



## REFERRAL REPORT

Report Date: February 23, 2021  
Contact: Yardley McNeill  
Contact No.: 604.873.7582  
RTS No.: 14302  
VanRIMS No.: 08-2000-20  
Meeting Date: March 9, 2021

TO: Vancouver City Council  
FROM: General Manager of Planning, Urban Design and Sustainability  
SUBJECT: CD-1 Rezoning: 325-341 West 42nd Avenue

### **RECOMMENDATION**

- A. THAT the application by Marcon Properties Ltd. on behalf of Wei Chun Wu, Thomas and Margaret Wong, and William and Barbara Marshall, the registered owners of the lands located at 325-341 West 42nd Avenue [*Lots 20-22, Block 858, District Lot 526 Plan 7737; PIDs: 008-275-807, 010-336-583, and 010-336-591 respectively*], to rezone the lands from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 0.70 to 6.84 and the maximum building height from 10.7 m (35 ft.) to 56.3 m (185 ft.) and to 60.3 m (198 ft.) for the portion with rooftop amenity, to permit the development of an 18-storey residential building with a four-storey podium, consisting of approximately 215 secured rental residential units of which 20% of the residential floor area (approximately 40 residential units) would be secured as below-market rental units, be referred to Public Hearing, together with:
- (i) plans prepared by Rositch Hemphill Architects, received June 8, 2020;
  - (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 the Public Hearing.

- B. THAT, if after Public Hearing, Council approves in principle the rezoning and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT, subject to the approval 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 new CD-1 By-law.

- D. THAT Recommendations A through C be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the Applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
  - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
  - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

## **REPORT SUMMARY**

This report evaluates an application to rezone the sites at 325-341 West 42nd Avenue from RS-1 (Residential) District to CD-1 (Comprehensive Development) District, to permit the development of an 18-storey residential building with a four-storey podium and a partial rooftop storey for a common amenity space, consisting of approximately 215 secured rental residential units of which 20% of the residential floor area would be secured as below-market rental units. The below-market units will have rental rates and operating requirements in accordance with the City's *Moderate Income Rental Housing Program*. A height of 56.3 m (185 ft.) for the residential floors and 60.3 m (198 ft.) to accommodate an additional floor for the indoor and outdoor rooftop amenity, and a floor space ratio (FSR) of 6.84 are proposed.

Staff have assessed the application and conclude that it generally meets the intent of the *Cambie Corridor Plan*. If approved, the application would contribute 175 market rental units and approximately 40 below market rental units, to the City's affordable housing goals as identified in the *Housing Vancouver Strategy*. 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)
- Housing Vancouver Strategy (2017)
- Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives (2017, last amended 2019)
- 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 2020)
- Community Amenity Contributions – Through Rezoning (1999, last amended 2020)
- Renewable City Strategy (2015)
- Urban Forest Strategy (2014)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183

### ***REPORT***

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

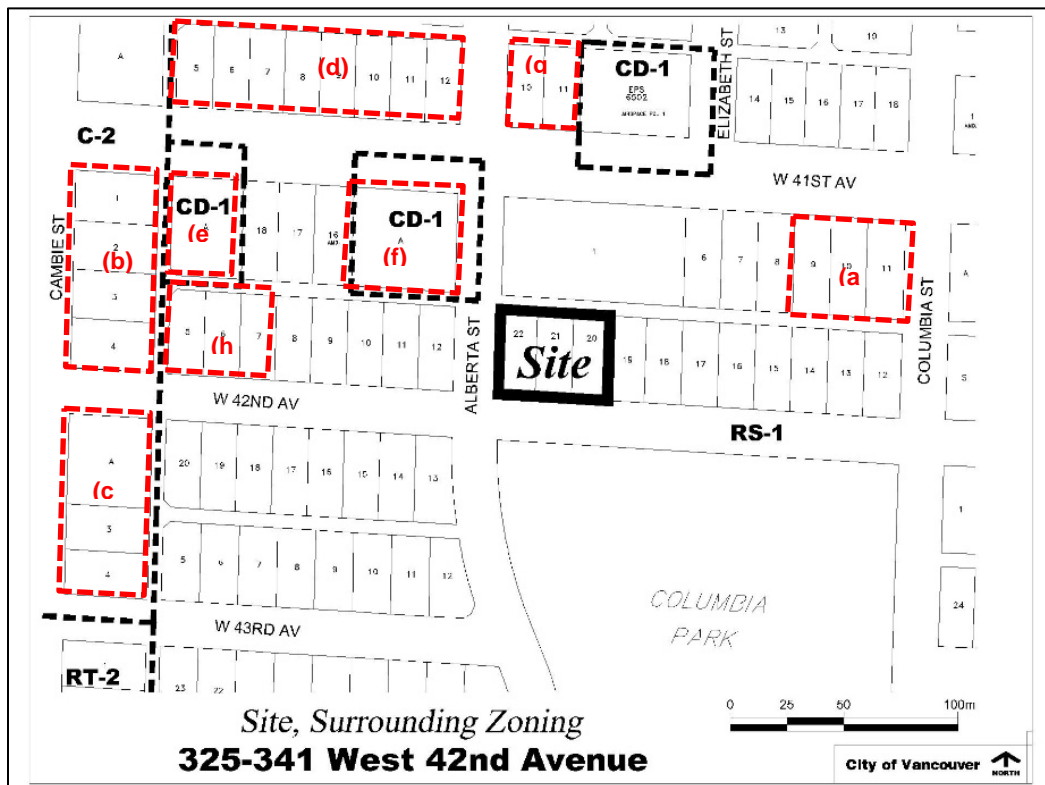
##### **1. Site and Context**

The subject site is located on the southwest corner of 42nd Avenue and Alberta Street (see Figure 1), with a frontage of approximately 48 m (157.5 ft.) along 42nd Avenue and a 37 m (122 ft.) depth along Alberta Street. It is comprised of three RS-1 zoned lots totalling approximately 1,785 sq. m (19,204 sq. ft.) in size and currently developed with three detached houses. The three detached houses on site were constructed between 1948 and 2000 and are owner-occupied. They are not deemed to have heritage value.

The site is located one block to the south of 41st Avenue which is a major arterial with regular bus service and within a five-minute walk of the Oakridge-41st Avenue Canada Line Station. The site is located in an area undergoing significant change as part of the Oakridge Town Centre, with numerous developments under consideration or approved. Heights in this area range from six to 27 storeys. Directly to the east along 42nd Avenue, four-storey residential buildings, with one additional tower up to 18-storeys, are permitted under the *Cambie Corridor Plan*. Columbia Park is located directly across 42nd Avenue to the south.

Significant developments in the immediate area are shown in Figure 1 and are listed below:

**Figure 1: Surrounding Zoning and Context**



- (a) 208-232 West 41st Avenue – Active rezoning application for a mixed-use development with a 15-storey residential tower with 156 market rental units and commercial space at grade.
- (b) 5740 Cambie Street – Recently approved (January 2021) rezoning application for a mixed-use development with a 14-storey market rental tower and a 27-storey market strata-titled tower with a four-storey podium, including a 14,500 sq. ft. non-profit office hub to be delivered turn-key to the City.
- (c) 5812-5844 Cambie Street – Active rezoning application for a mixed-use development with a 32-storey market residential tower with 257 strata-titled units, and a 12-storey office tower over a four-storey commercial-retail podium, with a 37-space childcare facility and a youth centre, to be delivered turn-key to the City.
- (d) 357-475 West 41st Avenue – Active rezoning application for a mixed-use development with 22-storey and 14-storey residential towers with 416 secured market rental units and commercial space at grade.
- (e) 458-476 West 41st Avenue – Rezoned in 2014, now developed with a six-storey building and two-storey townhouses at the rear of the site. The proposal consists of 50 secured market rental units.
- (f) 5733 Alberta Street and 376-392 West 41st Avenue – Rezoned in 2017, for a six-storey building with 54 secured market residential units, completed in 2020.

- (g) 325-343 West 41st Avenue – Active rezoning application for a mixed-use development consisting of a 10-storey residential tower with 83 secured market rental units, with commercial space at grade.
- (h) 441-475 West 42nd Avenue – Recently approved (January 2021) rezoning application for a residential development with an 18-storey tower with 124 secured rental units with 20% of the floor area provide as below-market rental units.

**Neighbourhood Amenities** – The following neighbourhood amenities are within the local area:

- Columbia Park is located directly to the south at 5908 Alberta Street;
- Queen Elizabeth Park is located 1 km north at 4600 Cambie Street;
- Tisdall Park is located 800 m southwest at 6210 Tisdall Street; and
- Oakridge Centre shopping mall is located 250 m west at 650 West 41st Avenue.

**Local School Capacity** – The site is located within the catchment area of Van Horne Elementary School at 5855 Ontario Street, which currently has an operating capacity of 452 students. The Vancouver School Board (VSB)'s *Draft Long Range Facilities Plan* dated May 29, 2019, notes enrolments in 2017 resulted in a surplus of 61 spaces. By 2027 the draft plan forecasts a surplus of 19 spaces, and the overall enrolment trend for the area is changing anticipating sufficient space to accommodate current and forecast enrolment.

The site is also located in the catchment area of Eric Hamber Secondary School located at 5025 Willow Street approximately 1.4 km northwest from the site. In 2017, Hamber utilized 93% of its 1,700-seat capacity, with a draft forecasted deficit of 85 spaces in 2027. Further capacity can be found in neighbouring catchment areas, such as at John Oliver Secondary which has a surplus forecasted at 646 spaces in 2027.

## 2. Policy Context

**Cambie Corridor Plan** – The *Plan* guides the transformation of the corridor into an area where people can live, work, shop, play and learn – all within walking distance to rapid transit. Building on the opening of the Canada Line, the *Plan* promotes transit-oriented development to meet the needs of a growing population. It introduces a strategically denser mix of housing and employment space in the Oakridge Municipal Town Centre and areas close to stations, while adding new townhouse opportunities to provide additional housing types for families and a sensitive transition to lower-density areas.

The subject site is located within the Oakridge Municipal Town Centre neighbourhood – one of 17 designated Municipal Town Centres (MTCs) and a Frequent Transit Development Area in the *Metro Vancouver Regional Growth Strategy*. The Oakridge MTC will be a vibrant hub in the corridor that meets community, city-wide and regional needs by providing exceptional opportunities to deliver housing and jobs in a transit-oriented hub, while continuing to expand amenities and services to create a complete community. As the geographic centre of the city and mid-point of the Canada Line, this area represents one of the most significant concentrations of urban uses and density in the corridor.

The subject site is governed by subsection 4.3.6 “High-density residential areas” of the *Plan*. These areas off the arterials identified for high-density residential are intended to deliver a range of affordable housing options and create a diversity of building forms while integrating improved

streetscapes to connect the neighbourhood to adjacent parks, shops, and services within the MTC. More specifically, the *Plan* supports residential buildings up to 18 storeys for this location provided either:

- 100% of the residential floor area is secured rental with a minimum of 20% provided as below-market rental with rental rates and operating requirements in accordance with the *Moderate Income Rental Housing Program*; or
- a minimum of 30% of the residential floor area is provided as social housing.

Supportable density is to be determined by analysis based on site-specific urban design and public realm performance. Buildings are expected to contribute to creating an urban street edge, with engaging private space associated with each ground-oriented unit. The *Plan* also allows for consideration of an additional partial floor for a common rooftop indoor amenity space, if it is contiguous with a common outdoor amenity space.

### **Moderate Income Rental Housing Pilot Program: Application Process, Project**

**Requirements and Available Incentives** – On November 29, 2017 Council approved the application process, project requirements and incentives for moderate income rental housing. From January 1, 2018 to July 1, 2019, the City accepted rezoning proposals for new buildings where 100% of the residential floor area is secured as rental housing and at least 20% of the residential floor area is permanently secured for moderate income units. The moderate income units are to be rented at rates targeted to the affordability needs of moderate income households earning between \$30,000 and \$80,000 per year. There are also caps on rental increases at rates set under the provincial *Residential Tenancy Act*, even on a change in tenant. The purpose of the pilot was to test the level of interest from the development industry and demonstrate financial and operational feasibility of these projects in different parts of the city, including the level of affordability that can be achieved. On November 26, 2019, Council approved an extension of the timeline of the pilot program to enable new rezoning proposals to be considered until January 1, 2021. Following the pilot, staff are to report back to Council with recommendations.

**Housing Vancouver Strategy** – In November 2017, Council approved the *Housing Vancouver Strategy* (2018-2027) and *3-Year Action Plan* (2018-2020). The strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The Housing Vancouver targets were based on the core goals of retaining diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with partners to deliver housing for the lowest income households. Overall, 72,000 new homes are targeted for the next 10 years, including 12,000 social, supportive and non-profit co-operative units and 20,000 purpose-built rental units. Nearly 50% of the new units will serve households earning less than \$80,000 per year, and 40% will be family-size units.

This project will provide 100% of the residential floor area as secured rental housing with a minimum of 20% provided as below-market rental units. Housing policies in the *Cambie Corridor Plan* requires the below-market units to have rental rates and operating requirements in accordance with the City's *Moderate Income Rental Housing Program (MIRHPP)*. The moderate income units are to be rented at rates targeted to the affordability needs of moderate income households earning between \$30,000 and \$80,000 per year. These units will be subject to the caps on rental increases at rates set under the provincial *Residential Tenancy Act*, even with a change in tenant. This application will contribute towards the targets for purpose-built market rental units, developer-owned below-market rental units, and units for families.

**Development Cost Levy By-Laws** – Under Section 3.1A of the Vancouver Development Cost Levy By-law No. 9755 (the “DCL By-law”), projects which meet the by-law’s definition of “for-profit affordable rental housing”, a term specifically used by the province in Section 523D (10.3) (a) of the Vancouver Charter, are eligible for a waiver of the City-wide DCL for the residential portion of the development. The DCL By-law establishes maximum average unit sizes and maximum average rents by unit type for the project to be eligible for the waiver. Current rental rates and unit are outlined in the *Rental Incentive Programs Bulletin* and are updated on an annual basis.

Prior to September 30, 2020, eligible projects were also entitled to a waiver under the Vancouver Utilities Development Cost Levy By-law No. 12183 (the “Utilities DCL By-law”). In-stream rate protection provided under the Vancouver Charter allows eligible projects to apply for a waiver of the Utilities DCL provided that the corresponding building permit is issued before September 30, 2021 (within 12 months of the effective date of the Utilities DCL By-law change).

Staff note that the term “for-profit affordable rental housing” as defined by the Vancouver Charter, and used in relation to the DCL By-law does not necessarily create rental units which are affordable to all Vancouver residents. The DCL waiver provides opportunities for the creation of a range of rental levels, in accordance with the housing continuum objectives of the *Housing Vancouver Strategy*.

The applicant has not requested a DCL waiver as part of this rezoning application.

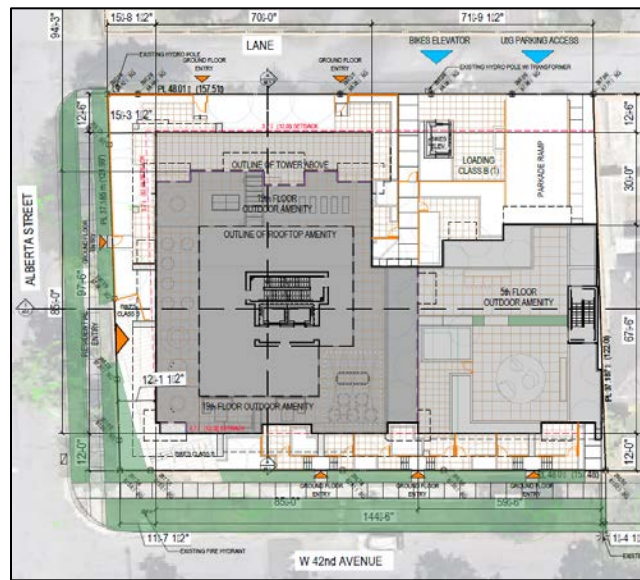
**Tenant Relocation and Protection Policy** (the “TRP Policy”), – In July 2019, Council amended the TRP Policy, extending policy coverage to projects involving consolidation of two or more lots that contain existing secondary rental. This includes detached homes, basement suites, duplexes, or individually rented condos where the new development is proposing five or more dwelling units. As the existing buildings do not include any secondary rental units, the TRP Policy does not apply.

## ***Strategic Analysis***

### **1. Proposal**

In accordance with the *Cambie Corridor Plan*, this application proposes to rezone the site from RS-1 (Residential) District to CD-1 (Comprehensive Development) District to allow the development of an 18-storey residential building, with four-storey podium and common rooftop amenity (see Figure 2). A density of 6.84 FSR is proposed and includes approximately 215 secured rental residential units, of which 175 will be at market rates and approximately 40 units (20% of the residential floor area) will be secured at below market rates in accordance with the City’s *Moderate Income Rental Housing Program*. The proposed tower has a height of 56.3 m (185 ft.) for the residential floors and 60.3 m (198 ft.) to accommodate an additional floor for the indoor and outdoor rooftop amenity. An additional outdoor amenity space is located on the roof of the four-storey podium. Three levels of underground parking are proposed with access from the north lane.

Figure 2: Site Plan



## 2. Land Use

The *Cambie Corridor Plan* anticipates residential developments 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)

In assessing urban design performance, staff take into consideration the built form guidance within the *Cambie Corridor Plan* for the Oakridge MTC, specifically the “High-density residential areas,” and the “MTC high-density buildings.”

**Form of Development** – This application is consistent with the *Plan* for this site to accommodate a secured rental residential tower up to 18 storeys, with a four-storey continuous podium that will contribute to a consistent urban edge and street wall along 42nd Avenue (see Figure 3). The *Plan* anticipates compact and slender tower forms in order to minimise shadow impact on adjacent sites and provide greater openness to the sky. A maximum tower floor plate size of 603.9 sq. m (6,500 sq. ft.) is recommended to ensure a slender form. The proposed tower meets this expectation. The top of the tower also provides a stepped and gradual termination to the building against the skyline. As expected by the *Plan*, common indoor and outdoor amenity spaces are located at the rooftops of the podium and the tower. The indoor amenity space at the tower rooftop is set back from the roof edges to minimize visibility from the street and to ensure the appearance of a partial storey, consistent with the expectations of the *Plan*. Due to the site location on the north side 42nd Avenue, there are no shadow impacts on Columbia Park. The tower location will also accommodate a 90 ft. separation to a future tower on the block, as expected by the *Plan*. Staff have prepared conditions to further reinforce and articulate the street wall to improve the interface with the pedestrian realm, and to reduce the perceived bulk and height of the tower through detailed architectural design development.



**Figure 3: Building Perspective from Columbia Park Looking Northeast**



**Height** – The proposal is comprised of an 18-storey tower including a four-storey continuous podium, with a rooftop amenity space at the tower rooftop. The respective heights of these three components are within the expectations of the *Plan*. As noted, the indoor amenity space located at the rooftop of the tower is set back from roof edges to ensure the appearance of a partial storey, consistent with the expectations of the *Plan*. Staff have prepared a condition to reduce the proposal's perceived height by minimizing rooftop mechanical screening.

**Density** – The *Plan* anticipates a density that is site-specific and varies with urban design performance evaluated according to the *Cambie Corridor Plan Built Form Guidelines*. The proposed density is consistent with the guidelines for the residential tower and podium form.

**Amenity Space** – The development offers several on-site amenities for the residents with common indoor and outdoor amenity spaces located atop the tower and the podium, as expected by the *Plan*. A dedicated common children's play area is located on the podium rooftop. Staff have prepared a condition to further expand and enhance the functionality and quality of the common amenity spaces.

**Public Realm** – The *Plan* identifies portions of 42nd Avenue and Alberta Street as tree-lined "Park Connector Streets" to Columbia Park and Queen Elizabeth Park, respectively. The *Plan* aims to establish a cohesive approach to the public realm design for these streets to improve sustainability, increase natural habitat, and create visual interest along these important pedestrian routes. A landscaped set back is required at the site edge along 42nd Avenue and Alberta Street to accommodate tree planting as part of the Park Connector. The application also includes residential patios and greenery in the yard setbacks as a visual extension of the public realm. Staff have prepared a condition for further design development to reinforce the contribution to the public realm and the Park Connector Street.

**Urban Design Panel** – The Urban Design Panel reviewed the project on October 14, 2020 and supported this application with recommendations to improve the livability of some units, to

mitigate the perceived bulk of the tower, to locate some family units at grade and to improve the design of the bike elevator outdoor area (see Appendix D).

**Conclusion** – Staff reviewed the recommendations of the Urban Design Panel, as well as the site-specific conditions, and have concluded that the proposal complies with the density, height and built form of the *Cambie Corridor Plan* and is appropriate for the context. Staff support the application subject to formal modifications outlined herein and provided in the Urban Design conditions detailed in Appendix B.

#### 4. Housing

In accordance with the *Cambie Corridor Plan*, the application proposes 100% of the residential floor area as secured rental housing with at least 20% of that floor area as below-market rental housing, with rates and operating requirements in accordance with the *Moderate Income Rental Housing Program*. Rental housing provides a more affordable housing alternative to home ownership for more than half of Vancouver's population and contributes to City initiatives including creating diverse and sustainable communities.

This application, if approved, is anticipated to deliver approximately 215 secured rental housing units, including 175 market units and approximately 40 below-market rental units, to the City's inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 4).

**Need for Purpose-Built Rental Housing** – Additional purpose-built rental housing is needed to create more housing options for renters in the city. Vancouver has one of the lowest purpose-built rental vacancy rates in Canada. In the fall of 2019, the vacancy rate citywide was 1%. That means only 10 out of every 1,000 market rental units were empty and available for rent. A vacancy rate of 3 to 5% is considered to be a balanced rental market. The vacancy rate in this area was 2.7% (Zone 10 – Southeast Vancouver, CMHC Market Rental Housing Survey).

The *Cambie Corridor Plan* also sets out a prioritization target of 550 social housing, 190 below-market rental and 1,500 secured market rental units to be achieved through the first 10 years of the *Plan* (2018-2028).

**Figure 4: Progress towards 10-Year Housing Vancouver Targets for Purpose-Built Market and Developer-Owned Below-Market Rental Housing as of December 31, 2020**

Housing Type	CATEGORY	10-YEAR TARGETS	Units Approved Towards Targets
<b>Purpose-Built Market Rental Housing Units</b>	Market Rental	16,000	5,188
	Developer-Owned Below Market Rental	4,000	436
	Total	20,000	5,624

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

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

**Housing Mix** – On July 13, 2016, Council adopted the *Family Room: Housing Mix Policy for Rezoning Projects* that requires that a minimum of 35% of the units be family units with two or more bedrooms. These units are to be designed in accordance with the *High Density Housing for Families with Children Guidelines*. This application proposes 36% of the residential units as two or more bedrooms (see Figure 5). The units are a mix of studio, one-bedroom, two-bedroom, and three-bedroom units, as outlined in the unit mix guidelines of the *Moderate Income Rental Housing Pilot Program*.

**Figure 5: Proposed Total Unit Mix (Market and Below-Market Rental)**

Type	Count	Percentage
Studio	76	35.3%
1-bedroom	62	28.8%
2-bedroom	73	34.0%
3-bedroom+	4	1.9%
<b>Total</b>	<b>215</b>	<b>100%</b>

**Proposed Rents and Income Thresholds** – The application must provide 100% secured rental units with a minimum of 20% of the residential floor area as below-market units. It would deliver approximately 40 below-market units to be rented at rates that meet the affordability requirements of moderate income households under the *Moderate Income Rental Housing Pilot Program*, as illustrated in Figure 6. Average market rents in newer rental buildings is also illustrated in Figure 6. When compared to home ownership costs, market rents provide a more affordable alternative to home ownership.

To be eligible for below-market rental housing, a household must have a gross annual income that does not exceed the income requirements for the relevant unit type, and there must be at least one household member per bedroom. The eligibility requirements are described in further detail in the *Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives* document. All residents in the building will have equal access to the common indoor and outdoor amenities and facilities illustrated in the architectural drawings in Appendix E.

**Figure 6: Proposed Rents for Below-Market Units, Market Rents in Newer Westside Buildings, Costs of Ownership and Household Incomes Served**

Unit Type	Below-Market Units		Newer Market Rental Buildings- Westside (CMHC, 2019) <sup>2</sup>		Monthly Costs of Ownership for Median-Priced Unit- Westside (BC Assessment, 2019) <sup>3</sup>	
	Average Starting Rents	Average Housing Income Served <sup>1</sup>	Average Rent	Average Housing Income Served <sup>1</sup>	Monthly Cost Associated with Purchase of Median Priced Unit – Westside	Average Housing Income Served <sup>1</sup>
<b>Studio</b>	\$ 950	\$38,000	\$1,804	\$72,160	\$2,819	\$112,760
<b>1-bed</b>	\$ 1,200	\$48,000	\$1,999	\$79,960	\$3,413	\$135,520
<b>2-bed</b>	\$ 1,600	\$64,000	\$3,059	\$122,360	\$5,191	\$207,640
<b>3-bed</b>	\$ 2,000	\$80,000	\$3,876	\$155,040	\$8,571	\$342,840

1. As per CMHC, affordable housing is defined as shelter costs equal to less than 30% of total before-tax household income, and these values represent the average minimum household income required for the average unit according to the CMHC definition. The actual rents and income required will be a range.

2. October 2019 CMHC Rental Market Survey for buildings completed in the year 2010 or later, Vancouver Westside.
3. BC Assessment 2019, based on the following assumptions in 2019: median of all BC Assessment recent sales prices in Vancouver Westside in 2019 by unit type, 10% down payment, 5% mortgage rate, 25-year amortization, \$150 – 250 monthly strata fees and monthly property taxes at \$2.56 per \$1,000 of assessed value.

**Security of Tenure** – All residential units in the project will be secured as rental through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building. Council would approve the Housing Agreement prior to by-law enactment and it will be registered on title to secure starting rents for the below-market units (as per Figure 6), and prohibit the stratification and separate sale of all individual units. The agreement will also limit the maximum rates at which rents for the below-market units may be increased annually, as the maximum permitted under the *Residential Tenancy Act*, even on a change in tenant. Annual reporting on the operation of the below-market units will be required and will contain information including rents and verification of tenant eligibility. The addition of new below-market units and market rental units contributes towards the *Housing Vancouver* targets. Conditions related to securing the units are contained in Appendix B.

**Development Cost Levy Waiver** – This application is eligible to seek a Development Cost Levy (DCL) waiver; however, staff note that the Applicant is not seeking a waiver as part of this rezoning application. Should this rezoning application be successful, and the applicant request the DCL waiver, a final rent roll that sets out the starting monthly market rents at the time of the occupancy permit will be required at development permit application, in order to ensure compliance with the DCL By-law. In addition, average unit sizes cannot exceed the maximum thresholds set out by the DCL By-law.

## 5. Transportation and Parking

Vehicle and bicycle parking is provided on three levels, accessed from the lane. The application proposes a total of 97 vehicle parking spaces. Approximately 109 parking spaces would be required by the *Parking By-law* based on the proposed residential floor space, however a reduction of vehicle parking of up to 60% is supported with the provision of acceptable transportation demand management measures. Engineering conditions to support this reduction are provided in Appendix B.

400 Class A bicycle spaces, 12 Class B bicycle spaces, and two Class B loading spaces are proposed. Parking is expected to meet the *Parking By-law*.

Translink's 10-year vision includes a capacity expansion to the Canada Line. 24 Canada Line cars have been funded in Phase One and Phase Two of their plan as well as an 18% increase in bus service which includes the new B Line route along 41st Avenue.

Engineering conditions of approval are set out in Appendix B and also address the above parking requirements.

## 6. Environmental Sustainability and Natural Assets

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

This application has opted to satisfy the Green Buildings Policy for Rezoning under the low emissions green buildings requirements. The low emissions green buildings pathway represents

City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces. The Applicant has submitted preliminary energy modeling analysis detailing building performance strategies to meet the 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 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 24 bylaw-sized on-site trees and seven City trees around the perimeter of the site. All on-site trees and one City tree are proposed to be removed. The Applicant is proposing 29 new trees on-site and will be coordinating new street and boulevard tree provisions with the Engineering Department and the Park Board. New street trees will meet the expectations of the public realm plan for park connector streets. See Appendix B for landscape and tree conditions.

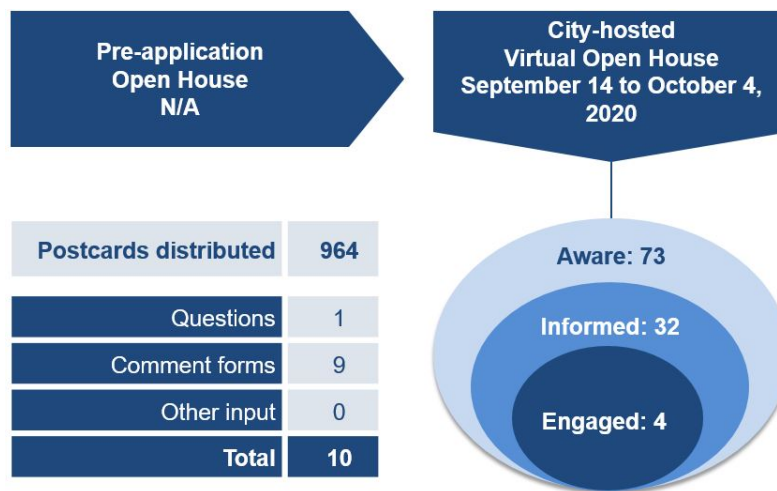
## 7. Public Input

**Public Notification** – A rezoning information sign was installed on the site on August 25, 2020. Approximately 964 notification postcards were distributed within the neighbouring area on or about September 10, 2020. Notification and application information, as well as an online comment form, was provided on the City’s new digital engagement platform *Shape Your City Vancouver* ([shapeyourcity.ca/](https://shapeyourcity.ca/)).

**Virtual Open House** – In-person open houses were put on hold based on the provincial health authority’s restrictions for public gatherings due to the COVID-19 pandemic. In lieu of an in-person event, a virtual open house was held from September 14, 2020 to October 4, 2020 on the Shape Your City platform. The virtual open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. Digital presentations from the City and the Applicant were posted for online viewing, along with a digital model representation of the proposed application.

Due to the pandemic, a virtual engagement strategy was put in place to ensure the City’s process for public discussion and obtaining feedback was maintained. This virtual approach allowed people to access materials online and engage at different levels at a time and location of their choosing. An extended virtual open house period allowed people to ask questions regarding the proposal, which staff actively monitored and responded to publicly.

**Public Response and Comments** – Public input was received throughout the application process through online questions and comment forms, and by email and phone. A total of 10 submissions were received. A summary of all public responses is found in Appendix D.

**Figure 7: Overview of Notification, Responses and Overall Position**

Below is a summary of feedback received from the public by topic and ordered by frequency.

Generally, comments of support fell within the following areas:

- **Building height, density, massing and context:** The height, massing and density of the proposal conforms to the *Cambie Corridor Plan* and fits in nicely with the surrounding area where other high-rise apartments are being developed.
- **Building design:** The rooftop amenity space and lobby area are well designed and creates an inviting space for residents to use. The wood elements and blue highlights on the exterior of the building gives the project a fresh and unique look.
- **Housing stock:** Additional strata and rental housing stock is greatly appreciated, especially in transit-oriented neighbourhoods such as the Oakridge area.
- **Bicycle amenities:** The amount of bicycle parking is adequate and the inclusion of a bicycle elevator is a great additional feature to the building.

Generally, comments of concern fell within the following areas:

- **Building height, density, and massing and context:** The proposed building is too tall and dense for this neighbourhood.
- **Traffic:** The additional density will bring forth traffic congestion issues for the smaller side streets in this area that do not have the capacity to facilitate increased flows of traffic.
- **Shadowing:** Additional high rises surrounding Columbia Park is a concern as it will greatly place heavy shadowing into this park during all times of the day.

**Response to Public Comments** – Public feedback has assisted staff with assessment of the application. Staff note that the proposed building complies with the *Cambie Corridor Plan* in terms of housing tenure, building height and density, and that parking is to be provided in accordance with the *Parking By-law*. The proposed building is located to the north of Columbia Park and no shadows are anticipated to fall on the park between the hours of 10am and 2pm during the spring and fall equinox. Through conditions included in Appendix B, further design development will be required to step back the rooftop amenity and bulk of the upper tower to



address the apparent height and massing of the building, improve the interface between the street and lane and improve the livability of some of the units.

## 8. Public Benefits

**Development Cost Levies (DCLs)** – The site is subject to the City-wide DCL and the Utilities DCL, which will be calculated on the proposed 12,207 sq. m (131,394 sq. ft.) of residential floor area. Based on rates in effect as of September 30, 2020, the combined DCLs are estimated to be \$3,682,974.

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.

If the Applicant requests a DCL waiver, the application would be subject to the maximum average rental rates and unit sizes for “for-profit affordable rental housing” and maximum average rents by unit type for the below-market units in accordance with the DCL bylaw, as secured by an amendment to Housing Agreement. If the DCL waiver is taken, the value of the City-wide DCL waiver on the residential floor area would be approximately \$2,367,720.

**Public Art Program** – The Public Art Policy for Rezoned Developments requires rezonings having a floor area of 9,290.0 m<sup>2</sup> (100,000 sq. ft.) or greater to contribute public art or provide 80% cash in lieu as a condition of rezoning. With a floor area of 12,159 sq. m (130,832 sq. ft.) this project will contribute a public art budget of approximately \$260,160. Public art budgets are based on a formula (2017) of \$21.31 per m<sup>2</sup> (\$1.98 per sq. ft.) for areas contributing to the total FSR calculation. Please note that the Public Art rate is finalized at the development permit stage and is subject to Council approval of periodic adjustments to address inflation.

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

In order to provide more certainty and clarity and to improve processing efficiency for rezoning applications, an approach to CACs based on a target rate or pre-set affordable housing (social or below-market rental) target has been implemented for residential and mixed-use sites within the *Cambie Corridor Plan*. For sites with pre-set affordable housing targets such as this application, the CAC is the affordable (below-market) housing and no cash CAC contributions will be required.

**Cambie Corridor Public Benefits Strategy** – The *Cambie Corridor Public Benefit Strategy* 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.

If approved, the application would contribute approximately 215 secured rental housing units towards the City’s rental housing goals as identified in the *Cambie Corridor Plan and Housing Vancouver Strategy*. 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, 2020, total DCLs of approximately \$3,682,974 would be expected from this development. As discussed in the Public Benefits section of this report, the project is eligible to request a DCL waiver at the development permit application stage. If the Applicant requests a DCL waiver, the application would be required to be subject to the maximum average unit sizes for “for-profit affordable rental housing” and maximum average rents by unit type for the below-market units in accordance with the DCL By-law, as secured by an amendment to the Housing Agreement. If the DCL waiver is taken, the value of the City-wide DCL waiver on the residential floor area would be approximately \$2,367,720.

A public art contribution of approximately \$260,160 expected from this rezoning. The final public art budget will be determined as part of the development permit issuance.

As noted in the section on Public Benefits, the site is subject to a pre-set affordable housing target. The CAC is the affordable housing and no cash CAC contribution is applicable.

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

### ***CONCLUSION***

Staff review of the application has concluded that the proposed land use, density, housing mix, form of development and public benefits are consistent with the intent of the *Cambie Corridor Plan*. Staff further conclude that the proposed form of development represents an appropriate urban design response to the site and context.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with the draft CD-1 By-law provisions generally shown in Appendix A with a recommendation that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B, including approval in principle of the form of development as shown in plans included as Appendix E.

\* \* \* \* \*



**325-341 West 42nd 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; and
  - (c) comply with of 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 1,784.8 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 6.84.
- 5.3 Computation of floor area must include all floors of all buildings, having a minimum ceiling height of 1.2 m, including earthen floors and accessory buildings, both above and below ground level, measured to the extreme outer limits of the buildings.
- 5.4 Computation of floor area must exclude:
- (a) open residential balconies or 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 m<sup>2</sup> per dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 5.5 Computation of floor area may exclude amenity areas, except that the total exclusion for amenity areas must not exceed 10% of permitted floor area.
- 5.6 The use of floor area excluded under sections 5.4 and 5.5 must not include any use other than that which justified the exclusion.

### **Building Height**

- 6.1 Building height, measured from base surface, must not exceed 56.3 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 with the common indoor amenity space must not exceed 60.3 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. A development permit application for dwelling uses must include an acoustical report prepared by a registered professional acoustic engineer demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels.

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

**Zoning and Development By-law**

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

\* \* \* \* \*

**325-341 West 42nd 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 Rositch Hemphill Architects, received June 8, 2020, 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**

- 1.1 Design development to reduce perceived height and bulk of the tower.

Note to Applicant: Suggested strategies include minimizing the rooftop mechanical screening or relocating the mechanical equipment to below-grade, if possible; varying balcony size and arrangement; considering architectural elements that present a slimmer tower expression.

- 1.2 Design development to reinforce the street wall and further differentiate the podium from the tower.

Note to Applicant: The podium should extend to the eastern property line (zero-lot-line) to provide a continuous street wall along 42nd Avenue. Additionally, explore strategies to improve the legibility of the podium and the street wall such as material variation and extending the proposed colonnade to four-storeys.

- 1.3 Design development to enrich the public realm to meet the expectations of the *Cambie Corridor Plan* for Park Connector streets, including delineating the planted inside-boulevard in the front yard.

Note to Applicant: 42nd Avenue and Alberta Street are identified within the *Plan* as tree-lined Park Connector Streets and setbacks should include a planted inside boulevard on private property including trees. Strategies include containing underground structures within the building setbacks and limiting the length of raised patios and retaining walls. This will also complement Green Infrastructure strategies by providing opportunities for rainwater infiltration, soil retention and increased planting space (see also Landscape Condition 1.11). Additionally, consider relocating the main entrance to the corner to address both streets and Columbia Park.

- 1.4 Design development to enhance the usability of the rear outdoor space.

Note to Applicant: Suggested Strategies include relocating the bike elevator and loading bay to allow more useable outdoor space; additional landscaping. See also Landscape Condition 1.12.

- 1.5 Design development to enhance the project's livability and safety as follows:

- (a) Ensure all habitable rooms have adequate access to daylight.

Note to Applicant: The podium's northeast inside-corner units should be further developed to enhance their daylight access. Suggested strategies include eliminating the podium's staggered profile; increasing the units' width. Additionally, windowless rooms, such as the inboard room of the podium's northeast three-bedroom units, are not supported.

- (b) Enhance passive surveillance and overlook into the rear exiting outdoor nook.

Note to Applicant: Suggested strategies include deleting the nook or ensuring clear sightlines from the public realm (lane).

- (c) Enhance the functionality and quality of the indoor and outdoor common amenities.

Note to Applicant: Suggested strategies include increasing the size and functionality of the indoor amenity on the fifth level to reflect the number of family units; introducing variety to the outdoor amenities and child play. Refer to the *High Density Housing for Families with Children Guidelines*: <https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf> See also Landscape Condition 1.17.

- (d) Consider locating family units on the ground level.

Note to Applicant: Given the proximity to public amenities (Columbia Park), at-grade units with two or more bedrooms are ideal for families with children. Refer to the *High Density Housing for Families with Children Guidelines*: <https://guidelines.vancouver.ca/guidelines-high-density-housing-for-families-with-children.pdf>

- 1.6 Design development to add visual interest to the easterly party wall.

Note to Applicant: This wall will be exposed for the foreseeable future. Explore design elements such as architectural and graphic treatment that are consistent with the project.

- 1.7 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>

- 1.8 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>.

### **Sustainability**

- 1.9 All new buildings in the development will be required to 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).

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

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

### **Landscape Design**

- 1.11 Design development to improve the public realm interface fronting 42nd Avenue and Alberta Street by including a minimum 1.5 m (4.9 ft.) inside boulevard on private property to allow for trees to be planted on grade (see also Urban Design condition 1.3).

Note to Applicant: This setback should be free of any below grade structure.

- 1.12 Design development to the ground level courtyard to improve functionality of the outdoor space for the ground level units and enhance lane interface.

Note to Applicant: Consider relocating loading bay and bike elevator. This would allow development of the courtyard as a common amenity. Additional planting at the lane edge would enhance privacy and lane interface (see also Urban Design condition 1.4);

- 1.13 Design development to improve the sustainability strategy, by the following:
- (a) Confirm or explore the provision of intensive or extensive green roofs on all available flat roof tops, with sections and depth of soil dimensions (See also Urban Design Condition 1.7);
  - (b) Provide high quality materials to all landscape areas for durability into the future;
  - (c) Add substantially more landscape around all common entry areas, to accent and soften them;
  - (d) Add vines to any blank wall facades, ensuring the vine support is sturdy and low maintenance (avoid high maintenance modular “green wall” systems); and
  - (e) Add edible plants, which can be used as ornamentals as part of the landscape design, in addition to urban agriculture plots.

- 1.14 Design development to the landscape treatment to increase the volume of soil, tree canopy cover and planting on slab, by lowering the slab for planting on the main level to the greatest extent possible, rather than 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 (3.3 ft.) across and 1.2 m (3.9 ft.) down) to maximize contiguous soil volumes.

- 1.15 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) use permeable paving;
  - (e) employ treatment chain systems (gravity fed, wherever possible); and
  - (f) 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.



- 1.16 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; and
- (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.

- 1.17 Consideration for improving children's play area by programming for more diverse play options. (see also Urban Design condition 1.5(c)).

- 1.18 Provision of coordination between Landscape Plan and architectural Site Plan, for most updated information.

- 1.19 Provision of updated Arborist Report (and its Tree Management Plan) to:

- (a) Reflect proposed building layout, complete with updated parking slab and setbacks;
- (b) Include updated arborist assessment; and
- (c) Coordinate with Survey plan regarding correct location of on and off site trees.

Note to Applicant: Tree # 621 appears to be mainly on City property per Survey plan, while arborist report has shown it on private property.

- 1.20 Provision of a detailed Landscape Plan illustrating soft and hard landscaping;

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

- 1.21 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.

- 1.22 Provision of a "Tree Management Plan", coordinated with arborist report to show:

- (a) Scaled and dimensioned tree protection barriers around the trees on private and public property coordinated with Arborist Report;
- (b) Tree numbering for all on site and off site trees; and
- (c) Notations of all recommendations from Arborist, i.e. trigger points, grading and pruning specifications, etc.

- 1.23 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 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*".

- 1.24 Provision of high efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 9.3 sq. m (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.

- 1.25 Provision of an outdoor Lighting Plan.

## **Housing**

- 1.26 The proposed unit mix, including 76 studio units (35%), 62 one-bedroom units (29%), and 73 two-bedroom units (34%), and 4 three-bedroom units (2%), is to be included in the development permit drawings.

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

- 1.27 The unit mix to be included in the Development Permit drawings, including studio units, one-bedroom units, two-bedroom units, and three-bedroom units, generally complies with the unit mix guidelines in the Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements and Available Incentives, for both the market and below market (moderate income) units, and must include 35% family units (two-bedroom and three-bedroom units).

Note to Applicant: Any changes in the unit mix from the rezoning application may only be considered under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the dwelling units designed to be suitable for families with children and meets the intent of the unit mix guidelines in the Moderate Income Rental Housing Pilot Program.

## **Engineering**

- 1.28 Parking, loading, bicycle, and passenger loading spaces must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.

Note to Applicant: Proposed reductions may be considered at the development permit stage with acceptable Transportation Demand Management (TDM) or other management measures.

- 1.29 Water Sustainability Act: Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License. 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. Provide a letter confirming acknowledgement of the condition.

For more information: <https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights/water-licences-approvals>

- 1.30 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.

- 1.31 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.
- 1.32 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 and 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.
- 1.33 Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.
- (a) Provision of a dedicated bicycle elevator for all bicycle spaces located below the first underground level.
- Note to Applicant: The elevator is to have doors on both ends to allow bicycles to easily roll in from one end and roll out the other. The elevator to be a freight style elevator with durable finishes to comfortably accommodate two people with two bicycles and provide minimum interior dimensions of 5'-6" x 6'-8". A separate bicycle call button is to be provided on all floors requiring bicycle access to allow users to call the bicycle elevator directly. Accommodation of oversized bicycles within this elevator may increase requirements.
- (b) Provision of bicycle storage rooms to accommodate a maximum of 40 bicycles.
- Note to Applicant: This number may be increased to 120 if the room is compartmentalized and providing independent access to each section within the bicycle storage room.
- 1.34 Design Development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement:
- (a) Provision of convenient, internal, stair-free loading access to/from all site uses.

- 1.35 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 eight residential accessible spaces as per Parking By-law.  
  
Note to Applicant: Accessible spaces in visitor parking does not count towards requirements and must be behind the secured residential gate.
  - (b) Modification of grades on the ramp and in parking areas.
    - (i) Ramps which have a 15% slope and are exposed to the weather must be heated.
- 1.36 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 of column encroachments into parking stalls.
  - (d) Show all columns in the parking layouts.
  - (e) Dimensions for typical parking spaces.
  - (f) Dimensions of additional setbacks for parking spaces due to columns and walls
  - (g) Dimensions of manoeuvre aisles and the drive aisles at the parkade entrance and all gates.
  - (h) 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.
  - (i) Areas of minimum vertical clearances labelled on parking levels.
  - (j) 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.
  - (k) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.
  - (l) Existing street furniture including bus stops, benches etc. to be shown on plans.
  - (m) The location of all poles and guy wires to be shown on the site plan.

- 1.37 Prior to development permit, provide a final Hydrogeological Study as per the Groundwater Management Bulletin.
- 1.38 Provision of Landscape Drawings to include:
- (a) Remove planters from City property.
  - (b) Remove specialized paving from City property. Hardscape finish on City property to be standard concrete.
  - (c) Remove encroachments from City property along the lane. Surface treatment on the laneway to be standard asphalt only.
  - (d) Existing tree at the corner of 42nd Avenue and Alberta Street is about 1m (3.3 ft.) above the sidewalk grade. A retaining wall/planter on private property will be required to support the tree.
- 1.39 Follow Cambie Corridor streetscape guidelines.
- 1.40 When submitting Landscape plans, 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.*

### **Green Infrastructure**

- 1.41 Provision of a draft final Rainwater Management Plan (RWMP) prior to development permit issuance. As it is acknowledged that not all design components are advanced fully at this stage, placeholders will be accepted in this resubmission with the expectation the final report will include all relevant details.

Note to Applicant: The resubmission at development permit must include the following amendments:

- (a) A revised report outlining how the current Rainwater Management proposal meets the requirements for Volume Reduction, Release rate and Water Quality as outlined in the *Rainwater Management Bulletin*;
- (b) Justifications must be provided and be found acceptable to the City for not prioritizing the Tier 1 practice of Rainwater Harvesting & Reuse;
- (c) Explore into grading hardscapes into adjacent (or lower level) landscaping. Coordination with the landscape architect, soil storage capacities and a grading plan will be required to support this proposal;

- (d) Provide an updated site plan detailing the different surface types and how rainwater will be directed or retained in each area. Include the following:
  - (i) The post-development site plan should match the submitted landscape plan.
  - (ii) All routing of water throughout the site
  - (iii) Buildings, landscape areas, patios and walkway locations
  - (iv) Location of any proposed 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 including the volume capture and capacity
- (e) Ensure all calculations are provided for pre and post development peak flow rates, including R-value calculations and any assumptions used;
- (f) Pre- and post-development peak flow calculations to use 1:5 year return period. Inlet time = 10 minutes. Travel time to be estimated by Applicant. Ensure that the pre-development calculation uses the 2014 IDF curve values (intensity = 53 mm/hr) and the post-development calculation uses the 2100 IDF curve values (peak intensity = 69 mm/hr);
- (g) Ensure the detention tank volume will be equal the greater of either the pre-development peak flow storage volume or the amount of the 24 mm rainfall not captured in Tier 1 & Tier 2 practices; and
- (h) Include supplementary documentation for any proprietary products that clearly demonstrates how they contribute to the targets.

Note to Applicant: The Applicant may schedule a meeting with Integrated Rainwater Management Branch prior to moving forward with the RWMP and resubmission with the development permit application. To schedule the meeting, contact [rainwater@vancouver.ca](mailto:rainwater@vancouver.ca)

- 1.42 Provision of a final RWMP, which includes a written report, supporting calculations, computer models and drawings to the satisfaction of Engineering Services prior to building permit Stage 2 issuance.
- 1.43 A legal agreement related to rainwater management will be required prior to issuance of a development permit.

## **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**

- 2.1 Consolidation of Lots 20, 21 and 22, Block 858, District Lot 526, Plan 7737 to create a single parcel.
- 2.2 Provision of a Services Agreement to detail the on- and off-site works and services necessary or incidental to the servicing of the Rezoning 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 all to the satisfaction of the General Manager of Engineering Services. No development permit for the Rezoning Site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.3 the Services are not excess and/or extended services and the applicant is not entitled to a Latecomer Agreement.

- (a) Provision of adequate water service to meet the fire flow demands of the project.

Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by R.F. Binnie & Associates LTD. dated May 4th, 2020, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 150mm along 42nd Avenue or 200mm along Alberta Street. Should the development require water service connections larger than the existing main, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. 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(s) at 325-341 West 42nd Avenue does not require any upgrades to provide adequate storm and sanitary sewer flow conditions.



Note to Applicant: The City of Vancouver is planning to deliver sewer separation in the lane south of West 41st Avenue as part of the UDCL program which will service this site. The Applicant is to regularly update the Development and Water Resource Management (DWRM) Branch at [Utilities.Servicing@Vancouver.ca](mailto:Utilities.Servicing@Vancouver.ca) of their construction progress as the development progresses through to occupancy. This will assist the DWRM Branch in scheduling the necessary sewer upgrades

The post-development 1-in 5-year flow rate discharged to the storm sewer shall be no greater than the 1-in 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.

Note to Applicant: Development to be serviced to the proposed 375 mm STM and 250 mm SAN sewers along lane south of West 41st Avenue.

- (c) Provision of street improvements along Alberta Street adjacent to the site and appropriate transitions that follow the “Park Connector Street” treatment outline in the Cambie Corridor Public Realm Plan including the following:
- (i) Front boulevard with bioswale and street trees where space permits;
  - (ii) 2.44m (8 ft.) wide broom finish saw-cut concrete sidewalk;
  - (iii) Curb bulge, including curb and gutter with bio retention sized to treat the first 48 mm of rainfall (or 90% of average annual rainfall) and will generally include placement of plants, growing medium and perforated pipe sub drain connected to the sewer system.
  - (iv) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations;
  - (v) Curb ramps; and
  - (vi) Adjustment to all existing infrastructure to accommodate the proposed street improvements.

Note to Applicant: Provision of a lighting simulation is required.

- (d) Provision of street improvements along 42nd Avenue adjacent to the site and appropriate transitions that follow the “Park Connector Street” treatment outline in the Cambie Corridor Public Realm Plan including the following:
- (i) Front boulevard with street trees where space permits;
  - (ii) 2.44m (8ft.) wide broom finish saw-cut concrete sidewalk;
  - (iii) Curb bulge, including curb and gutter and any required road reconstruction to current standards;

- (iv) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current COV standards and IESNA recommendations;
- (v) Curb ramps;
- (vi) Adjustment to all existing infrastructure to accommodate the proposed street improvements.

Note to Applicant: Provision of a lighting simulation is required.

- (e) Provision of upgraded intersection lighting at Alberta Street and 42nd Avenue to current COV standards and IESNA recommendations.

Note to Applicant: Provision of a lighting simulation is required.

- (f) Provision of new pad mounted service cabinet/kiosk.
- (g) Provision of reconstruction of the existing lane along the frontage of the development site as per CoV "Higher-Zoned Laneway" pavement structure specification.
- (h) Provision of lane lighting on standalone poles c/w underground ducts. The ducts should be connected to the existing COV SL infrastructure.
- (i) Provision of a new standard concrete pedestrian lane crossing, new curb returns and curb ramps at the existing lane crossing on Alberta Street adjacent to the site.
- (j) Provision of speed humps in the lane south of West 41st Avenue between Alberta Street and Columbia Street.
- (k) Provision for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- (l) 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.

- 2.3 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following works, which constitute excess and/or extended services:

(a) A new pad mounted service cabinet/kiosk as per condition 2.2(f).

Note to Applicant: The benefiting area for these works is under review.

- 2.4 Engineering Services will require all utility services to be underground for this “conditional” development. 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 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. The Applicant shall provide written confirmation from BC Hydro that all required electrical plant is provided for on-site.

This proposed development is adjacent to existing BC Hydro electrical works. The Applicant shall submit a surveyed clearance drawing to BC Hydro showing all BC Hydro plant and dimensioned clearances from the plant to the development. The Applicant shall provide written confirmation from BC Hydro that all required clearances from BC Hydro plant have been satisfied. See BULLETIN 2015-002-EL - Clearances from Existing BC Hydro High Voltage Overhead Conductors and Transformers for more information (<https://vancouver.ca/files/cov/2015-002-clearances-from-the-existing-bc-hydro-high-voltage-overhead-conductors-and-transformers.pdf>).

Note to Applicant: Submission of a Key Plan to the City for review and approval prior to submission of any third party utility drawings. The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan (<https://vancouver.ca/files/cov/2015-002-clearances-from-the-existing-bc-hydro-high-voltage-overhead-conductors-and-transformers.pdf>). All third party service lines to the development shall be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc. The review of third party utility service drawings will not be initiated until the Key Plan is defined.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at [umb@vancouver.ca](mailto:umb@vancouver.ca).

## **Sustainability**

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

## Housing

- 2.6 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and/or Section 219 Covenant to secure all residential units as secured rental housing units, including at least 20 per cent of the residential floor area that is counted in the calculation of the dwelling unit area per the CD-1 By-law secured as moderate income units subject to the conditions set out below for such units and in accordance with the requirements set out in the Moderate Income Rental Housing Pilot Program, for the longer of 60 years or the life of the building, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. The agreement or agreements will include but not be limited to the following terms and conditions:
- (a) A no separate sales covenant;
  - (b) A no stratification covenant;
  - (c) A provision that none of such units will be rented for less than one month at a time;
  - (d) All rental units will be secured as rental for a term of 60 years or the life of the building, whichever is greater;
  - (e) That a rent roll be provided indicating the agreed initial monthly rents for each moderate income rental unit, when the Housing Agreement is entered into and again prior to development permit issuance;
  - (f) That the average initial starting monthly rents for each moderate income rental housing unit, which comprise at least 20% of the residential floor area that is counted in the calculation of the floor space ratio, will be at or below the following rents, not subject to adjustment, as set out in section 3.1A (d) of the Vancouver Development Cost Levy By-law and section 2a of the Moderate Income Rental Housing Pilot Program: Application Process, Project Requirements And Available Incentives Administration Bulletin:

Unit Type	Proposed Average Starting Rents
Studio	\$950
1-bed	\$1200
2-bed	\$1600
3-bed	\$2000

and that a rent roll indicating the agreed maximum average initial monthly rents for the units secured at moderate income rates will be required prior to Development Permit issuance, and again prior to issuance of an Occupancy Permit, to the satisfaction of the General Manager of Planning, Urban Design or Sustainability and the Director of Legal Services;

- (g) That rent increases for the moderate income units will be capped at the Residential Tenancy Act maximum annual allowable increase, as published by the Province of British Columbia, regardless of a change in occupancy;
- (h) The Applicant will verify eligibility of new tenants for the units secured at moderate income rates, based on the following:
  - (i) For new tenants, annual household income cannot exceed 4 times the annual rent for the unit (i.e. at least 25% of household income is spent on rent); and
  - (ii) There should be at least one occupant per bedroom in the unit.
- (i) The Applicant will verify the ongoing eligibility of existing tenants in the units secured at moderate income rates every five (5) years after initial occupancy:
  - (i) For such tenants, annual household income cannot exceed 5 times the annual rent for the unit (i.e. at least 20% of income is spent on rent); and
  - (ii) There should be at least one occupant per bedroom in the unit.
- (j) On an annual basis, or at the request of the City, the Applicant will report to the City of Vancouver on the operation of the moderate income rental housing units which will ensure that the City can confirm that the units are being operated as agreed, and will include a rent roll for the moderate income units, and a summary of the results of eligibility testing for these units; and
- (k) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require in their sole discretion.

Note to Applicant: If the applicant requests a DCL Waiver at the development permit application stage, an amendment to or replacement of the Housing Agreement will be required to include provisions to secure compliance of the development with the DCL By-law, to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services.

## **Public Art**

- 2.7 Execute an agreement satisfactory to the Directors of Legal Services and Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Public Art Program Manager (a checklist will be provided).

Note to Applicant: Please contact the Public Art Program to discuss your application: Karen Henry, karen.henry@vancouver.ca or 604 673 8282.

## **Environmental Contamination**

- 2.8 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.

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.

\* \* \* \* \*

**325-341 West 42nd Avenue**  
**DRAFT CONSEQUENTIAL AMENDMENTS**

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

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting *Lots 20-22, Block 858, District Lot 526 Plan 7737; PIDs: 008-275-807, 010-336-583, and 010-336-591 respectively* from the RS-1 maps forming part of Schedule A of the Subdivision By-law.

\* \* \* \* \*

**325-341 West 42nd Avenue  
ADDITIONAL INFORMATION**

**1. Urban Design Panel**

**EVALUATION: Support with Recommendations (10/1)**

**Introduction:** Rezoning Planner, Tess Munro presented this rezoning application at 325-341 West 42nd Avenue being considered under the *Cambie Corridor Plan*. Tess began by providing an overview of the site and surrounding context. Tess also spoke to the specifics of the *Plan*'s expectations for the subject site. Tess concluded her presentation with a description of the site and a summary of the rezoning proposal.

The site is currently zoned RS-1 and occupied by single-family houses, located on the corner of Alberta Street and 42nd Avenue. It is within a 5-minute walk of the Oakridge Mall redevelopment site and the Canada Line Station. The site is located in a high change area, with numerous developments under consideration or approved along 41st Avenue and Cambie Street as shown in purple, with heights ranging from six to 27 storeys. This application is being considered under the *Cambie Corridor Plan* - Phase 3. In this location, the *Plan* anticipates either a four-storey strata building or a six-storey rental building, with additional height and density considered for the provision of either 100% secured rental with 20% below-market housing or a combination of strata and social housing. This site is located on a corner site where a tower element up to 18 storeys in height can be considered. A four-storey podium should be provided with a continuous street wall condition. The Applicant is proposing an 18-storey residential building, with 215 rental units, including 40 provided at below-market. A co-located indoor and outdoor amenity space is located on a partial 19th storey in line with the *Plan*. An FSR of 6.84 is proposed.

Development Planner, Omar Aljebouri, followed by giving an overview of the vision for the Oakridge Municipal Town Centre neighborhood and the expectations of the built-form guidelines. He then gave a brief description of the proposed project before concluding with Staff questions for the Panel.

The vision for the Oakridge Municipal Town Centre: The Oakridge MTC is part of a Frequent Transit Development Area (FTDA), which makes it a priority location for more concentrated growth in higher-density forms. This area is expected to transition to a vibrant urban hub with significant commercial and residential development concentrated around Cambie Street and 41st Avenue. Identified as a Municipal Town Centre, this segment of the Corridor will evolve to a bustling neighbourhood with increased residential density, an urban feel, and a range of services to support active street life. Public spaces such as plazas and wide sidewalks will support pedestrian volumes, encourage a walkable area, and ensure residents have spaces to gather, socialize, and celebrate.

In the surrounding areas off the arterials, a variety of new affordable housing types and tenures will allow more people to live in this vibrant urban area. This will be a highly walkable neighbourhood featuring an enhanced public realm with wide green setbacks, additional landscaping, and a diversity of built form that reflect the importance of the location. As part of the *Plan*'s "Green Network", 42nd Avenue is designated as a Park Connector Street. The Network aims to establish a cohesive approach to planting in the Corridor to improve



sustainability, increase habitat, and create visual interest. 42nd Avenue will connect Columbia Park to Cambie and Ontario Streets.

Expectations of the built-form guidelines: Some of the expected design elements include:

- Generous setbacks that are meant to allow for landscaped yards that act as a visual extension of the public realm, with limited barriers and screening
- A continuous four-storey street wall
- Vertically expressed slim towers that are at least 90 ft. apart
- Towers may step back from all podium faces or may have a vertical expression from grade with some material delineation above the 4th storey
- Ground-oriented units that provide visual interest and eyes on the street
- Slightly raised residential patios to delineate public and private realms, without creating visual obstructions
- Upper levels of a tower should provide a visual terminus from street level and when viewed from a distance
- Parking access that minimizes disruption to the lane environment.
- Emphasis on amenities:
  - Spaces that support families with children and residents of all ages.
  - Visible lobbies that facilitate social interaction.
  - Provide wash-up facilities for bicycles, pets and strollers.

Project and context highlights:

- The *Plan's* anticipated build-out includes a four- to six-storey continuous street-wall with the potential for one additional tower on the block, up to 18 storeys with the provision of rental or social housing.
- This is a corner site with a tower floorplate that generally follows the recommended dimensions for a corner tower.
- A podium wrapping around the corner to address both streets. It tapers along the north towards the inside corner and frames an outdoor space that is shared between loading, private patios, a bicycle elevator and an exit path. A portion of the parking ramp is covered with a trellis.
- The main pedestrian access point is the corner double-height lobby with doors facing Alberta Street.
- The Project sets the beginning of the anticipated 4-storey street wall envisioned for the block, as well as the majority of the southern portion of the MTC.

Staff acknowledge that the *Cambie Corridor Plan* is prescriptive in terms of height and density. Advice from the Panel on this application is sought on the following:

- Overall massing. Please consider factors such as the tower top and legibility of the tower and the podium.
- Public realm and pedestrian experience.
- Indoor and outdoor amenity spaces, including the main lobby and rear "courtyard". Please consider landscape design, functionality and usability for all ages and abilities.
- Any preliminary advice for consideration at the development permit stage. Please consider aspects such as building articulation given the project's high visibility from Columbia Park.

**Applicant's Introductory Comments:** Bryce Rositch, Architect, introduced the project. Tower is currently located at the corner at Alberta Street and 42nd Avenue; podium is on the eastern

side and allows the development to get higher as it goes further west. Alberta Street and 42nd Avenue are both prime walking streets. The building has two entrances, with the main entrance at the corner of Alberta Street. The ramp is tucked at the lane. The courtyard has outdoor space and parkade ramp. The two-storey colonnade recognizes the pedestrian nature of 42nd Avenue going east towards Columbia Park.

The four-storey podium as required by the *Cambie Corridor Plan*. There is a rooftop amenity at the top. There are two locations for amenity space; on the fifth floor, the interior amenity space opens up to a generous outdoor court yard on top of the podium. On the top of the building, there is an enclosed amenity space with an interior space and terrace area.

Joseph Fry, Landscape Architect, presented the landscape aspects of the project. At the lower level southwest corner, there are two accessible entrances. The underground parking walls are set back to accommodate soil body on the southwest and northwest corners to get onsite plantings for significant trees. The project proposes a single honey locus tree on the southern corner and another tree on the northern corner, contributing to the sense of Alberta Street being a green corridor in the future. The proposal includes a large canopy tree and a penetration of storm water management system at the mini plaza at the corner.

Jason Packer, discussed sustainability aspects of the project. There is a preliminary storm water strategy in place. The project meets the energy targets of the Green Building Policy for Rezoning. The thermal energy numbers are well below the limits of the policy.

The planning and Applicant team then took questions from the panel.

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

THAT the Panel SUPPORT of the project with the following recommendations to be reviewed by City Staff:

- Strongly review the livability, daylighting and privacy of the units, especially at the interior corner of the podium.
- Implement design strategies to mitigate the perceived bulk of the tower and crown of the building.
- Explore moving some family units to the south elevation and at grade.
- Design development of the bike elevator area to improve programming and mitigate CPTED concerns

**Panel Commentary:**

Massing and Expression:

- General support from Panel on the massing.
- General appreciation from Panel on the colonnade expression.
- Some Panel Members noted concerns with the height being too much for this area.
- Panel Members supported the pedestrian scale of the podium.
- Some Panel Members noted the podium expression at the corner gets lost.
- Panel suggests improving the legibility of the building entrance. Panel Member recommends the entry vestibule might be better at the corner. It was noted the canopy at the lobby is small.

- Panel noted the mechanical screening at the top appear to be a bit excessive. It is recommended to be reduced to mitigate the perceived bulk of the tower.
- Panel suggests a more expressive balcony to mitigate the repetitive tower expression.
- Some Panel Members suggest more modulation to the tower.
- Panel noted there could be more differentiation between the tower and podium.
- Some Panel Members noted the ground level is strong, partially due to the 2-storey colonnade.
- Panel noted the verticality is not sufficiently emphasized and feels very monochromatic. The balconies have an overly horizontal expression and the crown adds to the bulk. Some Panel Members felt the monochromatic is fine but there should be some variation of materiality at the podium level. It should be maintained and expressed as much as possible.
- Some Panel Members noted the all-white material is too stark. It will stand out given that it is the first one by the park.

**Public Realm:**

- General support from Panel on the pedestrian and public realm.
- Panel noted opportunities to provide trees in planters along the lane and more repetitive finer grain and less linear planters at public realm.

**Amenities:**

- General support from Panel on the amenities and the location of the amenity spaces. There was suggestion that the size of the indoor amenity space on the fifth floor is relatively small and could be enlarged. The quality of the courtyard outdoor spaces should be improved. Also, more diversity of play area for children.
- Panel noted their support for the shared entrances. The quality of the courtyard outdoor spaces should be improved.
- Panel noted there were some CPTED concerns at the bike elevator area.
- Panel noted the loading space could be better used. The loading area at rear with units looking directly onto the yard. Relocate loading down to the underground to free up the rear area.

**Livability:**

- Panel suggests seeing more two- and three-bedroom family units on the south side of building at grade. Some Panel Members also suggested two-storey family units at grade with the adjacency to the park.
- Panel noted units at the north-east corner from level 1 to 4 appear to be very small and are exposed to very little sunlight. Livability would be improved if they are enlarged.
- Panel appreciates seeing more non-market and rental coming to the neighbourhood.

**Sustainability:**

- Panel encourages the Applicant to increase energy performance of the building. Panel suggests incorporating triple glazing and thermally broken balconies. Panel noted too much articulation does not help.
- Panel appreciates the all-electric building systems.
- Some Panel Members suggested implementing an extensive green roof on top level.

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

## 2. Public Consultation Summary

### List of Engagement Events, Notification, and Responses

	Dates	Results
<b>Events</b>		
Virtual open house (City-led)	September 14 – October 4, 2020	73 participants (aware)* <ul style="list-style-type: none"> <li>• 32 informed</li> <li>• 4 engaged</li> </ul>
<b>Public Notification</b>		
Postcard distribution – Notice of rezoning application and virtual open house	September 10, 2020	964 notices mailed
<b>Public Responses</b>		
Online questions	September 14 – October 4, 2020	1 submittal
Online comment forms <ul style="list-style-type: none"> <li>• via Shape Your City platform</li> </ul>	July – December, 2020	9 submittals
Overall position <ul style="list-style-type: none"> <li>• support</li> <li>• opposed</li> <li>• mixed</li> </ul>	July – December, 2020	9 submittals <ul style="list-style-type: none"> <li>• 5 responses</li> <li>• 2 responses</li> <li>• 2 responses</li> </ul>
Other input	July – December, 2020	0 submittals
<b>Online Engagement – Shape Your City Vancouver</b>		
Total participants during online engagement period	July – December, 2020	369 participants (aware)* <ul style="list-style-type: none"> <li>• 153 informed</li> <li>• 10 engaged</li> </ul>

*Note: All reported numbers above are approximate.*

\* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware:** Number of unique visitors to the application webpage that viewed only the main page.
- **Informed:** Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged:** Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

## Map of Notification Area



## Analysis of All Comments Received

Below is a summary of feedback received from the public by topic and ordered by frequency.

Generally, comments of support fell within the following areas:

- **Building height, density, massing and context:** The height, massing and density of the proposal conforms to the *Cambie Corridor Plan* and fits in nicely with the surrounding area where other high-rise apartments are being developed.
- **Building design:** The rooftop amenity space and lobby area are well designed and creates an inviting space for residents to use. The wood elements and blue highlights on the exterior of the building gives the project a fresh and unique look.
- **Housing stock:** Additional strata and rental housing stock is greatly appreciated, especially in transit-oriented neighbourhoods such as the Oakridge area.
- **Bicycle amenities:** The amount of bicycle parking is adequate and the inclusion of a bicycle elevator is a great additional feature to the building.

Generally, comments of concern fell within the following areas:

- **Building height, density, and massing and context:** The proposed building is too tall and dense for this neighbourhood.

- **Traffic:** The additional density will bring forth traffic congestion issues for the smaller side streets in this area that do not have the capacity to facilitate increased flows of traffic.
- **Shadowing:** Additional high rises surrounding Columbia Park is a concern as it will greatly places heavy shadowing into this park during all times of the day.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

*Neutral comments/suggestions/recommendations:*

- Considering the close proximity to a major transit route, the proposal should support more height and density.
- The architects should be given more creative liberties to design a building that is more unique so that projects in the surrounding area don't look too similar to one another.
- Proposals that conform to their local area plans should not require such a lengthy and extensive public consultation process.

\* \* \* \* \*



North Elevation



East Elevation

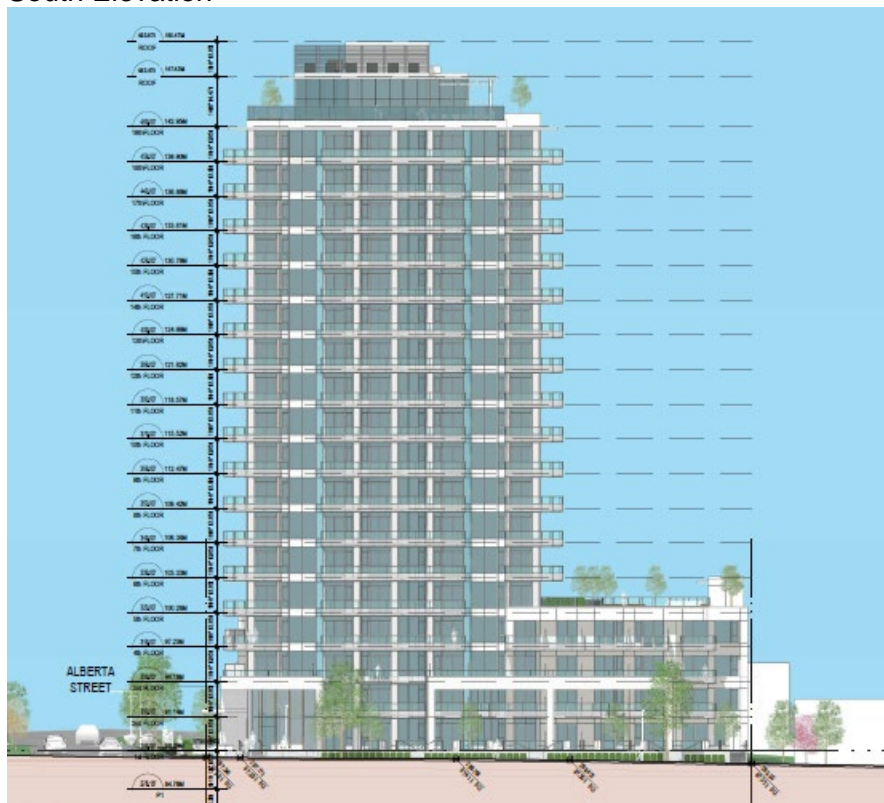




West Elevation (Lane)



South Elevation



Section



Perspective – West 42nd Avenue Facing Northeast



Perspective – Residential Entry



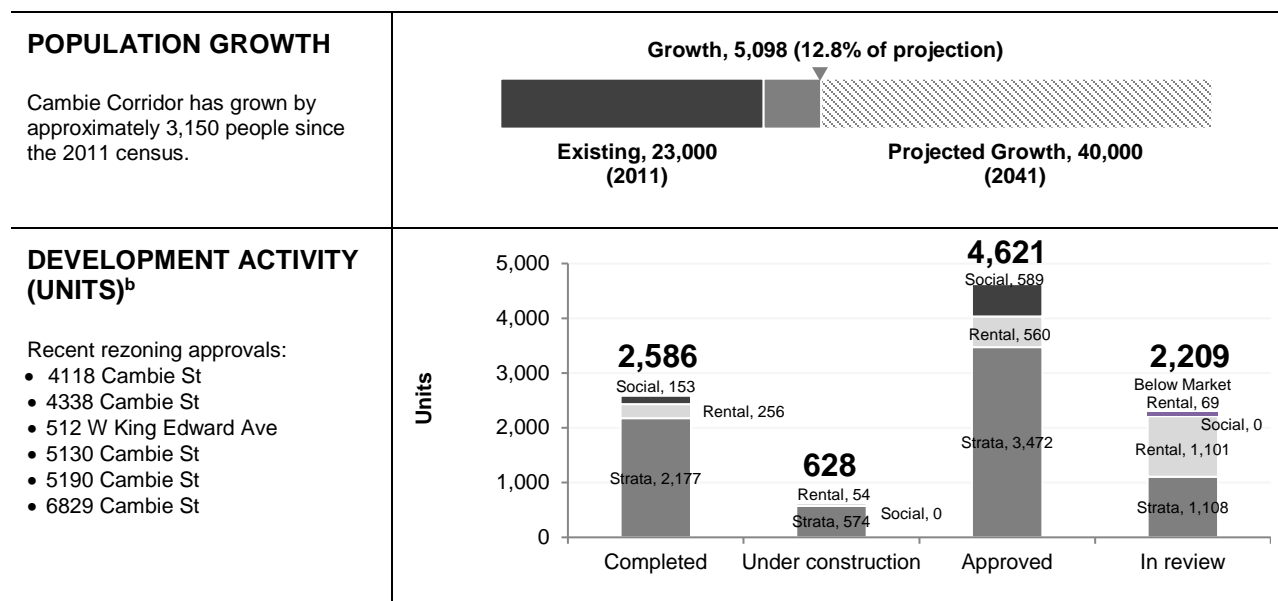


Perspective – Alberta Street and Lane



\* \* \* \* \*

**PUBLIC BENEFITS IMPLEMENTATION TRACKING  
CAMBIE CORRIDOR PLAN (2018) – North of 57th Ave<sup>a</sup>**  
Updated Mid-Year 2020



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

Category	Anticipated Public Benefits by 2048 (+) <sup>c</sup>	Completed (●) or In Progress (○)	% <sup>d</sup>
Housing <sup>b</sup>	+ 2,250 additional social housing units + 4,700 secured market rental units + 400 below-market rental units	<ul style="list-style-type: none"> <li>• 55 social housing units (4899 Heather St, 5688 Ash St)</li> <li>• 98 temporary modular housing units<sup>e</sup></li> <li>• 256 rental units (210-262 W King Edward Ave, 408 W King Edward Ave, 460 W 41st Ave, 611 W 41st Ave)</li> <li>○ 54 rental units (4663 Cambie St, 6137 Cambie St)</li> <li>○ 290 social units (Oakridge)</li> </ul>	5%
Childcare	+ 1,080 spaces for all age groups	<ul style="list-style-type: none"> <li>• Restoration of outdoor play area at 8 Oaks Acorn childcare</li> </ul>	0%
Transportation/ Public Realm	+ Upgrade/expand walking and cycling networks + Complete Street design on Cambie St and major streets + "Car-light" greenway on Heather St	<ul style="list-style-type: none"> <li>• Traffic calming</li> <li>• 45th Ave Bikeway</li> <li>• 29th Ave and Cambie St Plaza</li> </ul>	10%
Culture	+ 5 new artist studios	<ul style="list-style-type: none"> <li>• Public art from rezonings</li> </ul>	N/A
Civic/Community	+ Oakridge Civic Centre (includes renewal and expansion of Seniors' Centre) + Oakridge Library renewal and expansion + Additional library branch + Hillcrest Community Centre – Fitness centre expansion + Fire Hall #23 + Community Policing Centre		0%
Heritage	+ 5% allocation from cash community amenity contributions in Cambie Corridor	<ul style="list-style-type: none"> <li>• James Residence (567 King Edward Ave)</li> <li>• Milton Wong Residence (5010 Cambie St)</li> <li>○ 5% allocation from cash community amenity contributions in Cambie Corridor</li> </ul>	5%
Social Facilities	+ Additional Seniors' Centre + Youth Hub + Non-profit organization centre		0%
Parks	+ New parks on large sites + Queen Elizabeth Park Master Plan and Phase 1 upgrades + 6 plazas and enhanced open spaces + Neighbourhood park improvements	<ul style="list-style-type: none"> <li>• Upgrades to Riley Park and Hillcrest Park</li> <li>• Lillian To Park (17th Ave and Yukon St)</li> <li>• Playground Renewal at Douglas Park</li> <li>○ Riley Park Pavilion (design)</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 three 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 projects that have either been completed or are under construction are included in this section. This tracker also includes information about the progression of larger projects in the scoping/planning/design phase, and 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 57th Ave include, but are not limited to: affordable housing site; 2 childcare locations; new Family Place; 2 artist studios; Joy Kogawa House acquisition; Marpole Neighbourhood House restoration; 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](#).

<sup>e</sup> In Prior PBS Trackers, temporary modular housing units were considered social housing units. Here, they are separated.

## 325-341 West 42nd Avenue PUBLIC BENEFITS SUMMARY

### Project Summary

18-storey residential building, with four storey podium, containing 215 secured market rental residential units, with no less than 20% of the floor area (approximately 40 units) to be secured as below-market rental units.

### Public Benefit Summary:

The proposal would provide 215 secured rental housing units through a Housing Agreement for the longer of the life of the building and 60 years, with at least 20% of the residential floor area secured for below-market rental units at rental rates and operating requirements in accordance with the City's *Moderate Income Rental Housing Program*. The project would also generate DCLs to be allocated toward the *Cambie Corridor Public Benefit Strategy* and contributions to public art.

	Current Zoning	Proposed Zoning
Zoning District	RS-1	CD-1
FSR (site area = 1,785 sq. m / 19,204 sq. ft.)	0.7	6.84
Buildable Floor Space (sq. ft.)	13,443	131,394
Land Use	Residential	Residential

### Summary of development contributions expected under proposed zoning

City-wide DCL <sup>1, 2</sup>	\$2,367,720
City-wide Utilities DCL <sup>1, 2</sup>	\$1,315,254
Public Art	\$260,160
<b>TOTAL VALUE OF PUBLIC BENEFITS</b>	<b>\$3,943,134</b>

### Other Benefits (non-quantified components):

- 175 market rental units.
- Approximately 40 below-market rental units with rental rates and operating requirements in accordance with the *Moderate Income Rental Housing Program*.

<sup>1</sup> Based on rates in effect as at September 30, 2020; 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.

<sup>2</sup> The proposal is eligible to request a DCL waiver at the development permit application stage. If the Applicant requests a DCL waiver, the project would be required to be subject to the maximum average unit sizes for "for-profit affordable rental housing" and maximum average rents by unit type for the below-market units, in accordance with the DCL By-law, as secured by an amendment to the Housing Agreement. The Applicant has not requested a DCL waiver for the residential floor area of the proposal; however, they will be eligible to request a DCL waiver at the development permit stage of the approval process. If the DCL waiver is taken, the value of the City-wide DCL waiver on the residential floor area would be approximately \$2,367,720

**325-341 West 42nd Avenue**  
**APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

**Property Information**

Address	Property Identifier (PID)	Legal Description
325 West 42nd Avenue	008-275-807	Lot 20, Block 858, District Lot 526, Plan 7737
327 West 42nd Avenue	010-336-583	Lot 21, Block 858, District Lot 526, Plan 7737
341 West 42nd Avenue	010-336-591	Lot 22, Block 858, District Lot 526, Plan 7737

**Applicant Information**

Architect	Rositch Hemphill Architects
Developer/Property Owner	Marcon Properties Ltd

**Development Statistics**

	Permitted Under Existing Zoning	Proposed	Recommended Changes
Zoning	RS-1	CD-1	
Site Area	1,785 sq. m (19,204 sq. ft.)	1,785 sq. m (19,204 sq. ft.)	
Land Use	Residential	Residential	
Maximum FSR	0.70	6.84	
Maximum Height	10.7 m (35 ft.)	Top of Parapet: 56.3 m (185 ft.) Top of Amenity: 60.3 m (198 ft.)	
Floor Area	1,249 sq. m (13,443 sq. ft.)	Total: 12,207 sq. m (131,394 sq. ft.)	
Residential Units	-	Total: 215 rental units 76 studio units 62 one-bedroom units 73 two-bedroom units 4 three-bedroom units	
Parking and Bicycle Spaces	As per Parking By-law	97 vehicle parking spaces, 400 Class A bicycle spaces, 12 Class B bicycle spaces, one Class B loading spaces, two Class A passenger loading space	As per Parking By-law
Natural Assets	7 City street trees 24 on-site trees	6 City street trees 29 new on-site trees	

\* \* \* \* \*