-888, PID: 013-823-043, respectively) from C-2 (Commercial) to CD-1 (Comprehensive Development), to permit development of this site with a 12- and 4-storey mixed commercial-residential project at a density of 3.80 FSR, be referred to a Public Hearing, together with:
- (i) plans prepared by W.T. Leung Architects Inc., received on November 18, 2010;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the Director of Planning to approve, subject to 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 Schedule C of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule "B" (C-2), 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 approval of the rezoning, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C;

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

- D. THAT Recommendations A to C 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; 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, 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.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the foregoing.

COUNCIL POLICY

Renfrew Collingwood Community Vision (March 23, 2004)
Norquay Village Neighbourhood Centre Plan (November 4, 2010)
Green Building Rezoning Policy (February 4, 2010)
Public Art Policies and Guidelines (June 23, 1994; last amended June 26, 2008)
Community Amenity Contributions - Through Rezonings (January 20, 1999; last amended June 15, 2006).

SUMMARY AND PURPOSE

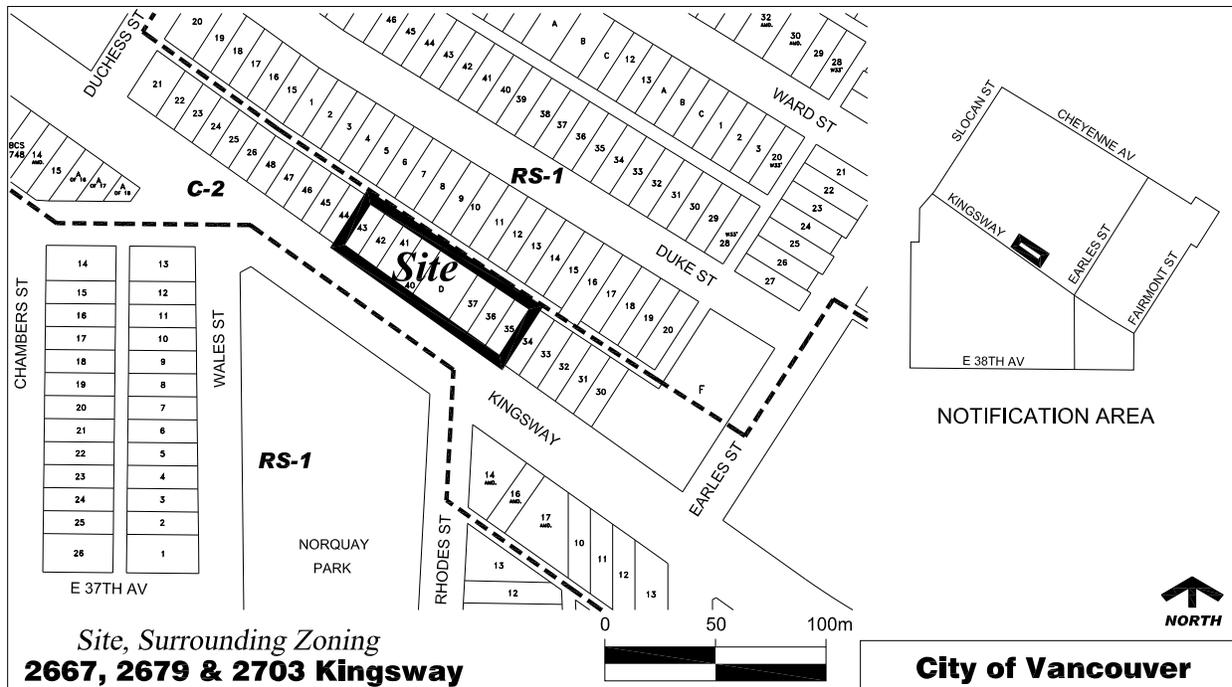
This report assesses an application to rezone 2667-2703 Kingsway from C-2 (Commercial) District to CD-1 (Comprehensive Development) District to permit development of a mixed commercial-residential project comprised of a 12-storey building and a 4-storey building containing a total of 129 dwelling units, separated by an existing Metro Vancouver sewer right-of-way which will provide an at-grade pedestrian connection through the site. This application seeks increases in overall density, residential density and height, beyond the maximums achievable under the C-2 District Schedule and Guidelines.

SITE AND SURROUNDING CONTEXT

Situated on the north side of Kingsway between Earles Street and Duchess Street, immediately north of Norquay Park in the Renfrew Collingwood community, the site is located within the Norquay Village Neighbourhood Centre Planning program area. The site is comprised of eight parcels currently developed with an automotive repair business and a vehicle dealership. A drive-in restaurant (Wally's Burgers) has occupied the site but has been closed for some time.

Most recently, the Wally's Burgers building has been used as a presentation centre for a nearby development project owned by the same developer.

Figure 1: Site and Surrounding Zoning



DISCUSSION

1. Policy Context

The rezoning site is located in the Renfrew-Collingwood Community Vision area. The Community Vision, approved in 2004, identified the area around Norquay Park as a key shopping area and future Neighbourhood Centre that could include a greater variety of retail stores, additional housing types, additional community amenities and facilities. The Norquay Village Neighbourhood Centre Plan (the "Plan"), adopted by Council in November 2010, is an important part of the implementation of CityPlan and the Renfrew Collingwood Community Vision.

The Plan identified a "Kingsway Rezoning Area" which would allow for mid-rise and mixed-use development, mainly in 6- to 8-storey buildings, but with specific allowances for 10- and 12-storey buildings on key sites and 12- to 16-storey buildings on the 2400 Motel site. At the time of Council adoption, Council amended the Plan to increase the allowable building density from 3.2 to 3.8 FSR and to increase the maximum allowable height by two-storeys. The amendment responded to additional economic viability analysis that indicated that the higher density would provide the necessary incentive for property owners to go through the lengthier and more complicated rezoning process, in turn helping to implement the plan for revitalizing Kingsway and allowing the City to achieve higher levels of design quality, sustainability, and public amenity.

In addition to changes anticipated in the Kingsway Rezoning Area, four new housing zones are contemplated in the Plan. They include areas for duplex, infill or small house development;

traditional rowhouse development; stacked townhouse development; and low-rise apartment development, the latter being specific to sites across the rear lane from the properties fronting Kingsway, as a means of transitioning between the lower density neighbourhoods and the higher densities expected along Kingsway. Staff will be bringing forward new zoning districts to implement these zones later this year.

2. Land Use and Density

The uses proposed – service and retail uses at-grade with residential above – are consistent with the Plan and Vision aspirations, as well as the prevailing C-2 zoning. The proposed density of 3.8 FSR is consistent with the maximum permitted in the Kingsway Rezoning Area, as noted above.

3. Form of Development (Note Plans: Appendix D)

The proposed form of development is consistent with the rezoning policy of the Norquay Neighbourhood Centre Plan, in that it provides an increase in density and height that is appropriate to the historical and geographical importance of Kingsway. As noted above, the Plan foresees a City-initiated rezoning of the properties located directly across the lane to the north, from RS-1 (single-family) to a 4-storey apartment zone which will provide a transition from the taller buildings on Kingsway to the outlying, ground-oriented housing areas.

The rezoning site has a frontage of about 91 m (298 ft.) on Kingsway. A 12-storey mid-rise building component is located generally in the middle of this frontage, flanked on the west by an adjoining four-storey podium and on the east by a public plaza/pedestrian link through the site and a separate four-storey building. The resulting “saw-tooth” expression is consistent with staff’s discussions with the public during the Neighbourhood Centre Planning program, regarding the desire to allow some penetration of direct sunlight onto private and public properties located due north of the subject site. Due to the length of the rezoning site, the proposal introduces two different building expressions to enrich the pedestrian experience along the sidewalk and to break down the appearance of a “long block”. Furthermore, the public plaza/pedestrian link which is provided mid-site (over the Metro Vancouver sewer right-of-way), as described further below, adds further visual relief to the site.

The Urban Design Panel reviewed the application on May 4, 2010 and unanimously supported the proposed form of development. The Panel offered direction on improvements in architectural expression, in meeting the sustainability goals set by City policy, and to the connection of the public plaza with the sidewalk and with a future pedestrian-actuated crosswalk across Kingsway connecting to Norquay Park. Minutes of the Panel discussion are included in Appendix E to this report.

Staff support the proposed form of development with recommended design development conditions (Appendix B) to improve the connectivity in the public realm, to ensure the future flexibility of the commercial retail units, to improve the shape and programming of the proposed public plaza, and to enliven the building façades.

4. Open Space and Public Realm

The Norquay Neighbourhood Centre Plan calls for provision of additional sidewalk width on Kingsway of 7.32 m (24 ft.) in order to create a safer and more enjoyable pedestrian environment given the proximity to fast-moving traffic. Wider sidewalks can provide for outdoor seating, a second row of street trees, patios and the display of merchandise for the ground-floor retail and service uses, which will further encourage human interaction.

The project includes a building setback from the Kingsway property line of a minimum of 3.048 m (10.0 ft.) and a maximum of 4.620 m (15.2 ft.). The minimum setback distance, together with the existing sidewalk width, allows the 7.32 m (24 ft.) sidewalk width to be achieved. A right-of-way for public access will be sought over the portion of the sidewalk located on private property. (Appendix B, Condition (c) 8)

In addition to the wider sidewalk width, this developer will provide further improvements to the public realm, including a pedestrian-actuated traffic signal at Rhodes Street for improved access to Norquay Park, special lane paving, sidewalk treatments, street trees and lighting improvements. The estimated contribution to the public realm is approximately \$420,000. (Appendix B, Condition (c) 4)

As described above, an approximately 12 m (40 ft.)-wide pedestrian walkway is indicated between the two buildings. Below grade, this right-of-way contains a Metro Vancouver sewer trunk line. Responding to the very long blocks which characterise this area of Kingsway, the Plan supports "mid-block pedestrian linkages" which will provide pedestrian pathways from the shopping street to the residential areas off of Kingsway. Further, the Plan establishes a priority for creating pedestrian connections along the Metro Vancouver right-of-way and through the neighbourhood (Renfrew Ravine), to eventually link Slocan Park and the 29th Avenue SkyTrain Station with the Kingsway shopping area and Norquay Park. Staff recommend that a right-of-way for public access be sought over this pedestrian linkage as a first step in achieving this goal. (Appendix B, (c) 8.)

5. Parking and Circulation

Access to underground parking, loading and refuse/recycling collection is all taken from the lane. Due to the sewer right-of-way which cannot be built over, or under, each building has its own underground parking garage, with no connection to the other. As a result, there are two residential parking ramps accessed from the lane, in addition to the access required for commercial parking, refuse/recycling and commercial loading facilities. '

6. Environmental Sustainability

As of the date of this application, the City's "Green Buildings Policy for Rezonings" required that applications demonstrate an equivalent of LEED® Gold, with 63 points, including six optimize energy performance points, one water efficiency point and one stormwater point. Applicants are also required to register their projects with CaGBC.

The applicant has submitted a LEED® checklist which does not indicate that 63 points will be achieved overall, although they have indicated the requisite points in the energy performance, water efficiency and stormwater categories. Staff recommend that the applicant demonstrate that they can achieve the Gold Certification level. (Appendix B, Condition (b) 1.)

7. Impact on the Duke Street Child Care Centre and the surrounding neighbourhood

Immediately north of the rezoning site is a City-owned lot which contains the Duke Street Child Care Centre. The proposed development would substantially shadow all of the outdoor play area, putting it in conflict with the City's "Childcare Design Guidelines". The shadowing will affect all but a small densely planted area in one corner of the outdoor play area. (It should be noted that even a development under the current C-2 zoning would create the same shadow conditions on the child care site and that further, the child care site and adjacent sites are

intended to be rezoned to a low-rise apartment zoning in accordance with the Plan, and redevelopment of the child care site could be anticipated as a consequence.)

In the short term, staff are exploring options for reconfiguring the existing child care site to ensure an optimum outcome, as well as investigating the feasibility of relocating the Duke Street Child Care Centre to another location in the vicinity. In addition to the child care site, the City owns several other properties in the area, as well as Slocan Park. Should it be necessary to relocate the child care facility in order to meet City policy, these alternative locations will be explored.

Staff recommend that the Community Amenity Contribution from this project be set aside in a capital account for the purpose of redesigning or relocating the child care facility, recognizing that should a relocation be required, additional funding will be necessary.

PUBLIC INPUT

A rezoning information sign was installed on the site on March 15, 2011. A notification postcard describing the rezoning application was mailed to 658 surrounding property owners and five local community groups, on March 23, 2011. Three responses have been received via email. Comments or criticisms of the project included:

- no problem with the height or density, but the density should be divided more evenly between the two buildings;
- do not support this density or height - should be 4 storeys;
- impact on immediate neighbours to the north from activity in the lane – commercial loading, parking access/egress, garbage collection, venting and exhaust.

The proposed form of development is supported by staff and the Urban Design Panel. The lower 4-storey elements on either side of the taller building element set up the opportunity for similar scaled development on adjoining sites, thereby providing a generous “tower separation” between taller elements and further permitting some penetration of direct sunlight onto properties located to the north. Staff recommend design development conditions to address concerns regarding commercial activity, odors and exhaust in the lane as noted in Appendix B. (Conditions (b) 7, 8 and 12)

A City-hosted Open House was held on site on April 7, 2011. A total of 65 attendees signed in and 52 comment sheets were completed. Ten comment sheets were completed by property owners or employees of businesses within the notification area, or nearby in the neighbourhood. The remaining comment sheets were completed by persons giving addresses elsewhere in Vancouver (28) or were from other municipalities (14). All 52 comment sheets were in support of the rezoning application. Supportive comments included:

- the proposal fits with the Community Vision and Norquay Village Neighbourhood Centre Plan;
- the project will be a first step to revitalizing this part of Kingsway, making it safer for shoppers and pedestrians;
- higher density with more residents will benefit local businesses;
- the architecture is good.

PUBLIC BENEFITS

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

Required Public Benefits

Development Cost Levies (DCLS): DCLs apply to all new construction and help pay for facilities made necessary by growth, including parks, child care facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. This site is subject to the City-wide DCL, which has a current rate of \$112.16 per m² (\$10.42 per sq. ft.) for mixed residential-commercial projects having an FSR over 1.20. Based on this rate, the DCL payment for this project would be \$1,074,635. DCLs are paid at Building Permit issuance at the rates in effect at that time and the rates are subject to annual adjustment.

Public Art Program: The Public Art Program requires that rezonings involving a floor area of 9 290 m² (100,000 sq. ft.) or greater allocate a portion of their construction budgets (\$1.81/sq. ft.) to public art as a condition of rezoning. With 9 581 m² (103,132 sq. ft.) proposed in this rezoning, a public art budget of approximately \$186,669 would be anticipated. A condition of enactment has been provided in Appendix B to secure the project's participation in the Public Art Program.

Offered Public Benefits

Community Amenity Contribution (CAC): The City's Financing Growth Policy anticipates community amenity contributions from rezoning applicants to mitigate the impacts of rezoning. Pursuant to the Policy, this is a "Standard Rezoning" (small project outside the Downtown) and a CAC of \$105,846 has been offered. Staff recommend acceptance of this offer and further recommend that it be directed toward ensuring that the child care facility at 2708 Duke Street meets the City's Childcare Design Guidelines, as discussed in this report.

FINANCIAL IMPLICATIONS

Approval of this application will have no financial implications with respect to the City's operating expenditures, fees or staffing.

CONCLUSION

Staff have reviewed the application to rezone this site from C-2 to CD-1 to allow an increase in overall density, residential density and height, and conclude that it is consistent with the Norquay Village Neighbourhood Centre Plan which supports rezonings in the Kingsway Rezoning Area to revitalize Kingsway and to achieve desirable public benefits. The Director of Planning recommends that the application be referred to a Public Hearing, together with the draft By-law provisions contained in Appendix A, and that, subject to the Public Hearing, it be approved subject to the conditions in Appendix B.

* * * * *

2667-2703 Kingsway
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.

Uses

- Cultural and Recreational Uses, limited to fitness centre, library, museum or archives, arcade, artist studio, billiard hall, club, community centre or neighbourhood house.
- Dwelling Uses, limited to:
 - Dwelling units in conjunction with any of the uses listed in this by-law except that no portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width shall be used for residential purposes except for entrances to the residential portion;
- Institutional Uses, limited to child day care facility, church, hospital, public authority use, school - elementary or secondary, school - university or college, social service centre.
- Manufacturing Uses, limited to jewellery manufacturing and printing and publishing.
- Office Uses.
- Retail Uses, limited to adult retail store, furniture or appliance store, liquor store, secondhand store, grocery or drug store, retail store, small-scale pharmacy.
- Service Uses, limited to animal clinic, auction hall, barber shop or beauty salon, beauty and wellness centre, cabaret, catering establishment, laundromat or dry cleaning establishment, neighbourhood public house, photofinishing or photography laboratory, print shop, repair shop class A, repair shop class B, restaurant - class 1, restaurant - class 2, restaurant - drive-in, school - arts or self improvement, school - business, school - vocational or trade, wedding chapel.
- Utility and Communication Uses, limited to public utility or radiocommunication station.
- Accessory Uses customarily ancillary to the above uses.

Density

- For the purpose of computing floor space ratio, the site is deemed to be 2 521.3 m² [27,140 sq. ft.], being the site size at the time of application for rezoning, prior to any dedications.
- The maximum floor space ratio for all uses combined is 3.8, as follows:
 - for dwelling uses in conjunction with other uses, up to 3.45 in storeys located above the front street-level storey;
 - for non-residential uses, a minimum of 0.35 in the front street-level storey or below;
- The following shall be included in the computation of floor space ratio:
 - all floors of all buildings, having a minimum ceiling height of 1.2 m, including earthen floors and accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.
- The following areas shall be excluded in the computation of floor space ratio:

- open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
- patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
- enclosed residential balconies, provided that the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, subject to the following:
 - the total area of all open and enclosed balcony or sun deck exclusion does not exceed eight percent of the residential floor area being provided; and
 - no more than fifty percent of the excluded balcony floor area may be enclosed;
- 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 the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
- amenity areas, including child day care facilities, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10 percent of the total permitted floor area, provided that for child day care facilities the Director of Planning, on the advice of the Director of Social Planning, is satisfied that there is a need for a day care facility in the immediate neighbourhood;
- all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit;
- where exterior walls greater than 152 mm in thickness have been recommended by a Building Envelope Professional as defined in the Building By-law, the area of the walls exceeding 152 mm, but to a maximum exclusion of 152 mm thickness, except that this clause shall not apply to walls in existence prior to March 14, 2000; and
- with respect to exterior:
 - wood frame construction walls greater than 152 mm thick that accommodate RSI 3.85 (R-22) insulation, or
 - walls other than wood frame construction greater than 152 mm thick that meet the standard RSI 2.67 (R-15), the area of such walls that exceeds 152 mm to a maximum exclusion of 51 mm of thickness for wood frame construction walls and 127 mm of thickness for other walls, except that this clause is not to apply to walls in existence before January 20, 2009; A registered professional must verify that any exterior wall referred to in subsection (ii) of this section meets the standards set out therein.

Height

- A maximum height, measured from base surface, of 36 m (118 ft.).

Horizontal Angle of Daylight

- All habitable rooms in buildings used for residential purposes shall have at least one window on an exterior wall which complies with the following:
 - the window shall be located so that 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, shall be unobstructed over a distance of 24.0 m; and
 - the plane or planes shall be measured horizontally from the centre of the bottom of the window.
- The following shall be considered as obstructions:
 - the theoretically equivalent buildings located on any adjoining sites in any R district in a corresponding position by rotating the plot plan of the proposed building 180 degrees about a horizontal axis located on the property lines of the proposed site;
 - part of the same building including permitted projections;
 - accessory buildings located on the same site as the principal building;
 - the maximum size building permitted under the zoning on any site adjoining CD-1 (___)
- The following shall not be considered as habitable rooms:
 - bathrooms; or
 - kitchens, unless the floor area is greater than 10 percent of the total floor area of the dwelling unit, or 9.3 m², whichever is the greater.
- The Development Permit Board or the Director of Planning, as the case may be, may relax the horizontal angle of daylight requirement provided he first considers the intent of this Schedule and all the applicable policies and guidelines adopted by Council.

Parking

- Parking, loading, and bicycle parking spaces will be provided and maintained according to the requirements and provisions of the Parking By-law, except that the minimum required parking shall be 10% lower than the minimum parking requirements in the Parking By-law as of November 18, 2010.

Acoustics

- A development permit application for dwelling uses shall require evidence in the form of a report and recommendations prepared by persons trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the dwelling units listed below shall 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 (Leq) sound level and will be defined simply as the noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
• bedrooms	35
• living, dining, recreation rooms	40
• kitchen, bathrooms, hallways	45

* * * * *

2667-2703 Kingsway
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 the Public Hearing.

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by W.T. Leung Architects Inc. and stamped "Received City Planning Department, November 18, 2010", 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 to the following:

Design Development

- 1. design development to the sustainability features in the project necessary to attain the equivalent of LEED® Gold and confirmation that the project has been registered with the CaGBC;

Note to Applicant: Further elaboration on these features should be provided particularly with respect to energy and water conservation measures. A minimum of 63 points must be attained. (See also Condition (b) 9)

- 2. provision of ground floor commercial floor area to a minimum 0.35 FSR of the total permissible 3.8 FSR;

Note to Applicant: In the interest of ensuring future flexibility for a variety of commercial retail uses, the minimum amount of ground floor space commercial space should be commensurate with the requirement in the existing C-2 zoning. Replacing a portion of the at-grade commercial parking with a commercial floor area is recommended.

- 3. design development to improve the visibility of the proposed mid-block plaza from the adjacent sidewalk, thereby creating a clear visual link between the plaza and the future location of the pedestrian-actuated signal crossing;

Note to Applicant: The applicant may meet this condition through a combination of design features including redefining the dimensions and shape of the plaza, hard and soft landscaping and discrete lighting features. (See also Condition (b) 10)

- 4. design development to fully animate the entire depth of the proposed mid-block plaza with active uses on the ground level of the proposed buildings;

Note to Applicant: The proposal shows active uses in the form of residential lobby and retail entries facing the south half of the plaza. The north half of the plaza should receive a similar treatment to help denote this space as the entrance to the future Ravine Way linear park system. Locating a glazed wall and entrance to a residential amenity area or a commercial retail unit is suggested.

5. design development to the façades to increase visual interest and variety within the regularity of the proposed brick framework;

Note to Applicant: While the regularity and simplicity of the grid pattern in brick provides a sense of solidity, a finer-grained attention to detailing is necessary to avoid an excess in visual repetition. This additional layer of interest can be provided while still respecting the basic geometric framework. Suggestions include varying the location of balconies into an irregular pattern, detailing a depth to the brick surround to produce shadows on the façade, adding solar shading devices to the southwest-facing façade and varying the colour treatment of the glass and spandrel panel systems within the grid framework.

6. design development to relocate all exhausts resulting from the commercial retail units;

Note to Applicant: The exhaust units should not be on the roof of the buildings.

7. design development to insulate the sound from any generators or electric transformers located at the rear of the buildings from the residents located across the lane;

Note to Applicant: See also Condition (b) 12.

8. design development to provide opaque doors and garage doors at the lane that will mitigate any noises or odours emitting from the proposed garbage and loading areas;

Landscape Design

9. design development to provide an extensive green roof for Building B;

Note to Applicant: The green roof will enhance the sustainability of the project and provide a visual amenity for the occupants of the upper floors of Building A.

10. realignment of the concrete seating wall at the entrance of the central plaza;

Note to Applicant: The seating wall should be turned 90 degrees so as to allow easy access to the plaza.

11. design development to provide safe access for planter maintenance and greater amenity to the second floor patios;

Note to Applicant: This can be achieved by raising the planters currently located mid-way up the north façade (see Sections B-B and C-C on drawing A-4.1) to the level of the 2nd floor patios. These planters should include some trailing plants capable of draping over the planter edge and down the exposed face of the building.

12. design development to integrate and fully screen any lane-edge utilities, such as hydro transformers and gas meters, in a manner which minimizes their impact on the at-grade planters at the lane edge;

Note to Applicant: Lane edge utilities should be illustrated on the Landscape Plan.

13. provision of a complete Landscape Plan;

Note to Applicant: The Landscape Plan must illustrate the proposed plant materials (common and botanical names), sizes and quantities; notation of existing trees (to be removed and retained), paving, walls, fences, light fixtures and other landscape elements. The Plan should be at 1:100 or 1/8" scale.

14. provision of large scale sections illustrating the planters at the lane edge, on the amenity deck and on all private patios.

Note to Applicant: The sections should be at 1:50 or 1/4" scale.

Engineering

General:

15. provision of a plan showing the design elevations on both sides of the parking ramps at all breakpoints and within the parking areas and loading bays;

Note to Applicant: The plan is required to be able to calculate slopes and crossfalls. Also provide elevations on the sectional drawings.

16. provision of a minimum vertical clearance of 7 ft. 6.5 in. from the lane to all required manoeuvring aisles and access to all disability parking spaces in Building A and Building B;

Note to Applicant: The vertical clearance at gridline E on Section A-A for Building A (drawing A-4.1) measures 7 ft.

17. provision of bicycle parking, in accordance with Section 6 of the Parking By-law;

Note to Applicant: Six [6] Class B bicycle spaces are required for each building. Also the Class A - Bicycle spaces are to have a minimum of 20 percent [8] in horizontal lockers and a maximum of 30 percent [12] in vertical bike spaces. Label spaces on plans.

Building A:

18. provision of one residential Class B loading space (105 units);
19. provision of one Class B loading space for the 502 m² of commercial space;

Note to Applicant: Engineering Services supports this reduced Class B loading provision.

20. redesign the Class B loading bay shown on drawing A-2.5 to include the following:
 - remove the corner protruding out into the main ramp by angling the westerly wall to align with gridline 2; and
 - relocate the loading doors to provide a minimum of 28 ft. depth when the doors are closed;
21. provision of five disability spaces (4 residential and 1 commercial);

Note to Applicant: See also Condition (b) 25 for Building B

22. provision of a 9 ft. by 9 ft. corner-cut to improve the two-way flow and visibility on the main ramp at gridline E/2 on drawing A-2.4;
23. relocate parking spaces 6, 7, 13 and 14 on level P1; spaces 1 and 2 on levels P2 - P5; and spaces 16 and 17 on levels P2 - P4, by 6 in. to the north to eliminate the column encroachment into the stalls;
24. provide bicycle wheel ramps for the stairs located at gridline C1/8 on drawing A-2.3;

Building B:

25. provide three disability spaces (2 residential and 1 commercial);

Note to Applicant: See also Condition (b) 25 for Building A. This will result in a total of eight disability spaces being provided in the project. Space 3 on drawing A-2.15 can be designated as a disability space with the additional width shown.

26. provision of one shared Class B loading space for 292 m² of commercial space and 24 residential units;

Note to Applicant: See also Condition (c) 5.

27. provide 9 ft. stall widths for parking spaces 3, 4 and 5 on levels P1 and P2;

Note to Applicant: Additional stall width is required for a reduced manoeuvring aisle width.

28. provide bicycle wheel ramps for stairs located at gridline C2/12 and B2/15a;
29. provision of measures to improve visibility of oncoming traffic on the curved portion of the ramp and in the corners;

Note to Applicant: Parabolic mirrors are recommended.

30. provision of a view portal in the bicycle room along gridline 13 to see oncoming traffic in the drive aisle on drawing A-2.14;

31. label all commercial parking spaces and indicate on the plans the overhead gate separating the residential and commercial parking;
32. provide a cross-section drawing for the main ramp along gridline 14 to show the required 2.3 m clearance;
33. Clarify garbage pick-up operations;

Note to Applicant: Provide written confirmation that a waste hauler can access and pick-up from the location shown. Note: Pick-up operations should not rely on bins being stored on the street or lane for pick-up. bins are to be returned to storage areas immediately after emptying.

34. Add the following note to the landscape plan:

"This plan is *Not for Construction* of any public property facilities. Prior to the start of any construction on public property a landscape plan must be submitted to Engineering Services and be issued as "*for Construction*"; 8 weeks notice is requested. No work on public property may begin until plans receive "for construction" approval and related permits are issued. Please contact Frank Battista at 604.873.7317 or Kevin Cavell at 604.873.7773 for details."

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 and to the Director of Planning, the General Manager of Engineering Services, the Managing Director of Social Development, the Managing Director of Cultural Services and the Approving Officer as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. consolidation of the lots that comprise the site into a single parcel;
2. provision of written confirmation from Metro Vancouver that there is support for the use of the right-of-way area as indicated on the landscape plans;

Note to Applicant: Support for the placement of planters, pavers, seating, etc. within the right-of-way should be confirmed, or for such alternate plans to the satisfaction of the Director of Planning and the General Manager of Engineering Services. Metro Vancouver will require an updated statutory right-of-way agreement to replace their existing GVS&DD right-of-way agreement (127448M). The new agreement will reflect agreed upon uses within the right-of-way.

3. make arrangements for the public use of the Metro Vancouver right-of-way;

Note to Applicant: Public access is in support of the development of a linear park system envisioned for this right-of-way and surrounding areas. Satisfaction of this

condition may involve legal arrangements to the satisfaction of Metro Vancouver authorities in addition to City of Vancouver authorities.

4. enter into a Servicing Agreement to secure the following:
 - a. Release of the four Easement and Indemnity Agreements on title, prior to issuance of an Occupancy Permit for any new development;
Note to Applicant: 195106M & 547743M are both Bulkhead Agreements and 182126M & 138171M are both Commercial Crossing Agreements.
 - b. Provision of a pedestrian-actuated signal at the intersection of Kingsway and Rhodes Street with the developer paying 100% of the cost, to a maximum of \$300,000 (2011 dollars);
 - c. Provision of lane paving for the lane north of Kingsway, adjacent to the site, with the developer paying 100% of the cost;
Note to Applicant: The lane paving will include a pavement design to highlight the proposed future crossing point for the envisioned linear park system. The estimate for the lane paving is \$30,000 (2011 dollars).
 - d. Provision of Norquay Village sidewalk treatments and public realm features adjacent to the site, with the developer paying 100% of the cost; and
Note to Applicant: This will include a new sidewalk, street trees where space permits and improved street lighting, including Norquay Village decorative lamps. The estimate for this work ranges from \$50,000 to \$90,000 (2011 dollars) and will be dependent on further review of lighting levels.
 - e. Provision of a standard concrete lane crossing at the lane north of Kingsway and at the Duchess Street lane entry to the block, with the developer paying 100% of the cost;
Note to Applicant: The cost of the lane crossing is estimated at \$5,000 (2011 dollars).

5. provision of a shared-use loading agreement for the proposed loading bays which are proposed to be shared among the users;

6. provision of adequate water service to meet the fire flow demands of the project;

Note to Applicant: The rezoning application lacks the level of detail needed to determine if watermain upgrading is required. Please supply project details including projected fire flow demands as determined by a mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary, then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.

7. undergrounding of all new utility services from the closest existing suitable service point;

Note to Applicant: All electrical services to the site must be primary with all electrical plant, which include but are not limited to junction boxes, switch gear, pad-mounted transformers and kiosks are to be located on private property. There will be no reliance on secondary voltage from the exiting overhead electrical network on the street right-of-way. Any alterations to the existing underground/overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground. Early contact with the Branch is encouraged.

Planning

8. provision of a surface right-of-way over the south portion of the site between the building face and the property line (widened sidewalk), for pedestrian purposes;

Community Amenity Contribution

9. pay to the City, prior to enactment of the rezoning by-law, the agreed upon Community Amenity Contribution of \$105,846 to be allocated to ensuring that the childcare facility at 2708 Duke Street meets the City's Childcare Design Guidelines with respect to shadowing on the outdoor play areas.

Public Art

10. execute an agreement, satisfactory to the Director of Legal Services and the Managing Director of Cultural Services, for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials;

Note to Applicant: Development details should be provided to the Public Art Program Manager. Please contact Mr. Bryan Newson at 604.871.6002. A checklist will be provided. The Public Art budget for this project is \$186,669.

Soils

11. The property owner shall, 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 including without limitation a section 219 covenant, that there be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning, until a Certificate of Compliance issued by the Ministry of Environment, which is satisfactory to the City, has been provided to the City with respect to the remediation of the site and all contaminants that have migrated therefrom onto any road or other City property.

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

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

* * * * *

2667-2703 Kingsway

DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 6510

Amend Schedule E (Comprehensive Development Areas) by adding the following:

"2667-2703 Kingsway [CD-1 #] [By-law #] B(C-2)"

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

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

"[CD-1 #] [By-law #] 2667-2703 Kingsway"

* * * * *

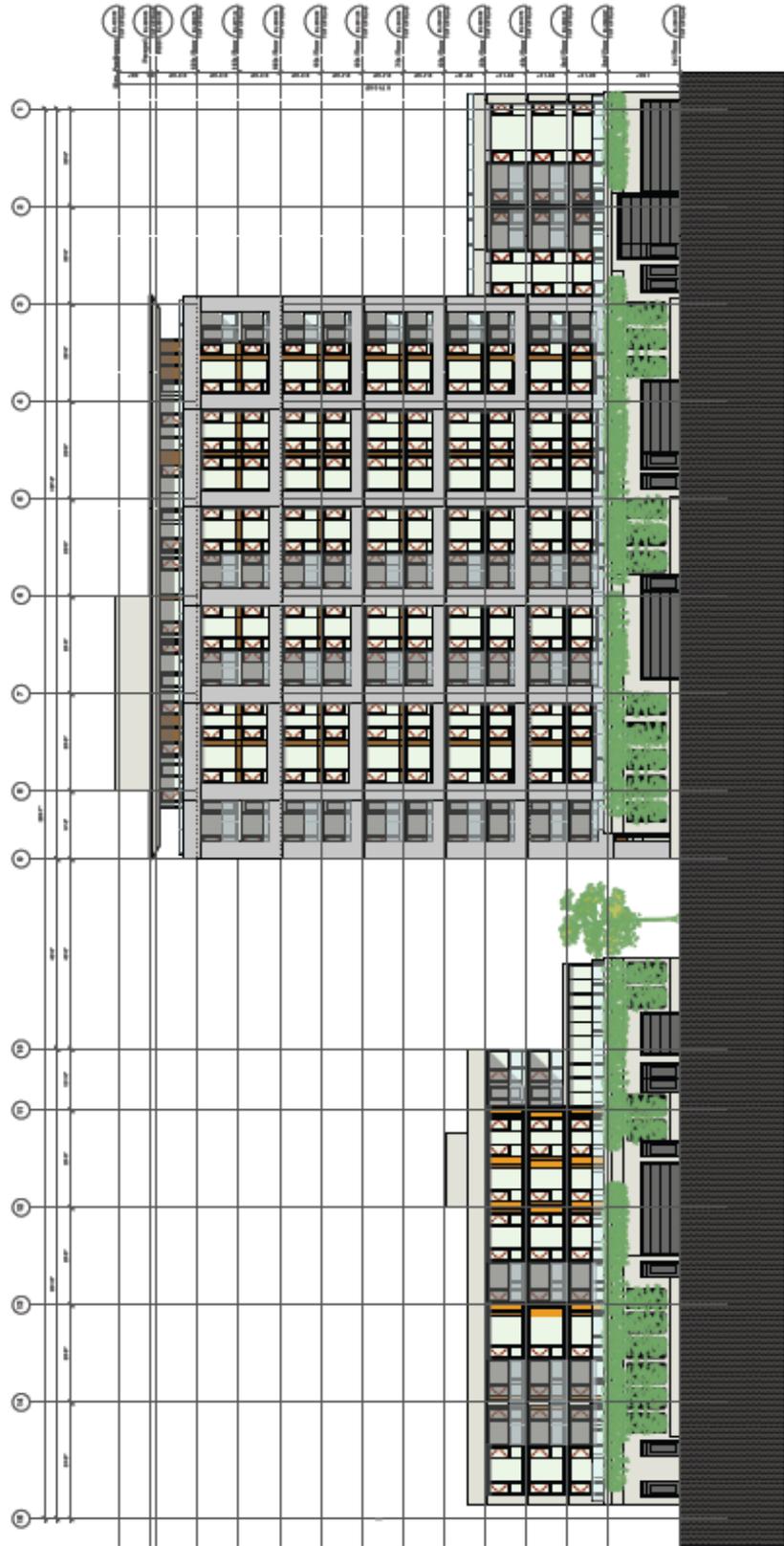


JOB NO. 09-03
 DRAWN BY
 DATE 4 October 2010
 CHECKED BY
 © Copyright reserved. This plan and drawing are the property of W.T. Leung Architects Inc. and shall remain the confidential property of the firm.

A-3.1

W.T.LEUNG
ARCHITECTS
INC.

8484 205, 825, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000



1 - 08/11/10 - Revised for recording
08/20/10

SCALE PROJECT NORTH
1/8" = 1'-0"

PROJECT
Mixed Use Development
2500 Kingsway
Vancouver, BC

DRAWING TITLE
North Elevation

JOB NO. 08-03
DRAWN BY
DATE 4 October 2010
CHECKED BY
© Copyright Reserved. This plan and drawing are the property of W.T. Leung Architects Inc. and shall remain the property of W.T. Leung Architects Inc. without the possibility of reuse without the Authority of contract.
DRAWING NO.

A-3.3

**2667-2703 Kingsway
ADDITIONAL INFORMATION**

Site, Surrounding Zoning and Development: This 2 521.3 m² (27,140 sq. ft.) site is comprised of eight parcels fronting onto Kingsway, immediately north of Norquay Park. The site has an irregular shape with a frontage on Kingsway of 90.5 m (298 ft.) a depth on the west boundary of 26.4 m (86.6 ft.) and a depth on the east boundary of 29.4 m (96.5 ft.).

Proposed Development: The proposed development would be in two buildings, separated by a plaza over a Metro Vancouver sewer right-of-way. The west building would be 12 storeys and the east building would be 4 storeys. Retail and service uses are proposed at grade with 129 dwelling units on the floors above (105 in west building, 24 in east building).

Public Input: A rezoning sign was installed in March 2011. A notification postcard was then sent to 660 property owners in the vicinity of the site, as well as 5 community groups. An Open House was held on site on April 7, 2011, with approximately 65 people attending. A summary of the comments received is provided on page 6 of this report.

Comments of the General Manager of Engineering Services: The General Manager of Engineering Services has no objection to the proposed rezoning, provided that the applicant complies with conditions as shown in Appendix B.

Urban Design Panel Comment: The Urban Design Panel reviewed this proposal on May 4, 2011 and supported (10-0) the proposed use, density and form of development.

EVALUATION: SUPPORT (10-0)

- **Introduction:** Alison Higginson, Rezoning Planner, introduced the proposal for a site in the 2600 block of Kingsway immediately north of Norquay Park. The site is currently zoned C-2 which permits a density of 2.5 FSR, with 2.15 being the maximum for residential use. The rezoning proposes a density of 3.80 FSR with approximately 3.5 of that residential use and 0.30 being commercial uses at grade. C-2 permits a maximum height of 45 feet and the requested height for the rezoning is 118 feet in the 12-storey component of the project. Ms. Higginson noted that the uses proposed are either outright or conditional approval uses in C-2.

In terms of policy that would support consideration of a rezoning, the site is located within the Norquay Village Neighbourhood Centre planning area and specifically within the Kingsway Rezoning Area. Council adopted the Neighbourhood Centre Plan in November 2010 and this site was identified as one of several special sites on Kingsway where height and density of 12-storeys and a maximum 3.8 FSR could be considered in order to achieve public benefits. Ms. Higginson noted that the application proposes to achieve those maximums.

In terms of other rezoning policy, the Neighbourhood Centre plan proposes several "area" rezonings to increase housing capacity in Norquay. The blocks across the rear lane from Kingsway are indicated as Transition Zones, where low-rise apartments, being three to four storeys will be permitted to provide a physical transition from the larger buildings expected on Kingsway to the ground-oriented housing in the surrounding blocks.

Paul Cheng, Development Planner, further described the proposal noting that this area of Kingsway is envisioned to be the central, local commercial street for everyday shopping, services and community life. There will be a new variety of ground-oriented housing options off Kingsway as well as new mid-rise housing options. Also planned is better pedestrian comfort with wider sidewalks through setbacks, traffic calming with an increased pedestrian network. This will include mid-block lighted pedestrian crossings and mid-block pedestrian connections for existing long blocks.

Mr. Cheng noted that the new Kingsway developments will come in primarily through the Rezoning Policy and will have a typical 10-storey pattern with potential mid-block buildings that are at 12-storeys, as well, two gateway sites of 14-storeys and the redevelopment of the 2400 Motel site with sixteen and twelve storey mid-rises.

The application is for a 12-storey building that also incorporates a lower 4-storey and podium element. Mr. Cheng noted that the Norquay Plan calls for a well-articulated sense of place and identity that is achievable through a consistency in material treatment. It should also have a rich public realm and that the buildings convey the unique attributes of the area including Kingsway's unique oblique orientation with the rest of the city's grid.

Mr. Cheng described the framework for the Panel and asked them to consider how the project performs with respect to three general views. The long-view is the building's silhouette within the skyline including its view at night. The mid-view is the building's fenestration patterns, play of natural light on the facades, sense of enclosure to the public realm and the visual composition of the building elements. The short-view includes the expression of the unique site qualities, activation of public spaces, the interface with the sidewalk, materials and craftsmanship.

Mr. Cheng noted that all the properties that are flanking off of Norquay Park will also be zoned into a new district schedule for a 4-storey apartment zoning similar to the transition zone.

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

- How comfortable is the public realm in terms of patio café type of activities;
- How the project fulfills good place making (unique attributes of the area);
- How the project performs with respect to the views.

Ms. Higginson and Mr. Cheng took questions from the Panel.

- **Applicant's Introductory Comments:** Henning Knoetzele, Architect, further described the proposal noting the massing of the building was informed by the right-of-way splitting the site in half. He noted that it is a shallow site. The 4-storey portions are expressed as a second building which is a more playful design than the brick building. Mr. Knoetzele described the shadow impacts on the site next door which currently houses a daycare. Wing Ting Leung, Architect, noted that they had made the courtyard wider and wrapped it around to the back of the site. As well the residential entry will be located off the courtyard.

Gerry Eckford, Landscape Architect, described the landscape plans noting that any views from Norquay Park are filtered through trees up towards the site. There is a strong axis along the pedestrian edge that goes into the courtyard. They are also going to provide a new streetlight system for a pedestrian activated crosswalk across Kingsway. A double row of trees will be placed along Kingsway. He noted that the courtyard will get a lot of sun and will have lots of

room for seating. On the lane there is a green screen element running along the walls to bring a stronger landscape to the rear of the project. Urban agriculture is planned with a green house on the roof of the 4-storey building.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
 - Consider moving the garbage room from the courtyard area;
 - Design development to have the project better address the unique confluence of two street grids;
 - Consider moving the amenity room to the roof of the 4-storey building and adding a deck;
 - Design development to expressive a passive sustainable strategy in the façade.
- **Related Commentary:** The Panel supported the application and thought the massing had a simple, confident approach.

The Panel supported the use, height and density and thought that in terms of wayfinding, there would be a great view from Norquay Park to the site. The Panel thought the height of the 12-storey brick building would make for a focal point on the park and they liked the way it, and the low-rise building, had been defined. They also liked the courtyard and supported the public realm treatment and appreciated the widening of the sidewalks. The Panel thought it was unfortunate that the garbage room fronted the courtyard and suggested it be relocated. One Panel member suggested that moving these rooms could give more space for retail or it could be a residential unit.

The Panel thought the project didn't acknowledge the unique Kingsway grid very strongly and suggested some improvements to the courtyard to make it more fluid. They appreciated the bold simplicity of the design, but emphasized that how the brick and glazing was handled could make for a powerful expression.

A couple of Panel members had some concerns with the lower building to the east as there might be an overlook issue from the adjacent tower. One Panel member suggested adding some landscaping on the roof. A couple of Panel members thought the 4-storey building could be higher to improve the orientation noting that 4-storey massing was an architectural response that is seen often.

The Panel thought the residential entry on the plaza helped make it successful. A couple of Panel members would like to see more roof top space for outdoor amenities, with one Panel member suggesting the interior amenity space could be relocated to the roof level of the 4-storey building adjacent to an outdoor deck. One Panel member thought the way-finding through the courtyard could be improved as people walk through it to indicate as to where it will lead as there is no indication of the future walkway. They also thought the concrete bench and signage was an unfortunate way to handle the arrival and visual impact to the courtyard, with one Panel member suggesting adding more greenery. The Panel thought the double row of trees on Kingsway would enrich the public realm.

Regarding sustainability, a number of Panel members thought the buildings didn't respond to their orientation as they were all treated the same, and there wasn't any evidence of a passive

strategy expressed in the design. They were not confident that the applicant would be able to score enough energy points for a LEED™ Gold building.

- **Applicant's Response:** Mr. Leung thanked the Panel for their refreshing comments and that they had addressed some of the concerns. He added that he thought the suggestions were helpful in developing the design.

Environmental Implications: Nearby access to transit and commercial services may reduce dependence on use of automobiles.

Comments of the Applicant: The applicant has been provided with a copy of this report and has no comments.

* * * * *

2699 Kingsway
PUBLIC BENEFITS SUMMARY

Project Summary:

Development of the site with a mixed-use commercial and residential project, in a 12-storey building and a 4-story building, at an overall density of 3.8 FSR.

Public Benefit Summary:

Recommendation to allocate 100% of the CAC toward improvements to the outdoor play area of the Duke Street Child Care Centre or to the future relocation of the Centre, to address concerns regarding shadowing.

	Current Zoning	Proposed Zoning
Zoning District	C-2	CD-1
FSR (site area = 2 521 m ² /27,140 sq. ft.)	2.50	3.80
Max. Allowable Buildable Floor Space (sq. ft.)	67,850	103,132
Land Use	Commercial/residential	Commercial/residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	\$706,997	\$1,074,635
	DCL (Area Specific)	0	0
	Public Art	0	\$186,669
	20% Social Housing	0	0
Offered (Community Amenity Contribution)	Childcare Facilities	N/A	\$105,846
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
Other			
TOTAL VALUE OF PUBLIC BENEFITS		\$706,997	\$1,367,150

Other Benefits (non-market and/or STIR components):

* 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: Parks (41%); Replacement Housing (32%); Transportation (22%); and Childcare (5%). Revenue allocations differ among Area Specific DCL Districts.

2667-2703 Kingsway
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	2667-2703 Kingsway
Legal Description	Lot D [Ex. Plan 10195] of Lot A, Blocks 1 - 4, D.L. 37, Plan 2421 PID: 013-823-230; and Lots 35, 36, 37, 40, 41, 42 and 43, All Except the North 10 Ft. and Part in Ref. Plan 2407, Now Highways, all of Lot A, Blocks 1 - 4, D.L. 37, Plan 2402 PID: 013-822-659, PID: 013-822-802, PID: 013-822-811, PID: 013-822-845, PID: 013-822-861, PID: 013-822-888, PID: 013-823-043, respectively
Applicant	Thind Holdings Ltd.
Architect	W.T. Leung Architects
Property Owner	Wally King Holdings Ltd.

SITE STATISTICS

SITE AREA	2 521.31 m ² (27,140 sq. ft.)
-----------	--

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEVELOPMENT (if different than proposed)
ZONING	C-2	CD-1	
USES	Commercial, service, institutional, residential	Commercial, service, residential, institutional	
DWELLING UNITS	No maximum specified	129	
MAX. FLOOR SPACE RATIO	2.50 for all uses combined. 1.75 maximum for residential uses in conjunction with other uses and above the front street level storey, and 0.35 minimum for commercial uses at grade.	3.8 for all uses combined. 3.48 residential uses in conjunction with other uses above the front street level storey and 0.32 FSR for commercial uses at grade	3.8 overall FSR, with a maximum of 3.45 for residential uses in conjunction with other uses above the front street level storey, and a minimum of 0.35 for commercial uses at grade.
MAXIMUM HEIGHT	13.8 m (45.3 ft.)	35.9 m (118 ft.)	