



REFERRAL REPORT

Report Date: March 17, 2020
Contact: Theresa O'Donnell
Contact No.: 604.673.8434
RTS No.: 13768
VanRIMS No.: 08-2000-20
Meeting Date: March 31, 2020

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 187-195 West 41st Avenue

RECOMMENDATION

- A. THAT the application by GUD Group, on behalf of 1120814 B.C. Ltd., the registered owners, to rezone 187-195 West 41st Avenue [*Amended Lot 3 (see 97480L), Except Part in Explanatory Plan 5870 of Lot 2, and Amended Lot 1 (see 250755L), Except Part in Explanatory Plan 5849 of Lot 2, both of Block 1003A, District Lot 526, Plan 4381; PIDs: 011-572-540 and 011-572-523 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 1.80 and the building height from 10.7 m (35 ft.) to 15 m (50 ft.) to permit the development of a four-storey residential building, containing 23 strata residential units, be referred to a Public Hearing together with:
- (i) plans prepared by GUD Group, received May 28, 2019;
 - (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 Recommendations A and B be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner;
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

REPORT SUMMARY

This report evaluates an application to rezone two lots at 187-195 West 41st Avenue from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of a four-storey residential building, with a total of 23 strata residential units, all over two levels of underground parking. A height of 15 m (50 ft.) and a density of 1.80 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 subject to the conditions 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 Rezonings (2010, last amended 2017)*
- *Zero Emissions Building Plan (2016)*
- *Community Amenity Contributions – Through Rezonings (1999, last amended 2018)*
- *Tenant Relocation and Protection Policy (2015, last amended 2019)*
- *Renewable City Strategy (2015)*
- *Urban Forest Strategy (2014)*

REPORT

Background/Context

1. Site and Context

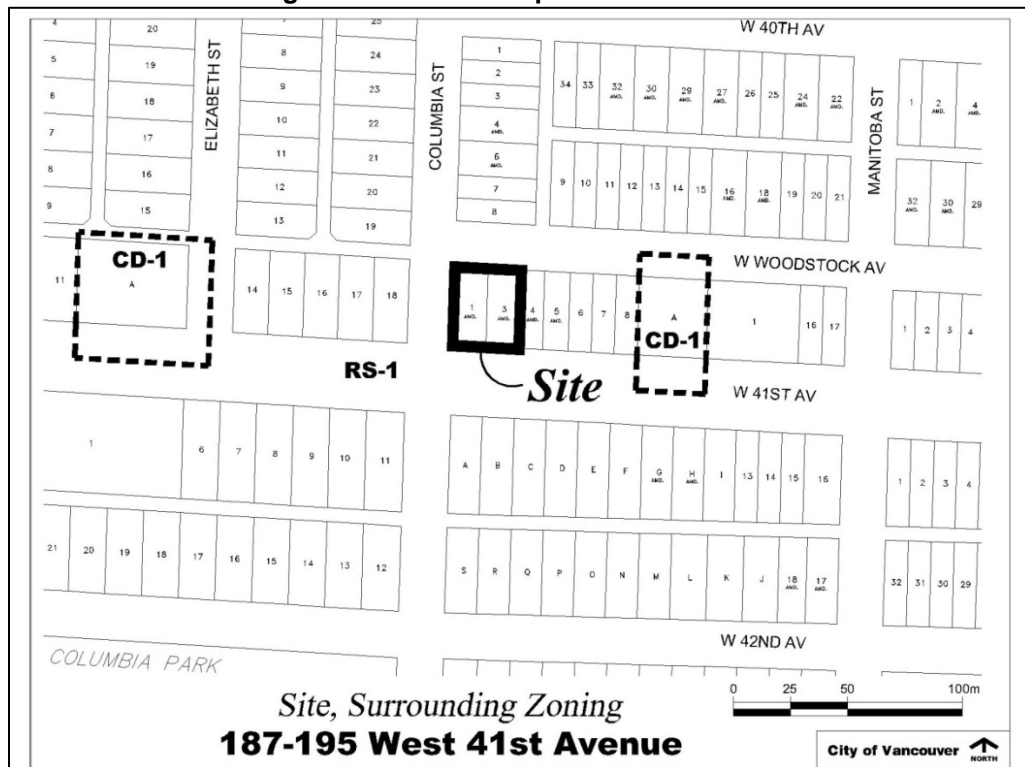
The site is located at the northeast corner of 41st Avenue and Columbia Street, with a frontage of approximately 29.3 m (96 ft.) on 41st Avenue and a depth of approximately 34.4 m (113 ft.) along Columbia Street. It is comprised of two adjacent RS-1 zoned lots totalling approximately 1,005 sq. m (10,820 sq. ft.) in size and currently developed with two detached houses (see Figure 1).

The two detached houses on site were constructed in 1944 and are not deemed to have any heritage values.

Across Woodstock Avenue to the north, the *Cambie Corridor Plan* allows for three-storey townhouses with a density of up to 1.2 FSR. Directly to the west across Columbia Street six-storey buildings can be considered for sites along 41st Avenue with additional height for a tower element of up to 15 stories can be considered for the provision of active commercial at grade and either 100% rental housing or a mix of social and strata housing. On the same block as the application site, further to the east, are other already-approved rezoning applications for four storey buildings and a six-storey mixed-use building to the west.

The site is located on a major arterial with regular bus service and is about a five-minute walk away from the Oakridge-41st Avenue Canada Line Station.

Figure 1: Location Map - Site and Context



Development Permitted under the Site's Existing Zoning — If the site were to redevelop under the existing RS-1 zoning on each of the two lots, a one-family dwelling could be constructed, with the option to include a secondary suite and a laneway house or alternatively, a two-family dwelling (duplex) could be constructed and be strata-titled with the option of one lock-off basement rental suite per dwelling unit.

2. Policy Context

Cambie Corridor Plan (the “Plan”) – The subject site is located within the Oakridge neighbourhood of the Plan. Subsection 4.3.10 of the Plan supports residential buildings up to four storeys in height for this site. A density range of 1.25-1.75 FSR is suggested in the Plan. Supportable density is to be determined by analysis based on site-specific urban design and public realm performance. Buildings are also expected to provide front doors to the street and activate and enhance Woodstock Avenue 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 if contiguous with common outdoor amenity space.

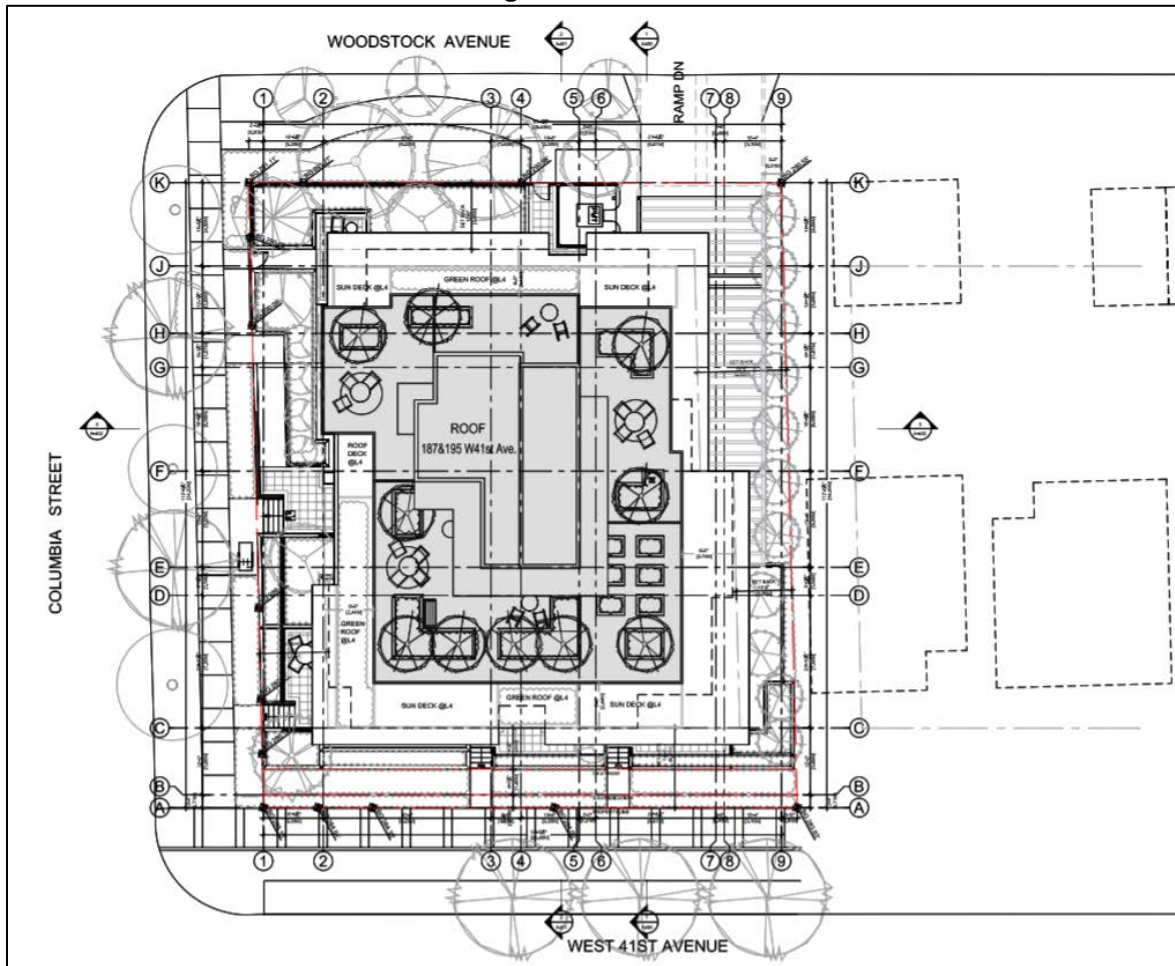
Strategic Analysis

1. Proposal

The application proposes to rezone the site from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District to permit construction of a four-storey residential building (see Figure 2). Ground level units fronting West 41st Avenue and Columbia Street have patios that can be accessed directly from the street. A shared indoor amenity room connected to an outdoor amenity area is located on the roof.

A density of 1.80 FSR is proposed with a building height of 15 m (50 ft.). Two levels of underground parking are proposed to be accessed from the Woodstock Avenue.

Figure 2: Site Plan



2. Land Use

The Plan anticipates residential uses in this area and the proposal is consistent with the Plan.

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

The proposal consists of a 4-storey residential building, with 2 levels of underground parking accessed from Woodstock Avenue at the rear. Rooftop outdoor amenity space is proposed in conjunction with a contiguous partial rooftop indoor amenity space that is modest in size and is set back from the edges of the building. The main entrance of the building is located approximately halfway along Columbia Street. This location is chosen to take advantage of the site's slope and to allow for access to at-grade residential units from the street while allowing the entrance lobby remain highly visible. Ground-oriented dwelling units are located at Level 1 along street frontages, with individual entrances from the street. Raised patios along 41st Avenue are provided to delineate the line between public and private realms.

The Plan envisions this part of the Oakridge Municipal Town Centre with new residential buildings for families and having enhanced public realm through landscaped setbacks. A 4-storey building is expected for this site, with a shoulder setback at the Level 4 and incorporating ground-oriented residential units with outdoor patios and individual street access. A partial

rooftop indoor amenity may be considered when contiguous to outdoor amenity area and is set back from the perimeter of the building.

The proposal is consistent with the density, height, and form of development set out in the Plan.

A review by Urban Design Panel was not required due to the modest scale of the project and its consistency with the expectations of the Plan. Staff recommend approval of the proposed form of development subject to conditions outlined in Appendix B.

Figure 3: Perspective View



4. Housing

Existing Tenants – In July 2019, Council amended the *Tenant Relocation and Protection Policy* (the “TRP Policy”), extending policy coverage to projects involving consolidation of two or more lots that contain existing secondary rental. This includes detached homes, 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 two RS-1 lots containing secondary rental units, the updated TRP Policy applies.

The two existing houses are rented out as two rental suites. The tenants are aware of the rezoning application. Out of the two tenancies, neither are eligible for provision under the TRP Policy, as the tenancies began after property transfer date and are of less than two years from the application date.

All tenancies are protected under the *BC Residential Tenancy Act* 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 23 dwelling units (8 one-bedroom units [35%], 13 two-bedroom units [57%], and 2 three-bedroom units [8%]). This unit mix meets the family housing requirements of the *Family Room: Housing Mix Policy for Rezoning Projects*.

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 26 vehicle parking spaces for the 23 dwelling units, including two accessible spaces and 50 Class A bicycle spaces and three Class B bicycle spaces, which meet the requirements of the Vancouver Parking By-law.

Engineering conditions of approval are set out in Appendix B.

6. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning*s requires that residential rezoning applications satisfy either the near zero emission buildings or the low emissions green buildings conditions outlined in the policy.

This applicant has opted to satisfy the *Green Buildings Policy for Rezoning*s 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, all developments will need 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 permission to be granted to remove trees that meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of infill redevelopment. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

There are three on-site trees and three City trees around the perimeter of the site. Staff have recommended design development to enable safe protection of one on-site tree (Austrian Pine, good candidate for retention, in good health and form), near the northeast corner of the site (see Landscape condition in Appendix B). A row of substantial trees will be planted along the north and east sideyards to provide screening and privacy. The applicant is proposing total of 32 new trees on site.

Landscape conditions are set out in Appendix B and a summary of the natural assets is included in Appendix H.

PUBLIC INPUT

Public Notification and Open House – A rezoning information sign was installed on the site on June 12, 2019. Approximately 649 notification postcards were distributed within the neighbouring area on or about August 21, 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). On September 4, 2019 a community open house was held from 5:00-7:00 pm at the Peretz Centre, 6184 Ash Street. Staff, the applicant team, and a total of approximately 7 people attended the Open House. There has been no public feedback in response to the rezoning application.

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 the proposed 19,539 sq. ft. of residential floor area. This application was received on May 31, 2019. Based on rates in effect as of September 30, 2019, total DCLs of approximately \$552,172 would be anticipated from this development.

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

Public Art Program – The *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 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-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 \$861,480 based on the net additional increase in floor area of 11,965 sq. ft. and the target CAC rate of \$72 per sq. ft. in effect at the time of the 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.

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

Based on rates in effect as of September 30, 2019, total DCLs of approximately \$552,172 can be expected from this development.

As noted in the section on Public Benefits, the applicant has offered a cash CAC of \$861,480, to be allocated towards the Cambie Corridor Public Benefits Strategy.

No public art contribution is expected from this rezoning.

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.

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**187-195 West 41st 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 Multiple Dwelling; and
 - (b) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of use

4. The design and layout of at least 35% of the dwelling units must:
 - (a) be suitable for family housing;
 - (b) include two or more bedrooms, of which:
 - (i) at least 25% of the total dwelling units must be two-bedroom units, and
 - (ii) at least 10% of the total dwelling units must be three-bedroom units; and
 - (c) comply with Council's "High-Density Housing for Families with Children Guidelines".

Floor area and density

- 5.1 Computation of floor area must assume that the site area is 1,005 m², 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 1.80.
- 5.3 The floor area of common indoor rooftop amenity space, if permitted, must not exceed 46.5 m².
- 5.4 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.
- 5.5 Computation of floor area must exclude:
- (a) open residential balconies or sun decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total 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.
- 5.6 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 5.7 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

- 6.1 Building height, measured from base surface, must not exceed 15 m.

- 6.2 Despite section 6.1 of this By-law and section 10.18 of the Zoning and Development By-law, if the Director of Planning permits a common indoor rooftop amenity space, the height of the portion of the building used for the common indoor amenity space must not exceed 17.4 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 m².

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.

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

Zoning and Development By-law

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

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187-195 West 41st 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 GUD Group, received May 28, 2019, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

THAT, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning who shall have particular regard to the following:

Urban Design

1. Design development to ensure smoother transition to the east neighbouring property by minimizing parking structure protrusion into the side yard.
2. Design development to enhance the front yard by enlarging the setback;

Note to Applicant: As per Cambie Corridor Plan, yards are intended as an extension of the wider public realm. Setbacks for residential use should be 3.0-4.6 m (10-15 ft.) measured from the ultimate property line. Refer to Engineering Enactment Condition 1 for required dedication along West 41st Avenue. To facilitate accommodation of the dedication and the required front yard setback, the rear yard setback may be reduced to 3 m (10 ft.).

3. Design development to enhance public interface along Woodstock Avenue (rear yard) and Columbia Street (flanking yard).

Note to Applicant: This can be achieved through robust planting; minimized visibility of solid retaining walls and planters; confirmation of PMT screening.

4. Design development to improve the livability of dwelling units by:
 - (a) Replacing all enclosed balconies with open balconies;
 - (b) Ensuring dwelling units have sufficient access to daylight;

(Note to Applicant: Dwelling units should meet the requirements of the Horizontal Angle of Daylight. Level 4 north-east dwelling unit's living room should have at least one principle window facing the rear yard. Reconfiguration of the unit layout is highly encouraged.)

- (c) Ensuring that in-suite storage meets the requirements of the *Bulk Storage and In-Suite Storage – Multiple Family Residential Developments* bulletin:
<http://bylaws.vancouver.ca/bulletin/b004.pdf>
- 5. Design development to improve the residential common amenities, by introducing opportunities for children's play, in line with the *High-Density Housing for Families with Children Guidelines*. Refer to <https://guidelines.vancouver.ca/H004.pdf>
- 6. Design development to maintain high quality materials and the level of detailing necessary to accomplish and construct the proposed design aesthetic.

(Note to Applicant: While it is understood that materials and detailing may evolve during the development permit stage, the rezoning submission should demonstrate a commitment to provide durable, high quality materials and robust detailing. This is to ensure visual interest, maintenance and enhancement of the neighbourhood character through architectural quality, durability and longevity. High quality materials are expected throughout the project).

- 7. Design development to meet the green roof requirements of the *Roof-Mounted Energy Technology and Green Roofs* bulletin.

(Note to Applicant: It should be noted on the architectural and landscape plans the type of green roof proposed including the percentage. Refer to:
<https://bylaws.vancouver.ca/bulletin/bulletin-roof-mounted-energy-technologies-and-green-roofs.pdf>).

- 8. Identification on the architectural and landscape drawings of any built features intended to create a bird friendly design.

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

Crime Prevention through Environmental Design (CPTED)

- 9. 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

- 10. Design development to confirm the retention of tree #261 (Austrian Pine), and provide the following:
 - (a) Updated arborist report and tree management plan.

- (b) Coordination of the arborist report and landscape architectural tree management plan.

Note to Applicant: This has been requested at the time of Rezoning Enquiry. In the case that the retention of tree #261 is not viable, provide further analysis done by the arborist and architect to demonstrate why retention cannot be achieved.

- (c) Accurate illustration of retained and removed on-site and off-site trees on Level P1 and A-100 Site plan and Landscape drawings.

- (d) Provision of two significant replacement trees on grade (not over parkade structure) with a minimum caliper of 10cm if retention of tree#261 is not feasible.

Note to Applicant: It is understood that this will require notching the parkade structure to accommodate a large tree on grade. A revised arborist report should comment on the volume of soil needed for future viability of new tree(s).

- 11. Design development to improve public realm interface fronting 41st avenue by enlarging the landscaped setback (refer to Urban Design condition 2).
- 12. Design development to integrate a small children's play area at the rooftop common amenity, ensuring there is visual access to from contiguous indoor amenity area (refer to Urban Design condition 5).
- 13. Design development to upgrade and enhance public interface along Woodstock Avenue.

Note to Applicant: Landscape materials should be incorporated through provision of climbing plants, hanging plants, and/or shrubs and trees of suitable growing habit (refer to Urban Design condition 3).

- 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. Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:
 - i. maximize natural landscape best management practises;
 - ii. minimize the necessity for hidden mechanical water storage;
 - iii. increase the amount of planting to the rooftop areas, where possible;
 - iv. use permeable paving;
 - v. employ treatment chain systems (gravity fed, wherever possible);
 - vi. use grading methods to direct water to soil and storage areas;

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

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

Note to applicant: the sustainable summary water balance calculations assume soil volumes are capable of receiving rainwater are only valid if water is directed from hard surfaces to infiltration zones.

Provision requirements at the time of Development Permit application:

17. 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.

18. 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.

19. Provision of a "Tree Management Plan".

20. 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 Engineering Services (Streets Design Branch) at 604-871-6131 to

confirm tree planting locations and Park Board at 3-1-1 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*".

21. 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.

22. Provision of an outdoor Lighting Plan.

Sustainability

23. All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended 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*s – *Process and Requirements* (amended April 28, 2017 or later).

Engineering

24. Parking, loading and bicycle spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-law.
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. Submission of a letter confirming construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License.

Note to Applicant: Applications for provincial Approvals or Licenses can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not in compliance with the provincial Water Sustainability Act.

28. Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement, including the following:

- (a) Provision of stair free access for Class A bicycle spaces to reach the outside.

Note to applicant: Bicycle storage room in southwest corner of the P1 parking level appears to require stairs for access to 8 of the bicycle spaces.

- (b) All Class B bike parking to be provided on private property and should not encroach in any way on public property.

29. 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 maneuvering at T-intersection located at bottom of main parking ramp.

Note to applicant: Consider providing 1.0m x 1.0m corner cuts to achieve this –consider future vehicle access to adjacent property by way of knock-out panel.

- (b) Provision of visitor space(s) to be provided in front of a secure residential gate.

- (c) 2.3m (7' 6 ½") of vertical clearance is required for access and maneuvering to all disability spaces. Overhead projections into disability spaces are not permitted.

Note to applicant: Showing 7'1¾" on Section 2 Plan A-401.

- (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').

30. Delete the curve in the proposed sidewalk on Woodstock Avenue. The sidewalk must have a straight alignment.

31. Gates/doors are not to swing more than 1'-0" over the property lines or into the SRW area.
32. Provision of a landscape and site plan that generally reflect the improvements to be provided as part of the Services Agreement
33. The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:
 - (a) Dimension of column encroachments into parking stalls.
 - (b) Dimensions for typical parking spaces.
 - (c) 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.
 - (d) Areas of minimum vertical clearances labelled on parking levels.
 - (e) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.
 - (f) Label all types of Class A bicycle parking i.e. stacked, lockers, oversize etc.
 - (g) Dimension manoeuvre aisle for Class A bicycle spaces.

Note additional width required for stacked bicycle parking and oversized spaces.
 - (h) Indicate on plans the stair-free access route for Class A bicycle spaces to reach the outside. Stair ramps are generally not accepted.
 - (i) Existing street furniture including bus stops, benches etc. to be shown on plans.

Note to applicant: Painted arrows within the parkade appear to be pointing the opposite direction they are intended to.
34. Provide an updated Hydrogeological Study report, which addresses the following:
 - (a) Per the Hydrogeological Study submitted dated June 10, 2019, a revised study must be submitted that includes results of the proposed monitoring and testing:
 - i. Install 2 to 3 groundwater monitoring wells to 2-metre below final expected excavation depths (approximate 80m elevation or 8 m below the rear yard grade)

- ii. Three uninterrupted months of water table monitoring
 - iii. Cross sections showing footing elevations with respect to the local geology and groundwater level
 - iv. Hydraulic conductivity testing to determine soil properties
 - v. See page analysis to estimate groundwater inflow during and post construction
- (b) Provide the excavation depth, foundation depth, and water table levels in both metres below ground surface as well as geodetic elevations;
- (c) Provide or comment on the groundwater flow direction;
- (d) Describe proposed construction dewatering method;
- (e) Provide a quantitative estimate (in litres per second) of the anticipated construction dewatering rate and permanent groundwater discharge rate;
- (f) Provide a plan for monitoring and reporting on the flow discharged to the sewer during the construction dewatering period. The reported flow monitoring must include daily volume/flow measurements (or more frequent measurements) and can be submitted to utilities.servicing@vancouver.ca

Green Infrastructure

35. Provision of an updated Rainwater Management Plan (RWMP) submitted prior to DP issuance which includes the following:
- (a) Updated calculations for the pre-development –peak flow release rate using the 10 year, 5 min time of concentration storm intensity.
 - (b) Provide calculations for weighted average of both pre and post-development runoff coefficients.
 - (c) Given the detention tank volume is based on the 24mm retention deficit, the release rate shall be based on either a 24 hr drawdown time or a minimum orifice diameter of 50mm. Provide supporting head-discharge calculations.
36. Provision of a final RWMP prior to BP Stage 2 issuance. IWM recognizes that the following conditions could not be met prior to the DP stage and are therefore required prior to BP Stage 2 issuance. When this information becomes available, provide a final submission of the RWMP, ensuring that the following are included. Email the final submission direct to: rainwater@vancouver.ca.
- (a) Provide a servicing plan which includes all routing of rainwater into the proposed systems and out to the municipal system.

- (b) Provide detailed drawings of all proposed rainwater management systems including but not limited to, dimensions, inverts, stage-storage-discharge characteristics, design criteria and all assumptions.
- (c) Provide an updated site map detailing the different surface types and how rainwater will be directed or retained in each area. Include the following:
 - i. All routing of rainwater throughout the site
 - ii. Buildings, patios and walkway locations
 - iii. Underground parking extents
 - iv. Location of any proposed BMPS, detention tank, water quality treatment and flow control system with connections to the sewer system
 - v. Area and depth of landscaping to support the claim of absorbent landscaping as a rainwater capture method.
 - vi. Summary table of the catchment areas.
- (d) Prior to Development Permit issuance, a stand-alone 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:

- i. Phasing Considerations (i.e. early stage requirements immediately following construction, and on-going requirements once the site is established
- ii. 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
- iii. Fact sheets (or similar reference material), for proposed plantings
- iv. Contact information for any proprietary systems to be located on-site (for example oil/grit separators).
- v. 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 and the General Manager of Engineering Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering Services

1. Consolidation of Amended Lot 1 (See 250755L), Except Part in Explanatory Plan 5849, and Amended Lot 3 (See 97480L), Except Part in Explanatory Plan 5870, Both of Lot 2, Block 1003A, District Lot 526, Plan 4381 to create a single parcel and subdivision of that site to result in the dedication of the southerly 2.8 metres of the site for road purposes.

A subdivision plan and application to the Subdivision and Strata Group is required. For general information see the subdivision website at:

<http://vancouver.ca/home-property-development/apply-to-subdivide-or-join-properties.aspx>

2. Provision of legal agreements, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, to which the City is a party, securing parking access to the adjacent site at 181 West 41st Avenue using the ramp and a knock-out panel provided on this site.
3. 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 submitted by Ironstone Engineering dated June 10, 2019 and the domestic flows submitted by Smith and Andersen dated February 26, 2019, no water main upgrades are required to service the development.

Note to applicant: The main servicing the proposed development is 200 mm. Should the development require water service connections larger than 200 mm, the developer shall upsize the existing main on Columbia St 200 mm to 300 mm. The developer is responsible for 100% of the cost of the upgrading.

Note to applicant: Should the development’s Fire Underwriter’s Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks

Engineer is required for re-evaluation of the Water System.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

Implementation of development at 187-195 W 41st Ave will require the following in order improve sewer flow conditions.

- i. Separate approximately 80m of 750mm COMB to 525mm SAN and 900mm STM on W 41st Ave from Columbia St (MH__FJCP8B) to 161 W 41st Ave (MH __FJCP8X).

Note: The City will deliver the W 41st Avenue combined sewer upgrade. The applicant shall provide cash in lieu for the local servicing upgrade which fronts the development.

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.

Note: COMB sewer on Manitoba St from W 43rd Ave (MH__FJCOEU) to W 47th Ave (MH__FJCOE5) and on W 47th Ave from Manitoba St (MH__FJCOE5) to Quebec St (No MH ID) requires upgrading to support the growth in the catchment area. The City is targeting delivery of the upgraded sewer for Year 5 of the DCL program (Approximately 2023) to align with expected development occupancies. The applicant is to regularly inform the Integrated Water Management (IWM) Branch (Utilities.Servicing@Vancouver.ca) of their updated construction and occupancy schedule as the development progresses. This will assist the IWM Branch in scheduling the sewer delivery. If the IWM Branch is not kept informed of the developer's schedule, the occupancy permit approval may not meet the developer's schedule.

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.

Development to be serviced to the proposed 525mm SAN and 900mm STM on W 41st Avenue.

- (c) 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.

- (d) Provision of street improvements along Woodstock Avenue adjacent to the site and appropriate transitions including the following:
 - i. 2.14 m wide broom finish saw-cut concrete sidewalk;
 - ii. Removal of the existing driveway crossings and reconstruction of the curb to current standards;
 - iii. Relocation of the existing utility pole guy wire at the eastern edge of the site as required to accommodate the new sidewalk;
 - iv. Upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations;
 - v. Adjustment to all existing infrastructure to accommodate the proposed street improvements.
- (e) Provision for the construction of future street improvements from the centerline of W 41st Avenue adjacent to the site including any transition areas to connect existing and new curb alignments, all to the satisfaction of the General Manager of Engineering Services. These improvements will generally include the following: new concrete curb and gutter, front boulevard, raised protected bike lane, concrete sidewalk, curb ramps, and upgraded street lighting and additional pedestrian scale lighting including adjustment to all existing infrastructure to accommodate the proposed street improvements.

Note to applicant: Left turn bays are proposed on W 41st Avenue as part of the new geometric design for this intersection.
- (f) Provision for the construction of future street improvements from the centerline of Columbia Street adjacent to the site including any transition areas to connect existing and new curb alignments, all to the satisfaction of the General Manager of Engineering Services. These improvements will generally include the following: new concrete curb and gutter, front boulevard, concrete sidewalk, curb ramps, and upgraded street lighting and additional pedestrian scale lighting including adjustment to all existing infrastructure to accommodate the proposed street improvements.
- (g) Provision of improvements at the intersection of Columbia Street and 41st Avenue including the design and installation of a new traffic signal and associated enabling works to modify or relocate existing infrastructure.
- (h) Provision of the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- (i) 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.

- (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.

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

- 4. 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.
- 5. Provision of all utility services to be underground from the closest existing suitable service point. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers, LPT and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features.

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

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

Sustainability

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

Green Infrastructure

7. 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.

Costs for off-site improvements may be reduced should benefiting nearby development proceed concurrently with this project. Reductions to be determined at the sole discretion of the General Manager of Engineering Services.

Designs details of off-site improvements to be finalized at the development permit stage.

Environmental Contamination

8. 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

9. Pay to the City the cash Community Amenity Contribution of \$861,480 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 in the form of a bank draft, certified cheque or wire transfer, 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.

* * * * *

**187-195 West 41st 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 *Amended Lot 3 (see 97480L), Except Part in Explanatory Plan 5870 and Amended Lot 1 (see 250755L), Except Part in Explanatory Plan 5849, both of Lot 2, Block 1003A, District Lot 526, Plan 4381; PIDs: 011-572-540 and 011-572-523 respectively* from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

* * * * *

**187-195 West 41st Avenue
FORM OF DEVELOPMENT**

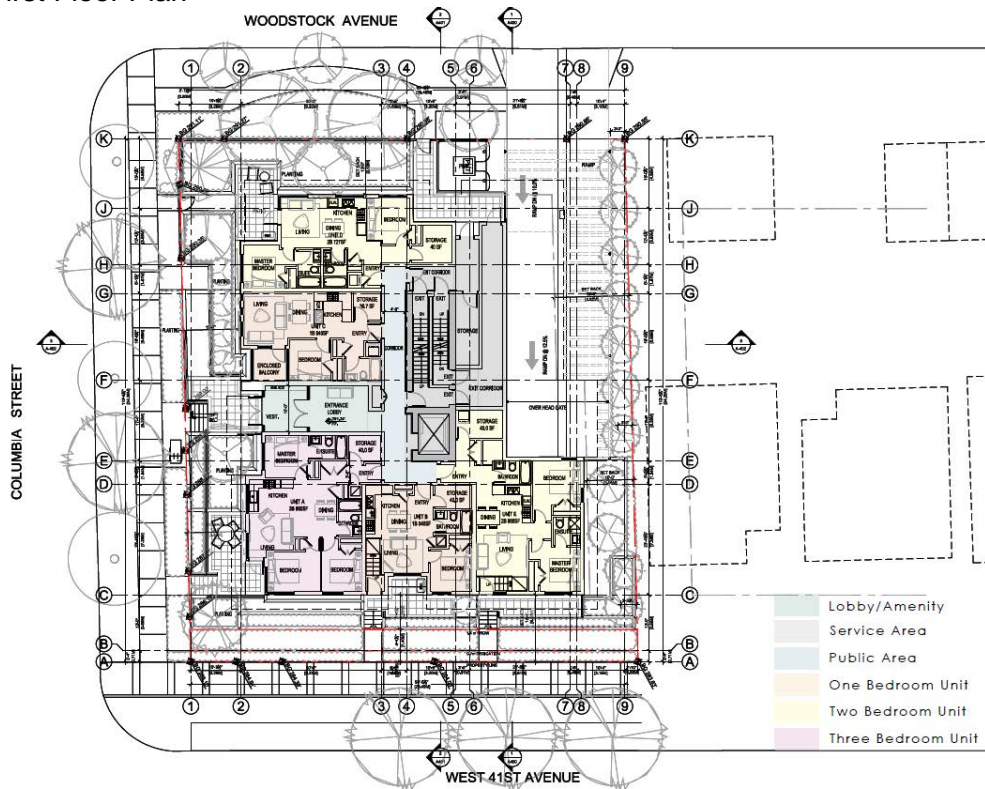
Perspectives



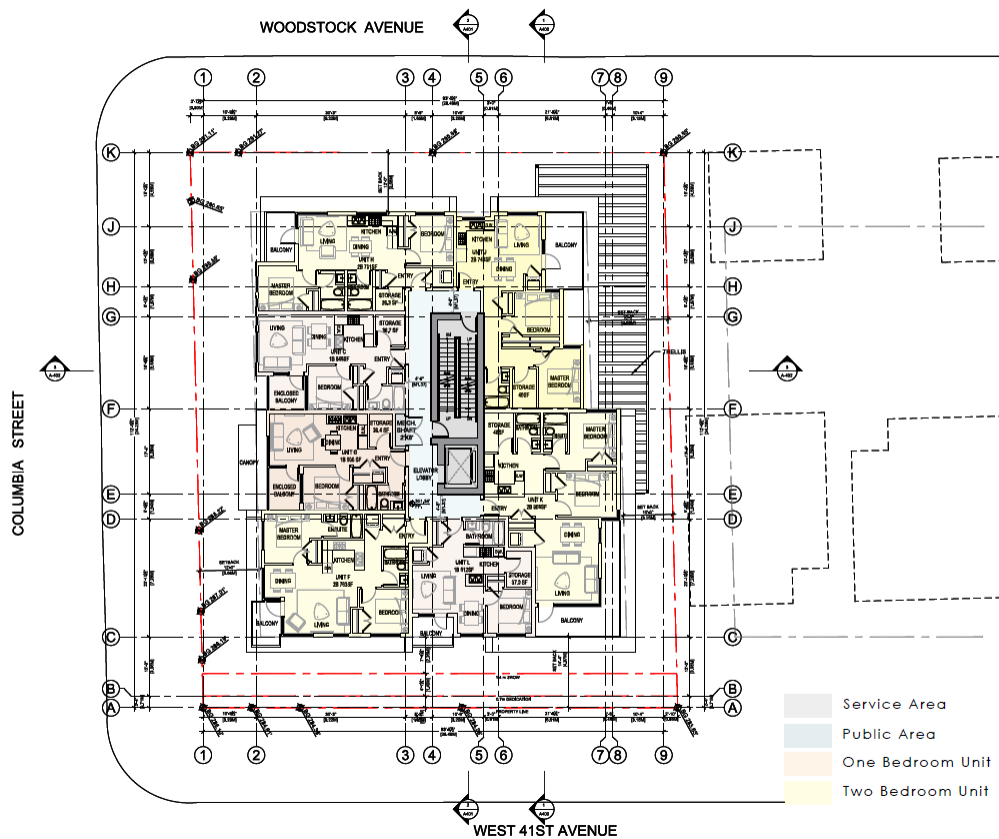




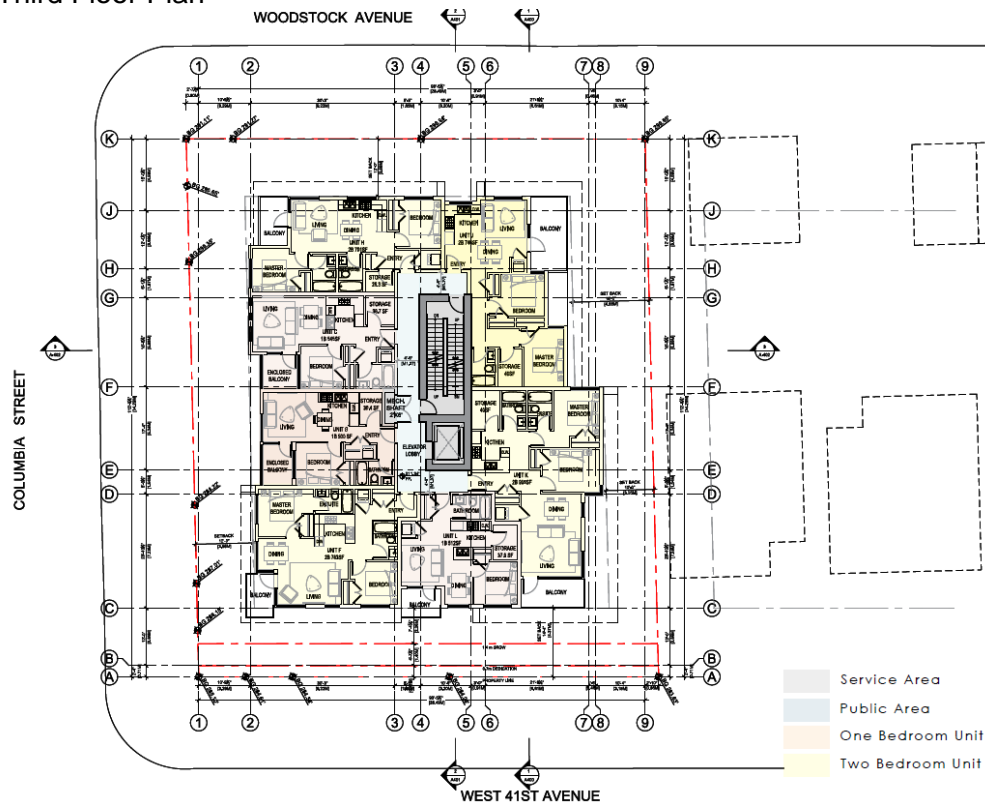
First Floor Plan



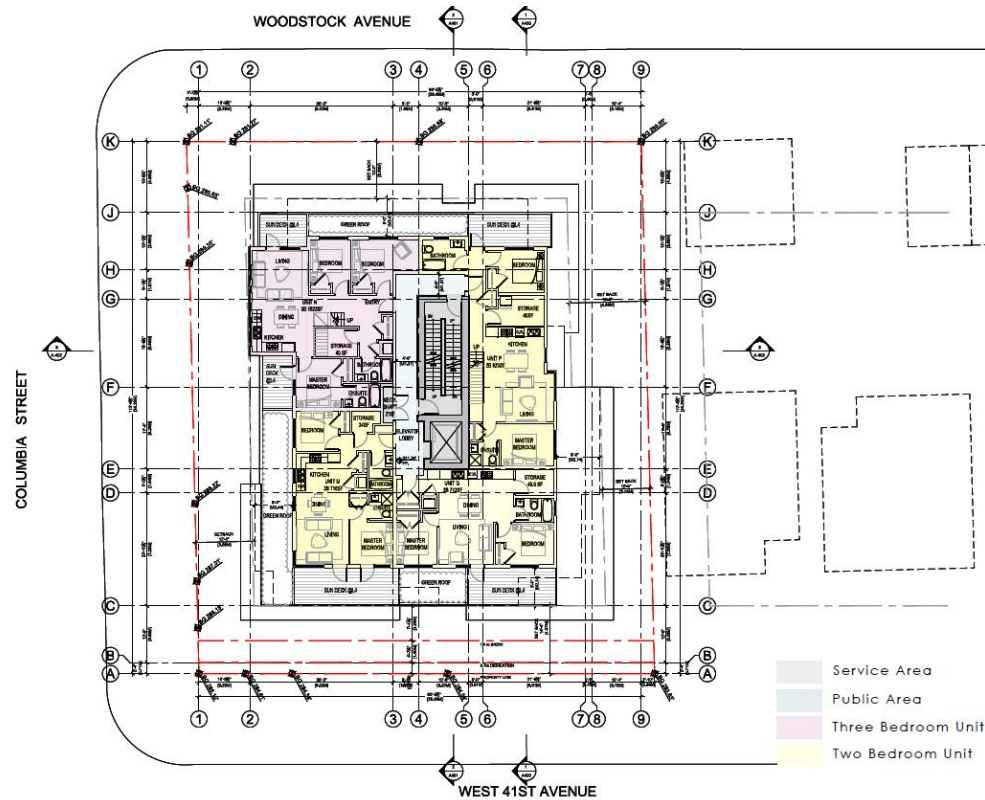
Second Floor Plan



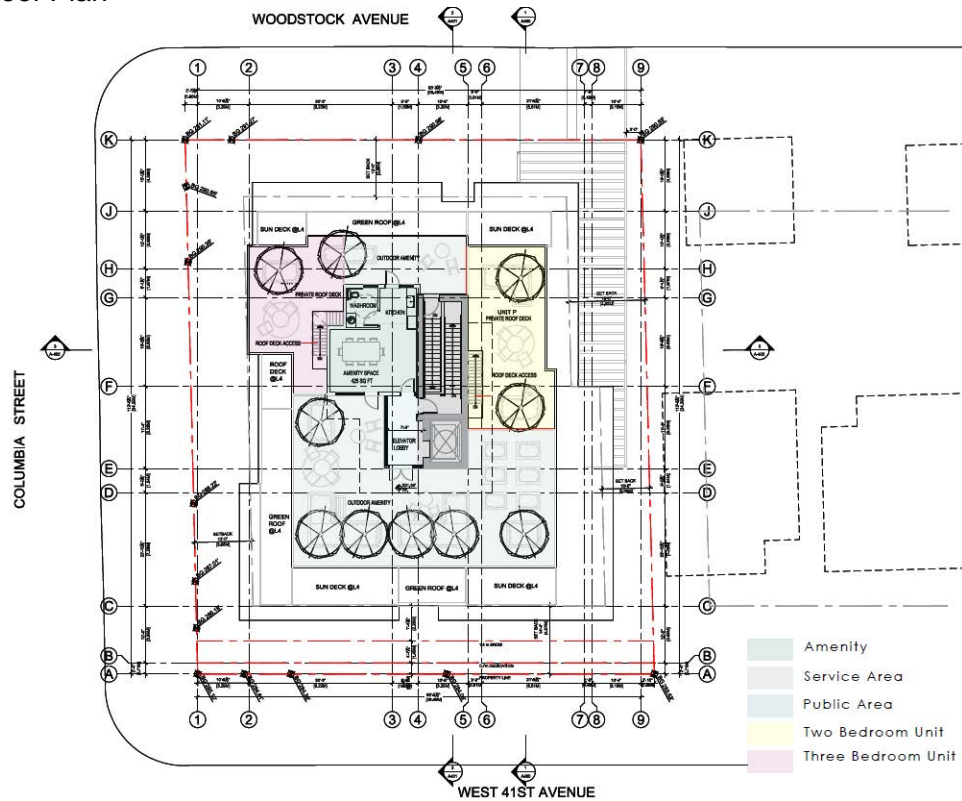
Third Floor Plan



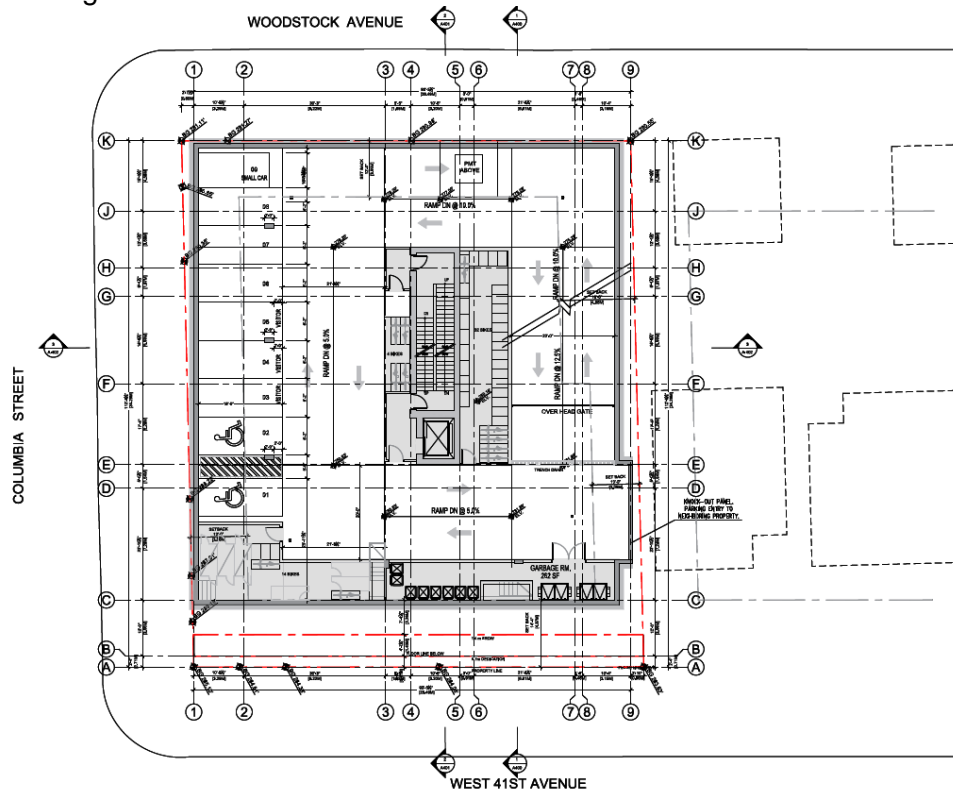
Fourth Floor Plan



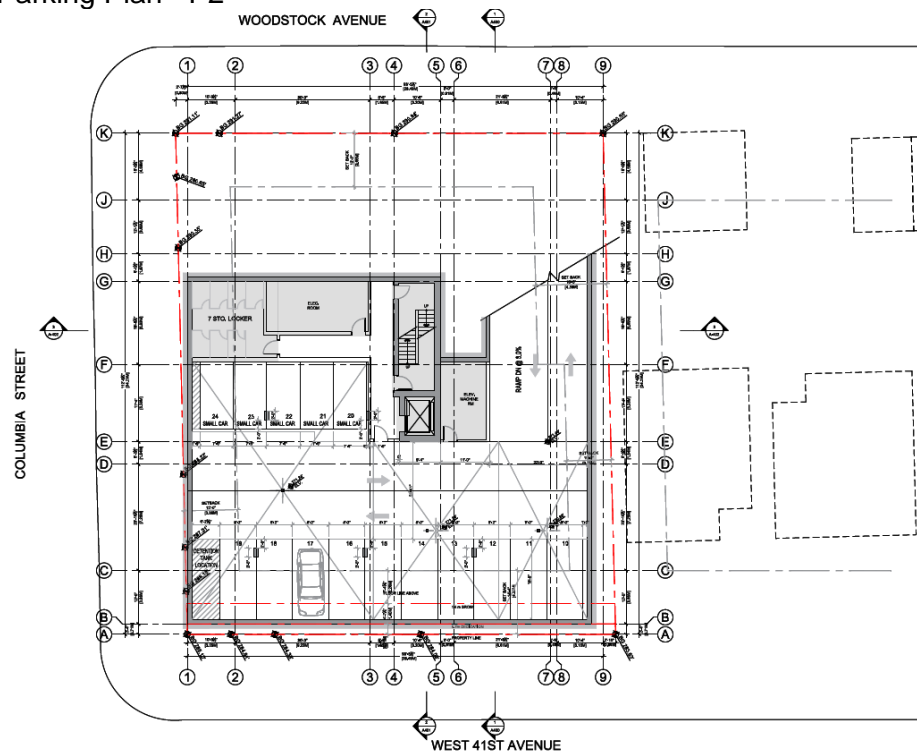
Roof Plan



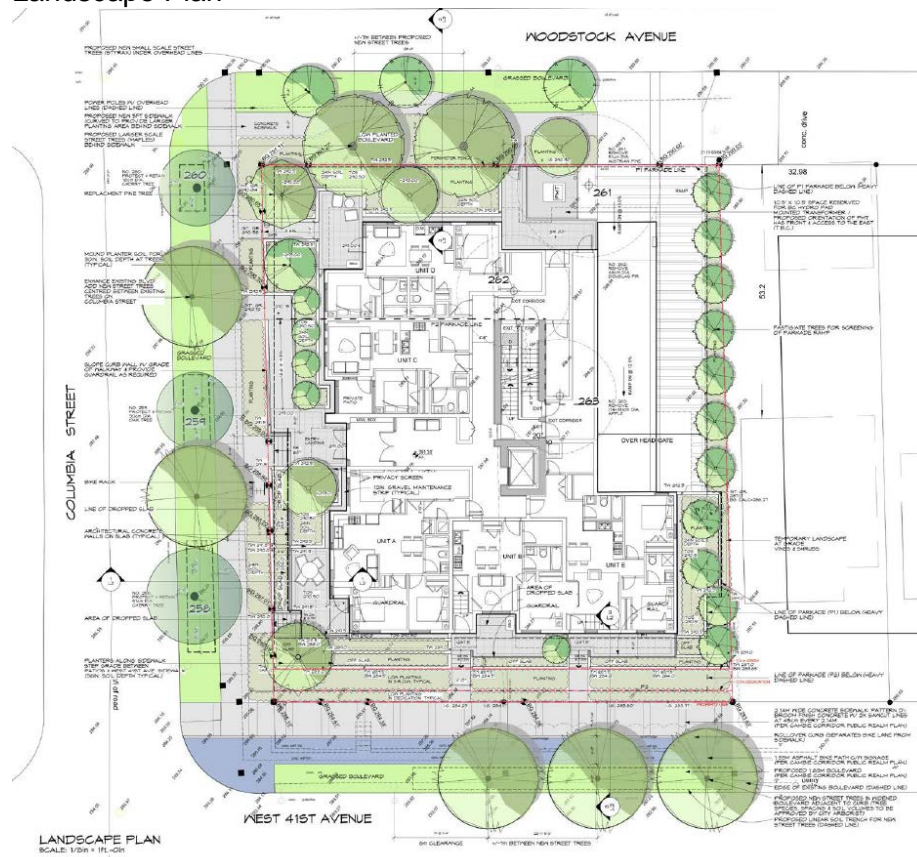
Parking Plan - P1



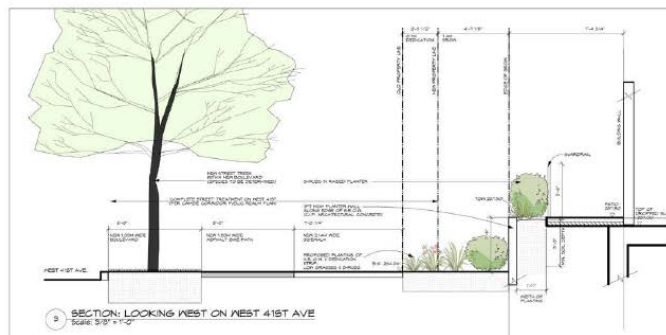
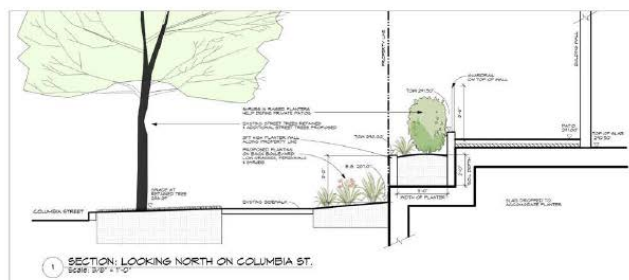
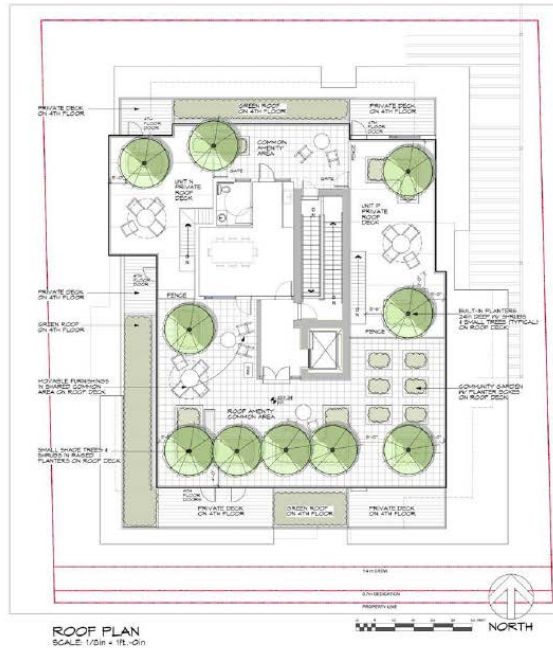
Parking Plan - P2



Landscape Plan



Landscape Plan – Roof



North and South Elevations

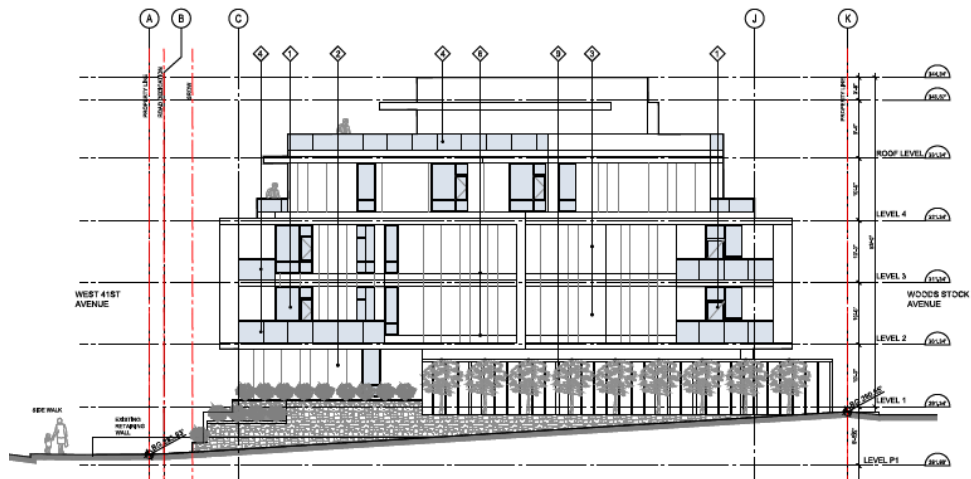


NORTH ELEVATION



SOUTH ELEVATION

East and West Elevations



EAST ELEVATION



WEST ELEVATION

Sections

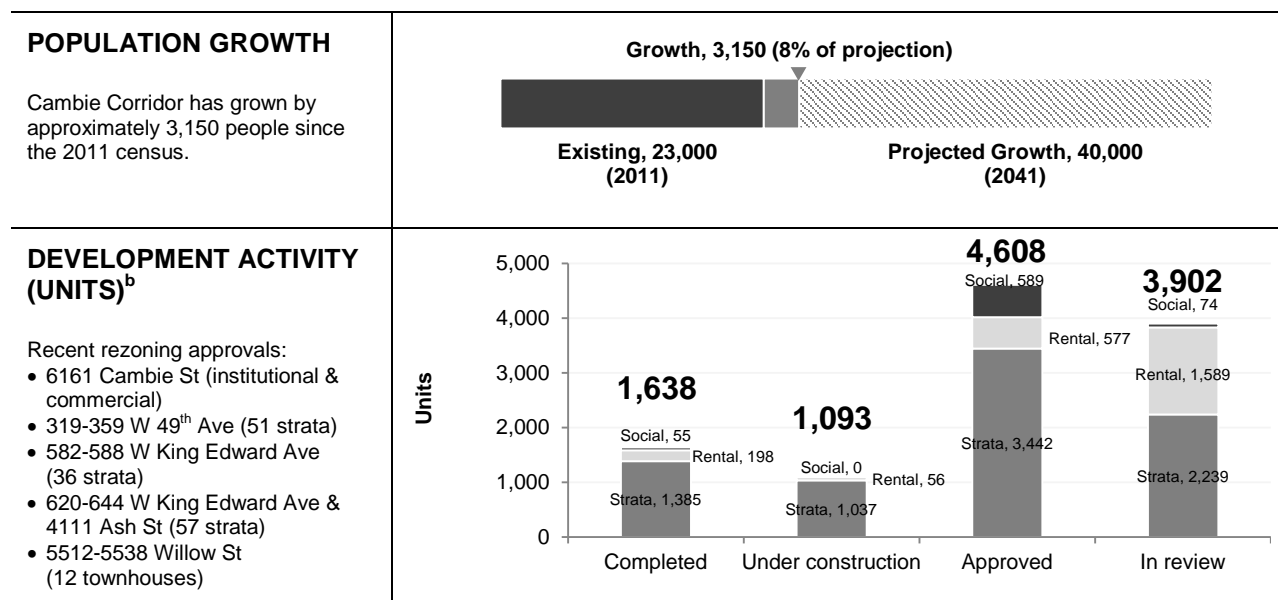


Shadow Study



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PUBLIC BENEFITS IMPLEMENTATION TRACKING
CAMBIE CORRIDOR PLAN (2018) – North of 57th Ave^a
Updated End of Year 2019



PUBLIC BENEFITS ACHIEVED – North of 57th Ave^a

Category	Anticipated Public Benefits by 2041 (+) ^c	Completed (•) or In Progress (◦)	% ^d
Housing ^b	+ 2,250 additional social housing units + 4,700 secured market rental units + 400 below-market rental units	<ul style="list-style-type: none"> • 55 social housing units (5688 Ash St, 4899 Heather St) • 98 temporary modular housing units (5077 and 5095 Heather St)^e • 198 rental units (458 W 41st Ave, 4867 Cambie St, 611 W 41st Ave, 210-262 W King Edward Ave) ◦ 56 rental units (408 W King Edward Ave) 	5%
Childcare	+ 1,080 spaces for all age groups	<ul style="list-style-type: none"> • Restoration of outdoor play area at 8 Oaks Acorn childcare 	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"> • Traffic calming • 45th Avenue Bikeway ◦ 29th and Cambie Plaza 	10%
Culture	+ 5 new artist studios	<ul style="list-style-type: none"> • Public art from rezonings 	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"> • James Residence (567 King Edward Ave) • Milton Wong Residence (5010 Cambie St) ◦ Turner Dairy Heritage Redevelopment ◦ 5% allocation from cash community amenity contributions in Cambie Corridor 	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"> • Upgrades to Riley Park and Hillcrest Park • Lillian To Park (17th and Yukon) • Playground Renewal at Douglas Park 	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) 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 insight on progress of Major Projects or other City programs.

Other Notes

^a 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. Money collected between Phase 2 and Phase 3 was allocated/spent corridor-wide through the interim public benefits strategy. Benefits delivered south of 57th Ave include: two affordable housing sites; 2 childcare facilities; new Family Place; 2 artist studios; and land acquisition for Marpole Civic Centre.

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

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

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

^e In previous PBS trackers, temporary modular housing units were considered social housing units. Projects are now included for information, but do not count towards affordable housing targets.

**187-195 West 41st Avenue
PUBLIC BENEFITS SUMMARY**

Project Summary

4-storey residential building, containing 23 strata residential units.

Public Benefit Summary:

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

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 1,005 sq. m / 10,820 sq. ft.)	0.70	1.80
Buildable Floor Space (sq. ft.)	7,574	19,539
Land Use	Single-Family Residential	Multi-Family Residential

Summary of development contributions expected under proposed zoning

City-wide DCL ¹	\$355,024
City-wide Utilities DCL ¹	\$197,149
Community Amenity Contribution	\$861,480
TOTAL VALUE OF PUBLIC BENEFITS	\$1,413,652

¹ 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.

187-195 West 41st Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

Property Information

Address	Property Identifier (PID)	Legal Description
187 West 41st Avenue	011-572-540	Amended Lot 3, Except Part in Explanatory Plan 5870 of Lot 2, Block 1003A, District Lot 526, Plan 4381
195 West 41st Avenue	011-572-523	Amended Lot 1, Except Part in Explanatory Plan 5849 of Lot 2, Block 1003A, District Lot 526, Plan 4381

Applicant Information

Architect	GUD Group
Developer/Property Owner	1120814 B.C. Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed	Recommended
Zoning	RS-1	CD-1	
Site Area	1,005 sq. m (10,820 sq. ft.)	1,005 sq. m (10,820 sq. ft.)	
Land Use	Residential	Residential	
Maximum FSR	0.70	1.80	
Maximum Height	10.7 m (35 ft.)	15 m (50 ft.) (top of parapet) 17.4 m (57 ft.) (top of amenity room)	
Floor Area	704 sq. m (7,574 sq. ft.)	1,815 sq. m (19,539 sq. ft.)	
Residential Units	-	Total: 23 strata units One-bedrooms: 8 Two-bedrooms: 13 Three-bedrooms: 2	
Parking and Bicycle Spaces	As per Parking By-law	Proposed as per Parking By-law: 26 vehicle spaces, 0 loading spaces, 50 bicycle spaces	
Natural Assets	3 city trees 3 on-site by-law trees	3 city trees retained 32 on-site trees	Retention of 1 on-site by-law tree

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