



**POLICY REPORT  
DEVELOPMENT AND BUILDING**

Report Date: June 5, 2018  
Contact: Karen Hoesse  
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Meeting Date: June 19, 2018

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Rezoning: 988 West 64th Avenue and 8030-8130 Oak Street

**RECOMMENDATION**

- A. THAT the application by Arno Matis Architecture on behalf of Oak & 64th Nominee Ltd., the registered owner, to rezone 988 West 64th Avenue and 8030-8130 Oak Street [*Lot 1, Except the West 7 Feet and the East 10 Feet, Now Highways, Block 15; and Lots 2 to 7, Except the West 7 Feet and the East 10 Feet, Now Highways, of Lot 15, all of Block B District Lots 319, 323 and 324 Plan 1685; PIDs: 002-925-214, 015-619-613, 014-438,062, 008-762-309, 014-434-997, 011-952-792, and 014-435-021, 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 2.50 and to increase the maximum building height from 10.7 m (35 ft.) to 21.8 m (71.6 ft.), to permit the development of three six-storey residential buildings containing a total of 130 market residential units, be referred to a Public Hearing with:
- (i) plans prepared by Arno Matis Architecture Inc., received December 13, 2017;
  - (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 the enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C;

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

- C. THAT Recommendations A and B be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the 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 the site at 988 West 64th Avenue and 8030-8130 Oak Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of three six-storey residential buildings containing 130 market residential units over two levels of underground parking. The site is located within the Oak neighbourhood of the *Marpole Community Plan*.

The application has been assessed and it generally meets the intents of the *Marpole Community Plan*. The application is supported, subject to design development and other conditions outlined in Appendix B. It is recommended that the application be referred to Public Hearing, together with the recommendations of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to a Public Hearing, and subject to the conditions in Appendix B.

### **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

Relevant Council policies for this site include:

- Marpole Community Plan (2014, last amended 2017)
- Community Amenity Contributions Through Rezonings (1999, last amended 2017)
- High-Density Housing for Families with Children Guidelines (1992)
- Family Room: Housing Mix Policy for Rezoning (2016)
- Green Buildings Policy for Rezonings (2010, last amended 2017)
- Greenest City Action Plan (2012, last amended 2016)
- Vancouver Neighbourhood Energy Strategy (2012)
- Renewable City Strategy (2015)
- Urban Forest Strategy (2014)

## REPORT

### Background/Context

#### 1. Site and Context

This approximately 3,756.1 sq. m (40,430 sq. ft.) site is located at the southeast corner of 64th Avenue and Oak Street (see Figure 1). The site consists of seven lots and has a frontage of approximately 106.7 m (350 ft.) along Oak Street and a site depth of approximately 35.1 m (115 ft.). The site is zoned RS-1 and is currently developed with detached one-family dwellings. Sites to the east across the lane are zoned RM-8, which allows for three-storey townhouse developments. The site is served by frequent bus service (#17 Oak), and is located within a 15-minute walk of Marine Drive Canada Line Station.

At the southern end of the same block is a rezoning application for an eight-storey mixed-use development at 8242 Oak Street, approved at Public Hearing on October 17, 2017. Across the lane to the east of the proposal, is a townhouse development at 8119 Shaughnessy Street currently under construction.

**Figure 1 - Site and Surrounding Zoning**



#### 2. Policy Context

**Marpole Community Plan** – In 2014, Council adopted the *Marpole Community Plan* (the “Plan”). Subsequent to a comprehensive planning process, the Plan identified land uses, density limits, building heights, and building forms for sites within Marpole.

Section 6 of the Plan (Places) provides direction for the development of neighbourhood character, density, land use, and form of development. The subject site is within the Oak neighbourhood and subsection 6.3.2 of the Plan contemplates residential buildings of up to six

storeys and density of up to 2.5 FSR at this location. Section 7 of the Plan (Built Form Guidelines) also includes guidelines for the form of development.

The Plan includes direction to create mid-block connections along Oak Street through blocks longer than a standard block length, such as this block; and to create a safe walking experience along Oak Street with wider sidewalks of at least eight feet, an outside planted boulevard width of at least six feet, and a double row of trees with the inside row located on private property as per section 7.2.3.

***Family Room: Housing Mix Policy for Rezoning Projects*** - In July 2016, Council adopted the *Family Room: Housing Mix Policy for Rezoning Projects*, which updated 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. The application includes 28% two-bedrooms and 11% three-bedrooms, exceeding the *Family Room* policy unit mix. A condition of approval has been added in Appendix B to support maintaining this unit mix.

***High Density Housing for Families with Children Guidelines*** – The intent of the guidelines is to address key issues of site, building, and unit design to achieve livability objectives for families with children. The guidelines provide direction on project planning, project design, unit design, and amenity areas. The application contemplates one indoor amenity room on the ground floor of each building, (three in total), two common outdoor courtyards with play space for children in the spaces between the three buildings, and urban agriculture adjacent to the proposed mid-block crossing. A condition of approval has been added in Appendix B to improve the design of the courtyards, and to relocate the amenity rooms in Buildings A and B so that they are contiguous with the common courtyards.

## ***Strategic Analysis***

### **1. Proposal**

The applicant proposes to rezone the site located at 988 West 64th Avenue and 8030-8130 Oak Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit construction of three six-storey residential buildings (see Figure 2 and 3).

The application proposes 130 dwelling units (31 studio units [24%], 49 one-bedroom units [38%], 36 two-bedroom units [28%], and 14 three-bedroom units [11%]). A density of 2.5 FSR is proposed with a building height of to 21.8 m (71.6 ft.). Two levels of underground parking are proposed to be accessed from the lane.

**Figure 2 – Site Plan**



**Figure 3 – Perspective (from 64th Avenue and Oak Street)**



## **2. Land Use, Density, and Form of Development (refer to drawings in Appendix E)**

The Plan provides a framework to guide positive change and growth for this riverfront community in Vancouver's west side, by providing integrated policy directions on land use, housing, transportation, parks and open space, local economy, the environment and more. The Plan allows this site to be considered for a residential development through rezoning for up to six-storeys in height and density of up to 2.5 FSR.

The Plan includes design guidelines which provide built form direction for new developments within Marpole. The guidelines for residential buildings recommend that the uppermost two floors are stepped back to reduce the appearance of height and upper-storey bulk; this also helps reduce shadowing across the lane and provides a smoother transition to the lower scale buildings behind. Other key design parameters include limiting building widths to approximately 100 ft. to provide some moments of relief along major arterials, and requiring courtyard widths separating buildings to be at least 24 ft. to allow for adequate solar access. Lastly, sites with more than two buildings should vary in articulation while maintaining a cohesive architectural appearance. The Plan also requires a 24 ft. wide mid-block connection at this location, allowing pedestrian access from Oak Street to the lane. The application proposes to provide half of this connection (12 ft.) at the south end of the site.

The proposal responds to the Plan with three six-storey buildings, ranging from 82 ft. to 97 ft. in width. Each building is separated by a 24 ft. wide courtyard, with some balconies projecting into the courtyards. A 12 ft. setback is provided at the south property line for the designated mid-block connection. One of the amenity rooms faces the mid-block connection, while the other two face Oak Street away from the courtyards. Massing-wise, the buildings' fifth and sixth floors are stepped back 8 ft. at most areas to help reduce upper-level bulk and shadowing. Also, the buildings' corners are carved out to further reduce the appearance of width and to allow more light into the courtyards and mid-block connection. Conditions have been included to further improve solar access to the courtyards and to further animate the courtyards and mid-block connection at the ground plane.

In terms of responding to the Plan's recommendation for variety in building articulation, this proposal's Building C (southernmost building) has different dimensions and layouts from Buildings A and B. Buildings A and B have very similar dimensions and layouts. While maintaining a unified material palette, the way the clad material is grouped and located varies between the three buildings. Staff have included a design condition to provide additional design development to increase the degree of variation and difference between the three buildings.

The rezoning application and the proposed form of development were reviewed by the Urban Design Panel on March 21, 2018 and received support (see Appendix D).

The application is supported and recommended for approval, subject to the design development conditions and conditions of by-law enactment in Appendix B that will further improve and refine the building design.

## **3. Transportation and Parking**

Vehicle and bicycle parking are provided on two levels of underground parking accessed from the lane. The applicant proposes 147 vehicle parking spaces and 177 bicycle storage spaces which would be provided in accordance with the Parking By-law.

#### 4. Environmental Sustainability

The *Green Buildings Policy for Rezoning* (last amended by Council on February 7, 2017) requires that residential rezoning applications satisfy either the near zero emissions buildings or low emissions green buildings condition within the policy. The new requirements are 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 applicant has opted to satisfy the updated version of the *Green Buildings Policy for Rezoning* under the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy, and comfortable homes and workplaces.

The applicant has submitted preliminary energy modelling analysis detailing building performance strategies to meet the new energy use intensity, greenhouse gas, and thermal demand targets. Additionally, the applicant submitted a preliminary embodied emissions calculation estimating the impact of construction activity, and a site integrated rainwater management plan showing how rainwater will be managed on the project site.

The *Marpole Community Plan* also recommends 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 installed on the site on February 6, 2018. Approximately 1,198 notifications were distributed within the neighbouring area on or about February 21, 2018. A community open house was held on March 6, 2018, at the Marpole-Oakridge Community Centre, 990 West 59th Avenue. Staff, the applicant team, and a total of approximately 20 people attended the Open House.

**Public Response and Comments** – A total of nine written responses to the application were received by email or comment form. Comments in support indicated support for the building design, neighbourhood fit, housing unit type, additional housing supply for the area, and public realm treatment. Some comments expressed concern for the units' livability, affordability of the units, increased traffic congestion, and the need for more rental housing and public amenities in Marpole.

Staff note that the Urban Design Panel supported the application, and conditions are included in Appendix B to further develop and improve the design of the proposal's built form, shared amenity spaces, and public realm treatment at the development permit stage.

**Figure 4 – Public Notification Summary**

Total notifications	1,198
Open House attendees	20
Comment sheets	7
Other feedback	2

**PUBLIC BENEFITS**

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

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

**Development Cost Levies (DCLs)** – Development Cost Levies (DCLs) collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and engineering infrastructure. The site is subject to the City-wide DCL rate, which is currently \$168.13 per sq. m (\$15.62 per sq. ft.). This rate is applied to the proposed 9,390 sq. m (101,076 sq. ft.) of floor area. On that basis, a DCL of approximately \$1,578,783 is anticipated.

DCLs are payable at building permit issuance and are subject to an annual inflationary adjustment 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 such DCL By-Law rate adjustment. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL rate will apply. See the City's [DCL Bulletin](#) for details on DCL rate protection.

**Public Art Program** – The *Public Art Policy for Rezoned Developments* requires rezonings having a floor area of 9,290 sq. m (100,000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu as a condition of rezoning. With a floor area of 9,390.3 sq. m (101,076 sq. ft.), this project will contribute a public art budget of approximately \$200,107. Public art budgets are based on a formula (2016) of \$21.31 per sq. m (\$1.98 per sq. ft.) for areas contributing to the total FSR calculation. Please note that the Public Art rate is finalized at the development permit stage and is subject to Council approval of periodic adjustments to address inflation.

Developers may fulfil the public art commitment in one of two ways:

- *Option A* – Artwork is commissioned by the developer. An experienced public art consultant must be engaged to coordinate the public art process. Consultants are responsible for the preparation of art plans and the coordination of artist selection and



artwork fabrication, installation, and documentation. The Public Art Committee reviews and approves the Public Art Plan, which must be completed prior to issuance of the Development Permit.

- *Option B* – For developers not wanting to commission artwork, 80% of the required art budget is paid to the City as a contribution to the Signature Projects Fund. These contributions are pooled with contributions from the City, philanthropists, and other agencies to commission artworks of major significance at key city sites.

*Public Benefits – Offered by the Applicant*

**Community Amenity Contributions (CACs)** – Within the context of the City's *Financing Growth Policy* and the *Marpole 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 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, the *Community Amenity Contributions – Through Rezoning Policy* contemplates an approach to CACs based on a target CAC rate has been implemented for residential sites, such as this, within the *Plan* area. This rate is the basis for all six-storey market residential rezoning proposals within the *Plan* area.

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 \$4,843,093 using the target CAC rate of \$716.33 per sq. m (\$66.55 per sq. ft.) based on the net additional increase in floor area of 6,761 sq. m (72,772 sq. ft.). The application was received on December 13, 2017 and changes to the target CAC rate for this made on September 30, 2017 are applicable to this application.

Staff recommend that the cash CAC be allocated to the following identified community needs:

- \$2,421,546 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Marpole area.
- \$2,179,392 (45%) toward childcare and community facilities in and around the Marpole area. Examples of community facilities referenced in the Marpole Public Benefits Strategy include the upgrading/expansion of Marpole-Oakridge Community Centre and the Marpole Library as these facilities are renewed.
- \$242,155 (5%) to the Heritage Conservation Reserve to enable heritage conservation in Vancouver.

The allocations recommended are consistent with the Public Benefits Strategy included in the *Plan*. See Appendix F for a summary of the public benefits that would be achieved should this application be approved.

## **FINANCIAL IMPLICATIONS**

As noted in the section on Public Benefits, the applicant has offered a cash CAC of \$4,843,093 to be allocated as follows:

- \$2,421,546 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Marpole area.
- \$2,179,392 (45%) toward childcare and community facilities in and around the Marpole area.
- \$242,155 (5%) to the Heritage Conservation Reserve to enable heritage conservation in Vancouver.

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

If a rezoning application is approved, the applicant will be required to provide new public art on site at an estimated value of \$200,107 or make a cash contribution to the City for off-site public art, in the amount of approximately \$160,086 (80% of the estimated value of public art).

The site is within the Citywide DCL District. It is anticipated that the project will generate approximately \$1,578,783 in DCLs.

## **CONCLUSION**

Staff 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, along with the recommended conditions of approval, is consistent with the *Marpole Community 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.

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**988 West 64th Avenue and 8030-8130 Oak Street  
DRAFT CD-1 BY-LAW PROVISIONS**

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

**Zoning District Plan Amendment**

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

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

**Uses**

- 2.1 The description of the area shown within the heavy black outline on Schedule A is CD-1 ( ).
- 2.2 Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 ( ), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
  - (a) Dwelling Uses, limited to Multiple Dwelling and Lock-off Units;
  - (b) Retail Uses, limited to Public Bike Share; and
  - (c) 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; and
  - (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

### **Floor area and density**

- 4.1 Computation of floor space ratio must assume that the site area is 3,756.1 m<sup>2</sup> 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 2.50.
- 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:
    - (i) the total area of all such exclusions must not exceed 12% of permitted floor area, and
    - (ii) the balconies must not be enclosed for the life of the building;
  - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
  - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base surface, except that the minimum exclusion for a parking space must not exceed 7.3 m in length; and
  - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m<sup>2</sup> 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 amenity areas, except that the total exclusion for amenity areas must not exceed 10% of the total 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 21.8 m.

### **Horizontal angle of daylight**

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

- 6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 6.3 Measurement of the plane or planes referred to in Section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
  - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 6.5 An obstruction referred to in section 6.2 means:
- (a) any part of the same building including permitted projections; or
  - (b) the largest building permitted under the zoning on any site adjoining CD-1 ( ).
- 6.6 A habitable room referred to in section 6.1 does not include:
- (a) a bathroom; or
  - (b) a kitchen whose floor area is the lesser of:
    - (i) 10% or less of the total floor area of the dwelling unit, or
    - (ii) 9.3 sq. m.

### Acoustics

7. All development permit applications require evidence in the form of a report and recommendations prepared by a licensed professional acoustical engineer 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 ( $L_{eq}$ ) sound level and is defined simply as noise levels in decibels.

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

\* \* \* \* \*

**988 West 64th Avenue and 8030-8130 Oak Street  
PROPOSED CONDITIONS OF APPROVAL**

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

**CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT**

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by Arno Matis Architecture, on behalf of Oak & 64th Nominee Ltd. and stamped "Received Planning & Development Services, December 13, 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 usability of the two courtyards and animate them by:
  - (i) Reorienting some of the balconies away from the courtyard and instead face Oak Street or the lane;
  - (ii) Further widening the courtyards' aperture at the Oak Street side;
  - (iii) Removing the fence and gates at the courtyards' ends;
  - (iv) Relocating the amenity rooms of Buildings A and B to each face a courtyard; and,
  - (v) Providing some seating elements at either ends of the courtyards.

Note to Applicant: The intention is to increase the amount of solar access into the courtyards, hence allowing them to be used more often throughout the year. Reducing the number of balconies hanging over the courtyards will also provide more air space and offer volumetric relief between the buildings. Further widening the courtyards' apertures at the Oak Street side and providing some seating elements are meant to make them more welcoming and allow more solar access, especially the afternoon sun. The seating elements can be built into the landscape design.

- 2. Design development to further animate the mid-block connection by:
  - (i) Further widening the pathway opening at Oak Street side;

- (ii) Providing some seating elements along the connection, especially at either ends;
- (iii) Relocating some of the balconies away from the mid-block connection and instead face Oak Street or the lane; and,
- (iv) Defining an outdoor amenity area that is clearly connected to Building C's amenity room.

Note to Applicant: This is to signal the mid-block connection as part of the public realm, and is accessible to the public.

3. Design development to further introduce variations between Buildings A and B by:

- (i) Varying the massing and layout while maintaining a clear upper-storey setback for the fifth and sixth floors;
- (ii) Varying the ratio and location of the various clad-material and windows; and,
- (iii) Varying the balcony locations and sizes.

Note to Applicant: This is to better respond to the *Marpole Community Plan's* recommendation to express a consistent and strong architectural concept while providing some degree of variation.

4. Design development to improve the loading stall's accessibility by providing access path(s) from it to all three buildings within the site itself.

Note to Applicant: Providing onsite paths from the loading stall to the buildings may require redesign of the private patio spaces, the courtyards, and potentially the ground-floor layout of some of the buildings.

5. Design development to ensure all fenestration locations and sizes will meet the sustainability measures as defined by the *Green Buildings Policy for Rezoning*s.

6. The proposed unit mix, including 31 studios (24%), 49 one-bedroom units (38%), 36 two-bedroom units (28%), and 14 three-bedroom units (11%), 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 35% of the dwelling units designed to be suitable for families with children.

7. Incorporation of the principles of the City of Vancouver 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: Refer to the following documents for more details:  
<http://council.vancouver.ca/20150120/documents/rr1attachmentB.pdf>  
<http://council.vancouver.ca/20150120/documents/rr1attachmentC.pdf>

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

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

### **Landscape Design**

9. Design development to increase the overall planting area to the ground floor patios, shared open space and rooftop.

Note to Applicant: This will require integration of the landscape design and the structural plan. The amount of area dedicated to paving should be decreased, where possible, while maintaining functionality. This can be done by widening linear planters to minimum 0.6 m width, increasing the width of proposed tree planters or adding tree planters, wherever possible. Access locations and walkways may need to be relocated. Soil depths should exceed BCLNA Landscape Standard. At the perimeter of the building the slab can be angled downward (1 m across and 1.2 m) to maximize contiguous soil volumes. Further comments may be outstanding at the development permit stage.

10. Design development to locate, integrate and fully screen parking garage vents in a manner which minimizes their impact on the architectural expression and the project's open space and public realm.
11. Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:
  - (i) Maximize natural landscape best management practices;
  - (ii) Minimize the necessity for hidden mechanical water storage;
  - (iii) Increase the amount of planting to the rooftop areas, where possible;
  - (v) Consider linear infiltration bio-swales along property lines;
  - (vi) Use permeable paving;
  - (vi) Employ treatment chain systems (gravity fed, wherever possible); and
  - (vii) Use grading methods to direct water to soil and storage areas;



Note to Applicant: Refer to the City of Vancouver Integrated Rainwater Management Plan (IRMP), Vol.1 & 2 for further information. A consulting engineer (subject matter expert) will need to be engaged and early phase soil analysis will be needed. Further comments may be outstanding at the development permit stage.

12. Provision of plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:
- (i) Detailed stormwater report with calculations describing how the various best management practices contribute to the quality and quantity targets;
  - (ii) A separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones; and
  - (iii) An overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.

Note to Applicant: In determining the amount of rainwater absorbed by landscaped areas, calculations should only give credit to rain falling directly onto soils or directed from hard surfaces to infiltration zones (to be shown on the grading plan).

13. Provision of a detailed Landscape Plan illustrating soft and hard landscaping;

Note to Applicant: The plans should be at 1/8":1' scale minimum. The Plant list should include the common and botanical name, size and quantity of all existing/proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The Landscape Plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

14. Provision of detailed architectural and landscape cross sections (minimum 1/4" scale) through common open spaces, semi-private patio areas and the public realm.

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

15. Provision of a "Tree Management Plan";

Note to Applicant: It is preferred that the arborist tree management plan become the primary document for tree removal/protection related matters. Attach a large

scale tree management sheet (same size sheet as architectural sheets) to the landscape plan submission.

16. Provision of new street trees adjacent to the development site, where applicable.

Note to Applicant: Street trees to be shown on the development permit plans and confirmed prior to the issuance of the building permit. Contact Eileen Curran, Streets Engineering (604.871.6131) to confirm tree planting locations and Park Board (604.257.8587) for tree species selection and planting requirements. Provide a notation on the plan as follows, "*Final spacing, quantity and tree species to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches in depth. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

17. Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft.

Note to Applicant: On the plan, illustrate irrigation connection points and hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed. Hose bibs are requested to encourage patio gardening and hand watering on private patio and amenity decks.

18. Provision of enlarged detailed elevations for all vertical landscape structures and features (i.e. green walls, trellis, pergola, privacy screens).

19. Provision of an outdoor Lighting Plan.

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

### **Sustainability**

20. All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning* (amended February 7, 2017), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin *Green Buildings Policy for Rezoning – Process and Requirements* (amended April 28, 2017 or later).

21. 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.

### Engineering

22. 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.
23. 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.
24. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
25. Please place the following statement on the Landscape Plan: *"This plan is "NOT FOR CONSTRUCTION" and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details."*
26. Please update the landscape and/or site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning. Where a design or detail is not available please make note of the improvement on the site and/or landscape plans. Please submit a copy of the updated plan to Engineering for review.
27. Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown without reliance on the lane for extended bin storage. If this cannot be confirmed then an on-site garbage bin staging area is to be provided adjacent the lane.

28. Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement and the Parking and Loading Design Supplement to the satisfaction of the GMES as follows:

- (i) Provision of stair free access to the Class A bicycle parking.
- (ii) Provision of additional design details and equipment specifications for the stacking bicycle racks to ensure racks are designed for all ages and abilities. Confirm sufficient manoeuvre aisle width is provided to accommodate the bicycle stacking system.
- (iii) Provision of 1.2 m for manoeuvre aisle width for the bicycle parking.
- (iv) Provision of automatic door openers on the doors providing access to the bicycle storage rooms.
- (v) Provision of alcoves for bike room access off the vehicle parking ramp and maneuvering aisle.

Note to Applicant: All Class B bike parking to be provided on private property and should not encroach in any way on public property.

- (vi) Provision of convenient, internal, stair-free loading access, to/from all elevator lobbies and the Class B loading bay.

Note to Applicant: Consider providing a second loading bay on site.

- (vii) Provision of a clear unloading area with suitable access to facilitate loading/unloading.
- (viii) Provision of additional design details clarifying how the Class B loading bay is being delineated and signed. Clarify if curb is proposed for the loading bay or if paving and signage is being provided.
- (ix) Provision of parabolic mirrors at the bottom of the main parkade ramp and at the top and bottom of the circulation ramp from P1 to P2 for improved visibility.

Note to Applicant: Explore relocation of parkade access, or provision of other measures to improve visibility and to reduce conflicts between the main parkade ramp and the mid-block connection.

29. Column encroachments, setbacks and parking space widths to comply with the Parking and Loading Design Supplement.
- (i) Column encroachments are not permitted in single module stalls.
  - (ii) Provision of additional stall width for stalls next to walls, including next to parking gates.
30. The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:
- (i) Provision of a complete tech table showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.
  - (ii) All types of parking and loading spaces are to be individually numbered, and labelled on the drawings.
  - (iii) Provide dimensions of column encroachments into parking stalls.
  - (iv) Show all columns in the parking layouts.
  - (v) Provide dimensions for typical parking spaces.
  - (vi) Dimensions of additional setbacks for parking spaces due to columns and walls.
  - (vii) Dimensions of manoeuvre aisles and the drive aisles at the parkade entrance and all gates.
  - (viii) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions.
  - (ix) Areas of minimum vertical clearances labelled on parking levels.
  - (x) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.
  - (xi) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.
  - (xii) Existing street furniture including bus stops, benches etc. to be shown on plans.
  - (xiii) The location of all poles and guy wires to be shown on the site plan.

Note to Applicant: The existing wood pole in lane conflicts with loading bay access. Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation are required, if the loading bay cannot be relocated.

### Green Infrastructure

31. Submission requirements for development permit stage must include the following elements:
- (i) Pre-development site plan showing orthophoto and existing drainage areas and appurtenances;
  - (ii) A proposed site plan that delineates drainage areas, including the area measurements for pervious/impervious areas, and identifies appropriately sized green infrastructure practices for each of those areas;
  - (iii) Geotechnical study that evaluates the potential and risks for onsite rainwater infiltration.
    - a. Infiltration testing at likely locations for infiltration practices and a proposed design infiltration rate;
    - b. Soil stratigraphy;
    - c. Depth to bedrock and seasonally high groundwater; and
    - d. Assessment of infiltration risks such as slope stability and soil contamination.
  - (iv) Hydrologic and hydraulic analysis prepared by a qualified professional in the area of rainwater management showing how the site will meet the requirements of the Policy;
  - (v) If lower tier green infrastructure options are chosen, then justifications must be included in the RMP report;
  - (vi) Details on how the targets set out above will be achieved through the development phases and once all development phases are complete;
  - (vii) Include supplementary documentation for any proprietary products that clearly demonstrates how they contribute to the targets;
  - (viii) The plan and report must demonstrate that access has been provided for maintaining the rainwater management system, such as providing truck access for pumping out sediment traps;
  - (ix) Maintenance and operation guide for the rainwater management system that will be provided to the eventual owner or party responsible for maintenance.

Note to Applicant: The building/public realm should be designed to show leadership in the City's commitment to Green Building systems including an

integrative approach to rainwater management to minimize potable water use and encourage the use of alternative water sources in areas such as toilet flushing and irrigation.

## 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

1. Consolidation of Lots 1 to 7, All Except the West 7 Feet and the East 10 Feet Now Highways, of Lot 15, Block B, District Lots 319, 323 and 324, Plan 1685 to create a single parcel.
2. Subdivision of the consolidated site to result in the dedication of a wedge-shaped portion of the site for road purposes from a point measured from the northwest corner of the site a distance of 1.72 m along the north property line to a point measured from the northwest corner a distance of 45.666 m along the west property line.
3. Provision of a Statutory Right-of-Way (SRW) for public pedestrian/cyclist use over the north 3 m of the site. The SRW is to be free of any encumbrance such as structure, stairs, door-swings and benches at-grade but the SRW agreement will accommodate underground parking Levels P1 and P2 and portions of the building at the second floor and above within the SRW area.
4. Provision of a Statutory Right of Way for public pedestrian use of an expanded sidewalk over the area of the site adjacent to the west property line to give an overall distance of 5.0 metres (16.4 ft.) from the back of the future City curb. The SRW is to be free of any encumbrance such as structure, stairs, door-swings and benches at-grade.

Note to Applicant: Plans show significant encroachments in this SRW, including the second row of street trees which should be included on private property outside of the SRW as per the *Marpole Community Plan*.

5. Provision of a 3.66 m (12 ft.) wide SRW for public pedestrian use on the south portion of the site for a mid-block pedestrian connection to the lane.  
Note to Applicant: An additional 3.66 m (12 ft.) SRW will be sought from the adjacent site to provide for a total width of 7.32 m (24 ft.) as per the *Marpole Community Plan*.
6. 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. Based on an estimate of the development's water demands, the water system should be adequate to service the development. No upgrades currently noted. Supply project details including confirmed fire flow calculations based on the Fire Underwriter's Survey's document, Water Supply for Public Fire Protection, average day domestic water demands, and peak hour domestic water demands (sealed by a qualified Engineer) to confirm that water system upgrades are not required. Should review of the confirmed project details deem 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.

Note to Applicant: The above analysis assumes the proposed building will not utilize wood-frame construction. Should the developer choose wood-frame construction, the water analysis completed above may not be valid.

- (ii) A fire hydrant fronting the development is required to be installed and the developer is responsible for 100% of the cost.
- (iii) Upgrade approximately 167 m of existing combined sewer to 200 mm sanitary sewer main and 750 mm storm sewer on Oak Street from manhole south of 64th Avenue to 67th Avenue. If service connection from site is further north than manhole south of 64th Avenue on Oak Street, sewers to be separated to upstream manhole.
- (iv) Upgrade approximately 102 m of existing combined sewer to 1050 mm storm sewer main and sanitary main on 67th Avenue from Oak Street to Shaughnessy Street. The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.
- (v) Separate 102 m of 450 mm COMB to 1050 mm STM and 250 mm SAN on 67th Avenue from Oak Street to Shaughnessy Street.

Note to Applicant: The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.

Note to Applicant: The sewer upgrading costs borne by this project may be reduced should benefitting nearby development proceed concurrently with this project with the said reduction to be determined at the sole discretion of the General Manager of Engineering Services.

Note to Applicant: The 10-year post-development flow rate discharged to the sewer shall be no greater than the 10-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas



the post-development estimate shall utilize the 2100 IDF curves to account for climate change.

Note to Applicant: Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. Submittals to be reviewed and accepted by City Engineer.

Note to Applicant: Developer to submit a groundwater management plan to be reviewed and accepted by City Engineer. The plan shall include confirmation that no groundwater will be discharged to the sewer system.

Note to Applicant: Development to be serviced to the future 750 mm STM and 200 mm SAN sewers on Oak Street.

(vi) Provision of a groundwater management plan to be reviewed and accepted by City Engineer. The plan shall include confirmation that no groundwater will be discharged to the sewer system.

(vii) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

Note to Applicant: As-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

(viii) Provision of a new traffic signal at the intersection of 64th Avenue and Oak Street.

(ix) Provision of street reconstruction on 64th Avenue adjacent to the site to generally include the following: new curb and gutter, a 2.5 m wide raised protected bike lane, a minimum 1.83 m (6 ft.) wide CIP light broom finish concrete sidewalk with saw cut joints, curb ramps and adjustments to all existing infrastructure to accommodate the proposed street improvements.

(x) Provision of a 2.44 m (8 ft.) CIP light broom finish sidewalk with saw cut joints and a minimum of 1.83 m (6 ft.) wide sod grass front boulevard on Oak Street.

(xi) Provision of a standard lane crossing including replacement of the curb returns on both sides of the lane and upgrading of the curb ramps to meet current standards.

(xii) Provision of a new 1.53 m (5 ft.) light broom finish saw cut concrete sidewalk on the south property line of the site at the mid-block connection

linking the sidewalk on Oak Street to the lane. The remaining 7 ft. of the SRW is intended for public realm amenities including benches, landscape and pedestrian lighting.

- (xiii) Provision of speed humps in the lane from 64th to 67th Avenues.
  - (xiv) Provision of new curb ramps at the intersection of Oak Street and 64th Avenue
  - (xv) Provision of upgraded street lighting on 64th Avenue and Oak Street and pedestrian lighting on the new mid-block pedestrian connection to current standards including a review of the existing street lighting to determine its adequacy and a lighting design as required.
  - (xvi) Provision of lane lighting on standalone poles with underground ducts.
7. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but are not limited to 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 BC 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.

### **Green Infrastructure**

8. Provision of a Rainwater Management Plan (RMP) that details how the rainwater management system meets the Citywide Integrated Rainwater Management Plan (IRMP) requirements for retention, cleaning and safe conveyance, prepared by a subject matter expert (Engineer), subject to review, which will address the following:
- (i) Runoff from the first 24 mm of rainfall from all areas, including rooftops, paved areas, and landscape must be retained and treated on site (landscapers over native subsoils with appropriately sized topsoil meets the 24 mm retention requirement).
  - (ii) Staff will not accept the principle that distinct site areas that have large infiltration and/or storage capacity in some way compensate for those areas of the site that are impervious, without the first and second 24 mm

of runoff from the impervious areas being directed towards these absorbent areas, and this being clearly demonstrated.

- a. Where areas of growing medium do not have runoff directed on to them from adjacent impervious surfaces they shall be assumed to be receiving/treating/storing only the rainfall that falls directly on them.
  - b. IRMP targets to be achieved on site, i.e. without using street right-of-way.
- (iii) The applicant must prioritize methods of retention according to the three tiers below. Justification must be provided for using a lower tier retention option. The tiers are as follows:
- a. 1st tier priority green infrastructure practices – Rainwater harvesting for reuse, green roofs, and infiltration.
  - b. 2nd tier priority green infrastructure practices – Retention within non-infiltrating landscapes, including absorbent landscape on slab, closed bottom planter boxes, and lined bioretention systems.
  - c. 3rd tier priority green infrastructure practices – Detention storage with treatment and slow release.
- (iv) Surfaces designed for motor vehicle use and other high pollutant generating surfaces require an additional 24 mm of treatment beyond the first 24 mm retained (for a total of 48 mm treated).
- (v) Water quality volume (24 mm for low pollutant generating surfaces like roofs and 48 mm for high pollutant generating surfaces like driveways) that leaves the site must be treated to a standard of 80%. TSS removal by mass by using either individual BMPs that meet the standard or treatment trains of BMPs that, when combined, meet the standard. For proprietary treatment devices:
- a. Provide product information for all treatment practices.
  - b. Products need to be certified by TAPE (The Technology Assessment Protocol – Ecology Program), Washington State Department of Ecology's process for evaluating and approving emerging rainwater treatment BMPs. The applicant may propose other technologies but must provide supporting information that shows the technology meets the standard.

Note to Applicant: The applicant will enter into such legal agreements with the City, on terms and conditions acceptable to the General Manager of Engineering Services and the Director of Legal Services, to ensure on-going operations of certain stormwater storage, rainwater management and green infrastructure systems.

### **Sustainability**

9. The applicant will enter into an agreement with the City, on terms and conditions acceptable to the Director of Sustainability and the Director of Legal Services, that requires the future owner of the building to report energy use data, on an aggregated basis, for the building as a whole and certain common areas and building systems. Such an agreement will further provide for the hiring of a qualified service provider to assist the building owner for a minimum of three years in collecting and submitting energy use data to the City.

### **Environmental Contamination**

10. 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 this 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 issued to the City.

### **Public Art**

11. Execute an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager

Note to Applicant: Please Eric Fredericksen, Head of Public Art, 604.871.6002, to discuss your application.

**Community Amenity Contribution**

12. Pay to the City a Community Amenity Contribution of \$4,843,093, 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 \$4,843,093 is to be allocated as follows:
- (i) \$2,421,546 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Marpole area;
  - (ii) \$2,179,392 (45%) toward childcare and community facilities in and around the Marpole area;
  - (iii) \$242,155 (5%) to the Heritage Conservation Reserve to enable 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.

\* \* \* \* \*

**988 West 64th Avenue and 8030-8130 Oak Street  
DRAFT CONSEQUENTIAL AMENDMENTS**

**DRAFT AMENDMENT TO THE SUBDIVISION BY-LAW NO. 5208**

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting Lot 1, Except the West 7 Feet and the East 10 Feet, Now Highways, Block 15; and Lots 2 to 7, Except the West 7 Feet and the East 10 Feet, Now Highways, of Lot 15, all of Block B District Lots 319, 323 and 324 Plan 1685; PIDs: 002-925-214, 015-619-613, 014-438,062, 008-762-309, 014-434-997, 011-952-792, and 014-435-021, respectively from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

\* \* \* \* \*

**988 West 64th Avenue and 8030-8130 Oak Street  
ADDITIONAL INFORMATION**

**1. Urban Design Panel**

The Urban Design Panel (UDP) reviewed this rezoning application on March 21, 2018. The application was supported with recommendations.

**EVALUATION: SUPPORT with RECOMMENDATIONS**

**Introduction:** Scott Erdman, Rezoning Planner, introduced the project as an application to rezone seven parcels under the *Marpole Community Plan* (the 'Plan'). The site is located at the southeast corner of Oak Street & 64th Avenue.

The site is currently zoned RS-1, and each lot has a single-family dwelling. Together, the seven parcels measure approximately 350 ft. wide and 116 ft. deep. The site area is approximately 40,430 sq. ft.

The *Marpole Community Plan* anticipates residential buildings in this location, up to six-storeys, with an FSR up to 2.50, and the upper storeys set back to minimize the appearance of scale and to reduce shadow impacts. The Plan also requires mid-block pedestrian connections along Oak Street through blocks longer than a standard block length. This block has been identified in the Plan as a long block, and an appropriate location for a mid-block connection.

The proposal is to build 3 six-storey residential buildings, with 130 market units, at a density of 2.50 FSR. The proposal includes a contribution of half the width (12 ft.) of a future mid-block connection, on the southern edge of this site. The other half would be provided by a future development to the south.

Patrick Chan, Development Planner, noted that the proposed design with three buildings on site does meet these parameters. The proposed height is 68.6 ft. and the front setback ranges from 12-17.5 ft., side setbacks are 12 ft. on both sides; and the rear setback is 16.33 ft. Each building is separated by a 24 ft. wide courtyard, and each building has its own indoor amenity room. Floor layout wise, because of the "cross" plan many units do have at least two exterior walls which can allow for better natural ventilation and lighting. All three buildings are stepped back on the fifth and sixth floors to meet the Plan's recommendation for upper-storey setbacks to minimise appearance of height and bulk.

It was also noted the buildings are treated as a series of boxes that are pushed-and-pulled to break up the ubiquitous "four floor plus two floors" block massing expression. The projecting framed balconies accentuating this push-and-pull effect.

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

1. Overall Massing in terms of minimising shadows and transitioning sensitively to the neighbouring lots.
2. Interface with the mid-block connection, particularly how it relates to the building at the ground level.

3. Inside-Outside relations with regards to how the amenity rooms relate to the outdoor space around them.
4. Architectural variety between the three buildings, specifically how they can be different while maintaining a consistent architectural language.

The planning team then took questions from the panel.

**Applicant's Introductory Comments:** The applicant proposed to break down the scale of the building so it is sympathetic to the single family area surrounding context. There are three building types in the proposal. The applicant attempted to draw from the context of traffic in the area, light in the courtyard spaces and the lanes, with a layered approach to the landscape. The window to wall ratio on Oak Street was important. Oak Street was a challenge to make the units open, so the units were pulled around the corners and opened to the side yard. The corners were intended to be 'carved out' to reduce the width of the block and reduce the massing. The expression was meant to bring more light into the courtyard. The significant slope was considered with the step down of the buildings response. There are three amenity spaces proposed. Two amenity rooms face Oak Street and the third amenity responds to the mid-block connection. The use of wood was attempted in the mid-scale to give a 'sense of warmth' to the residential form. The square form was treated with horizontal banding, in order to help the composition.

Landscaping wise, it was a layered approach. For social gathering spaces, there are bench seats that turn on their access, rubber surfacing as play surface, and the tree planting is meant to provide privacy for certain units. Oak Street is a busy street, and there were trees to break up the hard edge. There are agricultural components on either side of the proposal provide an urban farm.

The applicant then took questions from the panel.

**Panel Consensus:** Having reviewed the project it was moved by Mr. Sharma and seconded by Ms. Parsons and was the decision of the Urban Design Panel:

THAT the Panel SUPPORT the project with the following recommendations to be reviewed by City Staff:

- Create a more varied architectural expression between the two buildings;
- Re-locate the amenity spaces to face the courtyard;
- Review window sizes and livability of the units;
- Widen the courtyard; and
- Improve loading access to buildings to provide loading access into the core.

**Related Commentary:** There is support for the height density and massing with a strong parti, or organizing thought. The project parti is bold and refreshing. Some panel members supported two buildings, while some panel members supported three buildings. There is too much building envelope on the building.

Some panel members supported a larger courtyard, and other panel members supported smaller courtyards. The courtyard width is problematic due to shadowing.



The connection between indoor and outdoor spaces should be addressed. The amenity spaces should be re-located to allow direct access to the courtyard to animate them.

There could be a penthouse elevator instead of one amenity. There could be increased patio space instead of planters. It would be a better use of space. The courtyards should be animated, and be more inviting for people to gather.

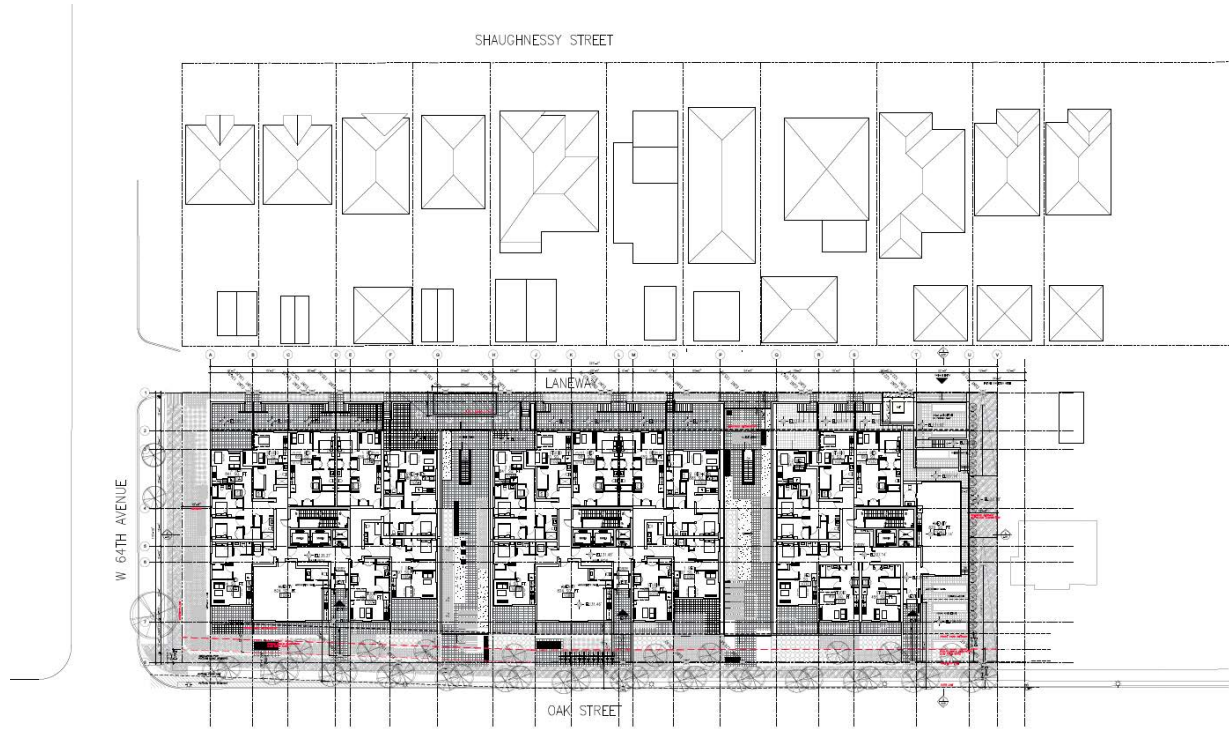
There was a shortage of context information in the proposal submission.

**Applicant's Response:** The applicant team thanked the staff and noted the comments would be taken into consideration.

\* \* \* \* \*

988 West 64th Avenue and 8030-8130 Oak Street  
FORM OF DEVELOPMENT

Site Plan



West Elevation (Oak Street)



### East Elevation (Lane)



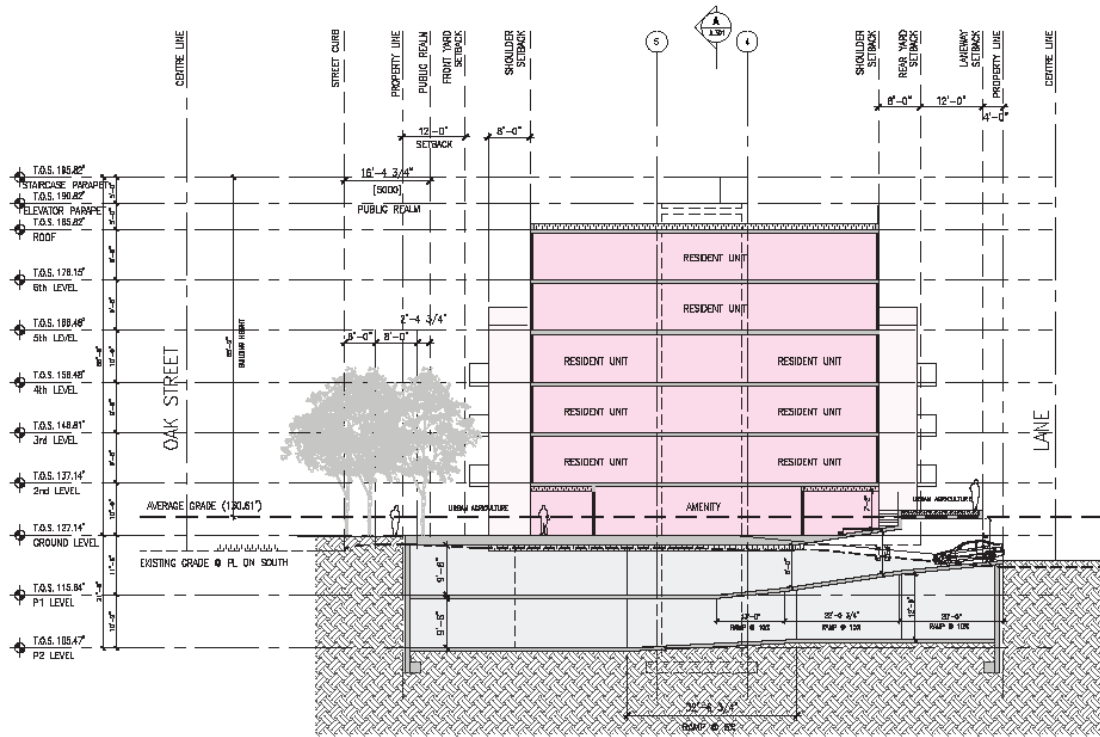
### South Elevation (sideyard)



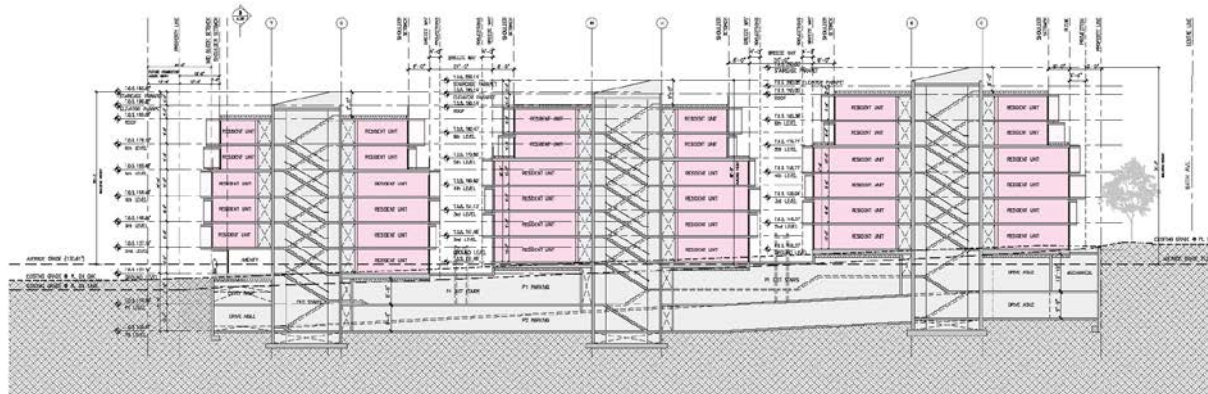
### North Elevation (64th Avenue)



### Section (East-West)



### Section (North-South)



**Perspective (from Oak Street and 64th Avenue)**



**Perspective (from rear lane)**



\* \* \* \* \*

**988 West 64th Avenue and 8030-8130 Oak Street  
PUBLIC BENEFITS SUMMARY**

**Project Summary:**

Three six-storey residential buildings containing 130 market residential units.

**Public Benefit Summary:**

The project would generate a DCL payment and a CAC offering to be allocated toward city-wide affordable housing, childcare and community facilities, and heritage amenity.

	<b>Current Zoning</b>	<b>Proposed Zoning</b>
Zoning District	RS-1	CD-1
FSR (total site area = 3,756.1 sq. m (40,430 sq. ft.))	0.70	2.50
Buildable Floor Area (sq. m)	2,629.3 sq. m	9,390.3 sq. m
Land Use	One-Family Dwelling (residential)	Multiple Dwelling (residential)

<b>Public Benefit Statistics</b>		<b>Value if built under Current Zoning (\$)</b>	<b>Value if built under Proposed Zoning (\$)</b>
<i>Required*</i>	DCL (City-wide)	\$442,064	\$1,578,783
	Public Art		\$200,107
	20% Social Housing		
<i>Offered (Community Amenity Contribution)</i>	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage Conservation Reserve		\$242,155
	Affordable Housing		\$2,421,546
	Parks and Public Spaces		
	Childcare/Social/Community Facilities		\$2,179,392
	Unallocated		
	Other		
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>		<b>\$442,064</b>	<b>\$6,621,983</b>

\* 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: Replacement Housing (36%); Transportation (25%); Parks (18%); Childcare (13%); and Utilities (8%).

**988 West 64th Avenue and 8030-8130 Oak Street  
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**Applicant and Property Information**

Address	988 West 64th Avenue and 8030-8130 Oak Street
Legal Description	Lot 1, Except the West 7 Feet and the East 10 Feet, Now Highways, Block 15; and Lots 2 to 7, Except the West 7 Feet and the East 10 Feet, Now Highways, of Lot 15, all of Block B District Lots 319, 323 and 324 Plan 1685; PIDs: 002-925-214, 015-619-613, 014-438,062, 008-762-309, 014-434-997, 011-952-792, and 014-435-021, respectively
Developer	Ulmus Development Ltd.
Architect	Arno Matis Architecture
Property Owners	Oak & 64th Nominee Ltd.

**Development Statistics**

	<b>Permitted Under Existing Zoning</b>	<b>Proposed Development</b>
ZONING	RS-1	CD-1
SITE AREA	3,756.1 sq. m (40,430 sq. ft.)	3,756.1 sq. m (40,430 sq. ft.)
USES	One-Family Dwelling (Residential)	Multiple Dwelling (Residential)
FLOOR AREA	2,629.3 sq. m (28,302 sq. ft.)	9,390.3 sq. m (101,076 sq. ft.)
FLOOR SPACE RATIO (FSR)	0.70 FSR	2.50 FSR
HEIGHT	10.7 m (35 ft.)	21.8 m (71.6 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law

\* \* \* \* \*