



POLICY REPORT
DEVELOPMENT AND BUILDING

Report Date: October 3, 2017
Contact: Karen Hoese
Contact No.: 604.871.6403
RTS No.: 12202
VanRIMS No.: 08-2000-20
Meeting Date: October 17, 2017

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Text Amendment: 1523 Davie Street (Gabriola Mansion)

RECOMMENDATION

A. THAT the application by Ankenman Marchand Architects, on behalf of Mansion on Davie Holdings Ltd., to amend CD-1(248) By-law No. 6564 for 1523 Davie Street (Gabriola Mansion) [*Lots 13, 14 and 15, Block 49, District Lot 185, Plan 92; PIDs: 015-758-133, 015-758-141 and 015-758-168 respectively*] to increase the maximum floor space ratio from 0.35 to 0.87 to allow for the conversion and expansion of the existing heritage building into 16 rental dwelling units and the construction of four rental infill townhouses in the northeast corner of the site along the lane, be referred to public hearing together with:

- (i) plans prepared by Ankenman Marchand Architects, received April 28, 2017;
- (ii) draft by-law amendments, 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 conditions contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary amending by-law, generally in accordance with Appendix A, for consideration at public hearing.

B. THAT, if the rezoning application is referred to public hearing, then the designation of certain interior, exterior and landscaping features (the "heritage features") of the Gabriola Mansion and surrounding lands as protected heritage property be referred to the same public hearing and, pursuant to Sections 593

and 594 of the *Vancouver Charter*, Council consider designating the heritage features as protected heritage property.

FURTHER THAT the Director of Legal Services be instructed to bring forward the Heritage Designation By-law, generally as set out in Appendix C, for consideration at the public hearing.

- C. THAT, if after Public Hearing Council approves in principle this rezoning and the Housing Agreement described in Appendix B, the Director of Legal Services be instructed to prepare a by-law pursuant to Section 565.2 of the *Vancouver Charter* authorizing the City to enter into a Housing Agreement with the owner of the site to secure 20 dwelling units as rental on such terms and conditions as are described further in this report and are satisfactory to the Director of Legal Services and the General Manager of Community Services.
- D. THAT Recommendations A to 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 expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

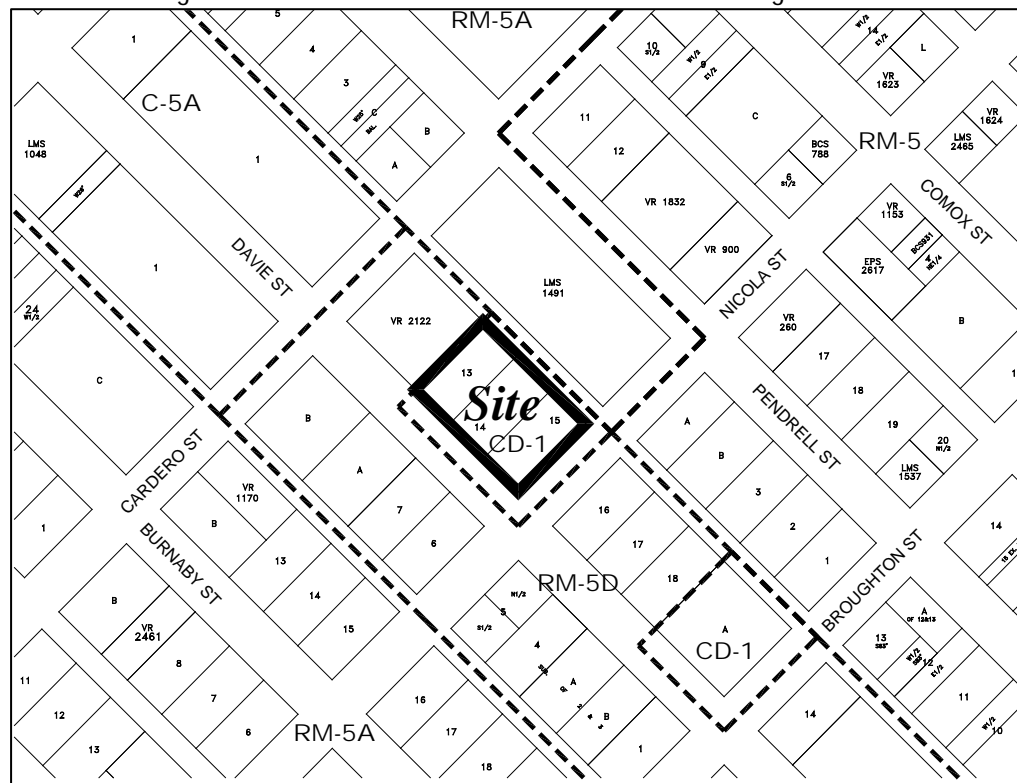
This report evaluates a rezoning application to amend CD-1 (248) (Comprehensive Development) District By-law for 1523 Davie Street (Gabriola Mansion). The proposed amendments would permit the conversion of the mansion into a multiple dwelling containing 16 rental units and the addition of four infill rental townhouses on the northeast corner of the site along the lane. As part the rezoning, the historic interior features of the mansion would be designated and restored, along with the restoration of other exterior and landscape heritage elements.

Staff have assessed the application and support the amendments proposed as part of this application, subject to design development and other conditions outlined in Appendix B. Staff recommend that the application be referred to a public hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the public hearing.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- CD-1 (248) 1523 Davie Street (Gabriola Mansion) By-law No. 6564
- West End Community Plan (2013)
- Rezoning Policy for the West End (2013)
- Heritage Action Plan (2013)
- Heritage By-law No. 4837
- Heritage Policies and Guidelines (1986, last amended 2002)
- Green Buildings Policy for Rezoning (2010, last amended 2017)
- Community Amenity Contributions - Through Rezoning (1999, last amended 2016)
- Family Room: Housing Mix Policy for Rezoning Projects (2016)

Figure 1 - The Gabriola Mansion site and surrounding context



REPORT

Background/Context

The subject site, located at the northwest corner Davie and Nicola streets, is 60.35 m (198 ft.) wide by 39.62 m (130 ft.) deep and 2,410 sq. m (25,937 sq. ft.) in area. The current zoning for the property is CD-1 (248) permitting commercial, residential and recreational uses and up to three storeys in height. The surrounding zoning is RM-5D (Multiple Dwelling) District along Davie Street, RM-5A at the parcel to the north of the site across the lane and RM-5 at the site to the north of the subject site. The *RM-5, RM-5A, RM-5B, RM-5C and RM-5D (Multiple Dwelling) District Schedule* allows for residential developments in low- and high-rise buildings, and the surrounding context is built out in a variety of forms. The Gabriola Mansion is one of the last remaining mansions in the West End neighbourhood and is a heritage

landmark building. The mansion is listed on the Vancouver Heritage Register in the 'A' evaluation category and it is municipally designated under the Heritage By-law.

Completed in 1900, the Gabriola Mansion was built as a large single-family mansion-style house with sandstone block construction in an estate-like setting. In 1923, the mansion converted into a rental apartment building and a three-storey apartment block was constructed to the west of it. Together they were known as the "Angus Apartments". The apartment block subsequently burnt down and was replaced in 1988 with a strata-titled apartment building.

The mansion and the landscaped grounds were designated as protected heritage property in 1974. In 1978, the mansion was converted to commercial use and became known as "Hy's Steak House" and later the "Macaroni Grill". Parking for the restaurant was provided off-site on an adjacent strata-titled residential property across the lane at 1500 Pendrell Street, secured by a covenant. When the *RM-5 (Multiple Dwelling) District* was created in 1989, the site was rezoned to CD-1 (248) so that the commercial use would conform to zoning. During the last few years, the mansion property has been vacant and the building boarded up.

Figure 2 - The Gabriola Mansion and adjacent infill apartment block, referred to as the "Angus Apartments" (circa 1925)



Strategic Analysis

1. Policy Context

West End Community Plan — The West End has a rich heritage contributing to its distinctive community character. The subject site is located within the area of the *West End Community Plan* (2013), which clearly lays out that opportunities to conserve resources that have heritage value that are important to the community. Heritage homes, like the Gabriola Mansion, are an important asset and contribute to the cohesion and continued sense of place of the community, as well as to the special character of the area. A further goal of the *West End Plan* is to identify new rental housing opportunities to increase the rental housing stock.

Rezoning Policy for the West End — The *Rezoning Policy for the West End* places special emphasis on heritage buildings, such as the Gabriola Mansion. It allows consideration of rezoning applications on sites that include one or more heritage buildings, where there is significant public interest in the preservation of that heritage. The policy is clear in that rezoning applications should include the protection of the heritage asset, which in this instance is achieved through the designation of the heritage features.

Heritage Action Plan — The application is also supported by the 2015 *Heritage Action Plan*. One of the key objectives of the *Action Plan* is to identify and make use of new or alternative management tools to make restoration and rehabilitation of heritage buildings across the city a more attractive option. There is a particular emphasis on “A-listed” buildings. It confirms that heritage designation provides long-term protection by by-law and requires compensation to owners or incentives negotiated in lieu of compensation.

RM-5, RM-5A, RM-5B, RM-5C and RM-5D District Schedules — The project is also consistent with the intent of the *RM-5, RM-5A, RM-5B, RM-5C and RM-5D District Schedules*. The proposed infill building complies with the guidelines applicable to the site and is compatible with surrounding development. The further restoration and appropriate conservation of the heritage building and the landscape features will enhance the surrounding streetscape character.

Figure 3 –Grand Staircase and billiard room (circa 1920)



2. Heritage

Gabriola Mansion: Heritage Value and Character

The 1900 Gabriola Mansion is a well-known estate house characterized by its Gabriola Island sandstone block construction, and by its numerous surviving details and elements, including stained glasswork by Henry Bloomfield and Sons and stonework by John Wills Bruce. Besides its aesthetic features, it is also valued for its association with the early development of Vancouver’s West End neighbourhood and its ownership by the Rogers family and, later, the Bentall family. It is one of the oldest surviving buildings in the West End. Along with its estate grounds, it is the last intact mansion property of its type in the neighbourhood, which was once an upper class residential enclave filled with similar estates.

Financial Incentive and Support to Enable Conservation

The subject site has been vacant for a number of years and is threatened with neglect. It requires intervention to secure its long-term viability. The heritage property, including the exterior of the mansion and the landscaped grounds, are already designated as protected heritage property and are included on the *Vancouver Heritage Register* in the 'A' evaluation category. This proposal includes a new Heritage Designation By-law, which adds interior heritage features to the designation as protected heritage property.

To fund the appropriate restoration of this heritage asset a form of development that creates the financial incentive is needed. This is achieved through an amendment to the existing CD-1 for an increase in density. A further desired outcome is the conversion of the heritage building back to the residential use, which was the initial intended use for the building. A new Heritage Designation By-law with more explicit details of the heritage features will ensure the long-term protection of the heritage building.

Condition of the Heritage Building and Conservation Approach

The exterior of the Gabriola Mansion is in good condition, but the interior has seen some recent damage and neglect. The interior areas and features proposed to be designated are to be rehabilitated and returned to their original appearance. The rest of the building would be converted to dwelling units. The exterior is proposed to be left in its existing condition with repairs as necessary and replacement of non-historic windows. A couple of small dormer windows providing light access and a small addition to the northwest corner of the heritage building near the lane are proposed, but otherwise there is to be little alteration to the exterior. The conservation plan for the project incorporates best heritage conservation practices and is to be carefully monitored by a heritage consultant.

Designation of Interior Heritage Features

The application proposes restoration of significant interior and exterior elements of the mansion and grounds. The restoration includes specific interior features and fixtures located on the main floor of the mansion in the area to be maintained as common space. It includes features such as the:

- (i) existing stone fireplace,
- (ii) grand staircase,
- (iii) amenity billiards room, and
- (iv) tripartite stained glass window.

Each of these features is proposed to be restored and/or rehabilitated and the spaces in which they are located will be utilized for common access and amenity space for the residents of the development. Furthermore, the proposed Heritage Restoration Covenant will include a statutory right of way in favour of the City to grant public access to the interior of the mansion, which will allow the general public opportunity to experience the interior features through scheduled events such as guided tours. This provision addresses comments from the Heritage Commission regarding the desirability of having public access to this very significant heritage building.

While the exterior heritage features of the building would not change, the renovated building is to include new habitable space in both the basement and the attic levels. None of the designated interior features are located on these levels.

Figure 4 – Existing tripartite stained glass window above the Grand Staircase



Figure 5 –Arizona Sandstone Fireplace in the entry hall



Heritage Commission

On July 17, 2017 the Vancouver Heritage Commission reviewed the application and reserved support for the application subject to recommended changes to the new infill building and the design of certain roof elements (see Appendix F). The Commission also requested that there should be an agreement in place to allow for liberal access of the protected interior areas by the public. A statutory right of way is to be included in the Heritage Restoration Covenant so that the interior protected areas are to be made available to the public a minimum of once per annum, which is a standard provision for heritage sites where interior elements or areas have been protected. The design and material items will be addressed during the development permit application process and as part of the final completion of the conservation plan.

Figure 6 – Heritage mansion and proposed infill dwellings



3. Proposal

The application is to amend the zoning of CD-1 (248) to allow for the conversion of the mansion into 16 rental units along with the addition of four new infill rental townhouses, amounting to 20 new rental units in total. This project is not seeking a DCL waiver on the rental units. The proposal also includes minor renovation to the exterior of the building and the designation of the interior heritage features to be secured through a covenant agreement. The primary use would revert back to residential, the original use of the house.

Form of Development (refer to drawings in Appendix G)

The application proposes retaining the majority of the external heritage features of the mansion. A number of minor character defining elements would be reinstated, such as decorative parapets along the flat roof, as well the addition of a dormer window installed along the back lane, designed in keeping with the architecture of the mansion. A more recent stucco addition on the northwest corner of the building would be replaced with a three-storey addition that is consistent with the original heritage design of the mansion.

Four new three-storey infill townhouses are located in the northeast corner of the site. The main entrances face the front yard along Davie Street. A contemporary aesthetic for the infill building is utilized to contrast with the heritage style of the mansion. Compatibility is achieved between the new townhouses and the heritage mansion through the use of materials.

Density – The application proposes to increase the floor space ratio (FSR) from 0.35 to 0.87. The basement was originally not included in the FSR calculations when the property was rezoned and this will be corrected. The basement will be converted into residential dwelling units and adjacent private outdoor space will be incorporated to provide adequate access to natural light and ventilation.

Height – The existing CD-1 zoning permits a height of three storeys. No additional height is proposed for the mansion. The by-law amendment proposes a dimensional height of 16.05 m (52.66 ft.), which corresponds to the existing height of the mansion. The new infill

townhouses are proposed to be three storeys and will be approximately 10 m (33 ft.) high, well below the proposed height limit.

In terms of the overall form, height and massing, the infill building is consistent with the performance objectives of the *West End Community Plan*. Staff conclude that the changes proposed for the mansion and the design of the infill buildings is generally in keeping with the anticipated character of a heritage development and support the application, subject to the design development conditions noted in Appendix B.

Housing – The proposed unit mix is intended to accommodate a range of family types. In total, the application proposes 20 new rental units comprised of studios (20%), one-bedrooms (35%), two-bedrooms (25%) and three-bedrooms (20%). The four new infill townhouses would be three-bedroom units. Family units (two or more bedrooms) comprise 45% of the total units, exceeding the requirements of the *Family Room Housing Mix Policy for Rezoning Projects* policy. All the proposed units will be market rental units, which will be secured through a housing agreement, adding 20 new units to the City's inventory of secured market rental housing.

Figure 7: Progress Toward the Secured Market Rental Housing Targets as set in the Housing and Homelessness Strategy 2012-2021 (June 30, 2017)

	TARGET	CURRENT PROJECTS*				GAP
	(2012-2021)	Completed	Under Construction	Approved	Total	Above or Below 2021 Target
Secured Market Rental Housing Units	5,000	1,841	3,005	2,000	6,846	1,846 above target

* Unit numbers exclude the units in this proposal, pending Council's approval of this application.

Landscaping – The proposal seeks to protect and enhance the designated landscaped grounds, including site elements such as the perimeter walls and the entrances that front Davie and Nicola streets. The southwest driveway will be repurposed as a common outdoor space for the enjoyment of the residents. During the consultation process staff heard how the landscaped grounds of the mansion are considered a key asset for the West End, adding significantly to the greenery of the neighbourhood. As much as possible, staff have worked with the applicant team to reduce the impact of the new infill townhouses and to ensure that the landscaped grounds maintain an estate-like setting. Landscape conditions call for the grounds to be further enhanced with the planting of large legacy trees.

4. Transportation and Parking

The application proposes to fulfill its parking requirement of 15 parking spaces and one disabled parking space through an existing parking covenant (Covenant F86471). This parking covenant includes 26 spaces provided at the existing development at 1500 Pendrell Street ("Pendrell Mews"), the property to the rear of the subject site across the lane. This covenant was put in place in 1978 to fulfill the off-street parking requirement of the restaurant use approved at the time for the heritage mansion. A condition of approval is provided for the applicant to demonstrate that the proposed off-site parking includes one space that will meet or exceed the required disability parking for the residential development. The proposal includes 26 bicycle spaces located in the basement of the mansion.

5. Environmental Sustainability

The proposal is subject to the *Green Building Policy for Rezoning* which requires the new infill building meets the requirements of the preceding policy (as amended up to January 14, 2016). This includes a minimum of Built Green Gold, with 1 point for water efficiency and 1 point for stormwater or rainwater management, and an energy score of EnerGuide 84, along with registration and application for certification of the project.

The achievement of Built Green Gold does not apply to the existing heritage mansion, however reasonable design efforts are required to improve green performance towards that goal where appropriate, while respecting heritage aspirations and promoting heritage retention.

6. Public Input

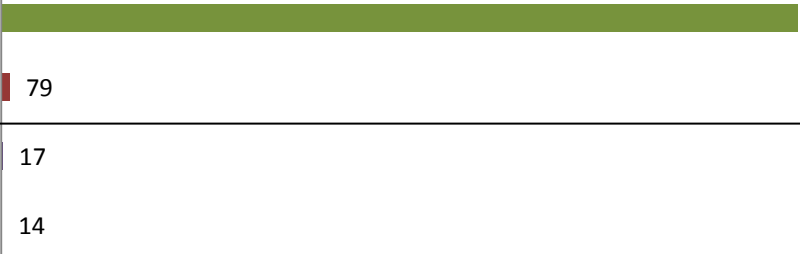
Public Notification — A rezoning information sign was installed on the site on May 16, 2017. A community open house was held on June 8, 2017. A total of approximately 79 people attended the open house. A total of 7,318 notifications were distributed within the neighbouring area on or about May 18, 2017. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

Public Response and Comments

Public responses to this proposal have been submitted to the City and received as follows:

- In response to the June 8, 2017 open house, a total of 17 comment sheets.
- A total of 14 letters, e-mails, online comment forms, and other feedback.

Figure 3 – Public Notification and response

Total notifications	 7318
Open House attendees	79
Comment sheets	17
Other feedback	14

Below is a summary of all feedback (both online and from the open house) related to the proposal, ordered by themes of support and concerns and by level of frequency.

Comments of Support:

- **Heritage retention:** There was strong support for retention and restoration of this significant heritage building.
- **Building Design:** Respondents thought that the proposed design utilized the existing mansion in a way that respected its heritage value and the scale of infill housing was in keeping with the main building.
- **Housing:** Respondents generally supported rental units in the mansion and townhouses, particularly the family-sized units. Several respondents also expressed

their desire to live in the building.

Comments of Concern and Suggestions for Improvement:

- **Building Design:** Several respondents, including the Heritage Vancouver Society, thought that the infill townhouse design is too contemporary and does not fit in with the historic architecture of the mansion.

Staff response: The contemporary aesthetic of the infill dwellings is utilized to contrast with the heritage style of the mansion. Compatibility is achieved between the new townhouses and the heritage mansion through the use of materials.

- **Landscaping:** Some respondents were concerned about the reduction in green space of the mansion's landscaped grounds, due to the addition of the infill townhouses. Many expressed a desire to see the gardens preserved and for the grounds to remain open to the public.

Staff response: Staff have worked with the applicant team to reduce the impact of the new infill townhouses and to ensure that the landscaped grounds maintain an estate-like setting. Landscape conditions call for the grounds to be further enhanced with the planting of large legacy trees.

- **Housing:** While most respondents supported the inclusion of rental units in the mansion and townhouses, several respondents were concerned that the rental rates would be unaffordable. Some respondents were concerned that high rental rates at this site would further drive up rents in the area.

Staff response: The proposal includes 20 market rental units, which will be secured by a housing covenant. The provision of the increased rental stock is in line with the goals of the *West End Plan*.

- **Public Benefits:** Some respondents thought that the protection of the heritage aspects of the mansion was not enough of a public benefit and that space should be secured as a community amenity space.

Staff response: A provision is to be put in place through a covenant that the interior protected areas are to be made available to the public a minimum of once per annum, which is a standard provision for heritage sites where interior elements or areas have been protected.

- **Accessibility:** There were some respondents who indicated that it was not clear whether the mansion would be accessible to those with mobility challenges.

Staff response: The proposal includes a ramp on the west side of the building with wheelchair access.

PUBLIC BENEFITS

In response to City policies concerning change to land use and density, this application, if approved, can be expected to realize the following public benefits.

Development Cost Levies (DCLs) — Development Cost Levies (DCLs) collected from developments help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing), and various engineering infrastructure. This project is not seeking a DCL waiver. This site is subject to the Citywide DCL which is currently \$39.07/sq. m (\$3.63/sq. ft.) for new residential floor space under 1.2 FSR. DCLs are only payable on new floor area, existing floor area is exempt. In this application, 906 sq. ft. of new floor area is in the heritage building, which applies to the three-storey new addition only, and 6,444 sq. ft. is in infill townhomes, for a total of 7,350 sq. ft. of new floor area for which a DCL is payable. The DCL is therefore estimated to be \$26,681.

DCLs are payable at building permit issuance and their rates are subject to Council approval of an 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 DCL By-law rate amendment provided that it has been submitted prior to the adoption of the 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 rates 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 sq. m (100,000 sq. ft.) or greater allocate a portion of their construction budgets to public art as a condition of rezoning. As the proposed floor area is below the minimum threshold, no public art contribution will arise from this application.

Community Amenity Contributions (CACs) — Within the context of the City's Financing Growth Policy and the *West End Community 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 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.

The public benefit achieved for this application is secured market rental housing and heritage restoration and retention. Real Estate Services staff have reviewed the applicant's development pro forma and have concluded that, after factoring in the costs associated with the provision of secured-market rental housing units for the longer of the life of the building or 60 years and the costs associated with the heritage restoration and retention, no further contribution towards public benefits is anticipated in this instance.

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

Heritage Benefit — The application will secure the designation of the heritage features of the Gabriola Mansion, a significant heritage resource. A Conservation Plan will also ensure that, over time, the identified heritage features of the building, both interior and exterior, will be maintained. The estimated value of the preservation, restoration and designation of

the A-listed Gabriola Mansion is approximately \$504,918. See Appendix G for a summary of all of the public benefits for this application. Staff have assessed the value of the infill townhouses to be built on the site against the restoration of the interior heritage features, and some additional exterior, structural and landscape elements, as well as the proposal to develop rental housing and have concluded that this is a public benefit that justifies the application.

FINANCIAL IMPLICATIONS

As noted in the section on public benefits, the applicant has offered the on-site conservation and rehabilitation of the Gabriola Mansion at an estimated value of \$504,918. There are no CACs nor public art contributions associated with this rezoning. The Citywide DCL rates apply to this site. If the project is approved, a DCL of approximately \$26,681 is anticipated.

CONCLUSION

Staff have reviewed the application to amend the zoning at the site at 1523 Davie Street, CD-1 (248), to increase the allowable floor area for multiple dwelling use and infill dwelling use that retains the historic Gabriola Mansion and provides additional housing. The conclusion is that the proposed form of development is an appropriate and successful urban design response to the site and its context. The proposal is consistent with the objectives of the *West End Community Plan* and the *Heritage Action Plan* in that it uses rezoning as a tool to facilitate the preservation of a valued heritage resource that is currently derelict.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application and new heritage designation be referred to a public hearing, together with the draft by-laws as set out in Appendices A and C. Further, it is recommended that, subject to the public hearing, the application including the form of development, as shown in the plans in Appendix F be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

1523 Davie Street (Gabriola Mansion)

PROPOSED AMENDMENTS TO CD-1 (248) BY-LAW NO. 6564

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

1. This By-law amends the indicated provisions of By-law 6564.
2. In section 2, Council strikes out subsections (a) through (f) and substitutes:
 - “(a) Dwelling Uses, limited to Multiple Dwelling and Infill Multiple Dwelling;
and
 - (b) Accessory Uses ancillary to those uses listed in this section 2.”
3. Council strikes out Section 3, Floor Space Ratio, and substitutes the following:
 - “3. Floor area and density
 - 3.1 Computation of floor area must assume that the site area is 2,410 sq. m, being the site area at the time of the application for the rezoning evidenced by this By-law, and before any dedications.
 - 3.2 The floor space ratio for all uses must not exceed 0.87.
 - 3.3 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:
 - (i) the total area of all such exclusions must not exceed 12 per cent of permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens, if the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the 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.
 - 3.4 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10 per cent of permitted floor area.
 - 3.5 The use of floor area excluded under sections 3.3 and 3.4 must not include any use other than that which justified the exclusion."
 - 4. Council strikes out section 4, Height, and substitutes the following:
- "4. **Building Height**
- Building height, measured from base surface, must not exceed 16.05 m in height calculated from base surface to the top of any parapet."
- 5. Council strikes out section 5, Off-street Parking, and section 6, Off-street Loading, and renumbers section 7 as section 5.
 - 6. Council strikes out renumbered section 5, Acoustics, and substitutes the following:

"5. **Acoustics**

A development permit application for dwelling uses must include an acoustical report prepared by a licensed professional acoustical engineer demonstrating that the noise levels in those portions of dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be 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"

* * * * *

1523 Davie Street (Gabriola Mansion)

DRAFT CONDITIONS OF APPROVAL

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

CONDITIONS OF APPROVAL OF 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 Mansion on Davie Holdings Ltd., and stamped "Received Planning Department, April 28, 2017", 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 to the following:

Urban Design

- 1. Design development to improve the new town homes to achieve a 2½-storey expression.

Note to Applicant: This will encourage an expression that is more compatible and sympathetic to the existing heritage mansion.

- 2. Design development to explore ways to improve below-grade livability for the basement dwelling units.
- 3. Design development to illustrate how the landscape plan will provide common shared outdoor space (in lieu of private outdoor space) for the rental units in the heritage mansion.

Sustainability

- 4. All new buildings in the development will meet the requirements of the preceding *Green Buildings Policy for Rezonings* (as amended up to January 14, 2016). This includes a minimum of Built Green Gold, with 1 point for water efficiency and 1 point for stormwater or rainwater management, and an energy score of EnerGuide 84, along with registration and application for certification of the project.

For the heritage portion of the project (Gabriola Mansion), achievement of Built Green Gold does not apply, however reasonable design efforts shall be made to improve green performance towards that goal where appropriate, while respecting heritage aspirations and promoting heritage retention.

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 Built Green checklist, must be incorporated into the drawing submission. A letter from a green building professional must confirm that the proposed strategy aligns with the applicable goals of the rezoning policy. Proof of registration 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.

Landscape

5. Design development to explore opportunities to optimize lane greening.

Note to Applicant: Refer to Engineering condition 17. Parking, site access and circulation will need to be considered. Further comments may result at the development permit stage, including the adjustment of townhouse locations slightly to increase planting opportunities at the lane.

6. Design development to enhance the historical landscape treatment through the addition of long lived legacy species trees that are appropriate to the scale of the site and built form.
7. Design development to ensure the scale and layout of the outdoor patio space to the south of the mansion is commensurate with the use.

Note to Applicant: A written rationale should be provided at the development permit stage.

8. Further scoping of construction access, site storage and phasing to ensure the existing landscape is respected throughout the construction process.
9. Incorporation of the principles of the *Bird-Friendly Design Guidelines* for the protection, enhancement and creation of bird habitat and to reduce potential threats to birds in the city.

Note to Applicant: This can be demonstrated on the landscape plan, plant list and a written rationale. Refer to
<http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>
<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

10. Provide 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, 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 and fire hydrants.

11. Provide 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 offsite trees and any necessary tree protection barriers. Tree replacements can be shown on the proposed landscape planting plans.

12. Provide a construction management plan/strategy and written details to ensure the existing landscape is respected throughout the construction process.

13. Where applicable, illustrate measures that support integrated rainwater management.

Note to Applicant: Integrated rainwater management is an emerging policy and should be considered in the landscape strategy, to the greatest extent practicable. Staff note that tree retention is highly co-beneficial to rainwater management objectives. A brief written rationale should be provided to clarify the rainwater management strategy, where applicable.

14. Provide large scale, dimensioned, landscape sections [typical] through planted areas, with emphasis on new planters proposed at the periphery of buildings.

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.

15. Provide high efficiency irrigation for all planted areas.

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. Irrigation lines should be avoided in tree root protection zones.

Engineering

16. 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 60 days lead time for any major crane erection/removal or slab pour that requires additional street use beyond the already identified project street use permissions.

17. Design development to retain the existing residential permit parking in the lane adjacent to the site.

Note to Applicant: This may involve the removal of the secondary townhouse accesses, elimination of the proposed landscaping on the City right-of-way, setback of the townhouses to provide a walkway for townhouse access or other measures that result in the existing lane permit parking being preserved.

18. Design development to provide for convenient access through the site for the entry to the off-site parking at 1500 Pendrell Street.
19. Provide for Class B bicycle parking racks with minimum 24 in. (0.6 m) clearance between bike rack and wall and minimum 36 in. (0.9 m) between the racks.
20. Provide a landscape plan that reflects the requirements of this rezoning application to retain permit parking in the lane. A separate application to the General Manager of Engineering Services is required.
21. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
 - (i) Provide the required disability parking to the satisfaction of the Director of Planning in consultation with the General Manager of Engineering Services. Confirmation that the parking provided off-site at 1500 Pendrell Street includes the required disability parking space. If disability parking is not available then it is to be provided on the development site.
 - (ii) Provision of a stair-free access route for the Class A bicycle spaces to reach the outside.

Note to Applicant: Stair-free access to accommodate all types of bicycles such as chariots, trailers and tricycles.

22. Ensure the development's sewer service is connected to the existing sewers in the lane north of Davie Street.

Housing

23. That the proposed unit mix for family units, 25% two-bedroom and 20% three-bedroom units, 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 the Development Permit Board provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children.

CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the General Manager of Planning, Urban Design and Sustainability, the General Manager of Community

Services, the General Manager of Engineering Services, and Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

1. Consolidation of Lots 13 to 15, all of Block 49, DL 185, Plan 92 to create a single parcel.
2. Release of Indemnity Agreement 99335H (crossings) prior to building occupancy.

Note to applicant: Arrangements are to be secured prior to rezoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition.

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 upgraded street lighting on all site frontages to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required.
 - (ii) Provision of a standard concrete lane crossing at the lane entry south of Pendrell Street on the west side of Nicola Street including replacement of both curb returns and curb ramps should it be necessary.
 - (iii) Provision of countdown timers and pedestrian intersection lighting for the traffic signal at the Davie and Cardero streets intersection.
 - (iv) Removal of the existing driveway crossings adjacent the site and replacement with standard curb and gutter and concrete sidewalks.

Note to Applicant: Should the existing sidewalks adjacent the site be significantly damaged during construction activities, then the sidewalk is to be replaced to current City standards with sidewalk widths and locations determined at the sole discretion of the General Manager of Engineering Services.

- (v) Provision of street trees adjacent the site where space permits.
- (vi) 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, 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.

- (vii) Provision of a report or management plan by a registered professional demonstrating that post-development stormwater run-off flowrate will be less than or equal to pre-development site run-off during a 1 in 10 year storm. Legal arrangements may be required to ensure on-going operations of certain stormwater storage systems.

- 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 not limited to System Vista, Vista switchgear, pad mounted transformers, LPT 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.

In addition, 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.

Note to Applicant: Please ensure that in your consultation with B.C. Hydro that an area has been defined within the development footprint to accommodate such electrical plant. Please confirm that this space has been allocated and agreement between both parties has been met.

- 5. Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right-of-way.

Heritage

- 6. That the new Heritage Designation By-law be brought forward for enactment by Council which, in addition to the exterior and structure already protected, also protects certain interior features, including the entry lobby area and fireplace, amenity billiards room, and staircase to the upper floor, inclusive of all materials and finishes therein.

Note to Applicant: Ensure that the consolidation of the lots occurs only after the heritage designation by-law is enacted and notice of the designation is put on title.

- 7. That the property owner enter into a Heritage Restoration Covenant, to be registered on title to the lands, which will include a Statutory Right of Way in favour of the City to ensure public access to the interior heritage features of the Gabriola Mansion for at least one day per year, all to the satisfaction of the Director of Legal Services and the Director of Planning.

Housing

8. Make arrangements to the satisfaction of the General Manager of Community Services and the Director of Legal Services to enter into a Housing Agreement and section 219 Covenant securing all 20 residential units as rental housing for 60 years or the life of the building, whichever is greater and subject to the following additional conditions in respect of those units:
- (i) That such units may not be subdivided by deposit of a strata plan;
 - (ii) That none of such units may be separately sold;
 - (iii) That none of such units will be rented for less than one month at a time.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City by by-law, with enactment pursuant to section 565.2 of the *Vancouver Charter* and a Section 219 Covenant.

Environmental Contamination

9. 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.

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registered 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 sites 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-laws.

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.

* * * * *

1523 Davie Street (Gabriola Mansion)

Heritage Designation By-law

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

1. Schedule A attached to this by-law forms part of this by-law.
2. Council considers that the real property described as:

<p>1. Structure and exterior envelope, improvements and exterior building materials of the heritage building (Gabriola Mansion), including, without limitation:</p> <p>a) all exterior features and elements including bell-cast hipped roofs, brackets, coffered soffits, dentils, stone and wood columns, masonry and Gabriola Island sandstone block with tuck-pointed red mortar, carved friezes, Art Nouveau figures and other carvings, cartouche sculptures, wood trims, balustrades, and water table, sandstone brick chimneys and corbelled caps; and</p> <p>b) all windows and doors including tripartite stained glass panels, single hung windows with stained glass transoms, double-hung windows with ornamented mullions, and original solid oak double front door assembly with hardware.</p> <p>2. Interior rooms and affixed interior building features and fixtures of the heritage building (Gabriola Mansion), as delineated within the red dotted lines in the diagram attached hereto as Schedule A, and</p>	<p>1523 Davie Street Vancouver, B.C.</p>	<p>PID: 015-758-168 LOT 15 BLOCK 49 DISTRICT LOT 185 PLAN 92</p> <p>PID: 015-758-141 LOT 14 BLOCK 49 DISTRICT LOT 185 PLAN 92</p> <p>PID: 015-758-133 LOT 13 BLOCK 49 DISTRICT LOT 185 PLAN 92</p>
---	--	--

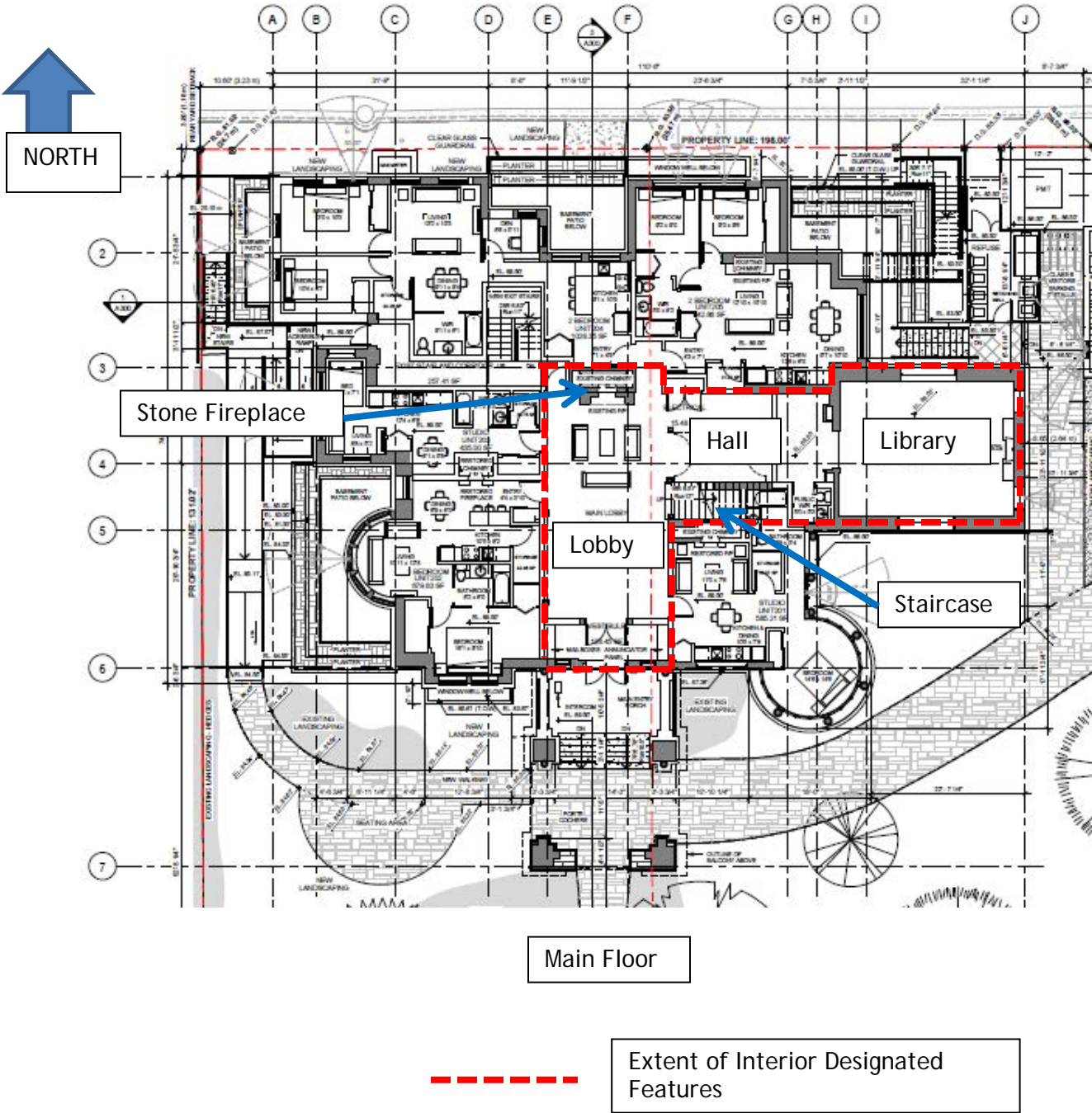
<p>including, without limitation, all hardwood floors, walls, moulded and beamed ceilings, finishes, woodwork, wainscoting (tallow, oak, and red bean), mouldings, doors, hardware, mantles, tile and columns in or on:</p> <ul style="list-style-type: none"> a) the lobby, including the stone fireplace with associated marble mosaics, Arizona sandstone over mantle, cartouche sculpture, marble mosaic reading 'Angus' at the entryway, and main entrance hardware; b) the hall; c) the library; and d) the first and second storey dog-leg staircase with turned balusters and newel posts and rounded balconies. <p>3. Landscape features including, without limitation:</p> <ul style="list-style-type: none"> a) stone walls and piers along or near to the south and east property lines; b) gates along or near to the south or east property lines; c) wrought iron and metal work structures, along or near to the south and east property lines; and d) detailed metalwork panel motifs forming part of walls or fences, along or near to the south and east property lines. 		
---	--	--

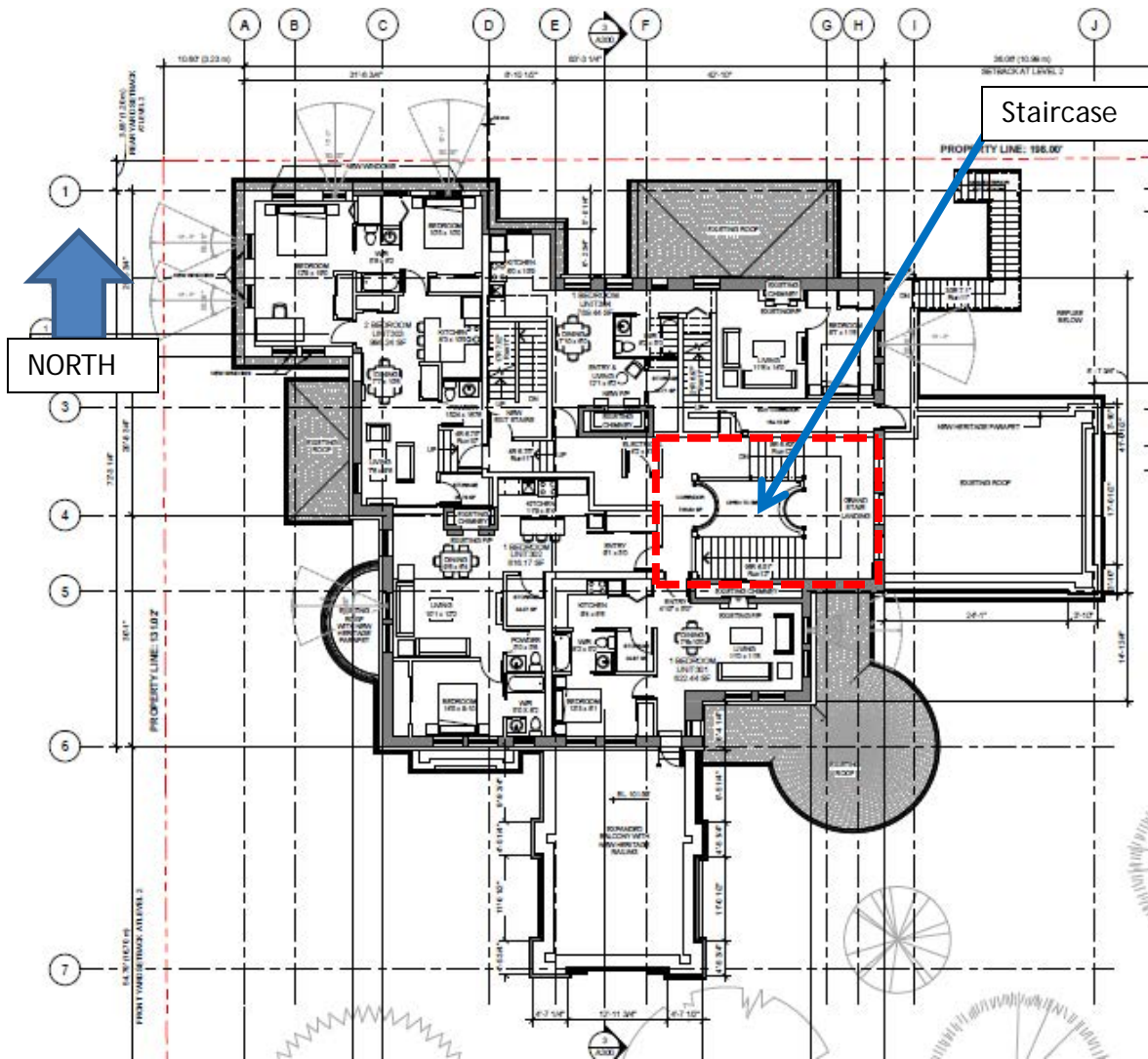
has heritage value or heritage character, and that its designation as protected heritage property is necessary or desirable for its conservation.

3. Council designates the real property described in section 1 of this By-law as protected heritage property under Section 593 of the *Vancouver Charter*.

Schedule A

1523 Davie Street (Gabriola Mansion)
Extent of Interior Protected Areas





Second Floor



Extent of Interior Designated
Features

* * * * *

1523 Davie Street
ADDITIONAL INFORMATION



Photo 1: The Gabriola Mansion, viewed from the west (from 1904)



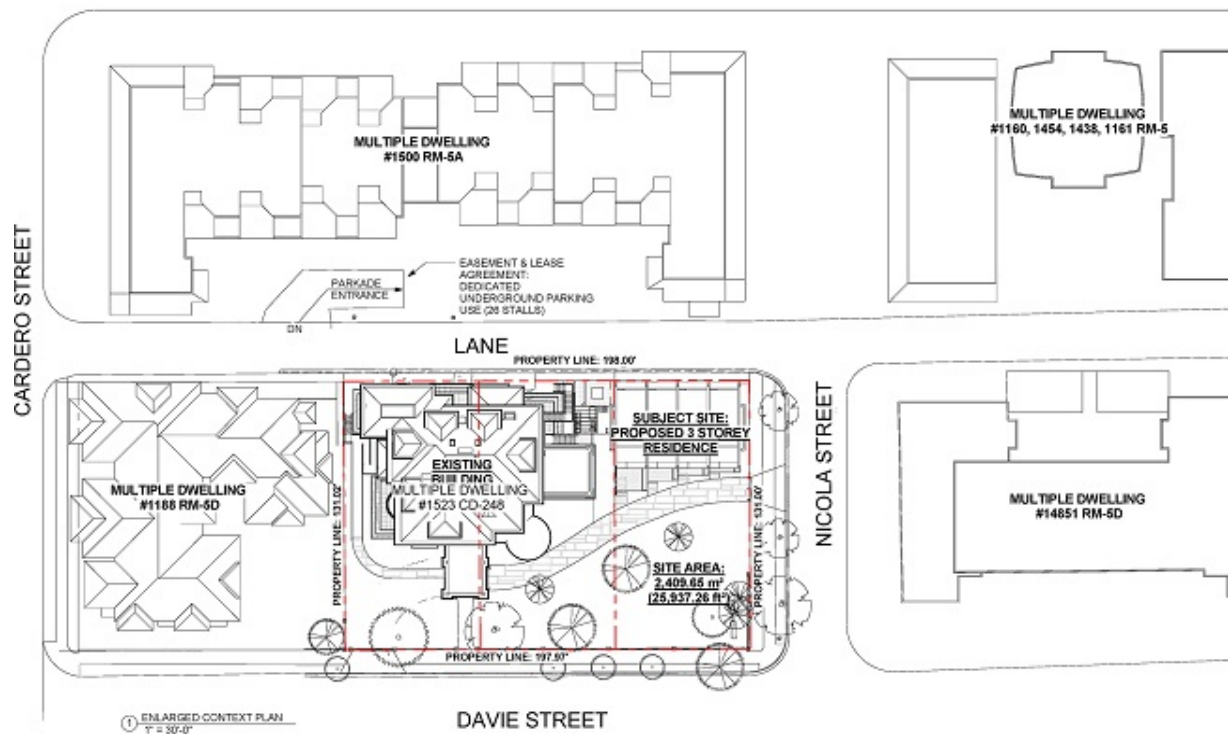
Photo 2: The mansion today, viewed from Davie and Nicola streets

Context aerial photo with existing mansion and proposed development inserted



③ CONTEXT PLAN
T = 50'-0"

PENDRELL STREET



① ENLARGED CONTEXT PLAN
T = 30'-0"

DAVIE STREET

VANCOUVER HERITAGE COMMISSION

Excerpt from Minutes of July 17, 2017

2. Conservation Review

(b) 1523 Davie Street - Gabriola Mansion

Text Amendment Application - VHR 'A'; Municipally Designated

Issues: The policy statement from the *West End Community Plan* indicates no further rezoning for sites previously zoned CD-1; however, as restaurant use is no longer viable, an exception could be considered to allow for an infill on this site to encourage rental housing stock and the securing of additional interior features through heritage designation.

Applicants:

Nevin Sangha, Owner
Timothy Ankenman, Architect

Staff:

James Boldt, Heritage Planner
Michael Naylor, Rezoning Planner

Staff and the applicant reviewed the application and responded to questions and comments from the Commission.

MOVED by Commissioner Keate

SECONDED by Commissioner Fialkowski

THAT the Vancouver Heritage Commission reserves its support for the application to add four, three-storey townhome units to the rear of 1523 Davie Street, along the previously designated Gabriola Estate, including an application to rehabilitate the Gabriola Mansion through the replication of a number of lost exterior character defining elements, noting the following:

- The Commission appreciates the applicant's intent to reference the Heritage House in the new infill building through the incorporation of sandstone;
- The Commission requests that staff require further restoration of the hipline roof; and
- That careful consideration be given to ensure that the modifications to the dormer, when adding the internal code-compliant staircase, be in keeping with the historic aesthetic of the twinned dormers.

FURTHER THAT the Heritage Commission requests the following:

- That further consideration be given to the style and height of the three-storey infill building; and

- That the Commission requests an HRA or 219 Covenant be provided to include a provision for liberal public access to the common areas of heritage interiors.

CARRIED (Commissioner Sandy opposed)

* * * * *

1523 Davie Street
FORM OF DEVELOPMENT

View of the house and infill townhouses from Davie Street



View of the infill townhouses from Nicola Street



East and North Elevations of the Mansion showing retention work



① EAST ELEVATION - DEMOLITION & RETENTION
1/8" = 1'-0"



② NORTH ELEVATION - DEMOLITION & RETENTION
1/8" = 1'-0"

DEMOLITION / RETENTION LEGEND

- PORTIONS OF EXISTING BUILDING TO BE RETAINED
- EXISTING WINDOWS / DOORS TO BE RETAINED
- PORTIONS OF EXISTING BUILDING TO BE DEMOLISHED
- PORTIONS OF EXISTING ROOF TO BE DEMOLISHED
- PORTIONS OF EXISTING WALLS TO BE DEMOLISHED

GENERAL NOTES

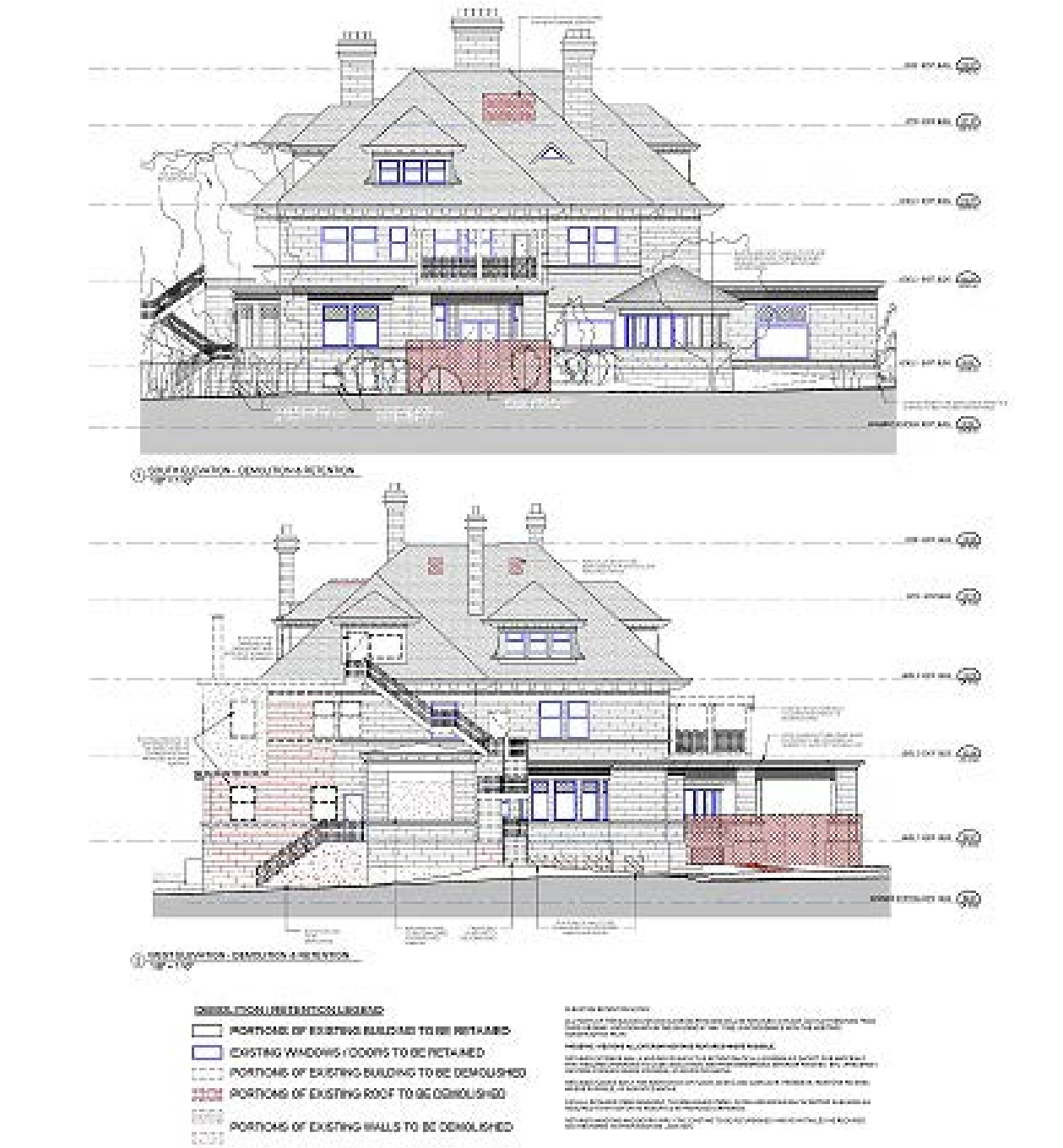
ALL PORTIONS OF THE BUILDING SHOWN TO BE DEMOLISHED, BE DEMOLISHED IN PLACE, AND NOT RECONSTRUCTED FROM THE ORIGINAL OR RECONSTRUCTED FROM THE ORIGINAL OR RECONSTRUCTED FROM THE ORIGINAL.

RECONSTRUCT ALL EXISTING ROOF FEATURES WHERE POSSIBLE. RECONSTRUCT ALL EXISTING ROOF FEATURES WHERE POSSIBLE. RECONSTRUCT ALL EXISTING ROOF FEATURES WHERE POSSIBLE.

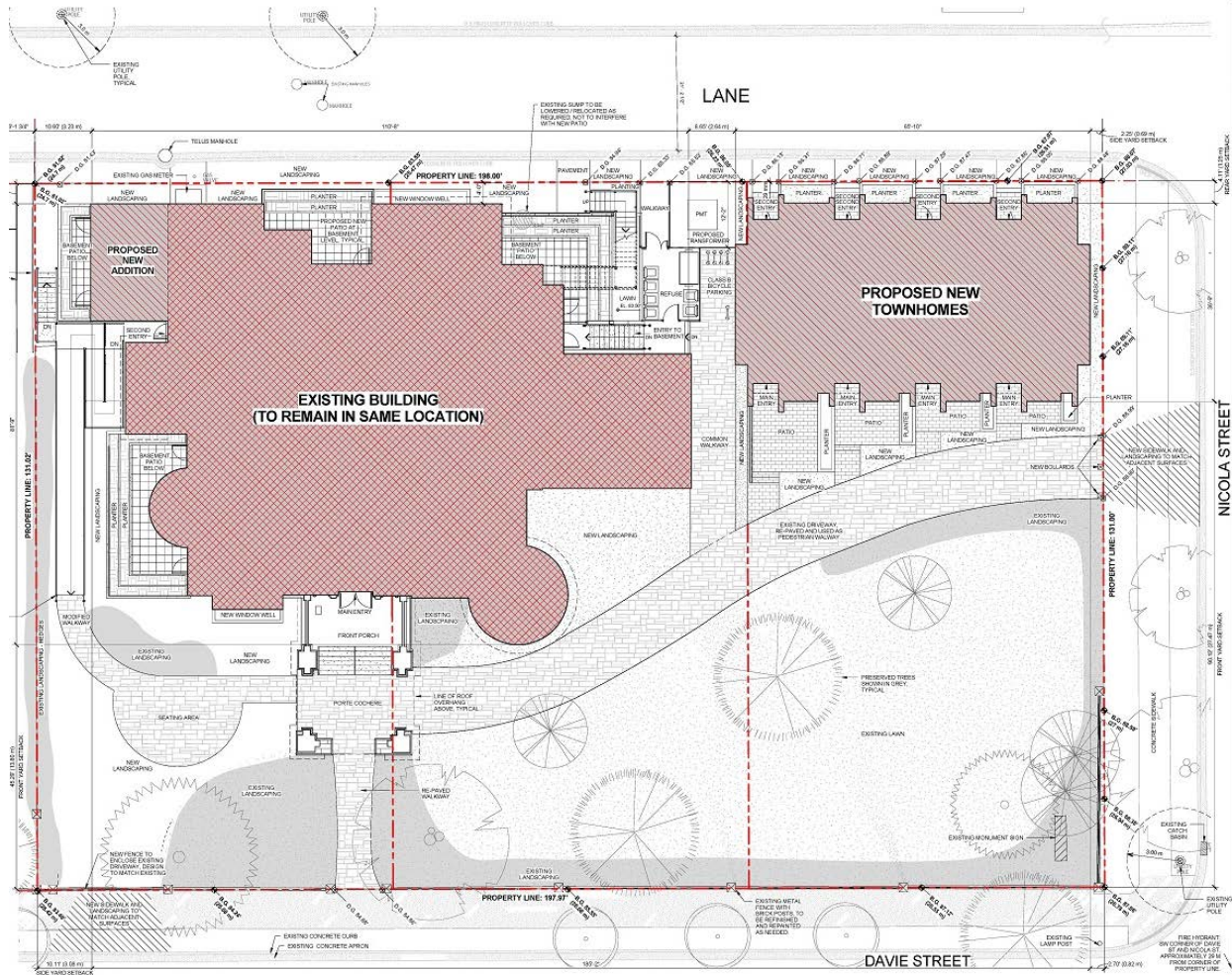
RECONSTRUCT ALL EXISTING ROOF FEATURES WHERE POSSIBLE. RECONSTRUCT ALL EXISTING ROOF FEATURES WHERE POSSIBLE. RECONSTRUCT ALL EXISTING ROOF FEATURES WHERE POSSIBLE.

RECONSTRUCT ALL EXISTING ROOF FEATURES WHERE POSSIBLE. RECONSTRUCT ALL EXISTING ROOF FEATURES WHERE POSSIBLE. RECONSTRUCT ALL EXISTING ROOF FEATURES WHERE POSSIBLE.

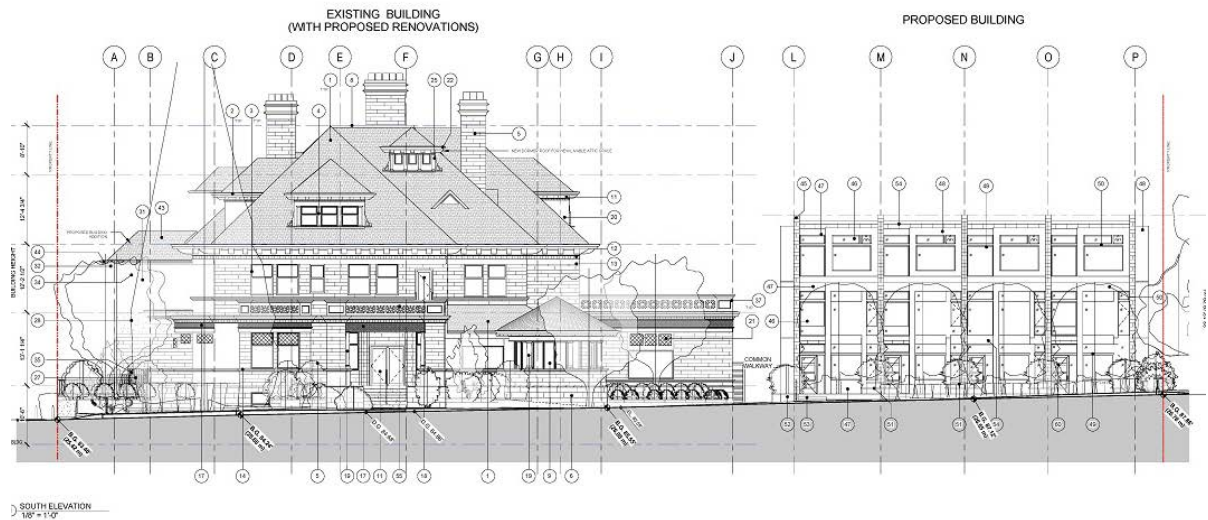
RECONSTRUCT ALL EXISTING ROOF FEATURES WHERE POSSIBLE. RECONSTRUCT ALL EXISTING ROOF FEATURES WHERE POSSIBLE. RECONSTRUCT ALL EXISTING ROOF FEATURES WHERE POSSIBLE.



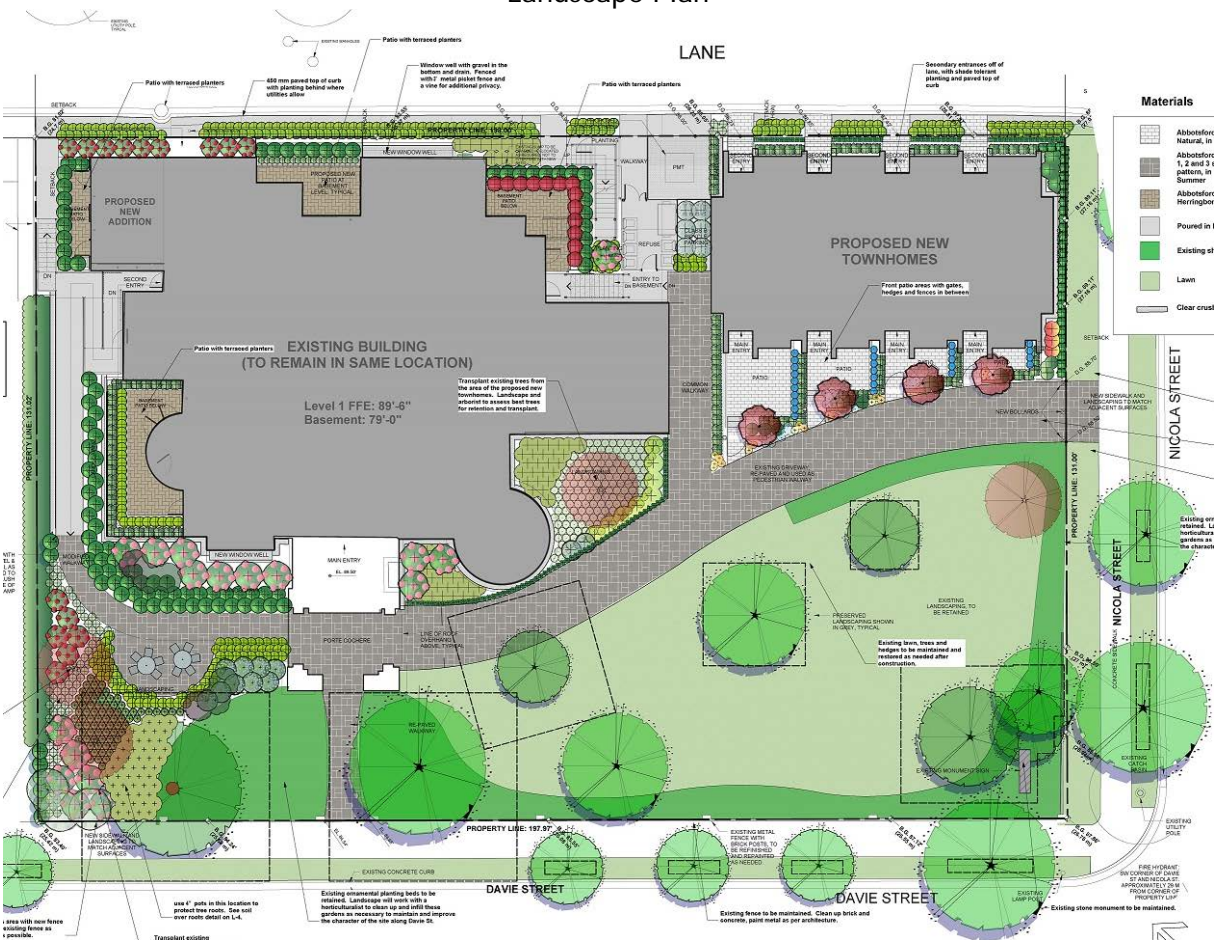
Site Plan showing existing mansion and proposed infill



Section view with heritage building on the left



Landscape Plan



1523 Davie Street

**PUBLIC BENEFITS SUMMARY
TO BE UPDATED**

Project Summary:

Text Amendment to increase the floor area of 3-storey heritage Class "A" building and allow for infill townhouses on the site

Public Benefit Summary:

The project would result in a DCL payment but no CAC contribution.

	Current Zoning	Proposed Zoning
Zoning District	CD-1	CD-1
FSR (site area =25,937.8 sq. ft.)	0.35 FSR	0.87 FSR
Buildable Floor Space (sq. ft.)	9,078.7 sq. ft.*	22,535.7 sq. ft.
Land Use	Multi-family Residential	Multi-family Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required**	DCL (City-wide) Public Art 20% Social Housing	\$0***	\$26,681
Offered (Community Amenity Contributions)	Cultural Facilities Green Transportation/Public Realm Heritage (transfer of density receiver site) Affordable Housing Parks and Public Spaces Childcare Facilities/Social/Community Facilities Unallocated Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$0	\$26,681

OTHER BENEFITS:

Preservation, restoration and designation of the A-listed Gabriola Mansion, the value of which is estimated to be \$504,918.

* Represents buildable floor space based on current zoning, actual floor area of the building is 15,186 sq. ft.

** 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%).

*** Under the existing CD-1 By-law, the designated mansion must be retained and no new floor area can be built, so there would be no DCL.

1523 Davie Street

APPLICANT, PROPERTY AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	1523 Davie Street
Legal Description	PID: 015 758-133; Lot 13, Block 49, District Lot 185, Plan 92 PID: 015-758-141; Lot 14, Block 49, District Lot 185, Plan 92 PID: 015-758-168; Lot 15, Block 49, District Lot 185, Plan 92
Applicant/Architect	Ankenman Marchand Architects
Property Owner/Developer	Mansion on Davie Holdings Ltd.

SITE STATISTICS

Site Area	2,410 sq. m (25,939 sq. ft.)
-----------	------------------------------

DEVELOPMENT STATISTICS

	DEVELOPMENT PERMITTED UNDER EXISTING ZONING	PROPOSED DEVELOPMENT	RECOMMENDED DEV'T (if different)
Zoning	CD-1 (248)	CD-1 (248)(amended)	
FSR	0.35	0.87	
Uses	Restaurant - Class 1, Retail store, Office Use, Dwelling Use, Cultural and Recreational Use and Accessory Uses ancillary to the above	Dwelling Uses, limited to Multiple Dwelling and Infill Multiple Dwelling; and Accessory Uses ancillary to the above	
Max. Height	Three storeys	16.05 m (52.66 ft.)	
Off- street Parking	In accordance with Parking By-law, except that 26 parking spaces shall be provided on a neighbouring property by covenant	- In accordance with Parking By-law, except that 26 parking spaces shall be provided on a neighbouring property by covenant - 26 bicycle spaces required.	In accordance with Parking By-law, including: - Minimum of 15 parking spaces required, including 1 Disabled parking space. - 26 bicycle spaces required.
Off- street Loading	In accordance with Parking By- law, except that one off-street loading space shall be provided for commercial use	No residential loading required for 20 dwelling units	