



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: May 2, 2017
Contact: Susan Haid
Contact No.: 604.871.6431
RTS No.: 12025
VanRIMS No.: 08-2000-20
Meeting Date: May 16, 2017

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 5733 Alberta Street and 376-392 West 41st Avenue

RECOMMENDATION

- A. THAT the application by GBL Architecture Inc. on behalf of 1011066 B.C. Ltd., the registered owners, to rezone 5733 Alberta Street and 376-392 West 41st Avenue [*Amended Lot 13 (See 231390L), Amended Lot 14 (See 231389L) and Amended Lot 15 (see 337852-L), all of: Block 857, District Lot 526, Plan 7737; PIDs: 010-337-512, 010-337-521, and 004-951-883 respectively*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.70 to 2.63 and the height from 10.7 m (35 ft.) to 21.0 m (69 ft.) to permit the development of a six-storey residential building, containing a total of 54 dwelling units, be referred to a Public Hearing together with:
- (i) plans prepared by GBL Architecture Inc., received on November 4, 2016;
 - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability 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 Public Hearing.

- B. THAT, subject to 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, subject to enactment of the CD-1 By-law, the Parking 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 Parking By-law at the time of enactment of the CD-1 By-law.

- D. THAT Recommendations A through C 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 expenditures 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 three lots located at 5733 Alberta Street and 376-392 West 41st Avenue from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building containing a total of 54 dwelling units over two levels of underground parking. The site is located within the Oakridge Town Centre neighbourhood of the *Cambie Corridor Plan*.

Staff have assessed the application and conclude that it generally meets the intent of the *Cambie Corridor Plan*. Staff support the application, subject to design development and other conditions outlined in Appendix B. Staff recommend that the application be referred to Public Hearing, together with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to Public Hearing, and subject to the conditions in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- Cambie Corridor Plan (2011)
- Green Buildings Policy for Rezoning (2010, last amended 2016)
- Community Amenity Contributions Through Rezoning (1999, last amended 2016)

- High-Density Housing for Families with Children Guidelines (1992)
- Greenest City 2020 Action Plan (2012, last amended 2016)
- Vancouver Neighbourhood Energy Strategy (2012)
- Renewable City Strategy (2015)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)
- Urban Forest Strategy (2014)

REPORT

Background/Context

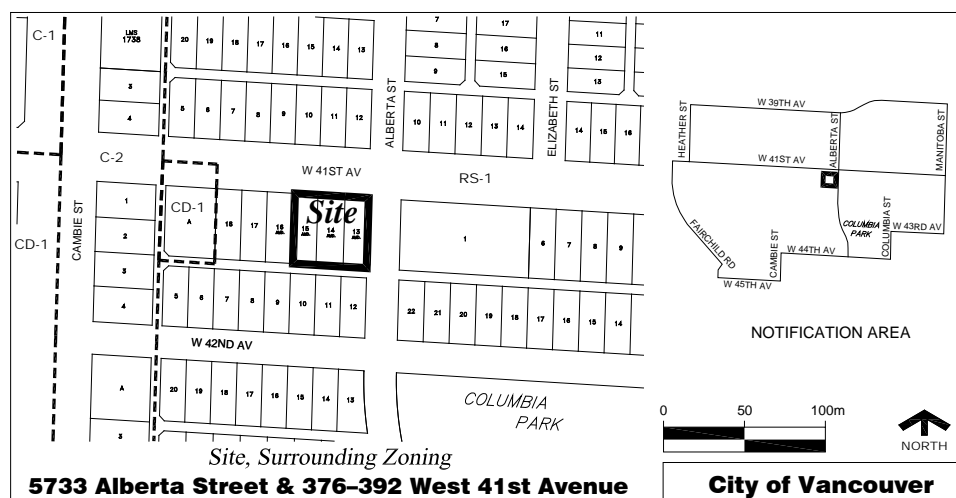
1. Site and Context

This 1982.8 sq. m (21,342 sq. ft.) site is located at the southwest corner of 41st Avenue and Alberta Street (see Figure 1). The site is comprised of three lots with 45.7 m (150 ft.) of frontage along 41st Avenue and 43.3 m (142 ft.) along Alberta Street. Along 41st Avenue to the west is a completed rezoning proposal for a six-storey secured market rental building. There is an approved rezoning for a six-storey residential building nearby at 41st Avenue and Elizabeth Street. Additionally, there is an active rezoning application along Cambie Street between 42nd and 43rd Avenues for a ten- and eight-storey mixed use development. A block to the west is the approved rezoning for the Oakridge Centre site. Across the lane to the south are detached single-family houses which are included in the planning for Phase 3 of the Cambie Corridor, currently underway. The subject site is located on a major arterial with regular bus service and is about a five minute walk away from the Oakridge-41st Avenue Canada Line station.

2. Policy Context

In 2011, Council adopted Phase 2 of the *Cambie Corridor Plan* (the “Plan”). Subsequent to a comprehensive planning process, the Plan identified land uses, density ranges, building heights and building forms for sites along the arterial streets within the Cambie Corridor.

Figure 1 - Site and surrounding zoning (including notification area)



Section 4 of the Plan (the “Neighbourhoods” section) provides direction for the development in each area of the corridor, including neighbourhood character, public realm and urban design principles. The subject site is within the “Oakridge Town Centre” neighbourhood, located between 39th Avenue and 48th Avenue. This neighbourhood, as the “centre” of the City and Canada Line, represents the most significant concentration of urban uses and density. The area will be strengthened and enhanced as a walkable mixed-use urban centre with a diverse mix of job space and housing types. Along 41st Avenue, new residential buildings will offer opportunities for enhancing the public realm with wide green setbacks.

For this site, subsection 4.4.3 of the Plan specifically supports residential buildings up to six storeys in height with upper levels stepped back above the fourth floor. A density range of 2.0-2.5 FSR is suggested in the Plan, but is not a maximum. Supportable density is to be determined by analysis based on site-specific urban design and public realm performance. Buildings are also expected to provide front doors to the street and activate and enhance adjacent lanes by providing active uses or townhouses at the rear.

In July 2016, Council adopted the *Family Room: Housing Mix Policy for Rezoning Projects*, updating family unit requirements for new rezoning applications to provide a minimum 35% of total units as suitable for families, including a minimum of 25% two-bedroom units and a minimum of 10% three-bedroom units. This application proposes that 37 of the 54 units be two- or three-bedroom units, achieving 69% of the total units as suitable for families. A condition of approval has been included in Appendix B to ensure that this unit mix is maintained.

Strategic Analysis

1. Proposal

The application proposes to rezone three lots located at 5733 Alberta Street and 376-392 West 41st Avenue from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District. A six-storey residential building is proposed, including three lane-facing townhouse units (see Figure 2). In total the application proposes 54 dwelling units (17 one-bedroom units [31%], 23 two-bedroom units [43%], and 14 three-bedroom units [26%]). A density of 2.63 FSR is proposed with a building height of 21.0 m (69 ft.). Two levels of underground parking are proposed with access from the lane and a total of 62 vehicle parking spaces and 68 bicycle storage spaces.

2. Land Use and Density

The proposed residential land use and density are consistent with the six-storey residential buildings anticipated in the *Cambie Corridor Plan*. The Plan indicates that supportable density on any particular application is to be determined by analysis of site-specific urban design and public realm performance. Staff have concluded that, based on the proposed built form, setbacks and massing, that a density of 2.63 is appropriate for this site, subject to the design conditions noted in Appendix B.

Figure 2 - Site Plan

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

The proposal is for a six-storey residential building with attached two-storey townhouses along the lane that are generally consistent with the expectations of the Cambie Corridor Plan for this area.

In residential areas designated in the Plan, the first floor should be raised above adjacent grade to establish a clear delineation between the public and private realms and to create a front patio and entrance. Buildings should express separate units with individual entrances facing the street to provide visual interest and variation. Building form and massing should achieve a degree of articulation that is expressive of residential units, as opposed to commercial or institutional character. Alberta Street is identified in the Cambie Corridor Plan as a secondary crossing and should help define connections and links to parks and other community amenities by improving streets with notable enhancements, including street trees, wide sidewalks, lighting, or street furniture. Section 6.4 of the Cambie Corridor Plan notes that lanes should add design elements, such as landscaping and benches, to enliven the ground plan and create more usable common space. Lane entrances should be treated with features that distinguish them from standard lanes.

As part of design development conditions contained in Appendix B, staff recommend raising the first floor of the building 2 ft. to create improved private patios along 41st Avenue. This condition results in a slight increase in height from 20.4 m (67 ft.) to 21.0 m (69 ft.).

The Urban Design Panel reviewed and supported this application on January 11, 2017 (see Appendix D). Staff conclude that the design is generally in keeping with the anticipated character of the development as outlined in the Cambie Corridor Plan and support the application, subject to the design development conditions noted in Appendix B.

4. Transportation and Parking

Vehicle and bicycle parking are provided within two levels of underground parking, accessed from the rear lane. The applicant proposes 62 vehicle parking spaces and 68 bicycle storage spaces which would be provided in accordance with the Parking By-law. Engineering Services has reviewed the application and have no objections to the proposed rezoning provided that the applicant satisfies the conditions included in Appendix B and the visitor parking spaces standard included in Appendix C.

5. Environmental Sustainability

The *Green Buildings Policy for Rezoning*s (amended by Council on November 29, 2016) requires that residential rezoning applications satisfy either the near zero emissions buildings or low emissions green buildings condition within the policy. The new requirements will be mandatory for all rezoning applications received after May 1, 2017. Applications received prior to May 1, 2017 may choose to meet this updated version of the policy or the preceding version.

This application has opted to satisfy the preceding version of the *Green Buildings Policy for Rezoning*s, which requires rezoning applications achieve a minimum of LEED® Gold rating, with targeted 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 *Green Buildings Policy for Rezoning*s, indicating that the project could attain the required LEED® points and, therefore, would be eligible for LEED® Gold rating.

Energy used by buildings generates 55% of Vancouver's total greenhouse gas emissions. A high priority strategy of the *Greenest City 2020 Action Plan* is to pursue low-carbon Neighbourhood Energy Systems ("NES") for high-density mixed-use neighbourhoods. With a target to achieve a 120,000 tonne/year CO₂ reduction by 2020, the *Vancouver Neighbourhood Energy Strategy* (approved by Council in October 2012) focuses on high-density areas of the City including the Downtown, Cambie Corridor and Central Broadway areas. In alignment with the *Vancouver Neighbourhood Energy Strategy*, conditions of rezoning have been incorporated herein that provide for NES compatibility, immediate connection to the City-designed NES Utility Provider, if available, and future connection if not immediately available.

The *Cambie Corridor Plan* also requires a deconstruction plan for diverting demolition waste. A condition of rezoning in Appendix B requires 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 community open house was held for this application from 5-7 pm on January 12, 2017, at the Peretz Centre at 6184 Ash Street. A total of approximately 1,120 notifications were distributed within the neighbouring area on or about December 29, 2016 (Figure 3). Staff, the applicant team, and a total of approximately 14 people attended the open house.

Public Response and Comments - Two comment forms were submitted by individuals to the City in response to the January 12, 2017 open house. Comments indicated support for the building design, including the relation to the street level and the relationship to nearby buildings.

Figure 3: Notification and Public Response

Total notifications	1120
Open House attendees	14
Comment sheets	2
Other feedback	0

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 (DCLs) collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and various engineering infrastructure. This site is subject to the Citywide DCL rate, which was \$149.73 per sq. m (\$13.91 per sq. ft.) for new residential space at the time the application was received. This rate is applied to the proposed 5,214.8 sq. m (56,131 sq. ft.) of new floor area. On this basis, a DCL of approximately \$780,807 is anticipated.

DCLs are payable at building permit issuance and are subject to annual inflationary adjustment which takes place on September 30 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 the DCL By-law rate adjustments, provided that it has been submitted prior to the adoption of annual 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 detail on DCL rate protection.

Public Art Program - The *Public Art Policy for Rezoned Development* requires rezonings having a floor area of 9,290.0 sq. m (100,000 sq. ft.) or greater to 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 Contributions (CACs) - Within the context of the City's *Financing Growth Policy* and the *Cambie Corridor Plan*, 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 take into consideration community needs, area deficiencies and the impact of the proposed development on City services. They typically include either the provision of on-site amenities or a cash contribution towards other public benefits.

In order to provide more certainty and clarity and to improve processing efficiency for rezoning applications, an approach to CACs based on a target CAC rate has been implemented for residential sites, such as this, within the *Cambie Corridor Plan*. This rate is the basis for all six-storey residential rezoning proposals within the *Cambie Corridor Plan*.

Target CACs are payable prior to rezoning enactment and are subject to an annual inflationary adjustment which takes place on September 30 of each year. In order to ensure fairness to rezoning applications that have been submitted prior to the adoption of new inflation adjusted CAC targets, in-stream rezoning applications are exempt from CAC target increases provided that a rezoning application has been submitted to the City and a rezoning application fee has been paid.

The applicant has offered a cash CAC of \$2,510,230 using the target CAC rate of \$655.96 per sq. m (\$60.94 per sq. ft.) based on the net additional increase in floor area of 3,826.8 sq. m (41,191 sq. ft.). Staff recommend that the cash CAC be allocated to the following identified community needs:

- \$1,255,115 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area.
- \$1,004,092 (40%) toward childcare and community facilities in and around the Cambie Corridor Plan area.
- \$251,023 (10%) to the Heritage Conservation Reserve to enable heritage conservation in the City of Vancouver.

The allocations recommended are consistent with the Interim Public Benefits Strategy included in the *Cambie Corridor Plan*. A detailed Public Benefits Strategy will be developed for the Cambie Corridor as part of the planning for Phase 3. See Appendix F for a summary of the public benefits that would be achieved should this application be approved.

Through March 2017, approximately \$293.2 million has been secured through approved rezonings under the *Cambie Corridor Plan*. These CACs have been allocated as per Figure 4.

Figure 4 - Cambie Corridor CAC Cash Allocations by Percentage

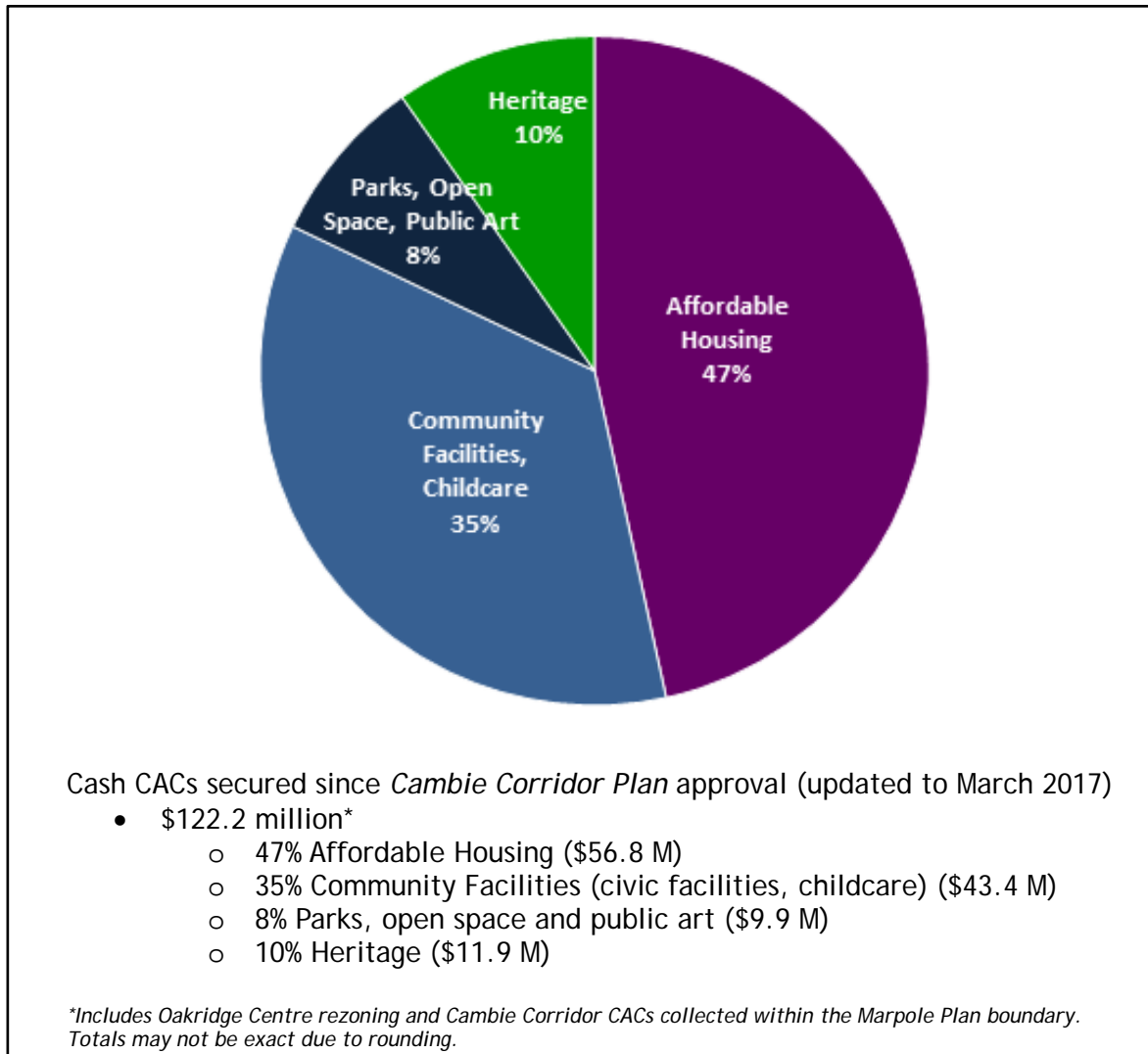
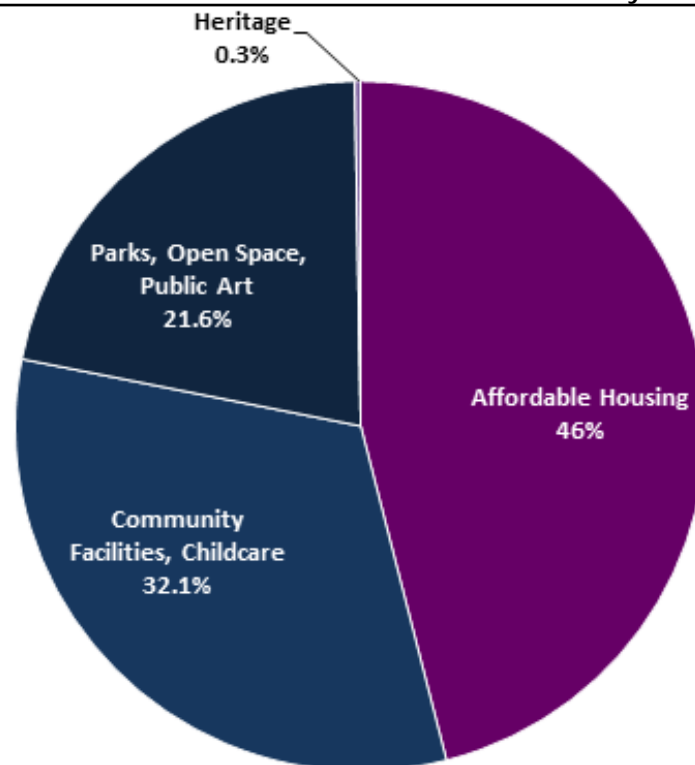


Figure 5 - Cambie Corridor CAC In-Kind Allocations by Percentage



In-kind CACs secured since *Cambie Corridor Plan* approval (updated to March 2017)

- \$172 million*
 - 46% Affordable Housing (\$79.2 M)
 - eg. 46 social housing units (Oakridge Lutheran Church Site), 290 social housing units (Oakridge Centre), 853 rental units approved through rezoning (various sites)
 - 32.1% Community Facilities (civic facilities, childcare) (\$55.2 M)
 - eg. 69-space childcare facility (Oakridge Centre), 37-space childcare facility (8175 Cambie Street), 2 artist studio units (8018 Cambie Street), Marpole-Oakridge Family Place (8175 Cambie Street)
 - 21.6% Parks, open space and public art (\$37.2 M)
 - eg. A 9-acre park (Oakridge Centre), a Bicycle Mobility Centre (8440 Cambie - Marine Gateway), public art installations
 - 0.3% Heritage (\$481 K)
 - eg. Onsite heritage conservation of James House and Wong Residence

**Includes Oakridge Centre rezoning and Cambie Corridor CACs collected within the Marpole Plan boundary. The examples provided are illustrative and do not represent a comprehensive list of all approved in-kind benefits. Totals may not be exact due to rounding.*

Implications/Related Issues/Risk

Financial

As noted in the section on Public Benefits, the applicant has offered a cash CAC of \$2,510,230 to be allocated as follows:

- \$1,255,115 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area.
- \$1,004,092 (40%) toward childcare and community facilities in and around the Cambie Corridor Plan area.
- \$251,023 (10%) to the Heritage Conservation Reserve to enable heritage conservation in the City of Vancouver.

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

The site is within the Citywide DCL District. It is anticipated that the project will generate approximately \$780,807 in DCLs.

CONCLUSION

The 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 *Cambie Corridor Plan* with regard to land use, density, height and form.

The General Manager of Planning, Urban Design and Sustainability 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.

* * * * *

5733 Alberta Street and 376-392 West 41st 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 the 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 with the heavy black outline on Schedule A is CD-1 ().
- 2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Multiple Dwelling; and
 - (b) Accessory uses customarily ancillary to the uses permitted in this section.

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, of which:
 - (i) at least 25% of the total dwelling units must be two-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be three-bedroom units;
 - (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

Floor area and density

- 4.1 Computation of floor area must assume that the site area is 1,982.8 sq. m, 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 2.63.
- 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 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 floor area of all such exclusions must not exceed 8% of permitted floor area;
 - (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 maximum exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 sq. m per 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, provided that 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 sun deck exclusions must not exceed 8% of the permitted floor area, and
 - (ii) no more than 50% of the excluded balcony floor area may be excluded;
 - (b) amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 4.6 The use of floor area excluded under Sections 4.4 and 4.5 must not include any use other than that which justified the exclusion.

Building height

5. Building height, measured from base surface, must not exceed 21.0 m.

Horizontal angle of daylight

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

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

* * * * *

5733 Alberta Street and 376-392 West 41st Avenue
PROPOSED CONDITIONS OF APPROVAL

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

CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

- (a) That the prepared form of development be approved by Council in principle, generally as prepared by GBL Architecture Inc., on behalf of iFortune Homes, and stamped "Received Planning Department and Development Services (Rezoning Centre), November 4, 2016", provided that the Director of Planning 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 Director of Planning, who shall have particular regard for the following:

Urban Design

- 1. Design development to clearly delineate between the public and private (residential) realms.

Note to Applicant: The first floor should be raised approximately 2 ft. above finished grade and complemented with landscaping features that further enhance this transition. Care should be taken on sloped sites to ensure this relationship does not create a blank wall condition at the rear of the site.
- 2. Design development to ensure that secondary crossing (Alberta Street) provides moderate enhancements to help increase overall neighbourhood connectivity.

Note to Applicant: Primary and secondary crossings help identify connections and links to parks and other community amenities and can be achieved with high-quality streetscape treatments such as street trees, special paving, street furniture, etc. Refer to Diagram 6.3 and Section 6.3.3 of the Cambie Corridor Plan.
- 3. Design development to ensure a minimum of 2 ft. along the lane between the rear property line and private architectural elements (i.e. stairs, porches, etc.) on the subject site to improve the lanescape through enhancements such as landscaping, public benches, etc.
- 4. Design development to provide a significant landscaped buffer between the west property line and the parkade ramp.
- 5. Design development to ensure adequate screening is provided along the rooftop decks of the two-storey townhouse units along the lane to mitigate overlook onto private rear yards across the lane and improve privacy.

6. Design development to meet the requirements of the “Roof-Mounted Energy Technologies and Green Roofs” administration bulletin, including:
 - (i) Ensure the roof design incorporates the minimum percentage of green roof area as recommended by the bulletin;
 - (ii) Support resident access to rooftop amenities; and
 - (iii) Minimize projections above the roof line as much as possible (i.e. no trellises), noting that resident access is limited to roof hatch access and that elevator/stair access is supported on the condition of common resident and/or public access.
7. The proposed unit mix, including 17 one-bedroom units (31%), 23 two-bedroom units (43%), and 14 three-bedroom units (26%), is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 25% two-bedroom and 10% three-bedroom units.

8. Submission of a bird-friendly strategy for the design of the building is encouraged in the application for a development permit.

Note to Applicant: Refer to the Bird-Friendly Design Guidelines for examples of built features that may be applicable. For more information, see the guidelines at <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

Crime Prevention through Environmental Design (CPTED)

9. 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

Landscape Design

10. Provision of a row of trees on private property on the residential lane interface.

11. Design development to the integration of the architecture, grades, retaining walls, walkways and structural elements, such as underground parking, to provide maximum plant growing depth (to exceed BCLNA Landscape Standard).

Note to Applicant: 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 planter near property lines, the underground parking should angle downward near the corner (1 m in width and 1.2 m in depth).

12. Design development to locate site utilities and vents onto private property and integrated discreetly into the building, avoiding landscaped and common areas.

Note to Applicant: This includes the exploration of opportunities to screen the pad mounted transformer at the lane with a trellis and gates. Further coordination with BC Hydro will be necessary.

13. Provision of a detailed Landscape Plan illustrating soft and hard landscape treatment.

Note to Applicant: Plant material should be clearly illustrated on the Landscape Plan and keyed to a standard Plant List. The Landscape Plan should include all exterior hard and soft surface elements (site furniture, gates, fences, surfaces, screens, and walls), the public realm treatment to the curb and all existing or proposed street trees, adjoining landscaping and grades, and public utilities such as lamp posts, hydro poles and fire hydrants.

14. Provision of a Tree Plan.

Note to Applicant: Provide a Tree Plan that is 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 off-site trees and any necessary tree protection barriers. Tree replacements can be shown on the proposed landscape planting plans.

15. Illustration of any measures that support integrated rainwater management, including absorbent landscapes, soil volumes and detention technology.

Note to Applicant: This is not a performance requirement. The Integrated Rainwater Management Plan (IRMP) is an emerging policy that supports rain water management on development sites. Provide a brief written rationale to describe the approach to rainwater management.

16. Provision of large-scale, dimensioned landscape sections through planted areas.

Note to Applicant: The sections should include the planter materials, tree stem, canopy and root ball, including the slab-patio-planter relationship, the lane interface, common areas and upper patios.

17. Provision of high-efficiency irrigation for all planted areas and individual hose bibs for all private patios of 9.29 m (100 sq. ft.) or larger.

Note to Applicant: Provide a separate partial irrigation plan (one sheet size only) that illustrates symbols for hose bib and stub out locations. There should be accompanying written notes on the same plan and/or landscape plan describing the intent and/or standards of irrigation.

Sustainability

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

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

19. 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 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 rezoning policy. Proof of registration of 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.

Engineering

20. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation and construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum of 60 days lead time for any major crane erection/removal or slab pour that requires additional street use beyond the identified project street use permissions.
21. Remove the curb in the lane from the City right-of-way.
22. Remove the landscaping shown in the lane.

23. Provision of a 1.5 ft. (0.46 m) sod grass strip between the sidewalk and any proposed planting in the back boulevard on 41st Avenue and/or Alberta Street.
24. Relocate the tree proposed in the bulge at the intersection of Alberta Street and 41st Avenue to maintain sightlines.
25. Provision of inverted U bike racks on private property located a minimum of 36 in. from each other, any wall, pole, walkway or sidewalk. Each bike rack should be located to comfortably accommodate two bicycles without the bicycles encroaching onto the SRW or sidewalk.
26. Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown without reliance of the lane for extended bin storage. If this cannot be confirmed then an on-site garbage bin staging area is to be provided adjacent to the lane.
27. Compliance with the Parking By-law and the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
 - (i) Number and dimension all parking spaces including dimensions for all parking stalls, column dimensions and stall clearances to walls or columns.
 - (ii) Provision of design elevations on both sides of the parking ramp sections at all breakpoints, throughout the parking levels, and at all entrances. The slope and length of the ramp sections must be shown on the submitted drawings.
 - (iii) Provision of a 4 ft. x 4 ft. corner cut on the inside radius at the bottom of the main ramp to improve two-way traffic flow.
 - (iv) Provision of parabolic mirrors to be installed at the bottom of the main ramp and the ramp from P1 to P2.
 - (v) Provision of updated plans showing the width of the knockout panel.

Note to Applicant: Minimum width should be provided to align with the east-west manoeuver aisle and to accommodate a corner cut at the bottom of the ramp for maneuvering into the adjacent parcel.
 - (vi) Provision of section drawings showing elevations and vertical clearances for the main ramp and for all security gates in the parking levels.

Note to Applicant: Minimum 2.3 m clearance is required for disability spaces.
 - (vii) 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.

- (viii) Provide automatic door openers on the doors providing access to the bicycle room.

Neighbourhood Energy Utility

- 28. The proposed approach to site heating and cooling, developed in collaboration with the City and the City-designated NES Utility Provider, shall be provided prior to the issuance of any development permit, to the satisfaction of the General Manager of Engineering Services.
- 29. The building(s) heating and domestic hot water system shall be designed to be easily connectable and compatible with Neighbourhood Energy to supply all heating and domestic hot water requirements. Design provisions related to Neighbourhood Energy compatibility must be to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: The applicant shall refer to the *Neighbourhood Energy Connectivity Standards - Design Guidelines* for general design requirements related to Neighbourhood Energy compatibility at the building scale. The applicant is also encouraged to work closely with City staff during mechanical design to ensure compatibility with a neighbourhood-scale system. As a pre-condition to building permit, a declaration signed by the registered professional of record certifying that the Neighbourhood Energy connectivity requirements have been satisfied will be required.

- 30. Building-scale space heating and ventilation make-up air shall be provided by hydronic systems without electric resistance heat or distributed heat generating equipment (including but not limited to gas fired make-up air heaters, heat producing fireplaces, distributed heat pumps, etc.) unless otherwise approved by the General Manager of Engineering Services.
- 31. Provide for adequate and appropriate dedicated space to be utilized for an energy transfer station connecting the building(s) to the City-designated Neighbourhood Energy System, as outlined in the *Neighbourhood Energy Connectivity Standards - Design Guidelines*, at development permit.
- 32. Detailed design of the building HVAC and mechanical heating system at the building permit stage must be to the satisfaction of the General Manager of Engineering Services.

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, Urban Design and Sustainability, 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 Services

1. Consolidation of Amended Lot 13 (See 231390L), Amended Lot 14 (See 231389L) and Amended Lot 15 (see 337852-L), all of: Block 857, District Lot 526, Plan 7737 to create a single parcel.

Note to Applicant: Restrictive Covenants GB25051 and GB25052 (See 201266L and 191912L) on title prescribe a minimum value of any new dwellings on the properties, and stipulate that the siting and architectural design of any such dwelling requires the approval of the CPR Company. As these charges are not in favour of the City, adherence is not a requirement for redevelopment of the properties; however the applicant may wish to pursue having these charges released from title.

2. Provision of a building setback and a surface statutory right-of-way (SRW) to achieve a 4.5 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 and SRW dimension.

Note to Applicant: The SRW is to be free of any encumbrance such as structure, stairs, door swing, landscape and bicycle parking at grade.

3. Provision of a shared access agreement for vehicular traffic onto the adjacent site via the parkade ramp, to a future development on 408 West 41st Avenue (Amended Lot 16, Block 857, District Lot 526, Plan 7737) as indicated by the knockout panel on page A-305 on the applicant's plans.
4. 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 project fire flow demands, sprinkler demand, hydrant load, and domestic water demands to determine if water main 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 a report or management plan by a registered professional demonstrating that post development stormwater runoff flowrate will

be less than or equal to current site run-off. Legal arrangements may be required to ensure on-going operations of certain stormwater storage systems.

- (iii) Provisions of improvements on 41st Avenue adjacent to the site to generally include the following:
 - a. New concrete curb and gutter.
 - b. Raised protected bike lane.
 - c. New CIP concrete sidewalk.
 - d. New curb ramps at the Alberta Street/41st Avenue and Alberta Street/lane south of 41st Avenue corners of the site.
 - e. Improved/upgraded street lighting and additional pedestrian scale lighting including adjustment to all existing infrastructure to accommodate the proposed street improvements.

Note to Applicant: Specific public realm improvements are subject to completion and adoption of the Cambie Corridor Public Realm Plan.

- (iv) Provision of a 7 ft. (2.13 m) wide CIP broom finish concrete sidewalk with saw cut joints and a 7 ft. (2.13 m) sod grass front boulevard on Alberta Street.
- (v) Provision of a standard concrete lane crossing on the west of Alberta Street at the lane south of 41st Avenue including new curb returns and ramps on both sides of the lane entry.
- (vi) Provision of two corner bulges on the west side of Alberta Street adjacent the site including adjustment of infrastructure required to accommodate construction of the corner bulges.

Note to Applicant: Transportation will provide a geometric for the road works.

- (vii) Provision of a "rain garden/infiltration bulge" adjacent the site. Testing of the soil adjacent the site to determine the adequacy of the soils to accommodate construction of a rain garden/infiltration bulge is required. Should testing prove the soils adequacy the applicant is to construct the garden/bulge to the satisfaction of the City Engineer.
- (viii) Provision of a cash contribution of \$150,000.00 towards construction of a pedestrian signal at Alberta Street and 41st Avenue.
- (ix) Provision of speed humps in the lane south of 41st Avenue from Alberta Street to the lane east of Cambie Street.

- (x) Provision of street trees adjacent the site where space permits.
- 5. Provisions 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 includes 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.
- 6. Enter into such agreements as the General Manager of Engineering Services and the Director of Legal Services determine are necessary for connection to a City-designated Neighbourhood Energy System (NES), if and when the opportunity is available and in accordance with the City's *Neighbourhood Energy Strategy* and Cambie Corridor Plan that may include but are not limited to agreements which:
 - (i) Require buildings within the development to connect to the City-designated Neighbourhood Energy System at such time that a system becomes available.
 - (ii) Grant access to the mechanical system and thermal energy system-related infrastructure within the development for the purpose of enabling NES connection and operation.
 - (iii) Grant use of and access to suitable space required for the purpose of an energy transfer station, to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Until a City-designated NES utility provider has been identified, the Owner will be prohibited from entering into any third party energy supply contract for thermal energy services, other than conventional electricity and natural gas connections, unless otherwise approved by the General Manager of Engineering Services.

The development will be required to connect to a NES prior to occupancy if the General Manager of Engineering Services deems a connection is available and at the time of development permit issuance. If connection to a NES is not available at that time, the agreement will provide for future connection.

At the building permit stage, the applicant will be required to submit final detailed drawings, signed and sealed by a professional engineer where necessary, for review by Engineering Services to confirm final room dimensions and technical information.

Environmental Contamination

7. If applicable:
- (i) Submit a site profile to Environmental Services (Environmental Protection);
 - (ii) As required by the Manager of Environmental Services 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 Services 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 Services, 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 separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been provided to the City.

Community Amenity Contribution

8. Pay to the City a Community Amenity Contribution of \$2,510,230 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. The \$2,510,230 is to be allocated as follows:
- (i) \$1,255,115 towards the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Cambie Corridor Plan area;
 - (ii) \$1,004,092 towards childcare and community facilities serving the community in and around the Cambie Corridor Plan area; and
 - (iii) \$251,023 towards the Heritage Conservation Reserve to increase heritage conservation in the City of Vancouver.

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 and at no cost to the City.

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.

* * * * *

5733 Alberta Street and 376-392 West 41st Avenue
DRAFT CONSEQUENTIAL AMENDMENTS

DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208

A consequential amendment is required to delete Amended Lot 13 (See 231390L), Amended Lot 14 (See 231389L) and Amended Lot 15 (see 337852-L), all of: Block 857, District Lot 526, Plan 7737; PIDs: 010-337-512, 010-337-521, and 004-951-883 respectively from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

DRAFT AMENDMENT TO THE PARKING BY-LAW NO. 6509

In Schedule C, Council adds:

Address	By-law No.	CD-1 No.	Parking Requirements
5733 Alberta Street and 376-392 West 41st Avenue	()	()	Parking, loading and bicycle spaces in accordance with by-law requirements on (<i>date of enactment of CD-1 by-law</i>), except that: (i) Visitor parking be provided on site at a rate of 0.075 spaces per dwelling unit.

* * * * *

5733 Alberta Street and 376-392 West 41st Avenue
ADDITIONAL INFORMATION

Urban Design Panel

The Urban Design Panel (UDP) reviewed this rezoning application on January 11, 2017. The application was supported 10-0.

EVALUATION: SUPPORT (10-0)

Introduction: Zachary Bennett, Rezoning Planner, introduced the project as a rezoning application composed of three single-family parcels at the southwest corner of Alberta Street and 41st Avenue. The site is presently zoned RS-1 and developed with three single-family houses. It is approximately 21,342 sq. ft., with 150 ft. of frontage along 41st Avenue, 142 ft. of frontage along Alberta Street and a proposed FSR of 2.63.

Across the lane sites are zoned RS-1 and are included in Cambie Corridor Phase 3 planning. Staff note that Phase 3 policy planning is still underway and final direction for these sites has not been determined. Sites along 41st Avenue are zoned RS-1. Rezoning of up to six storeys can be considered to the west, and up to four storeys to the east. The site is one block from Oakridge Centre, an urban centre for the metro region. Two nearby rezonings have been approved at 2.55 and 2.91 FSR.

The proposal is for a six-storey residential building with a total of 54 units set over two levels of underground parking. It is being considered under the Cambie Corridor Plan, which anticipates six-storey residential buildings in this area and an estimated FSR range of 2.0-2.5.

Sailen Black, Development Planner, continued by noting that the Cambie Corridor policy allows for residential buildings up to six storeys; however, above four storeys the upper floors are stepped back from 41st Avenue. Buildings are to provide front doors on the street and should activate and enhance the lane with active uses and public realm features, such as trees or landscaped setbacks.

To improve the streetscape and way-finding the policy notes that:

6.3.3 - To help identify connections and links to parks and other community amenities, mark streets with notable, high quality streetscape treatments (street trees, wide paving, lighting, street furniture, public art). These street improvements would be distinct from the streetscape design for other areas along the Corridor in order to provide a visual cue to where these important community amenities are located.

The building includes frameless glass balcony enclosures and a green roof above. There is also currently a glassy feeling to the facade on 41st Avenue, and brick has been suggested as a material at the base on Alberta Street.

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

1. Does the Panel support the proposed form of development including:
 - Height of six storeys
 - Setbacks of approximately:

- 12 ft. to 41st Avenue and Alberta Street
 - 5.5 ft. to the lane
 - 8 ft. to the interior property line
- Density of 2.63 FSR with total floor area of 56,149 sq. ft.

2. Responsiveness of the north façade and open space design to this part of West 41st Avenue

3. Preliminary comments on the proposed exterior treatment

Applicant's Introductory Comments: The applicant team started by noting that this was an opportunity to create a different building in the Cambie corridor, which was quite refreshing. This building meets the intent of the guidelines by stepping from six-storeys to a two-storey townhouse form at the back, but turns the corner to add something new.

The approach was to create a building which meets the guidelines but which addresses each elevation slightly differently. Along 41st Avenue the first floor is setback to provide space for the residents and allow them to close themselves off against the noise. The second floor is highlighted through frameless balconies and a window-wall expression with spandrel. There is also a framed box-like element which provides privacy and visual interest.

There is a strong streetwall with brick and a punched-window approach. The stepping goes down into two-level townhomes at the back, and the townhomes are connected through the building and have access at the lane. There is also an intimate 34 ft. courtyard between the building and townhomes.

The side elevation is rendered in a brick expression with a more restrained approach. By turning the building into an L-shape it creates narrow units with a lot of light. The ground floor units have big patios, and the upper floor units have balconies and terraces. The building also includes a glazed window-wall contemporary expression.

The setbacks at 41st Avenue allow for a planting strip and street trees to add an acoustic buffer, and layered planting provides separation between public and private spaces. There is a water feature at the corner to catch people's eye. Proposed are a couple of curb extensions to add some greenery and traffic calming, and the townhomes are provided with layered planting at the lane. The courtyard has good afternoon light and there is an opportunity for a children's play space. At the roof there are private patios and an extensive green roof with planters to help mitigate overlook.

The applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

- Provide more public amenity to earn the increased FSR;
- Design development on the courtyard to make it bigger and better;
- Design development on the ground-floor units to increase daylight access and to provide them with a better acoustic buffer;
- The materials could be simplified and more cohesive;

- Design development should be considered on the water feature to add artistic merit;
- More separation is needed between the laneway houses and the lane;
- Simplify the elevations by reconsidering the frames;
- Something is needed to warm up the townhouses a bit more visually;
- Consider reconfiguring the west units to add windows to the corridors.

Related Commentary: The panel members had no problem with proposed density or form of development, but noted that overall the buildings are too dark. More also needs to be done to address the overall sustainability of the development. The applicants should consider increasing the building passivity through expression and materiality. One panel member supported the pop-ups on the roof as they create a more interesting skyline.

There is a bit too much metal in this building, and other materials should be considered. With all the glass and brick it feels a bit cold for passersby.

There are a lot of different things happening; simplify the materials and expression a bit. The glass strategy for the north façade is classy and functional, but the frames are not really necessary. More could also be done to make this into a different building from other Cambie Corridor buildings. The brick cuts off abruptly turning the corner and turns into metal, and this makes the metal portion seem too separate from the rest of the structure. Consider more windows on the west façade, and more screening and layering on the building at the upper floors would help with the floating aspect of the face. The first floor is a bit depressed with such a large balcony overhang from the second floor. Lighten this area up a bit.

Larger patios at the lane would help activate it more and provide a better transition between the public and private realms. Privacy could also be better handled between the townhomes and the main building, and something needs to be done to better activate the laneway in a playful way. There should also be an accessible entry at the back from the laneway.

The courtyard is tiny and does not seem sufficient as a public amenity, and design development on this space and better programming are needed. Direction was given to develop the play area with something other than landscape features. As well, more outdoor space is needed to warrant the additional FSR. Consider putting additional common public space on the roof to increase the amenity. More could be done to flesh out the water feature and have it add to the artistic merit of the building.

More street furniture is also needed, and consider adding outdoor cooking features to the courtyard. The first level planters need to have lush, evergreen planting. The ground floor units facing 41st Avenue have noise and privacy issues, and the landscape does not seem to provide a sufficient acoustic buffer. More privacy screening is also needed for the ground-floor units facing the courtyard.

Applicant's Response: The applicant team appreciated the comments and will use them to guide further design development. They are happy to continue working on the building.

* * * * *

5733 Alberta Street and 376-392 West 41st Avenue
FORM OF DEVELOPMENT

Site Plan



North Elevation



East Elevation



South Elevation



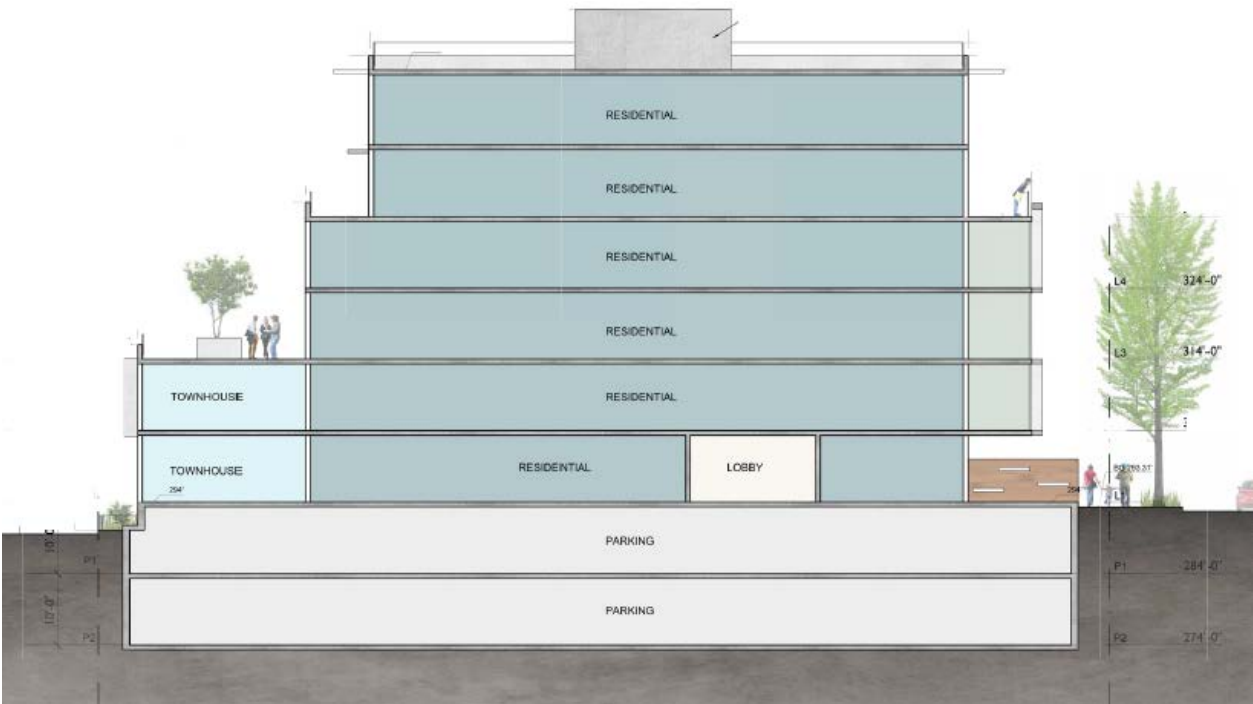
West Elevation



Site Section (East-West)



Site Section (North-South)



Perspective (from Alberta Street and 41st Avenue)



Perspective (from the lane at Alberta Street)



* * * * *

5733 Alberta Street and 376-392 West 41st Avenue
PUBLIC BENEFITS SUMMARY

Project Summary:

Six-storey residential building containing a total of 54 dwelling units.

Public Benefit Summary:

The project would generate a DCL payment and a CAC offering to be allocated toward Citywide heritage amenity and affordable housing and childcare facilities in the Cambie Corridor area.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 1,982.8 sq. m / 21,342 sq. ft.)	0.70	2.63
Floor Area (sq. ft.)	14,940	56,131
Land Use	Single-family residential	Multi-family residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required *	DCL (City-wide)	48,254	780,807
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage Conservation Reserve		251,023
	Affordable Housing		1,255,115
	Parks and Public Spaces		
	Childcare/Social/Community Facilities		1,004,092
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		48,254	3,291,037

Other Benefits (non-quantified components):

* 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 (22%); Replacement Housing (32%); Parks (41%); and Childcare (5%).

5733 Alberta Street and 376-392 West 41st Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Applicant and Property Information

Address	5733 Alberta Street and 376-392 West 41st Avenue
Legal Descriptions	Amended Lot 13 (See 231390L), Amended Lot 14 (See 231389L) and Amended Lot 15 (see 337852-L), all of: Block 857, District Lot 526, Plan 7737; PIDs: 010-337-512, 010-337-521, and 004-951-883 respectively
Developer	iFortune Homes
Architect	GBL Architecture Inc.
Property Owners	1011066 B.C. Ltd.

Development Statistics

	Development Permitted Under Existing Zoning	Proposed Development	Recommended Development (if different than proposed)
ZONING	RS-1	CD-1	
SITE AREA	1,982.8 sq. m (21,342 sq. ft.)	1,982.8 sq. m (21,342 sq. ft.)	
USES	One-Family Dwelling	Multiple Dwelling	
FLOOR AREA	1,388.0 sq. m (14,940 sq. ft.)	5,214.8 sq. m (56,131 sq. ft.)	
FLOOR SPACE RATIO (FSR)	0.70 FSR	2.63 FSR	
HEIGHT	10.7 m (35 ft.)	20.4 m (67 ft.)	21.0 m (69 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law	

* * * * *