



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: November 5, 2013
Contact: Kent Munro
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VanRIMS No.: 08-2000-20
Meeting Date: November 19, 2013

TO: Vancouver City Council

FROM: General Manager of Planning and Development Services

SUBJECT: CD-1 Rezoning - 5675 Manson Street, 665-685 West 41st Avenue and
5688 Heather Street

RECOMMENDATION

- A. THAT the application by IBI Group, on behalf of Feng Yun Shao, to rezone 5675 Manson Street, 665-685 West 41st Avenue and 5688 Heather Street (*Lots 1 to 5, Block 872, District Lot 526, Plan 8313; PIDs: 008-636-923, 010-166-033, 010-166-050, 010-166-068 and 010-166-076 respectively*) from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.60 to 2.87 and the building height from 10.6 m (35 ft.) to 22.3 m (73 ft.) to permit the development of two six-storey residential buildings containing a total of 114 dwelling units, be referred to a Public Hearing, together with:
- (i) plans prepared by IBI Group, received October 4, 2013;
 - (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, 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, subject to enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C;

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

- C. THAT, if the application is referred to Public Hearing, prior to the Public Hearing, the registered owner shall submit confirmation, in the form of "Letter A", that an agreement has been reached with the registered owner(s) of the proposed donor site(s) for the purchase of heritage bonus density as set out in Appendix B.
- 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.

REPORT SUMMARY

This report evaluates an application to rezone five lots located at 5675 Manson Street, 665-685 West 41st Avenue and 5688 Heather Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of two six-storey residential buildings containing a total of 114 dwelling units all over two levels of underground parking. Staff have assessed the application and find that it meets the intent of the Cambie Corridor Plan. Staff support the application, subject to rezoning conditions outlined in Appendix B, and recommend that it 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:

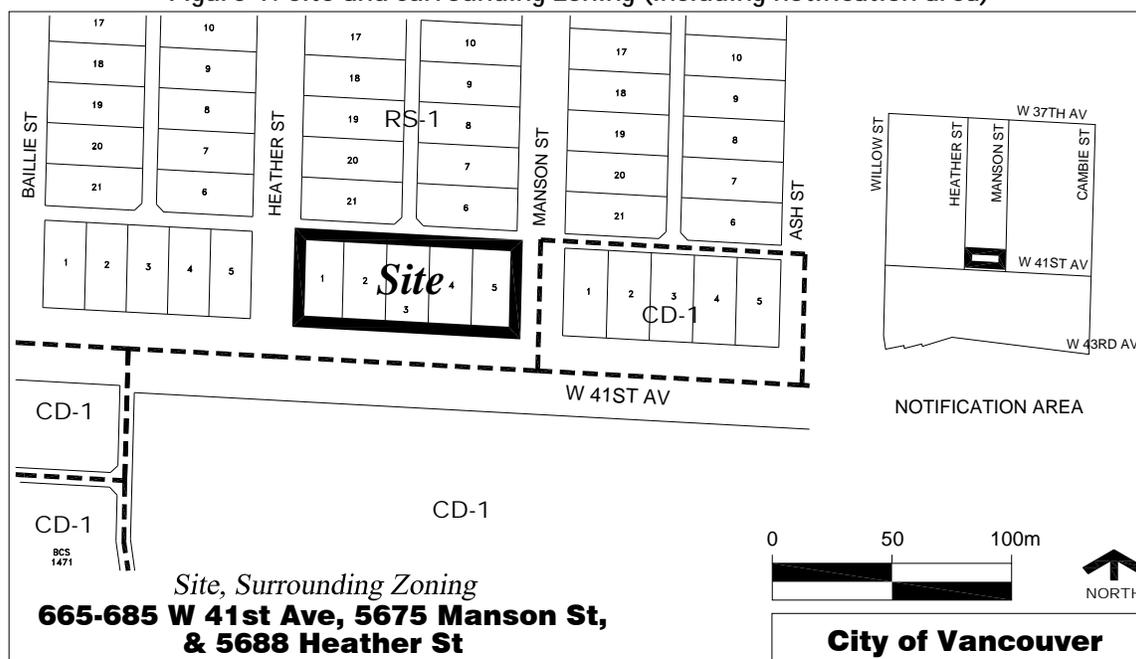
- Cambie Corridor Plan (2011)
- Transportation 2040 (2012)
- Green Building Rezoning Policy (2010)
- Strategic Approach to Neighbourhood Energy (2012)
- Community Amenity Contributions Through Rezonings (1999).

REPORT

Site and Context

The subject site is located on the north side of West 41 Avenue between Manson and Heather Streets (see Figure 1). The site is comprised of five legal parcels and has 90.2 m (296 ft.) of frontage along West 41 Avenue, with an overall site area of 2,313 m² (24, 896 sq. ft). Detached houses are located to the north of the subject site. Future land uses on sites to the north will be the subject of Phase 3 planning for the Cambie Corridor. East of the site is a six-storey seniors' supportive housing building (Wertman Residences). West of the site are five detached houses, as well as a site which was the subject of a rezoning application which recently received approval in principle by Council for a six-storey building. South of the site is Oakridge Shopping Centre.

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



Policy Context

In 2011, Council adopted Phase 2 of the Cambie Corridor Plan (the "Plan"). Subsequent to a comprehensive planning process, that work identified land uses, density, building heights, and building forms for sites along the arterial streets within the corridor. The plan envisioned mid-rise building forms for the subject site.

Section 4 of the Plan (the "Neighbourhoods" section) provides direction for development in each area of the corridor, including neighbourhood character, public realm and urban design principles. The rezoning site is located within the "Oakridge Town Centre" neighbourhood. In this neighbourhood, the Plan calls for residential buildings along West 41st Avenue that enhance the public realm with wide green setbacks and additional landscaping.

Subsection 4.4.3 of the Plan specifically supports residential buildings up to six storeys in height in this location. While density ranges vary depending on location in the Plan area, supportable density is determined by urban design performance based on the built form provisions contained in the Plan. In this particular case, the estimated density range is 2.0 to 2.5 FSR. The housing strategy in the Plan also calls for 25% of the units to be suitable for families (two bedrooms or more). This application proposes that 68 of the 114 units be two-bedroom or larger units, including four three-bedroom units, thereby achieving 60% of the total units as suitable for families. This exceeds the policy requirement for a minimum of 25% family housing which is reflected in the proposed CD-1 provisions in Appendix A.

STRATEGIC ANALYSIS

1. Land use and Density

The residential development proposed by this application is consistent with the Cambie Corridor Plan. The Plan indicates that supportable density is to be determined by analysis based on site-specific urban design and public realm performance. The resulting floor space ratio (FSR) may be higher than the estimated range (2.0 to 2.5 FSR) noted in the Plan as long as the built form guidelines have been successfully achieved. Staff have concluded that, based on the proposed building height and typology, the proposed buildable floor area of 9,475 m² (101,987 sq. ft) can be achieved in this particular instance subject to the design conditions noted in Appendix B. This results in a floor space ratio of 2.87.

2. Form of Development

The proposed buildings follow the recommended form of development in the Cambie Corridor Plan for building height and length. The Plan limits height to six storeys, and recommends that buildings be no more than 45.7 m (150 ft.) long to allow for natural light and openness between buildings. In this application, each of the buildings are less than 38.3 m (125.5 ft.) in overall length, separated by a central open space between buildings. Wider openings at the front and back of the central space improve on the openness and offer more room for grade-level common amenity space.

For residential buildings, the Plan recommends that the top two floors should be set back from the street, with a similar step-back at the rear to minimize shadowing onto nearby properties. Some design development is recommended to improve building performance in these areas. Staff are also recommending a reduction in density to have the rear of the building show a two-storey element along the lane elevation. The Urban Design Panel reviewed and supported the application on March 27, 2013.

Staff conclude that the design responds to the expected height and building type for this part of the Cambie Corridor area and support the application, subject to the conditions noted in Appendix B, calling for improvements to the building design at the development permit stage.

3. Parking and Transportation

Access to underground parking, loading and bicycle storage is proposed from the rear lane. Staff are recommending a minimum parking standard of 20% below the city-wide parking standard based on the proximity to the Oakridge/41st Avenue Canada Line station. Staff

recommend that the proposal meet the standards set out in the Parking By-law for loading and bicycle spaces. Engineering Services has reviewed the rezoning application and have no objections to the proposed rezoning provided that the applicant satisfies the rezoning conditions included in Appendix B.

4. Environmental Sustainability

The Green Building Rezoning Policy (adopted by Council on July 22, 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 stormwater 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.

Under the Rezoning Policy for Cambie Corridor, all new buildings must be readily connectable to a district energy system. Additionally, agreements are required to ensure connection to a low-carbon district energy system if and when available. Conditions of rezoning have been incorporated that provide for district energy system compatibility and future connection.

The Cambie Corridor Plan also requires a deconstruction strategy for diverting demolition waste and a condition of rezoning in Appendix B requires provision of a deconstruction strategy for demolition of existing buildings on site to divert at least 75% of demolition waste (excluding materials banned from disposal) from the landfill.

Public Input

The City of Vancouver Rezoning Centre webpage included notification and application information, as well as an online comment form. Notification signs were posted on the site. An open house was held on June 27, 2012, with staff and the applicant team present. Approximately 40 people attended the event and three comment forms were received. The three comment forms related to the building heights being out of scale, and that townhouses are a better form of development in the area. The Cambie Corridor Plan indicates a six-storey residential form for this location.

Public Benefits

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

Required Public Benefits:

Development Cost Levies (DCLs) – Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. The site is located in the Oakridge-Langara DCL area where the current rate is \$80.53/m² (\$7.48/sq. ft.). On this basis, a DCL of approximately \$762,863 would be anticipated.

Council recently approved replacement of the area-specific Oakridge-Langara DCL with the City-wide DCL. This change will take effect on March 12, 2014. If this rezoning application is approved by Council, and if a BP is not applied for prior to March 12, 2014, the project will be subject to City-wide DCL rates which are currently \$136.38/m² (\$12.67/sq. ft.). Application of the City-wide DCL rate would result in a DCL of approximately \$1,292,175.

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.

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 9,475m² (101,987 sq. ft.) of floor area proposed in this rezoning, a public art budget of approximately \$184,596 is anticipated.

Offered Public Benefits:

Community Amenity Contribution (CAC) – In the context of the City's Financing Growth Policy and the Cambie Corridor Plan, the City anticipates voluntary community amenity contributions from the owner of a rezoning site to help address the impacts of rezoning. Contributions for Cambie Corridor rezoning applications are evaluated by staff in light of the increase in land value expected to result from rezoning approval, community needs, area deficiencies and the impact of the proposed development on City services.

In order to provide more certainty and clarity as sites along the Cambie Corridor redevelop, and to improve processing efficiency for rezoning applications, an approach to CAC's based on a target CAC rate has been implemented. This rate is the basis for all four to six-storey residential rezoning proposals within the Cambie Corridor Plan's Phase 2 area. A Target CAC rate of \$55 per square foot, based on the net additional increase in floor area (77,091 sq. ft.), has been determined to be appropriate for this application; this target CAC reflects the increase in land value expected to result from this rezoning. Accordingly, this applicant has offered a cash CAC of \$4,240,005. Real Estate Services staff recommend that this offer be accepted.

Staff recommend that this CAC be allocated as follows:

- \$2,120,000 to the Affordable Housing Reserve;
- \$935,025 towards heritage amenity. On September 25, 2013, City Council approved amendments to the Transfer of Density Policy and Procedure to allow for the transfer of heritage amenity to be considered in rezonings on a City-wide basis. The applicant has offered to purchase heritage amenity density with a value of \$935,025 - equivalent to approximately 14,385 sq. ft. of floor area. The purchase would support city-wide heritage conservation efforts by contributing to the reduction of the Heritage Amenity Bank. Staff support a heritage amenity transfer being part of the public benefits delivered by this application and recommend that a letter of intent (Letter A) be submitted prior to the Public Hearing;

- \$934,980 reserved for social/cultural spaces for non-profit organizations, to be located in or near the Cambie Corridor plan area, subject to development of an overarching strategy for such facilities. The intention is to achieve this through a combination of cash and in kind CAC contributions within the Cambie Corridor Plan area. Appropriate sites are currently under consideration by Social Planning staff; and
- \$250,000 towards construction of future walking and cycling infrastructure on 41st Avenue.

These allocations recommended by staff are consistent with the Interim Public Benefit Strategy contained in the Cambie Corridor Plan. A detailed Public Benefits Strategy will be developed for the Cambie Corridor as part of the planning for Phase 3. See Appendix F for a summary of all of the public benefits for this application.

IMPLICATIONS/RELATED ISSUES/RISK

Social

As noted in the section on Public Benefits, a portion of the CAC is being directed towards social/cultural space for non-profit organizations. Vancouver's non-profit sector is typically accommodated in poorly located, low-end-of-market premises that are not near public transit and not designed for their purposes. The City's role in development offers an opportunity to contribute to the sustainability and effectiveness of this sector. Multi-tenant, flexibly designed spaces can contribute to the sustainability of non-profit organizations. The range of benefits of co-location related to improving sustainability include: reduced operating costs, better access to services, and improved collaboration and innovation by resident organizations. Purposeful co-location also increases opportunities for securing higher quality space in highly accessible and visible locations that would otherwise be financially inaccessible for most non-profits alone. Securing affordable space for the non-profits supports the achievement of City goals by improving access to capacity-building programs, creating and sustaining employment, and strengthening community capacity and economic well-being.

Financial

As noted in the section on Public Benefits, the Community Amenity Contribution (CAC) is \$4,240,005. Half of the CAC (\$2,120,000) will be allocated to the Affordable Housing Reserve; \$935,025 to the purchase of heritage density; and \$934,980 reserved for social/cultural offices for non-profit organizations subject to development of an overarching strategy on such facilities; and \$250,000 to walking and cycling infrastructure on West 41st Avenue. Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget processes.

If the rezoning application is approved, the applicant will be required to provide public art on site at an estimated value of \$184,596, noting that the applicant has the option to make a cash contribution to the City for off-site public art.

The site is currently within the Oakridge-Langara DCL District and, as of March 12, 2014, that area will be incorporated in the City-wide DCL District. It is anticipated that the applicant will pay approximately \$762,863 in DCLs if the Building Permit application is submitted before March 12, 2014, or \$1,292,175 if the application is submitted on or after March 12, 2014.

CONCLUSION

Staff assessment of this rezoning application has concluded that the proposed form of development represents an acceptable urban design response to the site and context. The application is consistent with the Cambie Corridor Plan with regard to land use, density, height and form.

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 it is recommended that, subject to the public hearing, the application, including the form of development as shown in the plans in Appendix E, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

5675 Manson Street, 665-685 West 41 Avenue, and 5688 Heather Street
DRAFT CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-() attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to 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) Multiple Dwelling; and
 - (b) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

Conditions of Use

3. The design and lay-out of at least 25% of the dwelling units must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms; and
 - (c) comply with Council's "High Density Housing for Families with Children Guidelines".

Floor area and density

- 4.1 Computation of floor space ratio must assume that the site consists of 3,304.1 m², being the site size at the time of the application for the rezoning evidenced by this By-law, and before any dedications.

- 4.2 The floor space ratio for all uses must not exceed 2.87.
- 4.3 Computation of floor area must include all floors, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage 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.
- 4.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed the lesser of 20% of permitted floor area or 929 m².
- 4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any purpose other than that which justified the exclusion.

Building Height

- 5 Building height, measured from base surface, must not exceed 22.3 m.

Setbacks

- 6.1 Setbacks for all storeys must be a minimum of:
- (a) 3.0 m from the east property line,
 - (b) 3.0 m from the west property line,
 - (c) 3.6 m from the north property line, and
 - (d) 3.6 m from the south property line.

- 6.2 Despite the provisions of section 6.1, the Director of Planning may allow projections into the required setbacks, provided that no additional floor area is created, if:
- (a) the Director of Planning first considers all applicable Council policies and guidelines; and
 - (b) portions of buildings which may project into required setbacks are:
 - (i) architectural appurtenances such as decorative exterior fins or fixed external shading devices,
 - (ii) steps,
 - (iii) balconies, eaves, bays or similar features,
 - (iv) entry porches located at the basement or first storey,
 - (v) cantilevered eaves forming part of a porch,
 - (vi) chimneys or piers,
 - (vii) underground parking and storage structures located entirely below grade,
 - (viii) access structures to underground parking, and
 - (ix) hydro and gas utility meters, vaults or similar equipment, and
 - (x) any other features which, in the opinion of the Director of Planning, are similar to any of the features listed above.

Horizontal Angle of Daylight

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.
- 7.4 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.

- 7.5 An obstruction referred to in section 7.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 ().
- 7.6 A habitable room referred to in section 7.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

Acoustics

8. All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

* * * * *

5675 Manson Street, 665-685 West 41 Avenue, and 5688 Heather Street
PROPOSED CONDITIONS OF APPROVAL

Note: Recommended approval conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for 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 IBI Group., on behalf of Feng Yun Shao), and stamped "Received City Planning Department, October 4, 2013", 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:

Urban Design

- 1. Design development to provide a more consistent and notable step back above the fourth storey.

Note to Applicant: Intent is to better support the Cambie Corridor Plan in creating a clear street wall at this height for all six storey developments. For example, the fifth storey projection on the east building must be set farther back.

- 2. Design Development to provide a reduction in the three-storey portion of the building nearest to the lane to two storeys;

Note to Applicant: Building forms along the lane can be up to storeys in height and generally consider design conditions for overlook and privacy.

- 3. Design development to provide an open area with pedestrian access through the middle of the site of at least 7.3 m (24 ft.) to maximize the openness between buildings and allow for better on-grade amenity space.

Note to Applicant: Intent is to augment the visual and physical openness of the site created by the physical building separation. Projecting slabs, guard rails and other structures should be avoided in the central 7.3 m wide space for residents that connects West 41st Avenue with the lane from north to south. Public access is not required.

4. Design development to mitigate privacy and overlook issues to nearby residents.

Note to Applicant: This can be accomplished by further development of landscape drawings, enlarged sections, and other drawings that illustrate the specific built features needed to balance access to natural light with privacy concerns.

5. Design development to avoid shadowing on the neighbours to the north that is attributable to trelliswork, guard rails, balconies, overhangs, and decorative features on the north side of the building.

Note to Applicant: Intent is to create a better transition to the low scale of neighbours to the north. Similar features facing toward the south and Oakridge Centre are not included in this condition.

6. Design development to meet the *Cambie Corridor Draft Public Realm Plan* including lane, side yard and front yard treatments.

Note to Applicant: The applicant is encouraged to convene with Planning, Landscape and Engineering staff prior to the preparation of a Development Permit submission to ensure technical compliance with the anticipated design intent, including CPTED performance, and with a design focus on hardscape, softscape, design elements, lighting, stormwater management, wayfinding and public art/interpretive opportunities.

7. Design development to create open spaces suitable for children's play, located adjacent to common amenity rooms.

Note to Applicant: Amenity areas and open spaces should be arranged to improve the functionality of these common areas for families with children. See the *High-Density Housing for Families with Children Guidelines* for more information.

8. Provision of high quality and durable exterior finishes.

9. Design development to improve the amount of open space along the front and rear of the site.

Note to Applicant: Front setbacks should provide at least 3.6 m (12 ft.) and rear setbacks should provide at least 4.5 m (15 ft.) of open space for the residents at the ground level along the majority of each façade.

10. Notation on the floor plans to show the previous building outline.

Note to Applicant: The form of development may not extend beyond the design in the rezoning application.

CPTED

11. Design development to respond to CPTED principles, having particular regards for:
 - (i) theft in the underground parking;
 - (ii) residential break and enter;
 - (iii) mail theft; and
 - (iv) mischief in alcoves and vandalism, such as graffiti.

Sustainability

12. Provision of a deconstruction strategy for demolition of existing buildings on site to divert at least 75% of demolition waste (excluding materials banned from disposal) from the landfill.

Note to Applicant: The deconstruction strategy should be provided at the time of development permit application.

13. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in meeting the Green Buildings Policy for Rezoning, including a minimum of 63 points in the LEED® rating system, at least six optimize energy performance points, one water efficiency point, and one storm water point.

Note to Applicant: Provide a LEED® checklist confirming the above; 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 are required under the policy. See the Green Rezoning Process bulletin and the Green Buildings Policy for Rezoning for more information.

14. The building heating and domestic hot water system shall be designed to be easily connectable and compatible with a future District Energy System to supply all heating and domestic hot water requirements. Design provisions related to district energy compatibility must be to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The applicant shall refer to the *District Energy Connectivity Standards* for specific design requirements, which include provisions related to the location of the mechanical room, centralization of mechanical equipment, pumping and control strategy, and other hydronic heating and domestic hot water system minimum requirements. The applicant is encouraged to work closely with Staff to ensure adequate provisions for District Energy compatibility are provided for in the mechanical design. A declaration signed by the registered professional of record

certifying that the district energy connectivity requirements have been satisfied will be required as a pre-condition to building permit.

15. Space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat or distributed heat generating equipment including gas fired make-up air heaters.
16. Detailed design of the building HVAC and mechanical heating system must be to the satisfaction of the General Manager of Engineering Services.

Landscape Review

17. Provide intensive and extensive green roof areas on the roof tops of new buildings;
18. Provide infrastructure for Urban Agriculture on common roof decks;
Note to Applicant: The spaces should include areas for tool storage, composting, and seating. At least two hose bibs should be provided in each Urban Agriculture area.
19. Design Development to improve the central at-grade south-facing landscaped courtyard;

Note to Applicant: Incorporate a secure secondary pedestrian access path to the lane. Reconfigure the balance of hard and soft landscape forms to improve pedestrian flow around a central sunny gathering space with green surround;

20. provision of more substantial greenery and amenities for pedestrians at the street and lane;

Note to Applicant: Intent is to create a safe, interesting and high quality pedestrian experience throughout the public realm interface. Provide a double row of street trees where space permits. New trees within landscape setbacks along street frontages should have direct access to the natural water table wherever possible.

21. Design development to provide maximized growing medium for tree and shrub planters to ensure long term health;

Note to Applicant: Structures such as underground parking slabs and retaining wall may need to be altered to provide adequate depth and continuous soil volumes. Growing medium should be better than BCLNA standards. Trees planted on structures and with pavement surrounds should be consolidated within a trench to maximize soil volume. Individual trees should have approximately 30 cubic metres of soil if not consolidated.

22. Provide a landscape design and lighting plan consistent with the Cambie Corridor Public Realm Plan;

Note to Applicant: The lighting plan must address all common pedestrian routes, courtyards and the lane edge. Ensure that light levels are achieved for CPTED performance while minimizing glare for residents;

23. Design development to integrate utilities into the building, where possible;

Note to Applicant: Advanced planning will be needed to integrate utilities and access into structures and behind lockable, decorative gates or screened landscaping. Avoid the awkward placement of utilities (Pad-mounted transformers, "Vista" junction boxes, underground venting) in the public realm or visible to primary walkways and entrances;

24. Provide best current practices for irrigation and managing water conservation including high-efficiency irrigation, aspects of xeriscaping making use of drought tolerant plant selection and mulching;
25. Provide hose bibs for all patios greater than 100 sq. ft. in area;
26. Submission of a fully labelled Landscape Plan, Sections and Details at the Development Permit Stage;
27. Provide large-scale sections (1/4"=1'-0" or 1:50) illustrating the townhouse to public realm interface at the street, lane, and common courtyard areas, and

Note to Applicant: The sections should include planters, retaining walls, guardrails, patios, privacy screens, stairs and tree planting depths, and

28. Provide an ISA Certified Arborist tree assessment report for all tree proposed to be removed and retained, as noted on the survey, to the satisfaction of the Director of Planning;

Engineering

29. Parking, loading and bicycle parking are to be provided as per the Vancouver Parking By-law.
30. Property line dimensions must be added to the site plan.
31. Provision of all Class A bicycle parking on level P1.
32. Deletion of what appears to be a sidewalk or specialty paving beyond the property line in the lane.
33. Clarification of garbage pick-up operations. Please confirm that a waste hauler can access and pick up from the location shown without reliance for storage of bins on public property.
34. Provide details of space usage within the garbage room. Please show garbage and recycling bins. Note; for the 114 units proposed 4- 5'x8' bin spaces are required with additional space for recycling. A compactor is recommended for this development.
35. Clarification of garbage pick up operation. Confirmation from a waste hauler that they can access and pick up from the location shown without reliance on storage of bins on public property.

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 General Manager of Planning and Development Services, the General Manager of Engineering Services, 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 Lots 1 to 5, Block 872, DL 526, Plan 8313 to create a single parcel and subdivision of that parcel to result in the dedication of a southerly 1.8 meter portion of the site on 41st Avenue for road purposes.
2. Provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.
 - a. Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including projected fire flow demands as determined by the applicants' 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.
 - b. Provision of greenways standard concrete sidewalks on Heather St. adjacent the site. (minimum 6' wide or wider with saw cut control joints)
 - c. Provision of standard concrete lane entries on Heather St. and Manson St lane entries to the site.
 - d. Provision of street trees adjacent the site where space permits.
 - e. Payment to the City of \$60,000 towards signal improvements at Heather Street and West 41st Avenue. Works will include but are not limited to the installation of countdown timers and audible pedestrian signals, and installation of an additional signal head on the island signal mast to serve eastbound motorists.
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 (including non BC Hydro Kiosks) are to be located on private property with no reliance on public property for placement of these features. There will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch. The applicant may be required to show details of how the site will be provided with all services being underground.

Sustainability

4. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connection to a District Energy System, if and when the opportunity is available and in accordance with the City's policy for *District Energy Connectivity Standards* and the *Cambie Corridor Plan*, which may include but are not limited to agreements which:
 - a. require buildings on site to connect to a District Energy System, once available;
 - b. grant access to the mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling District Energy System connection and operation; and
 - c. grant access to and use of suitable space required for the purposes of an energy transfer station, to the satisfaction of the General Manager of Engineering Services.

Soils

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

Public Art

6. Execute an agreement satisfactory to the Directors of Legal Services and 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; and provide development details to the satisfaction of the Public Art Program Manager (a checklist will be provided).

Note to applicant: Please contact Bryan Newson, Program Manager, 604.871.6002, to discuss your application

Heritage Density Transfer

7. Secure the purchase and transfer of 1,336 m² (14,385 sq. ft.) of heritage density (which has a value of \$935,025) from a suitable donor site.

Note to applicant: Given the stipulated value that the City attributes to the creation of new transferable bonus density, currently \$65.00 per buildable square foot as of this date, the City recognizes that the Owner may negotiate its best price to secure the required density at a lower cost, but in no event shall the City recognize the value of the density above \$65.00 per buildable square foot unless bona fide market conditions demonstrate transactional evidence to the contrary.

Note to applicant: "Letter B" in the City's standard format is to be completed by both the owner(s) of the subject site, also referred to as the receiver site, and the owner of the donor(s) site, and submitted to the City prior to enactment together with receipt(s) of heritage density purchase, including the amount, sale price, and total cost of the heritage density.

Note to Applicant: In the event that Letter "B" submitted following rezoning and prior to enactment does not effect the transfer of the full amount of 1,336 m² (14,385 sq. ft.) of heritage density submitted referred to in the letter "A" and submitted prior to rezoning Public Hearing, then a cash payment in lieu (Valued at \$65 per square foot of un-transferred heritage density) must be made prior to enactment.

Community Amenity Contribution (CAC)

8. Pay to the City the Community Amenity Contribution of \$3,304,980 which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 by-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services to be allocated as follows:
 - a. \$2,120,000 to the Affordable Housing Reserve;
 - b. \$934,980 to social and cultural office space in the Cambie Corridor area; and
 - c. \$250,000 to construct a portion of the future walking and cycling infrastructure on West 41st Avenue.

Note to applicant: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-law.

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

* * * * *

5675 Manson Street, 665-685 West 41 Avenue, and 5688 Heather Street
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SUBDIVISION BY-LAW NO. 5208

A consequential amendment is required to delete Lots 1-5, Block 872, District Lot 526, Plan 8313; PIDs: 008-636-923, 010-166-033, 010-166-050, 010-166-068, and 010-166-076 from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

DRAFT AMENDMENTS TO THE PARKING BY-LAW NO. 6059

Add the CD-1 to Schedule C of the Parking By-Law with the following provisions as Parking Requirements:

Parking, loading and bicycle spaces must be provided and maintained in accordance with the requirements of the Parking By-Law on *[date of enactment of CD-1 By-law]*; except that:

- the minimum residential parking requirement may be reduced by 20%;

5675 Manson Street, 665-685 West 41 Avenue, and 5688 Heather Street
ADDITIONAL INFORMATION

URBAN DESIGN PANEL - AUGUST 1, 2012
EVALUATION: SUPPORT (9-1)

Introduction: Dwayne Drobot, Rezoning Planner, introduced the proposal for a rezoning application for five single family lots between Heather and Manson Streets along West 41st Avenue. The site is bounded by Single Family RS-1 lots to the north and west of the site. East of the site is a 6-storey building developed before the Cambie Corridor Plan was approved by Council. South of the site is Oakridge Centre which went through a Policy Planning Program in 2007 and is going through further study prior to a rezoning application. Mr. Drobot noted that this is the second review by the Panel of this proposal. A previous design was reviewed and not supported by the Panel in March 2012.

The proposal is for two buildings of six storeys each. Mr. Drobot provided excerpts of the Cambie Corridor Plan to assist the Panel with their discussion. Section 4.4.3 of the Cambie Corridor Plan provides the specific policy for the site. He stated that in this area residential buildings can be allowed up to six storeys. The suggested density range for the site is 2.0 to 2.5 FSR. It is an estimated range and not a limit, based on intended urban design performance with respect to site size, form, typology, height, and scale.

Sailen Black, Development Planner, further described the proposal. The site is located two blocks west of the 41st Avenue Canada Line Station. The proposal is for a full block development comprised of five single family lots. Mr. Black noted that the Cambie Corridor Plan allows residential buildings up to 6-storeys. The buildings will provide front doors onto the street and will seek to enhance the lane by providing unit entries there. He also noted that the intent of the Corridor Plan is that residential-only buildings reflect existing patterns of apartments in area, as a series of discrete frontages created by distinct and separate buildings with open, permeable landscaped space between buildings. Since the proposal is a rezoning, it must also meet the Green Building Policy for Rezoning. The applicant will register under LEED™ and apply to certify.

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

1. **South massing:** As an urban design response to this context, and considering the proposed combination of shoulder lines, building separation and other massing elements, does the overall form of development provide the openness between buildings intended in the Cambie Plan?
2. **Space between buildings:** Considering the two courtyard widths between the buildings, and the height of the elevations, does the proposal provide enough space for the livability and amenity of future residents?
3. **Public realm interface:** Looking at the proposed ground plane and first storey, including grading, landscape, patios, townhouses, entrances and parkade ramps, does the proposed design create a successful pedestrian-oriented environment from the street to the buildings?

Mr. Drobot and Mr. Black took questions from the Panel.

Applicant's Introductory Comments: Kim Barnsley, Architect, further described the proposal noting the changes since the last review. The FSR and massing has been decreased substantially which also decreased the unit counts. There is still a 20% component for rental units. Originally they had proposed one building with a glass element in the middle. The building is now broken into two with a 24 foot courtyard at the front with all the main living spaces facing the street. The stepping at the lane has been revised and they have created a three storey expression at the lane whereas the previous application had a more of a two storey expression. They have maintained the two storey townhouse expression with bay windows and entries onto the lane. The stepping at the front has also been revised and they have simplified the expression. They also have a better relationship to grade as it is a steep slope. The sideyard setbacks have been decreased from 15 feet to 12 feet but they are still maintaining 15 feet along West 41st Avenue. There are two entry lobbies off West 41st Avenue that are articulated with different materials and a vertical element. There is a landscape courtyard with water feature at the front entry. Ms. Barnsley described the material palette. She described some of the sustainability strategy noting that they have reduced the window wall ratio to about 42% and they have introduced some passive techniques including sun shading. She noted that the parking access is close to Heather Street on the lane. As well, the stair wells on the courtyard have been opened up using natural light and ventilation.

Daryl Tyacke, Landscape Architect, described the plans noting that they tried to stay to the original scheme of raised terraces, concrete, perforated metal and a more urban hard edge design. With the change in the design now for two buildings, they have proposed a water feature in the space between the buildings. Most communal activities will take place up on the roof with community gardens, arbours with tables and potting sheds. There will be both an extensive and intensive green roof. Landscaping is proposed for some of the lower level corners.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Develop more of an architectural idea for the development;
- Consider access from the side streets to help with the central courtyard;
- Design development to improve dark and narrow space between buildings;
- Consider how to make the open spaces into amenity areas for people;
- Consider a more contemporary expression in keeping with the context for the area;
- Design development to provide more privacy between the units;
- Consider an amenity space opening into the courtyard.

Related Commentary: The Panel supported the proposal and thought the design had improved a lot since the previous review.

The Panel agreed that the project was improved and that the lane side had more stepping and better related to the residential to the north. As well, they noted that the south frontage had been simplified. They also thought the project had benefited from the reduction in the density as it gave more breathing space around the site. Some Panel members thought the massing needed some improvement and there could be a lightening up of the colour palette.

Several Panel members would like to see a more progressive contemporary expression like the midcentury modern buildings in the area. A couple of Panel members suggested maximizing the openings with one Panel member suggesting the exit stairs could be glazed.

A couple of Panel members had some concerns regarding the livability of the rental units as they are long and could be dark. Also, a couple of Panel members would like to see an amenity space open to the courtyard as they thought it should be used for more than just a thoroughfare.

One Panel member thought there was too much urban agriculture and not enough patio space on the roof.

One Panel member thought the breezeway wasn't in the right location and suggested flipping the plan on the east building to allow for more light into the space. A couple of Panel members were concerned with the livability in the suites as they didn't seem to have much privacy. One Panel member suggested staggering the windows or another sensitive approach to provide more privacy.

Most of the Panel thought the sustainability aspects had been improved but still had some concerns with the glass to solid wall ratio and would like to see that reduced to help with the energy performance in the building.

Applicant's Response: Mr. Bussey thanked the Panel for their comments.

**URBAN DESIGN PANEL - MARCH 7, 2012
EVALUATION: NON-SUPPORT (0-6)**

Introduction: Dwayne Drobot, Rezoning Planner, described the proposal that is located on West 41st Avenue between Heather and Manson Streets. The site is five single family lots. He noted that the context is evolving in the area. While north and west of the site are single family dwellings, a 6-storey building has been approved to the east of the site. To the south is Oakridge Centre which has an approved policy statement for heights of up to 24-storeys in certain locations. Mr. Drobot noted that the policy for the area is the Cambie Corridor Plan which was adopted by Council in May of 2011. The policy for the area calls for residential buildings up to 6-storeys in this location, with upper floors stepped back from the Avenue.

Sailen Black, Development Planner, further described the proposal. He noted that this is the second project under the new Cambie Corridor Plan and a first chance for the Panel to help identify new solutions or unwanted outcomes. The site is two blocks from the West 41st Avenue Canada Line Station. Most of the other lots nearby are single family homes.

Mr. Black explained the guidelines for the area noting that residential buildings will be allowed up to six storeys and buildings should provide front doors onto the street. Buildings are intended to activate and enhance the adjacent lane by providing active uses at the rear. As well, buildings will affect the character and feel of the street, and should be limited in length to allow for sunlight, views and a general feeling of openness. He added that, in general, a maximum building frontage of 150 feet is desired. Mr. Black stated that the building architecture should be of its time while considering the architectural history of the neighbourhood, the surrounding neighbourhood context, and the emerging character of the

neighbourhood. As this building must meet the Green Buildings Policy for Rezoning, the applicant should be seeking a minimum of 63 LEED™ points and must register and apply to certify.

Mr. Black described the proposal noting that it is a 6-storey multiple dwelling with 125 residential units including 2-storey townhouses off the rear lane.

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

South massing - building frontage - 263 feet

- Does the proposed handling of frontage perform as intended in the Cambie Plan?
- Is a single elevator core possible if integrated into building design, and other issues are resolved?

Public realm interface and grade transition - moving from street/lane to building

- Is the vertical separation between existing grades and new decks and patios well resolved?

North massing - transitional scale north towards RS-1

- Is the proposed range of setbacks effective in transitioning to single family neighbours?
- Does further sculpting make sense here to improve shadowing for houses to the north?

Mr. Black and Mr. Drobot took questions from the Panel.

Applicant's Introductory Comments: James Bussey, Architect, further described the proposal, noting that it is their best interpretation under the guidelines. He added that the site is very constrained so they recognized the need for the different elements, and to have different forms and textures. He said they tried to give an ample setback around the street edge in order to provide adequate pedestrian response. Considering the lot is close to the Canada Line Station they wanted to have a lot of density on the site in order to give more people the opportunity to live near a major transit stop. Mr. Bussey said that one of the big moves for the contextual response was to play up the amount of brick which allows for a sense of permanence on the lower three and four floors. The sustainable strategy includes LEED™ Gold with the possibility of making LEED™ Platinum, and as well, they plan on doing energy modeling for the building. There will be community gardens on the roof along with other activities. They are proposing large and deep terraces on the ground floor with apartments that can be used for live/work activities.

Troy Glasner, Sustainability Consultant, described the sustainable strategy and noted that they are at 68 points and looking for a potential LEED™ Platinum rating. They are planning to do some energy modeling, and as well they will have water efficiency with a cistern and plantings on top of the roof. He added that there are opportunities for passive applications that they have yet to decide on.

Daryl Tyacke, Landscape Architect, described the landscape plans. The terraces off the ground floor units are close to the sidewalks and have a street access. All the plant material at grade is drought tolerant and, drip irrigated. There will be urban agriculture and composting, tool storage, and a greenhouse on the roof. As well, there is potential for adding solar panels in the future. There is a mews treatment along the lane.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Design development to break up the massing;
- Design development to the rear façade to step it down to the residential homes across the lane;
- Design development to the blank side walls on the east and west;
- Design development to reconsider the architectural vocabulary to a more contemporary expression;
- Consider an opening in the massing in the middle of the site;
- Design development to reflect passive design.

Related Commentary: The Panel did not support the proposal and thought it was falling short with respect to the Guidelines under the Cambie Corridor Plan.

The Panel felt the building was trying to maximize the density, and trying to do so by adhering to the guidelines, but it is not really responding to its context enough. They also felt that it did not recognize what is around it and what may be built around it in the future. They felt the façade along West 41st Avenue was relentless, and that the attempt to break up the massing was a token gesture at best. One Panel member noted that having the elevator core in the middle of the building actually accentuated its length. As well, they thought the rear facade needed to be more stepped down in its scale to the single family homes across the lane. The Panel was also concerned with the flat facades on the east and west sides of the building.

The Panel felt the architectural form was too traditional, and that there was an opportunity to have a more contemporary expression. One Panel member noted that there are some great mid-century buildings at Cambie and West 41st Avenue, and the project hasn't done anything to reflect that architectural style. Most of the Panel felt the building's architecture did not have a unified context and didn't fit the neighbourhood.

The Panel noted that there isn't any light penetrations or views through the building and its massing is really too large for the site. Several Panel members suggested that there should be an opening in the middle of the building as a way to align the building to the lane. This would also invite people to walk through the site considering West 41st Avenue is a transit node.

Regarding sustainability, the Panel felt the strategy needed more work, but they did support the landscaped roof and the landscaping at grade. One Panel member thought the team seemed to be after LEED™ points rather than finding passive approaches that would be reflected on the building.

Applicant's Response: Mr. Bussey thanked the Panel for their comments.

5675 Manson Street, 665-685 West 41 Avenue, and 5688 Heather Street
FORM OF DEVELOPMENT

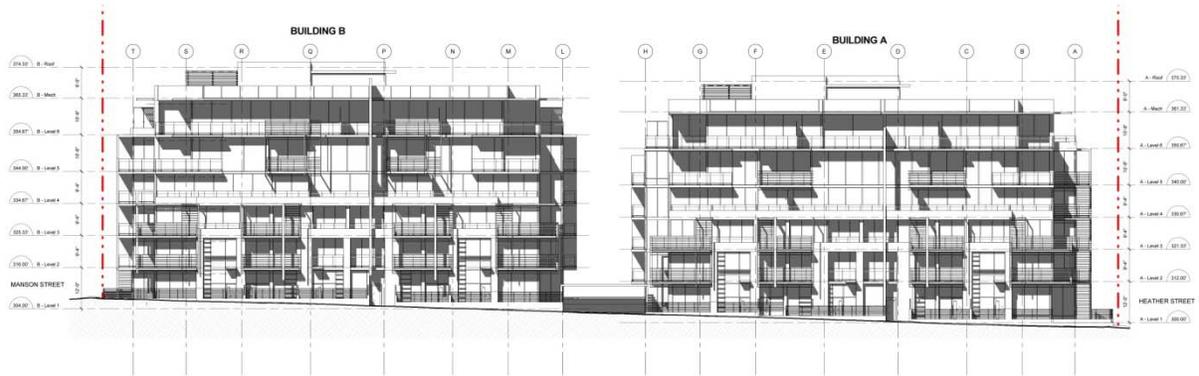
Ground Floor Plan



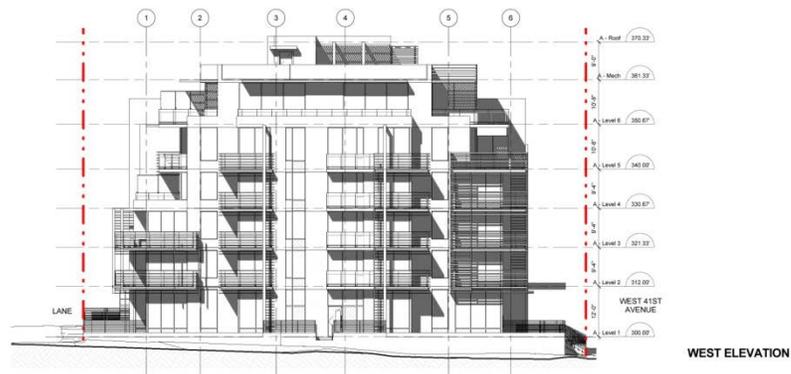
South Building Elevation



North Building Elevation



East and West Elevations



5675 Manson Street, 665-685 West 41 Avenue, and 5688 Heather Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Residential development with two six-storey apartment buildings containing a total of 113 dwelling units.

Public Benefit Summary:

The project would generate a DCL payment, public art, and a CAC of \$4,240,005, to be allocated to the affordable housing fund, heritage amenity, social and cultural office space in the Cambie Corridor, and walking and cycling infrastructure.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 3,304 m ² /35,565 sq. ft.)	0.60 (See Note 1)	2.87
Buildable Floor Space (sq. ft.)	24,896 sq. ft.	101,987 sq. ft.
Land Use	Single Dwelling Residential	Multiple Dwelling Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)		
	DCL (other)	\$73,443	\$762,863
	Public Art		\$184,596
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		\$250,000
	Heritage (transfer of density receiver site)		\$935,025
	Affordable Housing		\$2,120,000
	Parks and Public Spaces		
	Social/Community Facilities		\$934,980
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$73,443	\$5,187,464

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the Oakridge-Langara DCL, revenues are allocated into the following public benefit categories: Engineering (7%); Replacement Housing (30%); and Parks (63%).
Note 1: For the purposes of CAC Calculation buildable floor area assumes a base FSR of 0.70

5675 Manson Street, 665-685 West 41 Avenue, and 5688 Heather Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	5675 Manson Street, 665-685 West 41 Avenue, and 5688 Heather Street
Legal Descriptions	Lots 1-5, Block 872, District Lot 526, Plan 8313; PIDs: 008-636-923, 010-166-033, 010-166-050, 010-166-068, and 010-166-076
Developer	Kellogg Dream Homes
Architect	IBI Group
Property Owners	Feng Yun Shao

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	RS-1	CD-1
SITE AREA		3,304 m ² (35,565 sq. ft.)
USES	Single Detached Dwelling	Multiple Dwelling
FLOOR AREA	2,313 m ² (24,896 sq. ft)	9,475 m ² (101,987 sq. ft.)
Floor Space Ratio (FSR)	0.6 FSR plus laneway house	2.87 FSR
HEIGHT	10.5 m (34.5 ft)	22.3 m (73 ft)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law