



**POLICY REPORT
DEVELOPMENT AND BUILDING**

Report Date: May 1, 2018
Contact: Karen Hoesé
Contact No.: 604.871.6403
RTS No.: 12546
VanRIMS No.: 08-2000-20
Meeting Date: June 19, 2018

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 8444-8480 Oak Street

RECOMMENDATION

- A. THAT the application by AVR P Architecture Inc., on behalf of Shinbound Holdings Inc., the registered owner, to rezone 8444-8480 Oak Street [*Lots K-N, Except the East 10 Feet and the West 7 Feet, Now Highways of Lot 32, Block B, District Lots 319, 323 and 324, Plan 2010; PIDs: 014-110-342, 007-461-861, 014-110-555, 014-110-571, respectively*], from RT-2 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.75 to 2.50 and to increase the height from 9.2 m (30 ft.) to 21.3 m (70 ft.), to permit the development of a six-storey residential building containing a total of 40 market residential units, be referred to a Public Hearing together with:
- (i) plans prepared by AVR P Architecture Inc., received September 15, 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 Recommendation A 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 8444-8480 Oak Street from RT-2 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a six-storey residential building containing 40 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 intent 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 recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to Public Hearing, and subject to the conditions in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

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

REPORT

Background/Context

1. Site and Context

This 1,404.6 sq. m (15,119 sq. ft.) site is located on the east side of Oak Street, between 67th and 70th Avenues (see Figure 1). The site consists of four lots and has 40.2 m (132 ft.) of frontage along Oak Street and a site depth of 35.1 m (115 ft.). The site is zoned RT-2 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 the Marine Drive Canada Line Station.

Immediately to the north of the site is a recently-approved application for a six-storey residential building at 8378-8432 Oak Street, approved at Public Hearing on January 16, 2018. Across the street and half a block south of the site there is an active rezoning application at 8599 Oak Street for a six-storey residential building.

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 allows for residential buildings up to six storeys and 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 street 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 30% two-bedrooms and 23% 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 proposes two indoor amenity spaces on the ground floor, connected to a shared outdoor amenity space with children's play area, adjacent to the proposed mid-block crossing. In addition, an outdoor amenity space on the rooftop has been provided. A condition of approval has been added in Appendix B to enhance the rooftop amenity.

Strategic Analysis

1. Proposal

The application proposed to rezone a site located at 8444-8480 Oak Street from RT-2 (Two-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit construction of a six-storey residential building (see Figure 2 and 3).

The application proposed 40 dwelling units (19 one-bedroom units [47%], 12 two-bedroom units [30%], and nine three-bedroom units [23%]). A density of 2.5 FSR is proposed with a building height of 21.3 m (70 ft.). Two levels of underground parking are proposed to be accessed from the lane.

Figure 2 – Site Plan

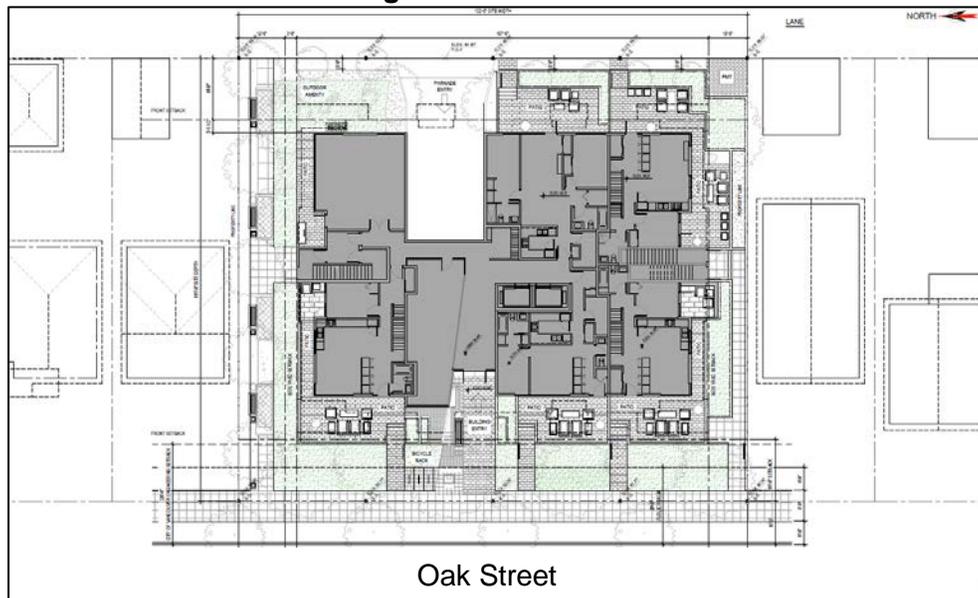


Figure 3 – Perspective (from Oak Street)

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

The application proposes a six-storey residential building with setbacks above the fourth storey, consistent with the expectations of the Plan. The proposal is consistent with the height and built form guidelines set out in the Plan, noting that the Plan allows consideration of frontages of approximately 100 ft., and staff support the proposed frontage width of 107 ft. Ground-floor units have entrances and patios facing the street and lane to provide visual interest and variation.

Under the Plan, a public mid-block connection is required at the north end of the proposed development to break down the length of the block and improve pedestrian connections in the neighbourhood. The mid-block connection will ultimately connect through to Shaughnessy Street as the sites across the lane redevelop. This site will provide half of the required mid-block connection, with the remainder to be provided by the adjacent site. Design development to coordinate the two halves of the mid-block connection is required for further review at Development Permit stage.

Conditions of the rezoning seek further refinements to the design, including improvements to livability of the units, building apparent massing, outdoor amenity space, main entrance identity, and the treatment of the site edges. The Urban Design Panel reviewed and supported this application on January 24, 2018 (see Appendix D).

The application is supported and recommended for approval, subject to the design development conditions 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 56 vehicle parking spaces and 54 bicycle storage spaces which would be provided in accordance with the Parking By-law. Engineering Services has reviewed the rezoning application and have no objections to the proposal, provided that the applicant satisfies the rezoning conditions included in Appendix B.

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 application 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 December 8, 2017. Approximately 2,180 notifications were distributed within the neighbouring area on or about December 26, 2017. A community open house was held on January 8, 2018, at the Marpole-Oakridge Community Centre, 990 West 59th Avenue. Staff, the applicant team, and a total of approximately 12 people attended the Open House.

Public Response and Comments - Public responses to this proposal have been limited. No comment sheets were received at the public open house, and a total of one online comment form response was later received. The respondent provided feedback in support of the proposal, with the suggestion to increase the building height on the site and provide rental housing.

Figure 4 – Public Notification Summary

Total notifications	2180
Open House attendees	12
Comment sheets	0
Other feedback	1

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 3,511.5 sq. m (37,798 sq. ft.) of floor area. On that basis, a DCL of approximately \$590,389 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 Program for Rezoned Developments* requires that rezonings involving a floor area equal to or greater than 9,290 sq. m (100,000 sq. ft.) allocate a portion of their construction budgets to public art or provide cash in lieu as a condition of rezoning. As the proposed floor area is below the minimum threshold, no public art contribution will arise from this application.

Public Benefits – Offered by the Applicant

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, an approach to CACs based on a target CAC rate has been implemented for residential sites, such as this, within the *Plan*. This rate is the basis for all six-storey market residential rezoning proposals within the *Plan*.

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

The applicant has offered a cash CAC of \$1,573,759 using the target CAC rate of \$640.26 per sq. m (\$59.48 per sq. ft.) based on the net additional increase in floor area of 2,458 sq. m (26,458 sq. ft.). The application was received on September 15, 2017 and changes to the target CAC rate for this made on September 30, 2017 are not applicable to this application.

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

- \$786,879 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Marpole area.
- \$708,192 (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.
- \$78,688 (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 E 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 \$1,573,759 to be allocated as follows:

- \$786,879 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Marpole area.
- \$708,192 (45%) toward childcare and community facilities in and around the Marpole area.
- \$78,688 (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.

The site is within the Citywide DCL District. It is anticipated that the project will generate approximately \$590,389 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 D, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

* * * * *

**8444-8480 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 1,404.6 m², being the site area at the time of the application for the rezoning evidenced by this By-law, and before any dedications.
- 4.2 The floor space ratio for all uses must not exceed 2.50.
- 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 m² 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 21.3 m.

Horizontal angle of daylight

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

- 6.2 The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 6.3 Measurement of the plane or planes referred to in Section 6.2 must be horizontally from the centre of the bottom of each window.
- 6.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 6.5 An obstruction referred to in section 6.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 ().
- 6.6 A habitable room referred to in section 6.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

Acoustics

7. All development permit applications require evidence in the form of a report and recommendations prepared by a 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 (Leq) 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

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**8444-8480 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 AVRP Architecture Inc., on behalf of Shinbound Holdings Inc. and stamped "Received Planning & Development Services, September 15, 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 minimize the undercut on the north, south, and east sides of the building to improve the daylight of the ground floor units.

Note to Applicant: This may also contribute to more ground-oriented units with direct access to the street, lane, and mid-block pedestrian walkway.

- 2. Design development to reduce the apparent massing resulting from the corner enclosed balconies.

Note to Applicant: The building width is 107 ft., which is slightly longer than the building width suggested in the Plan. This refinement will ensure no greater increase in building width and bulk as viewed from the street.

- 3. Design development to increase the outdoor amenity space on the roof deck.

Note to Applicant: An increase is sought by providing an approximately 1,000 sq. ft. roof deck outdoor amenity space. The intent is to provide overall outdoor amenity space no less than 1,400 sq. ft. This can be achieved in one or more locations. This condition may result in a reduction of the private patio areas or mechanical area on the roof.

- 4. Design development to improve the identity and distinctiveness of the main entrance of the building.

Note to Applicant: The intent is to create an inviting residential entrance and contribute to pedestrian visual interest and interaction. It may be achieved by reducing the notch depth at the entrance door and developing distinguished architectural expression for the entrance canopy.

5. Design development to the landscaping, planter, and retaining wall of the site edges to ensure a pedestrian-friendly interface at the street, lane, and mid-block pedestrian connection.

Note to Applicant: Avoid excessive height of retaining wall and provide an outboard landscape to reduce the exposure of the retaining wall. Explore solutions to limit the height of the retaining wall of the planters while accommodating proposed trees above the parkade structure.

6. Design development to orient primary living spaces to face the street or lane to be better compliant with the HAD requirement.
7. Design development to coordinate the two halves of the mid-block connection should be included in the Development Permit drawings.
8. The proposed unit mix, including 19 one-bedroom units (47%), 12 two-bedroom units (30%), and nine three-bedroom units (23%), 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.

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

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

Crime Prevention through Environmental Design (CPTED)

10. 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

11. Integration of grades, retaining walls, walkways and structural design with the architecture to ensure adequate soil volumes.

Note to Applicant: Soil depths should exceed BCLNA Landscape Standard. To avoid raised planters above grade, at the perimeter of the building angle the corner of the underground slab downward (1 m across and 1.2 m) to maximize

contiguous soil volumes. Wherever possible, planted landscapes on slab should be designed to maximize soil depths.

12. Resolution of the conflict with the proposed development and tree #OS01.

Note to Applicant: The submitted arborist report defers certainty in regard to the offsite neighbour tree. It is located very near to the property line and excavation line. It will be very challenging to retain the tree without design development to accommodate the roots and canopy setbacks. Tree removal may be considered with a written neighbour consent letter. In the event the neighbour's consent cannot be given, design development must occur to retain the tree in a safe and responsible manner. Further comments may be outstanding.

13. 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.

14. 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.

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

Note to Applicant: In tree areas, 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.

16. Provision of plan details and documentation/calculations that support achievement of LEED storm water credit(s) and integrated rainwater management, including absorbent landscapes, soil volumes, and detention systems.

Note to Applicant: Landscape related solutions and detention systems should be shown on the plan. The LEED consultant should provide detailed calculations to describe how the various best management practices contributed to the quality and quantity targets.

17. 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. The landscape architectural tree management plan provides useful information with regard to important cross sections and other landscape design elements. While both documents should be made consistent and submitted at large scale with the revised submission package, the landscape architect's version should change its title label to differentiate it from the arborist tree plan.

18. Provision of an arborist "letter of undertaking" to include signatures by the owner, contractor, and arborist.

Note to Applicant: The signatures confirm that all parties are aware of the roles and responsibilities and that the project is on track to satisfy the steps and recommendations outlined by the arborist. For example, advanced planning will be needed to ensure that certain works, such as site supervision checkpoints, are coordinated.

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

Note to Applicant: Street trees are 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*".

20. 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: Hose bibs are to encourage patio gardening and hand watering in amenity decks. Any limitations to the installation of hose bibs on private decks should be brought to the attention of staff in the written response.

21. Provision of an outdoor Lighting Plan.

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

Sustainability

22. 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).

23. 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

24. 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 & 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.
25. 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.
26. 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.
27. The drawings have measured the Oak Street statutory right-of-way (SRW) from the front of the curb (street side), this dimension must be accurately measured from the back of curb (site side) and clearly indicated on the plans with the building setback adjusted accordingly.
28. Correctly label and dimension the 4.27 m SRW line. The dimension labeling and location of the SRW are incorrectly stated.

29. Provide automatic door openers on the doors providing access to the bicycle room and note on drawings.
30. Provision of a plan showing the access route from the Class A bicycle spaces to reach the outside.

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

31. Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown without reliance of the lane for extended bin storage. If this cannot be confirmed then an on-site garbage bin staging area is to be provided adjacent the lane
32. Please place the following statements 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.* "Installation of parking regulatory signage on Oak Street adjacent the site to the satisfaction of the General Manager of Engineering Services."
33. 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.
34. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
 - (i) Number, dimension and label all parking spaces.
 - (ii) Dimension overall distance of parking spaces located adjacent to walls to confirm that the additional width is provided.
 - (iii) Provision of columns, column dimensions, and column setbacks to be shown on the drawings.
 - (iv) Provision of 6.6 m (21 ft. 8 in.) wide maneuvering aisles. Dimensions to be shown on drawings.
 - (v) Provision of additional information on the drawings showing dimensions and vertical clearance for the overhead security gate.
 - (vi) Provision of additional dimensions on the section drawings showing vertical clearance within the parking levels. Ensure adequate vertical

clearance is provided for mechanical projections, utilities and other services.

- (vii) Provision of design elevations on both sides of the parking ramp at all breakpoints and at all entrances clearly showing the entries meet City building grades.
- (viii) Additional design elevations are required to confirm the slope and crossfall within the parking levels do not exceed the requirements. Slope and crossfall to be shown on the drawings.
- (ix) 2.3 m of vertical clearance is required for access and maneuvering to all disability spaces and must be noted on the drawings.
- (x) Dimension the access aisle width in the bicycle storage rooms.
- (xi) Dimension the size of the bicycle spaces.

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 K, L, M and N, all Except the West 7 Feet and the East 10 Feet, Now Highways, of Lot 32, Block B, District Lots 319, 323 and 324, Plan 2010 to create a single parcel.
2. Provision of a building setback and a surface Statutory Right of Way (SRW) on Oak Street adjacent the site to achieve a 4.27 m (14 ft.) distance from the back of the existing City curb to the building face. The SRW will be free of any encumbrance at grade such as structure, stairs, door swing, parkade vents, walls etc. but the SRW will accommodate portions of P1 & P2 parking within the agreement.
3. Provision of a 3.66 m (12 ft.) wide Statutory Right of Way (SRW) adjacent the north end of the site for a mid-block pedestrian connection between Oak Street and the lane.
4. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services are provided.

- (i) Provision of adequate water service to meet the fire flow demands of the project. The current application lacks the details to determine if water main upgrading is required. Please supply project details including 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.

- (ii) Provision of upgraded sewers as follows:
 - a. Separate 166 metres of 200 mm combined sewer and replace with 300-375 mm storm sewer and 200-250 mm sanitary sewer on Oak Street from manhole adjacent site (MH-FJCL8W) to West 70th Avenue.
 - b. Separate 100 metres of combined sewer to 900 mm storm and 300 mm sanitary sewer on West 70th Avenue from Oak Street to Shaughnessy Street.
 - c. The sewer upgrading costs borne by this project may be reduced should benefiting 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.
 - d. In addition the post-development flow rate discharged to the sewer shall be no greater than the 10 year pre-development flow rate.
 - e. The pre-development estimate shall utilize the 2014 IDF curves where-as the post development estimate shall utilize the 2100 IDF curves to account for climate change.

- (iii) 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 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.

- (iv) 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.

- (v) Relocation or removal of the existing wood pole in the lane that conflicts with parking access. Written confirmation from all utility companies that use the pole including any City services is required. Should the pole relocation result in the need to provide kiosks, cabinets transformers or other electrical infrastructure to accommodate the pole relocation then space on site is to be provided, appropriate legal arrangements will be required should on-site space be necessary.
- (vi) Provision of a new 1.83 m (6 ft.) sod grass front boulevard and 2.44 m (8 ft.) light broom finish saw cut concrete sidewalk on Oak Street adjacent the site.
- (vii) Provision of a new 1.53 m (5 ft.) light broom finish saw cut concrete sidewalk adjacent the north property line of the site connecting 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.
- (viii) Provision of upgraded street lighting adjacent to the site to current LED standards including a review of the existing lighting to determine its adequacy and a lighting design as required.
- (ix) Provision of new curb return and improved curb ramps at the southeast corner of Oak Street & 67th Avenue.
- (x) Provision of street trees adjacent the site where space permits.

Green Infrastructure

- 5. 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) In this instance of a zero lot line design, staff will consider:

- a. The first 24 mm of rainfall within 24 hours as a retention volume for runoff reduction instead of infiltration volume;
 - b. Retention can be achieved through rainwater reuse, in green roofs and planter boxes, or slow release detention such as lined permeable pavement systems; and
 - c. The second 24 mm of rainfall within 24 hours as a water quality volume to be treated.

- (ii) Staff do 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 being directed towards these absorbent areas, and this being clearly demonstrated. The subsequent safe conveyance of rainfall surpassing 48 mm in 24 hours will also need to be demonstrated.
 - a. The drawings indicate that much of the growing medium is above the level of adjacent paving. In such cases staff do not accept that these elevated growing medium volumes contribute to the storage and/or treatment of rainwater that has been directed towards these areas from adjacent surfaces.
 - b. The drawings do not show the bioswales that are proposed as a water treatment feature along the north perimeter of the site. The applicant must clearly demonstrate that any treatment facility/bioswale in this location will not affect neighbouring buildings.

- (iii) Submit a plan illustrating how rainfall is directed from impermeable surfaces into planted or other storage/treatment areas.

- (iv) Provide outline area/volume calculations to support the overall rainwater management strategy. Include the area measurement for all pervious/impervious areas and demonstrate that each of the receiving infiltration/treatment areas can accommodate the proposed runoff volumes without being inundated.

- (v) Vegetated areas on slab, while not infiltration, will be considered as rainwater retention/runoff reduction and water quality practices.
 - a. Planters designed as flow-through planters can be used to meet the treatment volume requirement.
 - b. Consider increasing the depth of soil throughout planted areas and shallow ponding depth within the planted areas as part of the calculations.

- (vi) 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.

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

6. 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

7. If applicable:
 - (i) Submit a site profile to Environmental Services (Environmental Protection);
 - (ii) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
 - (iii) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services, and Director of Legal Services, including a Section 219 covenant that there will be no occupancy of any buildings or improvements on 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.

Community Amenity Contribution

8. Pay to the City a Community Amenity Contribution of \$1,573,759 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 \$1,573,759 is to be allocated as follows:
 - (i) \$786,879 (50%) to the Affordable Housing Reserve to increase the City's affordable housing supply in and around the Marpole area;

- (ii) \$708,192 (45%) toward childcare and community facilities in and around the Marpole area;
- (iii) \$78,688 (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.

* * * * *

**8444-8480 Oak Street
ADDITIONAL INFORMATION**

1. Urban Design Panel

The Urban Design Panel (UDP) reviewed this rezoning application on January 24, 2018. The application was supported with recommendations.

EVALUATION: SUPPORT with RECOMMENDATIONS

Introduction: Rezoning Planner, Scott Erdman, introduced the project as this is an application to rezone four parcels under the *Marpole Community Plan*. The site is located on the east side of Oak Street, midblock between 67th and 70th Avenues. The site is currently zoned RT-2 and each lot has a single-family dwelling. Together, the four parcels measure 132 ft. long and 115 ft. deep. The site area is approximately 15,177 sq. ft.

The *Marpole Community Plan* anticipates residential buildings in this location, up to six-storeys, with an FSR up to 2.5, and the upper storeys set back to minimize the appearance of scale and to reduce shadow impacts. The Plan also requires mid-block connections along Oak Street through blocks longer than a standard block length.

The proposal is to build a six-storey residential building, with 40 market units, at a density of 2.50 FSR. The proposal includes a contribution of half the width of a future mid-block pedestrian connection at the northern property line. Another development, approved at Public Hearing on Jan 16, 2018, provides the other half of the mid-block pedestrian connection. Coordination between the two will be facilitated during the Development Permit process to ensure a cohesive design of the mid-block connection.

Development Planner, Grace Jiang, introduced the project as this area is located in the centre of Marpole. Oak Street is a busy traffic corridor with narrow sidewalks and long blocks. 67th Avenue is a vital connection between east and west Marpole.

The base zone of subject site is RT-2, the same to the north, south, and the west. The east side of the site is zoned RM-8, which allows courtyard and stacked townhouses. Further north at the intersection with 67th Avenue, the zoning is C-1, and to the south at the intersection with 70th Avenue the area is designated for RM-3 zoning.

The *Marpole Community Plan* allows consideration for residential rezoning up to six-storeys and 2.5 FSR in this area, other than the corner site which can be rezoned for eight-storeys and 3.0 FSR. These transparent models demonstrate the proposed massing of two current rezoning applications. The policy encourages incremental developments and suggests a 100 ft. maximum building width, and also anticipates notable setbacks above fourth floor. Another focus of the policy is the improvement of the public realm along the Oak Street, to transform Oak Street from a traffic route to an urban residential character street. The policy supports an east-west mid-block pedestrian connection in this block to enhance the walking and cycling experience and habitat connectivity.

The site is 132 ft. wide and 115 ft. deep, with a 6.5 ft. cross drop from the northwest corner to the southeast corner. The proposal includes a six-storey residential building and two levels of

underground parking. The FSR is 2.5. The proposed building frontage is 107 ft. with 8 ft. shoulder setbacks on four sides for the upper two storeys.

Setbacks from the Oak Street curb to the building face are 34 ft., including a required 14 ft. statutory right-of-way (SRW) and 20 ft. additional front setback. The rear setback is 16 ft. and it meets the minimum policy requirement. Side yards, it provides 10 ft. on the south and 15 ft. on the north, which includes a 12 ft. SRW for the mid-block connection and 3 ft. additional side setback the ground floor is recessed approximately 3-4 ft. on all sides to accommodate more landscape and larger patios.

Along Oak Street, an 8 ft. wide sidewalk is provided with 6 ft. treed boulevard on both sides. The proposal provides a 12 ft. SRW along the north property line. This is half of the required mid-block pedestrian connection. The application to the north provides the other half of the connection. Further design development and coordination of the entire 24 ft. SRW will be required to create one enjoyable and safe walking and cycling public pathway.

Indoor and outdoor amenity spaces are well provided. An amenity room is adjacent to the entry lobby, and a multi-purpose room is close to the mid-block connection, with a children's play area co-located adjacent to the multi-purpose room. An additional common open space is provided on the roof-top deck to accommodate more social activities.

The rezoning application is generally compliant with the rezoning policy and design guidelines.

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

1. The policy supports a maximum 100 ft. building frontage. The proposed building width exceeds the maximum by 7 ft. Please advise if the proposed building width is supportable.
2. Please comment if the design of the public realm, including Oak Street and the mid-block connection, successfully improves public spaces for pedestrians and cyclists.
3. Please comment on the pros and cons of the ground floor undercut on all sides, in terms of the public realm, private open space, livability, etc.

The planning team then took questions from the panel.

Applicant's Introductory Comments: The goal was to maximize the public realm and green space for the tenants on a small site.

Due to the undercut the building was going to be taken straight down, however there was a concern there would not be enough space left over. The applicants have lifted the building high enough to allow for natural light access at the edge of the building even with the undercut. The building was pulled back in to provide natural light for the ground units.

A challenge to the building was the level of surrounding noise. Closed balconies were used as a feature to protect against the noise and for energy performance. Initially the applicant had proposed closed balconies on both sides of the building but this was not supported by the Planning department.

The applicant's approach was to create a public realm that corresponds to future developments while providing a development that is protective of its surrounding conditions. The major focus was to keep the architecture quiet and clean, and provide a base for the landscape architect to enhance the site. The applicants noted they are not yet dealing with the materials and expression of the building but more so the massing.

There are courtyard spaces under the overhang to create separations between public and non-public and private versus semi private. To the back and side of the building there are provided courtyard space on the ground floor to soften the back lane and humanize the space. The focus is to bring people out and eyes on the street.

There is a mid-block green space connection in the back lane, which can provide for a future green buffer zone. However, first the applicant team will have to revise the true connection of the space as there is 12 ft. on the site property and 12 ft. on the neighboring property which has moved forward. For this space the applicants are aware and have taken into account the habitat connection (provide habitat, nesting, plant material, along with respite seating and decorative painting), which is a regulation from the City.

On the rooftop there is substantial courtyard space and a shared amenity space. The rooftop also has the mechanical, which has been screened with a fair amount of landscape planting and tree planting, for noise reduction as well.

A double row of street trees are proposed. They are staggered leading to the main entry for visibility.

The applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement: Having reviewed the project it was moved by Mr. Sharma and seconded by Ms. Veneri 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:

- Further design development to the undercut of the building at the ground floor;
- Increase the rooftop amenity and review the location of the mechanical equipment enclosure;
- Review and improve the lobby entrance experience with consider adding architectural elements (canopy, signage);
- Review the corners of the building to at the top floor; further design development needed to the circular stairs.

Related Commentary: There was a general support for the increased width to 107 feet. Members of the panel supported the length and frontage.

Panel found it difficult to comment on the function of the mid connection public realm however they supported the proposal as it will be a great addition to the site and area and believe it will be more successful once coordination with neighboring site is established. The chair commended the applicants for the indoor amenities as they were ample for the size of the

project. A panel member supported the lineup of trees on Oak Street, as it can be a real challenge dealing with sound and light and the trees are a beneficial solution that will allow the light in and keep sound out.

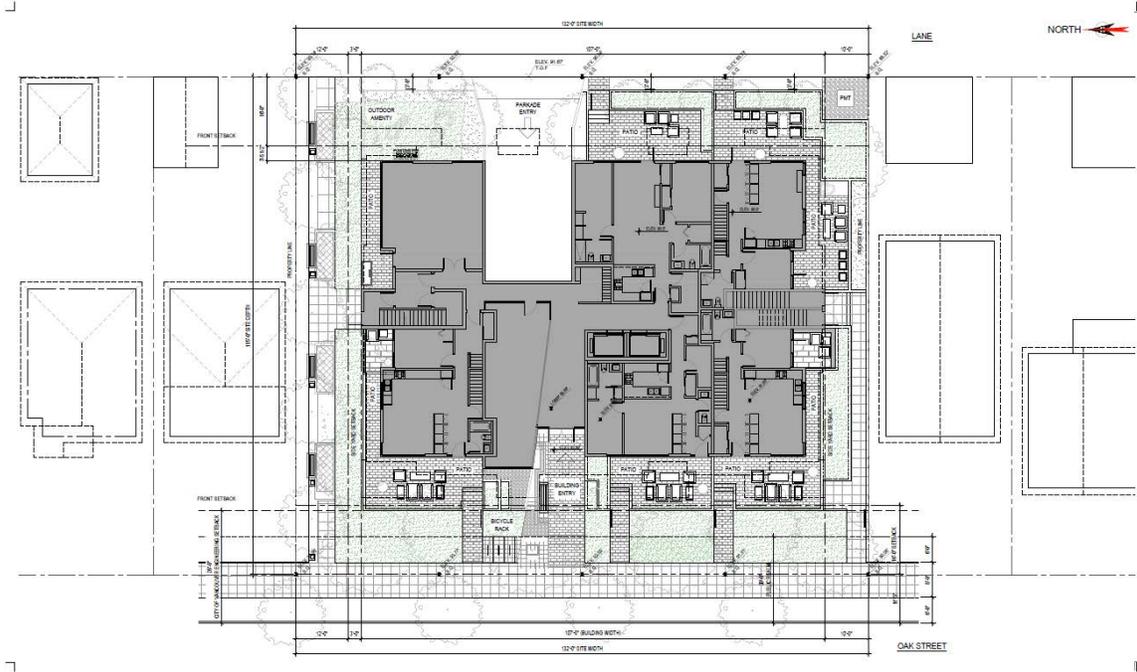
A main concern was the undercut of the building. The panel was not convinced the undercut served a lot of purpose. There was uncertainty as to how much of the undercut space will be used as Oak St is very busy. Suggestions included re-orienting some of the amenity space to the west side as the north and south side undercuts will create a loud and dark space. The undercut may need higher hedges along the Oak Street side, and look to see if the overhang can be minimized. The panel found the four circular corners of the building a good idea but needed more design development to work with the balcony configurations.

Other suggestions included looking at the rooftop and finding a way to minimize or relocate the mechanical equipment as it was bigger and heavier than expected. Explore to see if the rooftop common amenities can be made bigger (okay to make the individual areas smaller), provide a cover, and explore a stronger connection with indoor and outdoor amenities. The mid-connection greenspace could benefit from nodes at each end to provide flexibility along the path, and the landscape experience from the entry at Oak Street is strong however could also benefit from added architectural elements to increase visibility.

Applicant's Response: The applicant team thanked the panel for their comments.

8444-8480 Oak Street
FORM OF DEVELOPMENT

Site Plan



East Elevation (lane)



West Elevation (Oak Street)



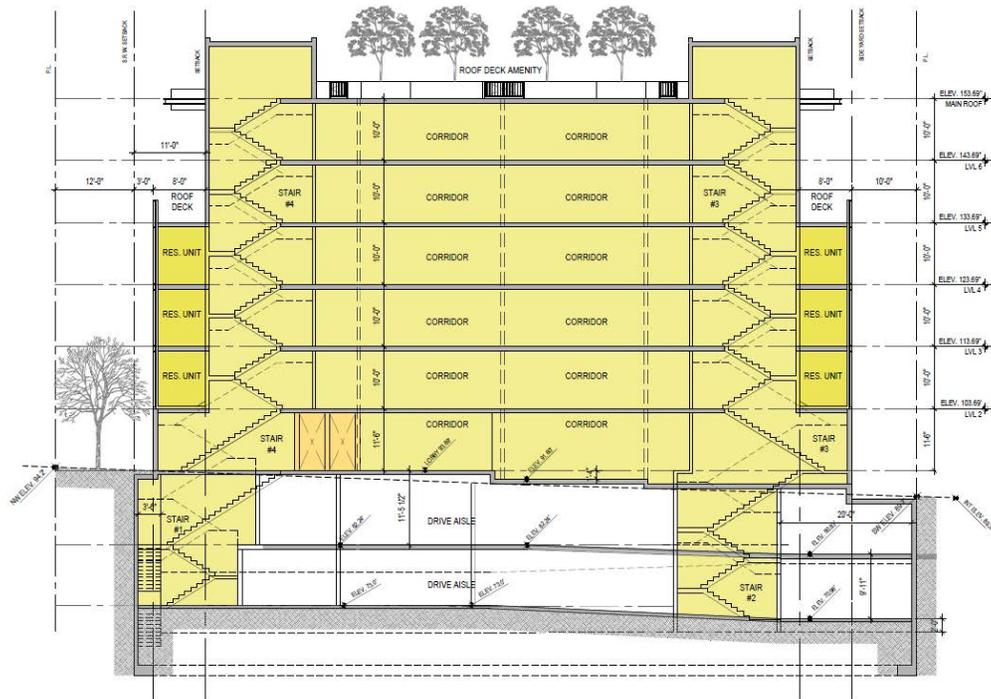
South Elevation (sideyard)



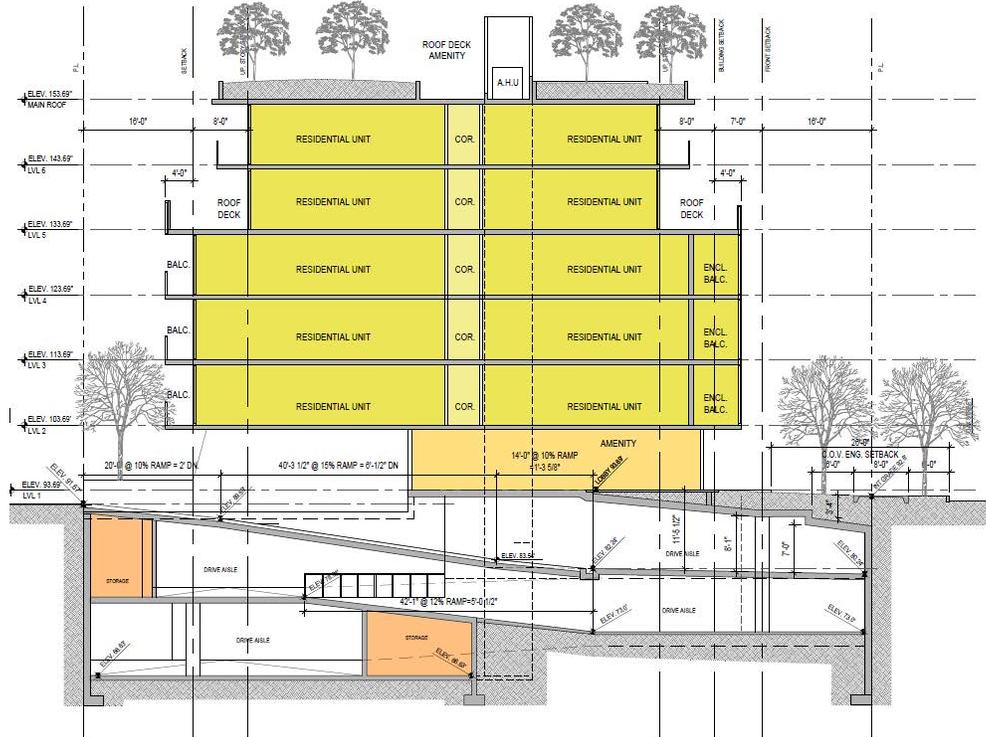
North Elevation (sideyard)



Section (East-West)



Section (North-South)



Perspective (Oak Street Elevation)



Perspective from Oak Street (Oak Street façade)



Perspective from Lane (back lane facade)



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8444-8480 Oak Cambie Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Six-storey residential building containing 40 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.

	Current Zoning	Proposed Zoning
Zoning District	RT-2	CD-1
FSR (total site area = 1,404.6 sq. m (15,119 sq. ft.))	0.75	2.50
Buildable Floor Area (sq. m)	1,053.5 sq. m	3,511.5 sq. m
Land Use	Two-Family Dwelling (residential)	Multiple Dwelling (residential)

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	DCL (City-wide)	\$177,125	\$590,389
	Public Art		
	20% Social Housing		
Offered (Community Amenity Contribution)	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage Conservation Reserve		\$78,688
	Affordable Housing		\$786,879
	Parks and Public Spaces		
	Childcare/Social/Community Facilities		\$708,192
	Unallocated		
Other			
TOTAL VALUE OF PUBLIC BENEFITS		\$177,125	\$2,164,148

* 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%).

**8444-8480 Oak Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

Applicant and Property Information

Address	8444-8480 Oak Street
Legal Descriptions	Lots K-N, Except the East 10 Feet and the West 7 Feet, Now Highways of Lot 32, Block B, District Lots 319, 323 and 324, Plan 2010; PIDs: 014-110-342, 007-461-861, 014-110-555, 014-110-571 respectively
Developer	Shinbound Holdings Inc.
Architect	AVRP Architecture Inc.
Property Owners	Shinbound Holdings Inc.

Development Statistics

	Permitted Under Existing Zoning	Proposed Development
ZONING	RT-2	CD-1
SITE AREA	1,404.6 sq. m (15,119 sq. ft.)	1,404.6 sq. m (15,119 sq. ft.)
USES	Two-Family Dwelling (Residential)	Multiple Dwelling (Residential)
FLOOR AREA	1,053.5 sq. m (11,340 sq. ft.)	3,511.5 sq. m (37,798 sq. ft.)
FLOOR SPACE RATIO (FSR)	0.75 FSR	2.50 FSR
HEIGHT	9.2 m (30 ft.)	21.3 m (70 ft.)
PARKING, LOADING AND BICYCLE SPACES	as per Parking By-law	as per Parking By-law

* * * * *