



## REFERRAL REPORT

Report Date: March 17, 2020  
Contact: Theresa O'Donnell  
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RTS No.: 13558  
VanRIMS No.: 08-2000-20  
Meeting Date: April 28, 2020

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Rezoning: 4989-5049 Ash Street

### **RECOMMENDATION**

- A. THAT the application by Pennyfarthing Properties Ash St. North Ltd., the registered owner, to rezone 4989-5049 Ash Street [*Lots 42 to 45, Block 839, District Lot 526, Plan 8710; PIDs 007-769-067, 009-956-204, 009-956-808 and 009-956-816 respectively*] from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to increase the permitted floor space ratio (FSR) from 0.7 to 2.0 and the building height from 10.7 m (35 ft.) to 14.5 m (47.6 ft.) to permit the development of two four-storey residential buildings with a total of 65 strata residential units, be referred to a Public Hearing together with:
- (i) plans prepared by Rositch Hemphill Architect, received July 19, 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; 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 four lots at 4989-5049 Ash Street from RS-1 (One-Family Dwelling) District to CD-1 (Comprehensive Development) District, to permit the development of two four-storey residential building with a total of 65 strata residential units, all over two levels of underground parking. A height of 14.5 m (47.6 ft.) and a density of 2.0 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) (the “Plan”)*
- *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)*
- *Zero Emissions Building Plan (2016)*
- *Community Amenity Contributions – Through Rezoning (1999, last amended 2018)*
- *Urban Forest Strategy (2014)*
- *Tenant Relocation and Protection Policy (2015, last amended 2019)*

## REPORT

### Background/Context

#### 1. Site and Context

The site is located on the west side of Ash Street, between McGuigan Avenue and West 37th Avenue, with a frontage of approximately 80.7 m (265 ft.) along Ash Street and a depth of 36.6 m (120.2 ft.). It is comprised of four RS-1 zoned lots totalling approximately 5,517 sq. m (29,694 sq. ft.) in size and currently developed with four detached houses (see Figure 1).

The four detached houses on site were constructed in 1953 and 1963 respectively and are not deemed to have any heritage values.

Across the lane to west is CD-1 (52A) and CD-1 (80) which together form the Heather Lands. The Policy Statement for the Heather Lands anticipates four buildings along the lane. Along Ash Street to the north and south are designated as 4-storey strata or 6-storey rental residential developments under the Cambie Corridor Plan.

The site is located about a 10 minute walk north of the Oakridge-41st Avenue Canada Line station and a 4 minute walk from the #015 bus stop along Cambie Street. Queen Elizabeth Park is located to the east, which is about 5 minute walk from the subject site.

**Figure 1: Location Map - Site and Context**



**Development under Existing Zoning** — If the site were to redevelop under the existing RS-1 zoning on each of the four 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 Queen Elizabeth neighbourhood of the Plan. For this site, subsection 4.2.8 of the Plan supports strata residential buildings up to four storeys or rental buildings up to six storeys. A density range of 2.0-2.5 FSR is suggested in the Plan. Supportable density is to be determined by analysis based on site-specific urban design and public realm performance.

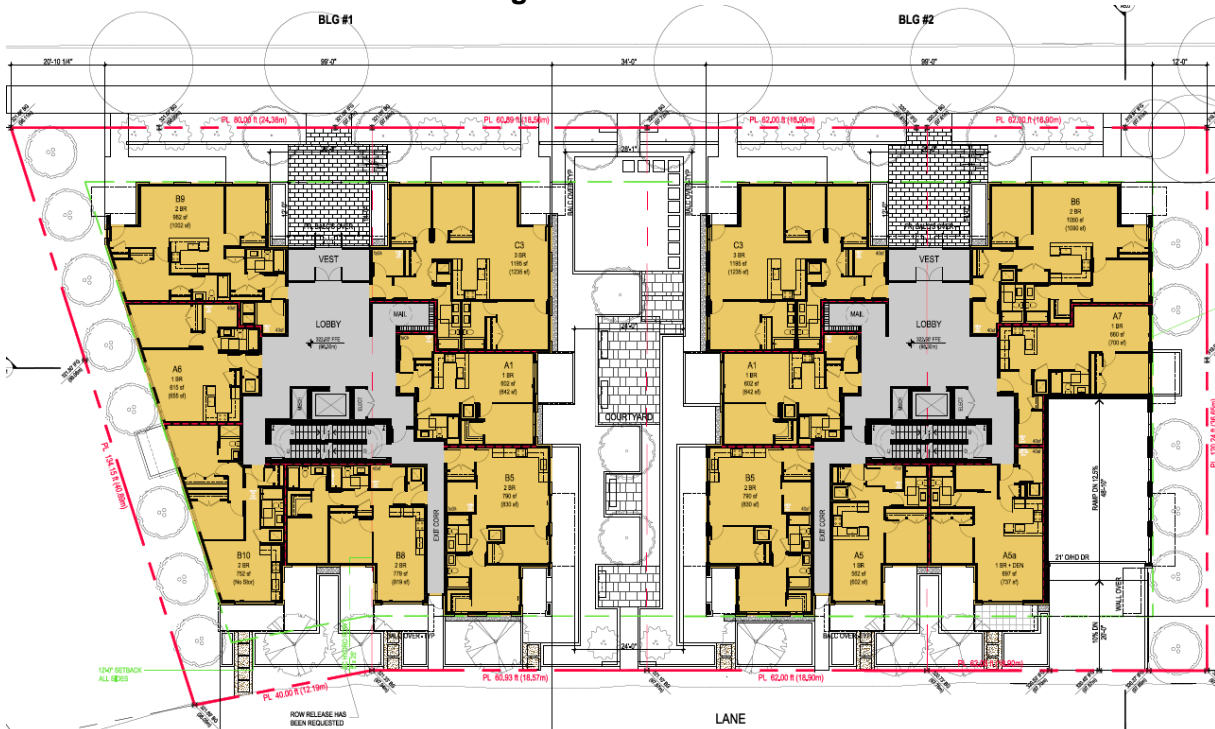
The Plan also allows for consideration of an additional partial storey for common rooftop indoor amenity spaces if contiguous with common outdoor amenity space.

## 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 two four-storey strata residential buildings with a total of 65 units (see Figure 2). A courtyard separates the two buildings that allows with private patios to open into this space and passage through the site. A density of 2.0 FSR is proposed, along with a proposed building height of 14.5 m (47.6 ft.). Two levels of underground parking are proposed, covering the entire site and is accessed from the lane.

**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 D and statistics in Appendix G)

The Plan indicates that supportable density on this site is to be determined by analysis of site-specific urban design and public realm performance. The application proposes a density of 2.0 FSR, which meets the suggested density for strata development in the Plan.

This area of the Plan anticipates four- to six-storey residential buildings along Ash Street. Further, in this case, the exploration of a rooftop indoor amenity room is encouraged as there is limited space at grade to accommodate indoor and outdoor common amenity spaces.

The Plan envisions enhancing the residential character of the Queen Elizabeth neighborhood with new mid-rise residential buildings for families and enhanced public realm through green setbacks. The proposal consists of a shared courtyard between the two buildings which breaks the massing along the frontage of the site. This offers a more compatible scale for this residential neighborhood.

The proposal provides ground-oriented dwelling units along the street frontage, lane, and a courtyard. Both buildings provide a common rooftop amenity room with contiguous outdoor space set back from the building edges.

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**



**Conclusion** — Staff have considered the overall form of development including the proposed height and massing of the building within the neighbourhood context and concluded that this proposal is generally consistent with the urban design objectives of the Plan. Refinements to the design will be addressed at the development permit stage to further minimize privacy impacts, improve livability, and enhance residential amenities. Staff recommend that the form of development be approved subject to conditions outlined in Appendix B.

#### 4. Housing

**Existing Tenants** – In July 2019, Council amended *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 four RS-1 lots containing secondary rental units, the updated TRP Policy applies.

Two of the tenancies are not eligible as they are former owners of the properties. The other two existing houses have rental tenancies beginning in April 2019 and July 2019. The tenants are aware of the rezoning application. Based on the updated policy, a Tenant Relocation Plan (TRP) is not required.

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 65 strata residential units (25 one-bedroom units [38%], 33 two-bedroom units [51%], and 7 three-bedroom units [11%]). 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 73 vehicle parking spaces, including three accessible spaces, five visitor spaces, and one passenger loading space. A total of 134 Class A bicycle spaces and 5 Class B bicycle spaces are proposed. These meet the requirements specified in the 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* (amended on May 2, 2018) requires that residential rezoning applications satisfy either the near zero emission buildings or

the low emissions green buildings conditions within the policy. These new requirements are mandatory for all rezoning applications received on or after May 1, 2017.

This 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.

A ‘by-law sized tree’ has a tree trunk diameter of 20 cm or greater and requires a tree permit when it is proposed to be removed. There are a total of 15 by-law sized trees on site and seven City street trees. Staff agree with the arborist’s report and support retention of two on-site trees based on their species, health and locations. An additional 29 trees are proposed around the perimeter of the site and in the courtyard.

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

## **PUBLIC INPUT**

**Public Notification** – A rezoning information sign was installed on the property on Aug 12th, 2019. Approximately 441 notification postcards were distributed within the neighbouring area on or around Oct 7, 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)). A community open house was held on Oct 23, 2019 at the Peretz Centre at 6184 Ash Street. Staff, the applicant team, and 14 members of the public attended the open house.

In response to the Oct 23, 2019 open house as well as public notification, staff received one comment, which expressed a concern unrelated to the application.

## **PUBLIC BENEFITS**

### **Required Public Benefits**

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



This site is subject to City-wide DCLs and City-wide Utilities DCLs on the proposed 5,517.4 sq. m (59,388 sq. ft.) of residential floor area. Based on rates in effect as of September 30, 2019, total DCLs of approximately \$1,678,305 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 \$2,779,334 based on the net additional increase in floor area of 38,602 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 E for details of the *Cambie Corridor Plan* Public Benefits Implementation Tracking and Appendix F 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 \$1,678,305 would be expected from this development.

As noted in the section on Public Benefits, the applicant has offered a cash CAC of \$2,779,334, to be allocated towards the Cambie Corridor Public Benefits Strategy.

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 D, be approved in principle, subject to the applicant fulfilling the conditions of approval in Appendix B.

\* \* \* \* \*

**4989-5049 Ash Street  
DRAFT BY-LAW PROVISIONS**

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

**Zoning District Plan Amendment**

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-( ) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D 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;
    - (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 2,758.66 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 2.0.
- 5.3 The floor area of common indoor rooftop amenity space, if permitted, must not exceed 196.95 m<sup>2</sup> and not cover more than 60% of the rooftop area on each building.
- 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 5.5 and 5.6 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 14.5 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 17.5 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 ( ).

\* \* \* \* \*

**4989-5049 Ash Street**  
**CONDITIONS OF APPROVAL**

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

**PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT**

*Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by Rositch Hemphill Architect, received July 19, 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 parking configuration supports tree retention.

Note to Applicant: This may result in revisions to the parking layout. Refer to Landscape condition 7.

2. Design development to improve the livability of the units by ensuring all ground units have private outdoor space.

Note to Applicant: Unit A6 is missing patio.

3. Design development to mitigate privacy and outlooks impacts as follows:

- (a) Ensure primary living spaces of corner units (in upper floors) are located and oriented to face the street or the lane.

- (b) Minimize projection of upper balconies in the side yards.

Note to Applicant: Reduce the depth of balconies to approximately 5'. Delete the balconies of corner units of building 2 facing the side yard. The south balconies of the units may be extended to 5' and should face the lane.)

- (c) Reorient site benches to avoid overlook into the ground units.

4. Consideration to provide second rooftop children's play area for building 1 combined with a green roof in keeping with the Green Infrastructure Strategy.

5. Identification on the architectural 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)**

6. Design development to respond to CPTED principles, having particular regard for:
  - (a) Defensibility and reducing opportunities for loitering
  - (b) Theft in the underground parking;
  - (c) Residential break and enter;
  - (d) Mail theft; and
  - (e) Mischief in alcoves and vandalism, such as graffiti.

### **Landscape Design**

7. Design development to improve the tree retention strategy by including the retention of Tree #9 (Magnolia, in good condition), fronting Ash Street and integrating this tree into the landscape design.

Note to Applicant: This tree was identified by landscape review early at the time of rezoning Enquiry as a good candidate for retention. This will require modifications to the parkade and building footprint.

8. Design development to provide privacy screening planting beds to all ground oriented private patios. Refer to Urban Design condition 3.
9. Design development to enhance the main courtyard as follows:
  - (a) Expand programming to include other communal uses
  - (b) Articulate the space by the addition of other landscape features such as trellises with vines, additional seating opportunities and colourful planting
  - (c) Relocate benches to be oriented toward the common areas (north-south) and away from windows of private units. Refer to Urban Design condition 3(c).
  - (d) Provide high quality materials for all hard landscape elements, integrated and in character with architectural features.
10. Design development to ensure the Children's Play areas have a contiguous visual connection with the indoor amenity rooms.
11. Design development to improve the sustainability strategy, by the following:
  - (a) Ensure intensive and extensive green roofs are commonly accessible and usable with adequate solar orientation;

Note to Applicant: Urban Agriculture plots to be in keeping with City of Vancouver guidelines.



- (b) Add substantially more landscape around all entry areas, to accent and soften them.
  - (c) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems);
  - (d) Add planters with overarching shrubs to common upper level decks, to be visually accessible from below, softening the edges and consisting of woody evergreen plant material for year-round presence;
  - (e) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots;
12. Design development to the landscape treatment in common courtyard areas on slab to allow for planting flush with the ground, while providing adequate planting depths, by lowering the slab to the greatest extent possible, rather than planting in raised planters;

Note to Applicant: Wherever possible, planted landscapes on slab should be designed to maximize soil depths. This will require integration of the landscape design and the structural plan. Soil depths should exceed CSLA Landscape Standard. At the perimeter of the building the slab can be angled downward (1 m across and 1.2 m down) to maximize contiguous soil volumes.

13. Design development to locate, integrate and fully screen parking garage vents in a manner which minimizes their impact on the architectural expression and the project’s open space and public realm.
14. Design development to the Integrated Rainwater Management Strategy to explore opportunities for onsite rain water infiltration and soil absorption, as follows:
- (a) maximize natural landscape best management practises;
  - (b) minimize the necessity for hidden mechanical water storage;
  - (c) increase the amount of planting to the rooftop areas, where possible;
  - (d) consider linear infiltration bio-swales along property lines, at lower site areas;
  - (e) use permeable paving;
  - (f) employ treatment chain systems (gravity fed, wherever possible);
  - (g) use grading methods to direct water to soil and storage areas;

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

15. Provision of plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:
- (a) detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets;

- (b) a separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones;
- (c) an overlay plan that shows amount and ratio of vegetative cover (green roof), permeable/impermeable hardscaping and notations describing the storage location of rainwater falling on each surface, including roofs.

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

- 16. Provision of coordination between Landscape Plan and architectural Site Plan, for most updated information;
- 17. Provision of complete information, such as references on the Roof Deck Plan, confirming all landscape elements;

Provision requirements at the time of Development Permit application:

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

Note to Applicant: The plans should be at 1/8": 1 ft. scale minimum. The Plant list should include the common and botanical name, size and quantity of all existing/ proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

- 19. Provision of 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.

- 20. 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.

- 21. 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.

22. 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.

23. 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 (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 deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion"*.

24. 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.

25. Provision of an outdoor Lighting Plan.

### **Sustainability**

26. 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**

27. Water Sustainability Act: Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or Licence. Applications for provincial Approvals or Licences 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. Provide a letter confirming acknowledgement of the condition.
28. 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.
29. 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.

30. 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.
31. 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.
32. Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.

33. Provision of an alcove for the bike room access off the vehicle parking ramp and maneuvering aisle.
34. 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) Provision of improved visibility for two-way vehicle movement at turn at elevation 309.00' (Bike Room 2) on the P1 Parking Level and at the same location on the P2 Parking Level. Parabolic mirrors are recommended.
  - (b) Provision of secure Residential Accessible parking as per By-Law.
  - (c) Improve visibility for two-way vehicle movement at turns via parabolic mirrors.

Note to Applicant: One of three accessible spaces required is proposed in front of the O/H gate in visitor space number 5.
  - (d) Column encroachments, setbacks and parking space widths to comply with the Parking and loading design Supplement. Column encroachments are not permitted in single module stalls.
  - (e) Confirm provision of 2.3 m (7' 6 ½") of vertical clearance for access and maneuvering to all disability spaces. Overhead projections into disability spaces are not permitted.
  - (f) Note to Applicant: Drawing A2.1 and Section Drawing A5.0 show building over P1 that may reduce vertical clearance to less than 2.3 m (7' 6"). 2.3 m vertical clearance is required under all overhead mechanical.
35. The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:
  - (a) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.
  - (b) All types of parking and loading spaces individually numbered, and labelled on the drawings.
  - (c) Dimension access aisle widths adjacent parking spaces
  - (d) Dimension of column encroachments into parking stalls.
  - (e) Provide a minimum 0.3 m (1') setback from the maneuvering aisle for all columns.
  - (f) Dimensions for typical parking spaces.
  - (g) Dimensions of additional setbacks for parking spaces due to columns and walls.

- (h) Dimensions of all manoeuver aisles and the drive aisles at the parkade entrance and all gates.
  - (i) Section drawings showing elevations and minimum vertical clearances for parking levels, ramps, and security gates. These clearances must consider mechanical projections and built obstructions.
  - (j) Areas of minimum vertical clearances labelled on parking levels.
  - (k) Design elevations on both sides of the ramps and drive aisles at all breakpoints, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings.
  - (l) Show and label all bicycle access routes from the Class A bicycle spaces to reach the outside and confirm the use of the parking ramp, if required.
  - (m) All doors on the route from Class A bicycle parking spaces to the outside shall be fitted with automatic door openers.
  - (n) The location of all poles and guy wires to be shown on the site plan.
36. Please place the following statement on the landscape plan; *This plan is “NOT FOR CONSTRUCTION” and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive “For Construction” approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details.”*
37. Clarify garbage pick-up operations. Please provide written confirmation that a waste hauler can access and pick up from the location shown without reliance of the lane for extended bin storage. If this cannot be confirmed then an on-site garbage bin staging area is to be provided adjacent the lane.
38. Prior to Development Permit, provide an updated Hydrogeological Study report, which addresses the following:
- (a) Provide additional supporting hydrogeological data to support the conclusions in the Study, such as hydraulic conductivity calculations/estimates, as well as relevant available data from nearby sites (including the Heather St. Lands) such as date(s) of investigation, water level measurements, borehole logs, etc.;
  - (b) Page 2 of the Study states that two wells on the Heather Street Lands site were found to be dry in July 2015. Provide comment on the likely peak water level elevation (i.e. during the winter months);
  - (c) Page 2 of the Study states that “no groundwater dewatering will occur at site.” However, page 3 the report states that “Inflow rates from the draining of... sand lenses is expected to be in the range of 10-20 L/min, and decrease with time. Seepage during temporary works can be managed using sumps and sump-pumps.” As dewatering includes managing seepage, clarify this apparent discrepancy. Note that the *Groundwater Management Bulletin* defines

groundwater as water occurring below the surface of the ground within voids within a soil or rock matrix;

- (d) Page 2 indicates 4 monitoring wells were installed, but the “Groundwater Conditions” section only discusses 3 wells, and the map on page 4 also only shows 3. Clarify this apparent discrepancy;
- (e) Provide excavation depth, foundation depth, and estimated static water level(s) depth/elevation in both metres below ground surface as well as geodetic elevations;
- (f) Include a plan for managing any encountered groundwater (e.g. perched or other aquifers) that is acceptable to the General Manager of Engineering Services, and that demonstrates that the two conditions in the *Groundwater Management Bulletin* will be met. Include details about short- and long-term groundwater management methods, as well as a statement to confirm that there will be no long-term (>2 years) groundwater discharge to the City’s sewer system;
- (g) Provide a quantitative estimate (in litres per minute) of both the anticipated construction dewatering/drainage rate and the permanent (post-construction) dewatering/drainage rate;
- (h) 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](mailto:utilities.servicing@vancouver.ca).

### **Green Infrastructure**

- 39. Provision of a final Rainwater Management Plan (RWMP), which includes a written report, supporting calculations, computer models and drawings to the satisfaction of Engineering Services prior to BP Stage 2 issuance. It is acknowledged that not all design components are advanced prior to the DP issuance and are therefore required prior to BP Stage 2 issuance.
- 40. Provision of a Section 219 Covenant to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services restricting the issuance of a Building Permit – Stage 2 until such time as the developer delivers a final Rainwater Management Plan (“RWMP”) acceptable to the City and has entered into an agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services providing for the construction or modification of a rainwater management system and attached the RWMP.

Note to Applicant: The applicant is requested to schedule a meeting with IWM Branch at Marine Gateway location prior to moving forward with the RWMP. To schedule the meeting, contact Torben Ruddock, P.Eng., 604-829-9792 ([torben.ruddock@vancouver.ca](mailto:torben.ruddock@vancouver.ca))



## 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 42 to 45, Block 839, District Lot 526, Plan 8710 to create a single parcel.
2. 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 (FUS) Required Fire Flows submitted by CREUS Engineering Ltd. on May 6th, 2019, this site triggers upgrades of water mains that is part of the City of Vancouver’s Utilities DCL Upgrade List. Approximately 400 m of existing 150 mm water main along McGuigan Ave, between Heather St and Ash St, and on Ash St, between McGuigan Ave and W 37th Ave is to be replaced with 200 mm water main. This upgrade will be funded through the DCL, and must be completed prior to occupancy of this site.

Currently, the City plans to design and construct this water main using City staff and crews. Construction is tentatively scheduled for 2021, but does not guarantee delivery in this timeframe.

The developer is to regularly communicate with the Waterworks Design Branch of their up-to-date construction and occupancy schedules as the development progresses, in order to assist the branch with the scheduling of the construction of the main. If the targeted construction date does not meet the development’s schedule, the developer may elect to construct the water main on the City’s behalf to meet the development’s occupancy timeline.

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(s) at 4898 Ash St requires the following in order to maintain acceptable sanitary sewer flow conditions:

- i. Local Servicing Upgrade: Separate 220 m of combined main on Ash St from W 37th Ave (MH\_\_FJCQ5L) to W 39th Ave (MH\_\_FJCP7C)
  - Separate 14 m of 300 mm of combined main to 375 mm sanitary and 375 mm storm on Ash St from W 37th Ave (MH\_\_FJCQ5L) to (MH\_\_FJCQ5K).
  - Separate 102 m of 450 mm combined main to 200 mm sanitary and 375 mm storm on Ash St from W 37th Ave (MH\_\_FJCQ5K) to (MH\_\_FJCQ50).
  - Separate 104 m of 375 mm combined main to 250 mm sanitary and 450 mm storm on Ash St from W 37th Ave (MH\_\_FJCQ50) to (MH\_\_FJCP7C)
- ii. Decommission: 109 m of 200 mm combined main on W 39th Ave from (MH\_\_FJCP7C) to (MH\_\_FJCP7B).

*Note: The applicant can enter to a Front Ender Agreement (FEA) with the City. For further info, please contact [utilities.servicing@vancouver.ca](mailto:utilities.servicing@vancouver.ca).*

- iii. Off-site Servicing Upgrade: None

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

The post-development 5-year flow rate discharged to the storm sewer shall be no greater than the 5-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.

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 existing 250 mm combined sewers in 4989 Ash St.

- (c) Provision for street improvements along Ash St adjacent to the site and appropriate transitions including the following:
  - i. Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations;
  - ii. Front boulevard with street trees where space permits;
  - iii. 2.14 m (7') wide light broom finish saw-cut concrete sidewalk;
  - iv. Removal of the existing driveway crossing and reconstruction of the sidewalks and curb to current standards;

- v. Adjustment to all existing infrastructure to accommodate the proposed street improvements.
- (d) Provision of Ash St and Mcguigan Ave full intersection lighting upgrade to current COV standards and IESNA recommendations.
- (e) Provision of lane lighting on standalone poles with underground ducts. The ducts should be connected to the existing COV SL infrastructure.
- (f) Provision of full width lane rebuild at the lane south of Ash St within the property extents as per "Higher Zoned Lane" pavement structure. The lane can remain crowned as existing. Relocate catch basins, as required, to ensure all lane runoff is directed into the catch basins.
- (g) Provision to construct speed humps in the lane west of Ash St between Heather St and W 37th Ave.
- (h) Provision for 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 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.

- (j) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

Note to Applicant: as-constructed documentation will be required that includes photographic and measured evidence of the installed number of conduits, their final locations and depths.

### **Sustainability**

3. 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.

### **Environmental Contamination**

4. 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**

5. Pay to the City the cash Community Amenity Contribution of \$2,779,334 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 registrable 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.

\* \* \* \* \*

**4989-5049 Ash Street  
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 42 to 45, Block 839, District Lot 526, Plan 8710; PIDs 007-769-067, 009-956-204, 009-956-808, and 009-956-816 respectively*, from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

\* \* \* \* \*

**4989-5049 Ash Street**  
**FORM OF DEVELOPMENT**

Perspective – Ash Looking West



Perspective – Courtyard Detail Looking East





## First Floor Plan

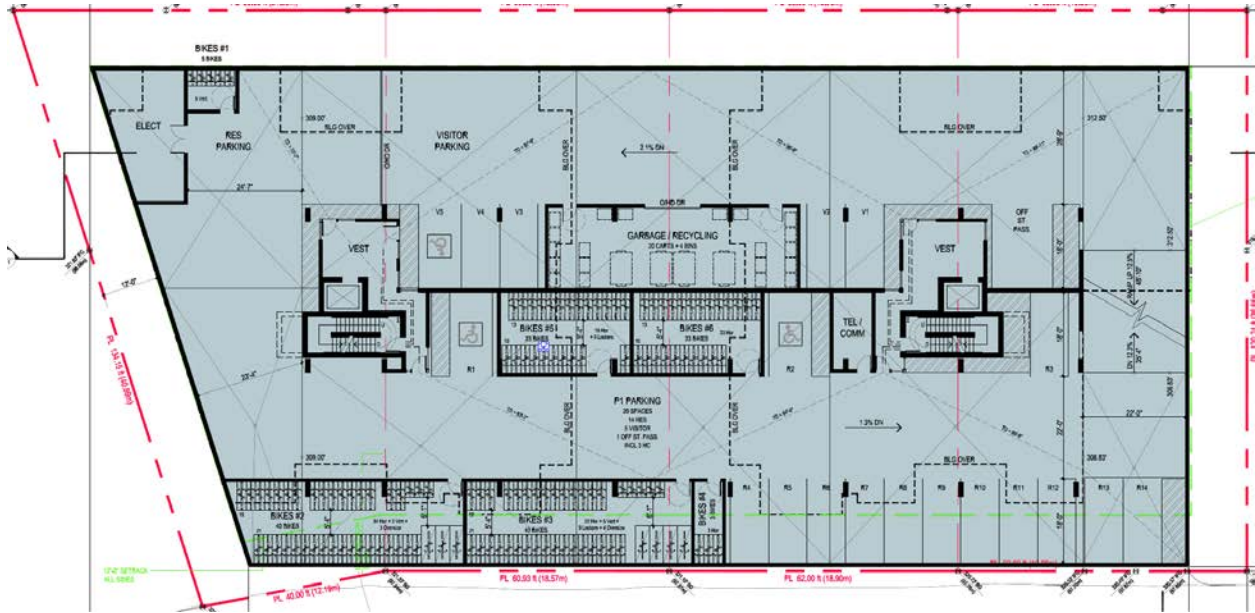


## Second and Third Floor Plans

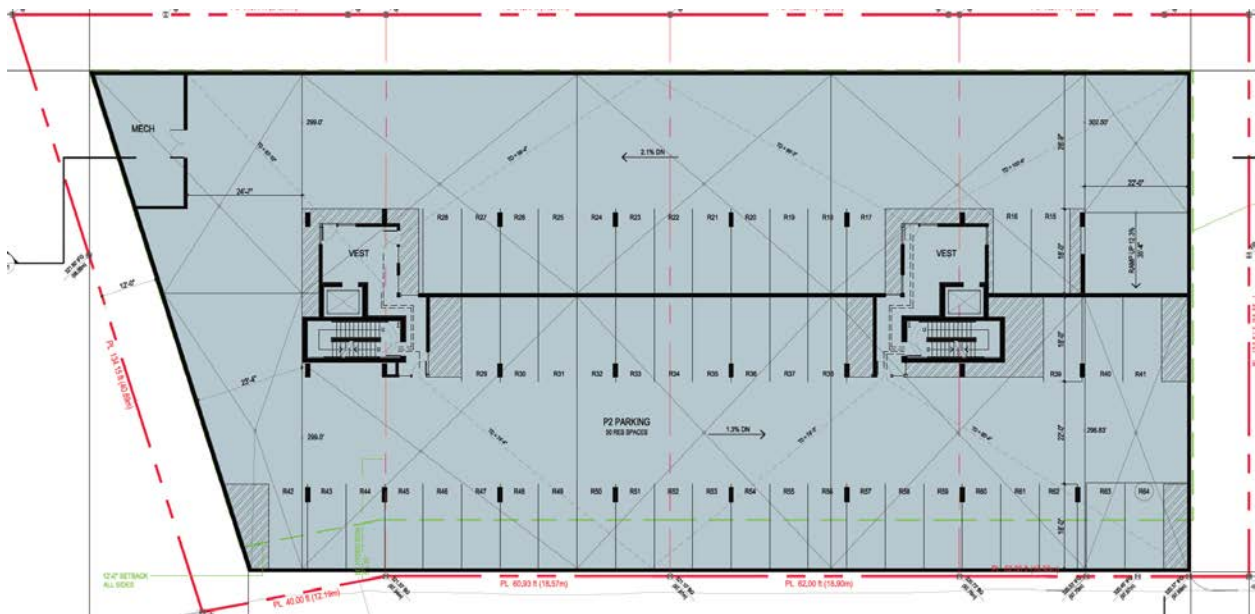




## Parking Plan – P1



## Parking Plan – P2





North Elevation



South Elevation



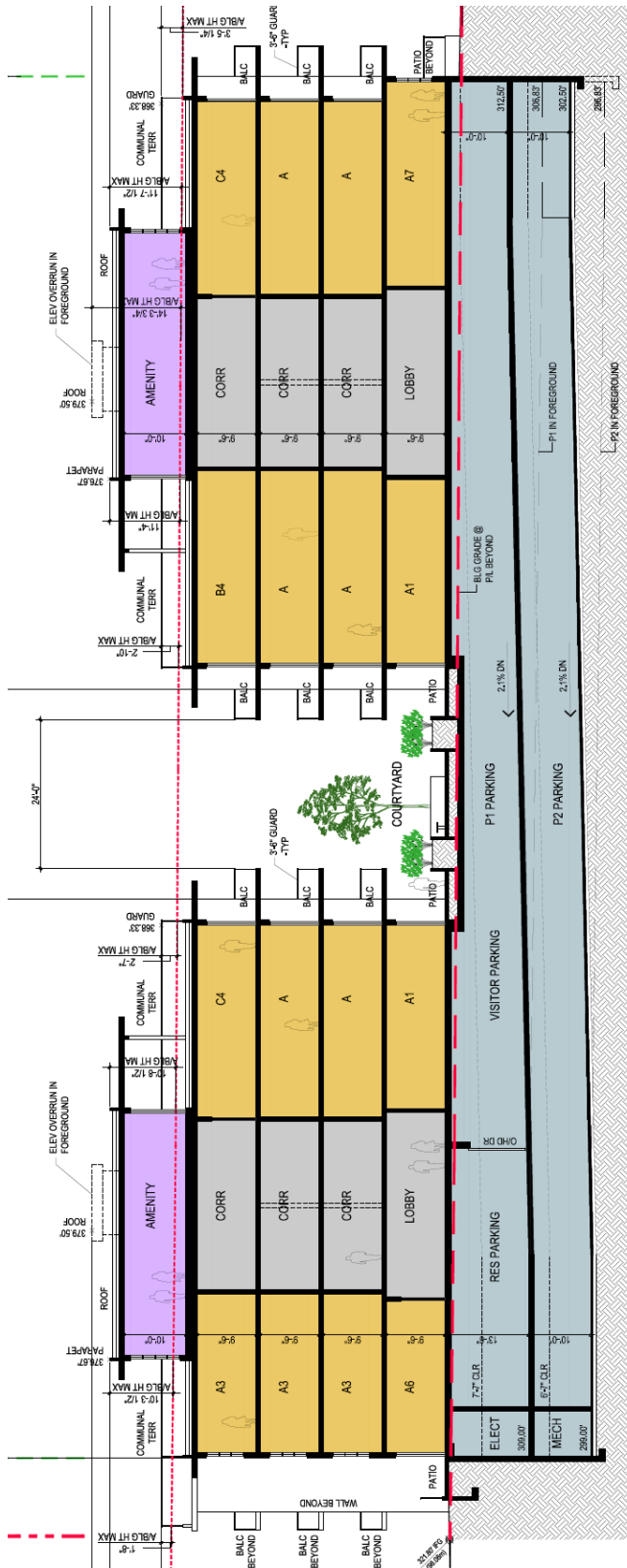
West Elevation



East Elevation



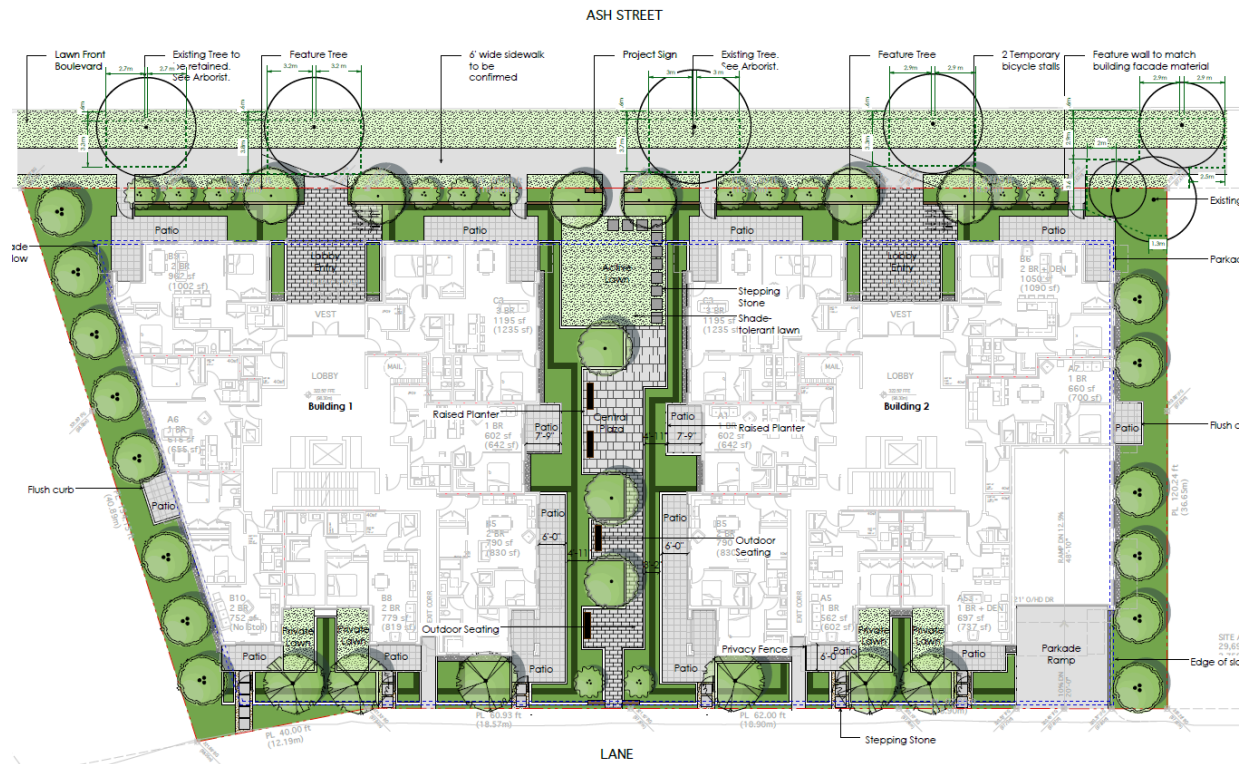
## Section – Looking East



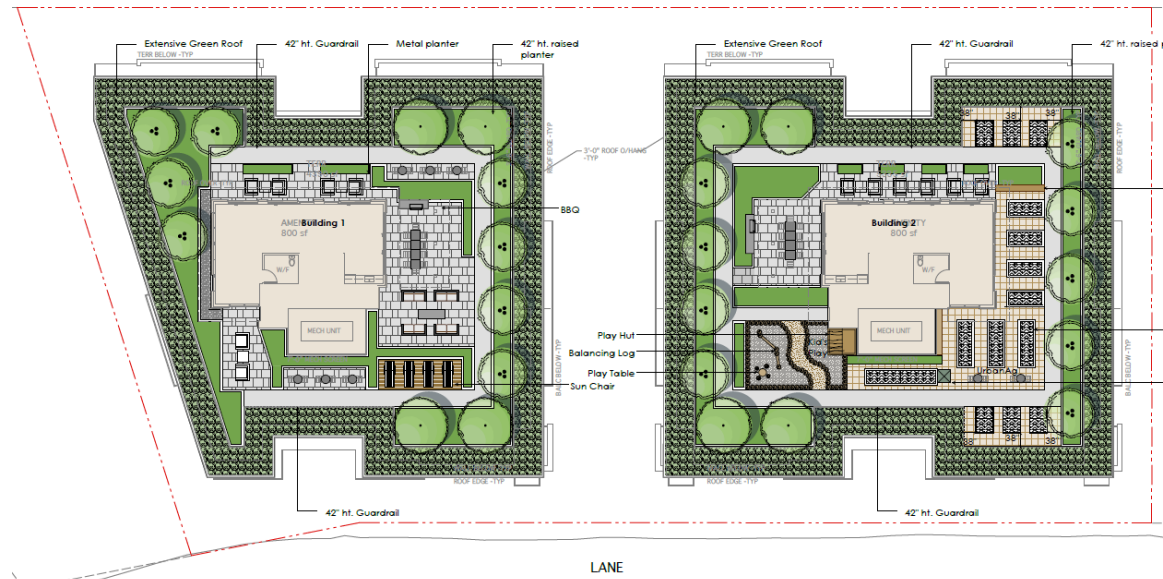




## Landscape Plan



## Landscape Plan – Roof



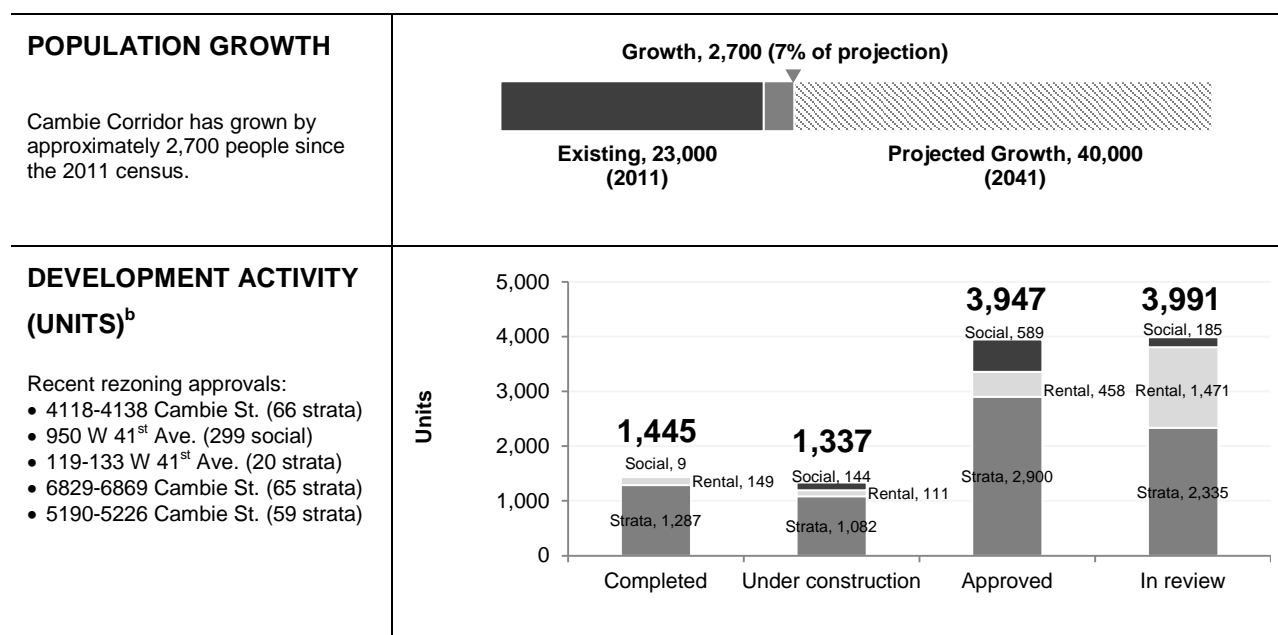
Shadow Study



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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>
<b>Housing<sup>b</sup></b>	+ 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%
<b>Childcare</b>	+ 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%
<b>Transportation/ Public Realm</b>	+ 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%
<b>Culture</b>	+ 5 new artist studios	<ul style="list-style-type: none"> <li>• Public art from rezonings</li> </ul>	N/A
<b>Civic/Community</b>	+ 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%
<b>Heritage</b>	+ 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%
<b>Social Facilities</b>	+ Additional Seniors' Centre + Youth Hub + Non-profit organization centre		0%
<b>Parks</b>	+ 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](#).



**4989-5049 Ash Street  
PUBLIC BENEFITS SUMMARY**

**Project Summary**

Two 4-storey residential buildings, containing a total of 65 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.

	<b>Current Zoning</b>	<b>Proposed Zoning</b>
Zoning District	RS-1	CD-1
FSR (site area = 2,758.7 sq. m / 29,694 sq. ft.)	0.70	2.0
Buildable Floor Space (sq. ft.)	20,786	59,388
Land Use	Single-Family Residential	Multi-Family Residential

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

City-wide DCL <sup>1</sup>	\$1,079,080
City-wide Utilities DCL <sup>1</sup>	\$599,225
Community Amenity Contribution	\$2,779,334
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>	<b>\$4,457,639</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.

**4989-5049 Ash Street**  
**APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**Property Information**

<b>Address</b>	<b>Property Identifier (PID)</b>	<b>Legal Description</b>
4989 Ash Street	007-769-067	Lot 42, Block 839, District Lot 526, Plan 8710
5009 Ash Street	009-956-204	Lot 43, Block 839, District Lot 526, Plan 8710
5029 Ash Street	009-956-808	Lot 44, Block 839, District Lot 526, Plan 8710
2049 Ash Street	009-956-816	Lot 45, Block 839, District Lot 526, Plan 8710

**Applicant Information**

Architect	Rositch Hemphill Architect
Developer/Property Owner	Pennyfarthing Properties Ash St. North Ltd.

**Development Statistics**

	<b>Permitted Under Existing Zoning</b>	<b>Proposed</b>
Zoning	RS-1	CD-1
Site Area	5,517 sq. m (24,694 sq. ft.)	5,517 sq. m (24,694 sq. ft.)
Land Use	Residential	Residential
Maximum FSR	0.70	2.0
Maximum Height	10.7 m (35 ft.)	14.5 m (47.6 ft.)
Floor Area	1,355.7 sq. m (14,588 sq. ft.)	11,034 sq. m (59,388 sq. ft.)
Residential Units	-	Total: 65 strata units One-bedrooms: 25 (38%) Two-bedrooms: 33 (51%) Three-bedrooms: 7 (11%)
Parking and Bicycle Spaces	As per Parking By-law	73 vehicle spaces, 134 Class A bicycle spaces 5 Class B bicycle spaces
Natural Assets	7 City street trees 15 on-site trees	7 City street trees 31 on-site trees (2 retained, 29 additional)

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