



## POLICY REPORT

Report Date: October 22, 2019  
Contact: Karen Hoesse  
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RTS No.: 13448  
VanRIMS No.: 08-2000-20  
Meeting Date: November 5, 2019

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Rezoning: 319-359 West 49th Avenue

### **RECOMMENDATION**

- A. THAT the application by Matthew Cheng Architects Inc., on behalf of Killarney Enterprises (49th) Ltd., the registered owner, to rezone 319-359 West 49th Avenue [*Lots 13 and 14 and Subdivision 15, all of Lot 4, Block 999, District Lot 526, Plan 5531; PIDs: 011-138-360, 008-268-908, and 002-467-411 respectively*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the permitted floor space ratio (FSR) from 0.70 to 2.30 and the building height from 10.7 m (35 ft.) to 18.1 m (59.4 ft.) to permit the development of a four-and-a-half storey building containing commercial use and 51 strata residential units, be referred to a Public Hearing together with:
- (i) plans prepared by Matthew Cheng Architects Inc., received December 12, 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, subject to enactment of the CD-1 By-law, the Subdivision By-law be amended generally as set out in Appendix C;

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

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

### **REPORT SUMMARY**

This report evaluates an application to rezone the site at 319-359 West 49th Avenue from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a four-and-a-half-storey mixed-use building with commercial uses at grade and a total of 51 strata residential units. A height of 18.1 m (59.4 ft.) and a density of 2.30 FSR are proposed.

Staff have assessed the application and conclude that it generally meets the intents of the *Cambie Corridor Plan*. 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, together with the recommendation of the General Manager of Planning, Urban Design

and Sustainability to approve it, subject to Public Hearing and the conditions of approval in Appendix B.

## **COUNCIL AUTHORITY/PREVIOUS DECISIONS**

Relevant Council Policies for this site include:

- *Cambie Corridor Plan and Cambie Corridor Public Realm Plan (2018)*
- *Family Room: Housing Mix Policy for Rezoning Projects (2016)*
- *High-Density Housing for Families with Children Guidelines (1992)*
- *Green Buildings Policy for Rezoning (2010, last amended 2017)*
- *Community Amenity Contributions – Through Rezoning (1999, last amended 2018)*
- *Zero Emissions Building Plan (2016)*
- *Urban Forest Strategy (2014)*
- *Tenant Relocation and Protection Policy (2015, last amended 2019)*

## **REPORT**

### **Background/Context**

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

The site is located at the northwest corner of West 49th Avenue and Alberta Street, with a frontage of approximately 61.0 m (200 ft.) along West 49th Avenue and 33.5 m (110 ft.) along Alberta Street. It is comprised of three adjacent RS-1 zoned lots totalling 2,012 sq. m (21,662 sq. ft.) in size and currently developed with three single-family houses (see Figure 1).

The site slopes approximately 2 m (6.6 ft.) from the northwest corner down to the southeast corner. There are a number of trees on site. The three single-family houses on site were constructed in 1926, 1942 and 1985 and do not have heritage designations.

Figure 1: Location Map - Site and Context



The site is located in a densifying node along the Cambie Corridor, anchored by Langara-49th Avenue Canada Line station and high in community amenities. Significant growth is anticipated by the *Cambie Corridor Plan* (the “Plan”) and multiple developments have already been approved or are in the pipeline.

- To the north - Across the lane to the north, the sites are zoned RS-1 with the potential to be rezoned to RM-8A under the Plan, which allows for three-storey townhouses with a density of up to 1.2 FSR.
- To the west - Adjacent to the site to the west, the Plan anticipates height and density of 8 to 10 storeys and 2.5 to 3.5 FSR, providing massing transition up to the Canada Line Station.
- To the east - Across Alberta Street to the east, rezoning is also supported by the Plan, where a height up to 4 storeys and a density up to 2.5 FSR can be considered.
- To the south – Directly south of West 49th Avenue are large developments. Langara Estates is a low-rise townhouse development comprised of four strata complexes along with Southvan Manor, a social housing apartment complex for seniors. Langara YMCA has been serving the neighbourhood since 1970s. This site is currently subject to a rezoning application with one 13-storey rental social housing building, one 20-storey market strata building and new and expanded recreational facilities. Langara College is located adjacent to the YMCA and also has a rezoning application to expand the facilities within campus.

## 2. Policy Context

***Cambie Corridor Plan*** – The rezoning site is located within the Langara Neighbourhood of the Plan. Subsection 4.4.3 supports residential buildings up to four storeys for this site. A density up to 2.50 FSR is outlined in the Plan with achievable density to be determined by site-specific urban design and public realm performance. Active commercial uses are also required at grade

due to the proximity to the Canada Line station and to support the adjacent institutional uses at the YMCA and Langara College.

Further, buildings are expected to activate and enhance adjacent lanes by providing active uses or townhouses at the rear. The Plan also allows for consideration of an additional partial storey for common rooftop indoor amenity spaces that are contiguous with common rooftop outdoor amenity space.

## ***Strategic Analysis***

### **1. Proposal**

The application proposes to rezone the site from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit a four-and-a-half-storey mixed-use building with commercial uses at grade and strata residential above (see Figure 2) and at the lane. Five commercial/retail units (CRUs) face West 49th Avenue with the end unit wrapping around the corner along Alberta Street. The main residential lobby is located along Alberta Street. Five ground-level residential units are accessed directly from the lane. A common amenity area (both indoor and outdoor) is located on a partial storey above the fourth floor.

A density of 2.24 FSR and a building height of 18.1 m (59.4 ft.) are proposed in the application. Loading and parking are accessed from the lane on the northwest edge of the site. Two levels of underground parking are proposed. Through design development, staff recommend increasing the density to 2.30 FSR to account for a refined courtyard configuration in response to requirements for street improvements on West 49th Avenue. The density of 2.30 FSR is reflected in the proposed CD-1 By-law.

**Figure 2: Perspective view from the southeast**



## 2. Land Use

The site is located within the Langara Neighbourhood of the Plan, where mixed-use developments along the north side of West 49th Avenue are anticipated. The proposal for small retail shops would encourage local-serving small businesses to complement the services provided at Langara College and Langara YMCA. The lane-facing units with individual entries with patio and landscaping animate the lane, which is a policy objective of the Plan. The partial floor which accommodates rooftop common amenity space enhances building liveability, also an objective sought by the Plan. Overall, the proposal is in alignment with the Plan.

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

***Development Permitted under the Site's Existing Zoning*** — If the site were to redevelop under the existing RS-1 zoning, several options exist. On each of the three lots, a one-family dwellings could be constructed, with the option to include a secondary suite and a laneway house. Alternatively, a two-family dwelling (duplex) could be constructed and be strata-titled with the option of one lock-off basement rental suite. For all three lots, between three to nine new units could be created, with up to six rental units.

***Density and Form of Development*** — The density proposed in the application is 2.24 FSR. The form of development consists of a four-and-a-half storey mixed-use building that is shaped around a front-facing courtyard along West 49th Avenue. The purpose of the sculpting of the building to accommodate a courtyard is to retain existing trees and to break up the building massing. However, during the review process it was determined that trees must be removed to accommodate street improvements, including a bike lane and wider sidewalks in addition to a bus stop. Therefore, due to the anticipated changes in the building form, the proposed density has been raised to 2.30 FSR. This will be subject to design development conditions to replace the lost trees and to maintain the articulated building massing as contained in Appendix B.

Small-scale retail shops are facing West 49th Avenue and wrapping around the corner along Alberta Street. The main residential entry is off Alberta St and the rear laneway-facing units also provide with individual unit entries associated with patio and landscape, animating the north interface. Loading and parking are off the lane.

***Height*** — The site is within an area of the Plan that anticipates four-story mixed-use buildings. The fourth floor is set back on three sides of the building, except on the west side. The reason being is that a continuous street wall along West 49th Avenue is desired to align with the anticipated future development to the west, with both sharing a zero-lot-line condition. The Plan also allows consideration of a partial fifth floor for a common rooftop amenity room, provided that it is contiguous with an outdoor amenity space. This has been incorporated into the application. The proposed amenity room is situated on the rooftop where the massing and overlook impact on adjacent properties is the least and it is adequately set back from the perimeter of building. Provisions to ensure the common indoor amenity room is capped in size and is not converted to dwelling units are included in the draft CD-1 (Appendix A). Conditions to significantly increase landscape coverage (trees and shrubs) and to incorporate children's play space on the rooftop patio are included in Appendix B.

***Urban Design Panel*** — The Panel reviewed this application on May 15, 2019 and unanimously supported the proposal, noting the thoughtful treatment of retail spaces would support small local businesses. The Panel also commented on the suitability of the project to the local context

through its wrap-around retail space, residential units at the lane, and setbacks to accommodate trees.

**Conclusion** — Staff have concluded that, based on the proposed built form and massing, the overall proposal is generally consistent with the urban design objectives of the Plan and the application is supportable, subject to the conditions outlined in Appendix B.

#### 4. Housing

**Existing Tenants** – The recently amended Tenant Relocation and Protection Policy (the “TRP Policy”) extends policy coverage to projects involving consolidation of two or more lots that contain existing secondary rental. This includes single-family houses, basement suites, duplexes, or individually-rented condos where the new development is proposing five or more dwelling units. The TRP Policy exempts tenancies entered into after the purchase of the property that are of a length of two years or less as of the date of the rezoning application. This exclusion is intended to avoid penalizing applicants who are renting out units to comply with the City’s Empty Homes Tax during the process of assembling sites for redevelopment. Further, there is an exclusion where a previous owner of a house, strata, or equity co-op unit has sold the property to a developer, and is now occupying the unit as a tenant.

As the application involves consolidation of three RS-1 lots containing secondary rental units, the updated TRP Policy applies.

All three houses on the site are currently occupied with tenants who are aware of the rezoning application. Based on the above noted criteria, one of the three tenants is eligible for provisions under the TRP Policy, including relocation assistance and monetary compensation calculated based on length of the tenancy. A Tenant Relocation Plan for this eligible tenant will be required as a condition of Development Permit issuance, with an Interim Tenant Relocation Report required prior to Demolition Permit issuance, and a final Tenant Relocation Report required prior to issuance of an Occupancy Permit (see Appendix B).

All tenancies are protected under the *BC Residential Tenancy Act* of BC that governs how residential properties are rented and includes specific provisions around ending tenancies. Any disputes would be resolved through the Residential Tenancy Branch.

**Housing Unit Mix** – The application includes 51 strata residential units comprised of 10 studio units (20%), 25 one-bedroom units (48%), 11 two-bedroom plus den (22%), and 5 three-bedroom units (10%). This unit mix falls short of the family housing requirements of the *Family Room: Housing Mix Policy for Rezoning Projects*. A condition to require the building to meet the minimum of 35% family-sized units at the Development Permit stage is included in Appendix B.

#### 5. Transportation and Parking

Vehicle and bicycle parking are provided on two levels of underground parking, accessed from the lane. The application proposes a total of 46 residential parking spaces including 3 accessible spaces and 11 commercial parking spaces including 1 accessible parking space. A total of 64 Class A bicycle spaces and 6 Class B bicycle spaces are also proposed. Two Class B commercial loading are provided at the lane. The development is required to meet the Parking By-law, which means the provision of 30 additional Class A bicycle spaces, 2 passenger drop-off spaces, and 3 visitor parking spaces will be required.

Engineering conditions of approval are set out 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 contained within the policy.

This applicant 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. Additionally, the application will be required to meet rainwater management requirements for retention, rate control, cleaning and safe conveyance.

Conditions related to environmental sustainability 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 permits 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. A “by-law tree” has a trunk diameter of 20 cm or greater and requires a tree permit when it is proposed to be removed.

There are a total of 25 trees that are protected under the *Protection of Trees By-law*: 19 on the site and six on the property lines adjoining West 49th Avenue and Alberta Street, shared with the City. The application proposes a total of five trees to be retained based on the arborist report which staff have reviewed and concurred with. Of these five trees, three are located along the West 49th Avenue frontage within what is to become dedicated street. The other two are located along Alberta Street along the property line shared with the City.

The Plan calls for street improvements along West 49th Avenue. During the application review process, staff were able to establish detailed road geometric which entails wider sidewalks, a cycling path, and a bus stop in front of the site. After a thorough exploration of options to achieve the desired street improvements while retaining some existing trees along West 49th Avenue, staff have come to the conclusion that it is not viable to retain any of the existing trees along West 49th Avenue. Therefore, a condition to remove the three trees along West 49th Avenue and replace them with four new trees of substantial size on site is included in Appendix B.

The proposal to retain the two trees along Alberta Street was deemed viable as Alberta Street is designated as a park connector street under the Cambie Corridor Public Realm Plan. Park connector streets are intended to create a green network that joins major streets and bikeways to parks.



In total, 16 on-site trees would be removed and 24 new trees would be planted. Staff have also included a condition to further improve the landscape coverage on the rooftop patio and to plant additional trees along Alberta Street.

Landscape conditions are set out in Appendix B.

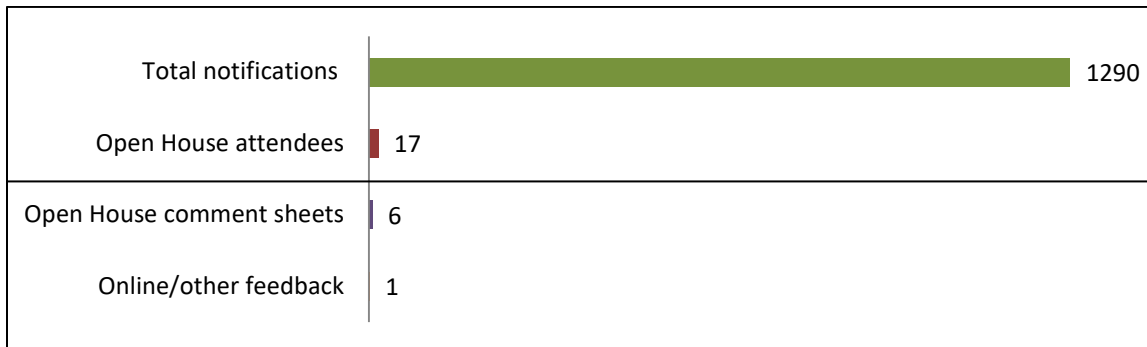
**PUBLIC INPUT**

**Public Notification** – A rezoning information sign was installed on the site on March 13, 2019. A community open house was held on April 29, 2019. A total of 1290 notifications were distributed within the neighbouring area on or about April 15, 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)).

**Public Response** – A community open house was held on April, 29, 2019, at Peretz Centre, 6184 Ash Street. Staff, the applicant team, and approximately 17 people attended the open house.

There was support for the building’s height and density considering its proximity to the Langara-49th Canada Line Station; for the commercial retail space at grade which was considered to contribute to the community; and for the overall building design. There was a general concern about the increase in parking that may occur along Alberta Street. Some respondents expressed a desire for additional building height of up to eight storeys considering the site’s location.

**Figure 4: Public Notification and Responses**



**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.).

## **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 is subject to City-wide DCLs and City-wide Utilities DCLs on recommended 3,839 sq. m (41,322 sq. ft.) of residential floor area and 790 sq. m (8,501 sq. ft.) of commercial floor area. Based on rates in effect as of September 30, 2019, total DCLs of approximately \$1,343,220 would be anticipated from this development.

DCLs are payable at building permit issuance and their rates are subject to Council approval of an annual inflationary adjustment on September 30 of each year. When a DCL By-law with higher rates is introduced, a number of rezoning, development permit and building permit applications may be at various stages of the approval process. An application may qualify as an in-stream application and therefore may be exempt from DCL rate increases for a period of twelve months from the date of DCL By-law rate amendment provided that it has been submitted prior to the adoption of such DCL By-law rate adjustment. If a related building permit application is not issued within the 12-month period, the rate protection expires and the new DCL rate will apply. See the City's [DCL Bulletin](#) for details on DCL rate protection.

**Public Art Program** – The *Public Art Program for Rezoned Developments* requires that rezonings involving a floor area equal to or greater than 9,290 sq. m (100,000 sq. ft.) allocate a portion of their construction budgets to public art or provide cash in lieu as a condition of rezoning. As the proposed floor area is below the minimum threshold, no public art contribution will arise from this application.

### *Offered Public Benefits*

**Community Amenity Contributions (CACs)** – Within the context of the City's *Financing Growth Policy* and the *Cambie Corridor Plan*, an offer of a Community Amenity Contribution (CAC) to address the impacts of rezoning can be anticipated from the owner of a rezoning site. CAC offers take into consideration community needs, area deficiencies, and the impact of the proposed development on City services. They typically include either the provision of on-site amenities or a cash contribution towards other public benefits.

In order to provide more certainty and clarity and to improve processing efficiency for rezoning applications, an approach to CACs based on a target CAC rate has been implemented for residential sites, such as this, within the *Cambie Corridor Plan*. This rate is the basis for all four- and six-storey market residential rezoning proposals within the Plan.

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

The applicant has offered a cash CAC of \$693,184 using the target CAC rate of \$215.28 per sq. m (\$20 per sq. ft.) based on the net additional increase in floor area of 3,220 sq. m (34,659 sq. ft.). The application was received on December 21, 2018 and changes to the target CAC rate for this made on September 30, 2019 are not applicable to this application.

Cambie Corridor Public Benefits Strategy (PBS) – It is recommended that the cash component of the Community Amenity Contribution (CAC) from this rezoning application, if approved, be allocated to support delivery of the Cambie Corridor PBS, approved on May 1, 2018. The PBS identifies public benefits and infrastructure to support growth in the area, including both short-term and long-term priorities in and around the plan area. Priorities for the first 10 years include:

- *Increase affordable housing supply* – 550 social housing, 190 below market rental and 1,500 secured market rental units.
- *New childcare facilities* – Up to 360 additional spaces for 0-4 year olds, and 195 out-of-school care spaces.
- *New and upgraded community and civic facilities* – New Oakridge civic centre, Hillcrest Community Centre fitness centre expansion, youth hub, land acquisition for new fire hall.
- *New and upgraded parks and open spaces* – New Fraser River Park and parks on major project sites, upgrades to existing parks, six new plazas or open spaces.
- *Transportation improvements* – Complete Street designs on Cambie Street and other arterials, “car-light” Heather Street between 37th Avenue and 41st Avenue.
- *Heritage* – Allocate 5% of cash CAC revenues to support funding for the conservation of heritage resources City-wide, and Cambie Corridor on-site conservation.

Up until mid-2019, approximately \$317.8 million in CACs (both cash and in-kind) have been secured through approved rezonings under the Cambie Corridor Plan.

See Appendix F for details of the *Cambie Corridor Plan* Public Benefits Implementation Tracking and Appendix G for a summary of all of the public benefits for this application.

### ***Financial Implications***

As noted in the section on Public Benefits, the applicant has offered a cash CAC of \$693,184 to be allocated towards the delivery of the Public Benefits Strategy outlined in the *Cambie Corridor Plan*.

The site is subject to both the City-wide DCL and the City-wide Utilities DCL. Should Council approve the rezoning application, it is anticipated that the project will generate approximately \$1,343,220 in DCLs.

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

### ***CONCLUSION***

Staff conclude 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 *Cambie Corridor Plan* with regards to land use, density, height and form.

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

\* \* \* \* \*

**319-359 West 49th Avenue  
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 of By-law No. 3575.

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

**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 or 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 By-law;
  - (b) Cultural and Recreational Uses, limited to Arcade, Artist Studio, Arts and Culture Indoor Event, Billiard Hall, Community Centre or Neighbourhood House, Fitness Centre, Library, and Museum or Archives;
  - (c) Office Uses, limited to General Office and Health Care Office;
  - (d) Retail Uses, limited to Grocery or Drug Store, Retail Store, and Small-scale Pharmacy;
  - (e) Service Uses, limited to Barber Shop or Beauty Salon, Beauty and Wellness Centre, Catering Establishment, Laboratory, Laundromat or Dry Cleaning Establishment, Photofinishing or Photography Studio, Print Shop, Production or Rehearsal Studio, Repair Shop – Class B, Restaurant, and School – Arts or Self-Improvement, School - Business; and School – Vocational or Trade;

- (f) Accessory uses customarily ancillary to the uses permitted in this section.

### Conditions of use

- 4.1 There shall be no dwelling units above the fourth storey.
- 4.2 The design and layout of at least 35% of the dwelling units must:
  - (a) be suitable for family housing;
  - (b) include two or more bedrooms; of which
    - (i) at least 25% of the total dwelling units must be two-bedroom units; and
    - (ii) at least 10% of the total dwelling units must be three-bedroom units; and
  - (a) comply with Council's "High-Density Housing for Families with Children Guidelines".

### Floor area and density

- 5.1 Computation of floor area must assume that the site area is 2,012.47 m<sup>2</sup>, being the site area at the time of the application for the rezoning application evidenced by this By-law, and before any dedications.
- 5.2 The floor space ratio for all uses must not exceed 2.30.
- 5.3 Computation of floor area must include all floors of all buildings, having a minimum ceiling height of 1.2 m, including earthen floors and accessory buildings, both above and below ground level, measured to the extreme outer limits of the buildings.
- 5.4 Computation of floor area must exclude:
  - (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
    - (i) the total floor area of all such exclusions must not exceed 12% of the residential floor area, and
    - (ii) the balconies must not be enclosed for the life of the building;
  - (b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;
  - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses, which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which are at or below base

surface, except that the maximum exclusion for a parking space must not exceed 7.3 m in length; and

- (d) all residential storage area above or below base surface, except that if the residential storage area above base surface exceeds 3.7 sq. m per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.5 Computation of floor area may exclude amenity areas, including common indoor amenity space on the fifth floor, which must not exceed 83.6 m<sup>2</sup> (900 sq. ft.), except that the total exclusions for amenity areas must not exceed 10% of permitted floor area.
- 5.6 The use of floor area excluded under sections 5.4 and 5.5 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 18.6 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 plane 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 of 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. All development permit applications require evidence in the form of a report and recommendations prepared by a registered professional acoustical engineer demonstrating that the noise levels in those portions of dwelling units listed below do not exceed the noise level set opposite such portions. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq) sound level and is defined simply as noise levels in decibels.

<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 ( ).

\* \* \* \* \*



**319-359 West 49th Avenue  
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 Matthew Cheng Architect Inc., received December 12, 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 development does not impede any potential retention of identified trees.

Note to Applicant: Further confirmation of the trees to be removed should be determined at DP stage. If tree removal is required along W 49th Ave, provision of additional alternative compensatory measures must be provided. Refer to Landscape condition 8. The form of development should maintain the courtyard along W 49th Avenue.

2. Design development to increase unit sizes, where applicable.

Note to Applicant: Compliance with Section 10.21.2 – Dwelling Units of the Zoning and Development By-law is required. The minimum floor area of a dwelling unit is 398.12 sq. ft. (37 m<sup>2</sup>) after storage room exclusion, including for studio units. This area should be measured from the inside of all outer walls.

3. Design development to improve livability of units 212 and 312.

Note to Applicant: The westernmost bedrooms in units 212 and 312 design cannot be supported and should be redesigned to provide enough daylight to the entire space.

4. Design development to provide a more cohesive architectural expression.

Note to Applicant: Simplifying the expression of the building to provide a more legible and clearer design statement should be pursued. This could be achieved through careful material placement and detail.

5. Design development to explore provision of green roof.

Note to Applicant: The proposed development will significantly impact the existing trees along W 49th Ave. However, the design of the building should still contribute to maintain (and increase) the urban greenery and integrate ecological landscapes into this area, including through the creation of green roofs. Refer to the relevant Landscape condition.

6. Design development to provide high-quality and durable materials.

Note to Applicant: Cementitious panels, such as typical hardie panel, are not considered as high-quality materials.

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

7. 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 alcoves and vandalism, such as graffiti.

### **Landscape Design**

8. Design development to provide four significant replacement trees on grade / in a parkade-free area to compensate for the loss of mature trees on site. Refer to Urban Design 1 and Engineering Condition 30.

Note to Applicant: It is understood that this would require revisions to the building and parkade footprint. Replacement trees should be chosen from the list of Part 1 trees in Schedule D of the City of Vancouver Protection of Trees By-law and have a caliper of 10cm minimum. Coordinate between the architect and landscape architect to carefully choose planting location(s) to support tree growth and health.

9. Design development to increase the amount of planting on the roof level.

Note to Applicant: this can be achieved by providing a linear planter along the perimeter of the roof deck, while increasing the size the currently proposed planters and including small tree plantings, where possible.

10. Coordinate with the Park Board regarding the removal of any street tree(s) and shared tree(s) with the City.
11. Provide an updated arborist report and tree management plan to reflect the current tree removal / retention strategies. Refer to Engineering condition 16.
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 ft. 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:

- Maximize natural landscape best management practices.
- Minimize the necessity for hidden mechanical water storage.
- Increase the amount of planting on the roof level, where possible.
- Consider linear infiltration bio-swales along property lines, at lower site areas.
- Use permeable paving.
- Employ treatment chain systems (gravity fed, wherever possible).
- 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 (amended May 2, 2018), 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**

24. The owner or representative is advised to contact Engineering to acquire the project's permissible street use. Prepare a mitigation plan to minimize street use during excavation & construction (i.e. consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60 days lead time for

- any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
25. Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
  26. Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
  27. Parking, loading, bicycle, and passenger loading spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.
  28. Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.
    - (a) Provision of automatic door openers for all doors providing access to Class A bicycle parking.
  29. Design development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement.
    - (a) Provision of convenient, internal, stair-free loading access to/from all site uses.
    - (b) Provision of additional loading bay width for the second loading space
    - (c) Provide a clear unloading area, minimum 1.8m wide, with suitable access to facilitate goods loading /unloading.
  30. Design development to improve the parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:
    - (a) Improved visibility for two-way vehicle movement at turns where opposing motorist cannot readily view each other.
    - (b) 20 ft. width required at drive aisle gates
    - (c) 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.

- (d) Vertical clearance of overhead projections into vehicle parking spaces must not be less than 1.2m (4') and projection into the space must not be more than 1.2m (4').
  - (e) Gates/doors are not to swing more than 1'-0" over the property lines or into the statutory right-of-way area.
31. Provision of generous and continuous weather protection adjacent the CRUs on W 49th Ave.
32. Removal of the existing trees numbered 20, 26, 27, and 28 on the Arborist Report for this site dated November 29, 2018, proposed to be retained, from the W 49th Ave frontage.
33. The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:
- (a) Provision of a landscape and site plan that generally reflect the improvements to be provided as part of the Services Agreement.
  - (b) All types of vehicle and bicycle parking and loading spaces individually numbered, dimensioned and labelled on the drawings.
  - (c) Additional partial section plan through Class B loading bays.
  - (d) Location of any security gate located on main parking ramp.
  - (e) Dimension of columns and column encroachments into parking stalls.
  - (f) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions.
  - (g) Areas of minimum vertical clearances labelled on parking levels.
  - (h) 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.
  - (i) Updated section plans to include section lengths and elevations on main parking ramp.
  - (j) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside.
  - (k) Existing street furniture including bus stops, benches etc. to be shown on plans.
34. The location of all poles and guy wires to be shown on the site plan.
35. 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.”*

## 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 work to address the following for Development Permit submission:

36. 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.
  - (a) Provide a site map detailing the different surface types and how rainwater will be directed or retained in each area. Include the following:
    - (i) Buildings, patios and walkway locations.
    - (ii) Underground parking extents.
    - (iii) Location of any proposed detention tank, water quality treatment and flow control system with connections to the sewer system.
    - (iv) All routing of water throughout the site.
    - (v) Area and depth of landscaping to support the claim of absorbent landscaping as a rainwater capture method.
  - (b) Provide a servicing plan which includes all routing of water into the proposed systems and out to the municipal system.
  - (c) A tank is being provided to detain the remaining 24 mm not captured in Absorbent Landscaping, because infiltration is not possible. It is recommended that the tank be sized to meet the greater of either the
    - (i) Excess water retention volume OR
    - (ii) Volume required to attenuate post-development to pre-development peak flow rate.

Note to applicant: Staff note the construction is “expected to be wood frame” and the applicant has cited this as an exemption from providing a green roof. There are several examples of wood frame constructions in Canada and the United States that have a green roof. With a retrofit, there may be a justification to not provide a green roof on a wood frame construction; however, for a new build, proper structural design can be

provided to support a green roof. The applicant is encouraged to consider an “extensive” green roof, which has minimal weight requirements and in some case may not require additional structural considerations. If the applicant wishes to be exempt from this Tier 1 practice, a memorandum or technical letter prepared by a qualified structural engineer will be required to prove a green roof is not feasible for this project.

37. 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 which takes into account the effects of climate change, shall be utilized for post-development design flow calculations.
- (a) The 5 year, 10 minute time of concentration (TOC) should be used for this calculation, not the 2 year, 10 minute TOC event. Recalculate the pre- and post-development peak flow rates with these new values and include the breakdown of run-off coefficients used.
  - (b) Provide drawings of the proposed flow control device that will meet this new flow rate. Include elevations, orifice sizing and any assumptions made.
38. 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.

Staff note that a ‘Jellyfish’ treatment system will be used to meet this requirement. For proprietary treatment devices:

- (a) Provide product information for all treatment practices.
  - (b) Products need to meet either the Washington State Department of Ecology’s Technology Assessment Protocol (TAPE) or ISO 14034 ETV certification. The applicant may propose other technologies but must provide supporting information that shows the technology meets the standard.
39. Prior to Development Permit issuance, an Operation & Maintenance (O&M) Manual for all rainwater systems (i.e. green infrastructure), must be submitted to the satisfaction of the Integrated Water Management Branch and will included as a schedule in the covenant detailed below. The O&M Manual shall be tailored specifically for the GI practices proposed on-site and submitted as a standalone document. The applicant is welcome to contact IWM Branch to discuss specific details.

The O&M Manual shall include, but not be limited to the following components:



- (a) Phasing Considerations (i.e. early stage requirements immediately following construction, and on-going requirements once the site is established).
- (b) A table or schedule that describes the level of effort and frequency of tasks required to maintain optimal performance for each individual component of the system.
- (c) Fact sheets (or similar reference material), for proposed plantings.
- (d) Contact information for any proprietary systems to be located on-site (for example oil/grit separators).
- (e) Checklists to assist non-technical persons in assessing operation and maintenance performance and requirements.

## **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, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

### **Engineering Services**

1. Consolidation of Lots 13 and 14 and subdivision 15, all of Lot 4, Block 999 District Lot 526, Plan 5531 to create a single parcel.
2. Dedication of the southerly 3.0 m of the site as street.
3. Provision of a Shared Use Loading Agreement to the satisfaction of the General Manager of Engineering Services between the commercial and residential uses and label the spaces 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 are provided.
  - (a) Provision of adequate water service to meet the fire flow demands of the project.
    - (i) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Core Concept Consulting Ltd. dated October 31, 2018, no water main upgrades are required to service the development.

- (ii) 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.

Implementation of development at 319-359 W 49th Ave will require the following in order to improve sewer flow conditions:

Local Servicing Upgrade:

- (i) Separate existing 430 m of combined main from manhole fronting 395 W 49th Ave to manhole fronting 105 W 49th Ave as follows:
- Separate 177 m of 250 mm combined main to 200 mm sanitary and 375 mm storm on W 49th Ave from manhole fronting 395 W 49th Ave (MH\_\_FJCNKG) to manhole fronting 263 W 49th Ave (MH\_\_FJCNKP).
  - Separate 92 m of 300 mm combined main to 200 mm sanitary and 450 mm storm on W 49th Ave from manhole fronting 263 W 49th Ave (MH\_\_FJCNKP) to Columbia Street (MH\_\_FJCNL4).
  - Separate 85 m of 375 mm combined main to 200 mm sanitary and 525 mm storm on W 49th Ave from Columbia St (MH\_\_FJCNL4) to manhole fronting 151 W 49th Ave (MH\_\_FJCNL3).
  - Separate 76 m of 375 mm combined main to 200 mm sanitary and 525 mm storm on W 49th Ave from manhole fronting 151 W 49th Ave (MH\_\_FJCNL3) to manhole fronting 105 W 49th Ave (MH\_\_FJCNL6).
    - This pipe upgrade (76 m) can be shared with 105-125 W 49th Ave (RZ-2019-00059).

Note to Applicant: The City of Vancouver reserves the right to deliver the sewer upgrade works on W 49th Ave at the developer's costs. The developer is responsible for provision of 100% funding towards design and construction costs for this upgrade. Contact [utilities.servicing@vancouver.ca](mailto:utilities.servicing@vancouver.ca) for direction prior to initiating any design work.

Off-site Servicing Upgrade: None

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

The developer may submit a flow monitoring study to confirm the extent of the upgrade, which is to be reviewed and accepted by City Engineer. The study shall provide data for minimum 3 months of wet weather flow and dry weather flow, to allow for model calibration and flow estimate

verification. The required upgrades may be modified based on the outcomes of the flow monitoring study, at the discretion of the City Engineer. Contact [utilities.servicing@vancouver.ca](mailto:utilities.servicing@vancouver.ca) for direction prior to initiating any flow monitoring work.

- (ii) 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.
  - (iii) Developer's Engineer to submit design brief, calculations and/or model, and design drawings to the City. All submittals including upgrade design drawings (90% design stage or better) are required to be reviewed and accepted by the City Engineer prior to development permit issuance.
  - (iv) Development to be serviced by the proposed 200 mm sanitary and 375 mm storm sewers in West 49th Avenue.
- (c) Provision of improvements at the intersection of Alberta St and W 49th Ave including:
- (i) Upgrades to the existing traffic signal including an accessible pedestrian signal (APS).
  - (ii) Installation of left turn bays and signal modifications to support left turn phasing and associated enabling works to modify or relocate existing infrastructure.
- (d) Provision of improvements at the intersection of Alberta St and W 49th Ave including:
- (i) Road re-construction (to centerline) including new asphalt surface, granular base and sub-base, pavement markings, curb and gutter;
  - (ii) 2.14 m wide light broom finish saw-cut concrete sidewalk (Pattern C, per page 22 of the Cambie Corridor Public Realm Plan);
  - (iii) Curb ramps;
  - (iv) Adjustment to all existing infrastructure to accommodate the proposed street improvements (including any transitions from protected bike lanes to adjacent street network).
- Note to applicant: The City will provide a geometric design for these street improvements.
- (e) Provision of a new standard concrete lane crossing, new curb returns and curb ramps at the existing lane crossing on Alberta Street adjacent to the site.
  - (f) Provision of lane lighting on standalone poles with underground ducts should the development bring about the requirement to underground the existing overhead infrastructure and remove any existing supporting structure where current lighting is attached.

- (g) 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.

- (h) Provision of the relocation of the existing bus stop adjacent to the site including relocation of all associated passenger facilities (bus shelter, bench, litter can, etc.) and reinstallation at applicant's cost at a location to be determined by Engineering Services.
  - (i) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
  - (j) 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.
5. Developer to submit a Hydrogeological Study to be reviewed and accepted by a City Engineer. The Study shall include a Groundwater Management Plan and an Impact Assessment, respectively, to demonstrate that no groundwater is to be discharged to the City's sewer network post construction, and that groundwater extraction/diversion shall have no significant negative impacts. The final Hydrogeological Study is required prior to rezoning enactment.
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.
7. 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.

## Housing

8. Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Arts, Culture and Community Services and the Director of Legal Services determine are necessary to require the applicant to:
  - (a) If not already provided at the submission stage, provide a Tenant Relocation Plan to the satisfaction of the General Manager of Arts, Culture and Community Services as per the Tenant Relocation and Protection Policy that is effective at the time of submission of the Development Permit Application;
  - (b) Provide a notarized declaration that 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; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant.
  - (c) Provide an Interim Tenant Relocation Report prior to issuance of the Demolition Permit. The Report must outline the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

Note to Applicant: if a long period of time elapses between Public Hearing and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.
  - (d) Provide a final Tenant Relocation Report prior to issuance of the Occupancy Permit. The Report must outline the names of tenants; indicate the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

## Sustainability

9. 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.

### **Green Infrastructure**

10. 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 proper construction and on-going operation of certain rainwater storage, rainwater management and green infrastructure systems.

### **Environmental Contamination**

11. As 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 this site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the Ministry of Environment, have been issued to the City.

### **Community Amenity Contribution**

12. Pay to the City the cash Community Amenity Contribution of \$693,184 which the applicant has offered to the City and which is to be allocated to support the delivery of the *Cambie Corridor Public Benefits Strategy*. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

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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**319-359 West 49th Avenue  
DRAFT CONSEQUENTIAL AMENDMENTS**

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

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting *Lots 13, 14, and 15 of Lot 4, Block 999, District Lot 526, Plan 2976; PIDs: 011-138-360, 008-268-908, and 002-467-411* respectively from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

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

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

“319-359 West 49th Avenue            [CD-1 #]            [By-law #]            C-2”

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

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

“[CD-1 #]            [By-law #]            319-359 West 49th Avenue”

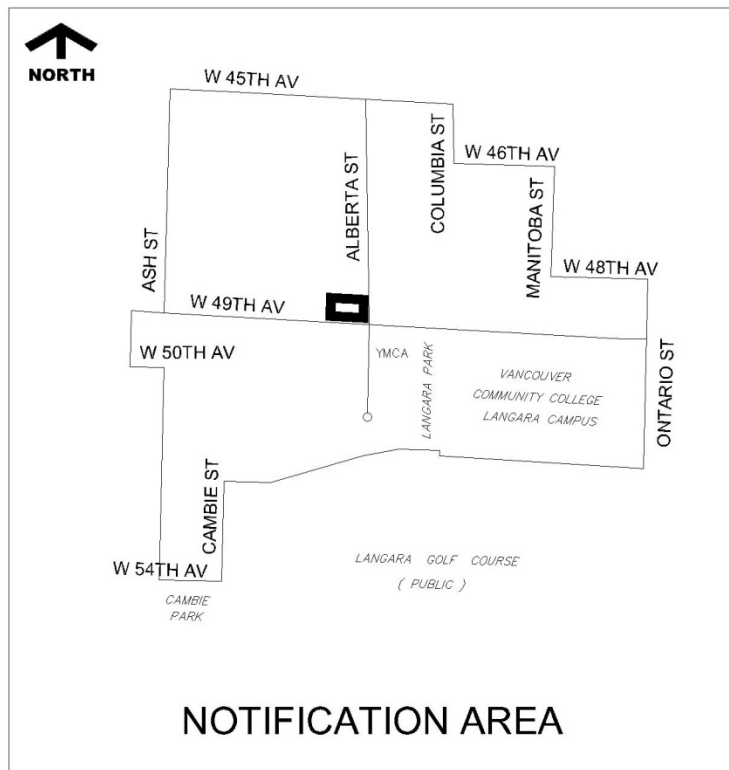
\* \* \* \* \*



**319-359 West 49th Avenue  
ADDITIONAL INFORMATION**

**Public Notification**

A rezoning information sign was installed on the site on March 13, 2019. Approximately 1290 notification postcards were distributed within the neighbouring area on or about April 15, 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)).



**Community Open House**

On April 29, 2019, a community open house was held from 5:00-8:00 pm at the Peretz Centre, 6184 Ash Street. Staff, the applicant team, and a total of approximately 17 people attended the Open House.

**Public Response**

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

- 6 comment sheets, and 1 letters, e-mails, online comment forms, and other feedback were received from the public in response to the April 29, 2019 open house.

Total notifications	1290
Open House attendees	17
Open House comment sheets	6
Online/other feedback	1

\* Note that all reported numbers above are approximate

**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:

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

- Appropriate height and density considering proximity to the Langara Skytrain station.
- Commercial element fits well with the neighbourhood and will benefit the community
- Building design suits the neighbourhood aesthetic.

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

- Increased parking along Alberta Street

*Neutral comments/suggestions/recommendations:*

- Additional building height of up to eight storeys would accommodate more density and potentially contribute to more affordable units.

\* \* \* \* \*

## Urban Design Panel

The Urban Design Panel (UDP) reviewed this application on May 15, 2019.

### EVALUATION: SUPPORT

#### Introduction

Rezoning planner, Lecia Desjarlais, began by noting this is an application to assemble 3 parcels under the Cambie Corridor Plan in the Langara Neighbourhood. It is currently zoned RS-1 and developed with three single-family homes.

The site is located on the northwest corner of West 49th Avenue and Alberta Street. This site has a combined frontage of 200 ft. and a depth of 110 ft. The site area is approximately 21,662 sq. ft. It is 541 ft. (165 m) to the Langara-49th Ave Canada Line Station.

To the north and east are single-family homes. To the south is a rezoning application for the Langara YMCA to permit development of a new and expanded YMCA recreational facility. Proposed are two residential towers, one 13-storey rental tower with a social housing component. Off the edge of the model is a 20-storey tower with market strata.

Langara College has also recently submitted an application to amend their CD-1 zone and expand their facilities. The height of the proposed buildings range from 6 to 4 storeys. To the south, Langara Estates is a low-rise townhouse development comprised of 4 strata complexes.

The Cambie Corridor Plan outlines mixed-use developments up to 4-storeys along this stretch of West 49th Avenue with density up to 2.5 FSR. To the north, policy supports redevelopment for townhouses. As we approach Cambie Street, the maximum height steps up. The policy supports redevelopment with mixed-use up to 8 storeys here, and up to 10 storeys on Cambie.

This application proposes a 4-storey mixed-use development with commercial at grade and 51 strata units on levels two to four. An FSR of 2.24 and height of 45 ft. are proposed. Two levels of underground parking with 61 parking spaces are proposed with access from the lane.

A collocated indoor and outdoor amenity space on the roof is proposed.

A 3 m dedication is sought on West 49th Avenue to accommodate Complete Street improvements.

Note that a bike lane and other complete street improvements are not depicted on this model, but the setbacks are correctly shown.

Development Planner, Miguel Castillo Urena, began by noting the existing conditions which include a steep topography and some trees. The site slopes diagonally approximately 2 meters north to south and 1 meter along W 49th. There are currently a number of large trees as well. The massing has been carved at the front of the building to retain the existing trees and create a courtyard where the commercial units face to. The main residential entry is located on Alberta Street. The Cambie Corridor Plan is seeking for proposals to generally adhere to C-2 guidelines all along west 49th, providing continued street wall.

Advice is sought primarily in form of development, public realm and sustainability, as follows:

- Whether the overall built form creates an appropriate “fit” with the anticipated context;
- Whether the proposed massing, form and expression responds well to the corner condition.
- Overall public realm interface, particularly at W 49th Ave. and Alberta St. and the measures needed to improve that these frontages actively engage the pedestrian.
- Has there been a satisfactory response to sustainability?

The planning team then took questions from the panel.

### **Applicant’s Introductory Comments**

- This is a C-2 building.
- This is a built architectural form with box layers.
- 2 and 4th floor is set back from the first level ground floor.
- The 4th floor is setback in the middle portion from front and back to allow tree retention.
- The residential lobby is from Alberta Street and highlighted by a wood finish.
- The ground floor front portion is commercial and the back portion is residential.
- There is an indoor and outdoor amenity space
- There are two levels of underground parking
- There is bicycle parking at the basement.
- Landscape is based around the retentions of the tree, created a green front side on W 49th Ave.
- Ground level is on the lane way side and has a residential component with ground level patios stepped down to the lane with two layers of planting. This provides separation and buffering.
- At the Rooftop level there is an outdoor amenity space. There are no built in planters as it is a wood frame, the design has tried to create separated program space.

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 Ms. Parsons and seconded by Mr. Neale and was the decision of the Urban Design Panel:

THAT the Panel SUPPORT the project.

### **Related Commentary**

- There was full support for this project.
- The panel support the form fit and massing.
- The corner conditions are currently the right fit.
- Some panelists noted better detail of materials used would be good.
- The front entry area is well done.
- The 5th level stair I could be tidier as it appears to be looming over the neighbor.
- The compact retail units are a positive, they tend to support small local businesses.
- The activation of the lane is great.

- Consider more exterior spaces such as a café for students.
- Consider pulling the store front to have a little bit of an overhang.
- Keep in mind ground plain and commercial areas will have lots of pedestrians and students.
- The corner at W 49th Ave and Alberta could benefit with some benches or some stepping stones.
- The rooftop amenity is good.
- Keeping the trees is a positive, creates an interesting elevation on W 49th Ave.
- The residential entry has a middle space filled with planting, have a direct route from the outside path to the residential entry
- Regarding the sustainability the triple glazing and window wall ratio are good.
- An analysis is needed with the cooling provided.
- However more details regarding the sustainability would be nice.
- The chair noted minor suggestion from the panels comments such as consider a green roof, at least near where one will be using the roof to enhance the image.
- The façade is a little fussy and over articulated, a bit of refinement is needed.

### **Applicant's Response**

The applicant thanked the panel for their comments.

\* \* \* \* \*

319-359 West 49th Avenue  
FORM OF DEVELOPMENT

Perspective Southwest



Perspective Southeast



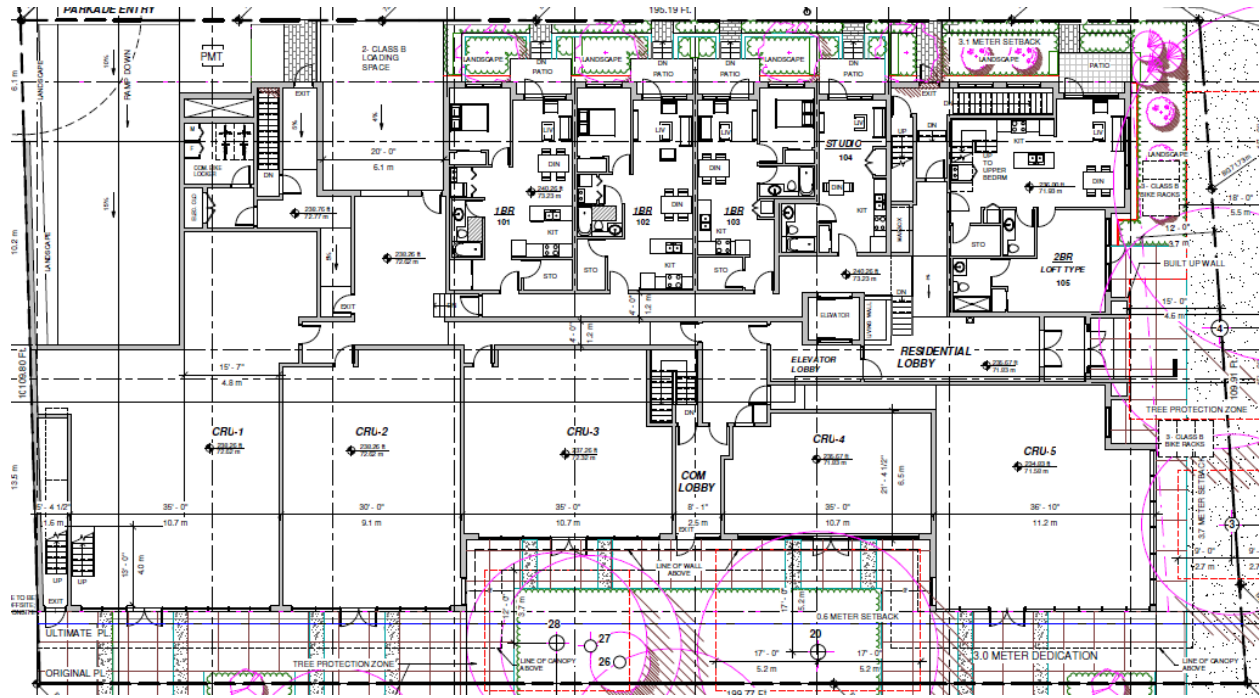
Perspective Northwest



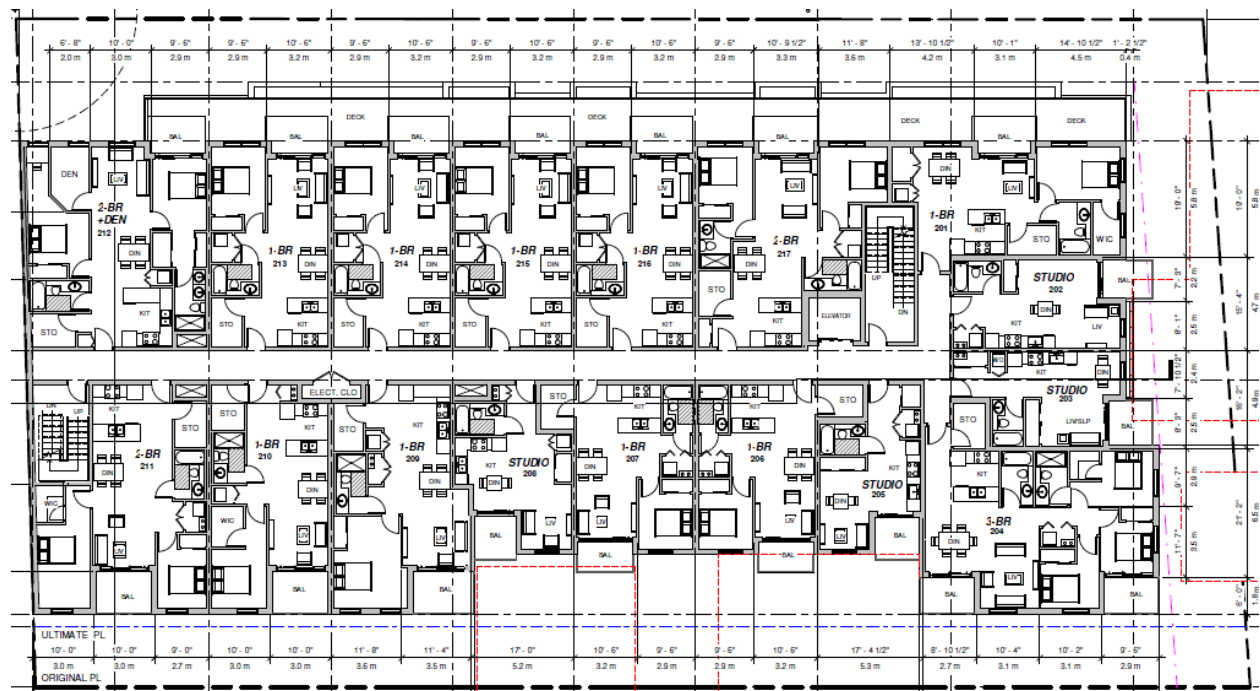
Perspective Northeast



### First Floor Plan

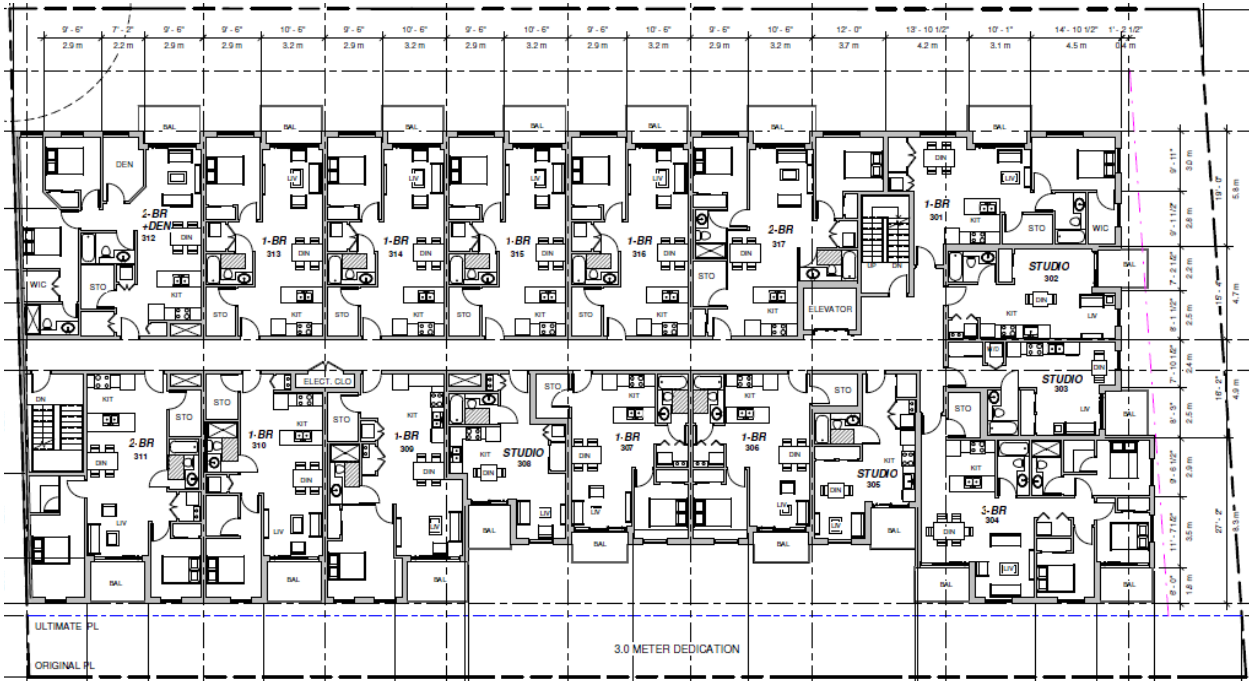


### Second Floor Plan

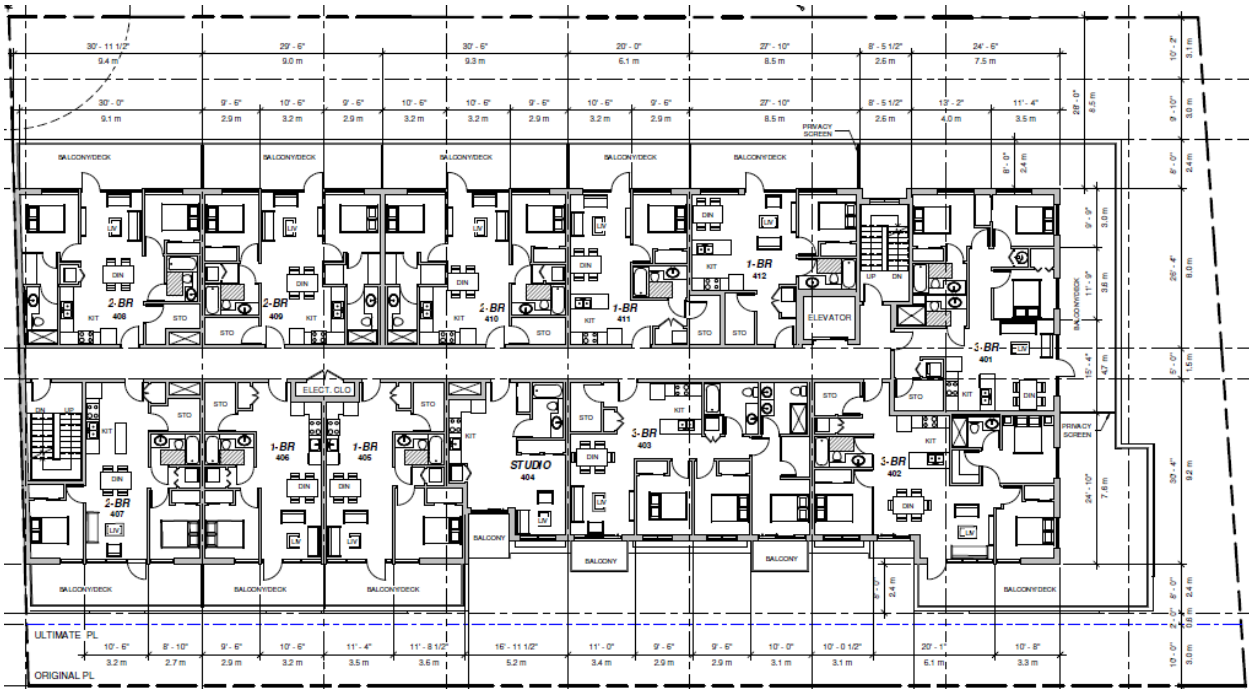




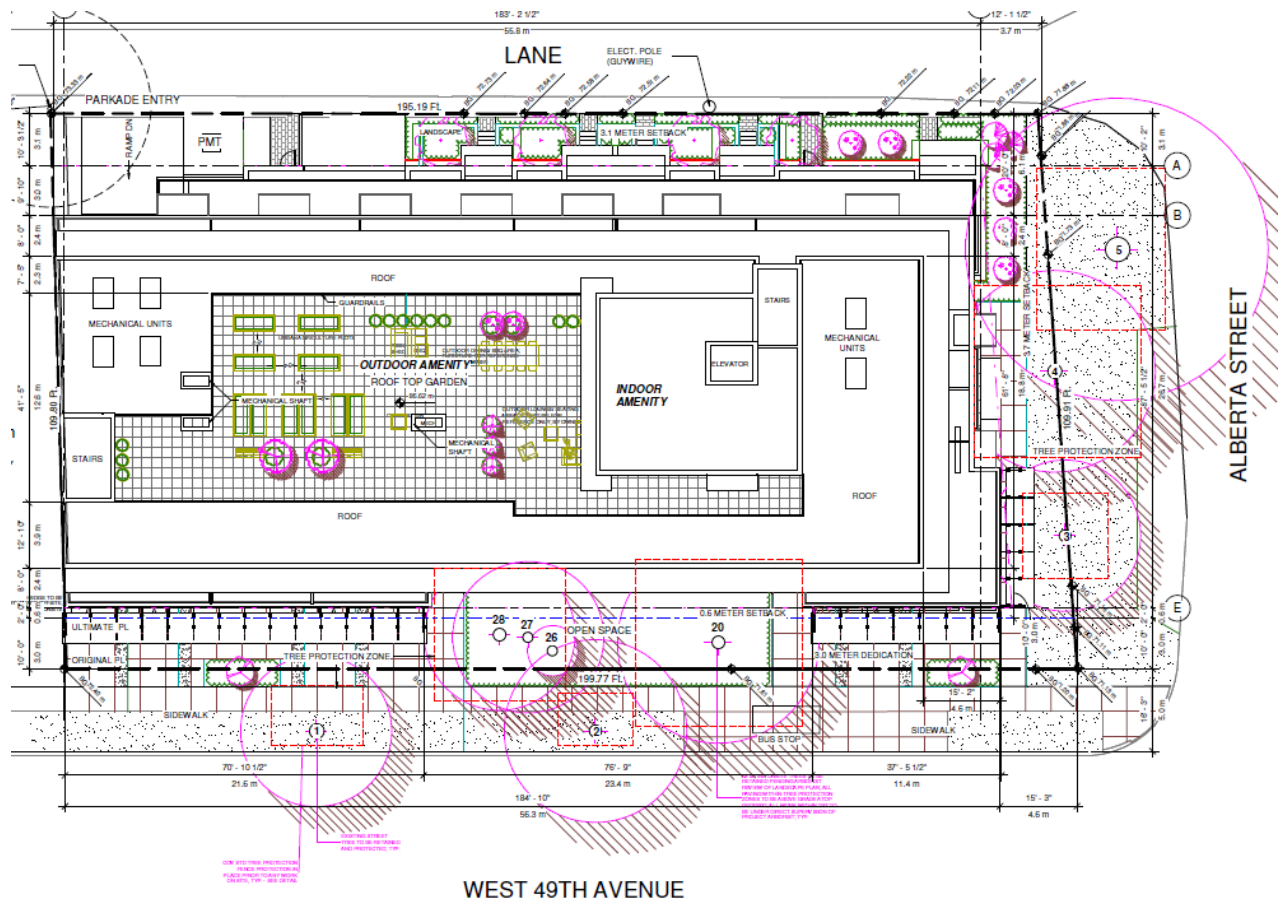
Third Floor Plan



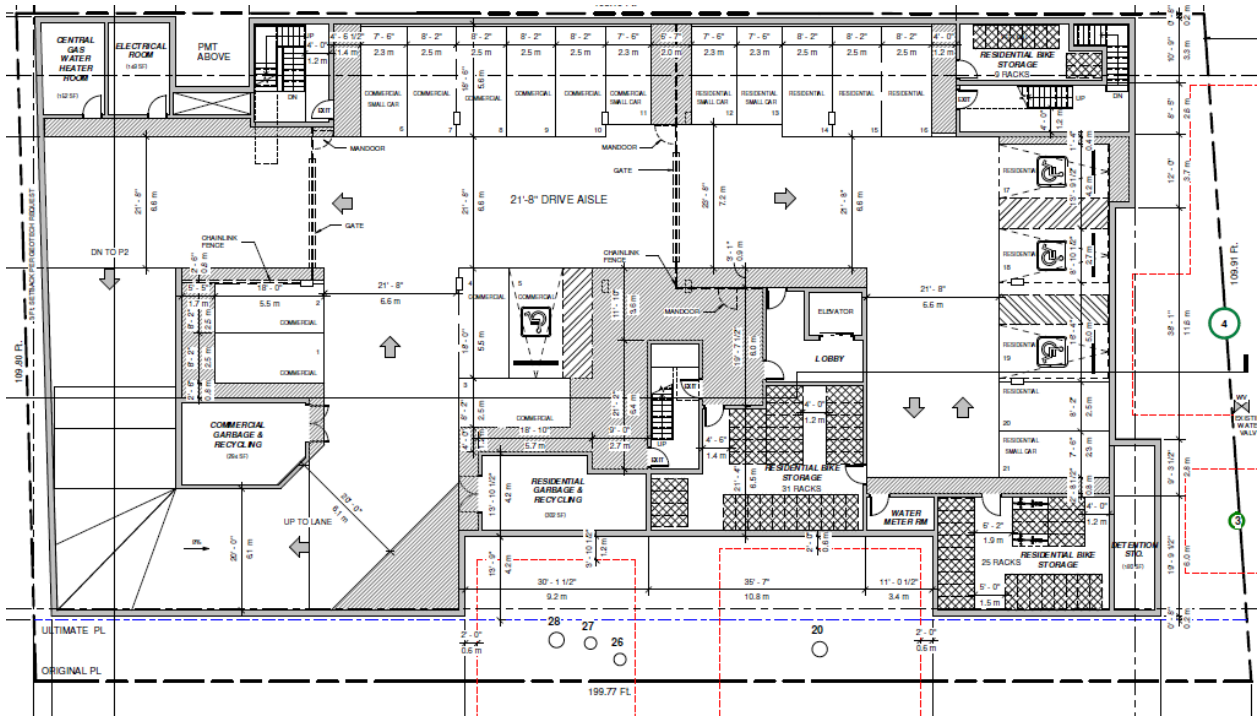
Fourth Floor Plan



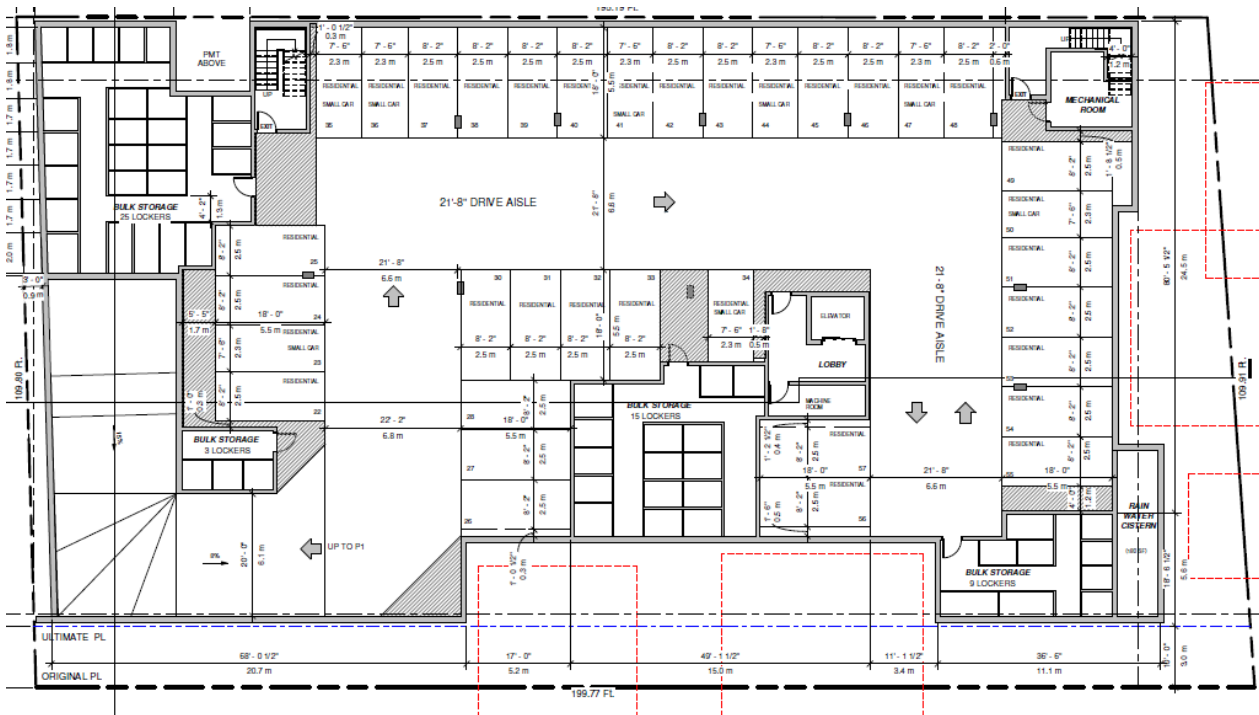
Site Plan



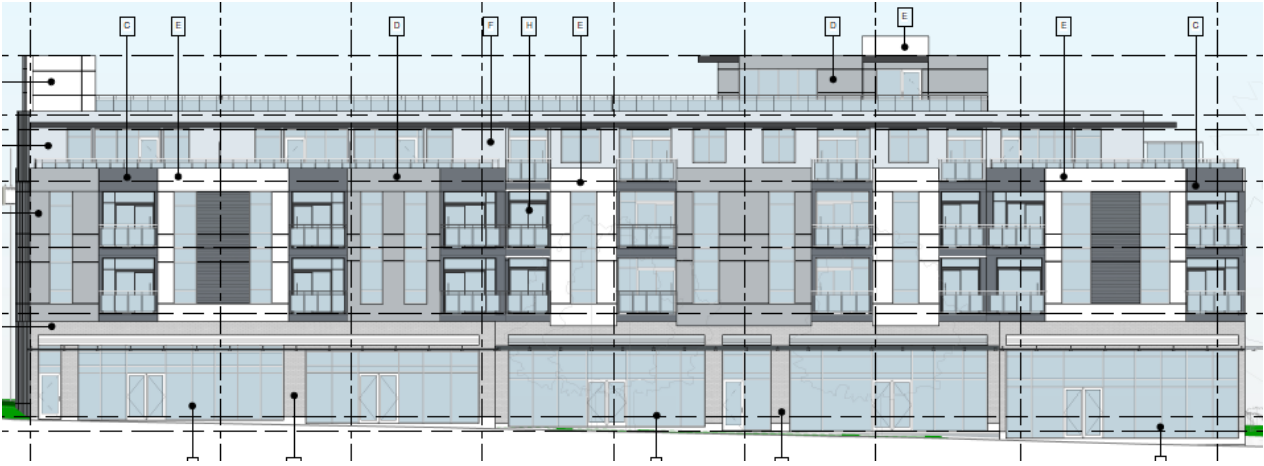
Parking Plan – Level 1



Parking Plan – Level 2



Elevation – Along W 49th Avenue



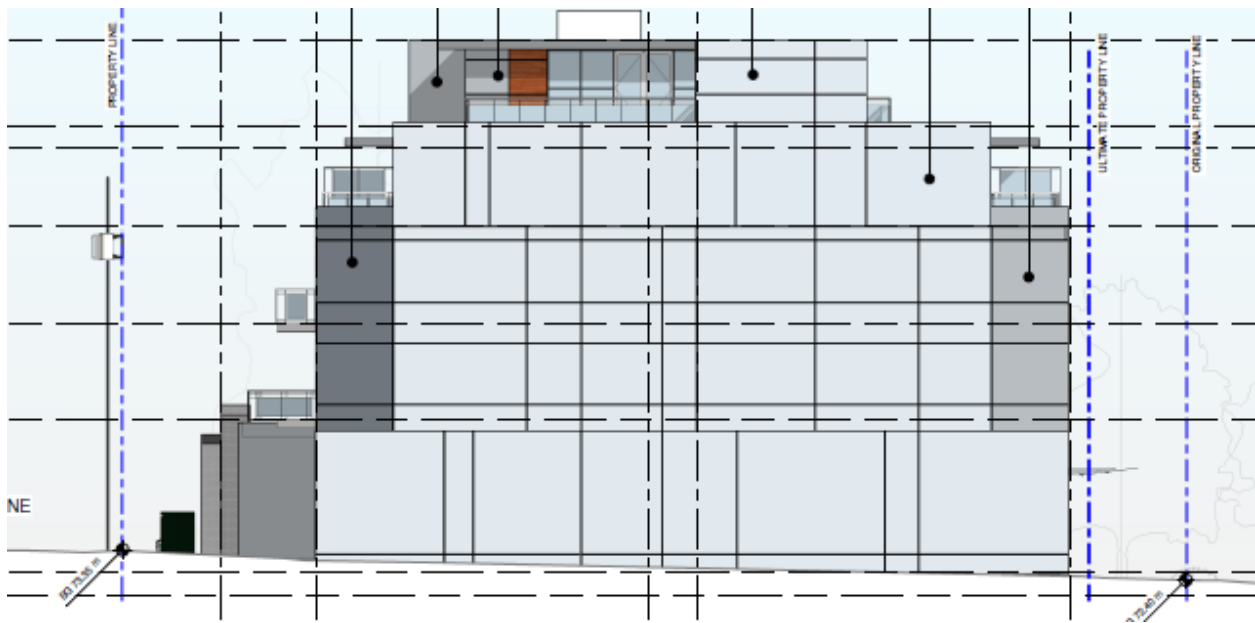
Elevation – Along Lane (looking South)



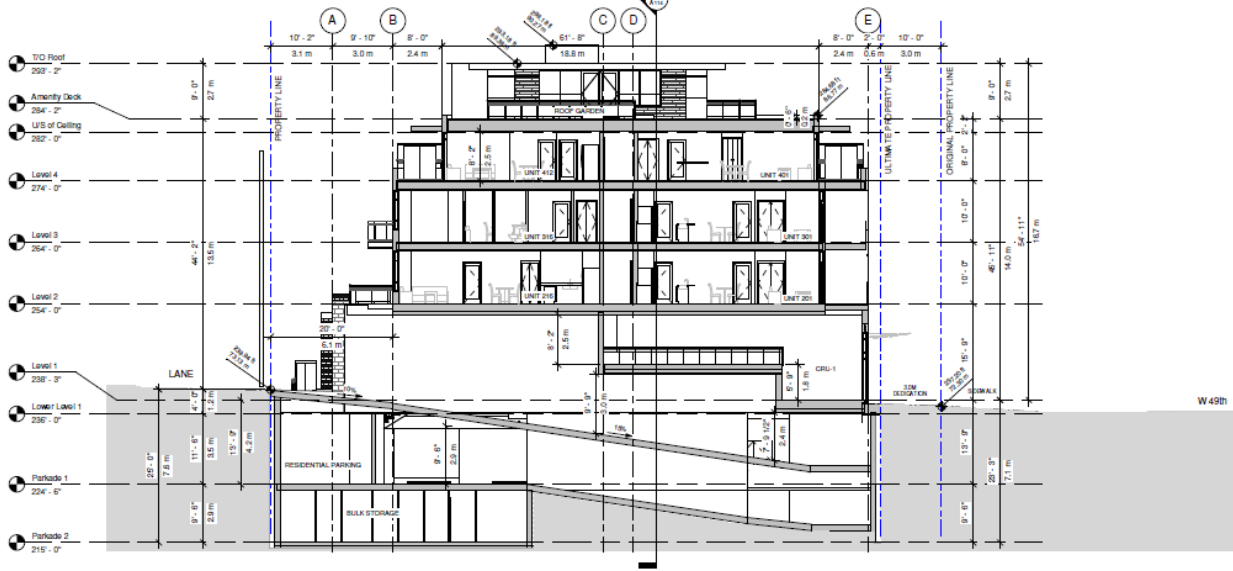
Elevation – Along Alberta Street



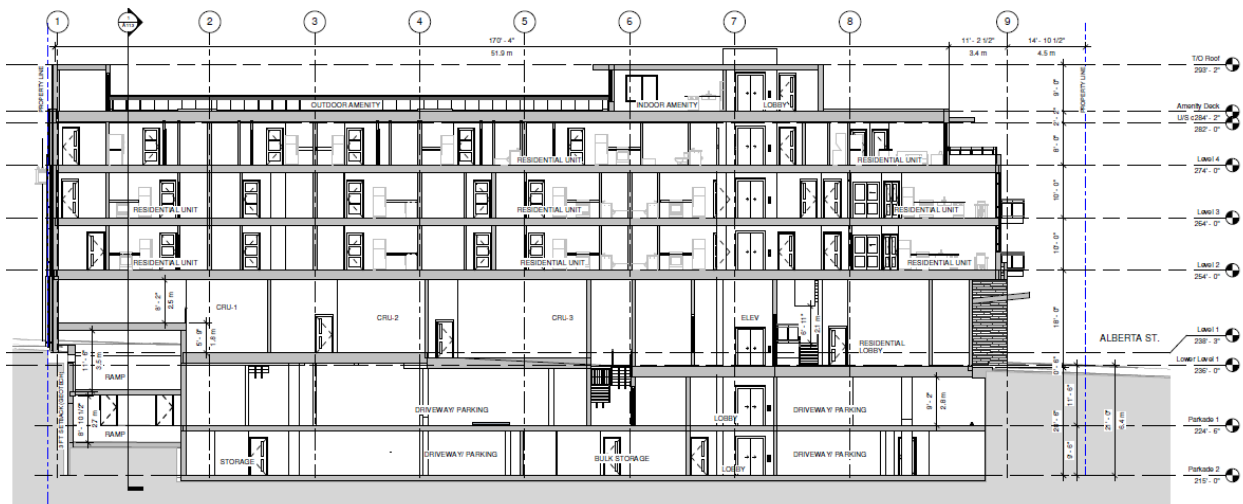
Elevation – Adjacent Lot (looking east)



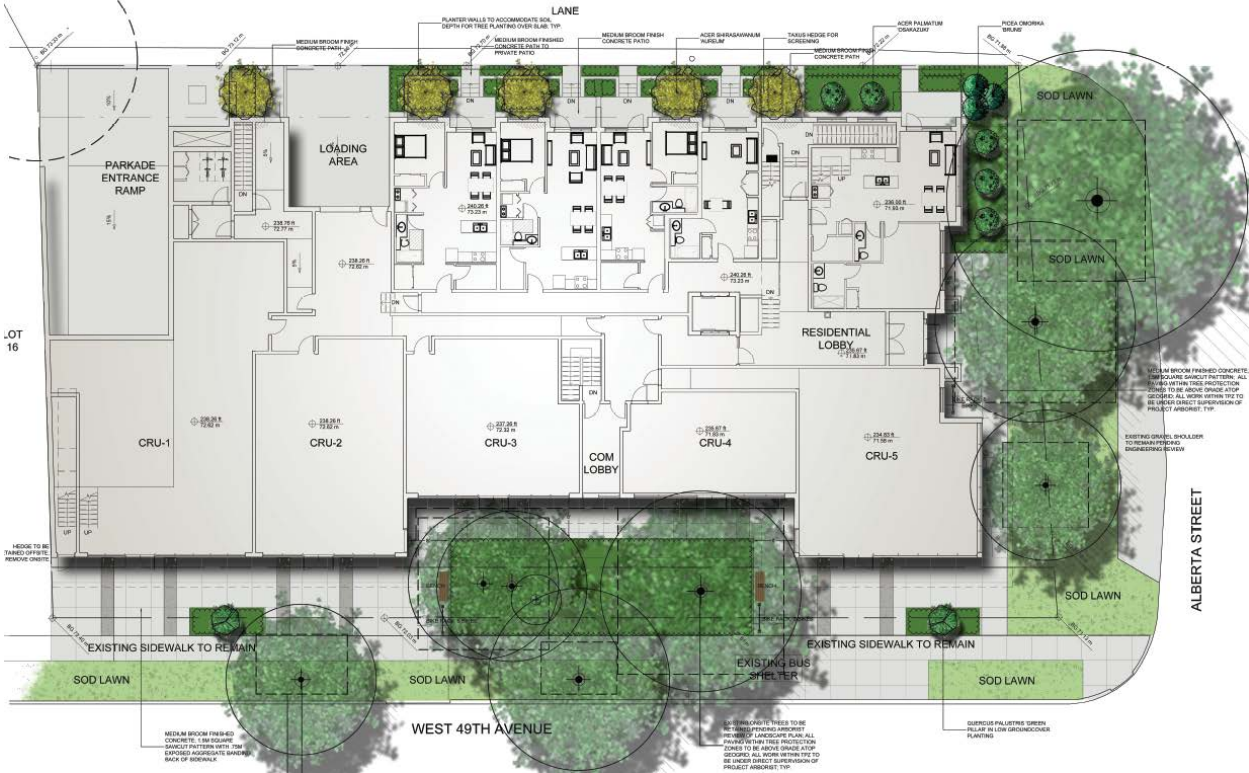
Section – Looking East



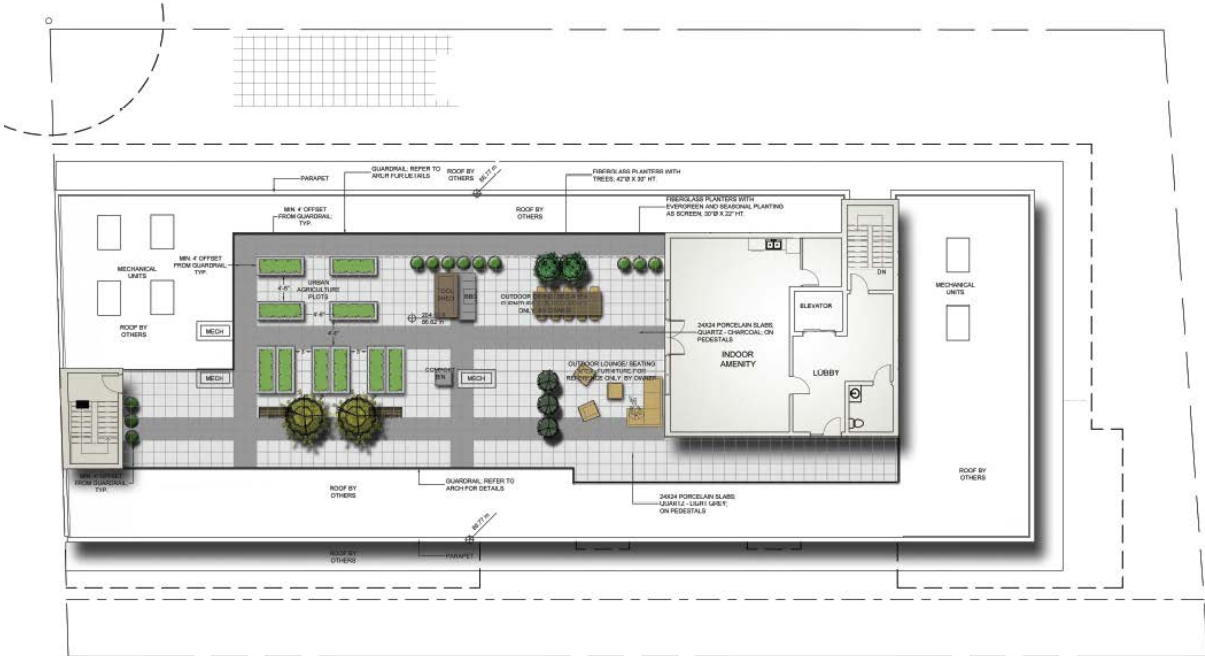
Section – Looking North



### Landscape Plan – Ground Level



### Landscape Plan – Roof



### Shadow Study



MARCH 21 - 10AM



JUNE 21 - 10AM



SEPTEMBER 21 - 10AM



DECEMBER 21 - 10AM



MARCH 21 - 12PM



JUNE 21 - 12PM



SEPTEMBER 21 - 12PM



DECEMBER 21 - 12PM



MARCH 21 - 2PM



JUNE 21 - 2PM



SEPTEMBER 21 - 2PM

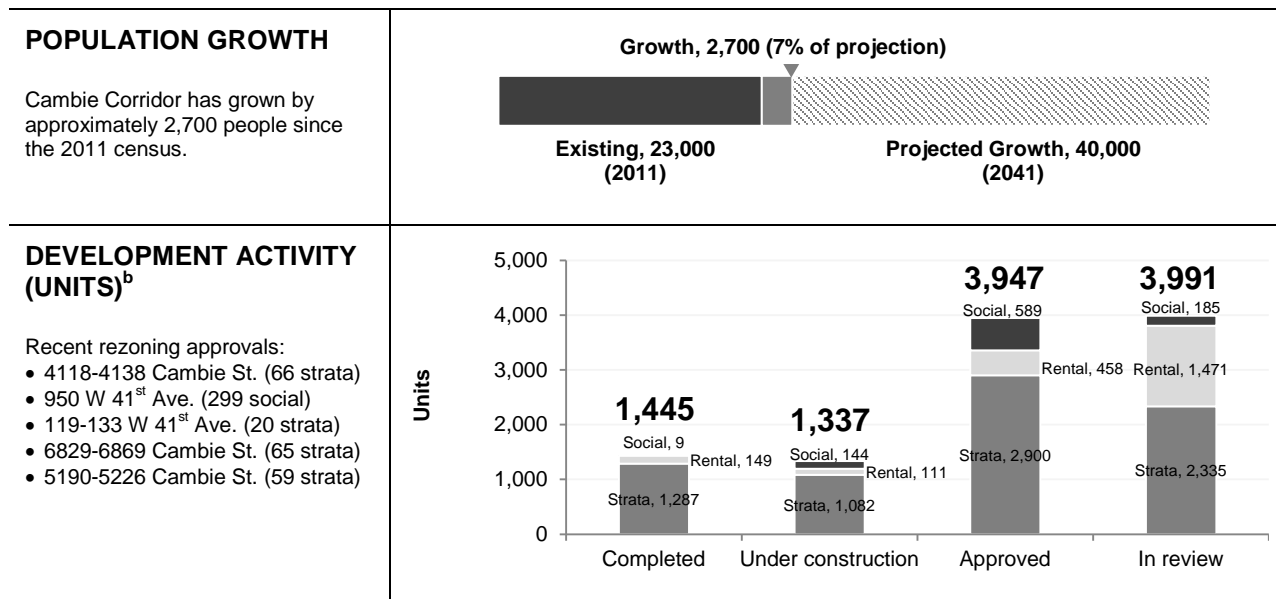


DECEMBER 21 - 2PM

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**PUBLIC BENEFITS IMPLEMENTATION TRACKING**  
**CAMBIE CORRIDOR PLAN (2018) – North of 57<sup>th</sup> Ave<sup>a</sup>**  
Updated Mid-Year 2019



**PUBLIC BENEFITS ACHIEVED – North of 57<sup>th</sup> Ave<sup>a</sup>**

Category	Anticipated Public Benefits (+) <sup>c</sup>	Completed (●) or In Progress (○)	% <sup>d</sup>
Housing <sup>b</sup>	+ 2,250 additional social housing units + 4,700 secured market rental units + 400 below-market rental units	<ul style="list-style-type: none"> <li>• 9 social housing units</li> <li>• 149 secured market rental units</li> <li>○ 144 social housing units</li> <li>○ 111 secured market rental units</li> </ul>	5%
Childcare	+ 1,080 spaces for all age groups	<ul style="list-style-type: none"> <li>• Restoration of outdoor play area at 8 Oaks Acorn childcare</li> </ul>	0%
Transportation/ Public Realm	+ Upgrade/expand walking and cycling networks + Complete Street design on Cambie St. and major streets + "Car-light" greenway on Heather St.	<ul style="list-style-type: none"> <li>• Traffic calming</li> <li>• 45th Avenue Bikeway</li> </ul>	10%
Culture	+ 5 new artist studios	<ul style="list-style-type: none"> <li>• Public art from rezonings</li> </ul>	N/A
Civic/Community	+ Oakridge Civic Centre (includes renewal and expansion of Seniors' Centre) + Oakridge Library renewal and expansion + Additional library branch + Hillcrest Community Centre – Fitness centre expansion + Fire Hall #23 + Community Policing Centre		0%
Heritage	+ 5% allocation from cash community amenity contributions in Cambie Corridor	<ul style="list-style-type: none"> <li>• Heritage conservation (James Residence and Wong Residence)</li> <li>○ 5% allocation from cash community amenity contributions in Cambie Corridor</li> </ul>	5%
Social Facilities	+ Additional Seniors' Centre + Youth Hub + Non-profit organization centre		0%
Parks	+ New parks on large sites + Queen Elizabeth Park Master Plan and Phase 1 upgrades + 6 plazas and enhanced open spaces + Neighbourhood park improvements	<ul style="list-style-type: none"> <li>• Upgrades to Riley Park and Hillcrest Park</li> <li>• Lillian To Park</li> <li>• Playground renewal at Douglas Park</li> <li>• Plaza at Cambie St. and W. 29<sup>th</sup> Ave</li> </ul>	5%

## 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 and simplified rezonings to RM-8A and RM-8AN) 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

<sup>a</sup> The Cambie Corridor Plan was a three-phase plan with its final phase approved in 2018. Phase 2 of the Cambie Corridor Plan was approved in 2011 and included land use policies for key sites and arterials. Monies collected between Phase 2 and Phase 3 were allocated/spent corridor-wide through the interim public benefits strategy. Benefits delivered south of 57<sup>th</sup> Ave include: affordable housing site; 2 childcare locations; new Family Place; 2 artist studios; and land acquisition toward Marpole Civic Centre.

<sup>b</sup> 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.

<sup>c</sup> See chapter 13 of the [Cambie Corridor Plan](#) for detailed information about the City’s commitments to deliver public benefits along the Cambie Corridor.

<sup>d</sup> Percentages reflect estimated progress toward overall Public Benefits Strategy targets outlined in chapter 13 of the [Cambie Corridor Plan](#).

**319-359 West 49th Avenue  
PUBLIC BENEFITS SUMMARY**

**Project Summary**

4-storey mixed-use residential buildings containing 51 strata residential units and commercial uses on the ground floor

**Public Benefit Summary**

The project would generate a DCL payment and a CAC offering to be allocated toward the Cambie Corridor Public Benefit Strategy.

	<b>Current Zoning</b>	<b>Proposed Zoning</b>
Zoning District	RS-1	CD-1
FSR (site area = 2,787 sq. m / 30,000 sq. ft.)	0.70	2.30
Buildable Floor Space (sq. ft.)	15,163.4	49,822.6
Land Use	Single-Family Residential	Multi-Family Residential

**Summary of development contributions expected under proposed zoning**

City-wide DCL <sup>1</sup>	\$881,226
City-wide Utilities DCL <sup>1</sup>	\$461,994
Community Amenity Contribution	\$693,184
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>	<b>\$2,036,404</b>

<sup>1</sup> Based on rates in effect as at September 30, 2019; 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.

**319-359 West 49th Avenue  
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**Property Information**

Address	Property Identifier (PID)	Legal Description
319 W 49th Avenue	011-138-360	Lot 13 of Lot 4, Block 999, District Lot 526, Plan 5531
339 W 49th Avenue	008-268-908	Lot 14 of Lot 4, Block 999, District Lot 526, Plan 5531
359 W 49th Avenue	002-467-411	Lot 15 of Lot 4, Block 999, District Lot 526, Plan 5531

**Applicant Information**

Architect	Matthew Cheng Architects Inc.
Developer/Property Owner	Killarney Enterprises (49th) Ltd.

**Development Statistics**

	Permitted Under Existing Zoning	Proposed		Recommended
<b>Zoning</b>	RS-1	CD-1		--
<b>Site Area</b>	2,012.47 sq. m (21,662 sq. ft.)	2,012.47 sq. m (21,662 sq. ft.)		--
<b>Land Use</b>	Residential	Residential uses and a mix of cultural and recreational, office, retail, and service uses		--
<b>Maximum FSR</b>	0.70	2.24		2.30
<b>Maximum Height</b>	10.7 m (35 ft.)	Four and a half storeys 18.1 m (59.4 ft.)		--
<b>Floor Area</b>	1,408.7 sq. m (15,163 sq. ft.)	4,507.3 sq. m (48,516 sq. ft.)		--
<b>Residential Units</b>	--	<b>Required:</b> 25% minimum two-bedrooms 10% minimum three bedrooms	<b>Proposed (25 units):</b> 10 studio (10%) 25 one-bedrooms (48%) 11 two-bedrooms (22%) 5 three-bedrooms (10%)	1 additional two-bedroom unit
<b>Parking</b>	Per Parking By-law	<b>Required:</b> 44 residential 12 retail	<b>Proposed:</b> 49 residential 12 retail	--
<b>Loading</b>	--	<b>Required:</b> 2 class B	<b>Proposed:</b> 2 class B	--
<b>Loading and Passenger Drop-off</b>	Per Parking By-law	<b>Required:</b> 2 passenger drop-off	<b>Proposed:</b>	2 passenger drop-off spaces
<b>Bicycle Spaces</b>	Per Parking By-law	<b>Proposed:</b> 66 Class A 6 Class B	<b>Required:</b> 96 Class A 4 Class B	30 additional class A bicycle spaces
<b>Natural Assets</b>	25 trees (16 on-site and 9 shared)	<b>Proposed:</b> 24 trees (5 retained and 19 new)	<b>Required:</b> Removal of 3 trees on W 49th Ave and 1 tree on Alberta St	Minimum of 4 additional replacement trees on-site

\* \* \* \* \*