



POLICY REPORT

Report Date: April 9, 2019
Contact: Karen Hoesé
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RTS No.: 12977
VanRIMS No.: 08-2000-20
Meeting Date: April 23, 2019

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 8636-8656 Oak Street

RECOMMENDATION

- A. THAT the application by W.T. Leung Architects Inc., on behalf of APCanada Investment Corporation, the registered owner, to rezone 8636-8656 Oak Street [*Lot 4, except part in Plan LMP27103 of Lots 6 and 7, Blocks 1 to 6 and 12 of Block C, District Lot 319, Group 1, New Westminster District Plan 2167; and Lots 5 to 7, except the west 7 feet, now road of Lots 6 and 7, all of Blocks 1 to 6 and 12 of Block C, District Lots 319, 323 and 324, Plan 2167; PIDs 014-010-330, 014-010-356, 014-010-364 and 014-010-372 respectively*], from RM-3A (Multiple Dwelling) District to CD-1 (Comprehensive Development) District to increase the permitted floor space ratio (FSR) from 1.45 to 2.50 and the building height from 10.7 m to 19.8 m to permit the development of two six-storey residential buildings which would contain 91 rental housing units, be referred to a Public Hearing, together with:
- (i) plans prepared by W.T. Leung Architects Inc., received April 26, 2018;
 - (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 in principle, including approval in principle of the form of development, subject to the Conditions of Approval 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, if after Public Hearing, Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for

enactment prior to enactment of the zoning by-law, subject to such terms and conditions as may be required at the Discretion of the Director of Legal Services and the General Manager of Arts, Culture and Community Services.

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;
- (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 8636-8656 Oak Street from RM-3A (Multiple Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of two six-storey residential buildings with a total of 91 rental housing units over two levels of underground parking, under the *Marpole Community Plan*. A height of 19.8 m (65 ft.) and a density of 2.50 FSR are proposed.

The site is located within the Oak neighbourhood of the *Marpole Community Plan* (the “Plan”) area. Currently, the site accommodates one three-storey and one four-storey market rental buildings with 43 units in total, constructed in 1954 and 1969, respectively. The Plan contains housing policy that allows for the renewal and expansion of existing market rental buildings at a controlled pace, for 100% rental developments in limited locations, including the subject site.

If approved, this rezoning would replace the existing market rental buildings on site, and increase the number of rental dwelling units from 43 to 91, thus contributing 48 net new rental housing units in the achievement of the City’s affordable housing goals, as identified in *Housing Vancouver Strategy*. This report includes details on the proposed replacement housing and tenant relocation plan for the existing residents.

Staff have assessed the application and conclude that it generally meets the intent of the Plan. The application is also consistent with the *Vancouver Development Cost Levy (DCL) By-law* definition of “for-profit affordable rental housing” for which DCLs may be waived. Staff support the application, subject to design development and other conditions outlined in Appendix B. Staff recommend that the application be referred to Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, and subject to Public Hearing and to the conditions in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council policies for this site include:

- *Marpole Community Plan* (2014, last amended 2017)
- *Housing Vancouver Strategy 2018-2027* (2017)
- *Rental Incentive Guidelines* (2012, amended 2018)
- *Rental Housing Stock Official Development Plan* (2018)
- *Rental Housing Stock Official Development Plan – Administrative Bulletin* (2018)
- *Tenant Relocation and Protection Policy and Guidelines* (2015, last amended 2018)
- *Family Room: Housing Mix Policy for Rezoning* (2016)
- *High-Density Housing for Families with Children Guidelines* (1992)
- *Green Buildings Policy for Rezoning* (2010, last amended 2018)
- *Community Amenity Contributions – Through Rezoning* (1999, last amended 2018)
- *Vancouver Development Cost Levy By-law No. 9755* (2008, last amended 2018)
- *Urban Forest Strategy* (2014)

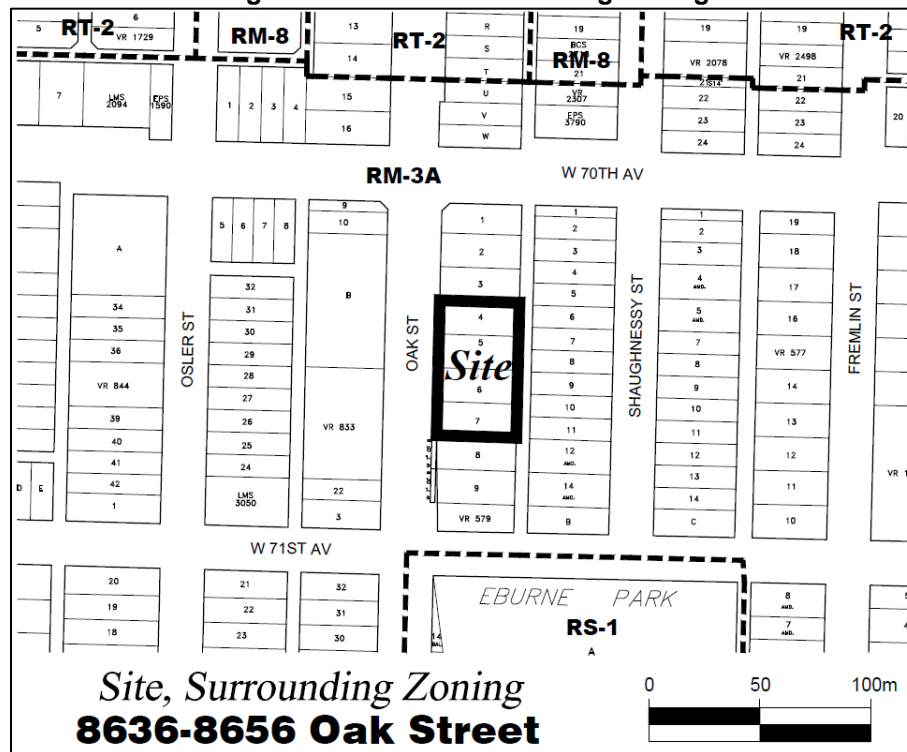
REPORT

Background/Context

1. Site and Context

The subject site is located in the Marpole community on the east side of Oak Street, mid-block between 70th and 71st Avenues (see Figure 1). The 2,185 sq. m (23,518 sq. ft.) site has a frontage of approximately 60.9 m (200 ft.) along Oak Street and a depth of approximately 36 m (118 ft.). The site is currently developed with one three-storey and one four-storey market rental apartment buildings, which together contain a total of 43 rental units. The site is located within Marpole's 'rental housing area', and the immediate surrounding area is zoned RM-3A, consisting primarily of low-rise rental apartment buildings. Eburne Park is half a block to the south. The site is located on a major north-south arterial (Oak Street) with frequent local bus service (#17), and is approximately a 15-minute walk from the Canada Line's Marine Drive Station.

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.

The Plan 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 consideration of 100% rental residential development in existing RM zones, up to six storeys in height. The maximum allowable density is 2.50 FSR.

The Plan offers direction to provide a diversity of housing options with a range of affordability in the neighbourhood. While the Plan seeks to encourage retention and re-investment of the neighbourhood’s affordable rental housing stock, it also recognizes that many of these rental buildings will reach the end of their lifespan over the Plan’s 30-year timeline and will need to be replaced. Thus, the Plan offers a policy that allows for the renewal – and expansion – of existing market rental buildings at a controlled pace. In the Marpole RM-3A area, rezonings can be considered for 100% rental developments in limited locations identified in the Plan, including Oak Street. In all cases where eligible tenants are displaced as a result of redevelopment or major renovation activity, a tenant relocation plan, as outlined in the *Tenant Relocation and Protection Policy*, will be required.

Housing Vancouver Strategy – In November 2017, Council approved the *Housing Vancouver Strategy* (2018-2027) and *3-Year Action Plan* (2018-2020). The strategy seeks to shift the supply of new homes towards the right supply, with targets for new units along a continuum of housing types. The *Housing Vancouver* targets were based on the core goals of retaining the current diversity of incomes and households in the city, shifting housing production towards

rental to meet the greatest need, and coordinating action with partners to deliver housing for the lowest income households. Overall, 72,000 new homes are targeted for the next 10 years, including 20,000 purpose-built rental units. This application will contribute towards the targets for purpose-built market rental units and units for families.

Rental Incentive Guidelines – The intent of the *Rental Incentive Guidelines* is to inform the way in which rental incentives, taken at the applicant's discretion, are applied to specific projects. Applications where 100 per cent of the residential floor space is secured rental are eligible for a parking reduction and relaxation of unit size provided that the design and location of the unit provides satisfactory living accommodation. Rental projects that meet the definition of "for-profit affordable rental housing" under the *Vancouver Development Cost Levy By-law* (the "DCL By-law") are eligible for a DCL waiver for the residential floor area in the project.

Rental Housing Stock Official Development Plan (RHS ODP) – The RHS ODP requires one-for-one replacement of existing rental housing units on redevelopments of three or more units in certain RM, FM, and CD-1 zoning districts. The rental replacement requirements under the RHS ODP apply to this site. As such, the applicant is replacing the existing 43 units and proposes to add 48 units for a total of 91 rental housing units.

Tenant Relocation and Protection Policy - In December 2015, Council approved the *Tenant Relocation and Protection Policy*. The policy is intended to protect tenants by mitigating the impacts of displacement resulting from redevelopment activity, while recognizing that some renewal is necessary to maintain the health of the overall rental stock.

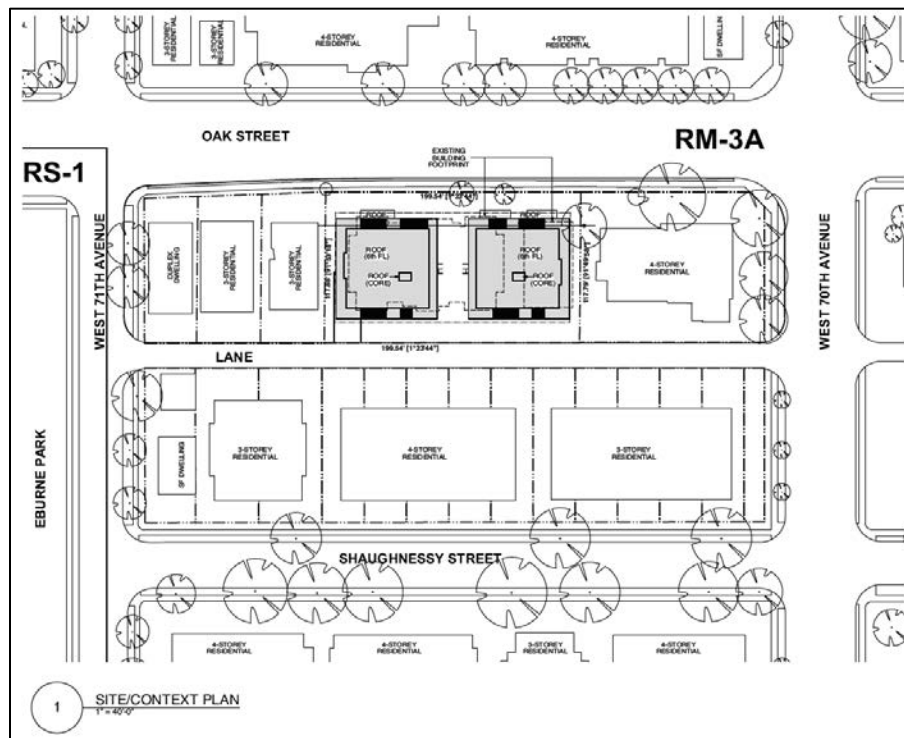
A Tenant Relocation Plan or Tenant Impact Statement is required when tenants are displaced as a result of redevelopment or major renovation activity. At a minimum, these terms include two months free rent, moving expenses, help relocation to other rental housing, and in some cases, first right of refusal to move back into the replacement housing with 20% discount off starting rents.

DCL By-law – Under Section 3.1A of the *DCL By-law*, projects that meet the by-law's definition of "for-profit affordable rental housing", a term specifically used by the Province in Section 523D(10.3)(a) of the Vancouver Charter, are eligible for a DCL waiver for the residential portion of the development. The by-law sets out maximum unit sizes and maximum average rents by unit type for the project to be eligible for the waiver. Current rental rates and unit sizes are outlined in the *Rental Incentive Guidelines* and are updated on an annual basis.

Strategic Analysis

1. Proposal

The application proposes to rezone a site at 8636-8656 Oak Street from RM-3A (Multiple Dwelling) District to CD-1 (Comprehensive Development) District to permit the development of two six-storey residential buildings. In total, the application proposes 91 rental units with a density of 2.50 FSR and a building height of 19.8 m (65 ft.), all over two levels of underground parking accessed from the rear lane (see Figure 2).

Figure 2: Site Plan

2. Land Use

The site located at 8636-8656 Oak Street is zoned RM-3A (Multiple Dwelling) District. The intent of the RM-3A District Schedule is to permit medium density residential development, including low-rise apartment buildings, and to secure a higher quality of parking, open space and daylight access. The subject site is within the Oak neighbourhood, and subsection 6.3.2 of the Plan allows for consideration of an increase in 100% rental residential development in existing RM zones.

3. Density, Height and Form of Development (refer to drawings in Appendix E, and project statistics in Appendix I)

Under the subject site's existing RM-3A zoning, the maximum height allowed is 10.7 m (35 ft.), which is approximately three storeys, and the maximum density is 1.45 FSR. Through rezonings, the Plan allows for consideration of development at this location up to six storeys in height, and a maximum density of 2.50 FSR.

The Plan includes Built Form Guidelines for the form of development and public realm. Setbacks of minimum 2.4 m (8 ft.) are expected above four storeys in accordance with Policy 7.2.11. For the public realm, the intent is to provide a generous and comfortable space for pedestrians. On Oak Street, a double row of trees is required in the front-yard setback - one row on private property and the second on public property (Policy 7.2.2 and 7.2.3).

The application proposes a residential development comprised of two distinct buildings with a total of six storeys in height and separated by a 7.3 m (24 ft.) courtyard. The upper levels are

set back at full perimeter to diminish the scale and bulk of the buildings. Two levels of parking underground are included, and a density of 2.5 FSR is proposed (see Figure 3.)

Figure 3: Oak Street Elevation



The ground floor includes the main building entries and private patios along Oak Street. Parking entry, urban agriculture and private patios face the lane. The development is designed to retain some of the existing trees and provides landscaped outdoor amenity areas both at the courtyard and the rear (urban agriculture).

The building's expressions are distinct, yet provide a consistent appearance within the development concept. Passive design features such as solar shading devices are incorporated into the building design to contribute to an optimal sustainable performance.

The Urban Design Panel reviewed and supported the project on June 27, 2018. Staff have concluded that, based on the proposed density, height, built form and massing, the overall proposal is generally consistent with the objectives of the Plan. Staff support the proposed form of development, subject to the conditions of approval noted in Appendix B.

4. Housing

Proposal

This application seeks to replace two existing market rental buildings (with 43 units in total) with two new rental buildings (with 91 rental units in total) under the provisions of the Plan. If approved, this application would provide:

- Replacement of aging rental stock with new rental housing;
- A net increase of 48 new rental housing units; and
- An increase in the number of family units available at this site, from 3 to 33 units.

Vacancy Rates

Vancouver has one of the lowest rental vacancy rates in Canada. In the fall of 2018, the vacancy rate in the City was 0.8%¹. That means only eight out of every 1,000 market rental units were empty and available for rent. A vacancy rate of 3% is considered to be a balanced rental market. The vacancy rate in the Marpole zone where 8636-8656 Oak Street is located was also very low, at 0.5 per cent¹. Figure 4 below shows the City's progress toward the secured market rental housing targets as set in the *Housing Vancouver Strategy*.

Figure 4: Progress towards 10-Year Housing Vancouver Targets for Secured Market Rental Housing as of December 31, 2018

Housing Type	10-Year Targets	Units Approved Towards Targets*
Secured Market Rental Housing Units	20,000	1,851

Note: Tracking progress towards 10-year Housing Vancouver targets began in 2017.

** Unit numbers exclude the units proposed on the subject site, pending Council approval of this rezoning application*

DCL Waiver

The applicant is proposing to create 91 rental units at starting rents that are below the maximum rents in the DCL By-law. A Housing Agreement and Section 219 Covenant will secure the proposed starting average rents and all units as rental for 60 years or the life of the building, whichever is greater. The proposed rents are comparable to or slightly below, in some unit types, the average rents in newer buildings in the west area of Vancouver. The average rents are significantly below the monthly costs associated with purchasing a comparable strata unit (see Figure 5).

Figure 5: Comparable Average Market Rents and Homeownership Costs

	8636-8656 Oak Street – Proposed Rents	DCL By-Law Maximum Averages - Westside (CMHC, 2018)²	Average Market Rent in Newer Buildings - Westside (CMHC, 2018)¹	Monthly Costs Associated with Purchase of a Median-Priced Unit – Westside - (BC Assessment 2018)³
Studio	\$1,575	\$1,768	\$1,694	\$2,920
1-bed	\$1,875	\$2,056	\$1,873	\$3,628
2-bed	\$2,450	\$2,703	\$2,689	\$5,676
3-bed	\$3,050	\$3,559	No data available	\$9,053

1. Data from the October 2018 CMHC Rental Market Survey for buildings completed in the year 2008 or later on the Westside of Vancouver.

¹ Canada Mortgage and Housing Corporation (CMHC) Rental Market Report, October 2018

2. For studio, 1-, 2-, and 3-bedroom units, the maximum DCL rents are the average rents for all residential units built since the year 2005 in the City of Vancouver as published by CMHC in the fall 2018 Rental Market Report plus 10%.
3. Based on the following assumptions in 2018: median of all BC Assessment recent sales prices in Vancouver Westside in 2018 by unit type, 10% down payment, 5% mortgage rate, 25-year amortization, \$150 – 250 monthly strata fees and monthly property taxes at \$2.47 per \$1,000 of assessed value.

The DCL By-law allows for rents to be increased annually from the time of the public hearing to initial occupancy, as per the maximum allowable increases under the Province's Residential Tenancy Act. A final rent roll that sets out the initial monthly rents for all units will be required prior to issuance of the occupancy permit in order to ensure compliance with the maximum increases authorized by Section 3.1B(c) of the DCL By-law. After occupancy, rent increases are regulated by the provincial *Residential Tenancy Act*. Through the Development Permit application process, the City will ensure that average unit sizes do not exceed the maximum thresholds set out by the DCL By-law.

Housing Unit Mix

This application proposes 91 rental units, (29 studio units, [31.9%], 29 one-bedroom units [31.9%], 27 two-bedroom units [29.7%], and 6 three-bedroom units [6.6%]), (see Figure 6). This proposed unit mix achieves the targets for rental buildings under the *Family Room: Housing Mix Policy for Rezoning Projects*.

Figure 6: Existing and Proposed Unit Mix – 8636-8656 Oak Street

Unit Type	Existing	%	Proposed	%
Non-Family Units				
Studio	8	93%	29	63.7%
1-bedroom	32		29	
Family Units				
2-bedroom	3	7%	27	36.3%
3-bedroom	0		6	
Total	43		91	

Rental Redevelopment in Marpole

The Plan allows consideration of rezoning for 100% rental developments in identified locations (e.g., Granville Street, Oak Street, 70th Avenue, and Marine Drive). The Plan also requires that the rate of redevelopment in the Marpole RM-3A apartment area be monitored through each rezoning report. Figure 7 below identifies the current list of rental redevelopment projects in progress in the Marpole RM-3A area.

Figure 7: Rental Redevelopments in Marpole RM-3A Area

Address	Application Status	Number of existing rental housing units	Number of new market rentals	Net gain in rental housing
8615 Laurel St	Approved in 2017	26	65	+39
8599 Oak St	Approved in 2018	13	36	+23
8795-8803 Granville St	In Review	3	15	+12
8636-8656 Oak St	In Review	43	91	+48
TOTAL	4 sites	85	207	+122

Existing Rental Accommodation and Tenant Relocation

If Council approves this application, the 43 units now existing on the subject site would be replaced with 91 new units. Redevelopment of the site would require the relocation of existing tenants during construction.

The *Tenant Relocation and Protection Policy (2018)* applies to this site and the applicant has provided a draft Tenant Relocation Plan (TRP) which will be secured as a condition of rezoning (summarized in *Appendix C*). The draft TRP, at the discretion of Affordable Housing staff, may be revised to provide additional support as the project progresses to Development Permit application, if additional special circumstances are identified. A final Tenant Relocation Plan will be required at the time of Development Permit application, and a final Tenant Relocation Report will be required prior to issuance of the Occupancy Permit.

At the time of application all 43 units on site were tenanted. Six tenancies had started less than one year prior to the rezoning application being received, and these tenants do not qualify for the provisions of the City's *Tenant Relocation and Protection Policy*. Of the 37 tenancies covered by the TRP, the average length was five years; however, five tenants have been in the apartment building for more than 10 years, and one tenant has lived in the building for more than 20 years.

Since the rezoning application was submitted in April 2018, staff have been working with the applicant to strengthen and enhance the proposed TRP. In light of the existing low rents in the buildings and the presence of six long-term tenants, staff advised the applicant to further engage tenants to better understand their housing needs and any special circumstances that will make relocation challenging. They were also encouraged to consider hiring a tenant relocation consultant to ensure tenants have adequate support and communication throughout this process.

To date the applicant has held two tenant information sessions that were attended by approximately 30 tenants with City staff attending as observers. The applicant has increased the compensation amount for moving expenses from \$750 to \$950 for studio and one-bedroom units, and from \$1,000 to \$1,200 for two-bedroom units. The applicant has also committed to increasing the right of first refusal discount rate from 20% to 30% for returning tenants. The applicant has hired a tenant relocation consultant to assist existing tenants through future relocations and is in the process of assessing the level of vulnerability and any special circumstances that may require additional assistance.

Figure 8 below shows the comparison between current proposed monthly rents and the 30% discounted returning rents proposed by the applicant (note: final rents may be higher based on annual allowable increases under the Province's Residential Tenancy Act)

Figure 8: Summary of Existing Rents and the Proposed Discounted Rents for Returning Tenants at 8636-8656 Oak Street

Unit type	Current Average Monthly Rents	Proposed Monthly Rents	30% First Right of Refusal Discount Applied to Returning Tenants
Studio	\$690	\$1,575	\$1,103

One-bedroom	\$768	\$1,875	\$1,313
Two-bedroom	\$1,100	\$2,450	\$1,715
Three-bedroom	n/a	\$3,050	\$2,135

5. Transportation and Parking

Vehicle parking is provided within two levels of underground parking, accessed from the lane. The application proposes a total of 69 vehicle parking spaces. Also proposed are seven visitors parking stalls and 115 bicycle parking spaces. These provisions meet the requirements of the Vancouver Parking By-Law. The application does not provide a loading space. A minimum of one Class A loading space must be provided in accordance with the Parking By-law.

Engineering Services conditions are included in Appendix B.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning* (amended on May 2, 2018) requires that residential rezoning applications satisfy either the near zero emission buildings or the low emissions green buildings conditions within the policy. These new requirements are mandatory for all rezoning applications received on or after May 1, 2017.

This application has opted to satisfy 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.

The Plan also recommends a deconstruction plan for diverting demolition waste. As condition of rezoning, 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) is required. Conditions of approval are included in Appendix B.

Natural Assets – The *Urban Forest Strategy* was developed to find ways to help preserve, protect and strengthen Vancouver's urban forest and tree canopy for the future. In April 2014, Council amended the *Protection of Trees By-law* to maintain a healthy urban forest by requiring permission to be granted to remove trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

There are 13 by-law trees on site, ranging from 'dead' to 'good' condition. Eleven of them are proposed for removal due to their health and the location of the proposed underground parking structure. However, a notch in the parkade has been provided to retain the two largest trees along the Oak Street frontage. In addition, a significant London plane tree that is located on a neighbouring property whose roots extend into the subject site will also be protected. The applicant is proposing 14 new replacement trees on site.

PUBLIC INPUT

Pre-Application Community Consultation

Prior to the submission of the rezoning application, the applicant hosted an open house on December 13, 2017, to introduce the preliminary design concept to the neighbourhood. Approximately 12 people attended the open house. Based on the applicant's analysis of the commentary by surrounding neighbours, the feedback was generally in support of the proposal.

Public Notification

A rezoning information sign was installed on the site on May 11, 2018. A community open house was held on June 11, 2018. A total of 2,123 notifications were distributed within the neighbouring area on or about May 28, 2018. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

Community Open House

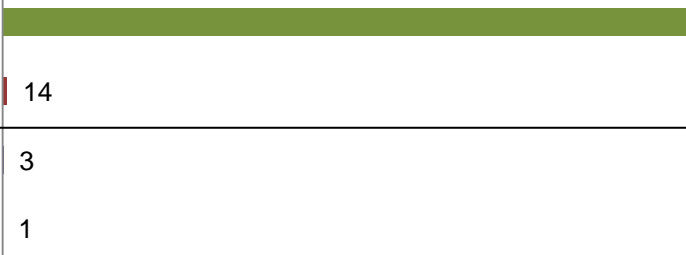
A community open house was held on June 11, 2018, at the Coast Vancouver Airport Hotel, 1041 Southwest Marine Drive. Staff, the applicant team, and a total of approximately 14 people attended the open house.

Public Response and Comments

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

In response to the June 11, 2018 open house, a total of three comment sheets were received from the public. A total of one piece of written feedback was received from the public (see Figure 9).

Figure 9: Notification and Public Response

Total notifications	 2,120
Open House attendees	14
Comment sheets	3
Other feedback	1

Note:

Each comment form or online response can include a number of comments which may reference points in support, potential concerns and questions or neutral/general statements. Therefore, staff focus on qualitative theming of comments and overall percentages are not provided.

Some duplication of responses may result where respondents chose to provide feedback to a rezoning application more than once using a number of mediums (open house comment sheet, online feedback, form letter, petition, etc.).

Below is a summary of all feedback received from the public by topic, and ordered by frequency:

- **Increase in Rental:** Support for the proposal, citing that more rental housing units are needed in Vancouver.
- **Building Height and Massing:** Support for the height and massing of the building.
- **Parking:** Suggestion to decrease the amount of parking on site, and increase the number of bicycle and car share parking spaces.
- **Affordability:** Concern for the affordability of the rental units, particularly for seniors and low, middle-income individuals.

Staff Response

Staff have assessed the application, and conclude that it meets the intent of the *Marpole Community Plan*. While the new rental units will be secured at starting rates that are significantly higher than the rental rates in the existing buildings, over time and through a continued increase in supply, these units will become more affordable. Staff recognize that implementation of the *Marpole Community Plan* over the course of the Plan's estimated 30-year timeframe will provide a range of housing options for households of various incomes. The Plan seeks to find a balance between preservation of existing rental housing, and the need for growth and renewal of this stock.

Regarding the amount of vehicle and bicycle parking proposed, staff have reviewed the provisions and determined that it meets the requirements of the Vancouver Parking By-Law.

PUBLIC BENEFITS

Required Public Benefits:

Development Cost Levies (DCLs) – Development Cost Levies collected from development help pay for facilities made necessary by growth, including parks, childcare facilities, replacement housing (social/non-profit housing) and engineering infrastructure.

This site would be subject to City-wide DCLs and City-wide Utilities DCLs on the proposed 5,462.5 sq. m (59,798 sq. ft.) of floor area. Section 523D(10.3)(a) of the *Vancouver Charter* provides that Council may waive or reduce a DCL for “for-profit affordable rental housing”, a term that is specifically used by the Province of British Columbia in the *Vancouver Charter*. In accordance with the provisions of Section 3.1A of the DCL By-law, the applicant has requested a waiver of the DCLs attributed to the residential floor area proposed to qualify as for-profit affordable rental housing. Based on the September 30, 2018 rates, the value of the total DCL waiver is approximately \$1,661,638 anticipated from this project. A review of how the application meets the waiver criteria is provided in Appendix F.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. 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.

Offered Public Benefits

Rental Housing – The application proposes that all 91 residential units (48 net new) will be secured as rental housing units. The public benefit accruing from these units is their contribution to the city's rental housing stock for the longer of the life of the building and 60 years. As set out in Appendix B, a Housing Agreement and Section 219 Covenant are required to be registered on title to require that all of the dwelling units be secured as rental for the longer of the life of the building and 60 years and to preclude the stratification and/or separate sale of individual units.

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 typically include either the provision of on-site amenities or a cash contribution towards other public benefits, and they take into consideration community needs, area deficiencies, and the impact of the proposed development on City services.

The *Community Amenity Contributions - Through Rezoning* policy provides an exemption for routine, lower density secured market rental rezoning applications that align with the *Affordable Housing Choices Policy (2012)* and *Rental Incentive Guidelines (2017)*; however, staff note that the application is not eligible for this CAC exemption as a result of the existing rental units being replaced.

For sites within Marpole, such as this one, the *Marpole Community Plan Public Benefits Strategy* provides direction for CAC allocations. The public benefit achieved for this application is the secured rental housing units. Real Estate Services staff have reviewed the applicant's development pro forma and have concluded that, after factoring in the costs associated with the rental housing units for the longer of the life of the building and 60 years, no further contribution towards public benefits is anticipated in this instance. See Appendix G for details on tracking of the implementation of public benefits in Marpole, and Appendix H for a summary of all the public benefits for this application.

Financial Implications

The site would be subject to both City-wide DCL and City-wide Utilities DCL.

The residential space of the proposed project is expected to qualify for a DCL waiver in accordance with the DCL By-law, and the value of the waiver is estimated at \$1,661,638. The 91 rental housing units (48 net new), secured by a Housing Agreement and Section 219 Covenant for the longer of the life of the building and 60 years, will be privately owned and operated.

As noted in the Public Benefits section, there are no additional CACs or public art contributions associated with this rezoning.

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. If approved, this application would contribute both to City-wide and the *Marpole Community Plan's* goals with the provision of 91 rental housing units, while mitigating the impact on existing tenants under the *Tenant Relocation and Protection Policy*.

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, and 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 application fulfilling the conditions of approval in Appendix B.

* * * * *

8636-8656 Oak Street
DRAFT BY-LAW PROVISIONS

Note: A By-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

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

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

Uses

- 2.1 The area shown within the heavy black outline on Schedule A is hereby designated CD-1 ().
- 2.2 Subject to approval by Council 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 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; and
 - (c) comply with Council's "*High Density Housing for Families with Children Guidelines*".

Floor area and density

- 4.1 Computation of floor space ratio must assume that the site consists of 2,185 m², being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.

- 4.2 The floor space ratio for all uses combined must not exceed 2.50.
- 4.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, including earthen floor, both above and below ground level, 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 the permitted floor area for dwelling units; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens only if the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing; those floors or portions thereof so used, which are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m² for a 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 permitted floor area.
- 4.6 The use of floor area excluded under sections 4.4 or 4.5 must not include any use other than that which justified the exclusion.

Building height

5. The building height, measured from base surface to the top of the roof parapet above the uppermost storey, must not exceed 19.8 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 of the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 6.5 An obstruction referred to in section 6.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 ().
- 6.6 A habitable room referred to in section 6.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit, or
 - (ii) 9.3 m².

Acoustics

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

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

Zoning and Development By-law

8. Sections 2 through 14 of the Zoning and Development By-law apply to this CD-1 ().

* * * * *

8636-8656 Oak Street
CONDITIONS OF APPROVAL

Note: If the application is referred to a public hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by W. T. Leung Architects Inc. on behalf of the registered owner, received April 26, 2018, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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 ensure the siting and massing of the building does not impede tree retention. Refer to Landscape Condition 6.
2. Design development to improve the building expression and materiality by:
 - (a) Ensuring provision of distinct treatments for each building while maintaining one strong architectural concept.
 - (b) Reducing the appearance of a “buried” building along Oak Street.
 - (c) Providing identifiable entries that are appropriately scaled and lead directly to an elevator.
 - (d) Providing high-quality and durable materials at full building perimeter.
 - (e) Considering adding further variation (features, colours, etc.) to the east elevations.
 - (f) Ensuring provision of effective and architecturally-integrated passive design elements (solar sunshades, etc.).
3. Design development to improve the open space at the courtyard. Refer to Landscape Condition 7.

Note to Applicant: The courtyard provides an opportunity for residents to interact, therefore, measures such as additional access from Oak Street, further landscaped design and/or programming should be considered).

4. Design development to consider additional green roof-top outdoor amenity space.

Crime Prevention through Environmental Design (CPTED)

5. Design development to respond to CPTED principles, having particular regard for:
 - (a) theft in the underground parking;
 - (b) residential break and enter;
 - (c) mail theft; and
 - (d) mischief in alcove and vandalism, such as graffiti.

Landscape Design

6. Design development to ensure and confirm the safe retention and protection of Trees #1, #3 and #201, by the addition of the following:
 - (a) Alternate construction methods such as vertical shoring and blind forming, detailed in sections and in plan, in coordination with recommendations by an arborist.
 - (b) Grading, semi-circular retention walls, tree barriers and other tree protection methods to be detailed and clarified in sections and in plan, in coordination with recommendations by an arborist.
 - (c) Further exploration and root mapping for Tree #201 along the base of existing building to be done and documented, to further evaluate potential impact on the existing tree.
 - (d) Additional recommendations may follow receipt of above information, which may alter tree protection setbacks accordingly.
7. Design development to relocate the children's play area to ensure there is visual access to/from contiguous indoor amenity areas.
8. Design development to improve noise impacts from Oak Street by the addition of substantially more landscape buffering, while ensuring a smooth transition between private and public realm with orientation to the street.

Note to Applicant: This should be confirmed by minimum two typical sections (one to include retained mature trees) from building façade to public sidewalk and street curb.

9. Design development to improve the lane interface by the addition of more substantial planting at the lane, addition of vines to climb trellis structures.
10. Design development to the landscape treatment to increase the volume of soil, tree canopy cover and planting on slab, by lowering the slab for planting on the main level to the greatest extent possible, rather than raised planters.

Note to Applicant: Wherever possible, planted landscapes on slab should be designed to maximize soil depths. This will require integration of the landscape design and the

structural plan. 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 down) to maximize contiguous soil volumes.

11. 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.
12. Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:
 - (a) maximize natural landscape best management practises;
 - (b) minimize the necessity for hidden mechanical water storage;
 - (c) increase the amount of planting to the rooftop areas, where possible;
 - (d) consider linear infiltration bio-swales along property lines, at lower site areas;
 - (e) use permeable paving;
 - (f) employ treatment chain systems (gravity fed, wherever possible); and
 - (g) use grading methods to direct water to soil and storage areas;

Note to Applicant: Refer to the City of Vancouver Integrated Rainwater Management Plan (I.R.M.P), 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.

13. Provision of plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:
 - (a) Detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets.
 - (b) A separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones.
 - (c) 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: The sustainable summary water balance calculations assume soil volumes are capable of receiving rainwater are only valid if water is directed from hard surfaces to infiltration zones.

14. Provision of approval by the Park Board for the removal of the City owned trees.
15. Provision of improved sustainability by the provision of edible plants, in addition to urban agriculture plots.

Note to Applicant: Edible plants can be used as ornamentals as part of the landscape design.

16. Provision of coordination between Landscape Plan and architectural Site Plan, for most updated information.
17. Consideration to expand programming by providing a usable outdoor amenity space and green roof on the roof top, with further opportunities for communal gathering.

Provision requirements at the time of Development Permit application:

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

Note to Applicant: The plans should be at 1/8": 1 ft. 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.

19. Provision of detailed architectural and landscape cross sections (minimum 1/4" inch 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.

20. 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.

21. 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.

22. Coordination for the provision of new street trees or any proposed City owned tree removals adjacent to the development site, where applicable.

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. 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 6cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18*

inches in. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion".

23. 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.

24. Provision of an outdoor Lighting Plan.

Sustainability

25. 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).

26. 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

27. 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.
28. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features.

In addition, there will be no reliance on secondary voltage from the existing overhead electrical network on the street right-of-way. Any alterations to the existing overhead/underground utility network to accommodate this development will require approval by the Utilities Management Branch.

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

29. 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.
30. 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.
31. 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."*
32. Relocate the two most northerly proposed secondary street trees onto private property as they are currently located in SRW area (refer to drawing L1).
33. Delete specialty paving from SRW area in front of lobby entry and northernmost patio (refer to drawing L1).
34. Delete the reference to a "7'-0" Road Dedication" on page A2.03. There are no dedications required from this site.
35. Compliance with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services as follows:
 - (a) Provision of additional design elevations on both sides of all ramps at all breakpoints, manoeuver and drive aisles, disability spaces and entrances.
 - (b) Provision of 6.1 m (20 ft.) width for the overhead gate at the bottom of the main parkade ramp.

Note to Applicant: The full ramp width is required at the bottom of the ramp for vehicles to make a 90 degree turn. Consider relocating the gate further up the ramp to achieve this. Drawing A2.02 shows an 18 ft. ramp width.

- (c) Provision of additional information and updated drawings to clarify visitor access to the P1 parking level and from visitor parking spaces to the residential elevator.

Note to Applicant: Label overhead security gates, security system and man-doors within the overhead gates if required. Provide additional ramp width if enter phone is required on the main ramp. Provide updated plans to show visitor access route to the elevators.

- (d) Provision of update section 2-2 on drawing A4.02 to show and label the overhead security gate on the main parkade ramp.

Note to Applicant: Ensure minimum required clearance of 2.3 m (7'6 1/2") to the underside of raised security gate.

- (e) Provision of column placements to comply with the Parking and Loading Design Supplement.

Note to Applicant: No columns are shown on rezoning drawings.

- (f) Provision of improved visibility on the P1A parking level.

Note to Applicant: Provide corner cuts and parabolic mirrors for improved visibility from the main parkade ramp to parkade level P2B.

- (g) Provision of improved visibility for parallel stall number 58.

Note to Applicant: A 4 ft. x 4 ft. corner cut into the residential storage room adjacent parking space 58 would achieve this.

- (h) Provision of wheel stops for vehicle spaces 45 and 46 perpendicular to space 37.

- (i) Provision of updated drawings to clarify the location of Class B bicycle spaces proposed adjacent the northern most lobby entrance.

Note to Applicant: Sheet A2.03 and sheet L-1 show two Class B bicycle spaces provided in different locations and orientations. Accommodate 0.5 m unrestricted access surrounding Class B bicycle spaces.

- (j) Provision of updated plans to show the route for Class A bicycle spaces to reach the outside.

Note to Applicant: Route to be stairs free and note the use of the parkade ramp if needed.

Green Infrastructure

36. Submission of a detailed response toward the Citywide Integrated Rainwater Management Plan (IRMP) requirements outlined in the “*Green Buildings Policy for Rezoning*”, and the following:
- (a) 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) Include supplementary documentation for any proprietary products that clearly demonstrates how they contribute to the targets;
 - (iv) 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;
 - (v) Maintenance and operation guide for the rainwater management system that will be provided to the eventual owner or party responsible for maintenance.
 - (b) The applicant should also note the following:
 - (i) The post-development site plan (Appendix B) does not match the submitted landscape plan. All plans must match in order for Staff to evaluate the RWMP.
 - (ii) If using an infiltration swale, the following supplemental information must be provided:
 - a. Geotechnical report. At a minimum this must include the soil type below the infiltration facility, groundwater depth, bedrock depth and recommended design infiltration rate.
 - b. Demonstrate how the adjacent foundations will not be negatively impacted by the infiltration swale.
 - c. Provide the detailed design for the infiltration swale, this is to include cross sections, inlet and outlet locations together with corresponding details.
 - (iii) An alternative to the infiltration swale and treatment manhole for the applicant to consider would be if the majority of the rooftops are covered by green roof then the retention and water quality goals would be considered to have been met.

- (iv) The water quality treatment device, if used, shall be located upstream of the detention tank.

Legal arrangements will be required to ensure on-going operations of certain rainwater storage, rainwater management and green infrastructure systems.

Housing

- 37. Provide a completed Tenant Relocation Application Form which includes a list outlining the name of each tenant, the number of the tenant's unit, the size of unit, the type of unit, and their rent, as per Section 6.1(a) of the Tenant Relocation and Protection Guidelines.

Note to Applicant: An updated list of tenants must be submitted at the time of development permit application.

- 38. Provide a notarized declaration, prior to issuance of a development permit which demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; includes information on posting of notice regarding the intent to redevelop as per Section 6.1(c); and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.
- 39. Provide a final Tenant Relocation Report to be submitted prior to issuance of the occupancy permit which outlines the names of tenants; indicates the outcome of their search for alternate accommodation; summarizes the total monetary value given to each tenant (moving costs, rent, any other compensation); and includes a summary of all communication provided to the tenants.
- 40. That the proposed unit mix (63.7% studio and one-bedroom units and 36.3% two and three-bedroom units) be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may only be varied under the discretion of the Director of Planning or Development Permit Board, provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children.

- 41. Prior to issuance of a Development Permit, applicant to display a sign on the site, throughout construction, that acknowledges that secured market rental housing is being provided as part of the City of Vancouver's initiatives. Sign design, format, and location to be approved by the City.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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 General Manager of Arts, Culture and Community Services (or successors in function), as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering Services

1. Consolidation of Lots 5, 6 and 7, All Except the West 7 Feet, Now Road, of Lots 6 and 7, Blocks 1 to 6 and 12, of Block C, District Lots 319, 323 and 324; and Lot 4, Except Part in Plan LMP27103, of Lots 6 and 7, Blocks 1 to 6 and 12, of Block C, District Lot 319; All of Plan 2167 to create a single parcel.
2. Provision of a building setback and a surface Statutory Right of Way (SRW) on Oak Street for public pedestrian use to achieve a 4.5 m (14'- 9") distance measured from the back of the existing City curb for sidewalk widening. The SRW will be free of any encumbrance at grade such as structure, stairs, planter walls, door swing, benches, chairs and tables, and bicycle parking.

Note to Applicant: SRW to be labelled on plans.

3. Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services provided. No development permit for the site will be issued until the security for the services is provided.
 - (a) 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.
 - (b) Development to be serviced to the 200 mm SAN and 375 mm STM sewers in Oak Street.
 - (c) The post-development 10-year flow rate discharged to the storm 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.
 - (d) This property is under the Provincial Well-Drilling Advisory Area, and subsurface flowing artesian conditions may exist. As a result, the Applicant is to submit a Hydrogeological Study to be reviewed and accepted by a City Engineer. The Study shall include a Groundwater Management Plan if groundwater interception will occur and an Impact Assessment if groundwater extraction or dewatering will occur. No groundwater is to be discharged to the City's sewer network, and groundwater extraction shall have no significant negative impacts.
 - (e) Provision of a 1.83 m (6'-0") sod grass front boulevard with trees, 2.44 m (8'-0") light broom finish saw cut concrete sidewalk, and second row of trees on private property (outside of SRW area) on Oak Street frontage, as per the *Marpole*

Community Plan. Sidewalk alignment should respect existing trees proposed to be retained.

Note to Applicant: The proposed sidewalk shown on drawing L1 should tie in to existing sidewalk to the south.

- (f) Provision of upgraded street lighting adjacent to the site to current standards including a review of the existing lighting to determine its adequacy and a lighting design as required.
- (g) Provision of signal modifications at Oak Street and 71st Avenue, including LED lighting.
- (h) Provision of speed humps in the lane (from 70th Avenue to 71st Avenue).
- (i) Provision of curb ramps at the NE corner of Oak Street & 71st Avenue, and the SE corner of Oak Street & 70th Avenue.
- (j) 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.

- (k) Provision of lane lighting on standalone poles with underground ducts.
- (l) Provision of new service cabinet/kiosk for Oak Street and 71st Avenue TS and proposed roadway, sidewalk and lane lighting. The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services and in conformance with Standard Specification of the City of Vancouver for Street Lighting (draft), Canadian Electrical Code and the Master Municipal Construction Documents (the latest edition).

Green Infrastructure

- 4. Submission of a detailed response toward the Citywide Integrated Rainwater Management Plan (IRMP) requirements outlined in the "*Green Buildings Policy for Rezoning*", and the following:
 - (a) Provide 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) and signed/sealed by same, subject to review by the Director of Planning and/or General Manager of Engineering.

Note to Applicant: Refer to the Rainwater Management Plan Bulletin <https://vancouver.ca/docs/bulletins/Rainwater-Management-Bulletin.pdf> for the requirements.

- (b) Arrangements shall be made to the satisfaction of the General Manager of Engineering Services and Director of Legal Services for the rainwater management and green infrastructure systems.

Note to Applicant: Legal arrangements, including, but not limited to, a Section 219 Covenant and Statutory Right of Way, may be required to ensure on-going operations of certain rainwater storage, rainwater management and green infrastructure systems.

Sustainability

5. Enter into such agreements as the General Manager of Planning, Urban Design & Sustainability and the Director of Legal Services determine are necessary that require the owner to report energy use data, on an aggregated basis, for the buildings as a whole and for certain common areas and building systems. Such agreement or agreements will also provide for the hiring of a qualified service provider to assist with the owner for a minimum of three years in collecting and submitting energy use data to the City.

Housing

6. Make arrangements to the satisfaction of the General Manager of Arts, Culture and Community Services and the Director of Legal Services to enter into a Housing Agreement and Section 219 Covenant securing all dwelling units as rental housing units for the longer of 60 years and the life of the building, subject to the following additional conditions:
- (a) A no separate-sales covenant;
- (b) A no stratification covenant;
- (c) That none of such units will be rented for less than one month at a time;
- (d) That the average initial starting monthly rents for each unit type will be at or below the rents required to meet the definition of “for-profit affordable rental housing” in the DCL By-law subject to adjustment as contemplated by Section 3.1B(c) of the DCL By-law:

Unit Type	8636-8656 Oak Street Proposed Average Starting Rents
Studio	\$1,575
1-Bedroom	\$1,875
2-Bedroom	\$2,450
3-Bedroom	\$3,050

- (e) That a final rent roll be provided, prior to issuance of an occupancy permit, to the satisfaction of General Manager of Arts, Culture, and Community Services and the Director of Legal Services, that reflects the agreed initial monthly rents as of occupancy in order to address potential changes in unit mix and/or sizes between the rezoning and development permit issuance, and to allow for the rents to be increased annually from the time of the public hearing to initial occupancy, as per the maximum increases authorized by the DCL By-law; and
- (f) Such other terms and conditions as the General Manager of Arts, Culture, and Community Services and the Director of Legal Services may in their sole discretion require.

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

Environmental Contamination

7. If applicable:

- (a) Submit a site profile to Environmental Services (Environmental Protection);
- (b) 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
- (c) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been provided to the City.

Note 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.

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8636-8656 Oak Street
SUMMARY OF TENANT RELOCATON PLAN TERMS

Tenant Relocation and Protection Requirements	Tenant Relocation Plan Offer
Financial Compensation	<ul style="list-style-type: none"> • Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: <ul style="list-style-type: none"> ○ 2 months' rent – tenancies up to 5 years ○ 3 months' rent – tenancies between 5-10 years ○ 4 months' rent – tenancies over 10 years ○ 6 months' rent for tenancies over 20 years
Notice to End Tenancies	<ul style="list-style-type: none"> • Landlord to provide regular project updates to tenants throughout the development approvals process. • A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of pre-insured moving company)	<ul style="list-style-type: none"> • A flat rate of \$950 for studio and 1 bedroom units and \$1200 for 2 bedroom units will be provided at a minimum to all eligible tenants.
Assistance in Finding Alternate Accommodation (3 options)	<ul style="list-style-type: none"> • Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver. • All options must rent for no more than CMHC average rents for the area unless otherwise agreed to with the tenant.
Additional Support for Special Circumstances (e.g. additional support, providing one alternate accommodation option at 10% of current rent)	<ul style="list-style-type: none"> • The applicant has hired a tenant relocation consultant to assist existing tenants with finding alternate accommodation. • The applicant will: assess all tenants for rent subsidy; contact non-profit social housing operators to identify any unit availability within their portfolio; and assist in adding qualified tenants to the BC Housing registry.
First Right of Refusal (Where starting rents are anticipated to be higher than what the tenant currently pays, provide a 20% discount off starting rents for any returning tenants)	<ul style="list-style-type: none"> • Tenants who are eligible under this relocation plan will be offered the first right of refusal to return to a market unit at a 30% discount off starting market rents. Any subsequent rent increases for returning tenants will be in line with the Residential Tenancy Act.

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8636-8656 Oak Street
ADDITIONAL INFORMATION

Urban Design Panel

The Urban Design Panel (UDP) reviewed this rezoning application on June 27, 2018. The application was supported.

EVALUATION: SUPPORT

Introduction: Scott Erdman, Rezoning Planner, introduced the project as an application to rezone 4 parcels under the Marpole Community Plan. The site is located on the east side of Oak St, mid-block between 70th and 71st Ave. The site is currently zoned RM-3A, currently developed with 2 rental buildings (1 x 3-storey and 1 x 4-storey apartment building) with 43 existing units in total. Together, 4 parcels measure approx. 200 feet wide and 118 feet deep. The site area is approx. 23,518 square feet.

The Marpole Plan anticipates residential buildings in this location, up to 6-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. Incremental and smaller lot development is supported – excessive building widths are strongly discouraged. Any new development at this location must be rental residential.

Proposal is to build 2 x 6-storey residential buildings, with 91 market rental units, at a density of 2.5 FSR.

Miguel Castillo Urena, Development Planner, provided with some context, as follows. the Plan anticipates the same form of development as the subject site to the north, west and south while the east remains as RM-3A. The Marpole Community Plan subarea Oak 6.3.2 is considered for 6 storeys apartment building.

The parcel is 200ft by 118 feet deep. There is a grade difference of around 9' from the north-west corner to the south-west corner along Oak St (similar along the lane) and around 2ft grade difference across the site.

The massing in the Form of Development consists of two 6 storey residential building separated by a 24' courtyard and two levels of parking underground. The frontage is 79 feet. The height is 58.15' (17.72m) north and 59.55' (18.15m). The setbacks are:

- Front: 14'4" (6.22m)
- Rear: 18'4" (5.60m)
- Northern Side Yard: 8'8" (2.71m)
- Southern Side Yard: 8'2" (2.44)
- Upper levels: approx. 8' except for the courtyard side (6')

The front interface displays the two main entries, two indoor amenity spaces, unit patios and three retained trees, within the proposed landscape. The rear interface includes the parking access, urban agriculture, two exits from parking, transformer and patios. The courtyard is programmed with kids play area and it can be accessed from the buildings and from the rear.

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

1. Architectural concept, massing and articulation, including its response to tree retention and existing topography.
2. Overall public realm interface and the west-east relationship, particularly the building entry sequence, courtyard and lane interface.
3. Architectural expression, materiality and sustainable design proposed.

The planning team then took questions from the panel.

Applicant's Introductory Comments: The applicant expressed intent to retain as much landscaping on the street as possible to create an acoustic and psychological barrier between the buildings. The entrance design was split so there were two identifiable entrances off of Oak Street. The proposed buildings are fronting on to Oak Street. To activate the lane there are gates and steps to garden plots proposed. The parking entrance is proposed at the low end of the site. The rental units have some shading devices proposed.

The proposed tree guidelines are being met with 14 replacement trees. There is a single row of trees at the boulevard proposed. The perimeter of the building design provides a good buffer of trees. There are evergreen plants proposed to mitigate noise. Along the backside there is an amenity space designed with trees for scale and heat mitigation. The proposed seating and lighting is solar oriented. At the back there is a patio with urban agriculture with planting and fencing along the back lane proposed. The proposal is 25 percent surface with triple glazing, and the sustainability requirements are being met.

The applicant team then took questions from the panel.

Panel Consensus: Having reviewed the project it was moved by Ms. Ockwell and seconded by Mr. Wen and was the decision of the Urban Design Panel: THAT the Panel SUPPORT the project.

Related Commentary: The project fully complies with the Marpole guidelines. There are many competing interests and policies in the project. The energy efficiency of the building could be more efficient with a single building form instead of two. Making the building L shaped would make the building more economical instead of the cost of two buildings. The building efficiency was difficult to achieve. The internal courtyard is not that usable. The project is complying with city policies with straightforward and rational with strong support for the colour palette. The electric orange colour is supported. The rooftop may not be usable in certain areas bring the bulk down and make it economical. There could be a rooftop amenity to offset the laneway. Access to the bike storage could be more innovative.

The one tree on the north side does not belong in that space anymore. Figure out a way to add a tree that would survive and thrive in that location.

Applicant's Response: The applicant team thanked the panel for their comments, and noted that there were longer building forms in the Marpole area in certain incidences and the building form needs to be considered by Planning going forward.

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8636-8656 Oak Street
FORM OF DEVELOPMENT

West Elevation (Oak Street)



East Elevation



North Elevation



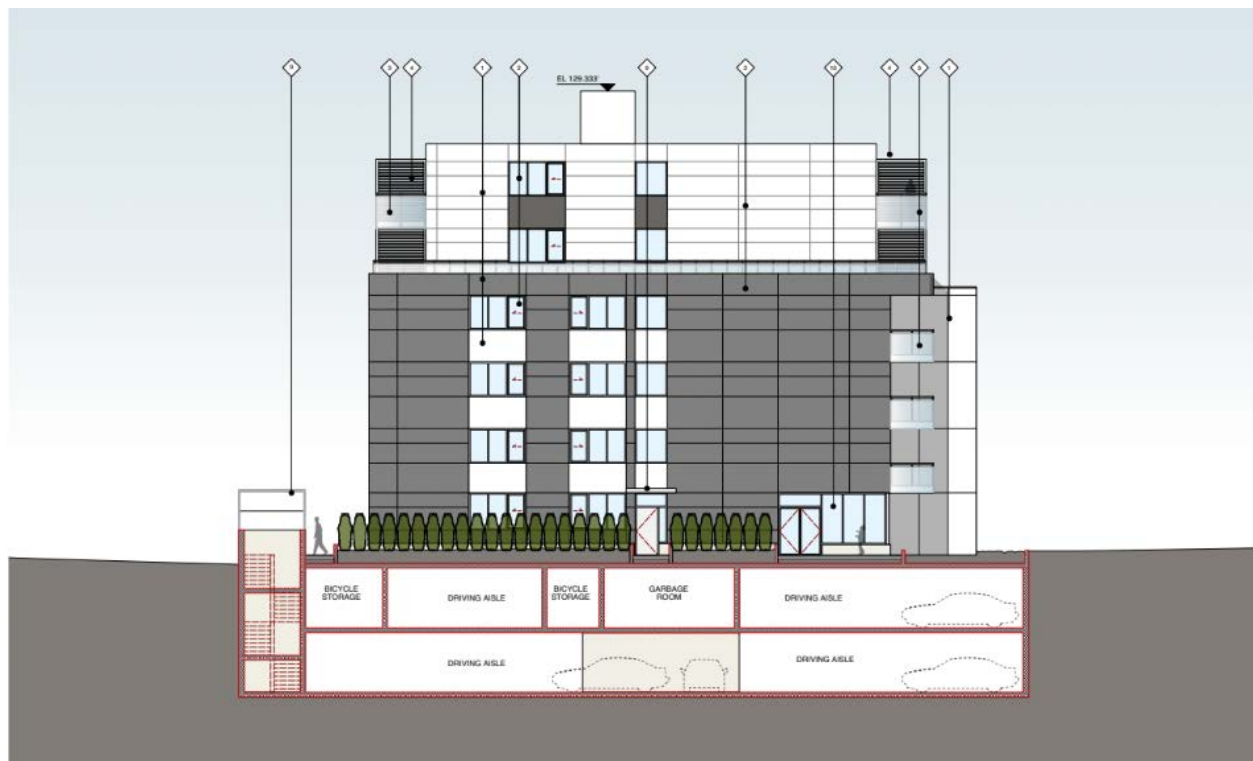
South Elevation



Courtyard South Elevation

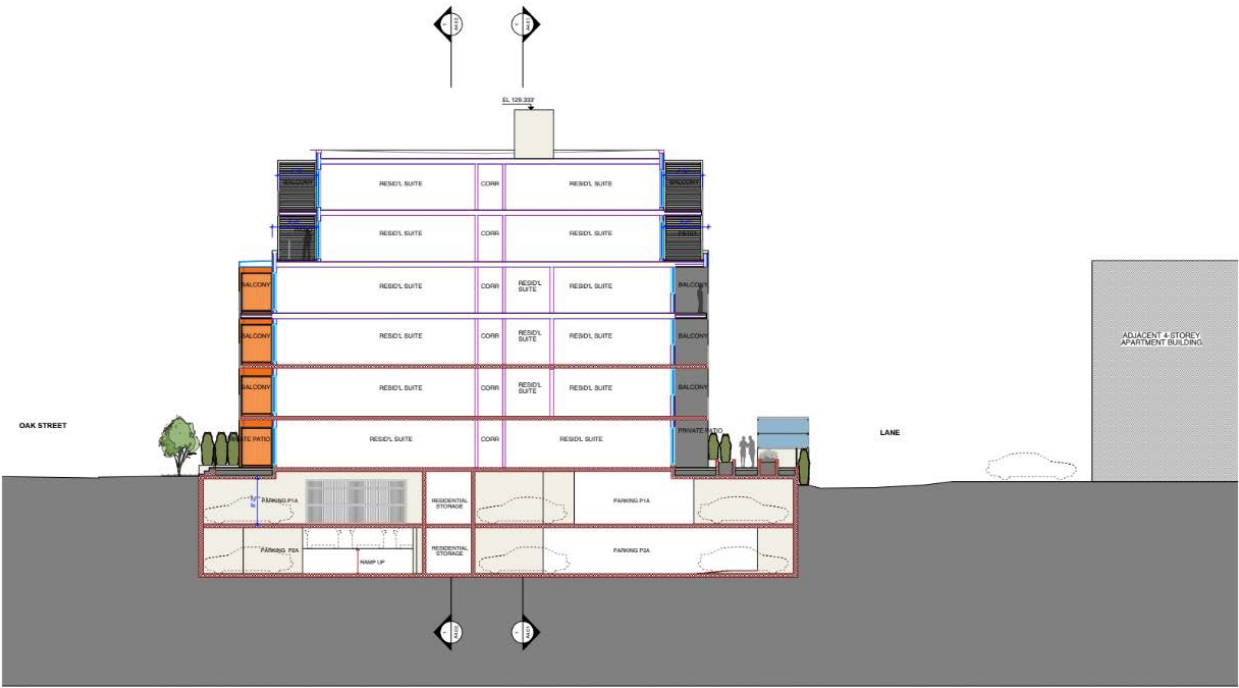


Courtyard North Elevation

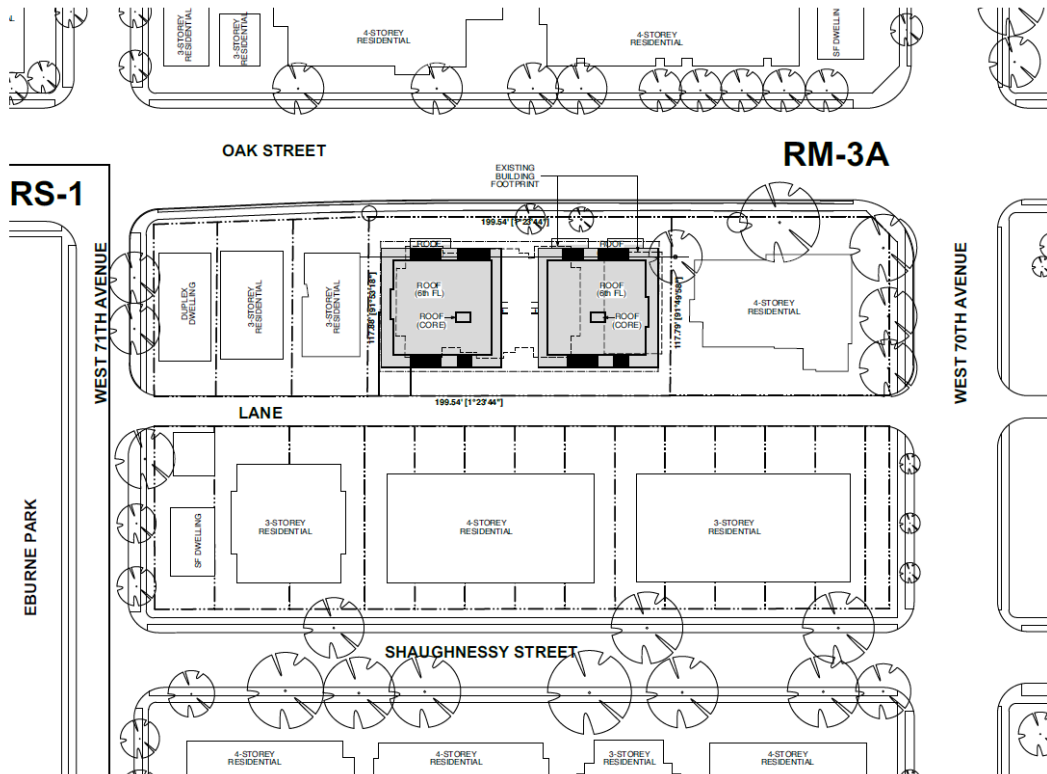


Sections

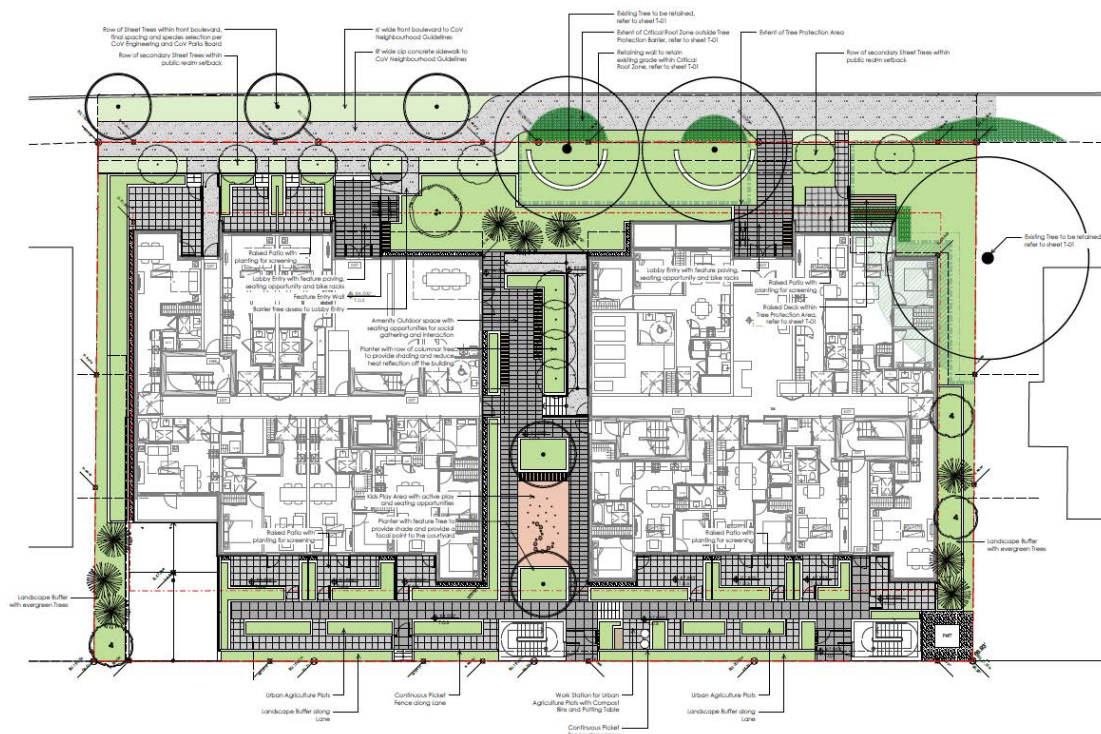




Site Plan



Landscape Plan



Perspective - from Oak Street, looking south



Perspective – from Oak Street, looking north



Perspective – from the lane, looking north



Perspective – from the lane, looking south



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8636-8656 Oak Street
DEVELOPMENT COST LEVY WAIVER ANALYSIS

To qualify for waiver of the Development Cost Levy (DCL) for the residential floor space, the application must meet the criteria set out in the relevant DCL By-law under section 3.1A. This application qualifies as outlined below.

- (a) All dwelling units proposed in the building will be secured as rental through the Housing Agreement called for in the Conditions of Approval (Appendix B).
- (b) None of the proposed dwelling units will be strata units, as required through the Housing Agreement.
- (c) The average size of the proposed dwelling units will not be greater than specified in the DCL By-law.

Unit Type	No. units proposed	DCL By-law maximum average unit size	Proposed average unit size
Studio	29	42 m ² (450 sq. ft.)	38.7 m ² (416 sq. ft.)
1-bedroom	29	56 m ² (600 sq. ft.)	48.3 m ² (520 sq. ft.)
2-bedroom	27	77 m ² (830 sq. ft.)	61.9 m ² (667 sq. ft.)
3-bedroom	6	97 m ² (1,044 sq. ft.)	69.3 m ² (746 sq. ft.)

- (d) The average initial rents for the proposed dwelling units do not exceed rents specified in the DCL By-law.

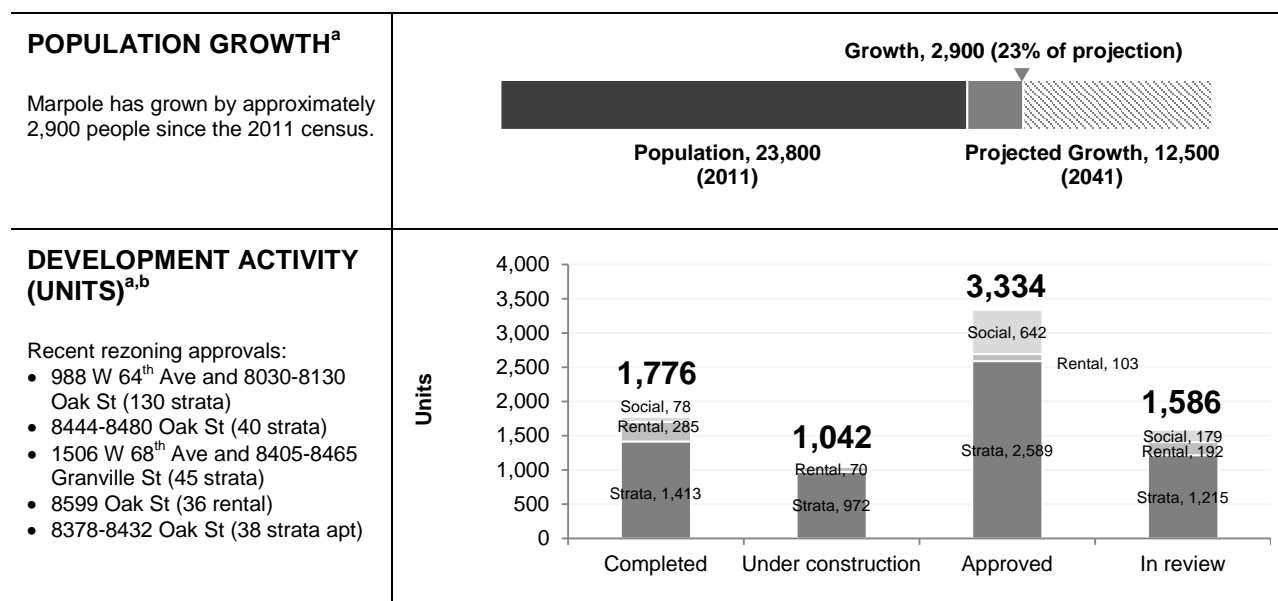
Unit Type	No. units proposed	DCL By-law maximum average unit rent*	Proposed average unit rent*
Studio	29	\$1,768	\$1,575
1-bedroom	29	\$2,056	\$1,875
2-bedroom	27	\$2,703	\$2,450
3-bedroom	6	\$3,559	\$3,050

*Both the maximum and proposed rents are subject to annual adjustment as per the DCL By-law.

By way of the Housing Agreement, the tenure of the housing will be secured as rental for the longer of the life of the building and 60 years, and the initial rents at occupancy will be secured to meet the averages set out under (d) above.

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PUBLIC BENEFITS IMPLEMENTATION TRACKING
MARPOLE COMMUNITY PLAN (2014)^a
Updated Mid-Year 2018



PUBLIC BENEFITS ACHIEVED^a

Category	Anticipated Public Benefits (+) ^c	Completed (•) or In Progress (◊)	% ^d
Housing ^a	<ul style="list-style-type: none"> + Approx. 500 units of social housing from cash community amenity contributions + Approx. 300 units of social housing + Approx. 350 secured market rental units + 10% social & 10% secured market rental in Pearson Dogwood 	<ul style="list-style-type: none"> • 78 social housing units • 285 secured market rental units ◊ 70 secured market rental units 	20%
Childcare	<ul style="list-style-type: none"> + Approx. 234 spaces for children 0-4 + Approx. 244 spaces for children 5-12 	<ul style="list-style-type: none"> • 2 facilities (74 spaces) 	30%
Transportation/ Public Realm	<ul style="list-style-type: none"> + Safety improvements for all users + Preserve Arbutus Corridor as future transportation corridor 	<ul style="list-style-type: none"> • SW Marine Dr. bikeway • Arbutus Corridor temporary pathway and removable bollards • Oak St. improvements 	10%
Culture	<ul style="list-style-type: none"> + Preserve and stabilize cultural assets + Retain/create multi-use neighbourhood creative spaces + Public art 	<ul style="list-style-type: none"> • Joy Kogawa House acquired <i>and under renovation</i> • 2 units of artist studios w/ dwelling unit • Public art from rezonings ◊ Public art for Musqueam First Nation (in RFP) 	30%
Civic/Community	<ul style="list-style-type: none"> + Marpole Library renewal + Marpole Community Centre renewal 	<ul style="list-style-type: none"> • Land acquired for Marpole Civic Centre ◊ Marpole Community Centre renewal and outdoor pool at Oak Park (in design) 	25%
Heritage	<ul style="list-style-type: none"> + 5% allocation from cash community amenity contributions in Marpole 	<ul style="list-style-type: none"> ◊ Ongoing efforts for Fraser Arms Hotel and protection of časna?em site ◊ 5% allocation from cash community amenity contributions in Marpole 	10%
Social Facilities	<ul style="list-style-type: none"> + Marpole Oakridge Family Place relocation and expansion + Neighbourhood House renewal and expansion 	<ul style="list-style-type: none"> • Marpole Oakridge Family Place ◊ Restoration of Marpole Place (est. completion 2019) 	40%
Parks	<ul style="list-style-type: none"> + Fraser River park + Pearson Dogwood park + 1-2 plazas through redevelopment + Upgrade 2 parks 	<ul style="list-style-type: none"> • 63rd & Yukon plaza 	10%

EXPLANATORY NOTES

The Public Benefits Implementation Tracker assists in monitoring progress toward the delivery of public benefits anticipated from the community plans. Data in this tracker reflects activity within the plan boundaries since Plan approval.

Population Growth

Base population is determined by the latest census year available when the Plan was approved. Projected growth numbers are determined by the numbers quoted in the Plan (if available). Growth is calculated by taking the difference between the latest census year and the base population and adding an estimate based on floor area completed between the latest census and the present quarter.

Development Activity

The Development Activity Chart tracks projects with 3 or more housing units and includes Development Permits, Building Permits, rezoning applications and enquiries:

- “Completed” projects have achieved Building Permit completion.
- “Under Construction” projects have achieved Building Permit issuance, but have yet to be completed.
- “Approved” projects include rezoning applications approved by Council and Development Permits that have been approved by the City. Any rezoning applications approved by Council that advance into the Development Permit stage are still counted as “Approved” projects until it achieves Building Permit issuance.
- “In review” projects include any rezoning applications, enquiries, or Development Permits that are under review by the City.

Recent rezoning approvals listed in this section reflect the last five rezonings (excluding minor text amendments) approved by Council within the last five years in the plan area.

Public Benefits Achieved

Public benefits that have either been completed or are under construction are included in this section. In addition, this tracker provides some insight on the progression of Major Projects or other City programs.

Other Notes

^a Includes Cambie Corridor Phase 2 projects (south of 57th Ave) that are within the Marpole Community Plan boundaries.

^b Gross numbers of units reported. In some instances, existing units may be demolished and replaced with new units. These numbers represent units that have been replaced and any additional units included as a part of new developments.

^c See chapter 17 of the [Marpole Community Plan](#) for detailed information about the City’s commitments to deliver public benefits in Marpole.

^d Percentages reflect estimated progress toward overall Public Benefits Strategy targets outlined in chapter 17 of the [Marpole Community Plan](#).

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**8636-8656 Oak Street
PUBLIC BENEFITS SUMMARY**

Project Summary:

Two six-storey residential buildings containing 91 rental units.

Public Benefit Summary:

The project would provide 43 replacement rental units and 48 new rental units, for a total of 91 dwelling units of for-profit affordable rental housing, secured for the longer of 60 years and the life of the building.

	Current Zoning	Proposed Zoning
Zoning District	RM-3A	CD-1
FSR (site area = 2,185 sq. m/ 23,518 sq. ft.)	1.45	2.50
Buildable Floor Space	3,168.3 sq. m (34,103 sq. ft.)	5,462.5 sq. m (58,798 sq. ft.)
Land Use	Multi-Family Residential	Multi-Family Residential

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required ¹	City-wide DCL ^{2,3}	\$533,886	\$0
	City-wide Utilities DCL ³	\$296,342	\$0
	Public Art	n/a	n/a
	20% Social Housing		
Offered (Community Amenity Contribution)	Heritage and Amenity Bonus Density		
	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Heritage		
	Housing (e.g. supportive, seniors)		n/a
	Parks and Public Spaces		
	Social/Community Facilities		
	Unallocated		
	Other		
TOTAL VALUE OF PUBLIC BENEFITS		\$830,228	\$0

¹ Based on rates in effect as at September 30, 2018. DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification.

² City-Wide DCL revenues are allocated as follows: Replacement Housing (36%); Transportation (25%); Parks (18%); Childcare (13%); and Utilities (8%).

³ DCL rates are subject to future adjustment by Council including annual inflationary adjustments. DCLs are payable at building permit issuance based on rates in effect at that time. A development may qualify for 12 months of in-stream rate protection, see the City's [DCL Bulletin](#) for details.

8636-8656 Oak Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
8636 Oak Street	014-010-330	Lot 4, except part in Plan LMP27103 of Lots 6 and 7, Blocks 1 to 6 and 12 of Block C, District Lot 319, Group 1, New Westminster District Plan 2167
8656 Oak Street	014-010-356, 014-010-364, 014-010-372	Lots 5 to 7, except the west 7 feet, now road of Lots 6 and 7, Blocks 1 to 6 and 12 of Block C, District Lots 319, 323 and 324, Plan 2167

Applicant Information

Architect	W. T. Leung Architects Ltd.
Developer/Property Owner	APCanada Investment Corporation

Development Statistics

	Permitted Under Existing Zoning	Proposed Development
Zoning	RM-3A	CD-1
Site Area	2,185 sq. m (23,518 sq. ft.)	2,185 sq. m (23,518 sq. ft.)
Uses	Multiple Dwelling (Residential)	Multiple Dwelling (Residential)
Floor Area	3,168.3 sq. m (34,103 sq. ft.)	5,462.5 sq. m (58,798 sq. ft.)
Floor Space Ratio (FSR)	1.45 FSR	2.50 FSR
Height	10.7 m (35 ft.)	19.8 m (65 ft.)
Unit Mix	N/A	Total units (both buildings): 91 Studios: 29 One-bedroom units: 29 Two-bedroom units: 27 Three-bedroom units: 6
Parking, Loading And Bicycle Spaces	as per Parking By-law	76 parking spaces 115 Class A bicycle spaces (one Class A loading will be required)
Natural Assets	13 on-site by-law trees (and 1 neighbouring tree with roots extending into the subject site)	2 retained trees (plus protection for neighbouring tree's roots) 14 new on-site trees

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