



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: June 7, 2016
Contact: Susan Haid
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VanRIMS No.: 08-2000-20
Meeting Date: June 14, 2016

TO: Vancouver City Council
FROM: Acting General Manager of Planning and Development Services
SUBJECT: CD-1 Rezoning: 106-116 East 35th Avenue

RECOMMENDATION

A. THAT the application by Ankenman Marchand Architects on behalf of Forrester & Godfrey Homes (Little Mountain) Ltd., the registered owners, to rezone 106-116 East 35th Avenue [*Amended Lot 53 (See 26284L) and Lot 52, both of Block 4, District Lot 637, Plan 3774; PIDs 010-798-439 and 012-214-124, respectively*] from RS-1 (One-Family Dwelling) to CD-1 (Comprehensive Development) District, to increase the floor space ratio from 0.70 to 2.30 FSR and the building height from 9.5 m (35 ft.) to 16.9 m (56 ft.) to permit the development of a five-storey residential building, containing a total of 18 dwelling units, be referred to a Public Hearing, together with:

- (i) plans prepared by Ankenman Marchand Architects, received October 16, 2015;
- (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
- (iii) the recommendation of the Acting General Manager of Planning and Development Services to approve the application, subject to the 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, subject to the enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C;

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

- 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 the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the sole 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 two lots located at 106-116 East 35th Avenue from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a five-storey residential building containing a total of 18 dwelling units all over one level of underground parking. The site is located within the Riley Park/South Cambie (RPSC) Community Vision area. The *Little Mountain Adjacent Area Rezoning Policy (LMAARP)*, approved by Council in January 2013, applies to this property. Staff have assessed the application and conclude that it meets the intent of the *LMAARP*.

The application is supported subject to design development and other conditions outlined in Appendix B. It is recommended that the application be referred to Public Hearing, with the recommendation of the Acting General Manager of Planning and Development Services to approve it, subject to the Public Hearing, along with conditions of approval in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- Little Mountain Adjacent Area Rezoning Policy (2013)
- Riley Park/South Cambie Community Vision (2005)
- Greenest City Action Plan (2011)
- Green Buildings Policy for Rezonings (2010, last amended 2015)
- Community Amenity Contributions Through Rezonings (1999, last amended 2014)
- Vancouver Neighbourhood Energy Strategy (2012)
- High-Density Housing for Families with Children Guidelines (1992)
- Urban Agriculture for the Private Realm (2009).

REPORT

1. Site and Context

This 740.5 m² (7,971 sq. ft.) site is located at the southwest corner of Quebec Street and 35th Avenue in the Riley Park/South Cambie Community Vision area (see Figure 1). The site is comprised of two legal parcels with an overall frontage of 19.9 m (65 ft.) along 35th Avenue. Currently the site is developed with two detached houses, as are the surrounding properties. All properties surrounding the proposed site are subject to consideration for rezoning under the *Little Mountain Adjacent Area Rezoning Policy* (LMAARP) which considers heights up to six storeys.

The subject site is also adjacent to the future Little Mountain redevelopment site which is guided by policies in the *Little Mountain Policy Statement*, approved by Council in June 2012. The Policy Statement recommends heights of six to eight storeys immediately to the west of the proposed rezoning. A rezoning application for the Little Mountain site is currently under review and proposes a range of building heights up to twelve storeys in line with the Policy Statement.

If the Little Mountain rezoning is approved, public amenities on the future Little Mountain site will include a new neighbourhood house, 69-space daycare, social housing and a new park and community plaza. Existing public amenities in the area include Hillcrest Community Centre and Queen Elizabeth Park. Two local bus routes (#3 along Main Street and #33 along 33rd Avenue to the north) serve the site which is also within a ten minute walk to both the Oakridge-41st Avenue and King Edward Canada Line stations.

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



2. Policy Context

Little Mountain Adjacent Area Rezoning Policy (2013) – In February 2013, Council adopted the *Little Mountain Adjacent Area Rezoning Policy* which provides direction on a range of issues including: building forms, heights and densities, housing mix, public benefits, transportation and sustainability. The Policy emphasizes innovative housing types suitable for families and options to improve housing affordability through ground-oriented units and a requirement of 35% family units (25% two-bedrooms and 10% three-bedrooms).

High-Density Housing for Families with Children Guidelines (1992) – The intent of the Guidelines is to address key issues of site, building and unit design to achieve livability objectives for families with children. The guidelines provide direction on project planning, project design and unit design.

Strategic Analysis

1. Proposal

The application proposes to rezone two properties at 106 and 116 East 35th Avenue from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District. In total, the application proposed 18 dwelling units with a total FSR of 2.30 and a building height of 16.9 m (56 ft.). One level of underground parking will be accessed from the lane with a total of 21 vehicle parking spaces and 23 bicycle spaces (see Figure 2).

Figure 2: Site Plan



2. Housing

The application exceeds the 35% family housing requirement of the LMAARP, with a proposal for 44% two-bedroom and 28% three-bedroom units (see Figure 3). A condition of approval is included in Appendix B to ensure that this unit mix is maintained through the development permit stage. The application also proposes a cash Community Amenity Contribution (CAC) of \$293,319 to be allocated to the Affordable Housing Reserve Fund to advance housing objectives either on the Little Mountain redevelopment site or within the Riley Park/South Cambie area.

Figure 3: Proposed Unit Types

Type	1 bedroom	2 bedroom (family units)	3 bedroom (family units)	Total
Number of Units	5 (28%)	8 (44%)	5 (28%)	18 (100%)

3. Form of Development (refer to drawings in Appendix E)

The proposed development comprises 18 residential units in a five-storey wood frame form over one level of underground parking with a proposed floor space ratio (FSR) of 2.30 which is within the density and height recommendations of the LMAARP.

The proposal is designed as a five-storey building with an L-shaped floor plan which provides numerous corner units while minimizing common circulation spaces, both of which are aspirations of the LMAARP. The use of colour and material defines the upper and lower levels of the building while also reducing the apparent building mass and height. A variety of outdoor spaces are provided including a private common courtyard, patios for ground-oriented units, balcony spaces and roof-top decks. Along the western edge, at the lane, ground level entrances and patios are provided to activate the street and provide semi-private outdoor space for residents.

The Urban Design Panel reviewed and supported this application on January 27, 2016 (see Appendix D). Staff concludes that the proposed design responds to the built form guidelines of the LMAARP and supports the application, subject to the design development conditions noted in Appendix B, which will further improve the building design through the development permit process.

4. Transportation and Parking

The application proposes one level of underground parking accessed from the lane containing 21 parking spaces and 23 bicycle parking spaces which would be provided in accordance with the Parking By-law. Engineering Services has no objections to the proposed rezoning provided the conditions outlined in Appendix B are addressed.

5. Environmental Sustainability

The *Green Buildings Policy for Rezoning* (amended by Council on June 25, 2014) requires that rezoning applications achieve a minimum LEED® Gold rating, with targeting points for water efficiency and stormwater management and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of

the project. The applicant submitted a preliminary LEED® scorecard, which generally conforms to the Rezoning Policy, indicating that the project could attain the required LEED® points and energy efficiency and, therefore, would be eligible for a LEED® Gold rating.

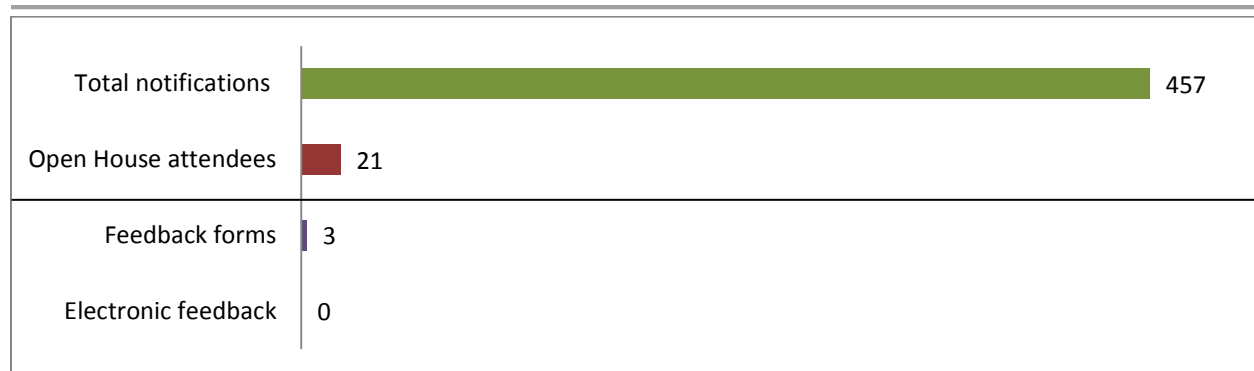
A condition of rezoning in Appendix B requires the provision of a Recycling and Reuse Plan for Green Demolition/Deconstruction, for demolition of existing buildings on site, to recycle/reuse at least 75% of demolition waste (excluding hazardous materials).

PUBLIC INPUT

Public Notification – The City of Vancouver Rezoning Centre webpage included notification and application information as well as an online comment form. A rezoning information sign was also posted on the site. A total of 457 notifications were distributed within the neighbouring area on or about December 28, 2015. A community open house was held on January 11, 2015 with staff, the applicant team and approximately 21 people in attendance.

Public Response and Comments – The City received a total of three responses to the application. Comments were in support of the application with one concern regarding the hedges not being pedestrian friendly and that the public realm does not encourage neighbourhood connectivity. Staff note that the proposal allows for semi-private outdoor space for residents at ground level while also providing front doors on the Quebec Street lane which aligns directly as a connection to the future plaza on the Little Mountain Site.

Figure 4: Public Notification Summary



PUBLIC BENEFITS

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

Public Benefits – Required by By-law or Policy

Development Cost Levies (DCLs) – Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/no-profit housing) and engineering infrastructure. The site is

subject to the Citywide DCL rate of \$143.27 per m² (\$13.31 per sq. ft.). On this basis, a DCL of approximately \$244,012 is anticipated.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment 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 in-stream application and therefore may be exempt from DCL rate increases for a period of 12-months from the date of the DCL By-law rate adjustments. 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. See the City's DCL Bulletin for details on DCL rate protection.

Public Art – 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. The proposed floor area is below this threshold and therefore there is no public art requirement.

Public Benefits – Offered by the Applicant

Community Amenity Contribution (CAC) – Within the context of the City's *Financing Growth Policy* and the *LMAARP*, 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.

In order to provide more certainty and clarity as sites within the Little Mountain Adjacent Area redevelop, and to improve processing efficiency for rezoning applications, an approach to CACs based on a target rate was developed as part of the Little Mountain Adjacent Area Rezoning Policy, which was approved by Council in 2013. This rate is the basis for all four- to six-storey residential rezoning proposals within the Little Mountain Adjacent Area sub-area one. The applicant has offered a total CAC package of \$293,319 using the target CAC rate of \$23 per square foot based on the net additional increase in floor area (12,753 sq. ft.). The rezoning application was received on October 16, 2015 and upcoming potential changes to the target CAC rate are not applicable to this application

In accordance with the *LMAARP*, CACs will be allocated towards the Affordable Housing Reserve to help achieve Council's social housing objectives either on the Little Mountain redevelopment site or in and around the Riley Park/South Cambie area.

FINANCIAL IMPLICATIONS

As noted in the section on Public Benefits, the applicant has offered a cash CAC of \$293,319, which will be allocated to the Affordable Housing Reserve to advance Council's affordable housing objectives either on the Little Mountain redevelopment site or in and around the Riley Park/South Cambie area.

Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget process.

This site is within the Citywide DCL District. It is anticipated that the project will generate approximately \$244,012 in DCLs.

CONCLUSION

Assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site and its context, and that the application is consistent with the *Little Mountain Adjacent Area Rezoning Policy* with regard to land use, density, height and form.

The Acting General Manager of Planning and Development Services recommends that the rezoning application be referred to a Public Hearing, together with a draft CD-1 By-law generally as set out in Appendix A. Further it is recommended that, subject to the public hearing, the application including the form of development, as shown in the plans in Appendix E, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

106-116 East 35th 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 listed in this section 2.2.

Conditions of use

3. The design and layout of at least 35% 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 740.5 m², being the site area at the time of the application for the rezoning evidenced by this By-law, and before any dedications.
- 4.2 The floor space ratio for all uses must not exceed 2.30.
- 4.3 Computation of floor area must include all floors, 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 the floor area must exclude:
 - (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of all such exclusions must not exceed 12% of permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the minimum exclusion for a parking space must not exceed 7.3 m in length;
 - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit;
 - (e) amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area; and
 - (f) a staircase in a top floor unit that leads to a roof deck.
- 4.5 The use of floor area excluded under sections 4.4 must not include any purpose other than that which justified the exclusion.

Building height

5. Building height, measured from base surface, must not exceed 16.9 m.

Horizontal angle of daylight

- 6.1 Each habitable room must have at least one window on an exterior wall of a building.
- 6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 6.3 Measurement of the plane or planes referred to in section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 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 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 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

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106-116 East 35th Avenue
DRAFT CONDITIONS OF APPROVALS

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 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 Ankenman Marchand Architects on behalf of Forrester & Godfrey Homes (Little Mountain) Ltd., the registered owners, and stamped "Received Planning Department, October 16, 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 approval by Council of the form of development, the applicant shall obtain approval of a development application by the General Manager of Planning and Development Services, who shall have particular regard to the following:

Urban Design

- 1. Design development to introduce higher quality materials such as masonry at the lower levels to enhance the durability and street level experience of the building.
- 2. Design development to strengthen the verticality and simplify the expression along Quebec Street.

Note to Applicant: The orange stepping frame weakens the strength and simplicity of the vertical elements present in the building design. Further consideration should also be given to the simplification of the design of some of the larger upper level units to combine some of multiple balconies into larger more usable balconies.

- 3. Design development to strengthen the legibility of the front entry, which is currently downplayed by the orange stepping frame expression.
- 4. Design development to the south exposure to take advantage of the outlook to the future plaza on the main Little Mountain site.
- 5. The proposed unit mix including 8 two-bedroom and 5 three-bedroom units are to be included in the Development Permit drawings, which may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does go lower than 25% two-bedroom and 10% three-bedroom units.

Landscape

6. Grades, retaining walls, walkways and structural elements, such as underground parking, designed to provide maximum plant growing depth (exceed BCLNA Landscape Standard).

Note to Applicant: Public and private trees should be planted at grade and not placed in above grade planters to achieve soil depth, wherever possible. Variations in the slab may be required in combination with appropriate growing medium. In the horizontal plane, soils should be contiguous, wherever possible. To accommodate trees in planters near property lines, the underground parking to angle downward at the perimeter (1 m across and 1.2 m downward).

7. Responsible resolution of any conflict with neighbour trees and vegetation in proximity to proposed work.

Note to Applicant: The Protection of Trees By-law seeks the retention of healthy trees, wherever possible. All neighbour and co-owned trees should be responsibly retained with the necessary arborist services and/or design development. Written consent is required by the neighbour in regard to all decisions effecting the status of tree(s) and vegetation located on neighbour sites, as identified in the arborist report. The arborist may need to carry out exploratory hand digging or air spade work at the proposed limit of excavation and submit a revised arborist report at time of development permit application. In addition, there should be further information by way of detailed photos and analysis of the anticipated canopy clearance pruning. Further comments and design development may be necessary at the development permit stage.

8. Site utilities and vents located onto private property and integrated discreetly into the building, avoiding landscaped and common areas.
9. Submission of a bird friendly strategy for the design of the building is encouraged in the application for a development permit.

Note to Applicant: Strategy should identify any particular risks with regard to the Bird Friendly Design Guidelines and propose design features or to reduce these risks. For more information, see the guidelines at: <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

10. At time of development permit application:
 - (i) Provision of a detailed Landscape Plan illustrating common and botanical name, size and quantity of all existing/ proposed plant material.

Note to Applicant: Plant material should be clearly illustrated on the Landscape Plan and keyed to the Plant List. The landscape plan should include all exterior hard and soft surface elements (site furniture,

gates, fences, surfaces, screens, walls), the public realm treatment (to the curb) and all existing or proposed street trees, adjoining landscaping/ grades and public utilities such as lamp posts, hydro poles, fire hydrants.

- (ii) Application of universal design principles in the outdoor spaces, such as wheelchair accessible walkways and site furniture.

- (iii) Provision of a partial irrigation plan.

Note to Applicant: Provide high efficiency irrigation for all planted areas, including urban agriculture areas and individual hose bibs for all private patios of 100 square feet (9.29 sq. m). On the plan, illustrate hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed.

- (iv) Provision of an outdoor Lighting Plan.

Note to Applicant: Consider "CPTED" principles and avoid any lighting that can cause glare to residential uses.

- (v) Provision of a Tree Management Plan.

Note to Applicant: The plan is to be separate from the landscape plan and consistent with the survey and arborist report. The scaled plan should be accurate and clearly illustrate all trees to be removed and retained, including offsite trees and any tree protection barriers. Tree replacements can be shown on the proposed landscape planting plans.

- (vi) Provision of an arborist report addendum.

Note to Applicant: The offsite trees are to be addressed in further analysis.

- (vii) Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through tree protection zones, all proposed common open spaces and semi-private patio areas.

Note to Applicant: In tree protection areas, the sections should illustrate and dimension the limit of excavation, the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

- (viii) Provision of a letter of assurance for arborist supervision.

Note to Applicant: Arborist supervision is typically necessary when any work is required within a minimum root protection zone of a retained tree. The arborist should discuss the details of any supervision requirements within the arborist report, particularly if the plans depict any work that encroaches into a minimum root protection zone. Typically, an assurance letter will outline up to four key construction points where the arborist shall be contacted to attend the site. The letter must be signed by the owner, the contractor and the arborist.

Crime Prevention through Environmental Design (CPTED)

11. Design development to respond to CPTED principles, having particular regards 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

12. Provision of a Recycling & Reuse Plan for Green Demolition/Deconstruction, for demolition of existing buildings on site, to recycle/reuse at least 75% of demolition waste (excluding hazardous materials).

Note to Applicant: The Recycling & Reuse Plan for Green Demolition/Deconstruction should be provided at the time of development permit application.

13. Confirmation that the application is on track to meeting the Green Buildings Policy for Rezoning including a minimum of 63 points (LEED® Gold rating), with 1 point for water efficiency and stormwater management; or LEED Gold if using LEED for Homes midrise or another LEED Rating System and a 22% reduction in energy cost as compared to ASHRAE 90.1 2010, along with registration and application for certification of the project.

Note to Applicant: A Sustainable Design Strategy must be submitted as part of the Development Permit that articulates which credits the applicant will be pursuing and how their building application, as submitted, incorporates strategies, features or technologies that will help achieve these credits. The strategy, along with the LEED checklist must be incorporated into the drawing submission. A letter from a LEED Accredited Professional or Administrator must confirm that the proposed strategy aligns with the applicable goals of the Green Buildings Policy for Rezoning. Proof of registration from the CaGBC must be provided with the application and the project registration number

incorporated into the drawings. Application for Certification will be required at a subsequent stage.

Housing Policy

14. Design development to ensure that a minimum of 35% of the proposed market strata units are designed to be suitable for families with children, including 10% three bedroom units.
15. Design development of indoor and outdoor common amenity space to demonstrate ability for proposal to meet the common amenity needs of a family-oriented building, as per the *High Density Housing Guidelines for Families with Children*.

Engineering

16. Provision of additional cycling amenities on site, to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services, reflecting Section 6.5 of the Little Mountain Adjacent Area Rezoning Policy which seeks the building design to accommodate and encourage bicycle use through measures which may include enhanced bike storage and facilities, wheel ramps, a wash station, automatic door openers, repair facilities or identified storage space for trailers or unusually sized bikes.

Note to Applicant: Given the scale of the project, provision of 6 covered Class B bicycle spaces on private property will address this requirement.

17. Provision of a 1.5 m x 1.5 m view corridor on the southwest corner of the site at Quebec Street and the east-west lane. Remove any fencing, tall planting etc. that may provide a visual obstruction within this area.

Note to Applicant: This is to improve visibility and sightlines for pedestrians crossing the lane.

18. Provide automatic door openers on the doors providing access to the bicycle room(s) and note on plans.
19. Confirmation that a waste hauler can access and pick up from the location shown or an on-site area for garbage container storage at grade that will allow for the waste hauler to pick up without reliance or storage of the containers on the lane or street.
20. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The following items are required to meet provisions of the parking by-law and the parking and loading design supplement:

- (i) Provision of design elevations on both sides of the parking access and additional design elevations within the parking area to calculate the slope and crossfall.

Note to Applicant: The slope and crossfall must not exceed 5%.

Note to Applicant: Confirm if an overhead gate is required. The minimum overhead gate width shall be 20 ft. and noted on plans.

- (ii) Modify the door swing for the 'refuse room' to be clear of the maneuvering aisle.
- (iii) Provision of the required vertical clearance for the parking level and security gates.

Note to Applicant: A section drawing is required showing elevations, and noting 2.3 m of minimum vertical clearance as this is required for access and maneuvering to all disability spaces. Also note with shading on drawing A110 where 2.3 m of vertical clearance is being provided.

- (iv) Provision of an improved basement and ground floor plan on drawing A110, showing the parking ramp on the adjacent site with design elevations and clearly meeting the proposed grades for this parkade.
- (v) Provision of an improved plan showing any required columns located within the parking level.

Note to Applicant: All column placements to comply with the requirements of the Engineering Parking and Loading Design Supplement.

- (vi) Provision of an improved plan showing the access route from the Class A bicycle spaces to reach the outside.

Note to Applicant: The route must be 'stairs free' and confirm the use of the parking ramp, if required.

21. Revision to the proposed landscaping on public property as follows:

- (i) Remove landscaping and concrete pad shown within the lane on drawing L0.01.
- (ii) Deletion of community garden beds proposed for the front boulevard on Quebec Street.

Note to Applicant: Community gardens located on City property are approved by a separate application process to the General Manager of Engineering Services.

- (iii) Please contact the Vancouver Park Board regarding relocation of the tree on Quebec Street to determine if there is a suitable location on public property and that the Park Board is agreeable to the relocation.
- (iv) Updating of the landscape and site plans to reflect the improvements sought by this rezoning.

Note to Applicant: Engineering Services will provide the road geometric for Quebec Street.

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 Lot 52 and Amended Lot 53 (See 26284L), both of Block 4, District Lot 637, Plan 3774 to create a single parcel.
2. Confirmation that a shared access agreement between this site and the development site to the east is fully registered in Land Titles Office and provides for the required access or provision, modification or replacement of an agreement to allow for the proposed access arrangement.
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) 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 2.13 m wide concrete sidewalk with saw cut joints on East 35th Avenue adjacent to the site.
 - (iv) Provision of road re-construction on Quebec Street including new concrete curb and gutter, a corner bulge on the 35th Avenue/Quebec Street corner of the site, concrete sidewalk minimum 1.8 m wide with saw cut joints, asphalt pavement for the width of the Quebec Street right of way, upgraded street lighting to serve the site, concrete lane crossing where applicable, drainage including any sewer extension necessary to drain Quebec Street and traffic regulatory signs as needed.
 - (v) Provision of asphalt lane paving adjacent the site and connection with the proposed lane paving for the development immediately east of the site. Work is to include any improvements necessary to allow for drainage of the lane.
 - (vi) Provision of street trees adjacent the site where space permits.
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.

Soils

5. If applicable:
- (i) Submit a site profile to the Environmental Protection Branch (EPB);
 - (ii) As required by the Manager of Environmental Protection 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 Protection 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, City Engineer 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.

Community Amenity Contribution (CAC)

- 6. Pay to the City the cash component of the Community Amenity Contribution of \$293,319 which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services, and is allocated to the Affordable Housing Reserve.

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 registerable charges pursuant to 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.

* * * *

106-116 East 35th Avenue
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENTS TO THE SUBDIVISION BY-LAW NO.5208

A consequential amendment is required to delete 106-116 East 35th Avenue [*Amended Lot 53 (See 26284L) and Lot 52, both of Block 4, District Lot 637, Plan 3774; PIDs 010-798-439 and 012-214-124, respectively*] from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

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106-116 East 35th Avenue
ADDITIONAL INFORMATION

Urban Design Panel (January 27, 2016)

EVALUATION: SUPPORT (6-1)

Introduction: Graham Winterbottom, Rezoning Planner, introduced the site for this rezoning as consisting of a two lot assembly on the south side of 35th Avenue at the corner of Quebec Street.

The proposal is within the Riley Park South Cambie Community Vision and being considered under the Little Mountain Adjacent Area Rezoning Policy, which covers from 35th to 33rd Avenue and from Main Street to the lane east of Quebec Street. The policy was developed along with the policy for the larger Little Mountain Site which sits immediately adjacent. The intent of the policy is to provide a transition in scale from the larger site to the surrounding neighbourhood, to provide a diverse range of building types, and to provide connections which link Main Street through to the larger site to Queen Elizabeth park.

In this area the policy contemplates a choice of two building types: a townhouse/rowhouse form up to 1.5 FSR, or a mid-rise form up to six storeys and 2.3 FSR. For a mid-rise form, the policy offers general principles and building characteristics which encourage proposals to vary from a standard double loaded corridor typology.

The site is located immediately adjacent to the Little Mountain site, a 25-acre site with Policy which recommends heights of six to eight storeys throughout the majority of the site. Some opportunities for ten- and twelve-storey buildings also exist towards the centre. The City is currently processing a rezoning application for the larger site which aligns with the recommended height of the policy. The proposal was reviewed by the Panel on December 16th, 2015 and was not supported.

The surrounding area is very amenity rich with Queen Elizabeth Park located to the west and Hillcrest Park to the north. This includes Hillcrest Recreation Centre, Nat Bailey Stadium and Phoenix Gymnastics. The area is also well served by transit as it is located on two frequent bus routes and is a ten minute walk from both the King Edward and 41st Avenue Canada Line Skytrain stations.

The application is proposing to rezone two single-family properties from RS-1 to CD-1 to develop a five-storey residential building which includes eighteen residential units, 72% being family units of 2-3 bedrooms. The total proposed floor area is 2.3 FSR.

Pat St. Michel, Development Planner, continued by stating that the policies for the Little Mountain Adjacent Area are aimed at:

- Encouraging innovative designs that vary from the standard double-loaded corridor apartment type, with particular regard for cross-ventilation, multiple exposures, useable roofs, large balconies, etc.;
- Encouraging wood-frame construction in the interest of sustainability and affordability;
- Setting a hard cap on density at 2.3 FSR in the interests of providing certainty through a predetermined fixed-rate CAC;

- Encouraging units suitable for families, with a minimum of 10% three-bedroom and 25% two-bedroom units.

This proposal is for a wood-frame building, with an L-shaped design that provides numerous corner units and limited common circulation, which are aspirations of the policy. Additionally, a variety of outdoor spaces are provided including a common courtyard, patios for ground-oriented units, balcony spaces and roof-top decks. Planning has supported a smaller setback along the Quebec Street frontage and along the lane in the interests of achieving the common courtyard and the L-shaped design.

The proposal exceeds the policy objectives for unit mix catering to families with 28% three-bedroom units and 44% two-bedroom units.

Consistent with the city's rezoning policies, the building will be designed to LEED Gold. Due to the small scale of the building, potential for connection to a Neighbourhood Energy Utility is not required.

To the immediate east of the proposed development will be a six-storey building, recently permitted, and for which construction is anticipated to commence shortly. The adjacent development has been designed to provide a driveway to underground parking at the edge of the site that will be shared access with this development.

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

1. Form of development - density, massing, height
2. Architectural expression and materiality

Applicant's Introductory Comments: The applicant introduced the project as a difficult project from an architectural standpoint. Attention has been paid to making things line up without looking monotonous. The yellow fins are an attempt to do this and celebrate the corner. The cabanas on the roof are another attempt to create an interesting feature.

The common amenity has outdoor space with a BBQ. Quebec Street has been made into a very pedestrian-friendly area with trees.

The landscape approach has been to give the building a comfortable setting. Generous outdoor spaces are given at the ground level, and the building has been developed with the idea of creating a very social building. The BBQ is situated in a generous communal area, with a generous patio area as well.

LEED Gold is being met as a standard, and attention has been paid especially to water retention. There is a possibility for community garden plots in the future. There is a balance with privacy and separation on the upper levels, but the whole area has an air of casualness about it.

The applicant team took questions from the panel members.

Panel's Consensus on Key Aspects Needing Improvement:

- Combine some of the balconies in the larger units
- Introduce masonry at the lower level to make the building more durable
- Use the best possible envelope; move towards passive house if possible
- Give the entrance more prominence; it is currently overwhelmed by the orange
- Strengthen the verticality and simplify the expression along Quebec Street
- Back elevation is simple and strong, but needs some work, Glass at stairwells and corridors really helps with livability, further consideration could be given to the placement of the windows in the stairwells
- The south exposure is very important - take advantage of the views and exposure of the south side of the development to the future plaza on the main LMH site

Related Commentary: The overall form of the building seems to lend itself quite well to families, and the form of development, massing and height are supportable. This is a very modest building which will probably fit in well with the neighbourhood.

In five or six years there may be a bit of wear and tear on the building with the current materiality. Adding more masonry to the ground plane could help with this.

On the east elevation the punched window expression looks a bit weak. More windows could also be added in the stairwell at the edge to create more of an active design.

The applied colour seems cosmetic and could be integrated better.

There seem to be three balconies for some units, which is a bit excessive. Step back a bit and try to simplify the elements while keeping in mind the internal layouts.

The back of the building is definitely a 'back'. There is a strong vertical expression which could be further developed, but this may not be the right approach if adding horizontal breaks are used to adjust the back façade.

It could be beneficial to open up the south-face to the plaza to make a grander statement.

From a sustainability perspective district energy is not necessary, but may be a logical choice despite the cost. If not, then simply make the project as sustainable as possible.

If the main amenity space is the social focus of the building, then make sure it has a good relationship to the community garden space to make it more attractive to residents.

Applicant's Response: The applicant team said that the panel had good suggestions which will make a good project better. The hardy panel should be durable enough as an edge, but something more practical could be done with the base of the building. At the fourth floor the windows in the stair aren't shown well in the renderings but are still there.

The first intuition was to flip the building and change the location of the courtyard, but this makes the streetscape into the back of a house. This is a little development and has had a lot of iterations; there is not a lot of room for change.

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106-116 East 35th Avenue
FORM OF DEVELOPMENT

Site Plan/Landscape Plan



East Elevation



West Elevation



North Elevation



South Elevation



Perspectives



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106-116 East 35th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

Five-storey apartment building containing a total of 18 dwelling units.

Public Benefit Summary:

The project would generate a DCL payment and a CAC offering to be allocated to the Affordable Housing Reserve Fund to advance housing objectives either on the Little Mountain redevelopment site or within the Riley Park/South Cambie area.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 740.5 sq. m / 7,971 sq. ft.)	0.70	2.3
Floor Area (sq. ft.)	5,580	18,333
Land Use	One-family residential	Multiple Dwelling

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required *	DCL (City-wide)	17,242	244,012
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage (transfer of density receiver site)		
	Affordable Housing		293,319
	Parks and Public Spaces		
	Childcare Facilities/Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		17,242	537,331

* 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%).

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106-116 East 35th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	106-116 East 35th Avenue
Legal Descriptions	Amended Lot 53 (See 26284L) and Lot 52, both of Block 4, District Lot 637, Plan 3774; PIDs 010-798-439 and 012-214-124, respectively
Developer	Little Mountain Apartments
Architect	Ankenman Marchand Architects
Property Owners	Forrester & Godfrey Homes (Little Mountain) Ltd.

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development
ZONING	RS-1	CD-1
SITE AREA	740.5 m ² (7,971 sq. ft.)	740.5 m ² (7,971 sq. ft.)
USES	One-Family Dwelling	Multiple Dwelling
FLOOR AREA	518.4 m ² (5,580 sq. ft.)	1,703.1 m ² (18,333 sq. ft.)
FLOOR SPACE RATIO (FSR)	0.7 FSR	2.3 FSR
HEIGHT	10.7 m (35 ft.)	16.9 m (55 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law

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