



## POLICY REPORT

Report Date: August 27, 2019  
Contact: Karen Hoesse  
Contact No.: 604-871-6403  
RTS No.: 13387  
VanRIMS No.: 08-2000-20  
Meeting Date: September 10, 2019

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Rezoning: 3429-3469 Fraser Street

### **RECOMMENDATION**

- A. That the application by Rize Alliance Properties Ltd., on behalf of Rize Alliance (Fraser & 19th) Properties Ltd., to rezone 3429-3469 Fraser Street [*Lot 7 Block 68 District Lot 301 Plan 187 and Lot P Block 68 District Lot 301 Plan 18908; PIDs: 015-626-440 and 007-069-235 respectively*] from C-2 (Commercial) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 2.50 to 3.43 and building height from 13.8 m (45.3 ft.) to 21.8 m (71.5 ft.) to permit the development of a six-storey, mixed-use building with 104 secured rental residential units, be referred to public hearing together with:
- (i) plans prepared by Yamamoto Architecture, received March 27, 2019;
  - (ii) draft CD-1 By-law provisions, generally as presented in Appendix A;
  - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, including approval in principle of the form of development, subject to the Conditions of Approval contained in Appendix B; and

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 the Public Hearing.

- B. THAT, if after Public Hearing, Council approves in principle the rezoning and the Housing Agreement described in section (c) 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 CD-1 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, if the application is referred to a Public Hearing, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C, be referred to the same Public Hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix C, for consideration at the Public Hearing.

- D. THAT, subject to approval of the rezoning application, the Noise Control By-law be amended to include this CD-1 in Schedule A, generally as set out in Appendix C;

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

- E. THAT Recommendations A through D 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 bylaw rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
- (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

## **REPORT SUMMARY**

This report evaluates an application to rezone 3429-3469 Fraser Street from C-2 (Commercial) District to CD-1 (Comprehensive Development) District. The proposal is for a six-storey, mixed-use building with commercial uses at grade, and 104 secured market rental residential units. A height of 21.8 m (71.5 ft.) and an FSR of 3.43 are proposed. The rezoning is being considered under the *Secured Market Rental Housing Policy*, commonly known as the *Rental 100* policy. Staff have assessed the application and conclude that it meets the intent of the *Rental 100* policy.

If approved, the application would contribute 104 secured market rental housing units towards achieving the City's housing goals as identified in the *Housing Vancouver Strategy*. Staff recommend the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the Public Hearing, along with the Conditions of Approval outlined in Appendix B.

## **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

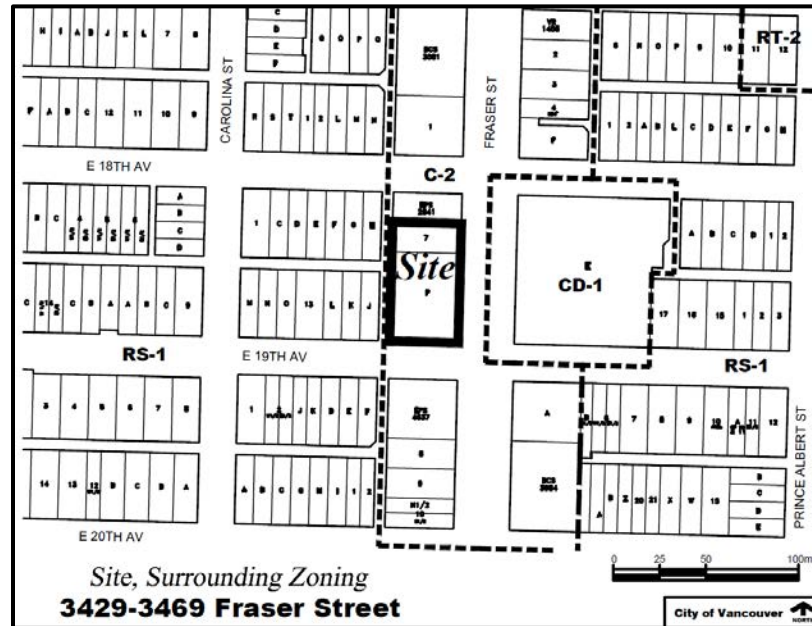
- *Secured Market Rental Housing Policy (Rental 100) (2012)*
- *Rental Incentive Guidelines (2012, amended 2018)*
- *Riley Park/South Cambie Community Vision (2005)*
- *Housing Vancouver Strategy (2017)*
- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*
- *High-Density Housing for Families With Children Guidelines (1992)*
- *C-2 District Schedule and Design Guidelines (1996, last amended 2018)*
- *Green Buildings Policy for Rezoning (2010, last amended 2018)*
- *Community Amenity Contributions — Through Rezoning (1999, last amended 2018)*

## **REPORT**

### ***Background/Context***

#### **1. Site and Context**

The site is located on the west side of Fraser Street, north of East 19th Avenue with a frontage of approximately 64.4 m (211.5 ft.) along Fraser Street, and 37.2 m (122.0 ft.) along 19th Avenue. It is comprised of two lots with a combined area of 2,397 sq. m (25,802 sq. ft.). The larger, southern parcel is developed with a two-storey commercial building with surface parking at the rear, and the smaller, northern parcel is a surface parking lot (see Figure 1). There are no residential units on site, and there are no features with historic value on site.

**Figure 1 – Site at 3429-3469 Fraser Street and Surrounding Zoning**

The site is within an area zoned C-2 (Commercial) along Fraser Street that permits mixed-use development up to 2.5 FSR and 13.8 m (45 ft.) in height. Recent development in the immediate area include a 2018 rezoning at East 19th and Fraser (3510 Fraser Street) for a six-storey seniors social housing building with a seniors centre, along with new development permitted through the Development Permit process, under the C-2 District Schedule and Guidelines. The site is located in the Riley Park/South Cambie Community Vision area identified as a local neighbourhood shopping area. The community vision seeks to strengthen the shopping areas and increase opportunities for adjacent housing. Directly west of the site is a RS-1 zone, allowing for single family homes and duplexes. The remaining lot to the north is a recently constructed four-storey mixed-use building, and across Fraser Street is the Glad Tiding Church, constructed in 1980.

North of the site at Kingsway and East 15th Avenue is *Mount Saint Joseph Hospital* and at Kingsway and St. George Street is *Robson Park*. The new *411 Seniors Centre* at 3150 Fraser Street, to the southeast of the site, is scheduled to commence construction in 2020.

This site is located within the catchment area of David Livingstone Elementary at 315 E 23 Avenue, which currently has an operating capacity of 340 students. Per the Vancouver School Board (VSB)'s Draft Long Range Facilities Plan dated May 29, 2019, enrolments in 2017 resulted in a shortage of 4 spaces. By 2027 the draft plan forecasts a surplus of 43 spaces, and the overall enrolment trend for the area is stable, anticipating sufficient space to accommodate current and forecast enrolment. Greater capacity is found at the Secondary level, with Sir Charles Tupper Secondary at 419 E 24th Avenue, utilizing 68% of its 1500 seat capacity in 2017, with a draft forecasted surplus of 271 spaces in 2027.

## 2. Policy Context

**Secured Market Rental Housing Policy** – In May 2012, Council approved the *Secured Market Rental Housing Policy*, commonly known as the *Rental 100* policy, which provides incentives for new developments where 100 per cent of the residential floor space provided is non-stratified rental housing. This is the enabling policy for consideration of the proposed rezoning on this site. Rezoning applications considered under this policy must meet a number of criteria including security of tenure, location and form of development.

**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 made under section 1.2 of the *Secured Market Rental Housing Policy* are eligible for additional floor area and height subject to urban design review and to relaxations of studio unit sizes, provided the design and location of the unit provides satisfactory living accommodation. Parking reductions and a DCL waiver for the residential floor area of the project are also incentives available to the applicant. For sites zoned C-2, the guidelines provide consideration of additional height up to six storeys with a commensurate achievable density.

**Housing Vancouver Strategy (2017)** – In November 2017, Council approved the Housing Vancouver Strategy (2018-2027) and the 3-Year Action Plan (2018-2020). The strategy seeks to shift the supply of new homes toward 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 diversity of incomes and households in the city, of shifting housing production towards rental to meet the greatest need, and of 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 12,000 social, supportive and non-profit co-operative units and 20,000 purpose-built rental units. Nearly 50 per cent of the new units will serve households earning less than \$80,000 per year, and 40 per cent will be family-sized units. This application will contribute towards the targets for purpose-built market rental units and units for families.

## Strategic Analysis

### 1. Proposal

This application was originally submitted on December 21, 2018. Revised drawings were subsequently provided with minor revisions to the commercial unit entries, balconies, and overall materiality. This report is based on the revised submission received March 27, 2019.

In accordance with the *Rental 100* policy, this application proposes a six-storey, mixed-use building with commercial uses at grade and a total of 104 secured market rental housing units over two levels of underground parking (see Figure 2). The proposed building height is 21.8 m (71.5 ft.) and the proposed density is 3.43 FSR. The applicant is not seeking the Development Cost Levy waiver for the residential floor area.

**Figure 2 – Fraser Street and East 19th Avenue View of Proposed Development**

## 2. Land Use

This site located at 3429-3469 Fraser Street is zoned C-2 (Commercial) District. The intent of the C-2 District Schedule and Design Guidelines are to provide for a wide range of commercial and residential uses serving both local and city-wide needs along arterial streets. Emphasis is placed on building design that furthers compatibility among uses, ensures livability and contributes to pedestrian interest and amenity.

This proposal includes commercial and residential land uses and is consistent with the intent of the *Rental 100* policy and C-2 (Commercial) District. A total of 1,184.1 sq. m (12,746 sq. ft.) of leasable retail and restaurant space is proposed along Fraser Street, wrapping around to 19th Avenue. Ground-oriented townhouse units are located on the lane.

## 3. Density, Height and Form of Development (Refer to drawings in Appendix E and statistics in Appendix H)

The *Rental Incentive Guidelines* provide general direction for the consideration of additional height and density to facilitate the provision of rental housing. On sites zoned C-2, increases up to six-storeys with commensurate achievable density may be considered, subject to urban design performance evaluated based on the base zoning and other considerations.

**Height/Streetscape** – The building reads as six-storeys from Fraser Street, the principal arterial, and presents as seven-storeys from the lane as a result of higher ceiling heights for the ground floor commercial space along Fraser Street. The higher ceiling heights at grade provide an opportunity for two-storey townhomes located along the lane (see Figures 3 and 4). The building proposes a defined four-storey street wall, with the upper levels setback and deeper setbacks facing the lane.

The proposed building is 211 ft. in length along Fraser Street. Further design development is required to provide strategic breaks along the building length with enhanced setbacks and articulation to the massing above the ground level to achieve an appropriate streetscape form, and better integration with existing and future development in the area. Staff have included conditions in Appendix B to seek further articulation to the Fraser Street façade to improve the streetscape presence.

**Figure 3 – Proposed Development as Viewed from East 19th Avenue**



**Neighbourliness** – The terraced and stepped massing along 19th Avenue and the lane provides a neighbourly transition to the lower-density area to the west, reduces shadowing and overlook, and provides opportunity for large common outdoor space and private patios on the sunny, east-facing rooftop at the second storey. A design condition to provide substantial landscaping at the outer edges of this outdoor space is included in Appendix B to soften the interface at the lane as well as mitigate privacy impact to the neighbours.



**Figure 4 – Proposed Development as Viewed from the Lane**

**Density** – A density of 3.43 FSR has been proposed for this application. Staff have reviewed the proposed design and have determined the overall height, massing and transitions in height and setbacks from the lane, are appropriate for the site and neighbourhood context, and that the proposed density is supportable.

**Residential Amenities** – The application proposes an indoor amenity room on the second floor co-located with common outdoor space on the second floor roof deck. The 400 sq. ft. amenity room appears insufficient in size to accommodate a broad range of activities and socializing for residents and their guests, and as such a design condition to increase the amenity room size in response to the number of units in the building is included in Appendix B.

**Landscape** – There are currently no trees, shrubs, or gardens on the site as the open areas of the property are paved and used for at-grade vehicle parking. This application proposes to add new street trees along Fraser Street and East 19th Avenue to improve the pedestrian experience, in addition to substantial new landscaping at the lane and the level 2 east-facing terrace, including new trees. Additional landscaping conditions can be found in Appendix B.

**Urban Design Panel Review** – The Urban Design Panel reviewed and supported this application on April 17, 2019 (see Appendix D).

Staff conclude the proposal responds well to the *Rental 100* policy and objectives within the C-2 Design Guidelines regarding neighbourhood compatibility and streetscape character. Staff support the application, subject to the design development conditions



outlined in Appendix B. The conditions include improvements to minimize perceived bulk and massing, and improve contextual fit.

**4. Transportation and Parking**

The application proposes 112 vehicle parking spaces for the residential, retail, and restaurant uses exceeding the Parking By-law requirement of 86 parking spaces for all uses. In addition, the application proposes two Class B loading spaces, 198 Class A bicycle spaces, and 12 Class B bicycle spaces, consistent with the Parking By-law.

Frequent bus service is available on Fraser Street and Kingsway including direct service between south Vancouver and the downtown core. The project is eligible for a 20 per cent reduction to residential parking and a 10 per cent reduction to commercial parking requirements due to proximity to frequent transit. Engineering conditions are included in Appendix B.

**5. Housing**

The Housing Vancouver Strategy strives to enhance access to rental housing and sets a number of short- and long-term rental housing targets. The *Rental 100* policy in particular plays a critical role in the achievement of those targets by helping to realize secured, purpose-built rental housing. Rental housing provides an affordable alternative to home ownership for nearly half of Vancouver’s population and supports diverse and sustainable communities. This application, if approved, would add 104 secured market rental housing units, approximately 37% of which are suitable for families, towards the City’s 10-year Housing Vancouver targets for Secured Market Rental Housing (see Figure 5).

**Unit Mix** – This proposal would deliver a variety of unit types in the form of studio, one-bedroom, two-bedroom, and three-bedroom units and townhomes. On July 13, 2016, Council adopted the *Family Room: Housing Mix Policy for Rezoning Projects* policy which includes family housing requirements set at 35 per cent. This application would deliver 39 family units (37.5 percent) in a mix of two-bedroom and three-bedroom units and townhouses, thereby exceeding the policy. These units are to be designed in accordance with the *High Density Housing for Families with Children Guidelines*.

**Figure 5 – Progress Towards 10-Year Housing Vancouver Targets for Secured Market Rental Housing as of March 31, 2019**

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets
<b>Purpose-Built Market Rental Housing Units</b>	20,000	2,017

\*Note that tracking progress towards 10-year Housing Vancouver targets began in 2017

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

**Security of Tenure** – All 104 units would be secured through a Housing Agreement and/or a Section 219 Covenant for the longer of 60 years or the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of

individual units. The addition of new market rental housing units contributes toward the Housing Vancouver targets. Conditions related to securing the units are contained in Appendix B.

**Vacancy Rates** – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2018, the purpose-built apartment vacancy rate was 0.8% in Vancouver, which was equivalent to approximately 463 units. The vacancy rate (based on the CHMC Market Rental Survey) for the Mount Pleasant/Renfrew Heights area within which this site is located is lower at 0.5%, meaning only five out of every 1,000 market rental units in Mount Pleasant/Renfrew Heights were empty and available for rent. A vacancy rate of 3% is considered to be a balanced rental market.

**Existing Tenants** – The site is currently developed with a two-storey commercial building. No existing residential units are on this site.

## 6. Environmental Sustainability and Natural Assets

**Green Buildings** – The *Green Buildings Policy for Rezoning* (amended by Council on April 28, 2017) requires that residential rezoning applications satisfy either the near zero emission buildings or low emissions green buildings conditions within the policy.

This applicant is required to satisfy the *Green Buildings Policy for Rezoning* and is pursuing 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 and a preliminary *Rainwater Management Plan*.

**Natural Assets** – There are currently no trees, shrubs, or gardens on the site as the property is generally paved for at-grade vehicle parking. This application proposes to add new street trees along East 19th Avenue to improve the pedestrian experience, in addition to substantial new landscaping at the lane and the second-storey east-facing terrace, including new trees. Additional landscaping conditions can be found in Appendix B.

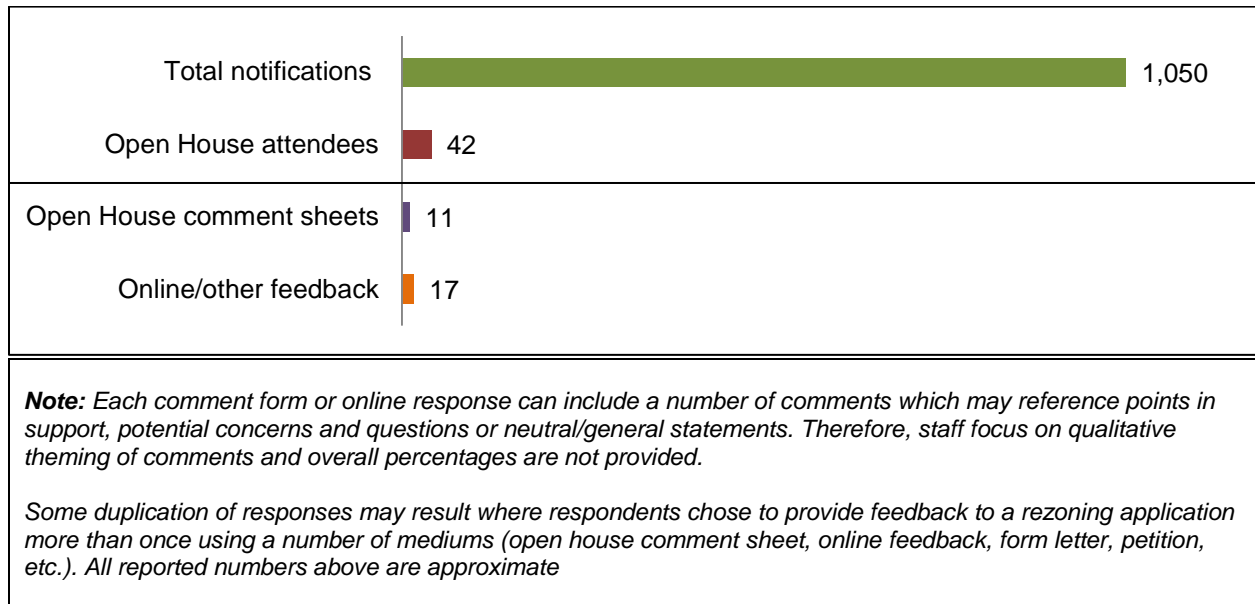
### **Public Input**

**Public Notification** – A rezoning information sign was installed on the site on February 20, 2019. Approximately 1,050 notification postcards were distributed within the neighbouring area on or about March 19, 2019. Notification and application information, as well as an online comment form, was made available on the City of Vancouver Rezoning Centre webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)).

**Community Open House** – On April 2, 2019, a community open house was held at Glad Tidings Church, located at 3456 Fraser Street. City staff, the applicant team, and approximately 42 people attended the open house.

**Public Response** – Responses to the proposal have been submitted to the City as follows (see Figure 6):

**Figure 6 – Notification and Public Response**



A summary of the key themes from the public feedback is provided below:

*Support expressed by respondents included the following topics:*

- Building height and density
- Building design and local context
- New rental housing

*Concerns expressed by respondents included the following topics:*

- Affordability of rental housing
- Building height and density
- Parking, traffic and transit capacity
- Loss of commercial, and existing vacant commercial spaces
- Desire for a community plan
- Inadequate community amenities

A more detailed summary of public comments on the application is provided in Appendix D.

**Staff Response** – Public feedback has assisted staff with the assessment of the application. Response to key feedback is as follows:

*Affordability* – The 104 residential units in this application are proposed as secured market rental units. The intent of *Rental 100* is to enable new, secured, purpose-built rental housing throughout the city to support complete communities with a diversity of

housing options. This policy helps meet the Housing Vancouver targets for purpose-built rental housing – 20,000 units over the next 10 years (2018-2027).

*Building Height and Fit* – Staff have reviewed the application's form of development, and have determined that the proposed height, massing, setbacks of upper floors, lane treatment, and mix of commercial and residential uses are an appropriate design response to the neighbourhood context. The proposed building is presented as six storeys from Fraser Street, the principal arterial, and the higher ceiling heights of the commercial space provides an opportunity for two-storey, ground-oriented family housing to activate the lane. Urban Design conditions to further articulate the building and improve streetscape presence are set out in Appendix B.

*Parking and Traffic Impacts* – The proposal exceeds the Parking By-law requirement of 86 combined vehicles stalls and would be eligible for further reductions due to access to frequent transit. Staff support the application of a reduced parking proposal, at the applicant's discretion. Engineering conditions of approval are set out in Appendix B.

*Commercial Space* – Concerns were received regarding the loss of the existing commercial on site, as well as about recently-constructed, vacant commercial space in the immediate area. This application proposes small commercial units for local-serving retail and restaurant opportunities.

*Community Plan* – The Riley Park/South Cambie Community Vision provides approved guidance to strengthen important shopping areas, such as along Fraser Street between 16th and 19th Avenues, and to provide additional housing near the Fraser Street shopping area. As part of the City-wide Planning process, staff will be engaging with the community on a range of topics; in the interim, existing adopted area and City-wide policies, such as *Rental 100*, will continue to be implemented as they reflect significant community feedback and technical analysis.

*Community Amenities* – Parks in the area include McAuley Park and Robson Park, located within a 6 min. walking radius, and Prince Edward Park and Sunnyside Park, located within a 10 min. walking radius; the Vancouver School Board forecasts sufficient capacity in David Livingstone and Sir Charles Tupper elementary and secondary schools; and while there are a number of childcare facilities in the neighbourhood, opportunities continue to be explored to expand the options.

## **Public Benefits**

### **1. Required Public Benefits**

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

This site is subject to City-wide DCL and City-wide Utilities DCL on the proposed 1,207 sq. m (12,992 sq. ft.) of commercial floor area and 7,005 sq. m. (75,410 sq. ft.) of residential floor area. Based on rates in effect as of September 30, 2018, total DCLs of approximately \$2,005,169 would be anticipated from this development.

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 proposed floor area is below the minimum threshold of 9,290 sq. m (100,000 sq. ft.), therefore no public art contribution will arise from this application.

## 2. Offered Public Benefits

**Community Amenity Contributions (CACs)** – Within the context of the City's Financing Growth Policy, 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 of City services.

The *Community Amenity Contributions – Through Rezoning* policy provides an exemption for routine, lower density secured market rental housing rezoning applications that align with the *Secured Market Rental Housing Policy (2012)* and *Rental Incentive Guidelines (2012, last amended 2018)*. Staff note that as this site is currently zoned C-2 and proposes to rezone to 6 storeys, the application is eligible for this CAC exemption. The offered public benefit achieved through this application is 104 secured market rental housing units.

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

### **Financial Implications**

The site is subject to both City-wide DCL and City-wide Utilities DCLs, and it is anticipated that the applicant will pay approximately \$2,005,169 in DCLs.

The 104 units of secured market rental housing, secured by a Housing Agreement and Section 219 Covenant for 60 years or the life of the building, will be privately owned and operated.

No additional CAC or public art contribution is applicable.

## **CONCLUSION**

Staff have reviewed the application to rezone the site at 3429-3469 Fraser Street from C-2 to CD-1 to permit development of 104 secured market rental housing units, and conclude the application is consistent with the objectives of the *Secured Market Rental Housing Policy*. The application qualifies for incentives provided for secured market rental housing, including additional height and density, and a parking reduction. Staff further conclude that the proposed form of development represents an appropriate urban design response to the site and context. If approved, this application would make a contribution to the achievement of key housing goals outlined in the *Housing Vancouver Strategy*.



The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to Public Hearing together with a draft CD-1 By-law as generally shown in Appendix A. Further, it is recommended that, subject to the Public Hearing, the application including the form of development, as shown in the plans in Appendix E, be approved in principle, subject to the applicant fulfilling the Conditions of Approval in Appendix B.

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**3429-3469 Fraser Street  
DRAFT BY-LAW PROVISIONS**

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

**Zoning District Plan Amendment**

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

*[Note: Schedule A, not attached to this appendix, is a map that appends 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.]*

**Designation of CD-1 District**

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 ( ).

**Uses**

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 ( ), and the only uses for which the Director of Planning of Development Permit Board will issue development permits are:
  - (a) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this section;
  - (b) Retail Uses, limited to Farmer's Market, Furniture or Appliance Store, Grocery or Drug Store, Grocery Store with Liquor Store, Liquor Store, Public Bike Share, Retail Store, and Secondhand Store;
  - (c) Service Uses, limited to Animal Clinic, Auction Hall, Barber Shop or Beauty Salon, Beauty and Wellness Centre, Cabaret, Catering Establishment, Laundromat or Dry Cleaning Establishment, Neighbourhood Public House, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop – Class A, Repair Shop – Class B, Restaurant, School – Arts or Self-Improvement, School – Business, School – Vocational or Trade, and Wedding Chapel;
  - (d) Institutional Uses, limited to Child Day Care Facility and Social Service Centre;
  - (e) Office Uses;

- (f) Cultural and Recreational Uses, limited to Artist Studio, Arcade, Arts and Culture Indoor Event, Billiard Hall, Bowling Alley, Club, Community Centre or Neighbourhood House, Fitness Centre, Hall, Library, Museum or Archives, and Theatre;
- (g) Utility and Communication Uses, limited to Public Utility and Radio Communication Station; and
- (h) Accessory Uses customarily ancillary to the uses listed in this section 3.

### **Conditions of Use**

- 4.1 No portion of the first storey of a building, within a depth of 10.7 m of the front wall of the building and extending across its full width, shall be used for residential purposes except for entrances to the residential portion.
- 4.2 All commercial uses and accessory uses listed in this section shall be carried on wholly within a completely enclosed building except for the following:
  - (a) Farmer's Market;
  - (b) Neighbourhood Public House;
  - (c) Public Bike Share;
  - (d) Restaurant; and
  - (e) Display of flowers, plants, fruits and vegetables in conjunction with a permitted use.
- 4.3 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**

- 5.1 Computation of floor space ratio must assume that the site consists of 2,397.1 m<sup>2</sup> being the site size at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 5.2 The floor space ratio for all uses must not exceed 3.43.
- 5.3 Computation of floor area must include all floors of all buildings, including earthen floor, above and below ground level, having a minimum ceiling height of 1.2 m, measured to the extreme outer limits of the building.

- 5.4 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; and
    - (ii) the balconies must not be enclosed for the life of the building;
  - (b) patios and roof gardens, if the Director of Planning first approves the design of the 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, whose floors or portions thereof so used that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
  - (d) amenity areas, recreational facilities and meeting rooms accessory to a residential use, to a maximum total area of 10% of the total permitted floor area; and
  - (e) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 m<sup>2</sup> for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.5 The use of floor area excluded under section 5.4 must not include any use other than that which justified the exclusion.

### **Building Height**

6. Building height, measured from base surface to top of parapet, must not exceed 21.8 m.

### **Horizontal Angle of Daylight**

- 7.1 Each habitable room must have at least one window on an exterior wall of a building.
- 7.2 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.
- 7.3 Measurement of the plan or planes referred to in section 7.2 must be horizontally from the centre of the bottom of each window.
- 7.4 The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement if:

- (a) The Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
- (b) The minimum distance of unobstructed view is not less than 3.7 m.

7.5 An obstruction referred to in section 7.2 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 ( ).

7.6 A habitable room referred to in section 7.1 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 m<sup>2</sup>;

**Acoustics**

8. A development permit application for dwelling uses must include an acoustical report prepared by a registered professional acoustic engineer demonstrating that the noise levels in those portions of the 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.

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

**Zoning and Development By-law**

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

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**3429-3469 Fraser 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 Yamamoto Architecture, stamped received March 27, 2019, 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 further break up the east façade above the ground level to create a more compatible streetscape with existing and anticipated developments on Fraser Street.

Note to Applicant: This can be achieved through varied measures, including strengthening the proposed break, providing additional substantial break(s), and incorporating setbacks and building articulation.

2. Design development to provide a sizable amenity room commensurate with the number of units.

Note to Applicant: The intent is to accommodate a range of activities and gatherings for adults and children on site. The amenity room must include an accessible washroom, a kitchenette and a storage room and should be a minimum of approximately 1,000 sq. ft.

3. Design development to the west-facing terraces on the 4th and 5th floors to reduce the privacy impact to the adjacent properties and on-site units.

Note to Applicant: This can be achieved by providing substantial landscape screening along the outer edges of the roof deck.

4. Design development to break up the scale of the horizontal band at second floor on the west elevation to reinforce the intimate scale and character of the lane.

Note to Applicant: This can be achieved by incorporating variations in setbacks, materials, guardrail, and landscaping at the edge of the roof deck.

5. Design development to provide usable private open space for all residential units.

Note to Applicant: The private outdoor space should have a minimum dimension of 6 ft. by 9 ft. for two and three bedroom units. A smaller balcony (such as 4 ft. in depth) may be considered for one bedroom units and studios. Refer to "High Density Housing Guidelines for Families with Children". Note that the studios on the second floor have large private outdoor space, which can be reduced in order to enhance the common outdoor amenity space and landscaping on the roof deck.

6. Design development to ensure all habitable spaces meet the Horizontal Angle Daylight (HAD) requirement set out in the CD-1 zoning bylaws.

Note to Applicant: Primary living space (living room and master bedroom) in a unit should meet the HAD requirement, while relaxation of HAD may be considered for secondary habitable space. The one-bedroom unit at the inner corner does not appear to comply with HAD requirement.

7. Consideration of a setback to the parkade from the west property line to facilitate rainwater management.
8. Provision of a vertical vent space to accommodate future exhaust from the commercial level.

Note to Applicant: The intent is to allow for a wider range of uses, including restaurants, without requiring the retrofitting of exhaust ducting on the outside of the building.

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

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

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

10. 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**

11. Design development to the Level 2 amenity deck to provide support facilities (such as potting bench and hose bibs) for the urban agriculture plots.
12. Design development to the landscape treatment to provide adequate soil volumes for all planting areas over slab especially tree planting areas.

Note to Applicant: Soil depths should exceed Canadian Landscape Standards, specifically, a minimum of 3 feet of growing medium depth should be provided for all tree plantings. Structural slab should be sloped or lowered where possible.

13. Further 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 practices.
  - (b) Minimize the necessity for hidden mechanical water storage.
  - (c) Increase the amount of planting on the roof level, 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).
  - (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 (IRMP), Vol.1 & 2 for further information. A consulting engineer (subject matter expert) will need to be engaged and early phase soil analysis will be needed. Further comments may be outstanding at the development permit stage.

14. 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.

15. 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.

16. 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.

17. Provision of a "Tree Management Plan";

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

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

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

19. 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*".

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

Note to Applicant: 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.

21. Provision of enlarged detailed elevations for all vertical landscape structures and features (i.e. green walls, trellis);
22. Provision of an outdoor Lighting Plan;

### **Sustainability**

23. All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (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).

### **Engineering Services**

24. The owner or representative is advised to contact Engineering to acquire the project's permissible street use, prepare a mitigation plan to minimize street use during

- excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
25. Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
  26. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
  27. Provide a plan for monitoring and reporting on any flow discharged to the sewer during the construction period. The reported flow monitoring must include daily volume/flow measurements (or more frequent measurements) and can be submitted to [utilities.servicing@vancouver.ca](mailto:utilities.servicing@vancouver.ca)
  28. 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.*
  29. Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.
    - (a) Provision of automatic door openers on the doors providing access to the bicycle storage rooms.
    - (b) All Class B bike parking to be provided entirely on private property and should not encroach in any way on public property.

Note to Applicant: New Parking by-law requires Class B bicycle spaces to be sized with minimum 0.6m (2') x 1.8m (6') required dimensions.
  30. Design Development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement as follows:
    - (a) 2.3 m (7' 6 1/2") of vertical clearance is required for access and maneuvering to all Class A loading spaces. Overhead projections into loading spaces are not permitted.



- (b) 3.8 m (12' 6") of vertical clearance is required for access and maneuvering to Class B loading spaces.
- (c) Remove column encroaching into required maneuvering area for Class A loading spaces on the P1 parking level.
- (d) Column encroachments, setbacks and parking space widths to comply with the Parking and loading design Supplement. Column encroachments are not permitted in single module stalls.

Note to Applicant: Show and dimension additional required width for small and standard vehicle space adjacent one wall, gate or column set back further than max allowance.

- (e) 2.3 m (7' 6 ½") of vertical clearance is required for access and maneuvering to all disability spaces. Overhead projections into disability spaces are not permitted.
31. The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:
- (a) All types of parking and loading spaces individually dimensioned numbered, and labelled on the drawings.
  - (b) Dimension of column encroachments into parking stalls.  
  
Note to Applicant: Remove column shown in the middle of accessible parking stall on the P2 parking level.
  - (c) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of security gates. These clearances must consider mechanical projections and built obstructions.
  - (d) Areas of minimum vertical clearances labelled on parking levels.
  - (e) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.
  - (f) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.
  - (g) Updated plans A2.0 and L1.0 to show Class B bicycle parking located entirely on private property.
  - (h) Updated plans to show existing wood hydro poles within the lane or to confirm removal of existing poles.

## Green Infrastructure

Staff note that a Rainwater Management Plan has been submitted but are seeking a more detailed response toward the Citywide Integrated Rainwater Management Plan (IRMP) requirements outlined in the '*Green Buildings Policy for Rezoning*' and detailed fully in the '[Rainwater Management Bulletin](#)'. The applicant should take into account the following:

32. DWG. No. 1 – Rainwater Management Plan – Pre Development
  - (a) Provide topographic survey with spot elevations and/or contours on the subject property;
  - (b) Delineate existing drainage areas and site outlets;
  - (c) Show existing overland flow paths;
  - (d) Identify any external lands that may drain onto subject property;
  - (e) Show existing service connections to municipal infrastructure including existing invert elevations;
  
33. DWG. No. 1 – Rainwater Management Plan – Post Development
  - (a) Provide approximate finished grades and pertinent elevations;
  - (b) Delineate proposed drainage areas and site outlets;
  - (c) Show proposed overland flow paths;
  - (d) Show proposed storm drainage network with approximate design inverts and proposed service connection locations to the existing municipal sewer;
  - (e) Indicate location of treatment manhole and underground storage tanks;
  
34. As per the Rainwater Management Bulletin, Runoff from the first 24 mm of rainfall from all areas, including rooftops, paved areas, and landscape must be retained or reused on site. The method of capture must be prioritized according to three Tiers outlined in the Bulletin and justification must be provided for using Tier 2 and 3.
  - (a) Staff note that little effort has been made to retain the full first 24 mm of rainfall on site.
    - (i) To increase on-site retention of rainwater the following should be considered: installation of a green roof and directing runoff from roofs or patios into closed bottom planters with increased storage capacity and safe overflow
    - (ii) Provide justification for not considering green roof or rainwater harvesting/reuse.
  - (b) Provide justifications for not prioritizing Tier 2 retention options.
    - (i) Note that directing water from hardscapes to landscaping (over slab) is considered tier 2. If Absorbent Landscaping over slab is proposed, provide detailed landscaping plans specifying the area and depth of planting to support this.
  - (c) Provide a site map detailing the different surface types and how rainwater will be directed or retained in each area. The information provided on the site map is insufficient to make a full assessment. Include the following:
    - (i) Building, patio and walkway locations

- (ii) Underground parking extents
  - (iii) Location of proposed detention tank, water quality treatment and flow control systems
  - (iv) All routing of water throughout the site
  - (v) Area and depth of landscaping; and
  - (vi) Any proposed rainwater management features; raingardens, bio-retention planters, etc.
35. The rainwater management system for the building(s) and site shall be designed such that the peak flow rate discharged to the sewer under post-development conditions is not greater than the peak pre-development flow rate for the return period specified in the City of Vancouver's Intensity-Duration-Frequency curve (IDF curve). The City of Vancouver's 2014 IDF curve shall be utilized for pre-development design flow calculations, and the City's 2100 IDF curve, which takes into account the effects of climate change, shall be utilized for post-development design flow calculations.
- (a) The 10 year, 5 minute time of concentration (TOC) event storm should be used as the subject site ultimately discharges to the 1050mm trunk combined sewer on Carolina. Recalculate the required storage volume to meet this new pre-development peak flow release rate.
  - (b) Clarify why a secondary tank is proposed and how it will differ from the above.
36. As per the Water quality requirements, the volume of water (24 mm for low pollutant generating surfaces like roofs and 48 mm for high pollutant generating surfaces like driveways) that leaves the site must be treated to a standard of 80% TSS removal by mass by using either individual BMPs that meet the standard or treatment trains of BMPs that, when combined, meet the standard.
- (a) Staff note that a Jellyfish or equivalent water quality filter system is proposed for this system. The Jellyfish is acceptable to the City but for any other proposed proprietary treatment device it needs to meet the ISO 14034 ETV certification or the Washington State Department of Ecology's Technology Assessment Protocol (TAPE).
  - (b) Notwithstanding the above, Staff feel that given the low pollutant loading nature of the site, there is not much value in providing a water quality control structure, and therefore for this specific Site, the requirements for water quality may be waived if the Developer considers the implementation of a green roof or rainwater harvesting system. Further discussions in this regard will be required prior to Development Permit planning stage.
37. The Rainwater Management Plan should identify basic operational and maintenance considerations for the on-site rainwater management system and should be aware that an Operation & Maintenance Manual will be a requirement of the Development Permit issuance.
38. Legal arrangements may be required to ensure on-going operations of certain rainwater storage, rainwater management and green infrastructure systems.

## Housing

39. The proposed unit mix, including 33 studio units (32%), 32 one-bedroom units (31%), and 28 two-bedroom units (27%), 6 three-bedroom units (6%) and 5 three-bedroom Townhouses (5%) is to be included in the Development Permit drawings.

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

## 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 Lot 7, Plan 187, and Lot P, Plan 18908, Both of Block 68, District Lot 301 to create a single parcel.
2. Arrangements are to be made to the satisfaction of the GMES and the DLS for release of Easement & Indemnity Agreement 515568M (commercial crossing) prior to building occupancy.

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

3. Provision of a Shared Use Loading Agreement to the satisfaction of the General Manager of Engineering Services for 1 Class B loading space between the commercial and residential uses and to label the space as 'Residential and Commercial Loading'.
4. Provision of a Services Agreement to detail the on and off-site works and services necessary or incidental to the servicing of the site (collectively called the "services") such that they are designed, constructed and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site will be issued until the security for the services is provided.
  - (a) Provision of adequate water service to meet the fire flow demands of the project.

Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Williams Engineering dated December 21, 2018, no water main upgrades are required to service the development. 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) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

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.

Development to be serviced to the storm and sanitary sewers in the lane west of Fraser Street.

The developer is responsible for 100% of any sewer (storm and sanitary) system upgrading that may be required.

- (c) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site and Fraser/E19th intersection lighting to current COV standards and IESNA recommendation.
- (d) Provision of minor signal modifications at Fraser Street and East 19th Avenue to include an Accessible Pedestrian Signal (APS).
- (e) 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.

- (f) Provision for full width reconstruction of the lane west of Fraser Street within property extents to City specifications.

Note to Applicant: Ensure correct survey monument is referenced from the City issued building grades.

- (g) Provision of a new front boulevard where required and new light broom finish saw cut concrete sidewalk between the front boulevard and the property line on the Fraser Street frontage.
- (h) Provision of a 1.53 m (5'-0") sod grass front boulevard and light broom finish saw cut concrete sidewalk between the front boulevard and the property line on the East 19th Avenue frontage.
- (i) Removal of the existing driveway crossings on both frontages and provision of

new curb and gutter.

- (j) Provision of a standard concrete lane crossing including new curb returns and curb ramps on both sides of the lane entry as per City standard.
- (k) Provision of generous and continuous weather protection (i.e. awnings, or similar) on both frontages.
- (l) Provision of bus stop amenities including shelter, seating, advertising panels, foundations, drainage, and electrical connection to the satisfaction of the General Manager of Engineering Services.

Note to applicant: Amenities will be supplied and installed by the City's Street furniture contractor.

- (m) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- (n) Provision of street trees where space permits. Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8' long and 18" deep, centre on each street tree adjacent to the sidewalk and any off street bike facility.

Note to Applicant: The Services Agreement may require provision of funding to the City for the services or a component thereof.

- 5. Submission of a revised Hydrogeological Study report will be required for approval by the City prior to rezoning enactment. The following must be addressed in this final report
  - (i) As proposed in the Preliminary Hydrogeological Study submitted, a groundwater management plan must be incorporated into the Hydrogeological Study that is submitted for rezoning enactment. This groundwater management plan must include plans and cross sections, and indicate how groundwater flow will be managed during construction and post-construction.
  - (ii) Estimates for groundwater flow to the sewer must be provided for construction and post-construction conditions.
  - (iii) Discuss the proximity of the excavation to the underlying Quadra Sands aquifer.
- 6. 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.

7. Parking, loading and bicycle spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law, except that:
  - (a) Engineering supports the relaxation of 1 Class B loading space for the residential use with provision of 2 Class A loading spaces and an acceptable Shared Use Loading Agreement between the residential and commercial uses on site for 1 Class B loading space. Resulting in a total of 2 Class A and 2 Class B loading spaces.

Note to Applicant: The shared use agreement should specify allocated time periods for shared use by residential vs. commercial units.

### **Sustainability**

8. 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 building 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 the owner for a minimum of three years in collecting and submitting energy use data to the City.

### **Housing**

9. Make arrangements to the satisfaction of the General Manager of Community Services and the Director of Legal Services to enter into a Housing Agreement and/or Section 219 Covenant to secure all 104 residential units as secured market rental housing units pursuant to the City's Rental 100 Program, for the longer of 60 years or the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

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

### **Environmental Contamination**

10. 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: 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 Covenants pursuant to Section 219 of the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject sites as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the by-laws.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

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**3429-3469 Fraser Street**  
**DRAFT CONSEQUENTIAL AMENDMENTS**

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

**DRAFT AMENDMENTS TO THE SIGN BY-LAW NO. 11879**

Amend Schedule A (CD-1 Zoning Districts Regulated by Part 9) by adding the following:

“3429-3469 Fraser Street [CD-1 #] [By-law #] C-2”

**DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW NO. 6555**

Amend Schedule B (Intermediate Zone) by adding the following:

“[CD-1 #] [By-law #] 3429-3469 Fraser Street”

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**3429-3469 Fraser Street  
ADDITIONAL INFORMATION**

**1. Urban Design Panel Minutes**

3. Address:	3429-3469 Fraser Street
Permit No.	RZ-2018-00069
Description:	To develop a 6-storey mixed-use building with commercial uses at grade and 104 secured market rental residential units. The proposed floor area is 8,189.7 sq. m (88,154 sq. ft.), the height is approximately 21.5 m (71 ft.) and the floor space ratio (FSR) is 3.42. This application is being considered under the Secured Market Rental Housing (Rental 100) Policy.
Zoning:	C-2 to CD-1
Application Status:	Rezoning Application
Review:	First
Architect:	Yamamoto Architecture Inc.
Delegation:	Taizo Yamamoto, Architect, Yamamoto Architecture Daryl Tyacke, Landscape Architect, ETA Landscape Architect
Owner	Lucas Berube, Rize Alliance
Staff:	Robert White & Grace Jiang

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**EVALUATION: Support (10/0)**

• **Introduction:**

Rezoning Planner, Robert White, began by noting this is a rezoning application for a site on the northwest corner of Fraser Street and East 19th Avenue. It's located within a shopping area extending from generally 16th to 19th Avenue.

The site is comprised of two parcels zoned C-2. The south parcel is currently developed with a two-storey commercial building and surface parking, and the north parcel is a surface parking lot. C-2 zoning generally extends north to East 16th Avenue, and south to East 20th Avenue. To the west across the lane, sites are zoned RS-1; and to the east across Fraser Street a church site is zoned CD-1 (138) with more RS-1 beyond. There is no community plan for this area, however the Riley Park/South Cambie Community Vision, and city-wide rental rezoning policies apply.

This application is being considered under the Secured Market Rental Housing Policy, or Rental 100, which allows for consideration of increases up to 6 storeys and commensurate achievable density for projects where 100% of the residential floor space is rental. There is no maximum FSR under this policy, however typical Rental 100 projects fall between 3.2 and 3.5 FSR. Approved directions within the Riley Park/South Cambie Community Vision related to this site include strengthening important shopping areas, and providing additional housing near the Fraser Street Shopping Area.

This proposal is to rezone from C-2 to CD-1 to permit a six-storey, mixed-use building with a total of 104 secured market rental residential units and commercial retail units at grade. It proposes an FSR of 3.42 and a height of 21.5 m (71 ft.). The proposal includes:

- 2 levels of underground parking;

- 38% family units (5 of the three-bedroom units are two-storey townhouses at the lane).

Development Planner, Grace Jiang, began by noting Fraser Street is a north-south oriented street. It is 100 ft. wide, the same width as Kingsway. The existing sidewalk public realm is generous and supports vibrant local shops along both sides.

The site is two blocks south to Kingsway, fronting Fraser Street and East 19th Avenue. The immediate context includes:

- A 4 storey mixed use development to the north with shared property line;
- A 4 storey mixed use development to the south across East 19th Avenue;
- Glad Tidings church is to the east;
- An approved 6 storey senior rental building is at the southeast corner of the intersection;
- The buildings to the west across the lane are in a form of low-scale residential building zoned as RS-1.

The site is generally flat and has a 211ft frontage along Fraser Street.

The rental 100 rezoning policy allows for an increased height up to 6 storey building based on a C2 built form. The 6 storey is consistently interpreted as a height viewed from street level.

The RZ application is for a 6-storey mixed use development, including street-facing commercial units at ground level with 18 ft to 20 ft floor-to-floor height, 2 storey townhouses on the lane side, and rental dwelling units on the levels 2 to 6. The building reads as a 6 storey from streets and 7 storey from the lane. The total building height is 71 ft.

The proposed setbacks include:

- 2 ft. 8 in from both streets;
- 8 to 12 ft. from the lane for the two levels of townhouses; and 50 ft. for the primary building massing on the upper levels;
- The south end follows a stepping form with a 20 ft. setback for level 2 & 3, 35 ft. for level 4, and 46 ft. for level 5 & 6;
- The north end setbacks are generally in line with the development on the north; and
- 6 ft. shoulder setbacks above 4th level on 3 exterior sides.

The residential entrance is on East 19th Avenue. The parking and loading are from the lane. Indoor and outdoor amenity spaces are co-located on the 2nd floor.

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

1. Does the panel support the overall massing, height, and density? In particular the seven storey massing at the lane and its relationship to the low-scale residential to the west.
2. Has the width of the building been adequately broken down to be compatible with existing streetscape?
3. Has the development adequately responded to the adjacent 4-storey buildings to the immediate north and to the south across East 19th Avenue?
4. Please provide preliminary comment on architectural expression and materiality for development application.

The planning team then took questions from the panel.

- **Applicant's Introductory Comments:**

This location has great bus lines running up and down on Fraser Street and Kingsway.

Starting from a C-2 zone, this established the massing. The lower level step backs are also following the C-2 zoning. The 4<sup>th</sup> level is stepped down on the corner to minimize the shadowing.

The design concept is more eyes on the street and family oriented ground units. The goal is not to push the building height beyond a typical retail level. Fraser Street is a wide street approach with a simple street wall.

Materiality includes a plain brick. Levels 2 -4 are expressed with a flat skin with punch windows. There is plain brick with steel frames around attached to the edges of steel balconies. There are glazed guard rails and wood buildings with cladding.

The upper levels are simple vertical rhythms and with the new energy requirements will have deep walls. There is a play with horizontal balconies and weather protections.

There is a south west exposure for the outdoor amenity.

The public realm is very straight forward. There are additional bike racks and a residential main entry. At the back, at grade, the townhouses will be screened and gated from the lane.

Landscape includes trees and plant materials that are all low maintenance, for rental aspect that is a plus. Planting is pulled away from edge.

The applicant team then took questions from the panel.

- **Panel's Consensus on Key Aspects Needing Improvement:**

- Having reviewed the project it was moved by Mr. Neale and seconded by Mr. Wen and was the decision of the Urban Design Panel:

- THAT the Panel **SUPPORT** the project.

- **Related Commentary:**

There was overall support from the panel.

This is a great rental building project that is much needed in a good neighborhood.

The simplicity of the building is appreciated, a successful composition.

The architecture is well done. The massing, height, density supported for a rental building.

The buildings are adequately broken down.

The street wall and step backs are well handled.

The building is handled well in relation to adjacent buildings.

The low scale residential portion is well resolved, might be helpful to add a big planter on to the big decks to increase privacy.

The random overhangs on the top are nice.

The materiality is off to a nice start; suggest keeping the fins to the boxes.

The landscape is well handled.

Project would improve even more with a bit of detail refinement. The elevation of the 4 storey building could be better. Consider introducing a bit of a break on the street as Fraser is quite

long. Residential entrance needs better definition to be a lot more inviting. Consider accessible ready units.

Take into consideration the three bedroom units at the lane on the left hand side have a tiny deck compared to the adjacent one bedroom with a massive deck.

Review the band along the lane. Deal with the townhouses so they have improved filtration of rain and water to the trees. Concern was voice that the extra height will shade a lot of the retail street. When trying to gain the density do not shade so much, suggesting take ¾ units from top floor and push back more so there is more sunlight on the street and helps in breaking down the wall. Be mindful this is a big project.

Be careful with roof, as further in design process there will be more mechanical penthouse equipment exposed.

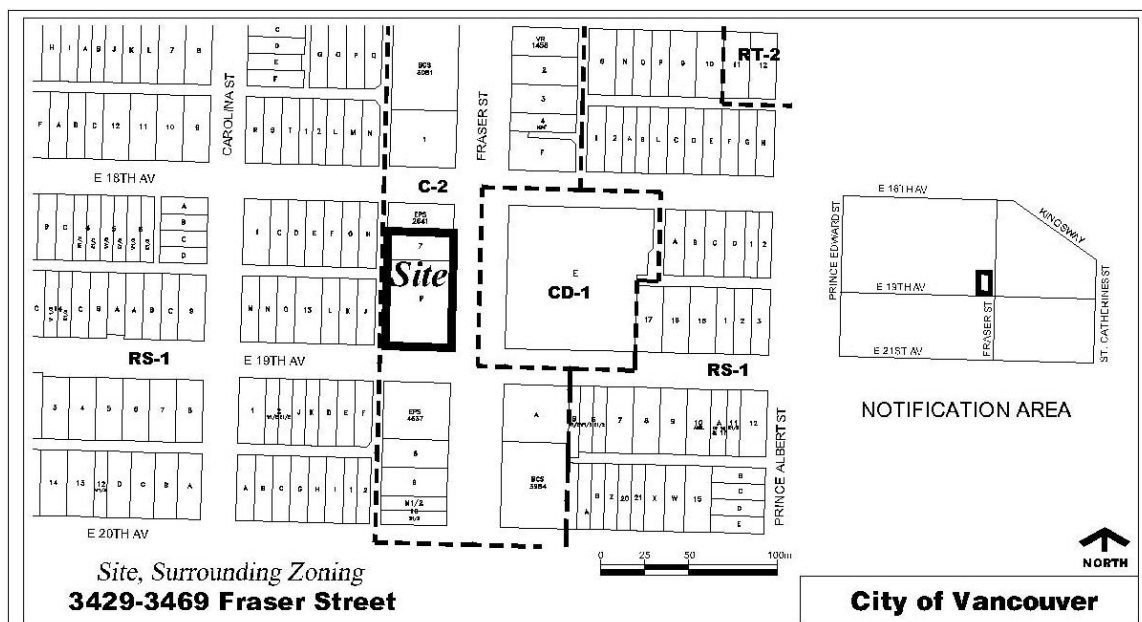
Consider extending the weather protection at the top levels, this will make the top floor balconies more useful and act as a shading device.

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

## 2. Public Consultation Summary

### Public Notification

A rezoning information sign was installed on the site on February 20, 2019. A community open house was held on April 2, 2019. Approximately 1,050 notifications were distributed within the neighbouring area on or about March 19, 2019. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage ([vancouver.ca/rezapps](http://vancouver.ca/rezapps)).



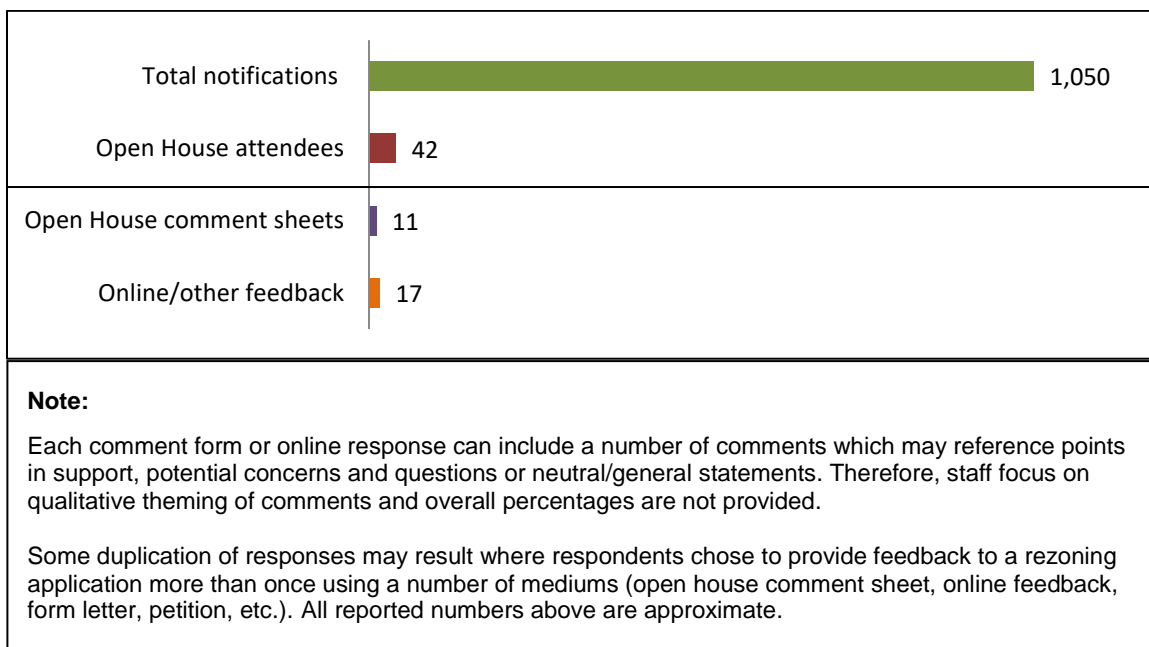
**April 2, 2019 Community Open House**

A community open house was held from 5 – 8pm on April 2, 2019, at Glad Tidings Church, 3456 Fraser Street. Staff, the applicant team, and a total of approximately 42 people attended the open house.

**Public Response**

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

- In response to the April 2, 2019 open house, a total of 11 comment sheets were received from the public.
- A total of 17 letters, e-mails, online comment forms, and other feedback were received from the public.



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

*Generally, comments of support fell in the following areas:*

- **Building height and density:** support for the proposed density, with further questions of whether there could be more density and height to meet the rental housing demands. Further support includes increasing proposed density for enhanced and diverse commercial activities in the area.
- **Building design and local context:** support for the building design and its fit to the local context.
- **Rental housing:** support for the proposed development in addressing the need for rental and affordable housing.

*Generally, comments of concern fell into the following areas:*

- **Rental housing and affordability:** concerns that market rental housing is not affordable and does not address the affordable housing crises, while also noting there needs to be more three bedroom units that are suitable for families.
- **Building height and density:** concerns for the height as it does not conform well to the local context and surrounding low rise buildings, citing maximum three to four stories is more reasonable.
- **Commercial space:** concern if there are sufficient demands for commercial space due to current vacancies, further citing concerns for the displacement of local businesses for large retail stores.
- **Parking:** concerns that there are already insufficient parking spaces for the community, while other respondents expressed whether parking stalls can be reduced due to the site's proximity to public transit.
- **Traffic intersection and safety:** desire to see more traffic signals installed to ensure safety for pedestrians, with specific comments noting the need for a traffic signal at Fraser Street and East 17th Avenue.
- **Community Plan:** need for a Community Plan to facilitate development and overall neighbourhood vision, citing the undesired number of developments that are being proposed and built in the Fraser area.
- **Public transit capacity:** concerns that there are insufficient public transit lines to meet to need of current and future residential population.
- **Community amenities:** desire to have childcare and other community amenities to serve the local community, such as parks, schools, libraries, and food stores, citing current lack of amenities.

The following miscellaneous comments were received from the public (note: these were topics that were noted no more than once).

*General comments of support:*

- The proposed commercial space will help activate the streets and alleviate demands on neighbouring commercial areas.
- Appropriate rear setback in relation to the homes to the west.

*General comments of concern:*

- Increase of renters in the neighbourhood will affect the sense of community among homeowners.
- Increased traffic and congestion as a result of commercial space activities.
- Rezoning guidelines and policies are limiting the diversity of housing design, resulting in carbon copy developments.

- There are not enough projects similar to this proposed development being built in the City.
- Limited park and greenspace in the area.
- More pronounced setbacks of the upper floors facing Fraser Street to diminish the box-like design of the building.

*Neutral comments/suggestions/recommendations:*

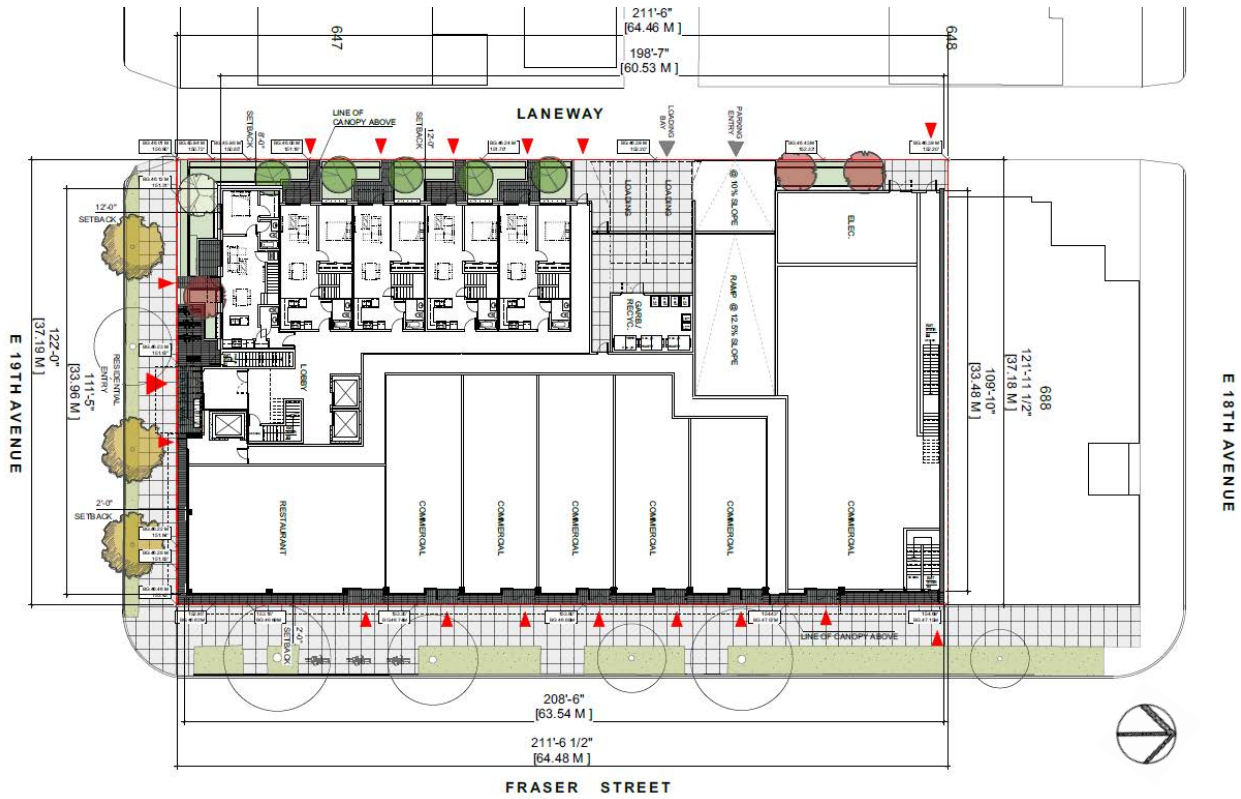
- Recommendation for a parklet as part of any community amenity contribution to activate the streetscape.
- Suggestion for electric car charging stations and car sharing parking spaces.
- Suggestion that more arterial streets should be up-zoned to allow for more rental housing developments.
- Suggestion for improved weather protection design at Fraser Street and East 19th Avenue.

\* \* \* \* \*

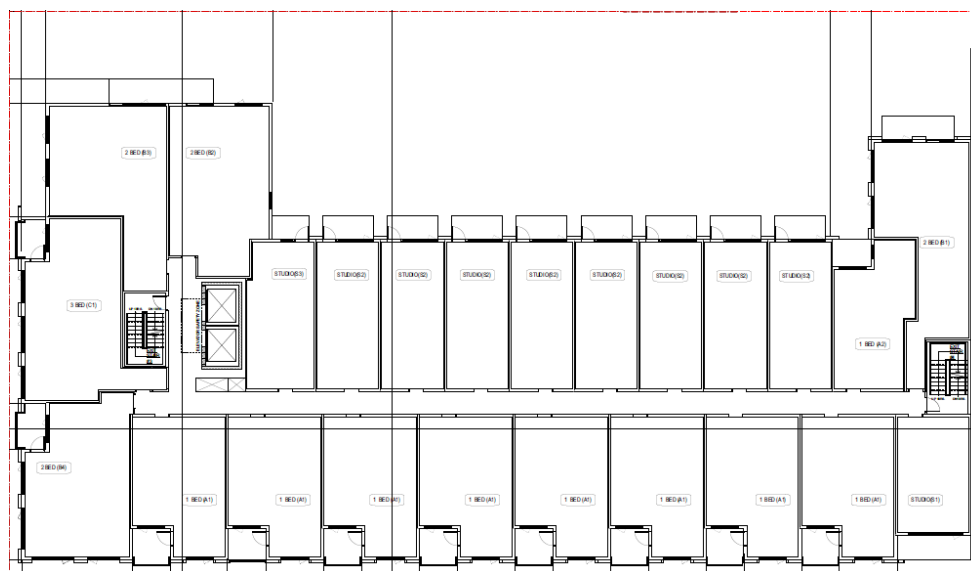


3429-3469 Fraser Street  
FORM OF DEVELOPMENT DRAWINGS

Site Plan

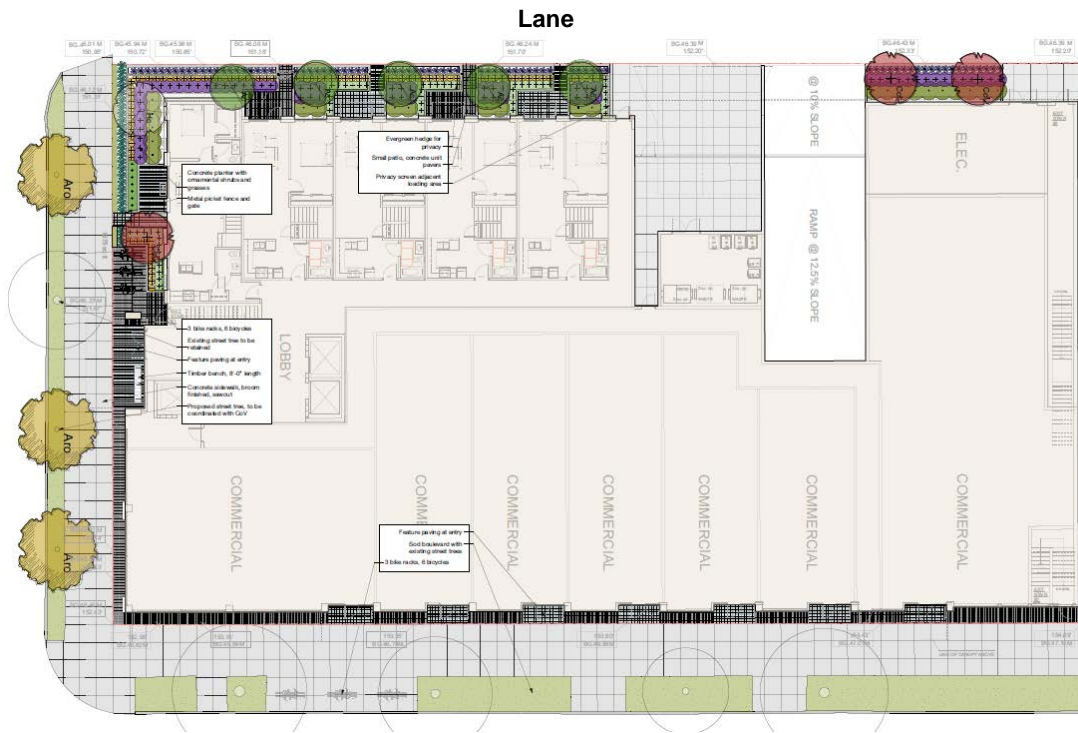


Typical Floor Plan  
Lane



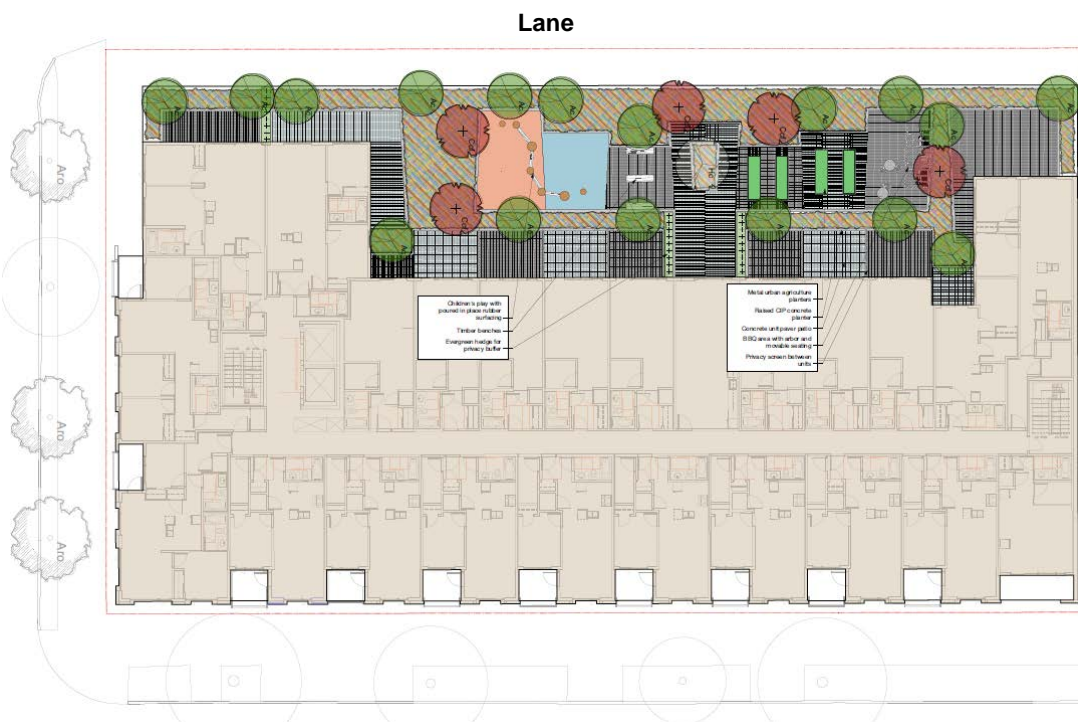
Fraser Street

Landscape Plan (Level 1)



Fraser Street

Landscape Plan (Level 2)



Fraser Street

### West Elevation (Fraser St)



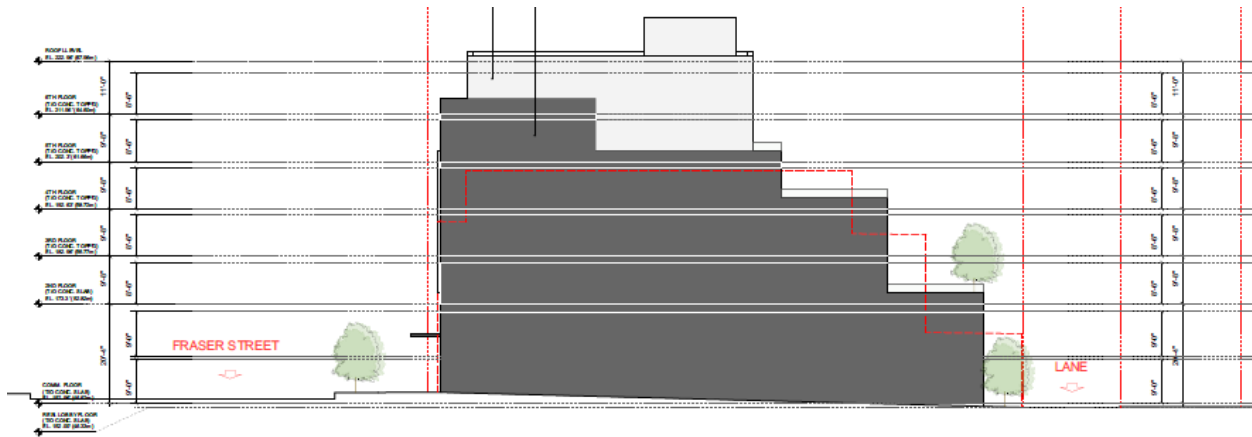
### East Elevation (Lane)



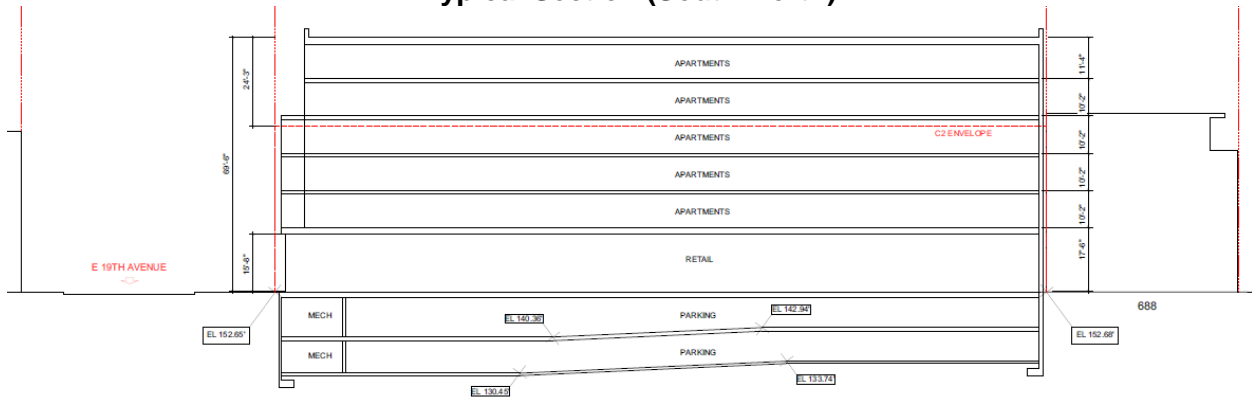
### South Elevation (19th Avenue)



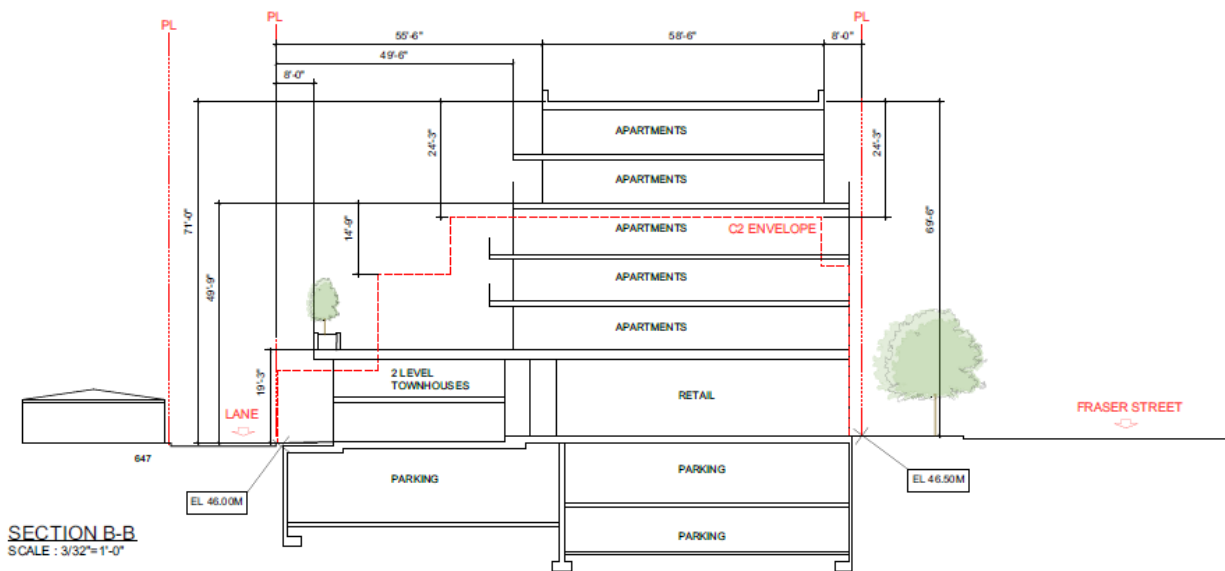
### North Elevation



### Typical Section (South-North)



### Typical Section (West-East)



SECTION B-B  
SCALE : 3/32"=1'-0"



Perspective (Fraser St at 19th Avenue looking northwest)



Perspective (Fraser St looking west)



### Shadow Study



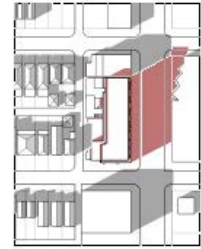
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JUNE 21 10:00AM



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SEPTEMBER 21 10:00AM



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SEPTEMBER 21 2:00PM



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DECEMBER 21 10:00AM



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**3429-3469 Fraser Street  
PUBLIC BENEFITS SUMMARY**

**Project Summary:**

Six-storey, mixed-use building with 104 secured market rental residential units

**Public Benefit Summary:**

The proposal will deliver 104 secured market rental units for the longer of 60 years or the life of the building.

	Current Zoning	Proposed Zoning
Zoning District	C-2	CD-1
FSR (site area = 2,397 sq. m. (25,802 sq. ft.))	2.50	3.43
Buildable Floor Space	5,992 sq. m (64,505 sq. ft.)	8,212 sq. m (88,402 sq. ft.)
Land Use	Mixed-Use	Mixed-Use

Public Benefit Statistics		Value if built under Current Zoning (\$)	Value if built under Proposed Zoning (\$)
Required*	City-Wide DCL <sup>1,2,3</sup>	\$108,888	\$1,559,623
	City-Wide Utilities DCL <sup>1,3</sup>	\$650,873	\$445,546
	Public Art	N/A	N/A
	20% Social Housing		
Other Public Benefits Offered	Heritage and Amenity Bonus Density	N/A	N/A
	Childcare Facilities		
	Cultural Facilities		
	Green Transportation/Public Realm		
	Housing (e.g. supportive, seniors)		
	Parks and Public Spaces		
	Social, Community and Civic Facilities		
	Unallocated		
	Other		
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>		<b>\$759,761</b>	<b>\$2,005,169</b>

<sup>1</sup> 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.

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

<sup>3</sup> 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.

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**3429-3469 Fraser Street  
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**PROPERTY INFORMATION**

Street Address	Property Identifier (PID)	Legal Description
3429 Fraser Street	015-626-440	Lot 7 Block 68 District Lot 301 Plan 187
3469 Fraser Street	007-069-235	Lot P Block 68 District Lot 301 Plan 18908

**APPLICANT INFORMATION**

<b>Applicant/Developer</b>	Rize Alliance Properties Ltd.
<b>Architect</b>	Yamamoto Architecture
<b>Property Owner</b>	Rize Alliance (Fraser & 19th) Properties Ltd.

**SITE STATISTICS**

<b>Site Area</b>	2,397 sq. m. (25,802 sq. ft.) Site Dimensions: 37.19 m x 64.42 m
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**DEVELOPMENT STATISTICS**

	Permitted Under Existing Zoning	Proposed											
<b>Zoning</b>	C-2	CD-1											
<b>Uses</b>	Commercial and Residential	Commercial and Residential											
<b>Floor Space Ratio (FSR)</b>	2.50 FSR	3.43 FSR											
<b>Floor Area</b>	5,992.75 sq. m (64,505.42 sq. ft.)	8,212 sq. m. (88,402 sq. ft.)											
<b>Maximum Height</b>	13.8 m (45.3 ft.)	21.8 m (71.5 ft.)											
<b>Unit Mix</b>	N/A	<table border="0"> <tr> <td>Studio</td> <td align="right">33</td> </tr> <tr> <td>One-bedroom</td> <td align="right">32</td> </tr> <tr> <td>Two-bedroom</td> <td align="right">28</td> </tr> <tr> <td>Three-bedroom</td> <td align="right">11</td> </tr> <tr> <td><b>Total</b></td> <td align="right"><b>104</b></td> </tr> </table>		Studio	33	One-bedroom	32	Two-bedroom	28	Three-bedroom	11	<b>Total</b>	<b>104</b>
Studio	33												
One-bedroom	32												
Two-bedroom	28												
Three-bedroom	11												
<b>Total</b>	<b>104</b>												
<b>Parking Spaces</b>	Per Parking By-law	<b>Required:</b> Residential 53 Retail 24 Restaurant 10 Total 86	<b>Proposed:</b> Residential 66 Retail 36 Restaurant 10 Total 112										
<b>Bicycle Spaces</b>	Per Parking By-law	<b>Required:</b> Class A 190 Class B 12	<b>Proposed:</b> Class A 198 Class B 12										
<b>Natural Assets</b>	<b>Existing:</b> On-site trees at grade 0 Off-site (City) street trees 5	<b>Proposed (including existing):</b> On-site trees at grade 9 Off-site (City) street trees 8											

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