



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: January 23, 2015
Contact: Kent Munro
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RTS No.: 10774
VanRIMS No.: 08-2000-20
Meeting Date: February 3, 2015

TO: Vancouver City Council
FROM: General Manager of Planning and Development Services
SUBJECT: CD-1 Rezoning - 1600, 1600A and 1620 West 6th Avenue

RECOMMENDATION

- A. THAT the application by Austerville Properties Limited to rezone 1600, 1600A and 1620 West 6th Avenue [*Lots 8, 9, and 10, Block 289, District Lot 526, New Westminster District, Plan 590; PIDs: 012-521-299, 012-521-302 and 012-521-311 respectively*] from C-3A (Commercial/Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 3.30 to 4.37 and the height from 30.5 m (100 ft.) to 31.44 m (103.2 ft.) to permit the development of a 12-storey residential building containing 99 secured market rental housing units, be referred to a Public Hearing, together with:
- (i) plans prepared by W.T. Leung Architects Inc. received on September 29, 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, subject to conditions contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at Public Hearing.

- B. THAT, if 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 after the Housing Agreement has been agreed to and signed

by the applicant and its mortgagee(s), 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 Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C;

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

- D. THAT Recommendations A to 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; any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the costs;
 - (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 three lots located at 1600, 1600A and 1620 West 6th Avenue, from C-3A (Commercial/Residential) District to CD-1 (Comprehensive Development) District. 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 residential units being preserved as secured market rental housing for the longer of the life of the building and 60 years. The rezoning, if approved, would result in an increase of 99 rental units to the City's stock of secured market rental housing. This project is not seeking a Development Cost Levy (DCL) waiver.

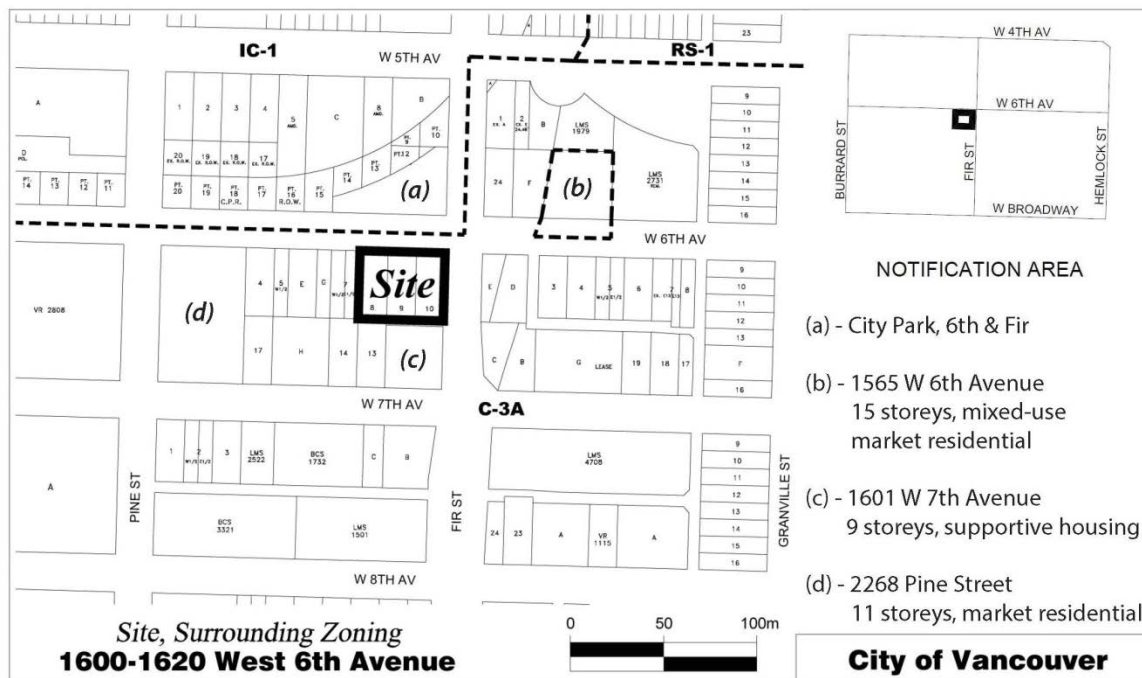
Staff have assessed the application and have concluded that it meets the intent of the Secured Market Rental Housing Policy and that it would contribute to the City's rental housing targets as identified in the Housing and Homelessness Strategy. Staff support the application, subject to conditions contained in Appendix B, and 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:

- Secured Market Rental Housing Policy (Rental 100) (2012)
- Vancouver Development Cost Levy By-Law (2008, amended 2014)
- Housing and Homelessness Strategy (2011)
- High-Density Housing for Families with Children Guidelines (1992)
- Final Report from the Mayor's Task Force on Housing Affordability (2012)
- Burrard Slopes C-3A Guidelines (1993, amended 1998)
- Metropolitan Core Jobs & Economy Land Use Plan (2007)
- Green Building Rezoning Policy (2010)

Figure 1: Site and Surrounding



REPORT

Background/Context

The subject site is located on the southwest corner of West 6th Avenue and Fir Street within the Burrard Slopes area (see Figure 1). Comprised of three legal lots with an overall frontage of 45.7 m (150 ft.), the site is currently developed with a three-storey commercial building. The surrounding land use context includes low-scaled commercial buildings, residential towers and a City park to the north. Zoned C-3A, the area continues to redevelop and transition with the emerging development of residential tower and podium forms generally ranging in heights between 9- and 15-storeys as evidenced by nearby buildings to the east, west and south.

On the northwest corner of West 6th Avenue and Fir Streets, a City park exists on a triangular land parcel adjacent to the Canadian Pacific Rail corridor (which is considered a Greenway). As noted in the “The Burrard Slopes IC Districts Interim Rezoning Policies and Guidelines”, the Burrard Slopes area is considered park deficient. The public realm intentions in the policy are to develop new City parks adjacent to Greenways thereby creating linkages from this community northward towards the waterfront. The existing park at West 6th Avenue and Fir Street has been designed to meet a variety of local recreational interests with garden plots, children play areas and areas to sit and stroll. There are no sidewalks on the southern edge of this block, therefore the park extends to the curb with a combination of trees, paving and garden plots.

Policy Context

Fairview (Burrard Slopes) – Located within the Burrard Slopes area of the Fairview community, this site is within a mixed-use area containing smaller-scaled commercial buildings and residential towers. The intent of the Burrard Slopes C-3A Guidelines is to encourage a primarily residential neighbourhood while integrating non-residential uses and ensuring a high standard of livability. The site is also located within the Broadway Corridor Choice-of-Use area as defined in the Metro Core Jobs & Economy Land Use Plan, where opportunities for housing, retail and services to support the surrounding community are envisioned.

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. There are priority actions to achieve some of the strategy’s goals. The priority actions that are relevant to this application include refining and developing 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 one- and two-bedroom unit types that would be preserved as secured market rental housing through a housing agreement.

Secured Market Rental Housing Policy (Rental 100) – In May 2012, Council adopted the Secured Market Rental Housing Policy, which provides incentives for new developments where 100 per cent of the residential floor space provided is non-stratified market 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 housing stock across all neighbourhoods.

Strategic Analysis

1. Proposal

This application proposes to rezone the sites located at 1600, 1600A and 1620 West 6th Avenue from C-3A (Commercial/Residential) District to CD-1 (Comprehensive Development) District. The proposal is for a 12-storey residential building at 4.37 floor space ratio (FSR) (see Figure 2). The application proposes 99 secured market rental housing units divided into studio, one-bedroom and two-bedroom apartment units, as well as two-bedroom townhomes.

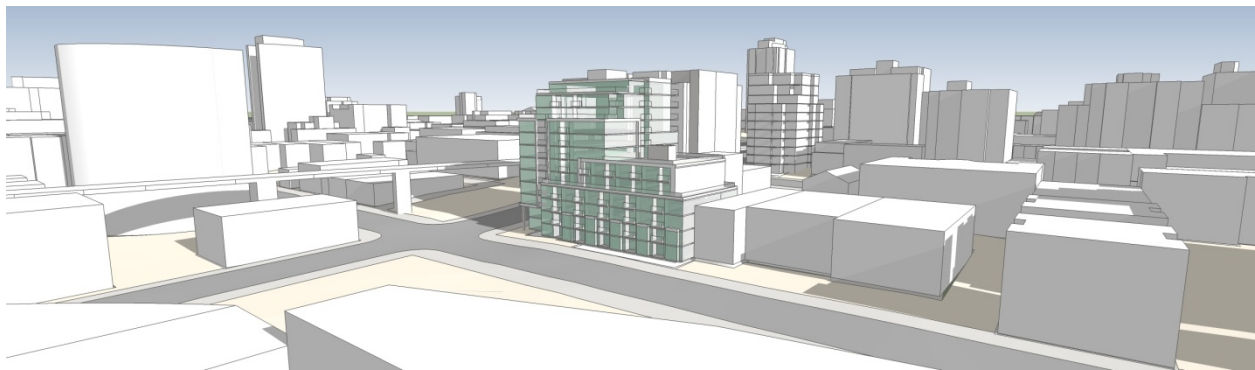
Parking would be supplied underground. If approved, more than one-third of the units proposed would be larger units suitable for families with children. All dwelling units will be secured through a housing agreement for the longer of the life of the building and 60 years.

Through early discussions with staff and in consideration of early community consultation, the applicant made several changes to the form of development as originally put forward in a February 2014 rezoning application and a revised application under the concurrent rezoning/development permit processing stream was submitted on September 29, 2014. The proposal that is the subject of the present rezoning application incorporates reductions to the scale of the building's podium to better relate to the existing three-storey building to the west, expansion and improvements to the amenity area for the residents, improvements to the underground parking access ramp, and the provision of an increased setback adjacent to Fir Street and 6th Avenue to accommodate public realm improvements.

2. Land Use, Density, and Form of Development (refer to drawings in Appendix E)

The application proposes 99 rental units, a total floor area of 7,313.7 m² (78,724 sq. ft.) and an overall density of 4.37 FSR. The proposed use and massing are consistent with the Burrard Slopes C-3A Guidelines, however, the increase in density from 3.30 FSR to 4.37 FSR and a minor height increase of three feet have necessitated a rezoning application.

Figure 2: View looking southeast across the City Park, towards the proposed building and the Fir Street viaduct



As part of the form of development review, staff assessed the impact of the shadow cast by the tower onto the park to the north, and determined the shadowing to be reasonable in this context. The analysis recognized the design of the park, the extent of the shadow and number of days the shadow will occur, along with the broader public benefit of this proposal delivering secured market residential rental units through the Rental 100 program in a location that is well served by transit, local services and community amenities. For a detailed description of the shadow analysis see Appendix D.

The Rental 100 program, which includes the Rental Incentive Guidelines, permits the consideration of secured market rental housing projects in C-3A zones with additional density and building heights, provided the form of development is consistent with the objectives for the area. The proposed tower is generally consistent with the maximum height permitted

within the existing zoning and the buildings mass is consistent with other recent developments in the area. The upper floors of the building have been set back to reduce shadowing on the City park and the building has been designed to respond to the surrounding context (see drawings in Appendix E). Staff conclude the proposed form of development responds to the Burrard Slopes C-3A Guidelines and meets the objectives of the Rental 100 program. On May 7, 2014, the Urban Design Panel reviewed and unanimously supported the application (see Appendix D). Design and enactment conditions have been included in Appendix B.

3. Housing

This application meets the requirement of the Rental 100 program by proposing 100 per cent of the residential floor area as secured market rental housing with all units secured through a housing agreement for the longer of the life of the building and 60 years. The proposal would deliver 99 secured market rental housing units in the form of studio, one- and two-bedroom units as well as two-bedroom townhomes directly fronting onto 6th Avenue. The one studio unit is intended for use by the building residents as short-term guest accommodation. The Rental 100 program requires that 25 per cent of all units have two-bedrooms or more, and be suitable for families with children in accordance with the High Density Housing for Families with Children Guidelines. This application proposes more than one-third (36.6 per cent) of all units as two-bedroom and suitable for families with children.

Staff intend on reporting to Council in 2015 on family housing policies. This work will consider changes to relevant policies and guidelines and may include updated requirements for the provision of three-bedroom units in new developments. This application was in process prior to the family housing policy work, and as such, has been reviewed under the existing Rental 100 policy that requires a minimum of 25% of all units to contain two or more bedrooms.

The Rental 100 program provides various incentives to be taken at the applicant's discretion to assist with a project's viability. These incentives include increased height and density, parking reductions and a Development Cost Levy (DCL) waiver. Housing staff have evaluated this application and have determined that it meets the objectives of the Rental 100 program, however, this project is not seeking a DCL waiver because the proposed rental rates and the cost of construction exceed the maximums described in the DCL Bylaw. As such, a DCL will be paid as part of the approval requirements. Conditions related to securing the units are contained in Appendix B.

The Housing and Homelessness Strategy strives to enhance access to affordable housing and sets a number of short- and long-term rental housing targets. The Rental 100 program plays a critical role in the achievement of those targets by helping to realize secured market rental housing. Rental housing provides a more affordable housing option for nearly half of Vancouver's population and contributes to a number of City initiatives intended to create diverse and sustainable communities. Rental 100 units are targeted to moderate income households and the program extends throughout all parts of the City, thereby providing options that are more affordable than home ownership.

Since the establishment of affordable housing targets in the City's Housing and Homelessness Strategy in 2011, a total of 3,803 secured residential rental units have been generated in the city. A long-term goal is to achieve 5,000 new units by 2021. If approved, this application would contribute an additional 99 units towards the City's stated short-term and long-term targets (see Figure 3).

Figure 3: Progress towards the Secured Market Rental Housing Targets as set in the City's Housing and Homelessness Strategy (2011)¹

	TARGETS	CURRENT PROJECTS				GAP
	2021	Completed	Under Construction	Approved	Total	Above or Below 2021 Target
Secured Market Rental Housing Units	5,000	689	1,183	1,931	3,803	1197 Below Target

1. Unit numbers in Figure 3 exclude the units proposed at 1600 West 6th Avenue pending Council approval of this rezoning application.

The Rental 100 Program is one part of the Housing and Homelessness Strategy which also addresses the needs of low-income households; the strategy sets aggressive targets for the achievement of new social housing (5,000 units by 2021) and supportive housing (2,900 units by 2021) with the overall goal of ending homelessness in the City of Vancouver. The Rate of Change regulations contained in the Rental Housing Stock Official Development Plan protect the stock of existing affordable market rental housing.

Vancouver has one of the lowest vacancy rates in Canada. In October 2014, the vacancy rate in the City was 1.1%. That means only 11 out of every 1,000 market rental units were empty and available for rent. The vacancy rate in South Granville/Oak was also very low at 1.1%. A vacancy rate of 3% is considered to be a balanced rental market.

4. Transportation and Parking

The application proposes 107 parking spaces and 130 bicycle stalls which meets the Parking By-law provisions for secured market rental housing. There are no required loading spaces as the proposal is under 100 units, however, the applicant has proposed a loading area for garbage pickup and an enclosed loading vestibule with easy access to the elevator lobby. Vehicle and bicycle parking are proposed within an underground parking garage accessed by a ramp off the rear lane.

A 3.0 m lane dedication and a 1.4 m dedication along the eastern property line for road purposes would be secured as part of the rezoning conditions. Maneuvering into the underground parking and bike storage areas is restricted by the lack of a lane dedication on the sites to the southwest. The owners of the properties at 1600, 1600A and 1620 West 6th Avenue also own the property directly opposite the parking ramp at 1627 West 7th Avenue. In conjunction with this rezoning, they have offered to provide a 3.0 m right-of-way for the lane on that property in order to provide the required 6.0 m maneuvering width. Engineering Services has reviewed the rezoning application and have no objections to the proposal provided the applicant satisfies the rezoning conditions included in Appendix B.

5. 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 Green Building policy, indicating that the project could attain the required LEED® points and, therefore, would be eligible for a LEED® Gold rating.

The Greenest City Action Plan seeks to reduce citywide greenhouse gas emissions by 33% or 1,110,000 tonnes of CO₂ per year by 2020. Neighbourhood Energy Systems (NESs) are targeted to deliver 11% of this reduction by more efficiently delivering thermal energy to connected buildings while also incorporating low-carbon energy sources into the NES network. In October 2012, Council adopted the *Vancouver Neighbourhood Energy Strategy* which identified the Central Broadway Corridor as a target area for NES development. As such, conditions of rezoning have been incorporated herein that provide for Neighbourhood Energy System compatibility and future connection. See conditions in Appendix B.

Public Input

Public Notification — The City of Vancouver Rezoning Centre webpage included notification and application information as well as an online comment form. A rezoning information sign was also posted on the site. A total of 4,549 notifications were distributed within the neighbouring area on or about April 14, 2014. A community open house was held on April 29, 2014 with staff and the applicant team present. A total of approximately 56 people attended the event.

Public Response and Comments — A total of 25 public responses were received regarding the rezoning application through a combination of emails and comment forms (3 in favour, 16 opposed, 2 undecided and 4 with no comments).

Of those opposed to the application, key concerns included: the increase in traffic and street parking anticipated from the development; potential shadowing on the City park to the north; view blockage as a consequence of the height and density of the development; the impacts of construction; and loss of lower scaled buildings in the area. While some neighbours expressed concerns about adding rental accommodation to the area, most concerns related to whether the proposal was for social housing or market rental, with a stated preference for market rental units.

With respect to traffic, several people mentioned the existing situation on 7th Avenue. They are concerned that conflicts exist between parked cars, cyclists and vehicles, and view the intersection at Fir Street and 7th Avenue as an unsafe turning condition. Engineering staff have considered the comments and note that, because the parking for this project is accessed off the lane, it is expected that the proposed development would have little or no impact on traffic on 7th Avenue. All parking requirements will be as per the Parking By-law. Engineering Services has reviewed the traffic in the area and supports the project. Staff will continue to monitor the location and look for opportunities to improve safety for all road users.

With respect to shadowing impacts on the City park to the north of the subject site, staff evaluated the extent of the shadow and determined it to be a minor impact onto the southern edge of the park and for only a limited number of days per year, namely during the early spring and fall. Such a relatively minor shadow impact, particularly when also considering the benefit of achieving secured rental units in this area, was determined to be an acceptable balance in this circumstance.

With respect to massing and views, the proposed building is consistent with expected development under existing C-3A policies. The height of the building is three feet taller, less than one metre, than the maximum height contemplated in the C-3A Guidelines and the density is greater, however, these attributes are consistent with incentives offered under the Rental 100 program and are considered to be compatible with the urban design goals for the area. The tower form has been shaped with the upper floors set back to reduce their appearance and impact onto the street. The base of the building has been set back from both streets to increase the width of surrounding sidewalks and to improve the relationship of the building to the public realm. As noted earlier, staff consider the application to be consistent with the directions outlined in the *Burrard Slopes C-3A Guidelines* and is supportable in the context of similar nearby buildings.

Public Benefits

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

Required Public Benefits

Development Cost Levies (DCLs) – Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare centres, replacement housing (social/non-profit housing) and engineering infrastructure. This site is subject to the Citywide DCL rate, which is currently \$138.53/m² (\$12.87/sq. ft.). On this basis, a DCL of approximately \$997,433 is anticipated. DCLs are payable at building permit issuance and are subject to an inflationary adjustment which takes place on September 30 of each year. For this project to be eligible for in-stream DCL rate protection, a building permit related to this rezoning must be issued within 12 months of the next DCL rate amendment. See the City's [DCL Bulletin](#) for details on DCL rate protection.

Public Art Program – The Public Art Program requires all new rezoned developments having a floor area of 9,290 m² (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 99 residential units be preserved as secured market rental housing (non-stratified). The public benefit accruing from these units would be their contribution to the city's secured market rental housing stock for the longer of 60 years and the life of the building.

The proposed units meet the intent of the Rental 100 policy to create affordability through modest unit sizes, finishes and design considerations. This application includes studio, one-

bedroom and two-bedroom apartments as well as two-bedroom townhome units. The one studio unit proposed is intended as an amenity for the building's tenants, to be rented for their guests on a short-term basis only; as such, rental figures for the studio unit have not been included in the chart below. Figure 4 indicates that the proposed rents for the development are higher than both average rents in newer buildings on the Westside and the City-wide average market rents. As such, the project is not eligible for a DCL waiver and is not seeking one. While the rental levels are higher than the average rental rates for the Westside, this project meets the intent of providing a wide spectrum of rental options through the Rental 100 program and provides a type of unit that is an affordable alternative to homeownership.

Figure 5: Comparable Average Market Rents and Homeownership Costs

Unit Type	1600-1620 West 6th Avenue Proposed Rents (Average)	Average Market Rent in Newer Buildings - Westside (CMHC) ¹	Citywide Average Market Rents (DCL By-law maximum averages) (CMHC 2014) ²	Monthly Costs of Ownership for Median-Priced Unit - Westside (BC Assessment 2013) ³
1-bedroom	\$ 1,787	\$1,677	\$1,561	\$2,228
2-bedroom	\$ 2,557	\$1,997	\$1,972	\$3,336
2-bedroom townhomes	\$ 3,069	--	--	--

1. Data from the October 2013 CMHC Rental Market Survey for buildings completed in the year 2004 or later on the Westside of Vancouver. 2014 data is being requested and will be available in the first quarter of 2015.
2. Under the DCL By-law, "rents shall be adjusted annually on January 1 to reflect the change in average rent for all residential units built *since the year 2000* in the City as set out by the Canada Mortgage and Housing Corporation in the Rental Market Report published in the previous calendar year." As of 2014, CMHC no longer reports average rents for year 2000 onwards, but is instead reporting on average rents for 2005 onwards. The table above presents average 2014 citywide rents for residential units built since year 2005. A report is anticipated to come before Council in the first quarter of 2015 recommending an amendment to the by-law to capture this change in CMHC reporting.
3. Based on the following assumptions: median of all BC Assessment recent sales prices in the Vancouver Westside in 2013 by unit type, 10% down payment, 5% mortgage rate, 25-year amortization, \$150-250 monthly strata fees and monthly property taxes at \$3.68 per \$1,000 of assessed value. 2014 data is being requested and will be available in the first quarter of 2015.

The dwelling units in this application would be preserved as secured market rental units through a Housing Agreement with the City for the longer of the life of the building and 60 years. Covenants would be registered on title to preclude the stratification and/or separate sale of individual units.

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. CAC offers typically include either the provision of on-site amenities or a cash contribution towards other public benefits and they take into consideration community needs, area deficiencies and the impact of the proposed development on City services.

As the public benefit achieved for this application is market 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 secured market 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 under the section on Public Benefits, there are no public art contributions or CACs associated with this rezoning.

The site is subject to the Citywide DCL and it is anticipated the project will generate approximately \$997,433 in DCLs.

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

CONCLUSION

Staff have reviewed the application to rezone the site at 1600, 1600A and 1620 West 6th Avenue from C-3A to CD-1 to increase the allowable density and height, to permit development of a building with market rental housing, and conclude that the application is consistent with the Secured Market Rental Housing Policy (Rental 100). Staff note that, while the application does not qualify for the DCL waiver provided under the Rental 100 program, it would secure 99 market rental units. If approved, this application would make a contribution to the goals of providing a variety of housing options in the city and of increasing the amount of secured rental accommodation. The proposed form of development represents an appropriate urban design response to the site and context and is therefore supportable. The General Manager of Planning and Development Services recommends that the rezoning application be referred to a Public Hearing, together with a draft CD-1 By-law generally as set out in Appendix A, and 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.

* * * * *

1600, 1600A and 1620 West 6th 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 numbers 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 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) Multiple Dwelling;
 - (b) Accessory Uses customarily ancillary to the uses listed in this section 2.2.

Conditions of Use

- 3.1 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".

Density

- 4.1 Computation of floor space ratio must assume that the site consists of 1 673.4 m² being the site size at the time of the application for the rezoning evidenced by this By-law, and before any lane dedications.
- 4.2 The floor space ratio for all uses must not exceed 4.37 FSR.
- 4.3 Computation of floor area must include:
- (a) all floors, including earthen floors, measured to the extreme outer limits of the buildings; and
 - (b) stairways, fire escapes, elevator shafts, and other features which the Director of Planning considers similar, measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.
- 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 8% of the permitted floor area; and
 - (ii) no more than 50% of the excluded balcony floor area may be enclosed.
 - (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) amenity areas, including recreation facilities and meeting rooms, except that the total excluded area is not to exceed 10 per cent of the permitted floor area.
 - (e) areas of undeveloped floors located:
 - (i) above the highest storey or half-storey and to which there is no permanent means of access other than a hatch, or

- (ii) adjacent to a storey or half-storey with a ceiling height of less than 1.2 m;
 - (f) floors located at or below finished grade with a ceiling height of less than 1.2 m;
 - (g) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² for a dwelling unit, there is to be no exclusion for any of the residential storage area above base surface for that unit;
 - (h) bicycle storage at or below base surface, except there must be a secured and separate bicycle room equipped with bicycle racks capable of storing at least one bicycle for every four dwelling units;
 - (i) the top landing of any stair that opens on to a rooftop deck and leads to a mechanical, storage or service area, and the mechanical, storage or service area accessed by that stair.
- 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

- 5.1 The building height, measured above base surface, must not exceed 31.44 m.
- 5.2 Section 10.11 of the Zoning and Development By-law is to apply to this By-law, except that the Director of Planning may permit a greater height than otherwise permitted for mechanical appurtenances such as elevator machine rooms.

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 4.2 must be horizontally from the centre of the bottom of each window.
- 6.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, 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.

- 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 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

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

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

* * * * *

1600, 1600A and 1620 West 6th 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 W.T. Leung Architects Inc. and stamped 'Received on September 29, 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 provide indoor and outdoor amenity spaces, relocated at a higher elevation in order to access natural daylight and a strong visual relationship with the ground plane.

Note to Applicant: the proposed indoor amenity space is located in a subterranean location, as does the outdoor space, which is terraced up due to the location of the parking ramp underneath. Relocating all or a large percentage of these spaces to a higher elevation will greatly increase the livability and usability of these areas.

Crime Prevention through Environmental Design (CPTED)

- 2. Design development to take into consideration the principles of CPTED (Crime Prevention Through Environmental Design) having particular regard to reducing opportunities for:
 - (i) theft in the underground,
 - (ii) break and enter,
 - (iii) mischief and vandalism such as graffiti, and
 - (iv) mitigate possible CPTED concerns in the parking area.

Landscape Design

- 3. Design development to provide a more pedestrian friendly experience along the Fir Street edge.

Note to Applicant: This can be achieved by additional planter stepping, reducing the abrupt vertical change in grade. Also, planting with overflowing branching habit could soften the edges.

4. Design development to improve community interaction and use of the outdoor Amenity Area.

Note to Applicant: This can be achieved by altering the grade changes and terracing to achieve seamless indoor-outdoor access.

5. Provision of all necessary infrastructure for urban agriculture plots, such as raised beds, water for irrigation, potting bench, tool storage and composting. Shared gardening areas should be designed to adhere to the City's Urban Agriculture Guidelines for the Private Realm and should provide maximum solar exposure and universal accessibility.
6. 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.

7. A full Landscape Plan for proposed landscape to be submitted. The Landscape Plan should illustrate proposed plant materials (with common and botanical names, plant sizes and quantities), paving, walls, railings, 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.
8. 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 rootballs of proposed trees well into the future.
9. 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.

10. 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.

11. 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.
12. 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.
13. 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. Integration of the Public Bike Share into the public realm landscape design and the interface to the landscaping up to the buildings face.

Sustainability

14. Identification on the plans and elevations of the built elements contributing to the building sustainability performance in achieving LEED® Gold equivalency, as required by the Green Buildings policy for Rezoning, 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 stormwater point.
15. Provide for Neighbourhood Energy System compatibility and future connection within the proposed building.

Housing

16. That the proposed unit mix of 1% Studio, 63%1-bedroom and 36% 2-bedroom 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. The building is to comply with the High Density Housing for Families with Children Guidelines, and include a common amenity room with kitchenette (and an accessible washroom adjacent to this amenity room).
18. A common outdoor amenity area is to be provided which includes an area suitable for a range of children's play activity.

Engineering

19. Provision of all Class A bicycle spaces on the P1 level with 'stair-free' access to grade.

Note to Applicant: Class A spaces are shown on level P1 and P2.

20. Modify small car stall 34 on P1 to provide additional stall width for access into the bike room.

Note to Applicant: As there is no guarantee that a small car will be assigned this space, a full sized vehicle would block the access corridor to the Class A bicycle spaces.

20. Relocate columns adjacent to stalls 22 and 36 on P1 to be set back 2' from the end of the stall to improve maneuvering. This condition applies to all levels.

21. Modify the jug handle ramp design to provide 2-way flow on the ramp and provide an improved plan showing the vehicle maneuvering through the jug handle.

Note to Applicant: The current design does not provide 2-way flow through the jug handle and causes inbound vehicles to cross over the centre of the ramp into the oncoming direction. This is a concern for both drivers and cyclists using the ramp.

22. Provision of an improved plan showing additional design elevations on both sides of the ramp at all breakpoints and within the parking and loading areas to be able to calculate slopes and cross falls.

Note to Applicant: Design elevations should start from the PL at the top of the ramp.

23. Provision of a 4' x4' corner cut at gridline J9 on drawing A-2.02 and measures to improve visibility of oncoming traffic on the ramp.

Note to applicant: A parabolic mirror is recommended.

24. Modify the loading bay to provide a perpendicular Class B loading space from the lane with a double throat.

Note to Applicant: Engineering does not support the parallel loading space as shown backing out of this lane is not acceptable.

25. Provision of a section drawing showing elevations, vertical clearances, and security gates for the main ramp along gridline 11 and through the loading bay.

Note to Applicant: The minimum vertical clearance required for the Class B loading space is 3.5 m (11.5') but Engineering recommends provision of 3.8 m (12.5') of vertical clearance to improve the usability of the loading space.

26. Provision of a landscape plan that reflects the off-site improvements required of this rezoning application.

27. The applicant is advised to seek discharge of Annexed Easement GB137767 over the adjacent East 1/2 of Lot 7, once the encroaching structure is removed.

CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the General Manager of Planning and Development Services, the General Manager of Engineering Services, the Managing Director of 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 8, 9, and 10, Block 289, DL 526, Plan 590 to create a single parcel and subdivision of that site to result in the dedication of the south 3.048 m for lane purposes and the dedication of the east 1.4 m of the site for road purposes. An application to the Subdivision and Strata Group is required.
2. Provision of adequate maneuvering to access the parkade entry. The current parkade entry location does not provide adequate lane width for access to the parkade.

Note to Applicant: It is noted that the applicant is also the owner of Lot 13 to the south which could be utilized to provide adequate maneuvering by way of a statutory right of way and option to purchase over the north 3.048 m of Lot 13, thereby providing the necessary maneuvering and access. If the applicant agrees then appropriate legal arrangements will be required.

3. Release of Easement & Indemnity Agreements R33407, 104833M and 123871M (all for commercial crossings) prior to building occupancy.

Note to Applicant: Arrangements 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 this condition.

4. Provision of a statutory right of way to accommodate a Public Bike Share Station (PBS).
 - (i) **Size:** Space 16 m x 4 m must be accommodated. The physical station with docked bicycles is 2 m wide and has a required bicycle maneuvering zone of 2 m for a total width of 4 m. The 2 m maneuvering space may be shared with pedestrian space.
 - (ii) **Location:** The station must be located on private property while still clearly visible to the public with 24/7 public access and allowing easy access to the street. Note, PBS can be achieved within the full 1.4 m dedication sought above, no PBS requirements would be necessary following dedication.

- (iii) **Surface treatment:** A hard surface is required with no utility access points within 150 mm. Acceptable surfaces include CIP concrete (saw cut or broom finished), asphalt and pavers. Other firm, paved materials are subject to approval.
 - (iv) **Grades:** The surface must be leveled with a maximum cross slope of 3% and have a consistent grade (i.e. no grade transitions) along the length with a maximum slope of 5%. At minimum, spot elevations at the four corners of the station must be provided.
 - (v) **Sun exposure:** No vertical obstructions to maximize sun exposure, as station operates on solar power. Ideally the station should receive 5 hours of direct sunlight a day.
 - (vi) **Power:** Provision of an electrical service and electrical power is to be available in close proximity to the PBS station with the development responsible for the on-going supply and cost of electricity to the PBS station.
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 are provided.
- (i) 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 percent of any water system upgrading that may be required.
 - (ii) Provision of stormwater drainage for the lane south of 6th Avenue adjacent the site. There is currently no storm drain available to drain the lane; provision of a storm spur or alternate arrangements to the satisfaction of the General Manger of Engineering Services is required.
 - (iii) Provision of lane paving to accommodate the proposed lane opening and extension.
 - (iv) Provision of new 1.8 m concrete sidewalks with 1.8 m wide front grass boulevards adjacent to the 6th Avenue frontage of the site.

- (v) Provision of 2.1 m concrete sidewalk and a 1.5 m front boulevard adjacent to the Fir Street frontage of the site.
 - (vi) Provision of a corner bulge at the corner of 6th Avenue and Fir Street adjacent to the site.
 - (vii) Provision of street trees adjacent to the site where space permits.
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 secured market rental housing units for the longer of 60 years and life of the building, subject to the following additional conditions:
- (i) A no separate-sales covenant.
 - (ii) A non-stratification covenant.
 - (iii) That none of such units will be rented for less than one month at a time.
 - (iv) Such other terms and conditions as the Chief Housing Officer 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

16. 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; and
- (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.

* * * * *

1600, 1600A and 1620 West 6th Avenue
DRAFT CONSEQUENTIAL AMENDMENTS

NOISE CONTROL BY-LAW NO. 6555

Amend Schedule B (Intermediate Zone) by adding the following:
"[CD-1 #] [By-law #] 1600, 1600A and 1620 West 6th Avenue"

1600, 1600A and 1620 West 6th Avenue
ADDITIONAL INFORMATION

1. URBAN DESIGN ANALYSIS

Generally, new developments should limit their shadow impacts onto City parks between 10:00 am and 2:00 pm during the six-month period between March 21 and September 20. Although the tower form has been shaped in order to minimize shadowing to the north, the proposed tower will cast a slight shadow on the southern boundary of the park for a short period of time in the early spring and the late fall (specifically between March 21 and April 12 (21 days) and between September 11 and 20 (9 days)). No mid-day shadowing will occur within the park for the vast majority of the key outdoor play period (April 12 to September 11). With respect to the lower podium massing, all shadows cast to the north are limited to the vehicular roadway on 6th Avenue. Taking into account that the park design extends to the curb, the minimal area of the park subjected to shadows, the number of days shadowing will occur, and the benefit of securing rental units and a high proportion of family-oriented units across from a park, staff have determined the shadow impact is acceptable.

2. Urban Design Panel Minutes- May 7, 2014

Address:	1600, 1600A and 1620 West 6th Avenue
DE:	N/A
Description:	To develop a 12-storey residential building including 101 secured market rental units. This rezoning application is being considered under the Rental 100: Secured Market Rental Housing Policy.
Zoning:	C-3A to CD-1
Application Status:	Rezoning
Review:	First
Architect:	W.T. Leung Architects
Delegation:	Wing Ting Leung, W.T. Leung Architects Veronika Kreuels, W.T. Leung Architects Florian Fisch, Durante Kreuk Landscape Architects
Staff:	Yardley McNeill and Paul Cheng

EVALUATION: SUPPORT (7-1)

- **Introduction:** Yardley McNeill, Rezoning Planner, introduced the proposal for an existing C-3A site within the Central Broadway/Burrard slopes area. She described the context for the area noting the I-C1 zone to the north and the site across West 6th Avenue for a future city

park. The proposal is to rezone the site under the Rental 100 Rezoning Policy to allow additional height and density for 101 secured market rental units. Rental 100 projects are intended to be compatible with the urban design goals of the existing zoning, noting variations on height and density will be considered pending shadow and view analysis. The proposal is for a mix of one and two bedrooms units (some with dens) and townhouses along West 6th Avenue. Ms. McNeill mentioned that an open house was held in early May and was attended by surrounding residents. There were some concerns expressed regarding rental housing and whether the development would be for low-income residents, with a stated preference for market rental housing. In addition, concerns were expressed regarding height and massing. Staff explained that the provisions for the existing C-3A zoning and noted heights to 100 feet are permitted through a development permit process. As well there was considerable discussion regarding the future park to the north and whether the building would shadow the park.

Paul Cheng, Development Planner, further described the proposal as well as the context and mentioned that there are a few developments nearby that have developed under the C-3A zoning with 100 foot tall towers. Across the street to the north is a lot that will be a public park in the future. Mr. Cheng noted that there are criteria for public parks when it comes to shadowing. There should be no shadows between the hours of 10:00 AM to 2:00 PM during the six months between Spring Equinox and Fall Equinox. The applicant is proposing a slight relaxation of that shadowing criterion. When a site has enough frontage there is the opportunity to go higher than 70 feet for a street wall topology. If the building is above 70 feet then what is required is that the tower should be slender and at the same time the podium should be low. That takes into consideration overall street enclosure, access to natural sunlight onto the public spaces as well as a separation of 80 feet between towers which will ensure livability in the building. Setbacks are also required in C-3A zoning to allow for a front stoop topology as well as wider sidewalks for commercial use.

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

1. Under the C3-A Design Guidelines for this neighbourhood, specific urban design requirements are expected in order to achieve a consistent urban design response involving wide tower separations; public realm enhancement and activation; access to direct sunlight, livability and overall street enclosure. This proposal seeks a relaxation to these requirements given the atypical context of this site. In particular:
 - Proposed front yard setback: 8 feet (Guidelines require 12 feet).
 - Proposed side yard setback: 4'7" (Guidelines require 12 feet for public realm enhancement, activation and to guarantee tower spatial separation).
 - Proposed tower width of 82 feet (Guidelines suggest a maximum width of 72 feet).
 - Proposed distance from the neighbouring tower to the south of approximately 40 feet (Guidelines suggest 80 feet minimum).

Given the specific context of this site, do the proposed relaxations pose an undue negative impact on the surrounding private and public realms?

2. A general performance criteria for development adjacent to public spaces is that no shadowing should be imposed on the public space between 10am-2pm during the period between spring and autumn equinoxes. This proposal looks for a slight relaxation of that general performance.

Does the proposal create an undue negative impact on the quality and usability of the future public park located directly north across West 6th Avenue?

3. In relation to a typical C3-A development on this site which would typically achieve a podium of 30 feet in height, does the proposed increase in Floor Space create an overall massing of the tower and podium elements which results in an undue negative impact on the surrounding private and public realms?

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

Applicant's Introductory Comments: Wing Ting Leung, Architect, further described the proposal and mentioned that they have tried to align the building to the one to the south. They have moved the building back as far as possible on the lot to reduce shadowing on the future park. He added that there is no shadow impact from the podium to the park. Mr. Leung described the material palette noting the terra cotta and swiss pearl panels.

Florian Fisch, Landscape Architect, described the landscaping plans and mentioned that they have a four foot boulevard with street trees along Fir Street and on West 6th Avenue they have a planted back boulevard to act as a landscape buffer between the sidewalk and private patios. On the lane there are some stepped planters and also a trellis with vines over the parkade entry. There are two areas with common amenity space. The common outdoor amenity on the second level is accessed from the interior amenity area and on the third level there is a children's play area. On the podium level is urban agriculture and a common seating area.

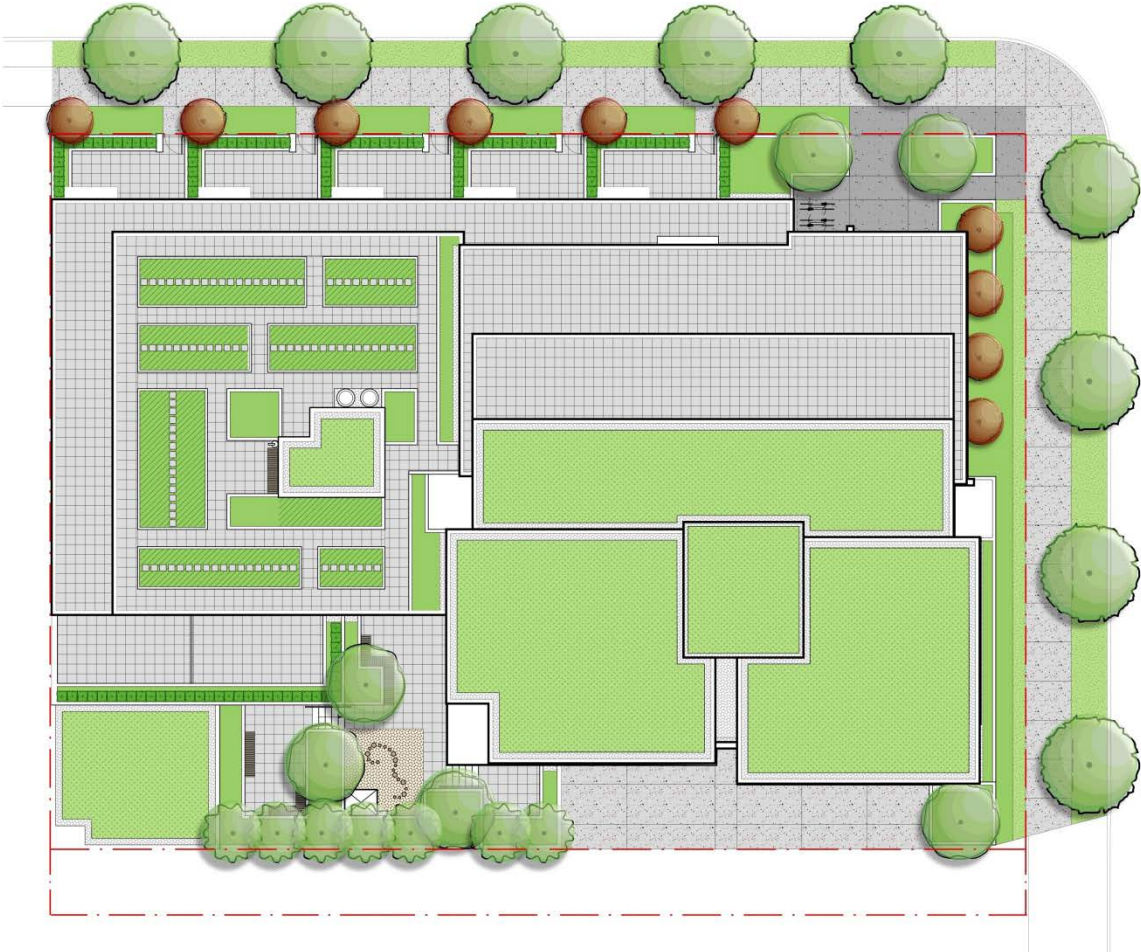
The applicant team took questions from the Panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Design development to improve the front yard setback ;
 - Design development to improve the setbacks at the townhouses;
 - Consider a different location for the amenity space;
 - Include the sustainability strategy in the next review.
-

1600, 1600A and 1620 West 6th Avenue
Form of Development

Site and Roof Plan

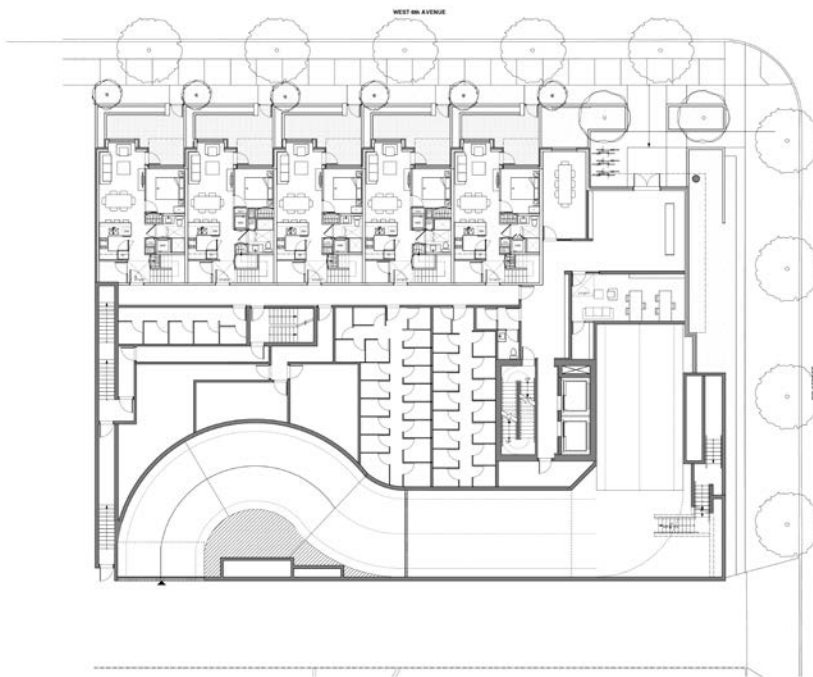


1600, 1600A and 1620 West 6th Avenue
Form of Development

Perspective looking South- West



Main Floor Plan



1600, 1600A and 1620 West 6th Avenue
Form of Development

North Elevation



East Elevation

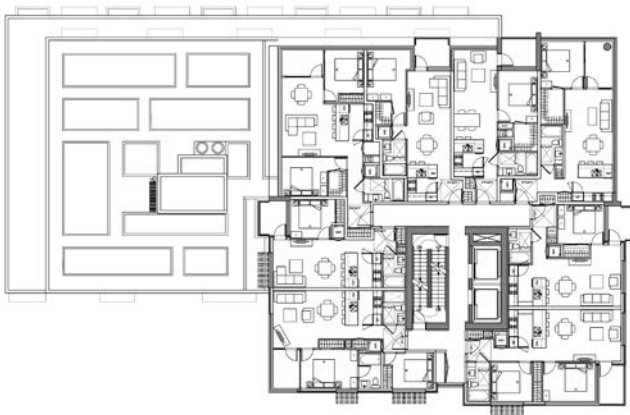


1600, 1600A and 1620 West 6th Avenue
Form of Development

West Elevation



Typical Tower Floor Plan



1600, 1600A and 1620 West 6th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

Residential development with 99 secured market rental dwelling units.

Public Benefit Summary:

99 dwelling units secured as market rental housing for 60 years or life of building.

	Current Zoning	Proposed Zoning
Zoning District	C-3A	CD-1
FSR (site area = 1,673.4 m ²)	3.30	4.37
Floor Area (sq. ft.)	5,522.2 m ²	7,313.7 m ²
Land Use	Commercial/Residential	Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (Citywide)	\$753,083	\$997,433
	Public Art	N/A	N/A
	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		
TOTAL VALUE OF PUBLIC BENEFITS		\$753,083	\$997,433 *

* Other Benefits (non-quantified components):

99 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 Citywide DCL, revenues are allocated into the following public benefit categories: Engineering (7%); Replacement Housing (30%); and Parks (63%).

1600, 1600A and 1620 West 6th Avenue
APPLICANT AND PROPERTY INFORMATION

Applicant and Property Information

Address	1600, 1600A and 1620 West 6th Avenue
Legal Descriptions	Lots 8, 9, and 10, Block 289, District Lot 526, New Westminster District, Plan 590; PIDs: 012-521-299, 012-521-302 and 012-521-311 respectively
Developer	Austerville Properties Limited
Architect	W.T. Leung Architects Inc.
Property Owners	Austerville Properties Limited

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	C-3A	CD-1
SITE AREA	1,673.4 m ²	–
USES	Commercial/Residential	Residential
FLOOR AREA	5,522.2 m ²	7,313.7 m ²
Floor Space Ratio (FSR)	3.30 FSR	4.37 FSR
HEIGHT	100 feet	103 feet
PARKING, LOADING AND BICYCLE SPACES	As per Parking By-law	As per Parking By-law