



POLICY REPORT  
DEVELOPMENT AND BUILDING

Report Date: April 20, 2015  
Contact: Kent Munro  
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VanRIMS No.: 08-2000-20  
Meeting Date: April 28, 2015

TO: Vancouver City Council  
FROM: General Manager of Planning and Development Services  
SUBJECT: CD-1 Rezoning: 3819 Boundary Road (3680-3684 East 22nd Avenue)

**RECOMMENDATION**

- A. THAT the application by W.T. Leung Architects Inc., on behalf of 0944881 B.C. Ltd., to rezone 3819 Boundary Road [*Lot 1 and the North 20.583 Feet of Lot 2, Both of Lot 1, Block A, North East ¼ of Section 51, THSL Plan 1722; PIDs: 014-371-707 and 014-371-723 respectively*] from C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 1.20 to 1.63 and the height from 10.7 m (35 ft.) to 12.5 m (41 ft.) to permit the development of a four-storey multiple dwelling building with 23 secured for-profit affordable rental housing units, be referred to a public hearing, together with:
- (i) plans prepared by W. T. Leung Architects Inc., received on June 23, 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, after the Housing Agreement has been agreed to and signed by the

applicant and its mortgagee(s) and 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 3819 Boundary Road from C-1 (Commercial) District to CD-1 (Comprehensive Development) District to permit development of a four-storey building containing 23 secured for-profit affordable rental housing units. The application has been made under the *Rental 100: Secured Market Rental Housing Policy* 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 life of the building or 60 years, whichever is longer. The application also seeks incentives available for for-profit affordable rental housing, including a waiver of the Development Cost Levy (DCL) and a parking reduction.

Staff have assessed the application and conclude that it is consistent with the Rental 100 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 a reduced parking requirement may be applied.

If approved, the application would contribute 23 secured market rental units 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)
- Vancouver Development Cost Levy By-law (2008, last amended 2014)
- Renfrew Collingwood Community Vision (2004)
- Green Building Rezoning Policy (2010, last amended 2014)
- High-Density Housing for Families with Children Guidelines (1992)
- Urban Agriculture for the Private Realm (2009).

### ***GENERAL MANAGER'S COMMENT***

The subject rezoning application was originally submitted to the City on June 14, 2013 and has been under review for a considerable period of time. Staff and the applicant have worked to refine the proposal to address neighbourhood concerns which have primarily focused on the scale of the development and on parking. Through the application review process, the building height has been lowered by one full floor, the proposed density has been reduced by 12 per cent and the building form has been stepped so that a lower scale faces the neighbouring homes across the rear lane. The number of parking stalls to be provided has been increased from 7 to 9.

It is acknowledged that, despite refinements to the proposal through the process, neighbourhood concerns about this application remain. Staff have concluded, however, that the revised form of development will sensitively fit at this intersection of two major streets, on a site currently zoned for neighbourhood commercial uses, and that the reduced scale of the building is supportable. If approved, the application would also provide rental housing units with proposed rents levels notably below the averages seen on the eastside of Vancouver. In that way, the application responds to the City's policy objectives to achieve more affordable housing alternatives across all Vancouver neighbourhoods.

The General Manager of Planning and Development Services recommends APPROVAL of the recommendations of this report.

### ***REPORT***

#### ***Background/Context***

##### **1. Site and Context**

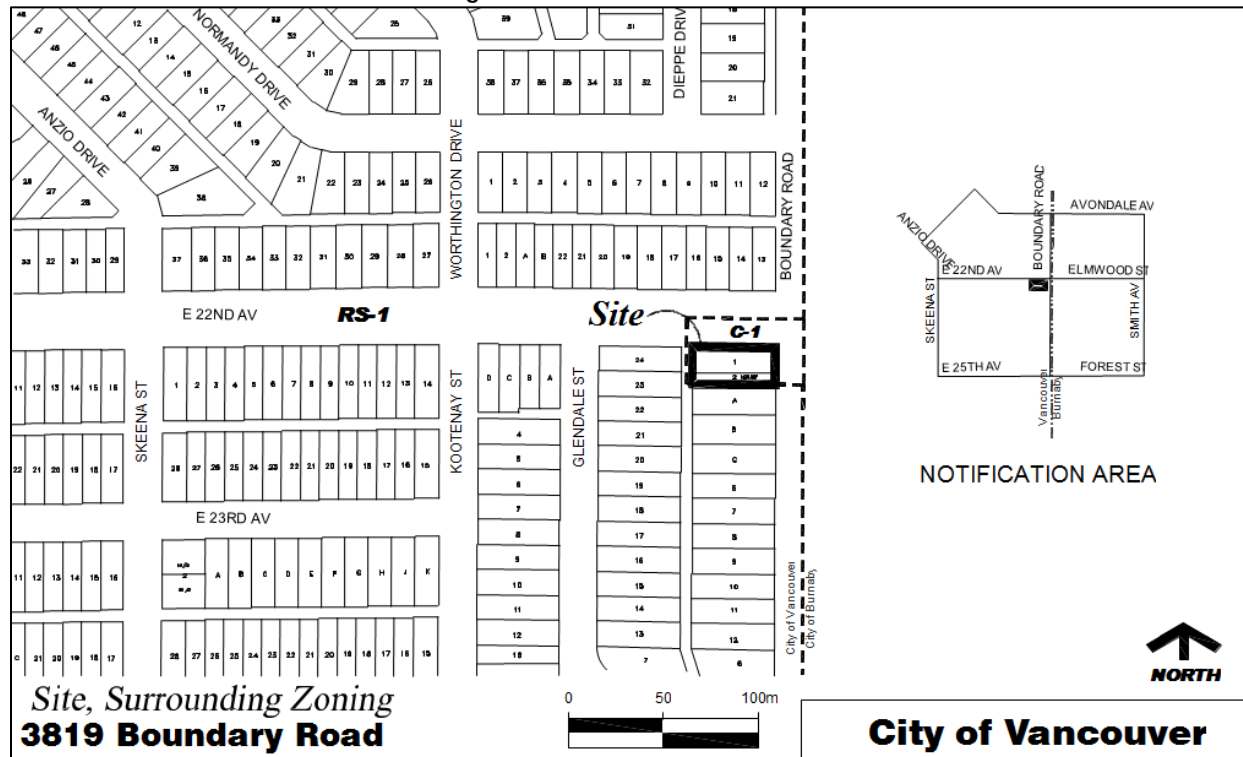
This 850 m<sup>2</sup> (9,151 sq. ft.) site is located at the southwest corner of Boundary Road and East 22nd Avenue (see Figure 1) in the Renfrew Collingwood Community Vision area. The site has a frontage of 43.5 m (143 ft.) on 22nd Avenue and 19.5 m (64 ft.) on Boundary Road.

The site is currently zoned C-1 and is developed with a one-storey house. The surrounding area is developed with single-family homes under RS-1(One-Family Dwelling) zoning on the Vancouver side and under similar zoning on the Burnaby side. The site slopes down significantly from west to east, with a grade change of approximate 2.8 m (9 ft.) across the north property line.

The site is centrally located in the context of Metro Vancouver, with a range of regional destinations accessible via public transit. Bus #25, which runs east-west from Brentwood Town

Centre to UBC, stops directly across from the site. Bus #28 runs north-south, connecting the site to shopping areas surrounding the Joyce Skytrain Station. Other commercial services are two blocks away near Burnaby General Hospital.

Figure 1 – Site and Context



## 2. Policy Context

**Rental 100: Secured Market Rental Housing Policy** – In May 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 neighborhoods.

**Housing and Homelessness Strategy** – In July 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 neighborhoods 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 refining and developing new zoning approaches; developing tools and rental incentives to continue the achievement of securing purpose-built rental housing; and using financial and regulatory tools to encourage a variety of housing types and tenures that meet the needs of diverse households.

**Renfrew Collingwood Community Vision** – In 2004, Council approved the Renfrew Collingwood Community Vision, which encourages the provision of affordable housing, including rental housing (*Table 2.1 under the Rezoning Policy*).

### *Strategic Analysis*

#### 1. Proposal

This concurrent rezoning and development permit application proposes a four-storey residential development with 23 secured for-profit affordable rental housing units (see Figure 2). The units proposed are comprised of one studio unit, 16 one-bedroom units and six two-bedroom units. A floor space ratio (FSR) of 1.63 and a height of 12.5 m (41 ft.) are proposed. The residential lobby entrance would be on Boundary Road. Parking access would be located off the lane, with nine at-grade vehicle spaces.

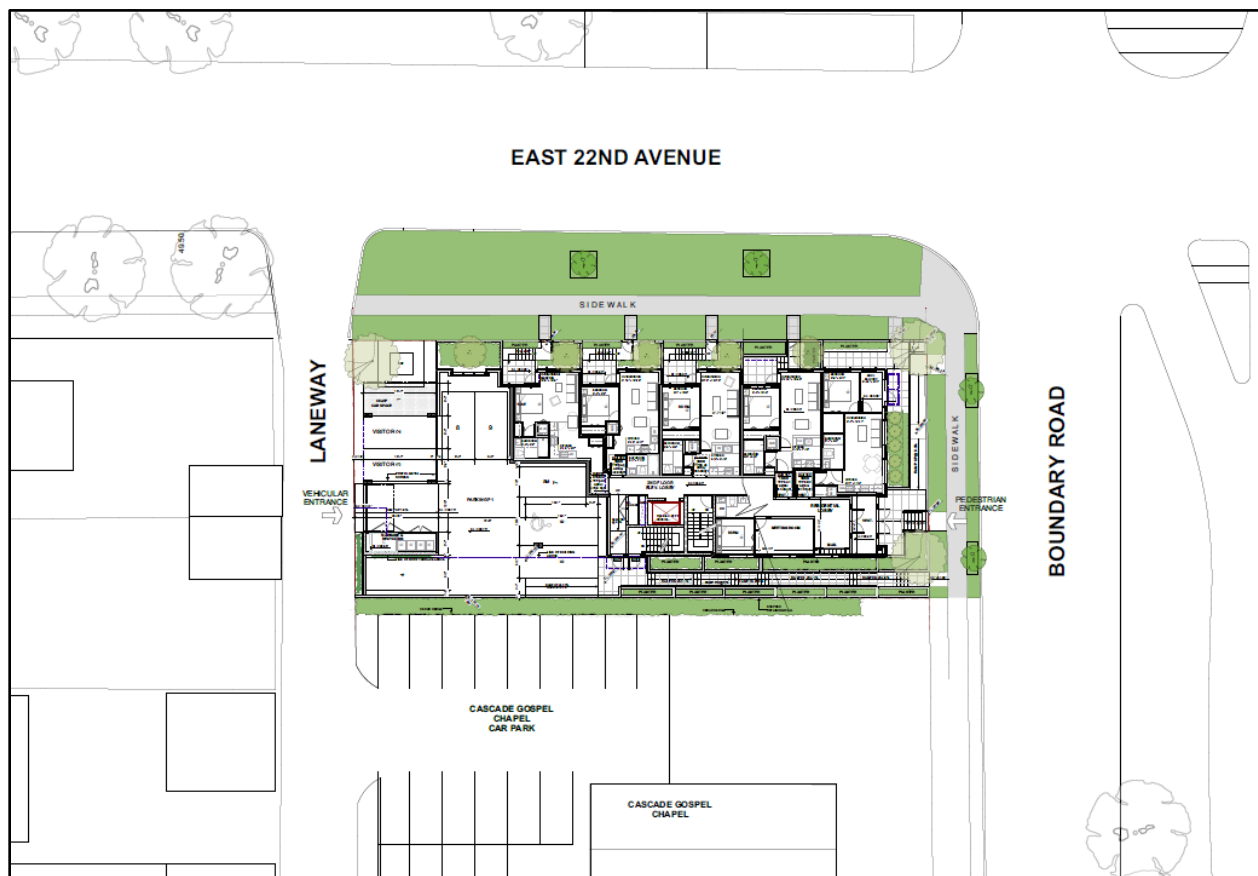
#### 2. Land Use

The proposed land use is consistent with the Rental 100 policy and supports land use objectives set out in the Renfrew Collingwood Community Vision which encourages the provision of housing that is more affordable such as market rental. Residential intensification at an appropriate scale on C-1 zoned sites is a long standing City policy.

With regard to provision of neighborhood serving commercial uses, this site is not identified in the community vision as one of the key shopping areas. It is an isolated C-1 zoned site and it is not part of a local commercial cluster at the intersection of arterial roads. Historically there was no commercial-retail use at this site, indicating it is not a viable candidate for corner-store types of neighborhood retail use. It is recognized that incorporating a ground-floor commercial space as part of a new development on this site is challenging, therefore, staff are supportive of a proposal with only residential land use.

The application meets the minimum target of 25 per cent family housing (i.e. units with two or more bedrooms) as set out in the Rental 100 policy. As well, consistent with the High-Density Housing for Families with Children Guidelines, a common indoor amenity room on the ground floor is proposed and a rooftop common outdoor amenity area will be required as a condition of rezoning (see Appendix B).

Figure 2 – Site Plan



### 3. Housing

This application meets the requirements of the Rental 100 policy by proposing 100 per cent of the residential floor area as for-profit affordable rental housing. All 23 housing units would be secured through a Housing Agreement and/or a Section 219 Covenant for the life of the building or 60 years, whichever is longer.

The Rental 100 policy provides various incentives to be taken at the owner's discretion to assist with a project's viability. Incentives include increased height and density, a parking reduction, a DCL waiver for the residential rental floor area, reduced studio unit size and concurrent application processing. To qualify for the DCL waiver, the rental units must comply with the criteria for "for-profit affordable rental housing" set out in Section 3.1A of the Vancouver Development Cost Levy By-Law. This rezoning proposal is requesting additional height and density, a parking reduction and a DCL waiver for residential rental floor area.

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. Adding 23 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 3).

Figure 3 – Progress Toward the Secured Market Rental Housing Targets as set in the City's Housing and Homelessness Strategy (2011)\*

	TARGETS	CURRENT PROJECTS				GAP
	2021	Completed	Under Construction	Approved	Total	Above or Below 2021 Target
<b>Secured Market Rental Housing Units</b>	5,000	830	1,346	2,026	4,202	798 Below Target

\*Unit numbers in Figure 3 exclude the units proposed at 3819 Boundary Road, pending Council approval of this rezoning application.

Vancouver has one of the lowest vacancy rates in Canada. In October 2014, the vacancy rate in the City was 0.5 per cent. That means only five out of every 1,000 market rental units were empty and available for rent. The vacancy rate in Mount Pleasant/Renfrew Heights was also very low at 0.5 per cent. A vacancy rate of 3.0 per cent is considered to be a balanced rental market.

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

In accordance with the Rental 100 policy, this application seeks increased density and height beyond what would otherwise be permitted under the site's existing zoning. In assessing the proposed form of development with its increased height and density, staff have taken into consideration the following policies and regulations:

- *Rental 100 Policy and Rental Incentive Guidelines* – The guidelines provide general guidance in considering additional density beyond existing zoning: "For C-1 zoned sites, generally consider C-2 form of development (e.g. four storeys and 2.5 FSR)."
- *C-1 District Schedule and C-1 Residential Guidelines* – C-1 zone allows a conditional height of 10.7 m (35 ft.), i.e. three storeys, and a total density of 1.2 FSR with a maximum density of 0.75 FSR for residential uses.

Figure 4 – 22nd Avenue Elevation



The proposed building presents a four-storey massing along Boundary Road while the height reduces to only one storey at the lane to the west (i.e. the parking garage as indicated in Figure 4). This massing reduction is achieved by taking advantage of the significant slope of the site, as well as by setting back the upper floors from the lane. An additional top-floor setback from 22nd Avenue also helps to reduce the appearance of massing along the longest façade of the building. Overall, the building design has achieved a successful balance between the build-out potential under the existing zoning and the maximum height and density that may be considered under the Rental 100 policy.

Shadow and overlook impact analysis has shown that there would be no shadow or privacy impact on any existing buildings in the area.

It should be noted that the development of this site would bring significant improvement to the public realm around this corner. Ground-floor units would have direct access to 22nd Avenue, with front patios and significant landscaping flanking the sidewalk. Additional street trees along Boundary Road and 22nd Avenue will also be required, enhancing pedestrian interest and comfort to this busy, auto-oriented intersection.

The application and the proposed form of development were reviewed by the Urban Design Panel and received support (see Appendix C). Overall, staff are supportive of the proposed density, height and form of development subject to further design development to improve the indoor and outdoor amenity spaces for the residents and to fully demonstrate the proposal’s intention of providing high quality materials and detailing for the building, and providing enhanced public realm and sidewalk treatments.

## 5. Transportation and Parking

The application proposes a parkade located off the rear lane. Due to the slope of the site, the parkade would be at the same level as the second floor. It would be accessed from the lane and provide nine vehicle parking spaces, including one car-share space and one disability space. This parking provision meets the Parking By-law standards for a secured market rental



development. In addition, 29 Class A and six Class B bicycle parking spaces are proposed to meet the Parking By-law requirements.

Impact of the proposed development on traffic circulation and on street parking in the surrounding area was examined by staff. It was concluded that the additional impact that may be associated with the proposal is negligible. Staff will continue to monitor the traffic and on-street parking conditions in the area.

In summary, Engineering Services staff have reviewed the rezoning application and have no objections to the proposed rezoning, provided that the applicant satisfies the rezoning conditions included in Appendix B.

## 6. Environmental Sustainability

The Green Building Rezoning Policy (adopted by Council on July 22, 2010 and amended in 2014) applies to this rezoning application. The applicant submitted a preliminary BuiltGreen™ checklist, which generally conforms to the Rezoning Policy, indicating that the project could attain the minimum BuiltGreen® BC Gold and a minimum score of Energuide 82. A condition of rezoning in Appendix B secures the required sustainability features and performance.

### *PUBLIC INPUT*

**Public Notification** – A rezoning and development permit information sign was installed on the site on July 23, 2013. This site sign was updated subsequently to reflect revisions to the application which occurred through the application process.

Notification and application information, as well as an online comment form, were provided on the City of Vancouver Rezoning Centre webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)). Two community open houses were held on August 8, 2013 and June 25, 2014. Notice of the application and invitations to the community open houses were distributed within the neighboring area to over 500 residents, including those living in the City of Burnaby.

About 56 people attended the first open house and 37 people attended the second open house.

**Public Response and Comments** – The City received a total of 90 written public responses to this application as follows:

- In response to the original application and the August 8, 2013 open house, a total of 58 written responses were submitted from individuals, including comment sheets and online correspondence. All but one were opposed to the application.
- In response to the revised application and the June 25, 2014 open house, a total of 32 written responses were submitted from individuals, including comment sheets and online correspondence. All but two were in opposition to the application.

In addition, the City received three petitions against the application. In total, more than 400 signatures were collected from residents in the area, including Burnaby residents.

Overall, the concerns expressed about the application include the following:

- *Parking and traffic* – that the proposed development would bring more cars on the street and make the on-street parking situation worse in the area.
- *Height and density* – that the proposed building is too large for a single-family neighborhood, with some mentioning that the building should be no more than three storeys.
- *Use* – that the proposed market rental building would bring down property values and there is a worry that it would also bring crime to the area.

As noted in previous sections of the report, staff have assessed the proposed parking and form of development and are of the opinion that the proposal would not negatively impact the neighborhood and surrounding buildings. With regards to concerns about rental housing, in the area, 26% of residents are renters and there is no evidence that rental housing affects property values or that there is any link between renters and area crime.

Comments supporting the application point out that height and density are appropriate for this arterial street location and that the proposed building looks great.

A detailed summary of public comments is provided in Appendix D.

### ***PUBLIC BENEFITS***

In response to City policies concerning changes in land use and density, this application addresses public benefits as follows.

#### ***Public Benefits - Required by By-law or Policy***

**Development Cost Levies (DCLs)** – DCLs collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure.

This site is located in the Citywide DCL area where the current rate for new residential or commercial floor space is \$138.53 per m<sup>2</sup> (\$12.87 per sq. ft.). This applicant has requested a waiver of the DCL since 100% of the residential floor area is for-profit affordable rental housing and it meets the waiver criteria as set out in section 3.1A of the Vancouver DCL By-law. As the total floor area eligible for the waiver is 1,388 m<sup>2</sup> (14,944 sq. ft.), the total DCL that would be waived is estimated to be approximately \$192,329. A review of how the application meets the waiver criteria is provided in Appendix F.

**Public Art** – The Public Art Policy for Rezoned Developments requires that rezonings involving a floor area of 9,290 m<sup>2</sup> (100,000 sq. ft.) or greater allocate a portion of their construction budgets to public art as a condition of rezoning. As the proposed floor area is below this threshold, there is no public art requirement.

#### ***Public Benefits - Offered by the Applicant***

**Rental Housing** – The applicant has proposed that all of the 23 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 life of the building or 60 years, whichever is longer.

This application includes studio, one-bedroom and two-bedroom units. The applicant estimates that the studio units would rent for \$950, one-bedroom units would rent for \$1,050, and two-bedroom units would rent for \$1,450. The proposed rents are below the maximum average rents under the Vancouver DCL By-law.

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 BC Assessment Data.

When compared to average rents in newer buildings in East Vancouver, the proposed rents are lower. When compared to home ownership costs, the proposed rents in this application will provide an affordable alternative to home ownership, particularly for the larger units.

Figure 5 compares the initial rents proposed for the units in this application to average and estimated costs for similar units. It 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 Homeownership Costs**

	3819 Boundary Road Proposed Rents	Average Market Rent in Newer Buildings - Eastside (CMHC) <sup>1</sup>	DCL By-law maximum Averages (CMHC 2014) <sup>2</sup>	Monthly Costs of Ownership for Median-Priced Unit - Eastside (BC Assessment 2013) <sup>3</sup>
Studio	\$950	\$1,159	\$1,242	\$1,639
1-Bed	\$1,050	\$1,375	\$1,561	\$1,955
2-Bed	\$1,450	\$1,763	\$1,972	\$2,449

1. Data is from the Fall 2014 CMHC Rental Market Survey of buildings in the Vancouver Eastside constructed in the year 2005 or later.
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 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 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 \$3.68 per \$1,000 of assessed value. 2014 data is being requested and will be updated by May 1<sup>st</sup>, 2015.

The dwelling units in this application would be secured as for-profit affordable rental through a Housing Agreement with the City for the life of the building or 60 years, whichever is longer. Covenants would be registered on title to preclude the stratification and/or separate sale of individual units. As well, through the development permit application process, the City will ensure that average unit sizes do not exceed the applicable maximum thresholds established in the Vancouver DCL 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. 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 for-profit affordable rental housing, no additional cash 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 necessary in this instance.

See Appendix G for a summary of all of the public benefits for this application.

### ***FINANCIAL IMPLICATIONS***

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

The site is within the Citywide DCL District. The entire residential floor area qualifies for a DCL waiver under section 3.1A of the Vancouver DCL By-law and the value of the waiver is estimated to be approximately \$192,329.

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

### ***CONCLUSION***

Staff have reviewed the application to rezone the site at 3819 Boundary Road (3680-3684 East 22nd Avenue), from C-1 to CD-1 to increase the allowable density and height to permit development of 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 contribute to the achievement of key affordable housing goals of the City. The proposed form of development represents an acceptable urban design response to the site and context and is 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 F, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

\* \* \* \* \*

3819 Boundary Road (3680-3684 East 22nd Avenue)  
DRAFT CD-1 BY-LAW PROVISIONS

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

### Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-( ) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D, to By-law No. 3575.

*[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to public hearing, Schedule A will be included with the draft by-law that is prepared for posting.]*

### Uses

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ( ).
- 2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 ( ), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
  - (a) Multiple Dwelling; and
  - (b) Accessory uses customarily ancillary to the uses permitted in this Section 2.2.

### Conditions of Use

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

### Floor Area and Density

- 4.1 Computation of floor space ratio must assume that the site consists of 850 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 1.63.
- 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 the total area of all such exclusions must not exceed 8% of the residential floor area being provided;
  - (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 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 of 10% of the total permitted floor area; and
  - (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m<sup>2</sup> for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 4.5 Computation of floor area may exclude:
- (a) where floors are used for off-street parking and loading, those floors or portions thereof so used which are above the base surface, provided that:
    - (i) the grade of the floors is no more than 1.5 m above the base surface at any given point;
    - (ii) the area is located within the westerly 20 m of the site; and
    - (iii) the maximum exclusion for a parking space shall not exceed 7.3 m in length.
  - (b) enclosed residential balconies, if the Director of Planning first considers all applicable policies and guidelines adopted by Council and approves the design of any balcony enclosure, except that:
    - (i) the total area of all open and enclosed balcony or sundeck exclusions must not exceed 8% of the residential floor area being provided; and

(ii) no more than 50% of the excluded balcony floor area may be enclosed.

4.6 The use of floor area excluded under sections 4.4 and 4.5 must not include any use other than that which justified the exclusion.

### **Building Height**

5.1 Building height, measured from base surface, must not exceed 12.5 m.

5.2 Despite the provision of section 5.1, guardrails on the roof for the purpose of rooftop amenity may be excluded from the height calculation, if the maximum height of the guardrail does not exceed 1.2 m.

### **Setbacks**

6.1 Setbacks must be, at minimum:

- (a) 3.0 m from the east property line;
- (b) 0.6 m from the west property line;
- (c) 2.0 m from the north property line; and
- (d) 3.0 m from the south property line.

6.2 Despite the provisions of section 6.1, the Director of Planning may allow projections into the required setbacks, if no additional floor area is created and the projections comply with the provisions of section 10.7 of Zoning and Development By-law.

### **Horizontal Angle of Daylight**

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

7.2 The location of each exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.

7.3 Measurement of the plane or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.

7.4 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.

- 7.5 An obstruction referred to in section 7.2 means:
- (a) any part of the same building including permitted projections; or
  - (b) the largest building permitted under the zoning on any site adjoining CD-1 ( ).
- 7.6 A habitable room referred to in section 7.1 does not include:
- (a) a bathroom; or
  - (b) a kitchen whose floor area is the lesser of:
    - (i) 10% or less of the total floor area of the dwelling unit, or
    - (ii) 9.3 m<sup>2</sup>.

### Acoustics

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

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

\* \* \* \* \*



3819 Boundary Road (3680-3684 East 22nd 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 City of Vancouver Community Services Development Services, June 23, 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. Significant design development to provide an accessible, semi-private rooftop outdoor amenity space, including garden plots, hose bibs, a storage shed for gardening implements and areas for sitting and eating. The location of the rooftop amenity should take into consideration the potential impact of overlook to the properties located due west.
- 2. Significant design development to visually integrate the elevator penthouse with the remainder of the building, using an architectural treatment that reduces the obtrusiveness of this element.
- 3. Significant design development to improve the visual transition to the property located due south, along the south property line, including:
  - (i) Visual masking of the parking spaces located along the property line.
  - (ii) Improved architectural treatment to the proposed retaining walls along the south property line, such as providing a facing of brick.
  - (iii) Provision of at-grade planting strips along the south property line, where possible.
  - (iv) Improved security to the parking area with a higher physical gate element, rather than the proposed balustrade.

4. Design development of the public realm interface at Boundary Road and 22nd Avenue to provide substantial greenery around the property edges by:
- i) placement of substantial green setbacks adjacent to semi-private residential near to grade patios located adjacent to the public sidewalk;
- Note to Applicant: Shift planter edge walls in-board of property line by a minimum of 2.0 feet, to accommodate a row of shrubs and trees, where possible, on private property. City property should be planted in lawn.
- ii) locate new trees at grade wherever possible; and
  - iii) incorporate spreading shrubs to cascade over landscaped planters.
5. Further design development to the near to grade private patio at the corner of 22nd Avenue and Boundary Road to maximize the potential for a landscape buffered edge adjacent to Boundary Road.

Note to Applicant: This can be achieved by deleting the patio at the east side of the dwelling unit to expand the length of the landscaped planter to meet 22nd Avenue. Shift patio gate and enclosed patio door.

### **Sustainability**

6. Identification on the plans and elevations of the built elements contributing to the building's sustainability performance in achieving BuiltGreen™ BC Gold and a minimum of score of Energuide 82, as required by the *Green Buildings Policy for Rezonings*.

Note to Applicant: Provide a BuiltGreen™ BC scorecard confirming that the project will achieve Gold level and a minimum score of Energuide 82. Both the scorecard and description should be incorporated into the drawing set and significant BuiltGreen™ BC features detailed on the plans.

### **Crime Prevention Through Environmental Design (CPTED)**

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

### Landscape Design

8. Provision of new street trees, where applicable, to be provided adjacent to the development site, to be shown on the development permit plans and confirmed prior to the issuance of the building permit.

Note to Applicant: Contact Eileen Curran, Streets Engineering, (604.871.6131) to confirm tree planting locations and Park Board for tree species selection and planting requirements.

9. Design development of the public realm interface to maximize greenery at property edges.
10. Provision of in-ground planting opportunities for new trees within private landscape setbacks along street frontages, where possible.
11. Provision of a common roof deck with access and open, programmable space to accommodate a flexible children's play area, urban agriculture and social gathering space for use by building residents.

### Engineering

12. The legal description on page 1.00 is in error. It should be corrected to read "Lot 1 and the North 20.583 Feet of Lot 2, Both of Lot 1, Block A, North East ¼ of Section 51, THSL, Plan 1722".

13. Provision of the correct size of disability parking space.

Note to Applicant: The disability space should be 4.0 m (13' ½") in width and can be comprised of a standard parking space and an adjacent drive aisle.

14. Provision of a minimum parking space dimension of 2.9 m width and 5.5 m length for the shared vehicle parking space.

Note to Applicant: These increased parking space dimensions are a requirement of the Shared Vehicle Agreement.

15. Provision of automatic door openers that would simultaneously operate both doors to the Class A bicycle storage. This would improve access for cyclists within the small space between the two doors.
16. Provision of a bicycle wheel ramp on the building front stairs between the sidewalk and the building lobby to be clearly noted on plans.
17. Provision of a letter from the property owner confirming that there will not be any restrictions on cyclists' use of the lobby to access the bicycle room.
18. Provision of confirmation that Zip Car continues to remain interested in the placement of a shared vehicle on this site.

### Housing Policy and Projects

19. That the proposed unit mix, 74% one-bedroom and studio, and 26% two-bedroom units, be included in the Development Permit drawings.

Note to Applicant: Any changes in unit mix from that set out in the rezoning application must be to the satisfaction of the Chief Housing Officer.

### 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 Lot 1 and the North 20.583 Feet of Lot 2, Both of Lot 1, Block A, North East  $\frac{1}{4}$  of Section 51, THSL, Plan 1722 to create a single parcel.
2. Enter into a Shared Vehicle Agreement with the City to secure the provision, operation and maintenance of one Shared Vehicle and the provision and maintenance of one Shared Vehicle Parking Space for use exclusively by such Shared Vehicle, (with such parking spaces to be in addition to the minimum parking spaces required by the Parking Bylaw), on terms and conditions satisfactory to the General Manager of Engineering Services and the Director of Legal Services, including the following:
  - (i) Provide one Shared Vehicle to the development for a minimum period of three years.
  - (ii) Enter into an agreement with a Shared Vehicle Organization satisfactory to the General Manager of Engineering Services to secure the operation and maintenance of the Shared Vehicle(s).
  - (iii) Provide and maintain the Shared Vehicle Parking Space(s) for use exclusively by such shared vehicles.
  - (iv) Make arrangements to allow members of the Shared Vehicle Organization access to the Shared Vehicle Parking Space(s).
  - (v) Provide security in the form of a Letter of Credit for \$50,000 per Shared Vehicle.
  - (vi) Registration of the Shared Vehicle Agreement against the title to the development, with such priority as the Director of Legal Services may

- require and including a covenant under section 219 of the Land Title Act of British Columbia, a statutory right of way, or other instrument satisfactory to the Director of Legal Services, securing these conditions.
- (vii) Provision of an updated letter of commitment from a car share company indicating their willingness to supply car share vehicles on the site at building occupancy.
3. 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) Should the existing sidewalks on Boundary Road and 22nd Avenue adjacent the site be significantly damaged during construction activities then the sidewalk is to be replaced to current City standards consisting of a minimum of 1.8 m wide concrete walks or wider should space permit, with light broom finish and saw-cut joints. Replacement is to be determined at the sole discretion of the General Manager of Engineering Services.
- (ii) Provision of a standard concrete lane entry on the south side of 22nd Avenue at the lane west of Boundary Road.
- (iii) Provision of improved curb ramps at the southwest corner of the Boundary Road and 22nd Avenue intersection adjacent to the site.
- (iv) Provision of street trees adjacent the site where space permits.
- (v) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project. The current application lacks the details to determine if sewer main upgrading is required. Please supply project details including floor area, projected fixture counts and other details as required by the City Engineer to determine if sewer 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 sewer system upgrading that may be required.
4. 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

5. 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) At least 25% of the units must have two or more bedrooms and be designed to meet the City's "High Density Housing for Families with Children Guidelines".
  - (v) A rent roll indicating the proposed initial monthly rents for each rental unit.
  - (vi) 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.
  - (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

6. 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 Protection, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until a Certificate of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, has been provided to the City.

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

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

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, and letters of credit, and provide for the withholding of permits, as deemed appropriate by, and in the form and content satisfactory to, the Director of Legal Services.

\* \* \* \* \*

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3819 Boundary Road (3680-3684 East 22nd Avenue)  
ADDITIONAL INFORMATION / COMMENTARY OF REVIEWING BODIES

**URBAN DESIGN PANEL**

The Urban Design Panel reviewed the application on February 11, 2015 and supported it.

**EVALUATION: SUPPORT (5-0)**

- **Introduction:** Yan Zeng, Rezoning Planner, introduced the proposal for a concurrent rezoning and development permit application made under the Rental 100 program. She noted that under the Rental 100 program, an incentive that can be given is to consider a higher form of development than what is permitted under a site's existing zoning. In this case, the site is zoned C-1. The Rental Incentive Guidelines states that a form of development up to that of C-2 zoning can be considered. She explained that for C-1, the permitted conditional height is 35 feet and the permitted density is 1.2 FSR. For C-2, the allowable height is 45 feet, with setback requirements at the lane at various levels, and a possible density of 2.5 FSR. In describing the proposal Ms. Zeng noted that it is located at the southwest corner of Boundary Road and East 22<sup>nd</sup> Avenue, in the Renfrew Collingwood neighbourhood. The surrounding area is zoned RS-1, mostly occupied by single family homes, with the exception of the site just to the south of the subject site. This site has a church on it with associated parking. Boundary Road is a major arterial and East 22<sup>nd</sup> is a collector. There is a bus running along 22<sup>nd</sup> Avenue (#25) but there is not a bus that runs consistently along Boundary Road. As a result, the proposal is meeting the parking By-law requirement for a secured market rental project, without the 20% discount associated with being within two blocks of an intersection where two buses run. The proposal is for a total of 23 market rental units, all will be secured as rental for 60 years or the life of the building. The proposal also includes 6 units that are two-bedroom units.

Paul Cheng, Development Planner, further described the proposal and mentioned that the site is surrounded with a single family zoned area (RS-1) and across Boundary Road, in Burnaby are also single family homes. He noted that the site has a fairly dramatic slope and as stated in the C-2 guidelines for the form of development, the maximum height needs to follow the slope. Mr. Cheng described the context noting the existing church with an adjacent surface parking lot. He mentioned that a 10 foot setback will help to guarantee better livability for the units. Mr. Cheng asked the Panel to consider the siting, how it relates to the properties nearby and also to the public realm while taking into consideration the suburban topology in the area. He added that the Rental 100 Policy does state that for a site like this, it can go from C-1 to C-2 building form. Mr. Cheng mentioned that the proposal meets the parking bylaw with respect to projects of this nature, it being a rental building.

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

- **Applicant's Introductory Comments:** Wing Ting Leung, Architect, further described the proposal and mentioned that access to the parking is at the rear of the site. The building is four storeys on Boundary Road and steps into the hill so when it meets the



lane, it steps down to more of a two or 3-storey form which responds to the context. The building is clad in brick and most of the units have exterior balconies except for the corner units. As well the building will meet LEED™ Gold for rezoning.

Mia Harth, Landscape Architect, described the landscaping plans and noted the planting on the lane and parking area with some trellis work. As well they have added a few trees along the front and the north side.

The applicant team took questions from the Panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**
  - Design development to improve the concrete wall expression along Boundary Road;
  - Consider a lockable gate access to the lane;
  - Consider a corner store;
  - Design development to add more visual porosity into the bike storage.
- **Related Commentary:** The Panel supported the proposal and thought it was a competent design.

The Panel supported the form, materials and massing and noted that Boundary Road seemed to be forgotten and poorly serviced by amenity and anything that added density would only improve the streetscape. They also thought that since the site is on a bus route that it didn't require as much parking. A couple of Panel members had some concerns regarding CPTED at the parking ramp.

The Panel supported the colour and material palette with one Panel member suggesting the applicant look at adding good quality railings to the balconies to improve aesthetic appeal.

They thought the ground plane and the interface with the public edges were well handled. However, they noted that there are a lot of concrete wall edges that present themselves to the street and perhaps some could be pulled in or eliminated. It was suggested that they could as well be softened with some landscaping. One Panel member suggested adding more street trees along Boundary Road for some privacy to the ground floor units. They also mentioned that since the residents are likely to access through the lane, there could be a lockable gate.

The Panel thought the site was a good location for a corner store given the number of residential properties in the area. They noted that the street level corner location did not make for a very livable unit.

The Panel thought that having the amenity room and bike lockers on the ground floor was the right move and noted that more visual porosity to the bike storage should be entertained.

- **Applicant's Response:** Mr. Leung thanked the Panel for their comments.

3819 Boundary Road (3680-3684 East 22nd Avenue)  
PUBLIC CONSULTATION SUMMARY

**Public Notification**

A rezoning information sign was installed on the site on July 23, 2013. Notification and application information, as well as 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 August 8, 2013 to inform the neighborhood of the proposed rezoning. Following that, revisions were made to the original application. On June 25, 2014, a second open house was held to update the neighborhood on the changes that have been proposed to the application.

**June 25, 2014 Second Community Open House**

The second community open house was held from 5-8 pm on June 25, 2014, at the Renfrew Park Community Centre. A total of 547 notifications were distributed within the neighbouring area on or about June 11, 2014. Staff, the applicant team, and a total of approximately 37 people attended the open house.

**Public Response**

Public responses to the revised proposal that have been submitted to the City are as follows:

- In response to the June 25, 2014 open house, a total of 24 comment sheets were submitted from individuals (approximately 0% in favour/100% opposed/0% unsure or unspecified).
- Additionally, a total of 8 letters, e-mails, and online comment forms were submitted from individuals (approximately 13% in favour/75% opposed/13% unsure or unspecified).
- Below is a summary of the written responses:

Question:	Yes	No	Unsure/Maybe
Do you support the proposed redevelopment of this site?	1 (3%)	30 (94%)	1 (3%)

- In addition to the written comments, a petition was received in opposition to the proposal and was signed by 204 residents, including those who reside in the City of Burnaby. The concerns cited in the petition letter included parking, form of development, loss of privacy and the "introduction of congested low income housing in the neighborhood".

In general, comments **supporting** the proposal included:

- The density is right
- The height is right
- Arterial streets are appropriate locations for this sort of development

In general, comments **opposing** the proposal are below, sorted by frequency of occurrence:

**PARKING**

Concerns were expressed about too few parking spaces proposed on-site and that the neighbourhood would become an overflow area though it already faces issues with

Burnaby General Hospital visitors seeking parking. There was also a desire for more carshare spaces.

#### TRAFFIC

There were worries that the project would generate additional traffic on already-busy streets like Boundary Road and 22nd Avenue. Additional traffic on local streets and lanes would pose a safety risk, especially for children.

#### HEIGHT & DENSITY

The proposal is too large for its neighbours and should be no more than 3 storeys.

#### LOCAL FIT

A multi-family apartment building was felt to be out of place with the current single-family residential character. The design was seen as a potential eyesore and there was a desire for the building to better blend with its surroundings.

#### IMPACTS OF RENTAL

Do not desire rental tenants, fearing constant movement of tenants in and out of the building. There was a concern that the neighbourhood would face issues of crime and drugs stemming from the development. Further, it was also felt the proposal would hurt property values in the area.

#### VIEWS

Fear among neighbouring residents that they will lose views as a result of this project.

#### MISCELLANEOUS

- o Construction will be disruptive and noisy, negatively impacting the area
- o Concern that a profit-driven developer will not properly manage the building once it is open
- o Criticism that this project will not create affordable housing
- o Location is not suitable for a 23-unit apartment building
- o Rental 100 policy is a poor policy and is not in accordance with the Renfrew Collingwood Community Vision

#### In general, comments from those unsure of the proposal included:

- The building design looks great
- Disappointment that there are no 3 bedroom unit
- The location isn't the best, particularly given the lack of transit and so few parking spaces provided on site
- There are too few parking spaces and more permeable pavers should be used

#### **August 8, 2013 First Community Open House**

The first community open house was held from 5-8 pm on August 8, 2013, at the Renfrew Park Community Centre, room 112. A total of 518 notifications were distributed within the neighbouring area on or about July 25, 2013. Staff, the applicant team, and a total of approximately 56 people attended the open house.

**Public Response**

Public responses to the original proposal that was submitted to the City are as follows:

- In response to the August 8, 2013 open house, a total of 45 comment sheets were submitted from individuals (approximately 0% in favour/95% opposed/0% unsure or unspecified).
- Additionally, a total of 13 letters, e-mails, and online comment forms were submitted from individuals (approximately 0% in favour/100% opposed/0% unsure or unspecified).
- Below is a summary of feedback regarding the various components of the proposal:

Question	Yes	No	Unsure/Maybe
Do you support the proposed redevelopment of this site?	0 (0%)	55 (96%)	2 (4%)

- In addition to the written comments, two petitions were received in opposition to the proposal. The first cited the height as the primary objection, signed by 219 area residents. The second petition was in general opposition to the proposal and signed by 12 area residents. In total, 137 Burnaby and 94 Vancouver residents signed the two petitions (231 total).

In general, comments **opposing** the proposal are below, sorted by frequency of occurrence:

**PARKING & TRAFFIC**

Concerns were expressed about too few parking spaces proposed on-site and that the neighbourhood would become an overflow area. Support was present for including carshare spaces, but there was concern that the proposal would create an unsafe and intolerable traffic situation in the area.

**FIT & AREA CHARACTER**

Many commenters noted that the proposal was out of scale and character with the surrounding single-family homes and "DESTROYS the HARMONY of our neighbourhood".

**HEIGHT & DENSITY**

The proposal is too large for its neighbours and should be no more than 3 storeys. The site was felt to be too crowded and the layouts of the units too small. The proposed height would create loss of views and become an 'eyesore' taking away privacy.

**RENTAL & CRIME**

A number of commenters stated that renters would be troublesome, creating noise and dirt. Rentals would also serve as an attractant for crime, drug-dealing, and generate a lack of safety.

**PROPERTY VALUES**

It was felt by some that the proposal would hurt property values in the area.

**PUBLIC PROCESS**

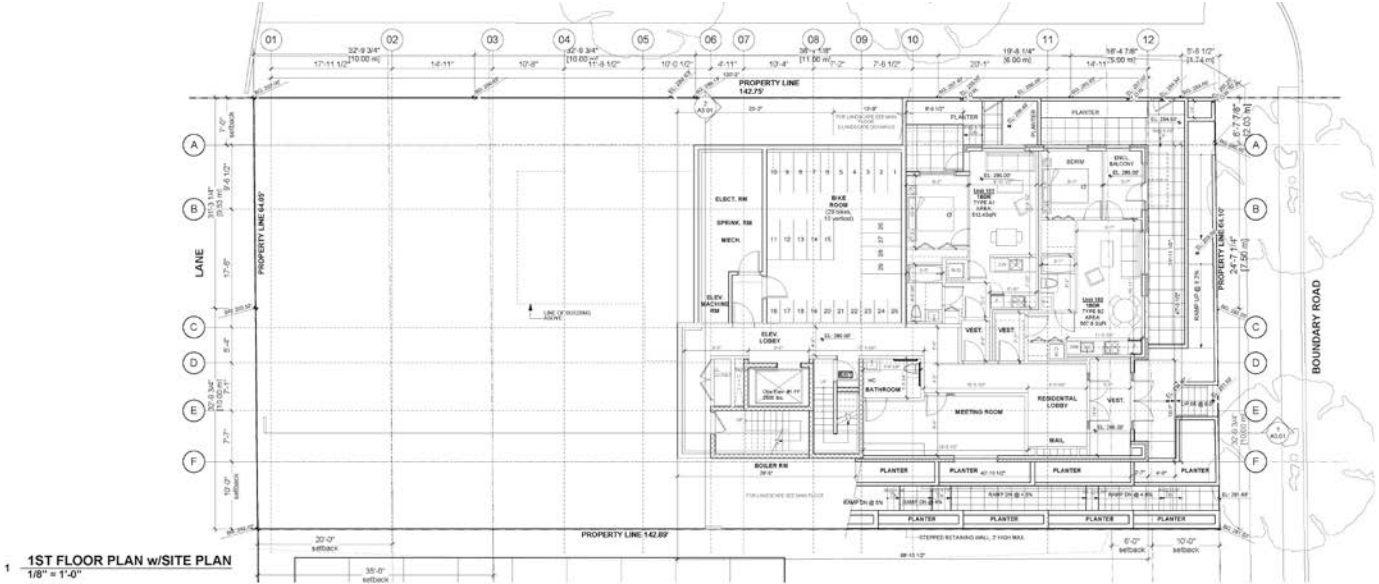
A number of questions regarding the process emerged, asking to what extent Burnaby and the City have coordinated on this proposal, that developer profit motive was primary, and a desire for a public hearing to voice public concerns before Council.

**MISCELLANEOUS**

Other commenters said the project adds no public benefit, the design fits reasonably well into the neighbourhood, the tight spaces in the lane will take away areas for children to play, and pollution would increase with air circulation problems. A desire was expressed for more greenery on the site, as well as a desire for the stairwell to include proper lighting.

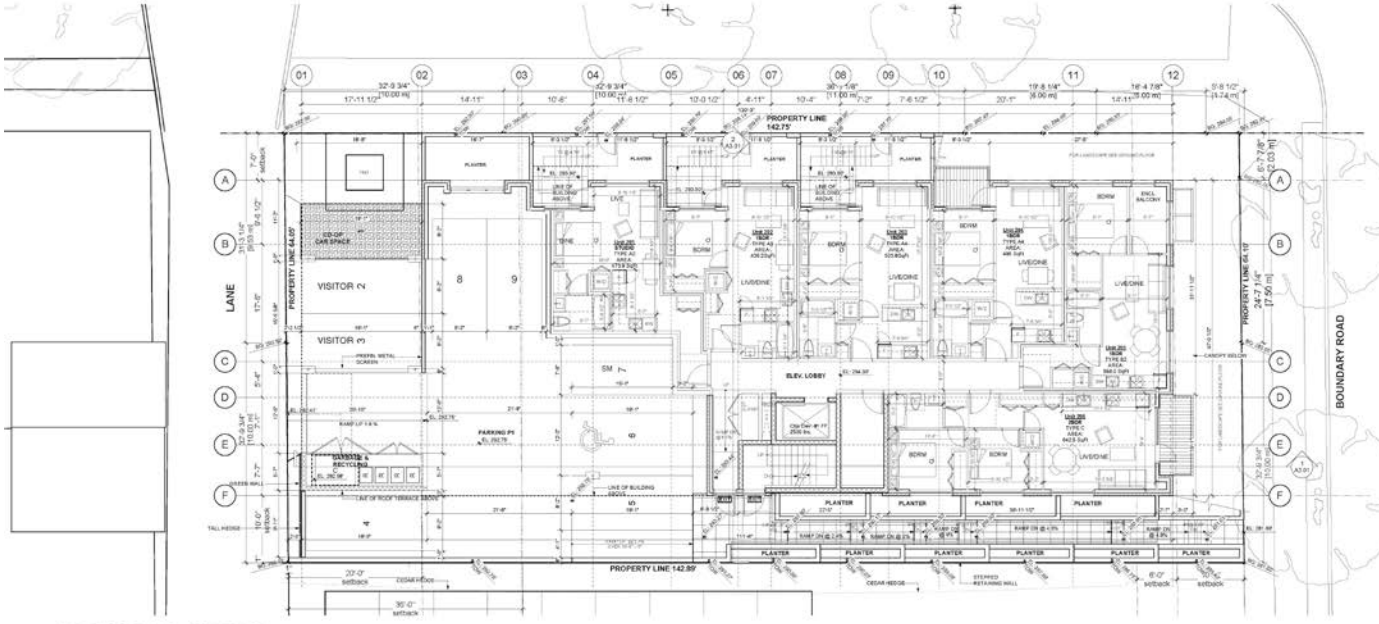
3819 Boundary Road (3680-3684 East 22nd Avenue)  
FORM OF DEVELOPMENT

Ground Floor Plan



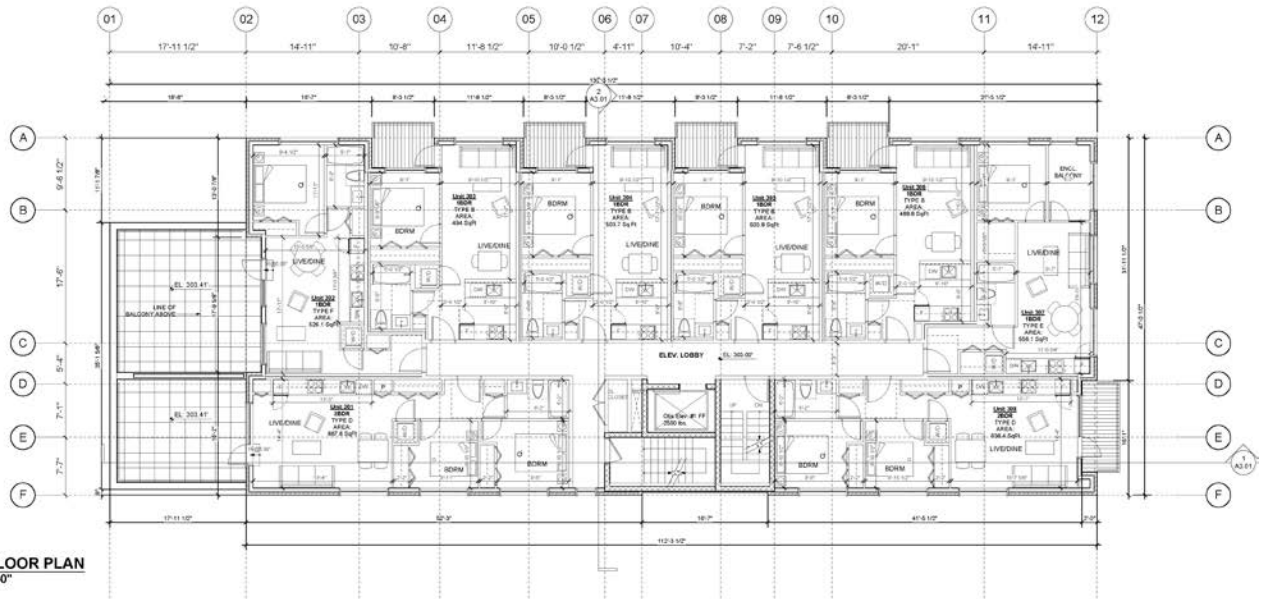
1 1ST FLOOR PLAN w/SITE PLAN  
1/8" = 1'-0"

2nd Floor Plan



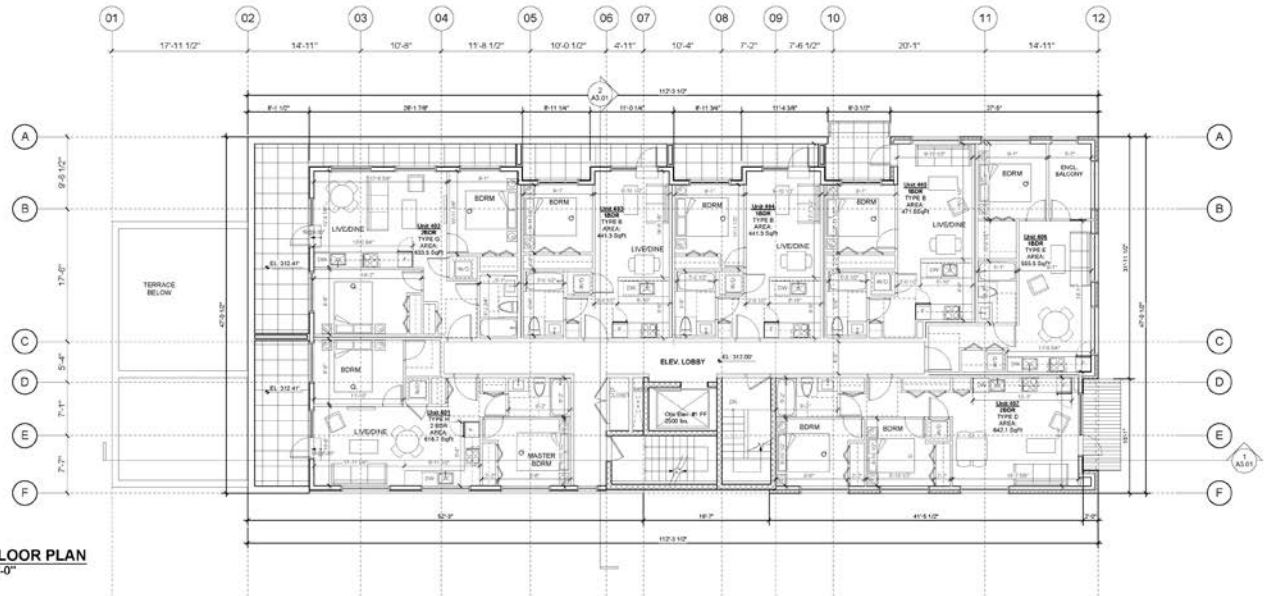
2 2ND FLOOR PLAN w/SITE PLAN  
1/8" = 1'-0"

3rd Floor Plan



1 3RD FLOOR PLAN  
1/8" = 1'-0"

4th Floor Plan

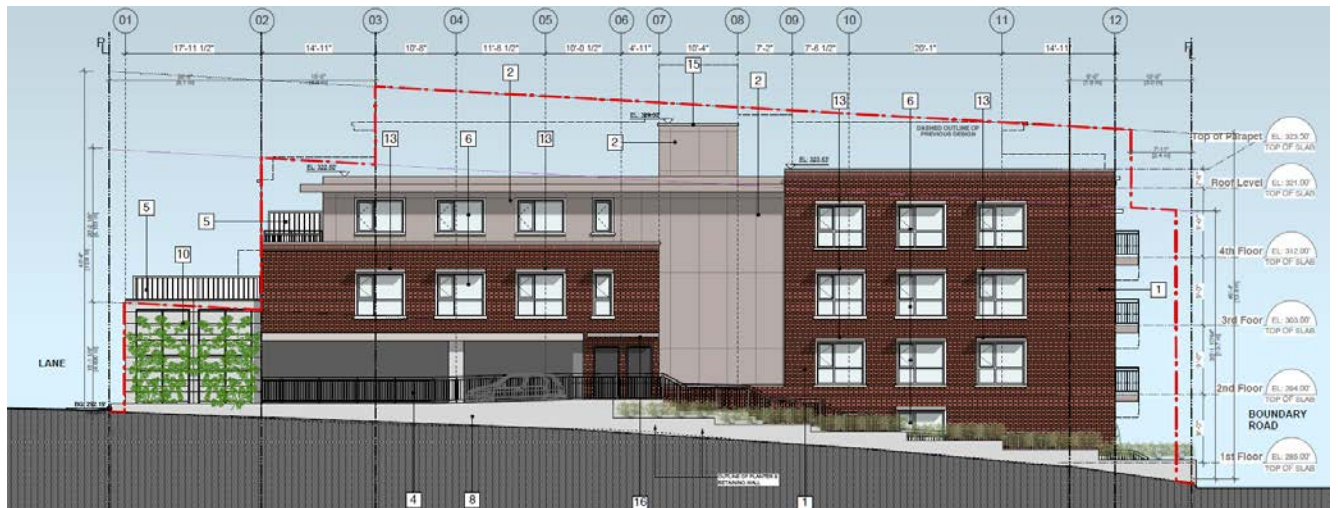


2 4TH FLOOR PLAN  
1/8" = 1'-0"

North Elevation

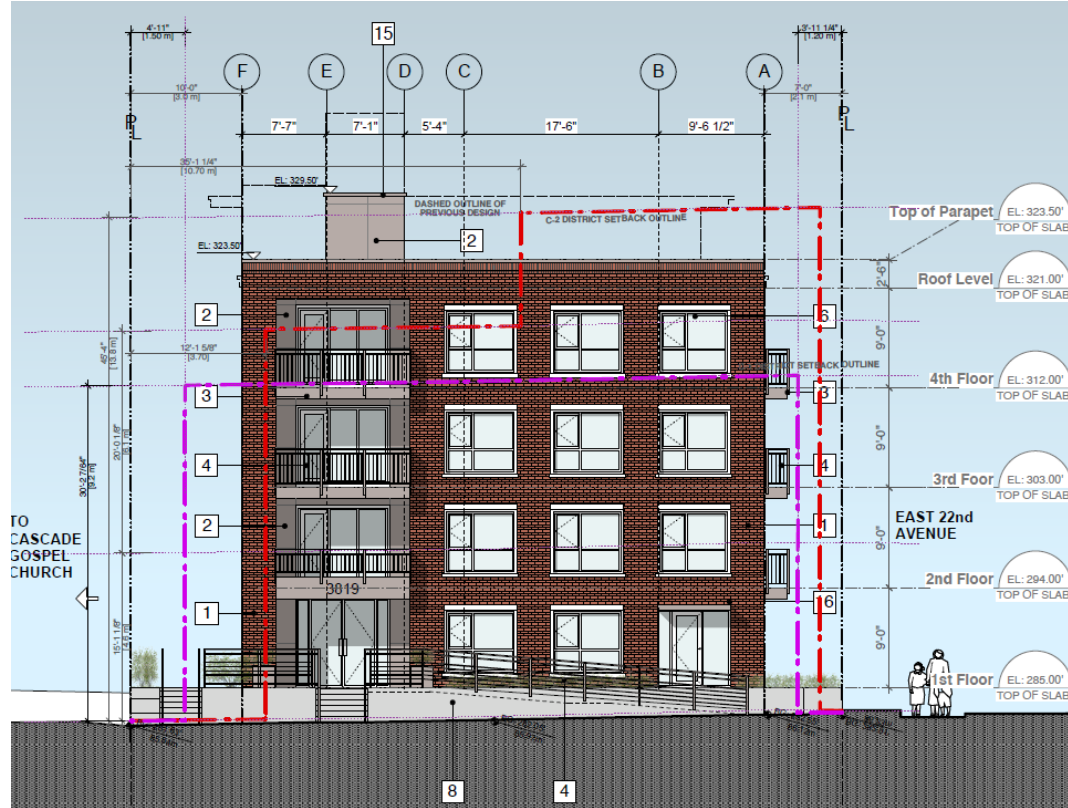


South Elevation

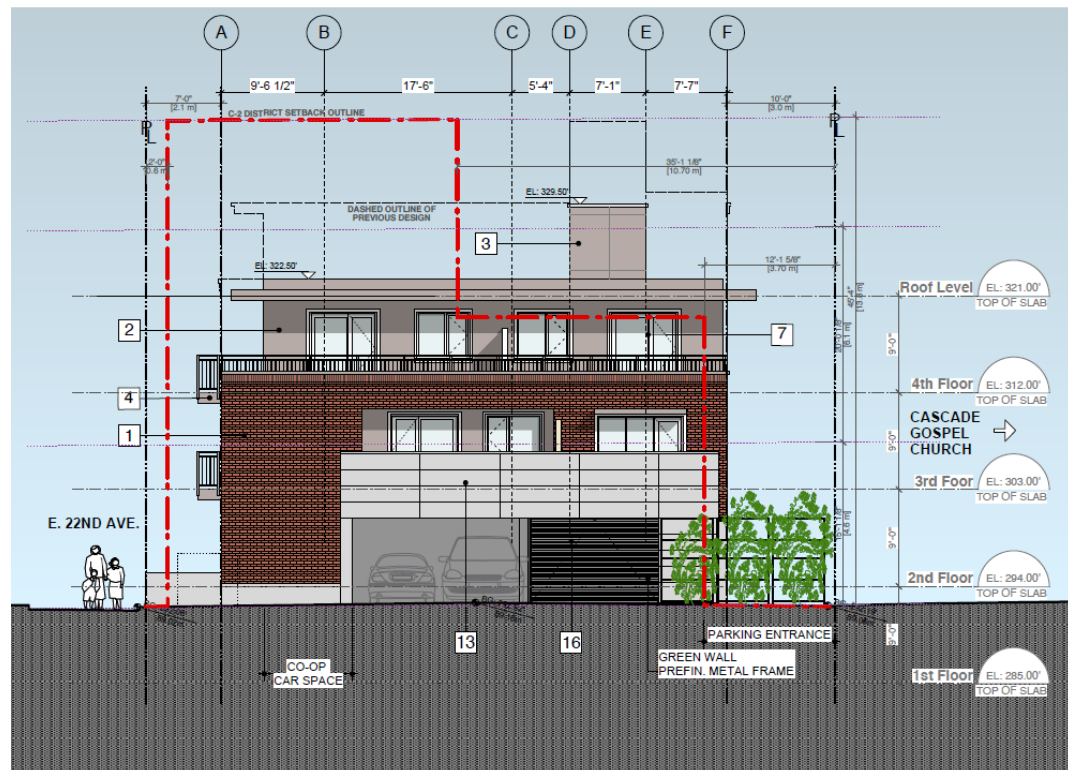




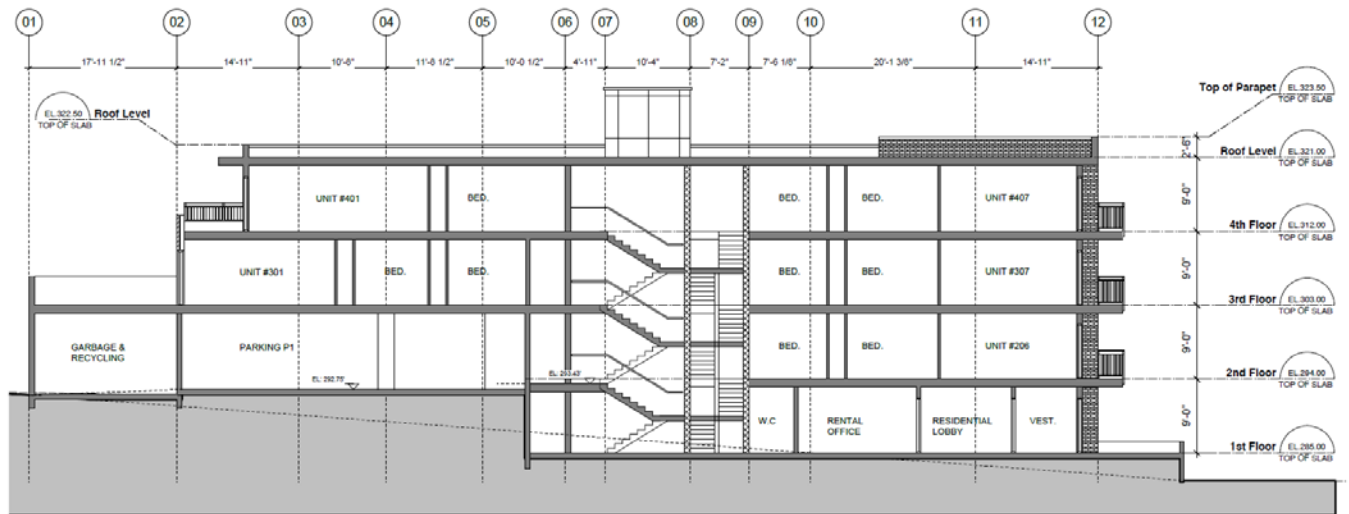
East Elevation



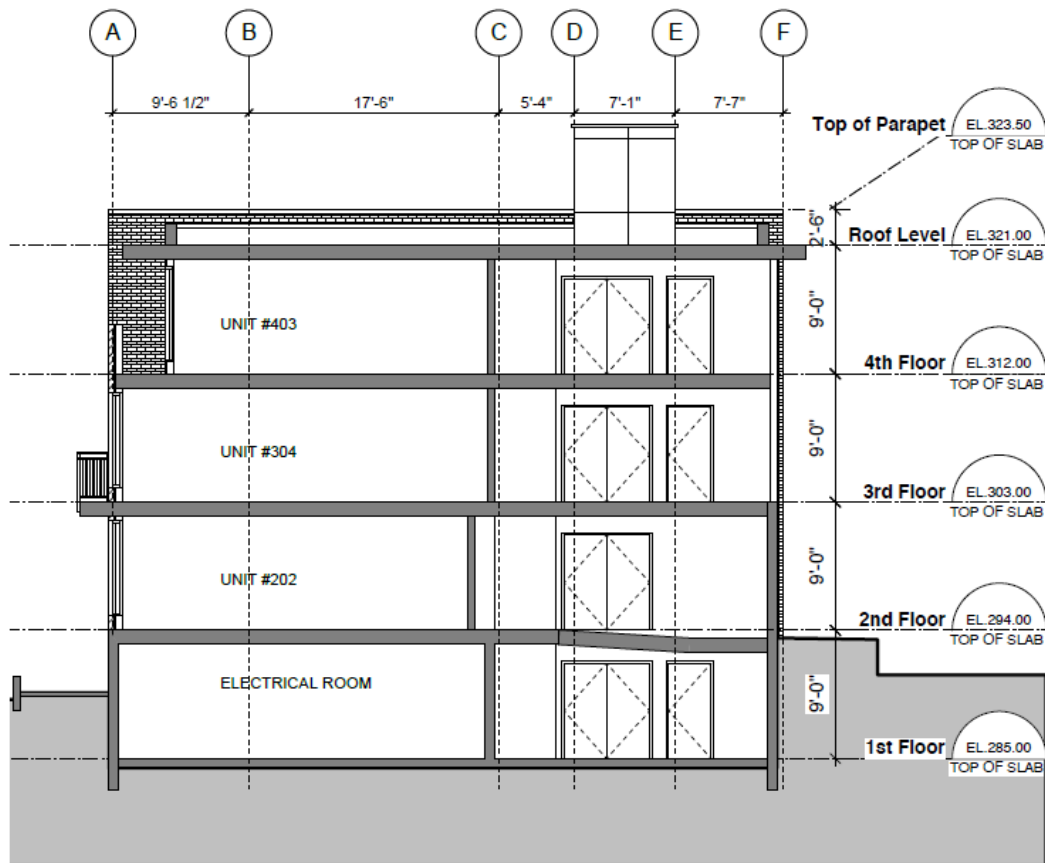
West Elevation



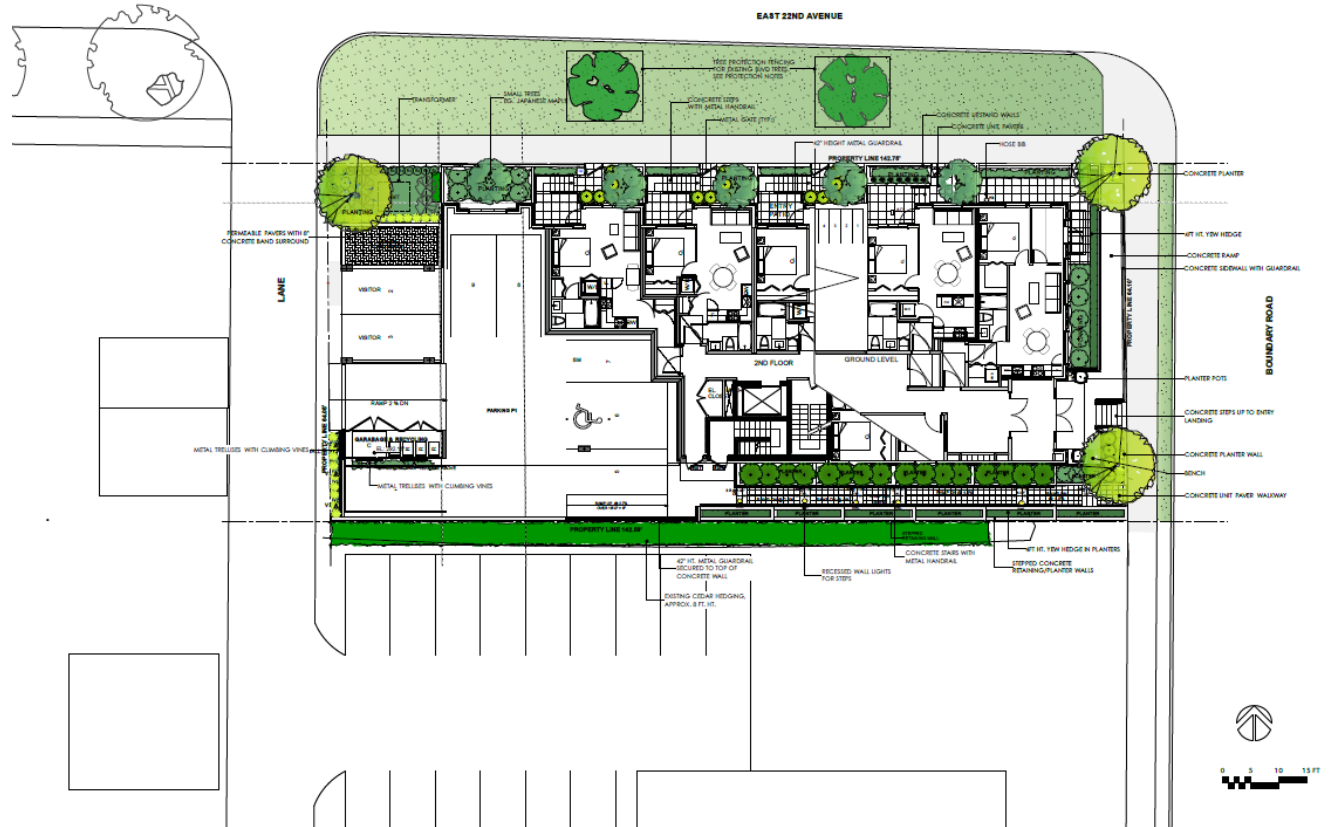
Section 1



Section 2



Landscape Plan



3819 Boundary Road (3680-3684 East 22nd Avenue)  
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
Studio	1	42 m <sup>2</sup> (452 sq. ft.)	42 m <sup>2</sup> (452 sq. ft.)
1-bedroom	16	56 m <sup>2</sup> (603 sq. ft.)	46.7 m <sup>2</sup> (503 sq. ft.)
2-bedroom	6	77 m <sup>2</sup> (829 sq. ft.)	59 m <sup>2</sup> (640 sq. ft.)

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

Unit Type	No. units proposed	DCL By-law maximum average unit rent*	Proposed average unit rent*
Studio	1	\$1,242	\$950
1-bedroom	16	\$1,561	\$1,050
2-bedroom	6	\$1,972	\$1,450

\* 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.)	\$2,367 per m <sup>2</sup> (\$220 per sq. ft.)

- (f) 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 or 60 years, and the initial rents at occupancy will be secured to meet the averages as set out under (d) above.

3819 Boundary Road (3680-3684 East 22nd Avenue)  
PUBLIC BENEFITS SUMMARY

**Project Summary:**

Four-storey development with 23 for-profit affordable market rental units.

**Public Benefit Summary:**

23 for-profit affordable rental housing units secured for the longer of the life of building or 60 years.

	Current Zoning	Proposed Zoning
Zoning District	C-1	CD-1
FSR (site area = 850 m <sup>2</sup> /9,151 sq. ft.)	1.20 (0.75 for residential)	1.63
Buildable Floor Space (sq. ft.)	10,981	14,944
Land Use	Commercial/Residential	Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	\$141,325	0
	DCL (Area Specific)		
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage		
	Housing		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>		<b>\$141,325</b>	<b>0</b>

**Other Benefits**

23 for-profit affordable rental housing units secured for the longer of the life of the building or 60 years.

\* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification. For the City-wide DCL, revenues are allocated into the following public benefit categories: Parks (41%); Replacement Housing (32%); Transportation (22%); and Childcare (5%). Revenue allocations differ for each of the Area Specific DCL Districts.

3819 Boundary Road (3680-3684 East 22nd Avenue)  
APPLICANT AND PROPERTY INFORMATION

Street Address	3819 Boundary Road (3680-3684 East 22nd Avenue)
Legal Description	<i>Lot 1 and the North 20.583 Feet of Lot 2, Both of Lot 1, Block A, North East ¼ of Section 51, THSL Plan 1722; PIDs: 014-371-707 and 014-371-723 respectively</i>
Applicant/Architect	W.T. Leung Architects Inc.
Property Owner	0944881 B.C. Ltd.
Developer	Tria Developments Ltd.

**SITE STATISTICS**

SITE AREA	850.1 m <sup>2</sup> (9,151 sq. ft.)
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**DEVELOPMENT STATISTICS**

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT
ZONING	C-1 (Commercial)	CD-1
LAND USE	commercial/residential	residential
MAX. FLOOR SPACE RATIO	1.20 FSR	1.63 FSR
MAXIMUM HEIGHT	10.7 m (35 feet)	12.5 m (41 feet)
FLOOR AREA	1,020 m <sup>2</sup> (10,981 sq. ft.)	1,388 m <sup>2</sup> (14,944 sq. ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law