



**POLICY REPORT
DEVELOPMENT AND BUILDING**

Report Date: September 3, 2015
Contact: Susan Haid
Contact No.: 604.871.6431
RTS No.: 11097
VanRIMS No.: 08-2000-20
Meeting Date: October 20, 2015

TO: Vancouver City Council
FROM: General Manager of Planning and Development Services
SUBJECT: CD-1 Rezoning: 698 East 64th Avenue and 8027, 8029, and 8031 Fraser Street

RECOMMENDATION

- A. THAT the application by Cornerstone Architecture on behalf of 0922264 B.C. Ltd. as registered owner of Lots 7 to 9 and 0785472 B.C. Ltd. as registered owner of Lot A of Lot K to rezone 698 East 64th Avenue and 8027, 8029 and 8031 Fraser Street [*Lots 9 to 7 all of Subdivision K and Lot A of Lot K, Block 30, District Lot 313, Plan 3968; PIDs 002-512-548, 002-512-530, 002-512-521 and 011-985-216 respectively*] from C-1 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 1.20 to 2.67 and the building height from 10.7 m (35 ft.) to 16.0 m (52.5 ft.) to permit the development of a five-storey mixed-use building with 37 secured for-profit affordable rental housing units, be referred to a Public Hearing, together with:
- (i) plans prepared by Cornerstone Architecture, received March 27, 2015;
 - (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, if the application is referred to a public hearing, the application to amend Schedule E of the Sign By-law to establish regulations for this CD-1 in accordance with Schedule B of the Sign By-law [assigning Schedule B (C-1)], generally as set out in Appendix C, be referred to the same public hearing;

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

- D. 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.

- E. THAT Recommendations A through D be adopted on the following conditions:

- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at 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 698 East 64th Avenue and 8027, 8029 and 8031 Fraser Street from C-1 (Commercial) District to CD-1 (Comprehensive Development) District to permit development of a five-storey mixed-use building with commercial retail units at grade and 37 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 uses 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 37 secured market rental units to the City’s affordable housing goals as identified in the *Housing and Homelessness Strategy* and the *Final Report from the Mayor’s Task Force on 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 (2012)
- Rental Incentive Guidelines (2012, last amended 2015)
- Final Report from the Mayor’s Task Force on Housing Affordability (2012)
- Housing and Homelessness Strategy (2011)
- Vancouver Development Cost Levy By-law No. 9755 (2008, last amended 2015)
- Sunset Community Vision (2002)
- Green Building Policy for Rezoning (2010, last amended 2015)
- High-Density Housing for Families with Children Guidelines (1992)
- C-2 District Schedule (revised 2009) and associated guidelines (2003).

REPORT

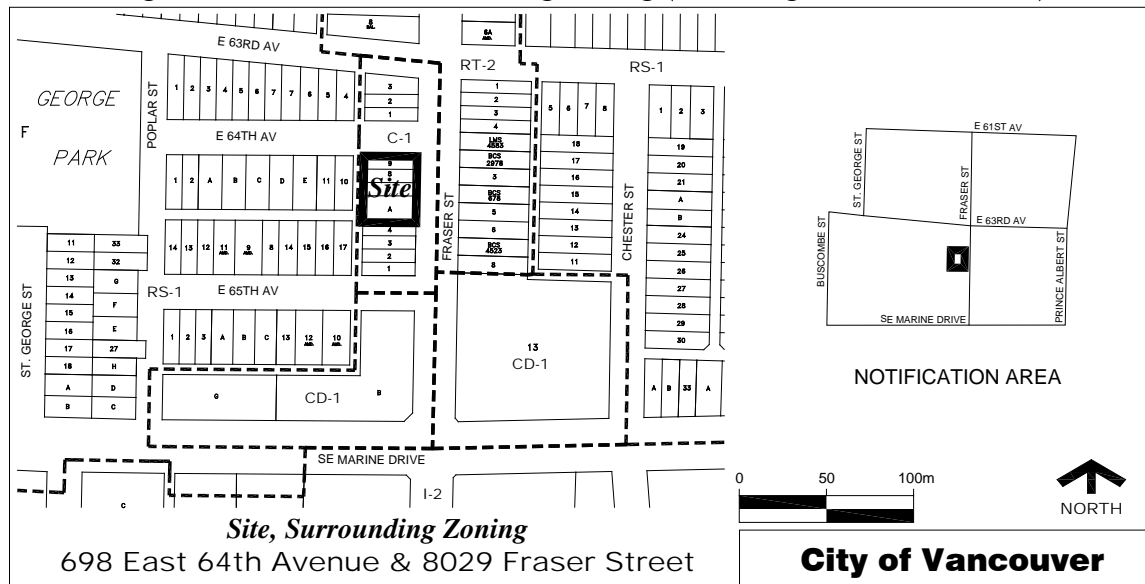
Background/Context

1. Site and Context

This 1,161 m² (12,495 sq. ft.) site is located on the east side of Fraser Street, south of 64th Avenue (See Figure 1). It has a frontage of 38.1 m (125 ft.) along Fraser Street and 30.5 m (100 ft.) along 64th Avenue. This is a steeply sloping site with a significant elevation difference of over three metres from the high side at 64th Avenue to the south.

Currently the site is developed with a one-storey commercial building. The northern part of the site is vacant. To the north and south of the site are C-1 zoned properties developed one-storey commercial buildings. Further south is a CD-1 zoned site developed with a three-storey apartment building. The properties to the west across the lane from the site are zoned RS-1 and are developed with detached houses. Across the street to the east are RT-2 zoned sites developed with detached houses and duplexes. The Super 8 hotel site is across the street to the southeast for which Council endorsed a set of draft planning and development principles in March 2015, and directed staff to begin a City-led process to get feedback from the neighbourhood in considering future redevelopment for the site.

Figure 1 – Site and Surrounding Zoning (including notification area)



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 per cent of the residential floor space provided is non-stratified, for-profit, affordable rental housing. The *Final Report from the Mayor’s Task Force on Housing Affordability*, adopted by Council in October 2012, further endorsed the importance of incentivizing market rental housing through a focus on strategies to repair, renew and expand market rental stock across all neighbourhoods.

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 neighbourhoods that enhances quality of life. The *Three-Year Action Plan 2012-2014* identifies priority actions to achieve some of the strategy’s goals. The priority actions that are relevant to this application include: refine and develop new zoning approaches, development tools and rental incentives to continue the achievement of securing purpose-built rental housing and use financial and regulatory tools to encourage a variety of housing types and tenures that meet the needs of diverse households. This application proposes 37 secured for-profit affordable rental units through a housing agreement for the life of the building or 60 years, whichever is longer.

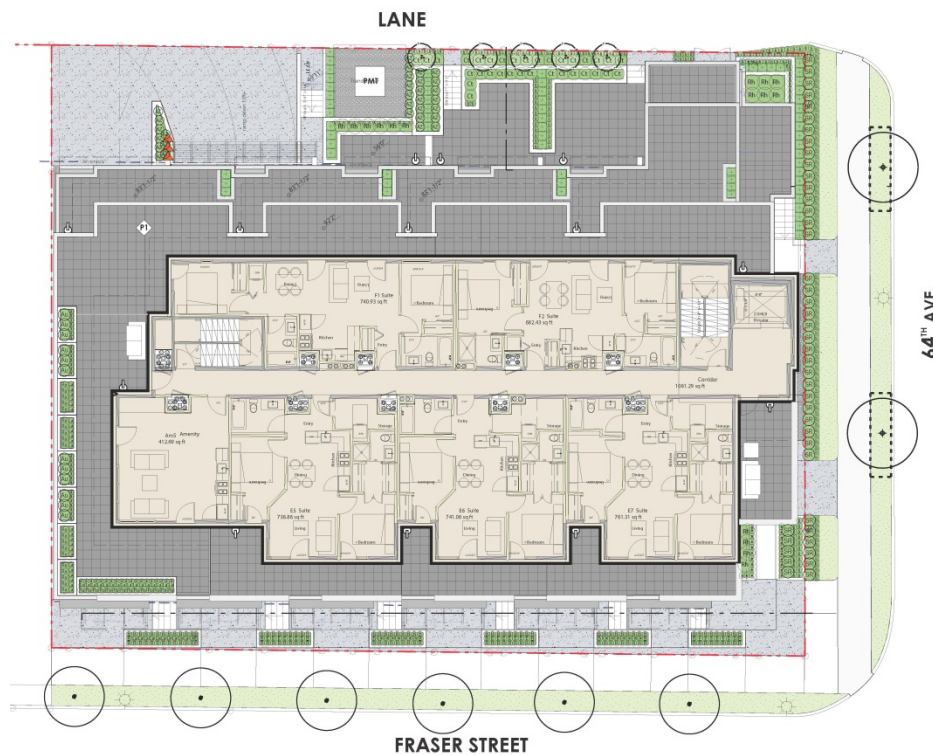
Sunset Community Vision – In January 2002, Council endorsed the Sunset Community Vision. The Vision supports rezoning for projects that have housing agreements, including rental housing projects (*Table 2.2 under the Rezoning Policy*).

Strategic Analysis

1. Proposal

This application proposes to rezone the site located at 698 East 64th Avenue and 8027, 8029 and 8031 Fraser Street from C-1 (Commercial) District to CD-1 (Comprehensive Development) District to permit a five-storey mixed-use building with commercial retail units at grade and residential units above (see Figure 2).

Figure 2 – Site Plan



In total, the application proposes 37 for-profit affordable rental housing units (21 one-bedroom, 14 two-bedroom and 2 three-bedroom) and 309 m² (3,330 sq. ft.) of commercial floor area all over one level of underground parking accessed from the rear lane. Of the 37 units proposed, 16 are two or three bedroom units (43%), exceeding the minimum 25 per cent family housing target set by the Rental 100 policy. A condition of approval is included in Appendix B to ensure that this unit mix is maintained through the development permit stage. A common amenity room is located at the south end of the building adjacent to a common rooftop deck.

2. Housing

This application meets the requirement of the *Rental 100* program by proposing 100% of the residential floor area as for-profit affordable rental housing. All 37 units would be secured through a Housing Agreement for the longer of the life of the building and 60 years. Adding 37

net new units to the City's inventory of market rental housing contributes toward the near-term and long-term targets of *the Housing and Homelessness Strategy* (see Figure 3).

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 43 per cent of all units as two and three-bedroom and suitable for families with children.

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 4,331 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 37 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	830	1,453	2,048	4,331	669 Below Target

¹ Unit numbers exclude this proposal, pending Council's approval of this rezoning application.

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

The *Rental Incentive Guidelines* provide general direction for the consideration of additional density to facilitate the provision of rental housing. The *Guidelines* suggest that C-1 sites follow a form of development similar to the C-2 zoning district. Both C-1 and C-2 are mixed-use zoning districts. C-1 districts are located at intersections within single-family neighborhoods, and provide moderately higher density commercial 'nodes' for local shopping and services in conjunction with residential uses. The C-1 zoning allows for a floor space ratio of up to 1.2 in a three-storey building form (35 ft. height). C-2 districts are generally located along arterial streets and allow a floor space ratio up to 2.5 with a four-storey building form (45 ft. height). A stepped building profile is required at the rear to provide a suitable transition to single-family sites across the lane. As Fraser Street is a significant north-south arterial, it is appropriate to consider a C-2-like form of development which addresses the

Rental Incentive Guidelines at this site. Staff have concluded that, based on proposed built form and setback, a density of 2.67 FSR is appropriate for this site, subject to the design conditions noted in Appendix B.

This section of Fraser Street has a significant downward slope towards Southeast Marine Drive. The site slopes down over 3 m (11 ft.) from 64th Avenue to the south, which represents a one-storey change in elevation along the Fraser Street frontage. The building height is four storeys at the north end at 64th Avenue, and the height is five storeys at the south end, mid-block, due to the sloping topography. The fifth storey is set back on all sides to reduce its visual prominence, and to present a predominantly four-storey street wall condition. The building is further articulated with a series of brick structural bays which break down the massing into smaller scale increments and enhance compatibility with the single family context. An additional setback at the fifth storey is recommended and will provide opportunities for enhanced roof deck amenity space. Future development of the corner lot at 65th Avenue under the provisions of the C-1 zoning will result in building that steps down in height in response to the sloping topography, but will still effectively screen the end wall condition at the south elevation of the subject site.

The building has been designed to respond to the existing single-family context providing ground level units oriented to the lane, with patios and planting at the lane edge, for a residential character adjacent the single-family site. Garbage storage, driveway and loading areas are located further south at the lane intersection. The rezoning proposal shows a portion of the building extending to the lane along 64th Avenue, however staff recommend that this extension be deleted due to concerns about the impact on the single-family site directly adjacent.

The Urban Design Panel reviewed and supported this application on July 15, 2015 (see Appendix D). Staff conclude that the design responds well to the expectations set forth in the *Rental Incentive Guidelines* and support this application, subject to the conditions outlined in Appendix B, which include improvements to the common outdoor amenity space, and modifications to the built form to improve neighborhood compatibility, as described above.

4. Transportation and Parking

The application proposes one level of underground parking access from the lane. A total of 27 parking spaces and one loading space are provided. This provision would meet the reduced Parking By-law standards for a secured market rental housing development. Also proposed are 46 Class A bicycle parking spaces, meeting the Parking By-law requirements. 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 Buildings Policy for Rezoning*s (amended by Council on June 25, 2014) requires that rezoning applications achieve a minimum of LEED® Gold rating, with targeted points for water efficiency, stormwater management and a 22 per cent reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

The applicant has proposed to pursue a 'Passive House' approach instead of LEED®. Passive House is a comparable system to LEED® and meets the requirements within the *Green Building Rezoning Policy*. The fundamental approach of Passive House is a green form of building and building certification which focuses on higher levels of building insulation, air tightness and ventilation systems to achieve greater energy efficiency. Conditions related to suitability requirements are contained in Appendix B and will accommodate either LEED® or an equivalent system, such as Passive House.

PUBLIC INPUT

Public Notification – A rezoning information sign was installed on the site on June 2, 2015. A total of 321 notifications were distributed within the neighbouring area on or about June 3, 2015. In addition, notification and application information, and an online comment form, were provided on the City's Rezoning Applications webpage (vancouver.ca/rezapps). An open house was held on June 24, 2015. Staff, the applicant team and a total of approximately 12 people attended the open house.

Public Response and Comments – A total of 2 comment sheets were submitted from individuals at the open house. No additional letters, emails or online comment forms were received for this application. Concerns raised related to increases in traffic, lack of on-site parking and security risks associated with renters. Support for the project included desire for commercial tenants in the area, particularly a restaurant or grocery store.

In response to feedback raised through the application review process, including comments from the public and the Urban Design Panel, as well as staff input and direction, the following design development conditions (Appendix B) are recommended:

- Increased setbacks to provide better transition to neighbouring buildings.
- Removal of building element and garbage room along 64th Avenue to reduce impacts to residents across the lane.

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) – Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and engineering infrastructure. This site is subject to the Citywide DCL rate, which is currently \$143.27 per m² (\$13.31 per sq. ft.) for new residential or commercial floor space. On this basis, a DCL of approximately \$53,719 is anticipated, which is attributed to the commercial floor area (375 m²) of the project.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment which takes place on September 30th of each year. When a DCL By-law with

higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as an in-stream application and therefore may be exempt from DCL rate increases for a period of 12 months from the date of DCL By-law rate adjustment. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL rate will apply.

The applicant has requested a waiver of the DCL attributed to the for-profit affordable rental housing, in accordance with *Section 3.1A* of the *Vancouver Development Cost Levy By-law*. The total residential floor area eligible for the waiver is 2,721 m² (29,290 sq. ft.). The total DCL that would be waived is estimated to be approximately \$389,850. A review of how the application meets the waiver criteria is provided in Appendix F.

Public Art Program – The *Public Art Policy for Rezoned Developments* requires that rezonings involving a floor area of 9,290 m² (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 the minimum threshold, no public art contribution will arise from this application.

Public Benefits - Offered by the Applicant

Rental Housing – The applicant has proposed that all of the residential units be secured as for-profit affordable rental housing (non-stratified). The public benefit accruing from these units is their contribution to the City's rental housing stock for the longer of the life of the building and 60 years.

This application includes one, two, and three-bedroom apartments. The applicant proposes that the one-bedroom units would rent for \$1,319, the two-bedroom units would rent for \$1,605, and the three-bedroom units would rent for \$2,061 per month. Staff have compared the anticipated initial monthly rents in this proposal to the average monthly costs for newer rental units in East Vancouver, as well as to the estimated monthly costs to own similar units in East Vancouver, using 2014 Multiple Listing Service data.

When compared to average rents in newer buildings in East Vancouver, the proposed rents are lower for both one and two-bedroom units. Average market rent figures were not available for three-bedroom units. In terms of the comparison to home ownership costs, the proposed rents in this application will provide an affordable alternative to homeownership, particularly for the larger units.

The dwelling units in this application would be secured as for-profit affordable rental through a Housing Agreement with the City for the longer of the life of the building and 60 years. Covenants within the Housing Agreement will be registered on title to preclude the stratification and/or separate sale of individual units. Under the terms of the Housing Agreement, a complete rent roll that sets out the initial monthly rents for all units will ensure that those initial rents are below the maximum thresholds established in the *Vancouver Development Cost Levy By-law* (see Figure 4), with subsequent rent increases subject to the *Residential Tenancy Act*. Through the Development Permit application process, the City will ensure that average unit sizes do not exceed the maximum thresholds set out by the *Vancouver Development Cost Levy By-law*.

Figure 4 compares initial rents proposed for units in this application to average and estimated costs for similar units. The figure also illustrates that the average rents for the proposed development are below both the Citywide and Vancouver Eastside averages.

Figure 4 – Comparable Average Market Rents and Home-Ownership Costs

	Proposed Rent	Average Market Rent in Newer Buildings - 2005+ (Eastside) ¹	DCL By-Law Maximums (Eastside) ²	Monthly Cost of Ownership - Eastside (BC Assessment 2014) ³
One Bedroom	\$1,319	\$1,375	\$1,561	\$1,868
Two Bedroom	\$1,605	\$1,763	\$1,972	\$2,691
Three Bedroom	\$2,061	n/a	\$2,338	\$3,475

¹ Data from the October 2014 CMHC Rental Market Survey for buildings completed in the year 2005 or later on the Eastside of Vancouver.

² Data from the October 2014 CMHC Rental Market Survey for buildings completed in the year 2005 or later in the City of Vancouver.

³ Based on the following assumptions: median of all BC Assessment recent sales prices in Eastside in 2014 by unit type, 10% down payment, 5% mortgage rate, 25-year amortization, \$150 - 250 monthly strata fees and monthly property taxes at \$3.54 per \$1,000 of assessed value.

Community Amenity Contributions (CACs) – Within the context of the City’s Financing Growth Policy, an offer of a Community Amenity Contribution (CAC) 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 CACs or public art contributions associated with this rezoning.

The site is subject to the Citywide DCL and it is anticipated that the commercial component of the project will generate approximately \$53,719 in DCLs. The residential component of the project 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 \$389,850.

The for-profit affordable rental housing, secured by 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 698 East 64th Avenue and 8027, 8029 and 8031 Fraser Street from C-1 to CD-1 to increase the allowable density and height, to permit development of a mixed-use building with for-profit affordable rental housing, and conclude that the application is consistent with the *Rental 100: Secured Market Rental Housing Policy*. Staff further conclude that the application qualifies for incentives provided for for-profit affordable rental housing, including additional height and density, a parking reduction and a DCL waiver. If approved, this application would make a contribution to the achievement key affordable housing goals of the City. The proposed form of development represents and appropriate 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 Appendix E, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

698 East 64th Avenue and 8027, 8029 and 8031 Fraser Street
DRAFT CD-1 BY-LAW PROVISIONS

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

Zoning District Plan Amendment

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

Uses

- 2.1 The description of the area 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 polices adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses, limited to Artist Studio, Arts and Culture Indoor Event, Club, Community Centre or Neighbourhood House, Fitness Centre;
 - (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this By-law;
 - (c) Institutional Uses, limited to Social Service Centre;
 - (d) Manufacturing Uses, limited to Jewellery Manufacturing and Printing or Publishing;
 - (e) Office Uses;
 - (f) Retail Uses, limited to Farmers' Market, Furniture or Appliance Store, Grocery or Drug Store, Liquor Store, Public Bike Share, Retail Store, and Secondhand Store;
 - (g) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Print Shop, Repair Shop - Class B, Restaurant - Class 1, School - Arts or Self-Improvement, School - Business, School - Vocational or Trade; and

- (h) Accessory Uses customarily ancillary to the uses listed in this Section 2.2.

Conditions of Use

- 3.1 No portion of the first storey of a building, to a depth of 10.7 m from the east wall of the building and extending across its full width, shall be used for residential purposes except for entrances to the residential portion.
- 3.2 All commercial uses permitted in this By-law shall be carried on wholly within a completely enclosed building except for:
 - (a) Farmers' Market;
 - (b) Neighbourhood Public House;
 - (c) Public Bike Share;
 - (d) Restaurant; and
 - (e) display of flowers, plants, fruits and vegetables in conjunction with a permitted use.
- 3.3 The design and layout 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 1,161 m², being the site size at the time of application for the rezoning evidenced by this By-law, prior to any dedications.
- 4.2 The floor space ratio for all uses must not exceed 2.67.
- 4.3 Computation of floor area must include all floors of all buildings, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.
- 4.4 Computation of floor area must exclude:
 - (a) open residential balconies or sun decks and any other appurtenances, which in the opinion of the Director of Planning, are similar to the foregoing, except

that the total area of all such exclusions must not exceed 8% of the permitted floor area;

- (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 that are a or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
- (d) amenity areas, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10% of the total permitted floor area; and
- (e) all residential storage 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 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) 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 section 4.4 and 4.5 must not include any other use other than that which justified the exclusion.

Building Height

5. Building height, measured from base surface, must not exceed 16.0 m.

Horizontal Angle of Daylight

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

- 6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 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 of the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of 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 6.1 does not include:
- (a) a bathroom, or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

Acoustics

7. All development permit applications require evidence in the form of a report and recommendations prepared by a person trained in acoustics and current techniques of noise measurement, demonstrating that the noise levels in those portions of the 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

* * * * *

**698 East 64th Avenue and 8027, 8029 and 8031 Fraser Street
PROPOSED CONDITIONS OF APPROVAL**

Note: Recommended conditions will be prepared generally in accordance with the draft conditions listed below, subject to change and refinement prior to finalization of the agenda for the Public Hearing.

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That, the proposed form of development be approved by Council in principle, generally as prepared by Cornerstone Architecture, on behalf of Altima Construction Ltd., and stamped “Received, Planning and Development Services, February 18, 2015”, 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 the approval of 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 reduce the impact of the development on the neighboring single family site to the west, as follows:
 - (i) reduce the extent of the building return along 64th Avenue to provide a larger setback to the single family site;
 - (ii) relocate the garbage storage room;

Note to Applicant: Garbage storage should be located within the parkade with any exterior doors located at the south end of the lane, which is more service oriented. The proposed location would have noise and visual impacts on the adjacent site, as well as the public realm.

- 2. Design development to provide improved outdoor amenity space;

Note to Applicant: A larger, more functional amenity deck should be provided at the fifth floor with a minimum dimension of 15 ft. from the southern edge of the roof. A transparent guardrail detail may be provided at the south elevation for improved sense of openness and views to the river. Provide wider doors/openings at the amenity room to the deck to better integrate indoor and outdoor space, and allow for greater flexibility of use.

- 3. Design development to screen mechanical units at the roof top;

Note to Applicant: Mechanical units and screening should be illustrated on the roof plan and elevation drawings. Units should be consolidated in a central location where possible to avoid visual clutter.

4. Design development to provide improved access to day light and ventilation at the dwelling units.

Note to Applicant: Compliance with Horizontal Angle of Daylight regulations should be demonstrated, particularly at bedrooms located behind inset enclosed balconies. Maximize the glazing at the exterior wall of bedrooms at enclosed balconies. Doors to the enclosed balconies should be glazed and a window may be provided adjacent; closets at the exterior wall may be relocated.

5. Design development to meet the intent of the *Balcony Enclosure for New Buildings* Administrative Bulletin;

Note to Applicant: Enclosed balconies should be articulated as distinct elements, and not be flush with the principle façade. Maximize the glass area at the enclosed balconies to admit natural light to the interior space beyond and provide windows openable from the inside to facilitate natural ventilation.

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

Landscape Design

7. Design development to provide additional and higher quality common outdoor space.

Note to Applicant: A larger space is required to accommodate a variety of uses. There is a heavy band of planting which encroaches upon the area. These planters should be moved to create a rooftop garden, which would take advantage of views and create more efficient amenity space.

Crime Prevention through Environmental Design (CPTED)

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

Sustainability

9. Confirmation of the building's sustainability performance as required by the Green Buildings Policy for Rezoning, including at a minimum 63 points in the LEED® rating system, a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, one water efficiency point, and one storm water point. If Passive House standard is proposed as an alternative, provide documentation to demonstrate compliance.

Note to Applicant: Provide a letter from a Passive House Accredited Building Certifier, stating that the building's design and specifications have been reviewed and the building can be certified as a Passive House. Refer to the Green Building Policy for Rezoning - Process and Requirements Administration Bulletin for further details.

Housing Policy and Projects

10. That the proposed unit mix, 57% 1-bedroom, 35% 2-bedroom units, and 8% 3-bedroom units be included in the Development Permit drawings.

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

Engineering Services

11. Update the landscape plan and site plan to reflect the off-site obligations set out in this rezoning.
12. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The existing wood pole in lane conflicts with the proposed parking access. Confirmation from all affected public utility companies that the pole can be relocated is required.

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 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 7, 8 and 9 of Subdivision K, and Lot A of Lot K; all of Block 30, DL 313, Plan 3968 to create a single parcel.

2. Provision of building setback and a surface SRW to achieve a 5.5 m distance from the back of the City curb to the building face. A legal survey of the existing dimension from the back of the City curb to the existing property line is required to determine the final setback/SRW dimension.
3. Provision of a knock out panel and a shared access agreement (legal agreement) for shared vehicular access onto 8061 Fraser Street (Lot 4 of Lot K, Block 30, DL 313, Plan 3968).
4. Release of Right of Way Agreement 315954M (support agreement) and Easement & Indemnity Agreement H46910 (landscape encroachment) 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.

5. Provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called “the services”) such that they are designed, constructed and installed at no cost to the City and all necessary 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 applicant’s mechanical consultant to determine if water system upgrading is required. Should upgrading be necessary then arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services will be required to secure payment for the upgrading. The developer is responsible for 100% of any water system upgrading that may be required.
 - (ii) 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.
 - (iii) Provision of a minimum 1.83 m (6 ft.) wide cast in place concrete sidewalk with broom finish and saw cut joints on 64th Avenue adjacent the site

- (iv) Provision of a double curb bulge on the corner of Fraser Street and 64th Avenue including upgraded curb ramps to meet current City standards. Work to include relocation or adjustment of all existing infrastructure impacted by the corner bulge installation.
 - (v) Provision of a standard concrete lane crossing on the south side of 64th Avenue at the lane entry west of Fraser Street including updated curb returns and ramps on both sides of the lane entry.
 - (vi) Provision of street trees adjacent 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 Policy and Projects

7. Make arrangements to the satisfaction of the Chief Housing Officer 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) 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) That a rent roll be provided indicating the proposed initial monthly rents for each rental unit.

- (v) That the average initial starting monthly rents for each unit type will be at or below the following proposed starting rents:

Unit Type	Proposed Rent
1-bedroom	\$1,319
2-bedroom	\$1,605
3-bedroom	\$2,061

- (vi) That a final rent roll be provided, prior to issuance of an occupancy permit, to the satisfaction of Chief Housing Officer and the Director of Legal Services, that reflects the agreed initial monthly rents as of occupancy in accordance with the Housing Agreement in order to address potential changes in unit mix and/or sizes between the rezoning and development permit issuance, and to allow for the rents to be increased annually from the time of the public hearing to initial occupancy, as per the maximum increases authorized by the *Vancouver Development Cost Levy By-law*.
- (vii) 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

8. If applicable:
- (i) Submit a site profile to the Environmental Planning, Real Estate and Facilities Management (Environmental Contamination Team);
 - (ii) As required by the Manager of Environmental Planning and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; 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 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.

* * * * *

**698 East 64th Avenue and 8027, 8029 and 8031 Fraser Street
DRAFT CONSEQUENTIAL AMENDMENTS**

SIGN BY-LAW NO. 6510

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

“698 East 64th Avenue and 8027, 8029 and 8031 Fraser Street	[CD-1#]	[By-law #]	B (C-2)”
---	---------	------------	----------

NOISE BY-LAW NO. 6555

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

“[CD-1#]	[By-law #]	698 East 64th Avenue and 8027, 8029 and 8031 Fraser Street”
----------	------------	---

* * * * *

**698 East 64th Avenue and 8027, 8029 and 8031 Fraser Street
ADDITIONAL INFORMATION**

Urban Design Panel (July 15, 2015)

EVALUATION: SUPPORT (5-4)

Introduction: Cynthia Lau, Rezoning Planner, introduced the project as a concurrent Rezoning and Development Permit application comprised of three parcels on the southwest corner at the corner of Fraser St and 64th Avenue. The proposal is being considered under the Secured Market Rental Housing Policy (Rental 100).

As this site's existing zoning is C-1, the policy allows for general consideration of C-2 forms of development (e.g. four-storeys and 2.5 FSR)

To the east and west are single-family properties. To the north is a one-storey C-1 site with an auto-body shop. To the south is a three-storey mixed-use building with rental units; kitty-corner is the Super 8 Hotel for which Council has approved an Issues Report.

This rezoning application proposes to rezone the site from C-1 to CD-1 to allow development of a five-storey mixed-use development over one level of underground parking with a maximum building height of 52 ft. The proposal includes 37 secured market rental units.

Marie Linehan, Development Planner, further described the site noting that Fraser Street slopes down towards Marine Drive in this location, and there is a drop in grades of about 11 ft. along the frontage at Fraser Street.

Under the Rental Incentive Guidelines, we may consider a more C-2-like form of development for these sites. The C-2 zoning allows for 2.5 FSR in a four-storey building form (45 ft. height) with stepped setbacks at the rear intended to mitigate impact on adjacent single family sites across the lane.

Due to the site topography, the building is four-storeys at the north end at 64th Avenue and five-storeys at the south end. The fifth storey encroaches into the 45 ft. height for a small wedge at the south end. The building is under height at the north end. The rear setbacks are generally provided at the main body of the building. A lessor setback is provided where the two-storey portion of the building turns the corner at 64th Avenue. The overall height and rear setbacks for C-2 are shown on the drawings.

Three commercial units are provided which front on Fraser Street. Rather than extend the commercial base to the lane, a row of four residential units with patios are provided at the rear of the ground floor to provide a more residential character at the lane.

There is an existing, low-lying one-storey building at the site to the south. Under the C-1 zoning, that site may eventually develop as a three-storey mixed use building (35 ft. height). There are some very minor modifications to the massing being looked at, and the expected density is 2.68 FSR.

Advice from the panel was sought for the following:

1. Overall height, massing and density.
2. Rear setbacks and transition to neighbouring RS-1 sites, particularly at the northwest corner.
3. Location, size, and quality of the common outdoor amenity and play space.
4. Overall architectural expression and materials, including the treatment of the interior south side elevation.

Applicant's Introductory Comments: The applicant team declined to give a presentation but took questions from the board and panel.

Panel's Consensus on Key Aspects Needing Improvement:

- There are concerns about the return along 64th Avenue from a massing and façade handling perspective
- The garbage room is wrong-sited and not neighbourly; there needs to be more separation in massing, not just transition
- The Amenity space could be opened out to make the building function better socially
- The 'bump' on 64th Avenue should be looked at
- A look at entryway is needed; the entry for whole building should be celebrated
- The south-face could create community engagement with its façade

Related Commentary: The panel commended the applicant on creating a socially responsible project and generally supported height, massing and density. The form of development is in scale with the future of Fraser Street. It was noted that the north-west corner currently looks a bit odd, and the rear setback seems a bit bulky towards the neighbour. There also appears to be a tacked on 'bump' of units which needs to be addressed. The panel held mixed opinions on the southern exposure, with some thinking that it needed more colouration or variation and a brighter accent.

While the building generally looks ok, six volumes seems a bit too much and would be better broken up. More articulation will not break down this mass sufficiently, and other strategies should be explored.

The main entrance location is fine, but needs to be more legible. The side entry is currently very underwhelming and also needs to be more legible. If the "hockey sticks" were reversed it would both help with this and prevent over-heating in the building due to solar exposure. More canopy may also help.

The panel noted that the stairs and elevator could be better designed, with an amenity at the top. In general there needs to be more and better outdoor space, as the current space looks tacked on and overlooks an abandoned parking lot. There is a heavy band of planting which encroaches upon the area. Moving these planters to create a rooftop garden would take advantage of the view and create more amenity space.

Overall the materials are durable and well-weathering. However, the treatment of the south-side needs more work. The south-face on 64th Avenue could create community engagement with its façade (maybe with a revisiting of the Blue-Boy mural).

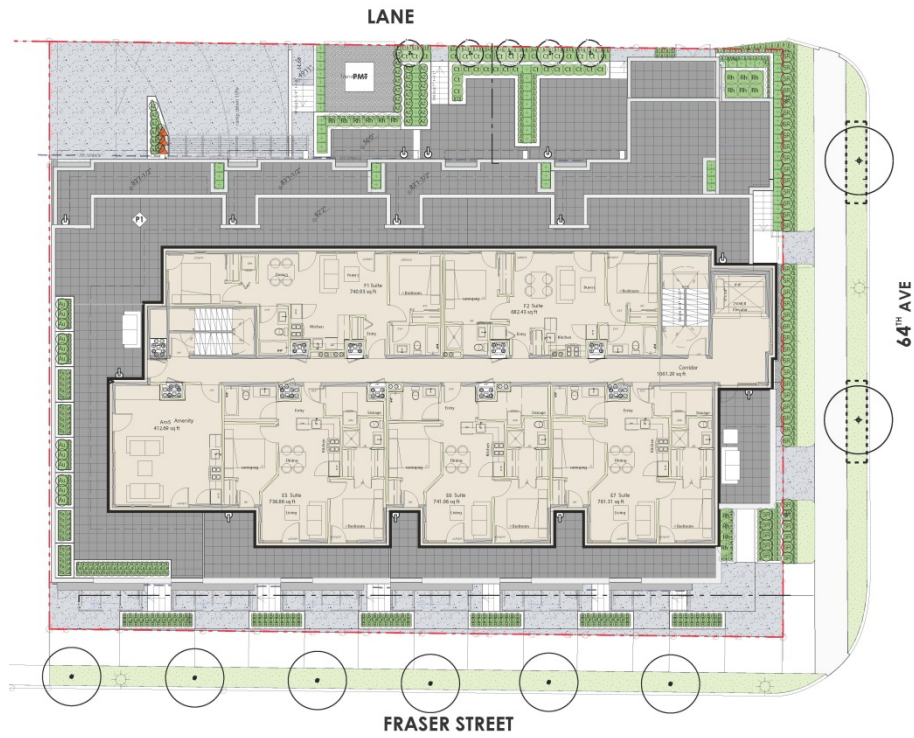
The single-family neighbours deserve more separation of massing than transition. There is also garbage storage directly beside them that needs to be moved south in order to be respectful.

Applicant's Response: The applicants thanked the panel and noted that the panel commentary all touched on things that the applicants are struggling with. The amenity does seem tacked on and could be changed, but it is difficult to position the garbage in a way which keeps it out of the basement entry.

* * * * *

698 East 64th Avenue and 8027, 8029 and 8031 Fraser Street
FORM OF DEVELOPMENT

Site Plan



Perspective View



Elevations

East Elevation (Fraser Street)



West Elevation



North Elevation (64th Avenue)



South Elevation



698 East 64th Avenue and 8027, 8029 and 8031 Fraser Street
DEVELOPMENT COST LEVY WAIVER ANALYSIS

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

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

Unit Type	No. units proposed	DCL By-law maximum average unit size	Proposed average unit size
1-bedroom	21	56 m ² (600 sq. ft.)	55 m ² (593 sq. ft.)
2-bedroom	14	77 m ² (830 sq. ft.)	68 m ² (733 sq. ft.)
3-bedroom	2	97 m ² (1,044 sq. ft.)	96.5 m ² (1,039 sq. ft.)

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

Unit Type	No. units proposed	DCL By-law maximum average unit rent*	Proposed average unit rent*
1-bedroom	21	\$1,561	\$1,319
2-bedroom	14	\$1,972	\$1,605
3-bedroom	2	\$2,338	\$2,061

*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
\$2,691 per m ² (\$250 per sq. ft.)	\$1,938 per m ² (\$180 per sq. ft.)

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

698 East 64th Avenue and 8027, 8029 and 8031 Fraser Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Five-storey residential development with 37 for-profit affordable rental units.

Public Benefit Summary:

The proposal would provide 37 dwelling units secured as for-profit affordable rental housing for 60 years or life of building.

	Current Zoning	Proposed Zoning
Zoning District	C-1	CD-1
FSR (site area = 1,161, sq. m / 12,495 sq. ft.)	1.2	2.67
Floor Area (sq. ft.)	14,994	33,326
Land Use	Mixed-use	Mixed-use

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	46,331	53,719
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Affordable Housing		
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		46,331	53,719

Other Benefits (non-quantified components):

37 units of market rental housing secured for the longer of 60 years and the life of the building

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

698 East 64th Avenue and 8027, 8029 and 8031 Fraser Street
APPLICANT AND PROPERTY INFORMATION

Applicant and Property Information

Address	698 East 64th Avenue and 8027, 8029 and 8031 Fraser Street
Legal Descriptions	Lots 9 to 7 all of Subdivision K and Lot A of Lot K, Block 30, District Lot 313, Plan 3968; PIDs 002-512-548, 002-512-530, 002-512-521 and 011-985-216 respectively
Developer	Altima Construction Ltd.
Architect	Cornerstone Architecture
Property Owner	0922264 B.C. Ltd. and 0785472 B.C. Ltd.

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	C-1	CD-1
SITE AREA	1,161 m ² (12,495 sq. ft.)	1,161 m ² (12,495 sq. ft.)
USES	Mixed-use	Mixed-use
FLOOR AREA	1,393 m ² (14,994 sq. ft.)	3,096 m ² (33,326 sq. ft.)
Floor Space Ratio (FSR)	1.20 FSR	2.67 FSR
HEIGHT	10.7 m (35 ft.)	16.0 m (52.5 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law