



POLICY REPORT  
DEVELOPMENT AND BUILDING

Report Date: June 24, 2014  
Contact: Kent Munro  
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VanRIMS No.: 08-2000-20  
Meeting Date: July 22, 2014

TO: Vancouver City Council  
FROM: General Manager of Planning and Development Services  
SUBJECT: CD-1 Rezoning - 7350 Fraser Street

**RECOMMENDATION**

A. THAT the application by Cornerstone Architecture on behalf of G6 Ventures (Sunset Gardens) Ltd. to rezone 7350 Fraser Street [*Lots D to G, Block 9, District Lot 658, Plan 10953; PIDs 009-225-421, 009-225-447, 009-225-455 and 009-225-463 respectively*] from RT-2 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 0.75 to 2.61 and the building height from 9.2 m (30.2 ft.) to 14.0 m (46.0 ft.) to permit the development of a six-storey residential building with 95 secured for-profit affordable rental housing units, be referred to a Public Hearing, together with:

- (i) plans prepared by Cornerstone Architecture, received January 9, 2014;
- (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 Recommendations A and B 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 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 a site located at 7350 Fraser Street from RT-2 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of a six-storey residential building with for-profit affordable rental housing units. The application has been made under the Secured Market Rental Housing Policy (Rental 100), and in accordance with that policy, the application seeks increased height and density in return for all proposed housing units being secured as for-profit affordable rental housing for the longer of the life of the building and 60 years. The rezoning, if approved, would result in an increase of rental units on this site from the existing 22 units to 95 units. In addition to the height and density increase allowable under Rental 100, the application also seeks incentives provided for for-profit affordable rental housing, including a Development Cost Levy (DCL) waiver and a parking reduction.

Staff have assessed that application and conclude that it is consistent with the Secured Market Rental Housing Policy with regard to the proposed use and form of development. The application is also consistent with the DCL By-law definition of "For-Profit Affordable Rental Housing" for which DCLs may be waived, as well as with the Parking By-law definition of "Secured Market Rental Housing" for which there is a reduced parking requirement.

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:

- Rental 100: Secured Market Rental Housing Policy and Rental Incentive Guidelines (2012)
- Housing and Homelessness Strategy (2011)
- Rental Housing Stock Official Development Plan (2007)

- Rate of Change Guidelines for Certain RM, FM, and CD-1 Zoning Districts (2007)
- Vancouver Development Cost Levy By-law No. 9755 (2008, last amended 2014)
- Sunset Community Vision (2002)
- Green Building Rezoning Policy (2009, last amended 2014)
- High-Density Housing for Families with Children Guidelines (1992).

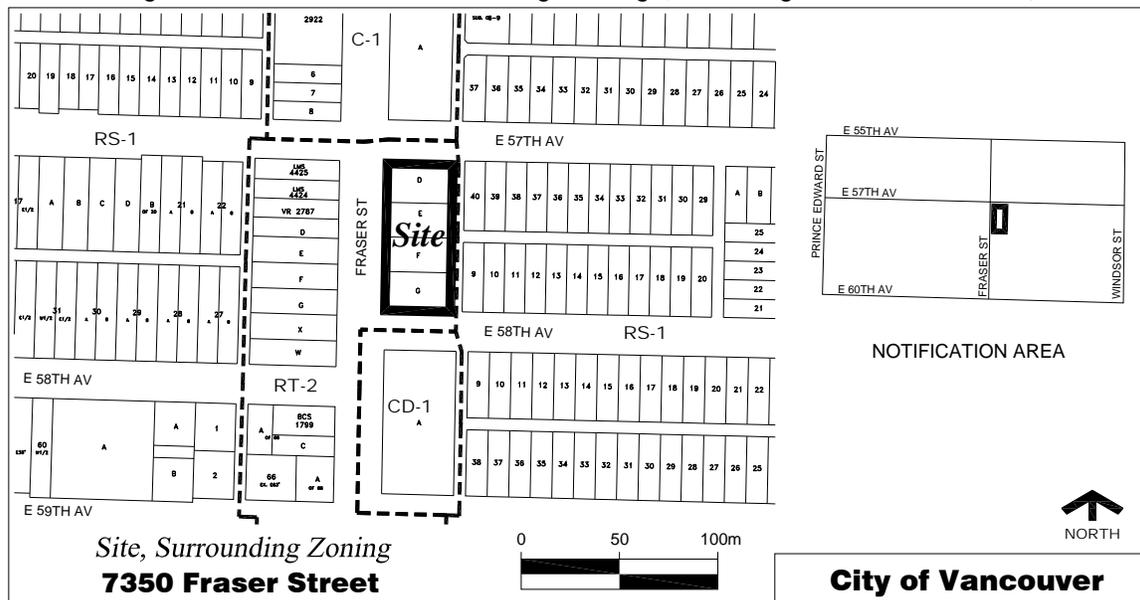
**REPORT**

**Background/Context**

**1. Site and Context**

This 2,484 m<sup>2</sup> (26,737 sq. ft.) site is located between 57th and 58th Avenues on the east side of Fraser Street, in the Sunset neighbourhood (see Figure 1). It has a frontage of 74.7 m (245 ft.) along Fraser Street and 33.2 m (109 ft.) along both 57th and 58th Avenues. This is a steeply sloping site with a significant elevation difference from the high side at 57th Avenue; the site slopes down to the south by almost seven metres.

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



Currently on the site is a single rental apartment building, built in the 1960s. This two-storey building contains a total of 22 one-bedroom rental units. The properties to the east of the site are zoned RS-1 and are developed with detached houses, across the street to the west are RT-2 sites are developed with detached houses and duplexes. To the south of the site is a CD-1 site developed with a two-storey apartment building. To the north of the site are properties zoned C-1 with a variety of commercial uses at grade with some properties also containing apartment units on second and third storeys.

## 2. Policy Context

**Secured Market Rental Housing Policy (Rental 100)** – On May 15, 2012 Council approved the Secured Market Rental Housing Policy, which provides incentives for new developments where 100% of the residential floor space provided is non-stratified 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. Rezoning applications considered under this policy must meet a number of criteria regarding affordability, security of tenure, location and form of development.

**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 Three-Year Action Plan 2012-2014 identifies priority actions to achieve some of the strategy’s goals. The priority actions that are relevant to this application include refine and develop new zoning approaches, development tools and rental incentives to continue the achievement of securing purpose-built rental housing and use financial and regulatory tools to encourage a variety of housing types and tenures that meet the needs of diverse households.

**Sunset Community Vision** – In January 2002, Council endorsed the Sunset Community Vision. The Vision supports rezoning for projects that have housing agreements, including rental housing projects (*Table 2.2 under the Rezoning Policy*).

**Rental Housing Stock Official Development Plan** – In May 2007 Council adopted the Rental Housing Stock ODP. The ODP was adopted to manage the rate of change in the City’s market rental housing stock. The zoning districts (certain RM, FM and CD-1) included in the ODP have a significant supply of rental housing. As RT districts are generally developed with duplexes, they were not included in the ODP. The subject site, zoned RT-2, contains a 22-unit apartment building. The applicant has agreed to address the housing challenges that will be faced by existing tenants should this proposal proceed.

### *Strategic Analysis*

#### 1. Proposal

This application proposes a six-storey residential building with 96 for-profit affordable rental housing units, replacing a two-storey residential building with 22 for-profit affordable rental housing units (see Figure 2). To meet the minimum 25% family housing target set by the Rental 100 policy as well as recommended changes to the form of development, the applicant has submitted a modified proposal with a decrease in units and 27% of the total units as two-bedrooms (see Figure 3). A condition of approval is included in Appendix B to ensure that this unit mix is maintained through the development permit stage. Residential lobbies are located at either end of the building on 57th and 58th Avenues. A common amenity room is located at the south end of the building adjacent to a common rooftop deck. There are two levels of underground parking accessed from the lane located to the west of the site. A total of 78 parking spaces are provided.

Figure 2 – Site Plan



Figure 3 – Proposed Unit Types

	One-bedroom	Two-bedroom (family units)	Three-bedroom (family units)	Total Units
Application	76	18	2	96
Recommended Proposal	69	26	0	95

2. Housing

This application meets the requirement of the Rental 100 program by proposing 100% of the residential floor area as for-profit affordable rental housing. All 95 units would be secured through a Housing Agreement and/or a Section 219 Covenant for the longer of the life of the building and 60 years. Adding 73 net new units to the City’s inventory of market rental housing contributes toward the near-term and long-term targets of the Housing and Homelessness Strategy (see Figure 4).

Figure 4 – Progress Toward the Secured Market Rental Housing Targets as set in the City’s Housing and Homelessness Strategy (2011)\*

	TARGETS		CURRENT PROJECTS				GAP
	Long Term (2021)	Near Term (2014)	Completed	Under Construction	Approved	Total	Above or Below 2014 Target
<b>Secured Market Rental Housing Units</b>	5,000	1,500	463	1,084	1,791	3,338	1,838 Above Target

\*Unit numbers in Figure 4 exclude the units proposed at 7350 Fraser Street, pending Council approval of this rezoning application.

### 3. Density, Height and Form of Development (refer to drawings in Appendix D)

The *Rental Incentive Guidelines* provide general direction for consideration of additional density suggesting that RT sites follow a form of development similar to RM-4N. In terms of the site having single family zoning across the lane, staff have also used the form of development from C-2 zoning which has rear yard setbacks that are designed to transition scale from four-storeys along an arterial to single-family zoning across the lane.

Although defined as a six-storey building, the elevation along Fraser Street has been designed to step down in height twice in order to follow the sloping topography of the site along Fraser Street between 57th and 58th Avenues. These steps reduce the apparent height of the building and generally present a four-storey elevation along Fraser Street. The site slopes 6.9 m (22.8 ft.) which represents a two-storey change in elevation across the width of the site. The townhouse entries along Fraser Street articulate and further break down the building into smaller scale increments along this elevation.

The proposed massing at the lane has been designed to respond to the existing single-family context located across the lane by providing enhanced setbacks of 9.1 m (30 ft.). The three-storey portions are in line with the single-family homes located across the lane. The windows for these areas have been oriented to minimize the privacy and overlook concerns to the single family homes.

An examination of the shadow impact of the application reveals that the additional height of the proposal will result in seasonal shadowing on the sidewalks. In the spring, the shadows will fall upon Fraser Street in the morning hours, and on 57th Avenue in the afternoon. In general, the shadow performance during the summer months is favourable. The neighbouring sites located to the east of the subject site are not substantially affected by the shadow impacts of the proposal throughout the year.

The modified proposal provides a unit mix that meets the Rental 100 Policy in addition to a high level of amenity for the development. While the proposed units are well apportioned and livable, staff recommended the removal or relocation of three units located substantially below grade due to inadequate daylight views and ventilation. These changes are reflected in the modified proposal submitted for information on June 4, 2014. The above recommended changes to the building design are addressed in the conditions in Appendix B.

### 4. Existing Rental Accommodation and Tenant Relocation

On the site, there is a single existing apartment building, built in the 1960s, with a total of 22 one-bedroom units, with 17 units currently occupied. The existing dwelling units are approximately 600 to 650 sq. ft. in size and rents range from \$670-\$750/month, with an average rent of approximately \$715/month.

Even though the Rate of Change Guidelines do not apply, this site is currently developed as a multiple dwelling and therefore the applicant has provided a draft Tenant Relocation Plan, which meets the requirements under the Rate of Change Guidelines. The Tenant Relocation Plan proposed by the applicant provides existing tenants with two months of free rent, or a 50% discount on their last four months of rent; \$700 towards moving expenses and reconnection fees; and first right of refusal to move back into a new unit upon completion. For tenants requesting assistance in finding alternate accommodation, the applicant has

offered to provide three similar options in Vancouver, one of which must be in the same general area. Additionally, the applicant has committed to providing options to tenants that are within 10% of their current rental rates, unless the tenant agrees otherwise.

For those tenants wishing to return to the building upon completion, new units will be offered at 20% below the proposed initial rents. A copy of the draft Tenant Relocation Plan is attached as Appendix E. A final Tenant Relocation Plan will be required at the time of development permit application, and a final Tenant Relocation Report should be provided prior to Development Permit issuance.

## 5. Transportation and Parking

The application proposes two levels of underground parking accessed from the lane. A total of 78 parking spaces are provided, including four handicap parking spaces. This provision would meet the reduced Parking By-law standards for a for-profit affordable rental housing development. Also proposed are 120 Class A and 6 Class B bicycle parking spaces, meeting the Parking By-law requirements.

## 6. 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.

The owner has suggested they may pursue a 'Passive House' approach instead of LEED®. Passive House is a comparable system to LEED and meets the requirements within Green Building Rezoning Policy. The fundamental approach of Passive House is a green form of building and building certification which focuses on higher levels of building insulation, air tightness and ventilation systems to achieve greater energy efficiency. Confirmation of whether the site will be designed to LEED® or Passive House standards will occur at the Development Permit stage. Conditions related to sustainability requirements are contained in Appendix B and will accommodate either LEED® or an equivalent system, such as Passive House.

### *PUBLIC INPUT*

**Public Notification** – A rezoning information sign was installed on the site on February 4, 2014. A total of approximately 700 notifications, were distributed within the neighbouring area on or about February 18, 2014. In addition, notification and application information, and an online comment form, were provided on the City of Vancouver Rezoning Centre webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)). An open house was held on March 4, 2014. Staff, the applicant team and a total of approximately 21 people attended the open house.

**Public Response and Comments** – A total of 4 letters, emails and online comment forms were submitted from individuals (3 opposed and 1 unsure or unspecified). Concerns raised included:

- Height and density, with some commenters suggesting that six storeys is too high and that 3-4 storeys would be more appropriate
- Increased traffic and on-site parking
- Shadowing on neighbouring properties
- Construction noise
- Loss of views to Richmond.

### *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 new construction and help pay for facilities made necessary by growth including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure.

This application qualifies for waiver of the DCL because all of the floor area in the development is for-profit affordable rental housing and it meets the waiver criteria as set out in section 3.1A of the Vancouver Development Cost Levy By-law. The total floor area eligible for the waiver is 6,480 m<sup>2</sup> (69,748 sq. ft.). The total DCL that would be waived is estimated to be approximately \$883,742. A review of how the application meets the waiver criteria is provided in Appendix F.

**Public Art Program** – The Public Art Program requires all new rezoned developments having a floor area of 9,290 m<sup>2</sup> (100,000 sq. ft.) or greater to commission public art or provide cash in lieu. As the proposed floor area is below the minimum threshold, no public art contribution will arise from this application.

#### **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). The public benefit accruing from these units is their contribution to the City's rental housing stock for the longer of the life of the building and 60 years.

This application includes one- and two-bedroom apartments. The applicant estimates that the one-bedroom units would rent for \$1,028 to \$1,307 and the two-bedroom units would rent for \$1,445 to \$1,769 per month. Staff have compared the anticipated initial monthly rents in this proposal to the average monthly costs for newer rental units in East Vancouver, as well as to the estimated monthly costs to own similar units in East Vancouver, using 2013 Multiple Listing Service data.

When compared to average rents in newer buildings in East Vancouver, the proposed rents are 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 5 compares initial rents proposed for units in this application to average and estimated costs for similar units. The figure also illustrates that the average rents for the proposed development are below both the Citywide and Vancouver Eastside averages.

**Figure 5 – Comparable Average Market Rents and Home-Ownership Costs**

	7350 Fraser Street Proposed Rents	Average Market Rent in Newer Buildings - Eastside (CMHC) <sup>1</sup>	DCL By-law maximum averages (CMHC 2013) <sup>2</sup>	Monthly Costs of Ownership for Median-Priced Unit - Eastside (MLS 2013) <sup>3</sup>
1-bed	\$1,154	\$1,454	\$1,499	\$1,958
2-bed	\$1,543	\$1,854	\$1,968	\$2,453

1. Average Market Rents in Newer Buildings are from the October 2013 CMHC Rental Market Survey for buildings completed in the year 2004 or later on the eastside of Vancouver.
2. Average rent per unit type as set out in the DCL By-law, updated to reflect CMHC's annual Rental Market Report, released Fall 2013.
3. Monthly Ownership Costs are based on the following assumptions: median of all MLS sales prices in the Vancouver Eastside in 2013 by unit type, 10% down payment, 5% mortgage rate, 25-year amortization, \$150-250 monthly strata fees and monthly property taxes at \$3.79 per \$1000 of assessed value.

The dwelling units in this application would be secured as for-profit affordable rental through a Housing Agreement with the City for the longer of the life of the building and 60 years. Covenants will be registered on title to preclude the stratification and/or separate sale of individual units. Under the terms of the Housing Agreement, a complete rent roll that sets out the initial monthly rents for all units will ensure that those initial rents are below the maximum thresholds established in the Vancouver Development Cost Levy By-law (see Figure 5), with subsequent rent increases subject to the 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 Vancouver Development Cost Levy By-law.

**Community Amenity Contributions (CACs)** – Within the context of the City's Financing Growth Policy, an offer of a Community Amenity Contribution to address the impacts of rezoning can be anticipated from the owner of a rezoning site. As the public benefit achieved for this application is for-profit affordable rental housing, no CAC is offered in this instance. Real Estate Services staff have reviewed the applicant's development pro forma and have concluded that, after factoring in the costs associated with the provision of for-profit affordable rental housing units for the longer of the life of the building or 60 years, no further contribution towards public benefits is appropriate in this instance.

### ***FINANCIAL IMPLICATIONS***

As noted in the Public Benefits section, there are no CACs and public art contributions associated with this rezoning.

The site is currently within the Citywide DCL District. The proposed floor area qualifies for a DCL waiver under section 3.1A of the Vancouver Development Cost Levy By-law and the value of the waiver is estimated to be approximately \$883,742.

The market rental housing will be privately owned and operated, and secured by a Housing Agreement for the longer of the life of the building and 60 years.

### *CONCLUSION*

Staff have reviewed the application to rezone the site at 7350 Fraser Street from RT-2 to CD-1 to increase the allowable density and height, in order to permit development of a building with for-profit affordable rental housing, and conclude that the application is consistent with the Secured Market Rental Housing Policy (Rental 100). Staff further conclude that the application qualifies for incentives provided for for-profit affordable rental housing, including a DCL waiver. If approved, this application would make a significant contribution to the achievement of key affordable housing goals of the City. The proposed form of development represents an appropriate urban design response to the site and context and is therefore supportable. In addition, the Tenant Relocation Plan is appropriate and robust in addressing the needs of existing tenants who will need to be relocated during the development of the site. 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, and that, subject to the Public Hearing, the application including the form of development as shown in the plans in Appendix D, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

\* \* \* \* \*

7350 Fraser 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 numbers Z-( ) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

**Uses**

- 2.1 The description of the area show 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) Dwelling Uses; and
  - (b) Accessory Uses customarily ancillary to the uses permitted in this Section.

**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 2,481 m<sup>2</sup>, being the site size at the time of the application for the rezoning evidenced by this By-law.
- 4.2 Floor space ratio for all uses must not exceed 2.61.

- 4.3 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
- 4.4 Computation of floor area must exclude:
- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
    - (i) the total area of all such exclusions must not exceed 12% of the 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 are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;
  - (d) amenity areas, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10% of the total permitted floor area; and
  - (e) all residential storage space above or below base surface, except that if the residential storage space above base surface exceeds 3.7 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage space above base surface for that unit.
- 4.5 The use of floor area excluded under section 4.4 must not include any purpose other than that which justified the exclusion.

### **Building Height**

5. Building height, measured from base surface, must not exceed 14.0 m.

### **Horizontal Angle of Daylight**

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

6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.

6.4 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.

6.5 An obstruction referred to in section 6.2 means:

- (a) any part of the same building including permitted projections; or
- (b) the largest building permitted under the zoning on any site adjoining CD-1 ( ).

6.6 A habitable room referred to in section 6.1 does not include:

- (a) a bathroom; or
- (b) a kitchen whose floor area is the lesser of:
  - (i) 10% or less of the total floor area of the dwelling unit, or
  - (ii) 9.3 m<sup>2</sup>.

### Acoustics

7. 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 27-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

\* \* \* \* \*

7350 Fraser 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 Cornerstone Architecture and stamped "Received City Planning Department, January 9, 2014", 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:

**Urban Design**

- 1. Design development to remove and/or relocate units that do not meet with minimum requirement of access to daylight, views and ventilation.

Note to Applicant: Unit type "3A", "2A" on level 1, and the northern most unit "1A" are located too far below grade or proximate to the garbage area. These spaces need to be re-programmed with non-habitable space. These revisions should reflect the plans submitted for information on June 4, 2014.

- 2. Design development of the proposed amenity areas to remain at upper levels as proposed.

Note to Applicant: Related to condition 1 above, staff do not anticipate relocating any amenity areas to these below-grade locations.

- 3. Provision of high quality and durable exterior finishes proposed in this rezoning submission will be carried forward and remain through the to the development permit process.

**Landscape Design**

- 4. Provision of a pedestrian-friendly experience at the lane edges by the use of down-lighting and more substantial planting at grade.

Note to Applicant: The lane edge planting should be protected from vehicles by a 15 cm (6 in.) high curb.

5. Provision of maximized tree growing medium and planting depths for tree and shrub planters to ensure long-term viability of the landscape.

Note to Applicant: Underground parking slabs and retaining walls may need to be altered to provide adequate depth and continuous soil volumes. Growing mediums and planting depths should be to BCSLA standards or better.

6. Submission of a Rainwater Management Plan that utilizes sustainable strategies such as infiltration, retention and reuse of rainwater.

Note to Applicant: Strategies could include high efficiency irrigation, permeable paving, drought tolerant plants and mulching.

7. Design development to ensure locations of hydro kiosk in areas screened by soft landscape, or in internal mechanical room. Any other emergency generators, transformers or gas meters to be located, integrated, and fully screened in a manner which minimizes their impact on the architectural expression and the building's open space and public realm.

8. At time of development permit application:

- (i) Provision of a full Landscape Plan. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, fences, light fixtures, site grading and other landscape features. Plant material should be listed in a Plant List that is clearly keyed to the Landscape Plan. The Landscape Plan should be a minimum 1:100 or 1/8" scale.

- (ii) Section details at a minimum scale of 1/4"=1'-0" scale to illustrate typical proposed landscape elements including planters on structures, benches, fences, gates, arbours and trellises, and other features. Planter section details must confirm depth of proposed planting on structures is deep enough to accommodate root balls of proposed trees well into the future.

- (iii) Sections (1/4"=1' or 1:50) illustrating the buildings to public realm interface facing the street, confirming a delineated private to public transition of spaces.

Note to Applicant: The section should include the building façade, as well as any steps, retaining walls, guardrails, fences and planters. The location of the underground parking slab should be included in the section.

- (iv) Design development to locate, integrate and fully screen lane edge gas meters and parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.

- (v) New proposed street trees should be noted "Final species, quantity and spacing to the approval of City Engineer and Park Board". Contact Eileen Curran (604-871-6131) of Engineering Streets Division regarding street tree spacing and quantity. Contact Cabot Lyford (604-257-8587) of Park Board regarding tree species.
- (vi) A high-efficiency automatic irrigation system to be provided for all planters on parkade slab and minimum of hose bibs to be provided for landscape on grade.
- (vii) A Landscape Lighting Plan to be provided for security purposes.

Note to Applicant: Lighting details can be added to the landscape drawings; all existing light poles should be shown.

- (viii) Trellis and vines to be provided over the underground garage access ramp.

#### Crime Prevention through Environmental Design (CPTED)

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

#### Sustainability

- 10. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving LEED® Gold equivalency, as required by the *Green Buildings Policy for Rezonings*, including a minimum of 63 points in the LEED® rating system, including 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 also required under the policy. Confirm whether the project will be built to LEED® or Passive House® standards. If Passive House is chosen, supply similar information on the drawings as noted above.

## Engineering

11. Review the design grade shown at the parkade entry. Design grade 205.34 appears to be an error.
12. Delete lines that appear to be curbing extending from the both sides of the parkade entry onto the lane.
13. Provision of a minimum of three 5 ft. x 8 ft. spaces for bins and additional space for toters are required. Please refer to the "garbage and recycling storage facility supplement" for additional information on space requirements.
14. Place the following note on the landscape plans; "A landscape plan is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Frank Battista at 604-873-7317 or Kevin Cavell at 604-873-7773 for details."
15. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The following items are required to meet provisions of the Parking By-law and the Parking and Loading Design Supplement:

- (i) Modify the parking ramp entry at the lane to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Align the vehicle entrance perpendicular to the lane to provide improved vehicle separation by means of a "jug handle" design. The design must also ensure that vehicles entering from the north (57th Avenue), where the intersection is signalized, can enter without requiring excessive manoeuvring or backing into the lane. Contact Rob Waite of the Neighbourhood Parking and Transportation Branch at 604-873-7217 for additional information.

- (ii) Modify the parking ramp to provide improved two-way vehicle flow through the inside radius at grid line D5.

Note to Applicant: A corner-cut approximately 9 ft. by 9 ft. is required.

- (iii) Modify the parking design so that parking spaces 1, 2 and 3 do not take access from a ramp or aisle with slope or crossfall in excess of 5%.
- (iv) Provision of column setback and placement in accordance with the requirements of the Engineering Parking and Loading Design Supplement or additional parking stall width.

Note to Applicant: There are many parking spaces such as stalls 9, 10, 21 and 22 on Level L1/P1 which do not comply.

- (v) Modify the parking layout so that parking space 21 does not obstruct access into the vestibule leading to the south lobby elevator on the P1 parking level.
- (vi) Clarify the provision of visitor parking and clearly identify the spaces on the submitted plans.
- (vii) Provision of Class B bicycle parking on private property located to comfortably accommodate bicycles and users as required.

### Social Development

16. That the proposed unit mix, 73% 1-bedroom and 27% 2-bedroom units, be included in the Development Permit drawings.

Note to Applicant: Any changes in unit mix from the proposed rezoning application shall be to the satisfaction of the Chief Housing Officer.

17. Provision of a list outlining the name of each tenant, the number of the tenant's unit and their rent as per Section 2 of the Rate of Change Guidelines.
18. Provision of a Tenant Relocation Plan which includes two months free rent; reimbursement of receipted moving expenses; and the right of first refusal to move back into the development upon completion as per Section 2 of the Rate of Change Guidelines.

Note to Applicant: This Plan should also outline ways in which you can provide assistance to tenants in finding alternate accommodation. A final Tenant Relocation Plan to the satisfaction of the Managing Director of Social Development must be submitted with your development permit application.

19. Provision of a letter stating the property address and legal description of the site, and providing the names and mailing addresses of all tenants.
20. Provision of a notarized declaration which demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes information on posting of notice regarding the intent to redevelop as per Section 3 of the Rate of Change Guidelines.
21. Provision of a final Tenant Relocation Report which outlines the names of tenants; indicates the outcome of their search for alternate accommodation; summarizes the total monetary value given to each tenant (moving costs, rent); and includes a summary of all communication provided to the tenants.

## CONDITIONS OF BY-LAW ENACTMENT

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

### Engineering

1. Consolidation of Lots D, E, F and G, Block 9, DL 658, Plan 10953 to create a single parcel.
2. Removal or relocation of any services within public utility Statutory Right of Way 363371M, and for the release of this charge prior to building occupancy.
3. Release of Easement & Indemnity Agreement 363716M (See 470892L) (support agreement) prior to building occupancy.

Note to Applicant: Arrangements for discharge are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address these conditions. At the time of discharge the applicant is to supply a written request to the City to discharge the documents, a recent title search and a copy of the documents along with executable discharge documents to affect the releases.

4. Provision of a 0.3 m Statutory Right of Way along the Fraser Street frontage of the site to accommodate the relocated 1.8 m sidewalk and both the 1.2 m front boulevard and a grass back boulevard.

Note to Applicant: This will involve relocation or removal of the existing trees along the property line on the Fraser Street frontage of the site and adjustment of the landscaping and building entries to accommodate the Statutory Right of Way.

5. Provision of a Services Agreement to detail the on-site 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 is provided.
  - (i) Relocation of the speed humps in the lane to avoid conflict with the parkade entry.
  - (ii) Provision of new curb and gutter, sidewalk and pavement to centerline on the south side of 57th Avenue between Fraser Street and the lane east of Fraser Street. Work to include relocation or adjustment to all

utilities and street furniture impacted by the proposed road improvements.

- (iii) Provision of a 1.8 m wide concrete sidewalk and a 1.2 m wide grass front boulevard on the south side of 57th Avenue between Fraser Street and the lane east of Fraser Street.
  - (iv) Provision of a new relocated 1.8 m wide concrete sidewalk on Fraser Street including a 0.3 m wide turf strip next to the sidewalk on the private property.
  - (v) Provision of a minimum 1.2 m wide grass front boulevard on Fraser Street.
  - (vi) Provision of standard concrete lane crossings on 57th and 58th Avenues at the lane entries east of Fraser Street.
  - (vii) Provision of street trees adjacent the site where space permits.
  - (viii) 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.
6. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to, 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 enter into a Housing Agreement securing all residential units as for-profit affordable rental housing units pursuant to Section 3.1A of the Vancouver Development Cost Levy By-law

for the longer of 60 years and life of the building, subject to the following additional conditions:

- (i) No separate-sales covenant.
- (ii) A non-stratification covenant.
- (iii) None of such units will be rented for less than one month at a time.
- (iv) A rent roll indicating the proposed initial monthly rents for each rental unit.
- (v) 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 the Director of Legal Services that reflects the initial monthly rents as of occupancy in accordance with 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.
- (vi) Compliance with the Tenant Relocation Plan attached to this report in Appendix E.
- (vii) Such other terms and conditions as the Managing Director of Social Development and the Director of Legal Services may in their sole discretion 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:

- (i) Submit a site profile to the Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team).
- (ii) 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.
- (iii) 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.

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.

\* \* \* \* \*

7350 Fraser Street  
ADDITIONAL INFORMATION

Urban Design Panel (April 9, 2014)

**EVALUATION: SUPPORT (8-0)**

**Introduction:** Grant Miller, Rezoning Planner, introduced the proposal for a rezoning application running the full block on the east side of Fraser Street between East 57th and East 58th Avenues to allow for the development of 96 unit secured market rental building. Mr. Miller described the context for the area noting that to the north of the site is a small C-1 node and to the east across the lane, the area is zoned RS-1 and is developed with detached houses. The site is well served by transit with north and south bound bus stops within one block. Mr. Miller explained that the rezoning application was being considered under the Rental 100 Policy adopted in May of 2012. Rental 100 supports rezoning for additional height and density to be considered when 100 percent of the residential units will be secured for as market rental for the life of the building. More specifically, the Rental 100 Guidelines support consideration of an RM-4N type development on arterial RT zoned sites. Rental 100 also includes the Housing for Families Policy, which targets 25% of units to have two or more bedrooms and be designed to meet the City's High Density Housing for Families with Children guidelines. The application proposes 20 of the 96 units (21%) have two or more bedrooms.

Tim Potter, Development Planner, further described the proposal and mentioned that the site has an existing rental building that is approximately 40 years old. A new purpose built rental building under the Rental 100 program ranging from four to five storeys is proposed. Below grade parking is access from the laneway.

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

In addition to any comment on the overall form of development proposed for this rezoning application, the Panel's advice is sought on the following questions:

1. Comments on the success of the massing and site planning for the proposal with respect to height and interface with adjacent sites.
2. Comments on the success and prominence of the entry locations and way-finding for the proposal in terms of how the proposal addresses Fraser Street.
3. Comments on the success of the units located to the southeast of Level P1/Level 1, towards East 58<sup>th</sup> Avenue and the lane in terms of living accommodation below grade and site planning options for the proposal.
4. Comments on the success of the Landscape Plan.
5. Preliminary advice on materials, expression, and massing refinement for the applicant that could be carried forward in design development through the Development Permit process.

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

**Applicant's Introductory Comments:** Simon Richards, Architect, further described the architecture for the proposal and mentioned that they were trying to find a vocabulary that was not out of place with the current context but looked to the future development of the

area. Along the Fraser Street frontage the articulation is similar to the residential houses with 24 foot bay recesses with a 12 foot gap. All of the units at ground level have a townhouse frontage with gates and patios. Given the slope on the site, there needs to be a core at each end of the building. There are a couple of units that are below grade with one unit that has a large courtyard and three bedrooms. Mr. Richards described the material palette noting the brick and mentioned that they are still working out the colour palette. He added that they are planning to use LEED for Homes - Mid-rise rating system as part of their sustainability strategy.

Peter Kreuk, Landscape Architect, described the landscape plans and mentioned that they have set up layers for privacy along the ground floor units facing Fraser Street. There is an amenity space on the roof with some garden space.

The applicant team took questions from the Panel.

#### **Panel's Consensus on Key Aspects Needing Improvement:**

- Design development to improve the north and south facades;
- Design development to improve the livability of the below grade units;
- Remove entrance off Fraser Street;
- Consider lightening up the colour palette;
- Design development to improve the southeast corner patio;
- Consider moving the transformer to another location;
- Consider adding a ground floor amenity space;
- Considering adding trees along Fraser Street and the lane.

**Related Commentary:** The Panel supported the proposal and thought it was a handsome building.

The Panel supported the height, density and massing and thought the building was sympathetic to the neighbourhood but thought the north and south facades were not well resolved in terms of wayfinding and suggested making the entries a bit more prominent. They noted that it was a long building and that the expression felt confused and perhaps should be divided into two buildings or articulated further to break down the length. They liked the brick returns on the pull outs but they seemed to have little significance when looking directly at the building; there was little distinction between a horizontal or vertical emphasis.

Panel members were concerned with the livability in some of the units especially the one below grade. As well they thought there did not need to be an entrance off Fraser Street as it would just add to security issues and complicate the circulation in the building.

The Panel supported the material palette but thought the colour palette could be lightened up a bit.

The Panel supported the landscape plans but thought the southeast corner patios were a bit problematic with one Panel member suggesting the addition of a retaining wall. The Panel thought the roof garden was nicely handled. One Panel member noted that the location of the transformer was problematic and should be on the northeast corner away from where people will want to sit outside. Another Panel member wondered why there was not a ground level

outdoor amenity space. As well it was suggested that trees could be added to Fraser Street and the lane.

One Panel member thought that having the building's address on Fraser Street might be confusing for emergency situations when the entries were in fact off the side streets.

**Applicant's Response:** Mr. Richards said he thought the Panel comments were fair and said he did not like the basement suites either.

\* \* \* \* \*

7350 Fraser Street  
FORM OF DEVELOPMENT

Site Plan



Perspective View

View along Fraser Street to the northeast



Elevations

West Elevation (Fraser Street)



East Elevation



North Elevation (57th Avenue)



South Elevation (58th Avenue)



7350 Fraser Street  
DRAFT TENANT RELOCATION PLAN

(as supplied by the applicant)

**7350 Fraser Street**

TENANT RELOCATION PLAN - DRAFT

July 10, 2014

**Developer: Archstone Projects, #144, 13737 72nd Ave. Surrey, BC V3W 2P2**

**Legal Address: Lots D, E, F and G; Block 9; District Lot 658 Plan 10953**

A Rezoning Application under the Rental 100 Program has been submitted to the City of Vancouver. The proposed project will contain 95 rental apartments (26 two-bed and 69 one-bed) plus generous resident amenity facilities. Subject to the approvals process, the schedule target is to commence construction in spring-2015.

The proponent project developer agrees to conform to the City of Vancouver *Rate of Change Guidelines for Certain RM, FM, And CD-1 Zoning Districts*, and acknowledges that a final Tenant Relocation Plan will be a condition of the approved Development Permit.

**CURRENT TENANTS**

This property has an existing building containing 22 one-bedroom rental apartments, each between 600 to 650 sf in size. As of the date above 17 of the units are occupied. The list of units, rental rates and tenants is attached.

Suite #	Name of Tenant	Rent \$\$	Year of Start
		\$ -	n/a
		\$ 733.00	2006
		\$ 733.00	2013
		\$ -	n/a
		\$ 717.00	2008
		\$ 725.00	2012
		\$ 700.00	2014
		\$ 700.00	1997
		\$ 750.00	2012
		\$ 750.00	2013
		\$ 700.00	2006
		\$ -	n/a

	\$ 670.00	2014
	\$ 717.00	2009
	\$ 725.00	2014
	\$ 717.00	2010
	\$ 712.00	2012
	\$ 696.00	2011
	\$ -	n/a
	\$ 685.00	2014
	\$ -	n/a
	\$ 700.00	2014

**NOTIFICATION**

As of early November, 2013, a written notice regarding the project was hand delivered to each unit. A number of tenants either attended the two Community Open House events or contacted the developer by telephone.

When the developer is in a position to determine the project schedule, the tenants will be formally notified in writing, and the date by which they must vacate their unit specified. This notice shall be hand delivered no less than four months in advance of the final vacate date. A notice will also be posted on site.

All requirements for tenants to provide a notice period will be removed.

**FINANCIAL COMPENSATION**

The following will be provided:

- All damage deposits will be returned, at the time the tenant vacates or at the start the month prior to the vacate date, whichever is the earlier.
- During the four months following the formal notification, tenants rents will be reduced by 50% or two months free rent will be offered.
- The option of a \$700 payment, or reimbursement of receipted moving expenses, will be offered to all tenants to cover moving costs, or the alternative direct moving service provided by the developer may be selected (see below). In the payment option, the payment will be made at the time the tenant vacates, or when receipts are submitted.

**FIRST RIGHT OF REFUSAL**

Existing tenants will be offered first right of refusal to move into the new project when completed at:

- A 20% reduction on initial rental rates

## RELOCATION ASSISTANCE

The developer's coordinator will offer to meet with each tenant to ascertain their circumstance and the relocation approach that works best for them. The following will be offered:

- As noted above, if any tenant, wishes for a moving service arrangement rather than a cash payment, the developer will provide a moving truck and 2 labourers at no charge for a move anywhere in Metro Vancouver.
- The developer will survey the rental market and submit to each tenant a minimum of three available options in Vancouver that are within 10% of the current rental rate, unless the tenant agrees to a higher rental range (so as to upgrade or extend the range of choice). At least one of the options will be in the project neighbourhood.
- A coordinator provided by the developer will assist with phone numbers for all services, utilities and assist where needed with address changes for drivers' licenses, hydro, pension cheque, mail, etc. ie. to assist with the transition.

7350 Fraser Street  
DEVELOPMENT COST LEVY WAIVER ANALYSIS

To qualify for waiver of the Development Cost Levy (DCL) for the residential floor space, the application must meet the criteria set out in the relevant 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 units, 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
1-bedroom	69	56 m <sup>2</sup> (603 sq. ft.)	52.3 m <sup>2</sup> (574 sq. ft.)
2-bedroom	26	77 m <sup>2</sup> (829 sq. ft.)	71.3 m <sup>2</sup> (767.5 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*
1-bedroom	69	\$1,499	\$1,154
2-bedroom	26	\$1,968	\$1,543

\*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 <sup>2</sup> (\$230 per sq. ft.)	\$2,284 per m <sup>2</sup> (\$212 per sq. ft.)

By way of the Housing Agreement, the tenure of the housing will be secured as rental for the longer of the life of the building and 60 years, and the initial rents at occupancy will be secured to meet the averages set out under (d) above

7350 Fraser Street  
PUBLIC BENEFITS SUMMARY

**Project Summary:**

Six-storey residential development with 95 for-profit affordable rental units.

**Public Benefit Summary:**

The proposal would provide 95 dwelling units secured as for-profit affordable rental housing for 60 years or life of building.

	Current Zoning	Proposed Zoning
Zoning District	RT-2	CD-1
FSR (site area = 2,481, sq. m / 26,708 sq. ft.)	0.75	2.61
Floor Area (sq. ft.)	20,031	69,748
Land Use	Two-family residential	Multi-family residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	59,091	0
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Affordable Housing		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>		<b>59,091</b>	<b>0</b>

**Other Benefits (non-quantified components):**

95 units of rental housing secured for the longer of 60 years and the life of the building.

\* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the City-Wide DCL, revenues are allocated into the following public benefit categories: Engineering (7%); Replacement Housing (30%); and Parks (63%).

7350 Fraser Street  
APPLICANT AND PROPERTY INFORMATION

**Applicant and Property Information**

Address	7350 Fraser Street
Legal Descriptions	Lots D to G, Block 9, District Lot 658, Plan 10953; PIDs 009-225-421, 009-225-447, 009-225-455 and 009-225-463 respectively
Developer	Archstone Development
Architect	Cornerstone Architecture
Property Owner	G6 Ventures (Sunset Gardens) Ltd.

**Development Statistics**

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	RT-2	CD-1
SITE AREA	2,481 m <sup>2</sup> (26,708 sq. ft.)	2,481 m <sup>2</sup> (26,708 sq. ft.)
USES	Two-family Dwelling	Multiple Dwelling
FLOOR AREA	1,861 m <sup>2</sup> (20,031 sq. ft.)	6,480 m <sup>2</sup> (69,748 sq. ft.)
Floor Space Ratio (FSR)	0.75 FSR	2.61 FSR
HEIGHT	9.2 m (30.2 ft.)	14.0 m (46.0 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law