



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: January 14, 2014
Contact: Kent Munro
Contact No.: 604.873.7135
RTS No.: 10398
VanRIMS No.: 08-2000-20
Meeting Date: January 21, 2014

TO: Vancouver City Council
FROM: General Manager of Planning and Development Services
SUBJECT: CD-1 Rezoning: 1412-1424 East 41st Avenue

RECOMMENDATION

A. THAT the application, by Matthew Cheng Architect Inc. on behalf of Christa Vina Investment Ltd., to rezone 1412 East 41st Avenue [*PID 024-729-604; Parcel 1 Block 1 DL 715 Group 1 NWD Plan LMP45258*] from C-1 (Commercial) District and 1424 East 41st Avenue [*PID 003-168-590; Lot D Block 1 DL 715 Plan 8370*] from RS-1 (One-Family Dwelling) District, both to a CD-1 (Comprehensive Development) District to increase the floor space ratio from 1.20 in C-1 and from 0.70 in RS-1 to an overall floor space ratio of 2.42 FSR and height from 9.2 m (30.1 ft.) to 14.35 m (47.1 ft.) to permit the development of a four-storey mixed-use commercial and residential building, with all 42 dwelling units secured as for-profit affordable rental housing, be referred to a Public Hearing, together with:

- (i) plans prepared by Matthew Cheng Architect Inc., received July 17, 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 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.

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

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

- D. THAT, 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-1)], generally as set out in Appendix C, be referred to the same Public Hearing.

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

- E. 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.

- F. 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 1412-1424 East 41st Avenue from C-1 (Commercial) District and RS-1 (One-Family Dwelling) to CD-1 (Comprehensive Development) District, to permit the development of a four-storey mixed-use building with commercial retail units at grade and 42 units of for-profit affordable rental housing on upper floors. This application was submitted in December 2009 well before the December 15, 2011 deadline for applications under the Short Term Incentives for Rental Housing (STIR) program and it is one of only two remaining STIR applications that have yet to be considered by Council. In accordance with the STIR program policies, the application seeks increased height and density in return for all proposed housing units being secured 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 the STIR program policies and, in accordance with the recently amended

Development Cost Levy By-law (which clarifies the definition of “For-Profit Affordable Rental Housing” for which Development Cost Levies may be waived), this application qualifies for a DCL waiver for the residential floor space when assessed against the established criteria. If approved, the application would contribute to the City’s affordable housing goals as identified in the Housing and Homelessness Strategy and the Mayor’s Task Force on Housing Affordability. 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)
- Development Cost Levy By-law Amendments to the definition of For-Profit Affordable Rental Housing (December 3, 2013)
- Housing and Homelessness Strategy (2011)
- Green Building Rezoning Policy (2010)
- Victoria-Killarney Fraserview Community Vision (2002).

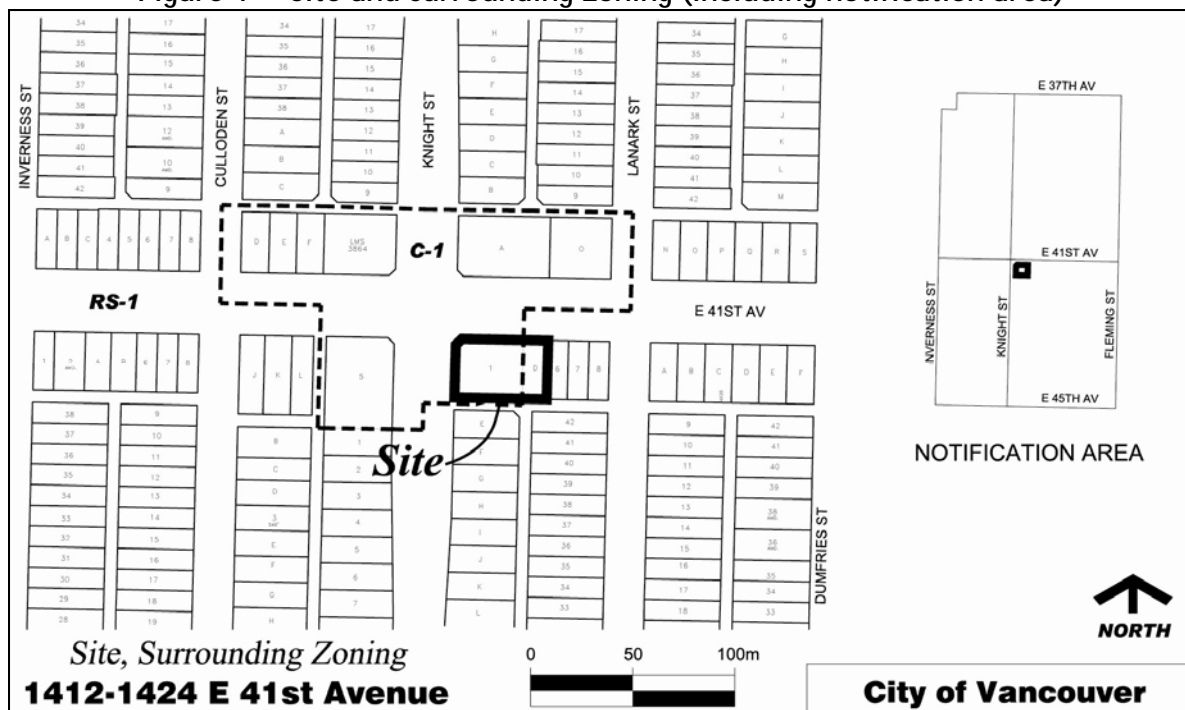
REPORT

Background/Context

1. Site and Context

This 1,310 m² (14,098 sq. ft.) corner site is located on the south side of 41st Avenue at Knight Street (see Figure 1) with a frontage of 45.2 m (148.4 ft.) on 41st Avenue. The site includes a C-1 zoned lot currently developed with a two-storey mixed-use building and an adjacent RS-1 zoned lot providing surface parking for the building. The properties immediately east along 41st Avenue and south along Knight Street are zoned RS-1 and are developed with detached houses. The site is well served by transit, with bus stops on both 41st Avenue and Knight Street, in the same block as the subject site.

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



2. Policy Context

Secured For-Profit Affordable 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; it is one of only two remaining applications under that program that have yet to be considered by Council.

Development Cost Levy By-law Amendments - On December 3, 2013, Council amended the Development Cost Levy By-law to clarify the definition of “For-Profit Affordable Rental Housing” for which Development Cost Levies may be waived. The amended by-law establishes maximum average unit sizes and maximum average initial rents by unit type as well as maximum proposed construction costs. For the 42 proposed dwelling units, staff have analyzed these particulars against the established by-law criteria and have concluded that the proposal is eligible for DCL waivers in accordance with the amended Development Cost Levy By-law (see Appendix F for complete details of the analysis).

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. The priority actions consistent with this application are to refine and develop new zoning approaches, development tools and rental incentives to continue the achievement of

secure purpose-built rental housing and 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 studio, one- and two-bedroom units that would be secured as for-profit affordable rental housing.

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 and targeted to middle-income households of between \$21,500 and \$86,500.

Victoria-Killarney Fraserview Community Vision – In January 2002, Council endorsed the Victoria-Killarney Fraserview Community Vision. As with some other early Community Visions, the future development opportunities for small C-1 zoned shopping nodes were not considered. Where the Community Vision does not include specific directions, rezoning of applications in C-1 zoned shopping nodes are considered on a site by site basis. Section 19 of the Community Vision identifies the potential for the development of a limited number of four-storey apartments along transit routes such as at 41st Avenue and Knight Street.

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 for-profit affordable rental housing for 60 years or the life of the building, whichever is greater, prior to the rezoning being enacted.

Strategic Analysis

3. Housing

Vancouver's Housing and Homelessness Strategy (2011) strives to enhance access to and options for affordable housing in the City and it set a number of near- and long-term rental housing targets. The STIR program has played a critical role in achieving those targets by helping to realize for-profit affordable 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 42 units to the City's inventory of rental housing, which would be a contribution towards the stated near- and long-term targets (see Figure 2).

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

	TARGETS		PROJECTS TO DECEMBER 31, 2013 (including this application)					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	374	900	1,565	713	3,552	2,052 Above Target	1,448 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 and Density

This application proposes a four-storey mixed-use building containing 42 for-profit affordable rental dwelling units (six studio, 34 one-bedroom and two two-bedroom) above ground-floor retail. While the proposed mix of uses adheres to the C-1 zoning, rezoning is required to include an RS-1 zoned lot with this mixed-use development and to allow one additional storey beyond what would otherwise be permitted on the C-1 site. An increase in permitted height to 14.35 m (47.1 ft.) and an increase in permitted density to 2.42 FSR are proposed. Inclusion of the RS-1 lot in this application is appropriate as it has for many years been used as surface parking serving the existing development on the C-1 zoned property, despite its one-family dwelling designation. Historically, the RS-1 lot has been functionally integrated with the commercial parcel.

The proposed increase in residential density is appropriate in this location, with its ready access to transit and services as well as local amenities such as those provided at the nearby Kensington Community Centre. 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)

The proposed form of development generally follows the model of the C-2 District Schedule and its associated design guidelines. Across the City, this model is applied to achieve four-storey commercial and residential developments with a neighbourly interface to nearby houses.

Staff have relatively few concerns about the proposed form of development. Conditions in Appendix B call for some refinements to the design in areas such as improving the landscaping near the lane side, reducing the potential for overlook and specifying the sustainable design features in more detail. These items will be addressed at the development permit stage. Staff support the proposed form of development, subject to the conditions noted in section (b) of Appendix B.

The Urban Design Panel reviewed and supported this application on June 2, 2010 (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 two loading bays and two handicap accessible parking spaces at grade within the building, and one level of underground parking providing 26 parking spaces, all accessed from the lane. These provisions meet the Parking By-law standards for a secured market rental development. 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

At the date this application was made (December 17, 2009), Council's Rezoning Policy for Greener Buildings required that all rezonings meet a minimum equivalent of LEED® Silver, with a minimum of three optimize energy performance points, one water efficiency point and one stormwater point. 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® Silver rating.

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 February 20, 2013, with staff and the applicant team present. Approximately 12 people attended the event and one written comment was received which opposed the proposal, suggesting the parking provision should be lower to reflect the exceptional transit service in this location. It is noted that the development is required to comply with the Parking By-law.

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 City-wide DCL area where the current rate for new residential or commercial floor space is \$136.38/m² (\$12.67/sq. ft.). Based on the proposed commercial floor area of 769 m² (8,275 sq. ft.), a DCL payment of approximately \$104,845 would be anticipated should this rezoning application be approved and the development proceed. DCLs are payable at building permit

issuance and the rates are subject to Council approval of an annual inflationary adjustment which takes place on September 30 of each year.

Under the provisions of the STIR program, the applicant has requested that DCLs be waived for the residential (for-profit affordable rental housing) component of this application. The DCL waiver for the residential component (2,395 m² (25,783 sq. ft.)) is estimated to be approximately \$326,100. Staff have reviewed the request to waive the DCL and have determined that the application meets the requirements of section 3.1A of the Vancouver DCL By-law. A summary of that review is provided in Appendix F.

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 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 for-profit affordable rental housing across the City, the 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 expiry of the STIR program in December 2011, 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).

The STIR 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 2,395 m² (25,783 sq. ft.) and this application is requesting that the associated DCLs would be waived. The DCL waiver for these affordable rental units is estimated to be approximately \$326,100.

- **Affordability** – The main focus of the STIR program (and now Rental 100) 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 modesty in unit size, finishing and design. Staff have reviewed the applicant's development proforma and conclude that the STIR incentives, if granted, result in no undue profit.

This application includes studios, one-bedroom and two-bedroom apartments, which the applicant estimates will rent for an average of \$850 for a studio, \$1,200 for a one-bedroom unit and \$1,400 for a two-bedroom unit. 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 in newer buildings City-wide, the proposed rents are substantially lower. In terms of the comparison to home ownership costs, the proposed rents in this application will provide an affordable alternative to homeownership, particularly for the larger units. Figure 3 compares rents proposed for units in the application at 1412-1424 East 41st Avenue to average and estimated costs for similar units.

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

	1412-1424 East 41st Avenue Proposed Rents	Average Market Rent in Newer Buildings – City-wide (CMHC)	Average Market Rent – Southeast Vancouver (CMHC)	Monthly Costs of Ownership for Median-Priced Unit – East Side (MLS 2012)¹
Studio	\$850	\$1,443	\$828	\$1,565
1-Bed	\$1,200	\$1,517	\$930	\$1,675
2-Bed	\$1,400	\$2,061	\$1,260	\$2,266

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.

To qualify for a DCL waiver under the DCL By-law as amended on December 3, 2013, three criteria relating to affordability must be met. First, for rental units, the average unit size must be below thresholds established in the DCL By-law; for example, the average size of one-bedroom units must be less than 56 m² (603 sq. ft.). Second, average initial rents must be lower than thresholds established in the DCL By-law; for example, the average rents for one-bedroom units must be less than \$1,517 per month. Third, construction costs for the proposal as estimated by the applicant must be less than \$2,475 per m² (\$230 per sq. ft.). This application is consistent with the regulatory provisions of the DCL By-law as amended on December 3, 2013 and, therefore, qualifies for a DCL waiver for the residential floor space. A full analysis of the DCL waiver eligibility for this application as per the amended DCL By-law is provided in Appendix F.

If this rezoning application is approved, the dwelling units would be secured through a Housing Agreement with the City. All residential units will be secured for rental for 60 years or the life of the building, whichever is greater. Covenants will be registered on title to preclude the stratification and/or separate sale of individual dwelling units. Under the terms of the required Housing Agreement, a complete rent roll that sets out initial monthly rents for all rental units will ensure that those initial rents are below the maximum thresholds established in the DCL By-law as amended on December 3, 2013, with subsequent rents subject to the Provincial Residential Tenancy Act. Through the development permit application process, the City will ensure that average unit sizes do not exceed the maximum thresholds set out by the DCL By-law as recently amended.

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 for-profit 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 \$104,845 in DCLs. The residential component of the project qualifies for DCL waiver under section 3.1A of the Vancouver DCL By-law; the value of the waiver is estimated to be approximately \$326,100.

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 site at 1412-1424 East 41st Avenue from C-1 and RS-1 to CD-1 to increase the allowable density and height to permit development of a mixed-use building with for-profit affordable rental housing, and conclude that, along with making a significant contribution to the achievement of key affordable housing goals, the form of development is appropriate 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.

* * * * *

1412-1424 East 41st Avenue
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 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 1,310 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 2.42.
- 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 sundecks 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 sundeck 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 14.35 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

* * * * *

1412-1424 East 41st Avenue
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, July 17, 2013", 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. Provision of high quality, durable materials and refined details.

Note to Applicant: The extent of brick in this revised application is recognized as assisting in the above condition. Consideration should be given to increasing its extent.

- 2. Provision of more planting along the laneway to green the rear elevation.

Note to Applicant: Intent is to reduce the visual scale of the new building relative to the neighbours across the lane by reducing exposed concrete. This can be accomplished by lowering the upper deck planter to be closer to the lane where higher ceilings are not required for loading.

- 3. Design development to mitigate direct overlook from upper floors to nearby residential neighbours.

Note to Applicant: This can be accomplished with the use of translucent glazing to a 36 inch height at the balcony guard rail and windows, or similar measures.

- 4. Provision of enlarged drawings showing lighting design that avoids glare to neighbouring properties.

Note to Applicant: Full cutoff fixtures and down lights should be specified.

Crime Prevention Through Environmental Design (CPTED)

5. Design development to consider the principles of CPTED, having particular regard for security in the underground parking:

Note to Applicant: Consider how lighting and glazing can be used to improve perceived safety in underground areas. Accessible exterior walls should be noted as having anti-vandal coating. Design features that address CPTED principles should be noted on the development permit application.

Landscape Design

6. Provision of large scale (1/4" = 1'-0") sections illustrating the soil depths for all planters, including the east side yard, the second floor deck planter, and the lane edge planter.

Note to Applicant: The sections should include the adjacent building structure.

7. provision of a report from an arborist certified by the International Society of Arboriculture (ISA) regarding the safe retention of the neighbour's four cedar trees.

8. Clarification of the width of the lane edge planter and the size and location of the 4th floor planters.

Note to Applicant: The architectural plan [Drawing No. A4] shows a 2.0 ft. wide lane edge planter and the Landscape Plan [Drawing No. L1] shows a 4.0 ft. wide planter. The planter width should match the required building setback at the rear property line.

Sustainability

9. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Silver, including a minimum of 36 points in the LEED® rating system, three 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.

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. Dedication of the north 0.61 m of the site for road. Deletion of all building encroachments shown to extend over the dedication line.
2. Dedication of the west 0.61 m of the site for road. Deletion of all building encroachments shown to extend over the dedication.
3. Consolidation of Parcel 1 and Lot D into a single site.
4. Discharge of parking covenant (BP37729). Arrangements are to be made prior to by-law enactment with discharge completed by building occupancy. A letter of commitment will satisfy this condition prior to enactment.
5. Provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit 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 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.
 - b. Relocation of the wood utility pole located at the west side of the loading space and in front of the commercial garbage room to the satisfaction of the GMES. Provide a letter of confirmation from BC Hydro and any other utility using this pole agreeing to the relocation.

Note to Applicant: the current location will affect the provision of a double loading bay throat, access into the loading space and access to the garbage storage area.
 - c. Provision of improved sidewalks adjacent the site to meet the current commercial sidewalk standards.
 - d. Provision of street trees adjacent the site where space permits.

- e. Provision of a standard concrete lane crossing on the east side of Knight St. at the lane south of 41st Avenue.
6. 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.

Housing

7. 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 of 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 for such residential units to comply with the requirements of the STIR Program and in particular section 3.1A of the applicable Development Cost Levy By-Law.

The Housing Agreement to secure the rental units will include:

- a. A rent roll indicating the initial monthly rents for each rental unit;
- b. A covenant from the owner to , prior to issuance of an occupancy permit, submit a finalized rent roll to the satisfaction of the Managing Director of Social Development and Director of Legal Services that reflect the rental rates in the Housing Agreement on either a per unit or a per square foot basis in order to address potential changes in unit mix and/or sizes between the rezoning and development permit stage; and
- c. Such other terms and conditions as 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

8. If applicable:
 - a. Submit a site profile to the 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 Protection, 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.

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.

* * * * *

1412-1424 East 41st Avenue
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SUBDIVISION BY-LAW NO. 5208

A consequential amendment is required to delete Lot D Block 1 DL 715 Plan 8370; PID 003-168-590, from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

SIGN BY-LAW NO. 6510

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

"1412-1424 East 41st Avenue [CD-1#] [By-law #] B (C-1)"

NOISE BY-LAW NO. 6555

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

"[CD-1 #] [By-law #] 1412-1424 41st Avenue"

* * * * *

1412-1424 East 41st Avenue
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 Urban Design Panel reviewed this rezoning application on the following dates:

- On March 10, 2010, the original application was not supported for concurrent rezoning and Development Permit (0-6)
- On June 2, 2010, a revised application was supported (11-0)

UDP (June 2, 2010) – Evaluation: Support (11-0)

Introduction: Sailen Black, Development Planner, noted that the proposal generally follows the model of the C-2 development, which seeks to mitigate impacts to nearby residential while achieving viable commercial space at grade. He noted that the previous version featured a residential entry located at the eastern end of the building and was set back from the street. Also the interior side-yard adjacent to the residential has a proposed setback of five feet five inches and there are significant setbacks at the fourth floor to create a large outdoor deck area. Mr. Black also noted that the design goes beyond the existing C-2 zoning for the following: C-1 permits 1.20 FSR overall and 35 feet of height, conditionally. The proposal is asking for 2.33 FSR and 43 feet, 10 inches in height.

Ingrid Hwang, Rezoning Planner, noted that the proposal was for a concurrent rezoning and development permit application. The applicant is asking to rezone the site from C-1 to CD-1 to allow for an increase in density and height beyond that permitted under current zoning for a mixed-use development with retail on the ground floor and rental residential on floors two to four. The application is under the STIR program (Short Term Incentives for Rental) and will secure the provision of rental housing. The STIR incentives available and which are being requested by the applicant include: concurrent processing; a reduced parking standard; waived DCLs; rental property assessment through a Housing Agreement and a bonus density. Ms. Hwang noted that the site is at the southeast corner of East 41st Avenue and Knight Street. As well, the Victoria-Fraserview/Killarney (VFK) Vision is the policy for the site. Under the Vision Rezoning Policy, social and affordable housing projects are encouraged and additional area planning is not required.

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

Commentary on the architectural and landscape design proposed with specific comments on:

- Relationship to residential uses to the south in terms of privacy and overlook
- Visibility and expression of the apartment entry area
- Design of the transition to residential on the east side, in terms of form, landscaping and setbacks
- Design and landscaping of the rooftop decks, especially at the fourth floor

Mr. Black and Ms. Hwang took question from the Panel.

Applicant's Introductory Comments: Matthew Cheng, Architect, further described the proposal noting the interior staircase will be improved.

Bryan Marthaler, Landscape Architect, noted that most of the landscaping had stayed the same although they did try to soften the building edges by adding a large row of hedging. As well, to accommodate the railing restrictions, the patios have been sunken on the second floor. Gates have been added for maintenance between all patios.

The applicant team took questions from the Panel.

- Panel's Consensus on Key Aspects Needing Improvement: Design development to the east façade including reconsideration of materiality, lack of articulation and transparency, overlook, relocation of the exit stair and consideration of planting.
- Design development to the ground floor to insure proper integration of signage coordination with the adjacent ground treatment and reconsideration of painted concrete as a material.
- Design development to planting to ensure durability and year around effect.
- Design development to the 45 degree corner.

Related Commentary: The Panel supported the proposal and thanked the applicant for responding to their previous commentary.

The Panel supported the height and density and thought there was an improvement with the relationship to the residents on the east although a couple of Panel members thought the hedge seemed more like a wall and suggested the area be opened up to allow for views. Several Panel members thought the east façade could use some design development as it will be seen for some time with a couple of Panel members suggesting painting it the colour of the brick. Regarding the colour scheme for the building, several Panel members thought there could be more contrast and had some concerns regarding the choice of painted concrete. Some Panel members thought the residential entry expression still needed some work to make it more distinctive and suggested adding a larger canopy and bringing the brick to the ground. One Panel member suggested the applicant include a signage strategy for the retail early in the design.

A couple of Panel members suggested adding windows to the bathroom and kitchens in the units at the back to take advantage of the deck. Regarding the exit stairs from the locker area, several Panel members didn't like that it emptied onto the street as they thought it ruined the façade as there are already two exists from the garage. They suggested moving the exit further away from the street front.

A couple of Panel members thought the wrap around deck on the 4th floor should be reconsidered for added privacy to the neighbours. Also, the roof top deck on the 4th floor was a bit of a concern to some Panel members as the relationship between the corner treatment and roof form seemed a bit awkward and that the 45 degree angle should be reconsidered.

The Panel had some concerns regarding the landscape treatment on the 4th floor being that it is a wood frame building and they thought planters might not be the right way to go. A couple of panel members had some concerns regarding maintenance and irrigation noting that the plantings will need to be maintained. Also, a couple of Panel members suggested adding more durable plantings that would be available year round. Another Panel member suggested making the paving grid at the sidewalk work with the building grid.

Applicant's Response: Mr. Cheng noted that the east side yard had an existing fence that was currently blocking the view from the neighbours and as well there would be a security issue if it was opened up.

UDP (March 10, 2010) – Evaluation: Support (7-0)

Introduction: Ingrid Hwang, Rezoning Planner, introduced the proposal for a new concurrent rezoning and development application. The applicant has applied to rezone from C-1 to CD-1 to allow an increase in the density and height beyond what is permitted under the current zoning for a mixed-use development with retail on the ground floor and 34 rental residential units on floors two through four. The project will be built under STIR program (Short Term Incentives for Rental) approved by Council in June 2009. STIR provides a strategic set of incentives to encourage and facilitate development of new market rental housing. Incentives available and which are being requested by the applicant include concurrent process, a reduced parking standard, waived DCLs, rental property assessment (through a Housing Agreement) and a bonus density. Ms. Hwang described the site context noting that the rezoning application is for the southeast corner of East 41st Avenue and Knight Street. There is residential to the east with a gas station to the west and on the north there is a vacant lot and a restaurant/pub. On the north east corner are small retail stores and restaurants. Ms. Hwang also noted that Victoria/Fraserview/Killarney Vision is the primary policy for the site which also borders the Kensington-Cedar Cottage Vision area. Under the Vision Rezoning Policy, social and affordable housing projects are encouraged and additional area planning is not required.

Mr. Morgan further described the proposal noting that the project was modeled on the C-2 guidelines. The building is primarily brick with a glass base and will also include bay windows and enclosed balconies. Mr. Morgan noted there are some issues with the side yard due to the proximity of the single family bungalow and potential overlooks issues. A large open space is planned for the 4th floor deck and will be for private use. There is no requirement under the zoning for a common amenity space. Mr. Morgan described the proposed height and density for the project.

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

- **Form of Development:** This is a concurrent application, combining both rezoning and development permit processes. The rezoning deals primarily with the general form of development, density and height, while the development permit application deals with more specific aspects of a development proposal. The Panel is asked to distinguish support between the rezoning and the development permit application. Is there support for the proposed height and density and general form of development?

- East Side-yard: The Panel is asked to comment on the east side-yard adjacencies, the relationship of the single family bungalow, building separation, window placement and location of the residential entry.
- Residential Entry: The panel is asked to comment on the location, size and visibility of the residential entry.
- 4th Floor Open Space: Comments are requested on the location of the large open space relative to the single family backyards.
- Architecture: How may this building be improved? The Panel is asked to consider the following:
 - Should more brick be introduced at the base?
 - More variety of window type and placement.
 - Corner treatment.
 - Roof form and detailing.

Ms. Hwang and Mr. Morgan took questions from the Panel.

Applicant's Introductory Comments: Matthew Cheng, Architect, described the project noting that his client plans to clean up the corner and help improve the neighbourhood with the building of the project. Mr. Cheng described the proposed materials which will include brick facing and some flush metal siding on the top floor.

Bryan Marthaler, Landscape Architect, further described the landscaping plans noting that they have kept the landscape fairly simple. They are proposing some art work in the sidewalk with the use of score lines in the concrete and some under planting on the two trees on East 41st Avenue. There is also a tree on Knight Street and they are planning on adding another tree. The second and fourth floor will have some concrete planters which will have suggesting plantings found in the urban agricultural guidelines. Mr. Marthaler described the proposed planting material and noted that a high efficiency irrigation system is also proposed. Privacy fencing is proposed for the ground floor patios.

The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Design development to the eastern end of the building including increasing the setback to improve the neighbourly relationship to the adjacent single family dwelling and consider adding the density to the 4th floor;
- Relocate the residential entry closer to midblock;
- Design development to the landscape with consideration to CPTED issue including providing gates all openings in the rear yard;
- Consider screening transformer;
- Design development to the store front to increase variety and quality and as well improve the base expression;
- Improve the stairwell so that it is more than a required fire exit;
- Design development to enhance the corner;
- Add continuous weather protection along the retail frontage; and
- Consider LEED™ certification.

Related Commentary: The Panel supported the project.

The Panel supported the rezoning as well as the height and density but noted that there could be some further improvements for the Development Permit stage and would like to review the project at that time. They also supported the use noting that there was a need for rental housing in the City.

The Panel supported the choice of and quality of the materials. However, several Panel members thought the base expression could be improved by adding more brick to give greater solidity as well as further articulation and interest to the building.

The Panel did not support the entry location and thought it could be improved so that the residents wouldn't be coming and going in front of the house. Several Panel members thought the entry could be relocated at mid block or on Knight Street.

Some of the Panel thought the east yard could be enlarged and that the building could be stepped away with an additional floor added to the top of the building. This would also eliminate the close proximity of the building to the neighbouring house. They also noted that the store front was rather relentless and could be broken up with different materials. The Panel thought the corner treatment didn't work as there wasn't any weather protection going around the corner and not much articulation of the glazing. They wanted to see more development on the corner.

A couple of Panel members supported the elevator being moved to where the second set of stairs will be located. They noted that moving the elevator wouldn't impact the delivery of goods and they also thought an entry on the east side was unnecessary.

The Panel thought the design and articulation didn't show any sustainability measures for the project. The Panel encouraged the applicant to seek LEED™ Silver certification. It was also suggested that the applicant identify from the early stages of the project what the sustainable measures are that will be achieved.

One Panel member suggested using the landscaping to screen the transformer as it would also act as a buffer to the single family house next door. Another Panel member suggested adding street furniture.

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

* * * * *

1412-1424 East 41st Avenue
FORM OF DEVELOPMENT



VIEW FROM NORTH-WEST



North Elevation (East 41st Ave)



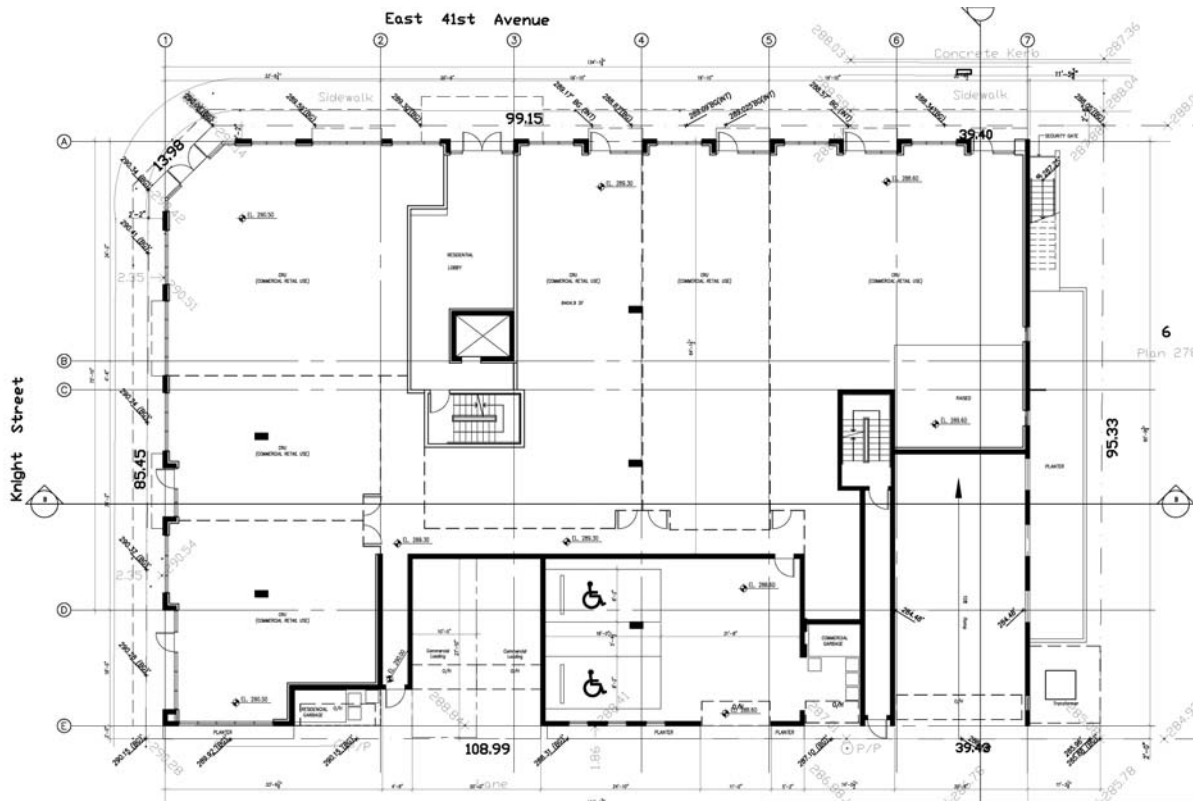
South Elevation (lane)



West Elevation (Knight Street)



East Elevation



Ground Floor Plan



Second Floor Plan

1412-1424 East 41st Avenue
DEVELOPMENT COST LEVY WAIVER ANALYSIS

To qualify for waiver of the Development Cost Levy (DCL), the application must meet the criteria set out in the DCL By-law under section 3.1A. This application qualifies as outlined below.

- (a) All dwelling units proposed in the building will be secured as rental through the housing agreement called for under rezoning condition (c) 7 in Appendix B.
- (b) None of the proposed dwelling units will be strata, as required through the housing agreement.
- (c) The average size of the proposed dwelling units will not be greater than specified in the DCL By-law.

Unit Type	No. units proposed	DCL By-law maximum average unit size	Proposed average unit size
Studio	6	42 m ² (452 sq. ft.)	31 m ² (338 sq. ft.)
1-bedroom	34	56 m ² (603 sq. ft.)	49 m ² (530 sq. ft.)
2-bedroom	2	77 m ² (829 sq. ft.)	56 m ² (604 sq. ft.)

- (d) The average initial rents for the proposed dwelling units do not exceed rents specified in the DCL By-law.

Unit Type	No. units proposed	DCL By-law maximum average unit rent*	Proposed average unit rent*
Studio	6	\$1,443 per month	\$850 per month
1-bedroom	34	\$1,517 per month	\$1,200 per month
2-bedroom	2	\$2,061 per month	\$1,400 per month

* Both the maximum and proposed rents are subject to annual adjustment as per the DCL By-law.

- (e) The proposed construction cost for the residential floor area does not exceed the maximum specified in the DCL By-law.

DCL By-law maximum construction cost	Proposed construction cost
\$2,475 per m ² (\$230 per sq. ft.)	\$2,013 per m ² (\$187 per sq. ft.)

- (f) By way of the housing agreement, the tenure of the housing will be secured as rental for 60 years or the life of the building, whichever is greater, and the initial rents at occupancy will be secured to meet the averages as set out under (d) above.

1412-1424 East 41st Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

Mixed-use development with at-grade commercial and four-storers of market rental housing.

Public Benefit Summary:

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

	Current Zoning	Proposed Zoning
Zoning District	C-2 / RS-1	CD-1
FSR (site area = 14,098 sq. ft. / 1,310 m ²)	1.2 / 0.7	2.42
Buildable Floor Space (sq. ft.)	15,030	34,058
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)	89,536	104,845
	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		89,536	104,845

Other Benefits

42 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.

1412-1424 East 41st Avenue
APPLICANT AND PROPERTY INFORMATION

Street Address	1412-1424 East 41st Avenue
Legal Description	Parcel 1 Block 1 DL 715 Group 1 NWD Plan LMP45258 and Lot D Block 1 DL 715 Plan 8370; PIDs 024-729-604 and 003-168-590
Applicant/Architect	Matthew Cheng Architect Inc.
Property Owner	Christa Vina Investment Ltd.
Developer	Christa Vina Investment Ltd.

SITE STATISTICS

SITE AREA	1,310 m ² (14,098 sq. ft.)
-----------	---------------------------------------

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED (if different the proposed)
ZONING	C-1 (Commercial)/ RS-1 (One-Family Dwelling)	CD-1	
MAX. FLOOR SPACE RATIO	1.2 / 0.7 FSR	2.42 FSR	
MAXIMUM HEIGHT	9.2 m / 10.7m	14.35 m	
COMMERCIAL FLOOR AREA		769 m ²	
RESIDENTIAL FLOOR AREA		2,395 m ²	
PARKING		28	
LOADING		2 Commercial Class B	