



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: July 9, 2013
Contact: Kent Munro
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VanRIMS No.: 08-2000-20
Meeting Date: July 23, 2013

TO: Vancouver City Council
FROM: General Manager of Planning and Development Services
SUBJECT: CD-1 Rezoning: 5650 Victoria Drive (5648-5658 Victoria Drive)

RECOMMENDATION

- A. THAT the application by Matthew Cheng Architect Inc., on behalf of Bhandal Homes Ltd., to rezone 5648-5658 Victoria Drive [*Lots 45 and 46, except the west 7 feet, now road, Block 16 District Lot 394 Plan 2501; PIDs 008-796-203 and 010-852-441 respectively*] from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 2.50 to 3.65 and the height from 13.8 m (45 ft.) to 18.9 m (62 ft.) to permit the development of a six-storey mixed-use commercial and residential building with all 30 residential units secured as market rental housing, be referred to a Public Hearing, together with:

- (i) plans received November 14, 2012;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- (iii) the recommendation of the General Manager of Planning and Development Services to approve the application, 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 the Public Hearing.

- B. THAT, if after public hearing Council approves in principle this rezoning and the Housing Agreement described in section (c) of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By law for enactment prior to enactment of the CD-1 By-law contemplated by this report, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the Managing Director of Social Development;

- C. THAT, if the application is referred to a Public Hearing, the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule "B" to the Sign By-law [assigning Schedule "B" (C-2)], generally as set out in Appendix C, be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix C, for consideration at the Public Hearing.

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

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

- E. THAT Recommendations A through D be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
- (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a 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.

REPORT SUMMARY

This report evaluates an application to rezone 5648-5658 Victoria Drive from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey mixed-use building with commercial retail units at grade and 30 units of market rental housing on upper floors. In return for increased height and density, all proposed housing units would be secured under the Short Term Incentives for Rental Housing (STIR) Program as rental for 60 years or the life of the building, whichever is greater.

Staff have assessed the application and support the proposed uses and form of development, subject to design development and other conditions outlined in Appendix B. The application is consistent with Council's STIR program and contributes to the City's affordable housing goals identified in the Housing and Homelessness Strategy. Staff recommend that the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning and Development Services to approve it, subject to the Public Hearing, along with the conditions of approval outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- Final Report from the Mayor's Task Force on Housing Affordability (2012)
- Short Term Incentives for Rental Housing (STIR) Program (2009)
- Housing and Homelessness Strategy (2011)
- Green Building Rezoning Policy (2010)
- Kensington-Cedar Cottage Community Vision (1998)
- C-2 District Schedule (revised 2009) and associated guidelines (2003).

REPORT

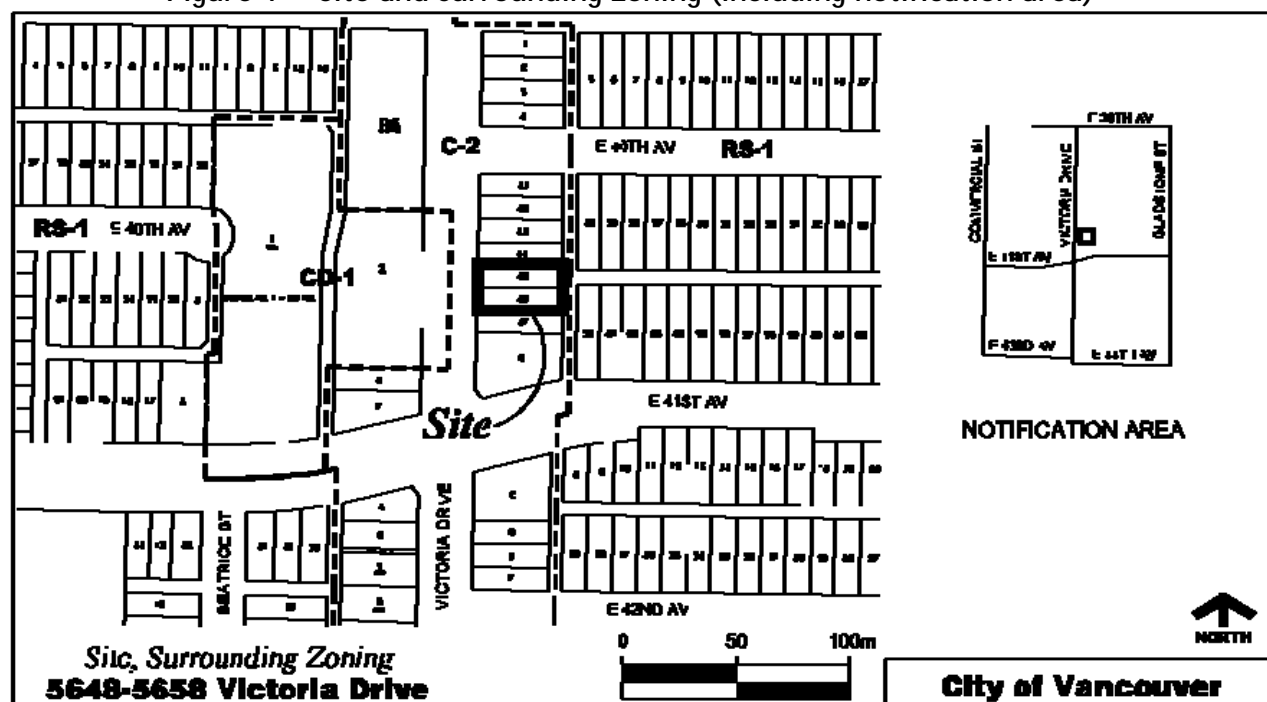
Background/Context

1. Site and Context

This 769 m² (8,281 sq. ft.) mid-block site is located on the east side of Victoria Drive between 41st and 42nd Avenue (see Figure 1). The site is comprised of two parcels, with a total frontage of 20.2 m (66.2 ft.) on Victoria Drive and is centrally located in a major shopping area identified in the Kensington-Cedar Cottage Community Vision.

Currently zoned C-2, the site is developed with one- and two-storey buildings, as is the rest of the east side of this block of Victoria Drive. The properties immediately east are zoned RS-1 and are developed with detached houses. The site is well served by transit, with a bus stop directly in front of the proposed development on Victoria Drive and both east and westbound bus stops on 41st Avenue within less than 100 m.

Figure 1 — Site and surrounding zoning (including notification area)



2. Policy Context

Secured Market Rental Housing — On June 18, 2009, Council adopted the Short-Term Incentives for Rental Housing (STIR) program. STIR was a time-limited program to provide a strategic set of incentives to encourage and facilitate the development of new affordable rental housing throughout the City. This application was received prior to the December 15, 2011 deadline for applications under the STIR program.

Housing and Homelessness Strategy — On July 29, 2011, Council endorsed the Housing and Homelessness Strategy 2012-2021 which includes strategic directions to increase the supply of affordable housing and to encourage a housing mix across all neighbourhoods that enhances quality of life.

The 3-Year Action Plan 2012-2014 identifies priority actions to achieve some of the Strategy's goals. Several of the priority actions are consistent with this application. For example, refinement and development of new zoning approaches are sought, as are development tools and rental incentives to continue the achievement of secure purpose-built rental housing. It is also a stated action to use financial and regulatory tools to encourage a variety of housing types and tenures that meet the needs of diverse households. This application proposes a specialized CD-1 zone for implementation, it seeks to achieve secured rental housing, and it proposes one- and two-bedroom unit types to provide diverse rental housing in this community.

The Final Report from the Mayor's Task Force on Housing Affordability, adopted by Council in October 2012, further endorsed the importance of incentivizing market rental housing through a focus on strategies to repair, renew and expand market rental stock across all neighbourhoods.

Existing C-2 Zoning — In accordance with the site's existing C-2 zoning, land use along this portion of Victoria Drive is intended to provide for a wide range of commercial uses serving both local and city-wide needs, in integrated mixed-use buildings. Building design that furthers compatibility among uses, ensures livability, limits impact on adjacent residential sites, and contributes to pedestrian interest and amenity is emphasized by the District Schedule and the associated urban design guidelines. Although this application proposes an increase in building height beyond that allowed by the existing C-2 zoning, the mixed-use form and the proposal for secured rental housing within this important local shopping area is considered to be in keeping with the land use intent for the area.

Kensington-Cedar Cottage Community Vision — In July 1998, Council endorsed the Kensington-Cedar Cottage Community Vision. Section 7 of the Community Vision acknowledged the Victoria and 41st Shopping Area as the major shopping area in the southeast part of Kensington-Cedar Cottage and beyond. Section 10 of the Community Vision considers the potential for mixed-use development to provide additional housing, strengthen local shopping areas and improve safety by adding "eyes on the street". Direction 10.2 Extra Height indicates that the community was more supportive than opposed to considering one or two additional storeys beyond four storeys in some cases.

Staff have concluded that this application is generally consistent with the City policies for affordable housing projects. If, after the public hearing, Council approves this application in principle, the applicant will enter into a Housing Agreement securing all residential units as

market rental housing for the greater of 60 years or the life of the building prior to the rezoning being enacted.

Strategic Analysis

3. Housing

Vancouver's Housing and Homelessness Strategy strives to enhance access to and options for affordable housing in the city and it sets a number of near- and long-term rental housing targets. The STIR program has played a critical role in the achievement of those targets by helping to realize for-profit rental housing in strategic locations. Rental housing is inherently more affordable than home ownership and an objective of the STIR program was to increase the supply of the rental housing segment of the housing continuum. This application, if approved, would add 30 units to the community's inventory of rental housing, which would contribute towards the City's stated near- and long-term rental housing targets (see Figure 2).

Figure 2 - Rental Housing Targets as set in the City's Housing and Homelessness Strategy (2011)

	TARGETS		CURRENT PROJECTS					GAP	
	Near-Term (2014)	Long-Term (2021)	Completed	Under Construction	Approved	In Progress ¹	Total	Above or Below 2014 Target	Above or Below 2021 Target
Secured Market Rental Housing Units	1,500	5,000	182	885	972	1,264	3,303	1,803 Above Target	1,697 Below Target

1. "In Progress" units are defined as those proposed in rezoning and development applications. This unit count is subject to change, as all proposed units may not proceed to approval, development and completion.

4. Land Use, Density and Height

This application proposes a six-storey mixed-use building containing 30 market rental dwelling units (20 one-bedroom, and 10 two-bedroom) above commercial retail at grade. While the proposed mix of uses adheres to the C-2 zoning, rezoning is required to allow two additional storeys beyond what would otherwise be permitted. An increase in permitted height of 5.1 m (16.7 ft.), from 13.8 m (45 ft.) to 18.9 m (62 ft.), and a corresponding increase in allowable density of 1.15 FSR from 2.50 to 3.65 FSR are proposed.

The increase in residential density is appropriate in this location, with its ready access to transit, services and amenities. Staff support the proposed use, density and height subject to design development conditions noted in Appendix B and described below.

5. Form of Development (see application drawings in Appendix E)

This part of Victoria Drive is characterised by lower scale, older commercial developments with some recent developments of three to four storeys across Victoria Drive to the west. Urban design guidelines encourage appropriate street scale, continuous enclosure and pedestrian interest. Building features such as continuous weather protection and the creation of mid-block residential entries that are separate and distinct from retail and commercial entries are encouraged.

A single commercial-retail unit of 292 m² (3,148 sq. ft.) fronting Victoria Drive, as well as a common entry to the residential floors above is proposed at ground level. The application responds to the local character by providing a distinct change in material expression between the retail uses at street level and the residential uses above, including continuous weather protection along the Victoria Drive frontage. The proposal visually differentiates the common residential entry from the commercial space.

Through the application review process, staff heard concerns from local residents regarding increased noise and traffic, and the suitability of the proposed six-storey height in terms of both contextual fit with the neighbourhood and effects on the skyline. The application proposes to increase the permitted height by two storeys beyond what would otherwise be allowable under existing C-2 zoning, and to increase the density. To reduce the perceived overall height of the building, the sixth floor penthouse level is set back from the street and the lane. Visual interest is derived from material expression and vertical articulation of two columns of enclosed balconies which project two feet from the building face. To the rear, residential uses are set back approximately 35 feet at the second to fifth floor levels, with a further setback at sixth floor penthouse level, to mitigate the impact of the proposed height and density on detached houses across the lane to the east of the site. These setbacks reflect the intent of the area's prevailing C-2 zoning and associated design guidelines, created to ensure that the design of medium-scale mixed-use developments maintains a neighbourly relationship when adjacent to detached houses.

In assessing the implications of the increased height and density in this particular context, staff have considered these concerns in combination with concerns expressed by the Urban Design Panel and recommend modifications of building expression along Victoria Drive to improve the relationship of the proposed development to adjacent buildings, as well as design development to improve the livability of the proposed residential units (see Appendix B, conditions (b) 1-3).

This rezoning application was reviewed by the Urban Design Panel on two occasions, receiving support on January 16, 2013 on a design proposal that had been adjusted from the original application (see Appendix D for a summary). The Panel provided advice on a number of development issues, to which staff have responded in this report and which will be fully addressed at the development permit stage. Staff support the proposed form of development, subject to the recommended design development conditions contained in Appendix B of this report.

6. Transportation and Parking

The application proposes one loading bay and three commercial parking spaces at grade within the building and two levels of underground parking providing 19 residential parking

spaces all accessed from the lane. Although the overall supply of parking proposed meets standards for a secured market rental development, the rezoning application as submitted does not satisfy the City's Parking By-law requirements for visitor parking. A condition of approval has been included (see Appendix B) which will ensure that this is rectified. Through the development permit stage, compliance with Parking By-law standards will be required to the satisfaction of the General Manager of Engineering Services.

7. Environmental Sustainability

The Green Building Rezoning Policy (adopted by Council in July 2010) requires that rezoning applications received after January 2011 achieve a minimum of LEED® Gold rating, including 63 LEED® points, with targeted points for energy performance, water efficiency and storm-water management, along with registration and application for certification of the project. The applicant submitted a preliminary LEED® scorecard, which generally conforms to the Rezoning Policy, indicating that the project could attain the required LEED® points and, therefore, would be eligible for a LEED® Gold rating.

PUBLIC INPUT

Public Notification and Community Open House — A notification postcard was mailed to 491 surrounding property owners on January 2, 2013. In addition, rezoning information signs were installed on the site and an open house was held on January 14, 2013, with staff and the applicant team available to answer questions from approximately 22 people who attended. Notification and application information, as well as an online comment form, were provided on the City of Vancouver Rezoning Centre webpage.

Public Response Summary — In response to the January 2013 open house, 13 people provided feedback on the application, by phone, email, or comment form (3 in favour / 10 opposed). The majority of concerns expressed in regard to the application were related to the impact of the proposed building height and its impact on the character of the area, as well as issues related to traffic. While the application does propose two additional storeys beyond what would otherwise have been permitted under the site's current C-2 zoning, the additional height is mitigated by the setback of the building from the residential neighbourhood across the lane to the east. Regarding traffic and parking, the traffic generated by the site is primarily related to the commercial retail use, which is permitted under the current zoning. As noted, the achievement of secured market rental housing along an important community shopping corridor that is well served by transit is considered to be a broad public benefit for the community and the City.

PUBLIC BENEFITS

In response to City policies which address changes in land use, this application offers 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 located in the Citywide DCL area where the current rate for new residential or commercial floor space is

\$134.55 per m² (\$12.50 per sq. ft.). Based on the proposed commercial floor area of 292 m² (3,148 sq. ft.), a DCL payment of approximately \$39,350 would be anticipated should this rezoning application be approved and development proceed. DCLs are payable at building permit issuance and their rates are subject to Council approval of an annual inflationary adjustment which takes place on September 30th of each year.

Under the provisions of the STIR Policy, the applicant has requested that DCLs be waived for the residential (secured rental housing) component of this development. The DCL waiver for the residential component (2,560 m² (27,560 sq. ft.)) is estimated to be approximately \$344,500.

Offered Public Benefits

Rental Housing — The applicant has proposed that all of the residential units be secured as for-profit affordable rental housing (non-stratified) as per the terms of the City's STIR program. The public benefit accruing from these units is their contribution to the City's rental housing stock for the life of the building or 60 years, whichever is greater.

- **STIR program** — By encouraging the development of rental housing across the City, STIR program aligns with Council's priorities to encourage the continued building of strong, safe and inclusive communities that are sustainable, affordable, and environmentally sound. Rental housing provides a more affordable housing option for nearly half of Vancouver's population and, by stimulating the rental housing market, the STIR program was one of a number of City initiatives to sustain socially, economically and environmentally thriving communities. With the recent expiry of the STIR program, and following a review of the results of the program, Council adopted the Rental 100 Policy (Secured Market Rental Housing Policy). This policy continues to offer incentives for the development of for-profit affordable rental housing projects in which 100% of the residential floor space is rental tenure (i.e. not a mix of strata and rental).
- **STIR Incentives** — The policy provides various incentives to stimulate the development of for-profit affordable rental housing in the City. The incentives, which have continued under the Rental 100 program, represent a mixture of construction cost savings through regulatory relaxations and DCL waivers. The applicant is requesting an incentive package consisting of a DCL waiver on the rental housing units and increased density. The floor space proposed for the rental housing is 2,560 m² (27,560 sq. ft.) and this application is proposing that those DCLs would be waived. The DCL waiver for these affordable rental units is estimated to be approximately \$344,500.
- **Affordability** — The main focus of the STIR program (and now the Rental 100 program) has been to increase the supply of rental housing that is affordable to households seeking rental housing in the regular housing market as an alternative to home ownership. Affordability is achieved through modest unit sizes, basic finishing and design considerations. Real Estate Services staff have reviewed the applicant's development proforma and have confirmed that the STIR incentives, if granted, would result in no undue profit. This application includes one-bedroom and two-bedroom apartments, which the applicant estimates will rent for an average of \$1,250 for a one-bedroom unit and up to \$1,600 for a two-bedroom unit, with specific rent levels varying depending on unit location within the building and unit size..

A key goal of STIR program was to create housing that is affordable to households that cannot afford home ownership. Staff have compared the anticipated monthly rents in this proposal to the average monthly costs for newer rental units in the City and to the estimated monthly costs to own similar units in East Vancouver, using 2012 Multiple Listing Service data. When compared to average rents for comparably sized units in newer buildings City-wide, the rents anticipated in this development are substantially lower. With respect to the local rental housing market, existing market rental stock in this neighbourhood is typically located in significantly older buildings or in secondary (basement) suites within detached homes. Therefore, a direct comparison of the rents, particularly for two-bedroom units, does not provide an accurate point of reference as this application will provide a newer and typically higher quality of product than what currently is available in this area. In terms of the comparison to home ownership costs, the proposed rents in this application will provide a significantly more affordable alternative to homeownership, particularly for the larger units.

Figure 3 compares rents proposed for units in the proposal at 5650 Victoria Drive to average and estimated costs for similar units.

Figure 3: Comparable Average Market Rents and Home-Ownership Costs

Unit Type	5650 Victoria Drive Proposed Rents	Average Market Rent in Newer Buildings City-wide (CMHC)	Average Market Rent - Southeast Vancouver	Monthly Costs of Ownership for Median- Priced Unit East Side (MLS 2012) ¹
1-Bed	\$1,250	\$1,517	\$930	\$1,933
2-Bed	\$1,600	\$2,061	\$1,260	\$2,562

1. Monthly ownership costs are based on the following assumptions: average of all MLS strata sales prices on the East Side in 2012 by unit type, 10% down payment, 5% mortgage rate, 25-year amortization, \$150-250 monthly strata fees, and annual property taxes at \$4.05 per \$1000 of assessed value.

The City Manager, pursuant to the Vancouver Development Cost Levy By-law, has determined that the rental housing proposed in this application is affordable in the context of the STIR program incentives. Further review of the finishing, unit size and design features in this development, in comparison with industry standards of construction, would occur at the development permit stage to ensure that the affordable rental units are of basic quality construction. The DCL on the affordable rental housing floor area is waived at issuance of building permit, when DCLs are payable.

If this rezoning application is approved, the rental housing would be secured through a Housing Agreement with the City, and would be subject to the conditions noted in Appendix B.

Community Amenity Contributions (CACs) – In the context of Financing Growth Policy, the City anticipates the offer of a community amenity contribution (CAC) from the owner of a rezoning site to address the impacts of rezoning. Contributions are negotiated and evaluated by staff in light of the increase in land value expected to result from rezoning approval. Real Estate Services staff have reviewed the applicant's development proforma and concluded that, after factoring in the costs associated with the provision of market rental housing units, there will be no increase in the land value generated by the rezoning (i.e. the additional

density improves the economic viability of the rental housing but does not result in undue profit).

Financial Implications

As noted under the section on Public Benefits, there are no CACs associated with this rezoning. The site is subject to the City-wide DCLs and it is anticipated that the commercial component of the project will generate approximately \$39,350 in DCLs. The residential component of the project qualifies for DCL waiver under the STIR program; the value of the waiver is estimated to be approximately \$344,500.

The rental housing, secured via a Housing Agreement for the life of the building or 60 years, whichever is greater, will be privately owned and operated.

CONCLUSION

Staff have reviewed the application to rezone the property at 5648-5658 Victoria Drive from C-2 to CD-1 to allow an increase in density and height, to support the development of a mixed-use building with market rental housing and conclude that along with making a significant contribution to the achievement of key affordable housing goals of the City, the form of development represents an acceptable urban design response to the site and context and is therefore supportable. The General Manager of Planning and Development Services recommends that the rezoning application be referred to a Public Hearing, together with a draft CD-1 By-law generally as set out in Appendix A. Further 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.

* * * * *

5650 Victoria Drive
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 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, Club, Community Centre or Neighbourhood House, Fitness Centre, Library, and Museum or Archives;
 - (b) 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 north wall of the building and extending across its full width shall be used for residential purposes except for entrances to the residential portion;
 - (c) Institutional Uses, limited to Child Day Care Facility and Social Service Centre;
 - (d) Manufacturing Uses, limited to Jewellery Manufacturing and Printing and Publishing;
 - (e) Office Uses;

- (f) Retail Uses, limited to Adult Retail Store, Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Liquor Store, Public Bike Share, Retail Store, Secondhand Store, and Small-scale Pharmacy;
- (g) 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, School - Arts or Self-Improvement, School - Business, School - Vocational or Trade, and Wedding Chapel;
- (h) Utility and Communication Uses, limited to Public Utility or Radiocommunication Station; and
- (i) Accessory uses customarily ancillary to the uses permitted in this Section 2.2.

Floor Area and Density

- 3.1 Computation of floor space ratio must assume that the site consists of 769.3 m², being the site size at the time of the application for the rezoning evidenced by this By-law.
- 3.2 Floor space ratio for all uses must not exceed 3.65.
- 3.3 Computation of floor area must include 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.
- 3.4 Computation of floor area must exclude:
 - (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed 8% of the residential floor area being provided;
 - (b) 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:
 - (i) the total area of all open and enclosed balcony or sun deck exclusion does not exceed 8% of the residential floor area being provided; and
 - (ii) no more than 50% of the excluded balcony floor area may be enclosed;
 - (c) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (d) 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 m;

- (e) amenity areas, including child day care facilities, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10 % 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; and
- (f) 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.

3.5 The use of floor area excluded under section 3.4 must not include any purpose other than that which justified the exclusion.

Building Height

4.1 Building height, measured from base surface, must not exceed 18.9 m.

Horizontal Angle of Daylight

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

5.2 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.

5.3 Measurement of the plane or planes referred to in section 5.2 must be horizontally from the centre of the bottom of each window.

5.4 If:

- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (b) the minimum distance of the unobstructed view is not less than 3.7 m;

the Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement.

5.5 An obstruction referred to in section 5.2 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 ().

5.6 A habitable room referred to in section 5.1 does not include:

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

Acoustics

6. 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

* * * * *

5650 Victoria Drive
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 Matthew Cheng Architect Inc. and stamped "Received City Planning Department, November 14, 2012", subject to the following conditions, provided that the General Manager of Planning and Development Services may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the General Manager of Planning and Development Services, who shall have particular regard to the following:

Design Development

- 1. Design development to architectural expression, with particular regard to street facing elevations, employing a palette of high quality durable materials and a refined detail finish.

Note to Applicant: Subject to advice in condition 3 below, the materials as proposed in the current submission satisfy this condition.

- 2. Design development to the rooftop amenity space to address the following:
 - (a) Provision of direct barrier-free access to the communal space by means of stairs and elevator;
 - (b) Minimization of the height of the elevator structure overrun;
 - (c) Substantive enlargement of the intensive green roof to occupy a minimum of 25% of the roof area;
 - (d) Minimization of the amount of over-height elements required to maintain the planted area and with consideration for views, overlook and shadowing to be given to the siting and sizing of such elements as required; and
 - (e) Consideration to provide shading and weather protection to at least part of the amenity space through the development of a modest canopy structure.

Note to Applicant: Access to the rooftop common area as currently proposed is by means of stairs only. Common amenity areas should be open and accessible to all residents, so design development of an elevator to serve the rooftop amenity space is required. The discretionary height increases required to achieve barrier-free access to the roof top amenity space will be considered as per the City of Vancouver bulletin on 'Roof Mounted Energy Technologies and Green Roofs- Discretionary Height Increases' subject to design development as outlined above.

3. Design development of the architectural expression to refine detail and material palette of the following elements.

- (a) Residential entry canopy;

Note to Applicant: Consideration should be given to further design development of the residential entrance canopy to Victoria Drive to achieve a more refined detail to the structure and to provide a less aggressive colour than currently proposed.

- (b) Base to mid-rise expression;

Note to Applicant: Consideration should be given to refining the proposed material expression to Victoria Drive from second floor to fifth floor levels by softening the colour palette proposed to provide a less dark brick and less strident colours for other materials.

- (c) Interface between materials;

Note to Applicant: Detailing of the interface between materials on both the Victoria Drive and laneway elevations is likely to be problematic, especially between the narrow bands of yellow HardiePanel and brick as currently proposed. Consideration should be given to resolving the difficulty of the interface in this location by developing a window wall solution with coloured panels to replace the detail as currently proposed.

- (d) Landscape design to laneway at ground floor level;

Note to Applicant: Consideration should be given to providing increased planting in the laneway by developing a trellis detail along the ground floor.

4. Design development to provide required visitor parking spaces;

Note to Applicant: this can be achieved by reassigning two residential parking spaces as visitor parking spaces.

Crime Prevention Through Environmental Design (CPTED)

5. Design development to respond to CPTED principles, having particular regard for:
 - (a) Theft and security in the parking area;
 - (b) Break and enter; and
 - (c) Mischief and vandalism, such as graffiti.

Landscape Design

6. Provision of a continuous landscape planter along the east edge of the middle patio as a green buffer adjacent to the single family residential properties to the east.
7. Provision of a substantial landscape buffer in the planters located between the second floor private patios for privacy screening purposes.

Note to Applicant: This can be achieved by using taller shrubs, such as yew hedging.

8. Provision of hardy broad-leaf evergreen shrubs at the lane edge planter.

Note to Applicant: Consider locating a hardy vine to climb the concrete wall and low- growing plants such as *Arctostaphylos uva-ursi* and/or long grasses to cover the growing medium.

9. Provision of new street trees on Victoria Drive to the satisfaction of the General Manager of Engineering Services, and to be confirmed prior to issuance of the Building permit.

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

Sustainability

10. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Gold as required by the Green Buildings Policy for Rezonings, including a minimum of 63 points in the LEED® rating system, six optimize energy performance points, one water efficiency point and one storm water point.

Note to Applicant: Provide a LEED® checklist confirming the above and a detailed written description of how the above-noted points have been achieved with reference to specific building features in the development, and notation of the features on the plans and elevations. The checklist and description should be incorporated into the drawing set. Registration and application for certification of the project is also required under the policy.

Engineering

11. Written confirmation is required from BC Hydro, and any other affected utility company that the guy wire attached to the wood pole in the lane can be relocated to avoid impacting the proposed commercial parking entry.

Note to Applicant: Guy wire and utility relocations are to be fully at the applicant's expense.

12. Arrangements shall be made, to the satisfaction of the General Manager of Engineering Services and Director of Legal Services, for the canopy encroachment over City property.

Note to Applicant: Canopies must be fully demountable and meet the requirements of the Vancouver Building By-law No. 9419. Submission of a canopy application to Engineering is required.

13. Modification of the main parking ramp to provide the required transition slopes of 7.5% to 10% through the right-angled turn on the parking ramp, and at the top and bottom of any parking ramp with a slope in excess of 12.5%.

Note to Applicant: Consider an elevated curved section through the right-angled turn at Levels P1 and P2.

14. Provision of a 3.0 m x 3.0 m (10.0 ft. x 10.0 ft.) corner cut at the bend in the main and Level P1 parking ramps to enable vehicle passage through this section the parking ramp.
15. Design development to provide all required Class A bicycle spaces on Parking Level P1, and provision of wheel ramps on the stairs located closest to the lane to facilitate bicycle egress.

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

Engineering

1. Consolidation of Lots 45 and 46, both except the West 7 Feet, Block 16, DL 394, Plan 2501 into a single parcel.
2. Provision of surface statutory right of way of 2.808 m to achieve a 4.5 m public sidewalk width measured from the existing curb face to the building face.

Note to Applicant: A minimum of 15 feet of overhead clearance should be provided for any projections over/above the proposed statutory right of way.

3. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, junction boxes, switchgear, pad mounted transformers and kiosks are to be located on private property. 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. The applicant may be required to show details of how the site will be provided with all services being underground.
4. 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 as determined by the applicant's 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.

Housing

5. Make arrangements to the satisfaction of the Managing Director of Social Development and the Director of Legal Services, to secure all residential units as for-profit affordable rental housing units pursuant to the City's Short Term Incentives for Rental Housing (STIR) Program for 60 years or life of the building, whichever is greater, subject to a no separate-sales covenant and a non-stratification covenant, and subject to all such units being made available as rental housing for a term not less than one month at a time, and on such other terms and conditions as the Managing Director of Social Development and the Director of Legal Services may require.

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

Soils

6. If applicable:

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

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.

* * * * *

5650 Victoria Drive
DRAFT CONSEQUENTIAL AMENDMENTS

SIGN BY-LAW NO. 6510

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

"5650 Victoria Drive [CD-1#] [By-law #] B (C-2)"

NOISE BY-LAW NO. 6555

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

"[CD-1 #] [By-law #] 5650 Victoria Drive"

* * * * *

5650 Victoria Drive
ADDITIONAL INFORMATION / COMMENTARY OF REVIEWING BODIES

Comments - General Manager of Engineering Services: The General Manager of Engineering Services has no objection to the proposed rezoning, provided that the arrangements and conditions as shown in Appendix B are satisfactorily concluded.

URBAN DESIGN PANEL

The UDP reviewed this rezoning application on the following dates:

- On August 29, 2012, the original application was not supported (1-9).
- On January 16, 2013, a revised application was supported (10-0).

UDP (August 29, 2012) – Evaluation: Non-Support (1-9)

Introduction: Grant Miller, Rezoning Planner, described a concurrent rezoning and development Permit application for a C-2 site with approximately 66 feet of mid-block frontage on Victoria Drive just north of East 41st Avenue to allow the development of a six-storey mixed use building with commercial at grade and secured market rental residential units above. Mr. Miller described the Policy Context noting the site falls within the Kensington-Cedar Cottage Vision Area where it borders the Victoria Fraserview Killarney Vision Area, specifically the Victoria Drive Neighbourhood Centre Area.

Further, this application was made under the Short term Incentives for Rental Program under which additional height and density can be considered to support the provision of rental housing. The project is under the STIR program adopted in June 2009 which provides incentives for the private development of guaranteed rental units. These incentives include:

- DCL waiver for rental units
- Parking requirement reduction
- Additional density consistent with policy and attention to urban design

While the STIR program has now been superseded by Rental 100, this proposal also aligns generally with the principles of Rental 100.

Mr. Miller remarked that the application was received in August of 2011. At the date of application, the City's Green Building's policy required registration for LEED Gold with a minimum of 63 points including 6 energy points, 1 water efficiency point, 1 stormwater point, and proof of application for certification.

Mr. Miller noted that Rental 100 applications that are rezonings follow the city's Green Buildings Policy with a goal of LEED™ Gold with a minimum of 63 points including 6 energy points, 1 water efficiency point, 1 stormwater point, and application for certification.

Dale Morgan, Development Planner, further described the application noting that it is a 6-storey mixed-use proposal for 28 residential rental units contained within five floors above ground floor commercial uses. Mr. Morgan described the form of development in comparison to the adjacent C-2 District that requires stepping of the upper floors to maintain consistent street scale and at the rear to respect adjacent lower scale development. There is a proposed

commercial unit and common residential entry at grade off Victoria Drive. Commercial parking and loading is integrated within the building envelope at grade off the lane. The residential units are comprised of 10 two bedroom and 18 one bedroom units. There are large private patios planned for the second floor rear yard and private terraces on the sixth floor. No common outdoor space or common amenity space is provided.

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

- Is the density supportable?
- Is the height supportable?
- Expression: Comments on the cornice and balcony treatment;
- Livability: Comments on lack of common indoor and outdoor amenity space. Should common access to open space at the rear podium level be considered?
- Urban Agriculture: Would the Panel encourage the applicant to explore opportunities to introduce urban agriculture.
- Comments requested on the height and functionality of the weather protection.

Mr. Miller and Mr. Morgan took questions from the Panel

Applicant's Introductory Comments: Matthew Cheng, Architect, thought the Development Planner had covered everything in his presentation and had no additional comments.

Patricia Campbell, Landscape Architect, described the plans for the landscape. She stated that since there is a narrow sidewalk, although there could be street trees the public realm will have texture in the sidewalk with pots along the building edge. She said they have selected drought tolerant plantings.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Design development to the service and commercial parking area to rationalize the commercial space;
- Consider adding common indoor and outdoor amenity spaces;
- Design development to enlarge the residential main entrance;
- Provide interior furniture layouts to test viability of units;
- Design development to widen and lower the canopy along the street;
- Design development to improve the architectural expression of the building;
- Consider adding irrigation to the landscaping;
- Consider adding street trees along Victoria Drive.

Related Commentary: The Panel did not support the proposal.

The Panel supported the use, density and height. Several Panel members noted that it seemed the proposal had too many units on the site and thought the livability was questionable. They suggested the applicant implement furniture layouts to accomplish livability in the floor plans. One Panel members thought the lobby needed to be wider and as well the access to the elevator from the parking needed to be more transparent and open.

Several Panel members noted that the cornice seemed a little tight with a couple of Panel members suggesting that there needed to be an element of fun expressed in the building. They felt the project could be improved with a bolder expression and better quality finish that would stand the test of time.

The Panel felt there needed to be a redesign of the retail, the service area behind the retail and the parking. They also thought the weather protection wouldn't work given the height and that it needs to be lower and wider.

There was also some concern regarding the height of the rear patios in relation to the units. A couple of Panel members were concerned with the viability of the landscaping because of the lack of irrigation. As well it was suggested that adding street trees would improve the public realm along Victoria Drive.

Regarding sustainability, it was noted that some visible sustainable features could be added to the project such as preparation for solar panels on the roof and sun protection on the upper balconies. One Panel member suggested introducing natural light to the units as well as the circulation area on the top floor.

Applicant's Response: Mr. Cheng said he appreciated the Panel's comments.

UDP (January 16, 2013) – Evaluation: Non-Support (10-0)

Introduction: Grant Miller, Rezoning Planner, introduced the proposal for a revised concurrent rezoning and development permit application for a C-2 site with a mid-block frontage on Victoria Drive just north of 41st Avenue to allow the development of a six-storey mixed-use building with commercial at grade and secured market rental residential units above.

Mr. Miller remarked that the site falls within the Kensington-Cedar Cottage Vision Area where it borders the Victoria Frasersview Killarney Vision Area, specifically the Victoria Drive Neighbourhood Centre Area. Further, this application was made under the Short Term Incentives for Rental Program under which additional height and density can be considered to support the provision of rental housing. The Kensington-Cedar Cottage Vision also considered additional height for mixed-use developments to support public amenities. While support was uncertain, additional height is seen as an important tool in achieving other objectives, so it is to be considered in future planning. In this case, it is appropriate to consider additional height and density in order to secure additional rental housing.

Mr. Miller noted that the STIR program which was adopted in June 2009 and provided incentives for private development of guaranteed rental units has been superseded by Rental 100, and this proposal aligns generally with this new program. As this application was received in August 2011, Mr. Miller noted that the City's Green Buildings policy requires registration for LEED™ Gold with a minimum of 63 points including 6 energy points, 1 water efficiency point, 1 stormwater point and proof of certification.

Colin King, Development Planner, further described the proposal. The proposal is for 30 residential units comprised of ten two bedroom and twenty one bedroom units. Retail is

proposed on the ground floor on Victoria Drive with twenty-two parking spaces of which three are for the commercial component.

Mr. King noted that at the last review the Panel had several concerns regarding the proposal. He added that the applicant has addressed those concerns by improving the façade, revising the unit layouts, improving the entrance lobby and revising the cornice detail. As well the applicant has added an amenity space on the roof with urban agriculture including irrigation and stair access. He also noted that the commercial parking and loading has been reconfigured and the exit door has been pulled back from the lane.

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

- The design development of the architectural expression on Victoria Drive;
- The amenity measures introduced from the landscaping measures to the lane to the extent of and access arrangement of the rooftop amenity space.

Mr. Miller and Mr. King took questions from the Panel.

Applicant's Introductory Comments: Matthew Cheng, Architect, further described the proposal. He noted that they have modified the entrance to the parking ramp by pushing back the exit door. They have also made the ground floor enclosed commercial parking area more efficient so that there is more commercial space. He said that they have reconfigured the unit layouts and added furniture to the drawings to show that the layout works. The weather protection has been lowered to be more effective and they will be using a bright colour on the canopy to distinguish the residential entry. As well they have widened the residential lobby. Mr. Cheng described the materials and stated that for the brick they are using stacked bond for a more contemporary look. They will also be using hardie panel with a reveal trim for contrast.

Patricia Campbell, Landscape Architect, noted that there is a piece of landscape on the lane with trailing plants. The amenity space will provide some social and gardening spaces. There are street trees planned as well.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Consider adding an elevator overrun for access to the roof top amenity space;
- Consider further development to the residential entry;
- Design development to improve the interface between materials;
- Consider softening the colour palette on the building;
- Consider reviewing the location of the security gate in the parking area;
- Consider adding more passive design strategies.

Related Commentary: The panel supported the proposal and thought the improvements were significant.

The Panel thought the improved design had more lightness, fun and a contemporary expression. They also thought that the access to the back deck is better but thought there

might be some stepping issues. Several Panel members noted that the unit layouts are much better although still a bit tight.

The Panel supported the access to the roof and the added amenity space but suggested the applicant consider an elevator overrun for barrier free access. One Panel member suggested adding a simple shade structure on the roof. Another Panel member had some concern regarding the security gate being deeply inset in the parking area and possible CPTED issues, but felt it was solvable with lighting. Also, several Panel members suggested the applicant use a lighter colour rather than the orange which tends to be aggressive.

The Panel supported the improvement to the streetscape and liked the canopy for the residential entry. A couple of Panel members had some concerns regarding the interface between the brick and the hardie panel especially where there are narrow bands of hardie and suggested a change of material such as using a window wall.

Some of the Panel thought the applicant still needed to improve the sustainability strategy.

Applicant's Response: Mr. Cheng said he had no further comments.

PUBLIC CONSULTATION SUMMARY

Public Notification — A rezoning information sign was installed on the site, notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps). A Community Open House was held on January 14, 2013 at Wilson Heights United Church. A notification postcard, dated January 2, 2013, was mailed to 491 surrounding property owners.

Public Responses and Comments — Staff, the applicant team, and a total of approximately 22 people attended the January 14, 2013 Open House. In response to the open house, 10 comment sheets were submitted (3 in support / 7 opposed). In addition, the City received two e-mails and one online form (all opposed).

Summary of comment forms returned from Open House

	Support	Opposed
Total Comments (10)	3 (30%)	7 (70%)

Comments in Support of Application:

- Very good. Good initiative by the City
- This will be an improvement to the community

Comments Opposed to Application:

- Increased traffic and safety concerns Increase in noise levels
- Increase in crime rate
- Will affect skyline

- Concerned about height - 6 floors too high for the neighbourhood, more comfortable with 3-4 storeys
 - Do not support construction of a 6-storey building due to reason that building of such a stature would block the sun, a natural light source, which my vegetable and garden and flower beds are dependent on in order to thrive and flourish
 - Do not support construction because it is too high of a structure on the east side of Victoria Drive. The London Drugs project have 4 storey buildings, that may be more appropriate for this area

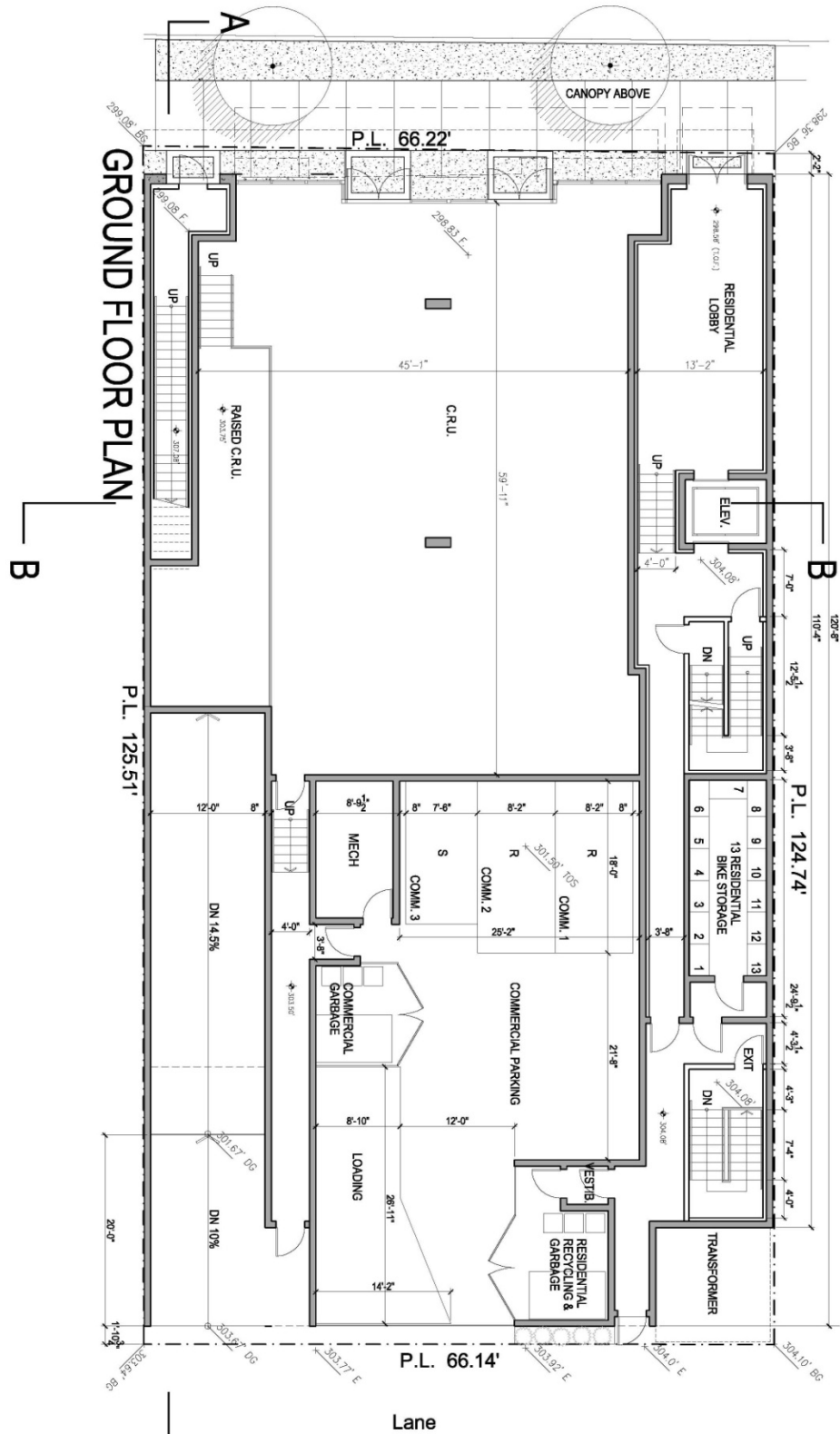
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5650 Victoria Drive
FORM OF DEVELOPMENT



Rendering of proposed development

VICTORIA DRIVE

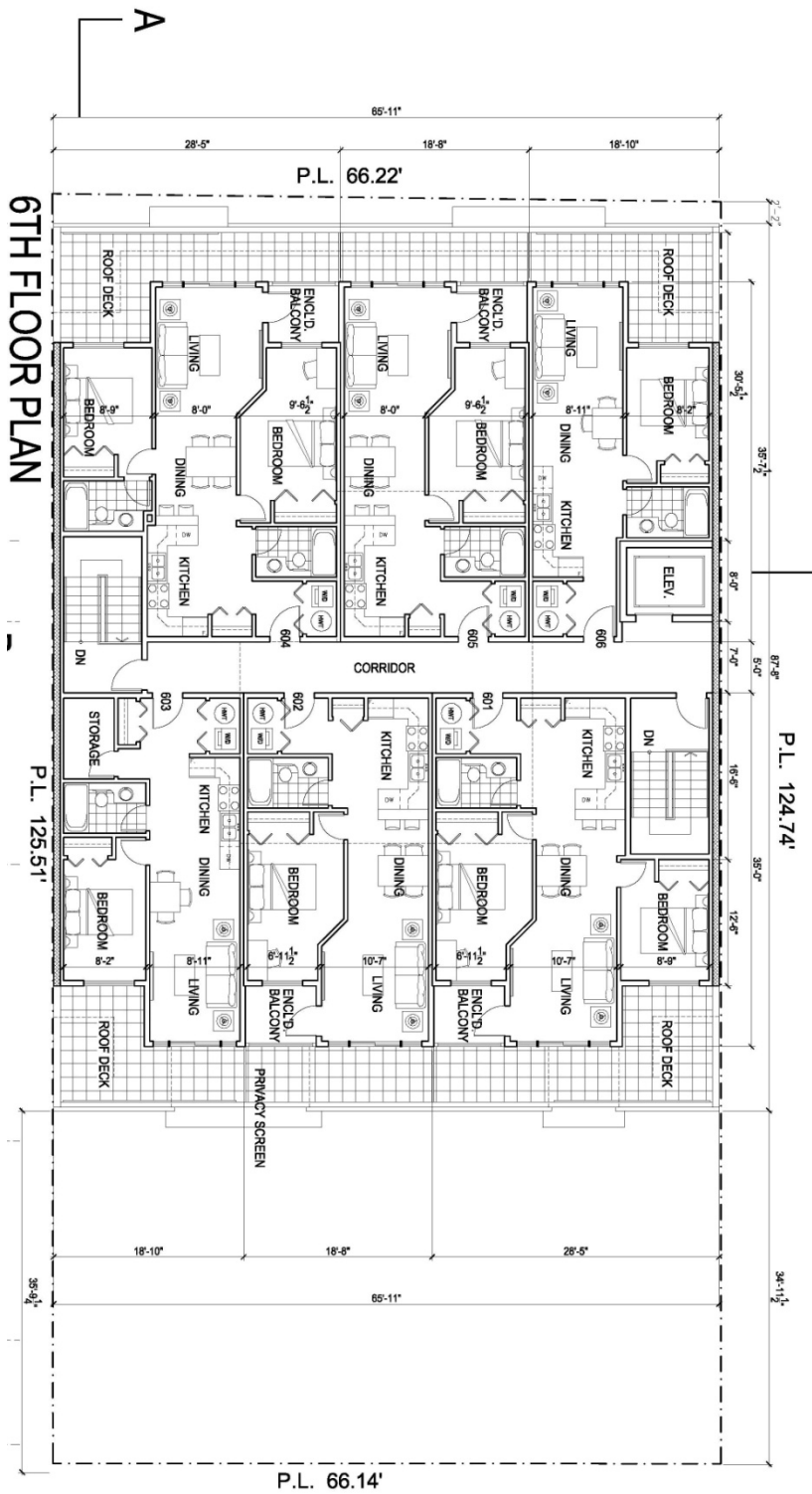


Ground Floor Plan





Third to Fifth Floor Plan



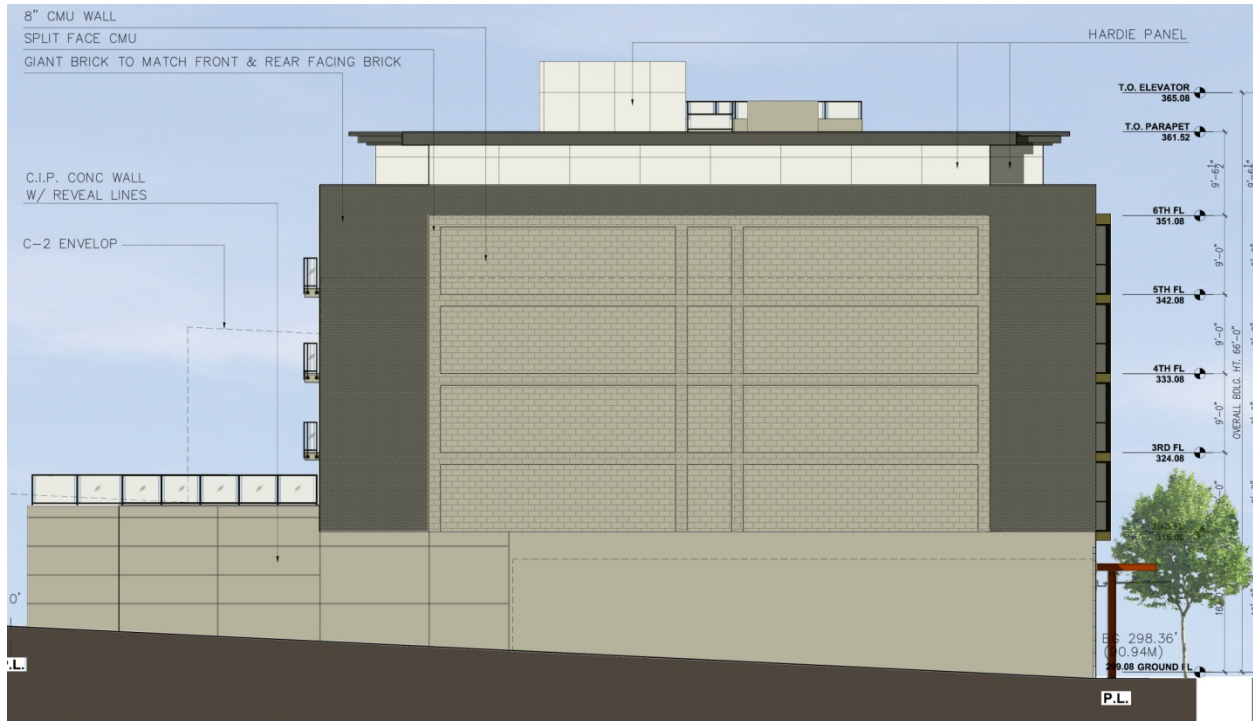
Sixth Floor Plan



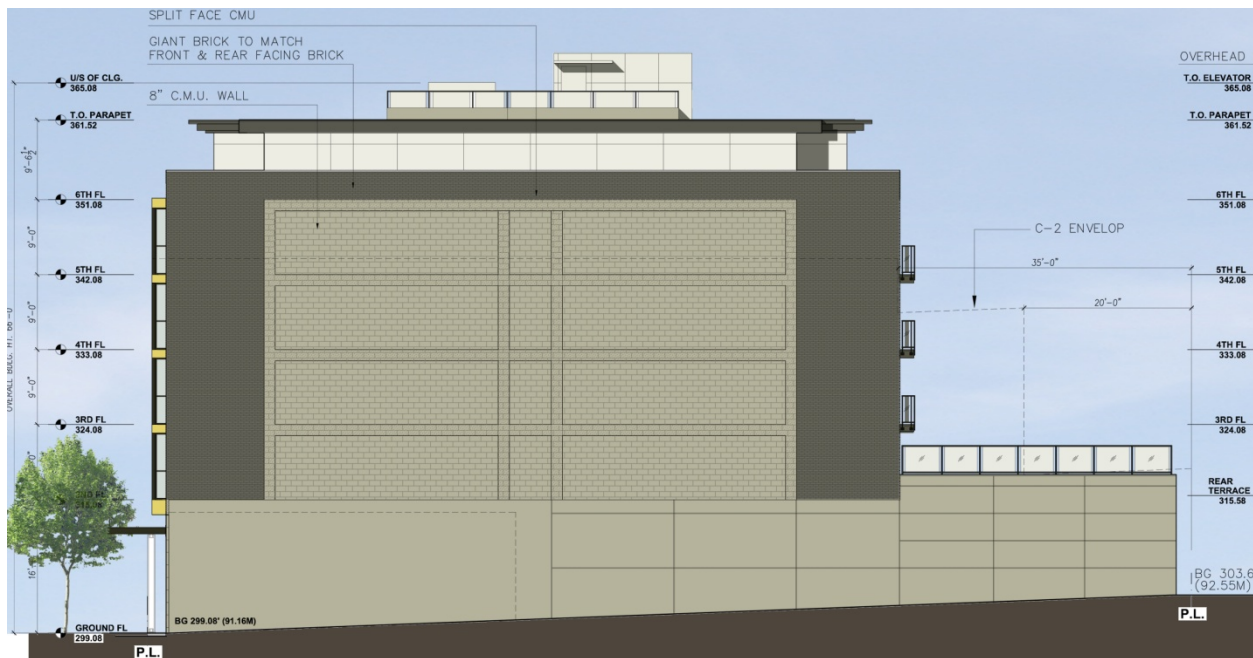
WEST ELEVATION (VICTORIA)



EAST ELEVATION (LANE)



NORTH ELEVATION



SOUTH ELEVATION

5650 Victoria Drive
PUBLIC BENEFITS SUMMARY

Project Summary:

Mixed-use development with at-grade commercial and six storeys of market rental housing.

Public Benefit Summary:

Thirty dwelling units secured as for-profit affordable rental housing for 60 years or life of building.

	Current Zoning	Proposed Zoning
Zoning District	C-2	CD-1
FSR (site area = 8,281 sq. ft. / 769.3 m ²)	2.5	3.65
Buildable Floor Space (sq. ft.)	20,702 sq. ft.	30,226 sq. ft.
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)	\$258,775	\$39,350
	DCL (Area Specific)		
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage		
	Housing		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$258,775	\$39,350

Other Benefits

30 units of for-profit affordable rental housing secured for 60 years or the life of the building, whichever is greater.

* 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 for each of the Area Specific DCL Districts.

5650 Victoria Drive
APPLICANT AND PROPERTY INFORMATION

Street Address	5648-5658 Victoria Drive
Legal Description	Lots 45 and 46, except the west 7 feet, now road, Block 16 District Lot 394 Plan 2501; PIDs 008-796-203 and 010-852-441 respectively
Applicant/Architect	Matthew Cheng Architect Inc.
Property Owner	Bhandal Homes Ltd.
Developer	Bhandal Homes Ltd.

SITE STATISTICS

SITE AREA	769.3 m ² (8,281 sq. ft.)
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DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED (if different the proposed)
ZONING	C-2 (Commercial)	CD-1	
MAX. FLOOR SPACE RATIO	2.50 FSR	3.65 FSR	
MAXIMUM HEIGHT	13.8 m	18.9 m	
COMMERCIAL FLOOR AREA		292.5 m ²	
RESIDENTIAL FLOOR AREA		2,560 m ²	
PARKING		Commercial: 3 Residential: 19 Visitor: 0 Total: 22	Commercial: 3 Residential: 17 Visitor: 2 Total: 22
LOADING		1 Commercial Class B	