



REFERRAL REPORT

Report Date: May 25, 2021
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 14511
VanRIMS No.: 08-2000-20
Meeting Date: June 8, 2021

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 5107-5119 Main Street and 196 East 35th Avenue

RECOMMENDATION

- A. THAT the application, by Bogner Development Group on behalf of 1144683 B.C. Ltd., the registered owner of the land located at 5107-5119 Main Street and 196 East 35th Avenue [*Lots A, B, and C of Block 4, District Lot 637, Plan 17440, PIDs: 007-277-563, 007-277-580, and 005-476-461 respectively*] to rezone the land from RT-2 (Two-Family Dwelling) to CD-1 (Comprehensive Development) District to permit the development of a six-storey building with 37 strata-titled residential units at a floor space ratio (FSR) of 2.34, and a building height of 19.5 m (64 ft.), be referred to a Public Hearing, together with:
- (i) plans prepared by Integra Architecture received August 24, 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 approving in principle the form of development, subject to the Conditions of Approval contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary CD-1 By-law generally in accordance with Appendix A for consideration at Public Hearing.

- B. THAT Recommendation A 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 5107-5119 Main Street and 196 East 35th Avenue from RT-2 (Two-Family Dwelling) to CD-1 (Comprehensive Development), to permit the development of a six-storey building with 37 strata-titled residential units all over two levels of underground parking with a height of 19.5 m (64 ft.) and a density of 2.34 FSR.

Staff support the application and conclude that it meets the intent of the *Little Mountain Adjacent Area Rezoning Policy*, subject to design development and other conditions outlined in Appendix B. Staff recommend the application be referred to a Public Hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it, subject to the conditions outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Relevant Council Policies for this site include:

- Little Mountain Adjacent Area Rezoning Policy (2013)
- The Tenant Relocation and Protection Policy (2015, 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 Rezonings (2010, last amended 2020)
- Community Amenity Contributions – Through Rezonings (1999, last amended 2020)
- Urban Forest Strategy (2014)

REPORT

Background/Context

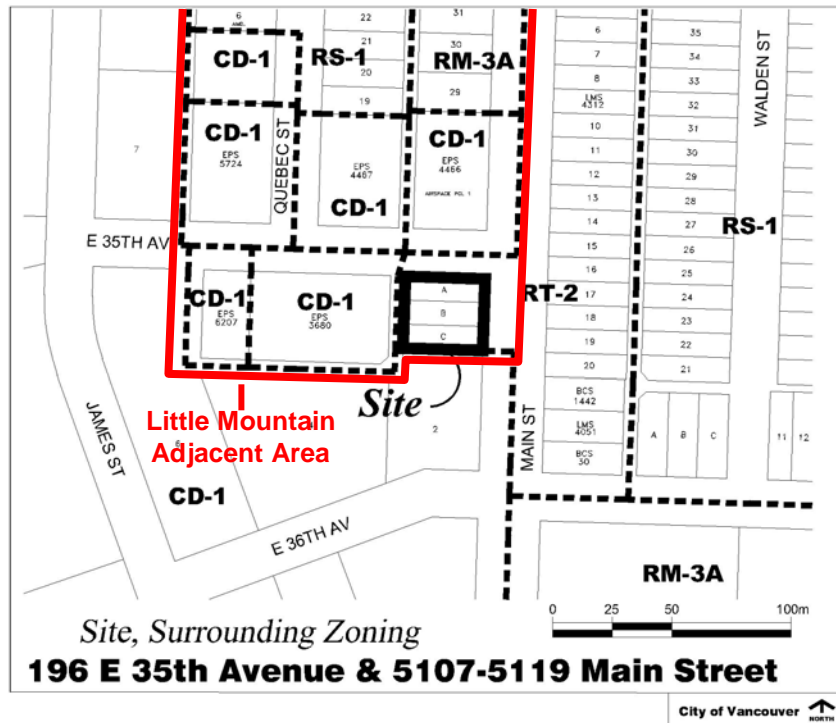
1. Site and Context

The subject site is located at the southwest corner of East 35th Avenue and Main Street (see Figure 1) and is within the area governed by the *Little Mountain Adjacent Area Rezoning Policy* (the “*Policy*”). The site is comprised of three legal parcels totalling 1,011.3 sq. m (10,886 sq. ft.) in area with a frontage of approximately 30.2 m (99 ft.) on Main Street and a depth of 33.5 m (110 ft.) along East 35th Avenue. The site is currently zoned RT-2 and is developed with three detached houses each constructed in 1979 and which are not deemed to have heritage value. There are three secondary rental units on site.

Properties to the east and north of the site may be considered for rezoning under the *Policy*, which permits heights up to six storeys. To date, Council has approved seven CD-1 rezoning applications for five- and six-storey buildings in the Little Mountain Adjacent Area. Assuming comparable lot assemblies on the remaining parcels, three to four possible redevelopment sites remain in this *Policy* area. Sites along the east side of Main Street are zoned RT-2 (Two-Family Dwelling). To the south is the 15-acre Little Mountain site that was rezoned in 2016 for a range of building heights up to twelve storeys, a mix of residential uses including social housing, a new neighbourhood house, 69-space daycare and a community plaza.

The intersection of East 36th Avenue and Main Street has a north-south transit stop for the #003 bus. The #033 bus is approximately a three-minute walk north along Main Street and runs east-west along East 33rd Avenue.

Figure 1: Location Map – Site and Context



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

- Hillcrest Community Centre, and Queen Elizabeth Park, 750 m west;
- Brock Junction After School Program, 300 m north,
- Cartier Park, 350 m east; and
- Ontario bikeway, 29th Avenue bikeway (along Midlothian Avenue), and the Midtown/Ridgeway bikeway (along 37th Avenue).

Local School Capacity – The site is located within the catchment area of Brock Elementary School at 4860 Main Street, which currently has an operating capacity of 353 students. According to the Vancouver School Board (VSB)'s *Long Range Facilities Plan* dated January 25, 2021, capacity utilization is at 64% and is projected to increase to 66% in 2029. The site is located in the catchment area of John Oliver Secondary School, located at 530 East 41st Avenue. John Oliver has a capacity of 1,700 students and is currently at 65% capacity and forecasted to decline to 53% by 2029.

2. Policy Context

Little Mountain Adjacent Area Rezoning Policy – The rezoning site is located within the *Policy* area, which was approved by Council in 2013. The *Policy* supports building heights up to six storeys to provide a transition in height from the larger Little Mountain site to the surrounding lower density residential neighbourhood.

Innovative housing types are encouraged to provide opportunities for passive design elements, ground-oriented units, and a varied architectural expression to create visual interest. A maximum density of 2.3 FSR and height of approximately 19.8 m (65 ft.) are permitted.

Tenant Relocation and Protection Policy – *The Tenant Relocation and Protection Policy* is intended to protect tenants by mitigating the impacts of displacement resulting from redevelopment activity, while recognizing that some renewal is necessary to maintain the health of the overall rental stock. A Tenant Relocation Plan is required when tenants are displaced as a result of redevelopment or major renovation activity. At a minimum, these terms include four months of free rent or more based on length of tenancy, a flat-rate payment towards moving expenses, and assistance finding three alternate accommodation options that best meet the tenants' identified priorities.

Strategic Analysis

1. Proposal

This application proposes to rezone the site from RT-2 (Two-Family Dwelling) to CD-1 (Comprehensive Development) District, to allow for the development of a six-storey building with 37 strata-titled residential units with a sixth-floor amenity space, all over two levels of underground parking access from the lane. A density of 2.34 FSR is proposed with a building height of 19.5 m (64 ft.) (see Figure 2).

Figure 2: View looking southwest from the corner of East 35th Avenue and Main Street



2. Land Use

The proposed residential use is consistent with the intent of the *Policy*.

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

The site is located in Sub Area 2 of the *Policy* that envisions low- to mid-rise apartments up to six-storeys in height, with an emphasis on high-quality and durable design.

Density and Height – The proposed density of 2.34 FSR, built form and height are consistent with the *Policy*. In compliance with the *Policy* and in response to the context, the application comprises five storeys of residential units with a sixth floor amenity room on the rooftop for a maximum building height of six storeys and 19.5 m (64 ft.).

Form of Development – The *Policy* area is intended to provide an appropriate transition and ‘stepping down’ in scale and height from the larger Little Mountain site to the south to the lower density residential neighbourhood to the north of 33rd Avenue and the four-storey mixed-use buildings along Main Street. In general, the upper levels of buildings are required to step back to minimize the apparent massing and increase sunlight access to the street and to the outdoor areas of neighbouring buildings. The proposed six-storey building supports this objective with the fifth and sixth storeys set back to minimize scale and prominence. As well, the simple and compact building form supports passive design while accommodating a diverse range of unit sizes.

Public Realm – The proposed ground-oriented units with individual entrances facing both streets meet the intent of the guidelines to improve pedestrian interest and animation of the

streets. Wider sidewalks will improve pedestrian movement along Main Street. As well, a wider side yard at the southern edge of the site will complete the future pedestrian mews envisioned in the *Policy*, connecting Main Street to the central Community Plaza of the Little Mountain site.

Amenity Space – A common amenity room is located on the sixth storey. A large roof deck will provide opportunities for outdoor living and urban agriculture in conjunction with the amenity room as recommended in the *Policy*.

Urban Design Panel – The building is consistent with the urban design guidelines for the *Policy* area. As such, staff determined the proposal did not require an Urban Design Panel review.

Staff conclude that the proposal is consistent with the density, height and built form directions of the *Policy* and is appropriate for the context. Staff support the application subject to the Urban Design conditions detailed in Appendix B.

Figure 3: View looking northwest from Main Street



4. Housing

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

As the application involves consolidation of three RT-2 lots containing secondary rental units, the updated *TRP Policy* applies. Three houses, containing a total of three rental units, are currently occupied with tenants who are aware of the rezoning application. Each of the three tenancies are eligible for provisions under the *TRP Policy*, including relocation assistance, assistance with moving costs, and monetary compensation calculated based on length of the tenancy. The applicant will provide a Tenant Relocation Plan as per the *TRP Policy* prior to the issuance of the Development Permit.

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

Housing Mix – For strata residential, the *Family Room: Housing Mix Policy for Rezoning Projects* requires that a minimum of 25% of the units be two-bedroom units and a minimum of 10% of the units be units with three or more bedrooms, for a total minimum of 35% of units being suitable for families.

As submitted, this application proposes 37 strata residential units comprised of 4 studio (11%), 16 one-bedroom units (43%), 13 two-bedroom units (35%) and 4 three-bedroom units (11%) (see Figure 4). This unit mix meets the family housing requirements of the *Family Room* policy. Provisions are included in the CD-1 By-law and conditions of approval in Appendix B to maintain the unit mix throughout the permitting process.

Figure 4: Proposed Unit Mix

Type	Count	Percentage
Studio	4	11%
1-bedroom	16	43%
2-bedroom	13	35%
3-bedroom	4	11%
Total	37	100%

5. Transportation and Parking

Vehicle and bicycle parking are provided on two levels of underground parking accessed from the lane. The application proposes a total of 25 residential vehicle parking spaces including three accessible and two visitor spaces. A total of 70 Class A and five Class B bicycle spaces are proposed. This application is eligible for a 10% reduction in parking spaces through Transportation Demand Management Measures. Conditions to meet Parking By-law are contained in Appendix B and will be secured through the development application stage (see Engineering conditions in Appendix B).

6. Environmental Sustainability and Natural Assets

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

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

City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces. The Applicant has submitted preliminary energy 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. The *Protection of Trees By-law* aims to maintain a healthy urban forest by requiring permission be sought to remove trees which meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban area.

There are currently two on-site trees and six City street trees affected by this proposal. Both on-site trees are proposed to be removed and the City trees will be retained. The Applicant is proposing 18 new on-site trees at grade. See Appendix B for landscape and tree conditions.

7. Public Input

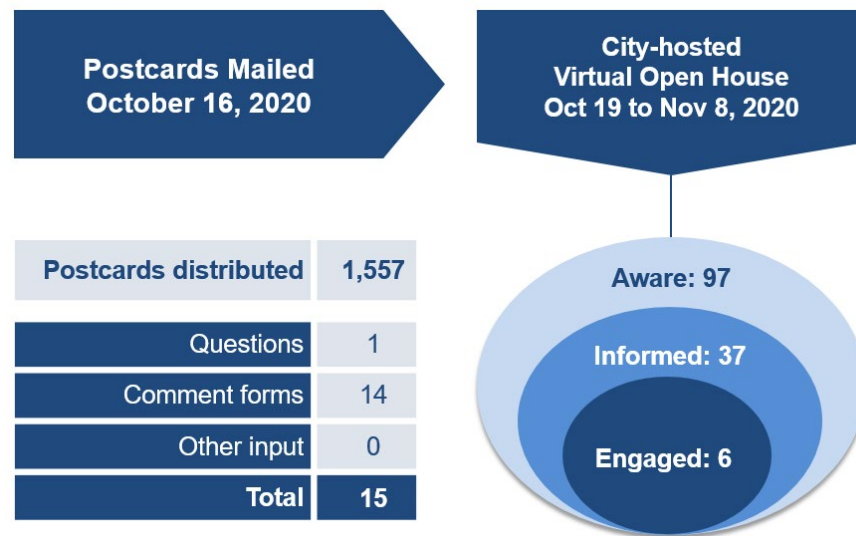
Public Notification – A rezoning information sign was installed on the site on September 23, 2020. Approximately 1,557 notification postcards were distributed within the neighbouring area on or about October 16, 2020. Notification and application information, as well as an online comment form, was provided on the City’s new digital engagement platform *Shape Your City Vancouver* (shapeyourcity.ca/).

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 October 19 to November 8, 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. A total of 15 submissions were received (see Figure 5). A summary of all public responses is found in Appendix C.

Figure 5: 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 rezoning policy and fits in with the neighbourhood context.
- **Building design:** The building amenity area is well designed as it adds some shading and rain cover. The wooden elements along with the white accents make the building visually pleasing. The proposal also does a good job at working around the slope on East 35th Avenue.
- **Landscape:** The landscaping on the ground level is well-handled and looks better than some of the existing neighbourhood buildings.

Generally, comments of concern fell within the following areas:

- **Traffic:** The increase in residents will cause the further congestion in the alley.
- **Housing:** Not enough family units proposed for the building, which will not meet the needs of the neighbourhood.
- **Commercial space:** Lack of commercial space creates a barren streetscape.
- **Amenity Space:** Families are in need of more amenity space for this level of density.

- **Schools:** The increase in residents will further exacerbate the limited capacity of schools and other local amenities such as community centres and pools.

8. Public Benefits

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

The site is subject to the City-wide DCL and the Utilities DCL, which will be calculated on the floor area specified in the development permit. Based on rates in effect as of September 30, 2020 and the proposed 25,473 sq. ft. of residential floor area the combined DCLs are estimated to be \$714,008.

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

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

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

In order to provide more certainty and to improve processing efficiency for rezoning applications, an approach to CACs based on a target rate has been implemented for certain residential areas. The application is subject to the fixed rate CAC of \$29.88 per sq. ft. for the four- to six-storey residential area of the *Little Mountain Adjacent Area*. Consistent with this rate, the applicant has offered a cash CAC of \$517,163. In accordance with the Little Mountain Adjacent Area Policy, the CAC will be allocated to either the Affordable Housing Reserve to help achieve social housing targets on the Little Mountain site, or for affordable housing in the Riley Park/South Cambie area.

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

Financial Implications

Based on rates in effect as of September 30, 2020, total DCLs of approximately \$714,008 would be expected from this development.

The applicant has offered a cash CAC of \$517,163, which will be allocated to the Affordable Housing Reserve. No public art contribution is applicable.

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

CONCLUSION

Staff conclude that the proposed form of development is an appropriate design response to the site and its context, and that the application along with the recommended conditions of approval, is consistent with the *Little Mountain Adjacent Area Rezoning Policy* with regards to land use, density, height, and form.

The General Manager of Planning, Urban Design and Sustainability recommends the application be referred to Public Hearing together with a draft CD-1 By-law as generally shown in Appendix A and 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 D.

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**5107-5119 Main Street and 196 East 35th Avenue
DRAFT CD-1 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, to By-law No. 3575.

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

Designation of CD-1 District

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

Uses

3. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within CD-1 (), and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Dwelling Uses, limited to Multiple Dwelling; and
 - (b) Accessory uses customarily ancillary to the uses permitted in this section.

Conditions of use

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

Floor area and density

- 5.1 Computation of floor space ratio must assume that the site area is 1,011.3 m², being the site area at the time of the rezoning application evidenced by this By-law, and before any dedications.
- 5.2 The floor space ratio for all uses must not exceed 2.34.
- 5.3 Computation of floor area must include all floors 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 area of all such exclusions must not exceed 12% of the permitted floor area for dwelling units; and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof gardens only if 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 the base surface, except that the 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 m² for a 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 residential amenity areas except that the exclusion must not exceed 10% of the permitted residential floor area.

Building height

6. Building height, measured from base surface to the top of parapet must not exceed 19.5 m.

Horizontal angle of daylight

- 7.1. Each habitable room must have at least one window on an exterior wall of a building.

- 7.2. The location of each such exterior window must allow a plane or planes extending from the window and formed by an angle of 50 degrees, or two angles with a sum of 70 degrees, to encounter no obstruction over a distance of 24.0 m.
- 7.3. Measurement of the plane or planes referred to in Section 7.2 must be horizontally from the centre of the bottom of each window.
- 7.4. The Director of Planning or Development Permit Board may relax the horizontal angle of daylight requirement, if:
- (a) the Director of Planning or Development Permit Board first considers all the applicable policies and guidelines adopted by Council; and
 - (b) the minimum distance of unobstructed view is not less than 3.7 m.
- 7.5. An obstruction referred to in Section 7.2 means:
- (a) any part of the same building including permitted projections; or
 - (b) the largest building permitted under the zoning on any site adjoining CD-1 ().
- 7.6. A habitable room referred to in Section 7.1 does not include:
- (a) a bathroom; or
 - (b) a kitchen whose floor area is the lesser of:
 - (i) 10% or less of the total floor area of the dwelling unit; or
 - (ii) 9.3 m².

Acoustics

8. A development permit application for dwelling uses requires evidence in the form of a report and recommendations prepared by a registered professional acoustical engineer, demonstrating that the noise levels in those portions of the dwelling units listed below, do 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 (Leq) sound level and will be defined simply as the noise level in decibels.

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

Zoning and Development By-law

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

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5107-5119 Main Street and 196 East 35th 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 FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans, prepared by Integra Architecture received August 24, 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 improve livability, natural light and cross ventilation;

Note to Applicant: Studio units having only one exposure should be facing the street or lane, not side yard.

- 1.2 Design development to provide high-quality materials and details consistent with the proposed architectural expression through the next stage of design.

- 1.3 Provision of 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: <https://guidelines.vancouver.ca/guidelines-bird-friendly-design.pdf>

Landscape

- 1.4 Design development to the mid-block connection to improve the pedestrian experience by adding playfulness to the space.

Note to Applicant: Consider varying or meandering the pathway. Experiment with textural and artistic elements in the horizontal and vertical plane and pay special attention to the quality of light. Include outdoor furniture at strategic locations and lighting and paving details.

- 1.5 Design development to increase the soil depth and volume of trees proposed at grade on private property by lowering/angling the slab down along Main Street. and the lane.

Note to Applicant: Soil depths should meet or exceed Canadian Landscape Standard (no less than 2 ft. deep for small trees and 3 ft. for medium-large species trees). Soil volumes should be contiguous and not rely on mounding or above grade planters to achieve the necessary depth.

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

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

- 1.7 Provision of detailed architectural and landscape cross sections (minimum 1/4 in. scale) through common open spaces, semi-private patio areas and planters.

Note to Applicant: In tree areas, 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.

- 1.8 Provision of an outdoor lighting plan.

Note to Applicant: Refer to Dark Night Design Principles. <https://vancouver.ca/files/cov/outdoor-lighting-design-tips.pdf>. Provide dimmers and timers for lights where feasible.

- 1.9 Provision of a high-efficiency automatic irrigation system for all planted areas.

Note to Applicant: Provide a partial irrigation plan demonstrating intent, including notations, legend and symbols to confirm stub out and hose bib locations. Any limitations to the installation of hose bibs on private decks are to be brought to the attention of staff in the written response.

- 1.10 Coordination of new proposed street trees with Engineering and the Park Board, confirming quantities, species, sizes and locations, and addition of the following note on the plans:

Final location, quantity, tree species to the satisfaction of the General Manager of Engineering. Contact Engineering Services (Streets Design Branch) at 604-871-6131 to confirm planting location. New tree must be of good standard, minimum 6 cm calliper and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8 feet long and 18 inches deep. Planting depth of root ball must be below sidewalk grade. New street trees to be confirmed prior to issuance of the building permit. Call Park Board at 311 for tree species selection and planting requirements. Park Board to inspect and approve after tree planting completion.

Note to Applicant: The applicant must contact Park Board and Engineering prior to final development permit submission and ensure this information is included on the Plant Schedule.

Crime Prevention through Environmental Design (CPTED)

- 1.11 Design development to respond to CPTED principles, having particular regards for:
- a) Theft in the underground parking and loading areas;
 - b) Residential break and enter;
 - c) Mail theft; and
 - d) Mischief in alcove and vandalism, such as graffiti.

Sustainability

- 1.12 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended May 2, 2018), including all requirements for Near Zero Emissions Buildings (i.e. Passive House certified or alternate near zero emissions standard approved by the Director of Sustainability), or Low Emissions Green Buildings. The requirements for Low Emissions Green Buildings are summarized at <http://guidelines.vancouver.ca/G015.pdf>;

Note to Applicant: The applicant will be required to demonstrate that the development is on track to achieve the above requirements at each stage of permit. For more detail on the above requirements and what must be submitted at each stage, refer to the most recent bulletin *Green Buildings Policy for Rezoning*s – *Process and Requirements* (amended April 28, 2017 or later).

Engineering

- 1.13 Water Sustainability Act: Construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or Licence. Applications for provincial Approvals or Licences can be completed online. The application will be received and accepted into the province's online system, and the provincial authorizations team strives for 140 days to get the approval to the applicant. The approval holder must be able to produce their approval on site so that it may be shown to a government official upon request. Dewatering before this approval is granted is not

in compliance with the provincial Water Sustainability Act. Provide a letter confirming acknowledgement of the condition.

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

- 1.14 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 is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.
- 1.15 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.
- 1.16 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 to the 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.
- 1.17 Provision of a finalized Transportation Demand Management ("TDM") Plan to the satisfaction of the General Manager of Engineering Services. Provide TDM Plan as a separate package with complete information on TDM measures proposed, including the following clarifications:
 - (a) ACT-01 – Additional Class A bicycle parking

Identify the number and location of the additional Class A bicycle parking on plans. Additional Class A bicycle parking spaces must meet the standards and minimums identified in the Parking By-law, and/or applicable Design Guidelines.
 - (b) ACT-09 – Walking Improvements

Note to Applicant: The proposed measure is not acceptable as a TDM measure as the pedestrian connection is a requirement of the Rezoning.
- 1.18 Subject to the acceptance of an approved TDM Plan, entry into a TDM agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, which:
 - (a) Secures provision of funding towards long-term TDM monitoring fund in the amount of \$280 per parking space waived.

- (b) Secures the provision of TDM measures on the site:
 - i. ACT-01
 - ii. ACT-09
 - (c) Permits the City to access and undertake post occupancy monitoring of the TDM measures proposed.
 - (d) Agrees to make reasonable adjustments to the TDM measures as requested by the City, based on the TDM monitoring results.
- 1.19 Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement by providing an alcove for the bike room access away from the maneuvering aisle.
- 1.20 Design development to improve the parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:
- (a) Provision of improved two-way flow for vehicles on the ramp and in the parking areas.
 - (b) Provide parabolic mirrors on the main ramp and throughout parkade to improve visibility.
 - (c) 2.3 m (7 ft. 6.5 in.) of vertical clearance is required for access and maneuvering to all disability spaces.

Note to Applicant: The following information is required for drawing submission at the development permit stage to facilitate a complete Transportation review:

- (i) A complete tech table is required showing the calculations for the minimum required parking, loading, bicycle spaces and the number of spaces being provided.
- (ii) All types of parking and loading spaces individually numbered, and labelled on the drawings.
- (iii) Dimension of column encroachments into parking stalls.
- (iv) Show all columns in the parking layouts.
- (v) Dimensions for typical parking spaces.
- (vi) Dimensions of additional setbacks for parking spaces due to columns and walls.
- (vii) Dimensions of manoeuver aisles and the drive aisles at the parkade entrance and all gates.
- (viii) 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.

- (ix) Areas of minimum vertical clearances labelled on parking levels.
 - (x) 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.
 - (xi) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable.
 - (xii) Existing street furniture including bus stops, benches etc. to be shown on plans.
 - (xiii) The location of all poles and guy wires to be shown on the site plan.
- 1.21 Engineering Services requires the following of utility services for this rezoning application:
- (a) All utility services be primary underground connections.
 - (b) All electrical plant components, 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.
 - (c) The applicant shall provide written confirmation from BC Hydro that all required electrical plant components are provided for on-site.
 - (d) The applicant shall submit a Key Plan to the City for review and approval prior to submission of any third party utility drawings.
 - (i) 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/engineering-design-manual.PDF>).
 - (ii) All third party service lines to the development shall be shown on the plan (e.g., BC Hydro, Telus, Shaw, etc).
 - (iii) The review of third party utility service drawings will not be initiated until the Key Plan is defined.
- 1.22 This proposed development is adjacent to existing BC Hydro electrical works. This will require the following actions to be taken:
- (a) 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.
 - (b) The applicant shall provide written confirmation to City Utilities Management Branch 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/HV-conductor-oil-filled-transformer-clearance-checklist-bulletin-2015-002-el.pdf>).

Note to Applicant: For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

- 1.23 Remove existing hardscape entrance walkways from the back boulevards of East 35th Avenue and Main Street.
- 1.24 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."
- 1.25 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.

Green Infrastructure

- 1.26 Prior to development permit issuance provide a Final Hydrogeological Study which meets the requirements of the Groundwater Management Bulletin (<https://bylaws.vancouver.ca/bulletin/bulletin-groundwater-management.pdf>):
- 1.27 Provision of a draft final Rainwater Management Plan (RWMP) prior to development permit issuance:

Note to Applicant: 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 that the final report will include all relevant details.

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

- (i) As per the rainwater management bulletin, the Applicant must prioritize methods of capture by Tier 1 and 2 with Tier 3 only as a last resort. Additional opportunities may include rainwater harvesting, expansion of the rooftop garden, or additional at grade landscaping elements. It is unclear why only 9% of the development meets the Volume Reduction requirement through Tier 1 and 2 practices. More rainfall capture using Tier 1 or 2 practices should be proposed at the DP submission or very detailed justification must be provided to determine if an exemption may be granted.

- (ii) Calculation of the detention tank volume to 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.

Note to Applicant: The size of the detention tank may be reduced proportional to the amount of impervious at-grade surface area directed to landscaping elements of adequate depth. Coordination with the landscape architect, soil storage capacities and a grading plan would be required to support the proposal. Provide an updated site plan detailing the routing of rainwater throughout the site.

- (iii) Provide information on how the water quality requirement will be achieved on this site, as water quality treatment is required for the first 24 mm (~70% annual average rainfall) of all rainfall from the site that is not captured in Tier 1 or Tier 2 practices and 48 mm (~90% annual average rainfall) of treatment is required for high traffic areas. For the DP submission, the following should be included for review for all proprietary devices:

- Product Name and Manufacturer/Supplier
- Total area and % Impervious being treated
- Treatment flow rate
- Supporting calculations to demonstrate adequate sizing
- Include discussion of the specified treatment device's % TSS removal efficiency certification by TAPE or ETV
- Location on of device in drawing or figure in the report

- (iv) Provide further information related to any proposed detention system to meet the release rate requirement such as the geometric properties (footprint, volume, depth) and method of flow control (orifice size).

Note to Applicant: Recommended minimum diameter for any orifice is 75 mm for flow control.

- (v) Provide post-development site plan(s) that includes the following:

- Building location/footprint
- Underground parking extent
- Proposed service connections to the municipal sewer system
- Location and labels for all proposed rainwater management practices
- Area measurements for all the different land use surface types within the site limits
- Delineated catchments to demonstrate BMPs are appropriately sized

- (vi) Provide adequate and concise supplementary documentation for any proprietary products that clearly demonstrates how they contribute to and/or meet the rainwater management requirements.

Note to Applicant: The Applicant may schedule a meeting with Rainwater Management Review group prior to moving forward with the RWMP to address any concerns or questions related to the conditions or comments prior to resubmission with the DP application. To schedule the meeting, contact rainwater@vancouver.ca.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, the General Manager Engineering Services and the General Manager of Arts, Culture and Community Services (or successors in function), as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

- 2.1 Consolidation of Lots A, B & C, Block 4, District Lot 637, Plan 17440 to create a single parcel.
- 2.2 Provision of a 4.5 m offset distance measured from the back of the existing curb for widened sidewalks along Main Street to be achieved through:
 - (a) Building setback and a statutory right-of-way (SRW) for public pedestrian use over a portion of the site. The SRW will be free of any permanent encumbrance such as vents, structure, stairs, and planter walls at grade (and is to accommodate the underground parking structure within the SRW agreements).
- 2.3 Provision of a surface SRW over the southerly 1.5 m of the site for public use of the proposed pathway from Main Street to the lane.
- 2.4 Provision of a Services Agreement to detail the on-site 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 their sole discretion and holds shall be placed on such permits as deemed necessary in their sole discretion. Except as explicitly provided for in Condition 2.8 (a), 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 August 21, 2020, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 200 mm along East 35th Avenue or 300 mm along Main Street. Should the development require water service connections larger than the existing main, the developer shall upsize the existing main. The developer is responsible for 100% of the cost of the upgrading.

Note to Applicant: Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

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

Implementation of development at 5107-5119 Main Street and 169 East 35th Avenue does not require any sewer upgrades.

The post-development 10-year flow rate discharged to the storm sewer shall be no greater than the 10-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change.

Note to Applicant: Development to be serviced to the 525 mm sanitary and 1500 mm storm sewers in Main Street.

- (c) Provision of street improvements along East 35th Avenue adjacent to the site and appropriate transitions including the following:

- (i) Front boulevard with street trees where space permits;
- (ii) 2.14 m (7 ft.) wide broom finish saw-cut concrete sidewalk;
- (iii) Removal of the existing driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards;
- (iv) Curb ramps;
- (v) 50 mm mill and pave full width of East 35th Ave along development site's frontage.
- (vi) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations;
- (vii) Adjustment to all existing infrastructure to accommodate the proposed street improvements.

- (d) Provision of street improvements along Main Street adjacent to the site and appropriate transitions including the following:

- (i) 1.53 m (5 ft.) wide front boulevard with street trees where space permits;
- (ii) 2.44 m (8 ft.) wide broom finish saw-cut concrete sidewalk;
- (iii) Curb ramps;

- (iv) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations; and
 - (v) Adjustment to all existing infrastructure to accommodate the proposed street improvements.
- (e) Provision of new or replacement duct banks adjacent the development site that meet current City standards. Duct banks are to consist of electrical and communication ducts sized to meet City needs in a configuration acceptable by the General Manager of Engineering Services and in conformance with applicable electrical codes and regulations. A detailed design will be required prior to the start of any associated street work.

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

- (f) Provision of new pad mounted service cabinet/kiosk on East 35th Avenue.

Note to Applicant: The detailed Electrical Design will be required prior to the start of any associated electrical work to the satisfaction of the General Manager of Engineering Services and in conformance with Standard Specification of the City of Vancouver for Street Lighting (draft), Canadian Electrical Code (the latest edition) and the Master Municipal Construction Documents (the latest edition)

- (g) Confirmation that any relocated wood poles in the lane adjacent the site will not impact existing lane lighting, should any relocated pole include lighting impacts, upgrading of the lane lighting to current standard will be required.
- (h) Provision for the mill and regrading of the existing lane to centerline to accommodate new building grades.
- (i) Provision of a new catch basin at the beginning of curve of the east lane return on East 35th Avenue to correct localized ponding.
- (j) Provision of funding for the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- (k) Provision of street trees where space permits. Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 ft. long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off street bike facility.

2.8 Provision of one or more Latecomer Agreements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for and only if the following works constitute excess and/or extended services:

- (a) A new pad mounted service cabinet/kiosk on East 35th Avenue, as per Condition 2.7 (g).

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

Community Amenity Contribution – Cash Payment

- 2.9 Pay to the City the cash Community Amenity Contribution of \$517,163 which the applicant has offered to the City and which is to be allocated to the Affordable Housing Reserve. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

Sustainability

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

Environmental Contamination

- 2.11 If applicable:
- (a) Submit a site disclosure statement to Environmental Services (Environmental Protection);
 - (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
 - (c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements on the site constructed pursuant to this rezoning until separate Certificates of Compliance satisfactory to the City for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided 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 Covenants 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-laws 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.

* * * * *

5107-5119 Main Street and 196 East 35th Avenue
ADDITIONAL INFORMATION

1. List of Engagement Events, Notification, and Responses

	Dates	Results
Events		
Virtual open house (City-led)	October 19 – November 8, 2020	97 participants (aware)* <ul style="list-style-type: none"> • 37 informed • 6 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	October 16, 2020	1,557 notices mailed
Public Responses		
Online questions	October 19 – November 8, 2020	1 submittal
Online comment forms via Shape Your City platform	September 2020 – March 2021	14 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	September 2020 – March 2021	14 submittals <ul style="list-style-type: none"> • 8 responses • 3 responses • 3 responses
Other input	September 2020 – March 2021	0 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	September 2020 – March 2021	282 participants (aware)* <ul style="list-style-type: none"> • 95 informed • 12 engaged

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.

2. Map of Notification Area



3. 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 rezoning policy and fits in with the neighbourhood context.
- **Building design:** The building amenity area is well designed as it adds some shading and rain cover. The wooden elements along with the white accents make the building visually pleasing. The proposal also does a good job at working around the slope on East 35th Avenue.
- **Landscape:** The landscaping on the ground level is well handled and looks better than some of the existing neighbourhood buildings.

Generally, comments of concern fell within the following areas:

- **Traffic:** The increase in residents will cause the further congestion in the alley.
- **Housing:** Not enough family units proposed for the building, which will not meet the needs of the neighbourhood.
- **Commercial space:** Lack of commercial space creates a barren streetscape.
- **Amenity Space:** Families are in need of more amenity space for this level of density.

- **Schools:** The increase in residents will further exacerbate the limited capacity of schools and other local amenities such as community centres and pools.

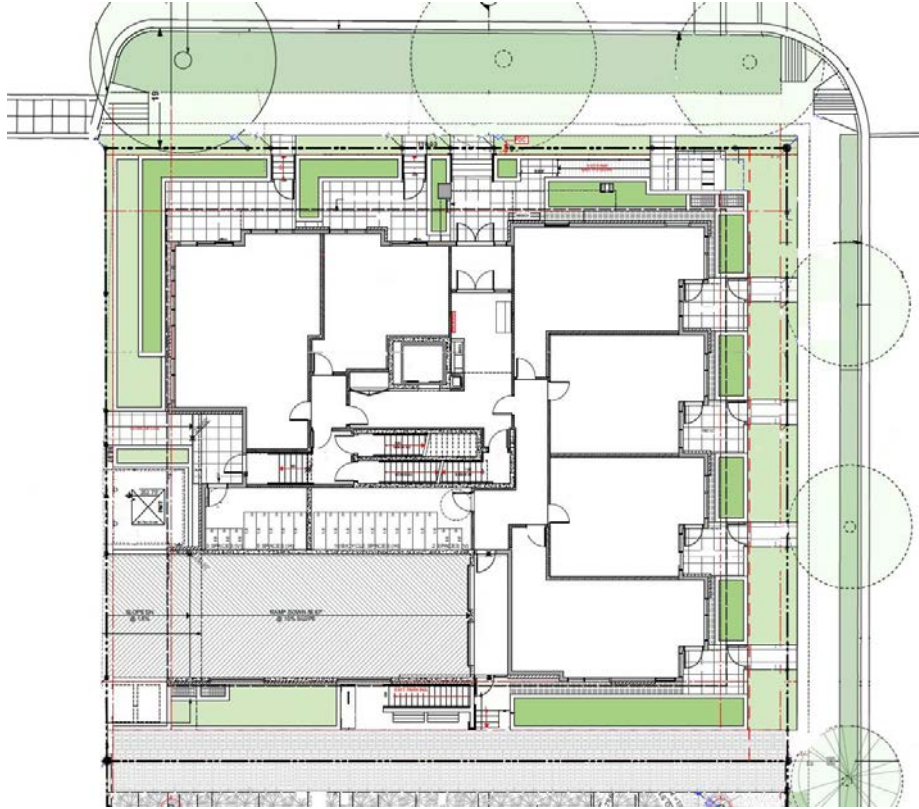
Neutral comments/suggestions/recommendations:

- More density and height should be considered to this area along Main Street.
- Parking should be reduced in order to set aside space for additional car share spaces.
- The proposal should not need to go through such a rigid rezoning process if it conforms to existing policy and is a waste of council's time.

* * * * *

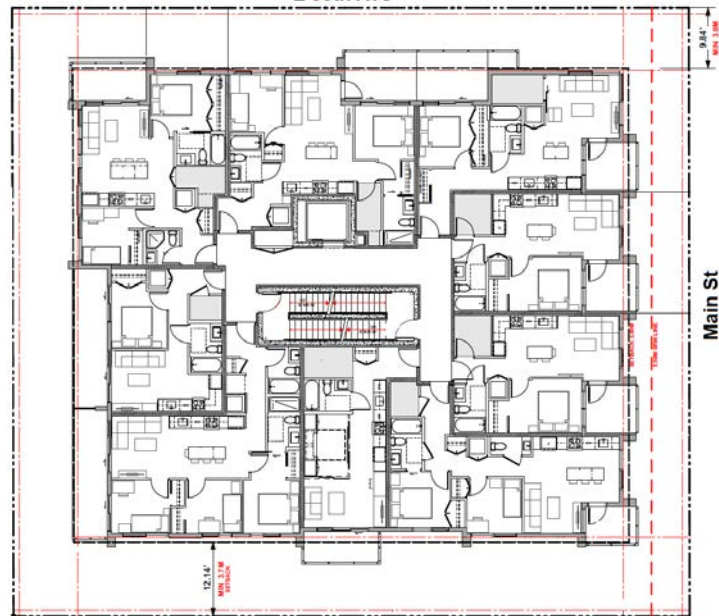
5107-5119 Main Street and 196 East 35th Avenue
FORM OF DEVELOPMENT

Site Plan

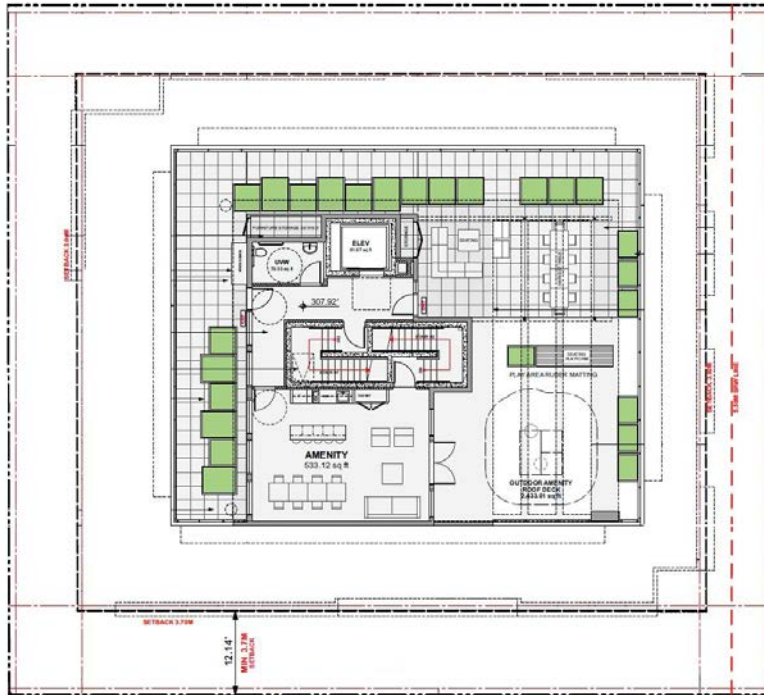


Floors 2 to 4

E 35th Ave



6th Floor Amenity



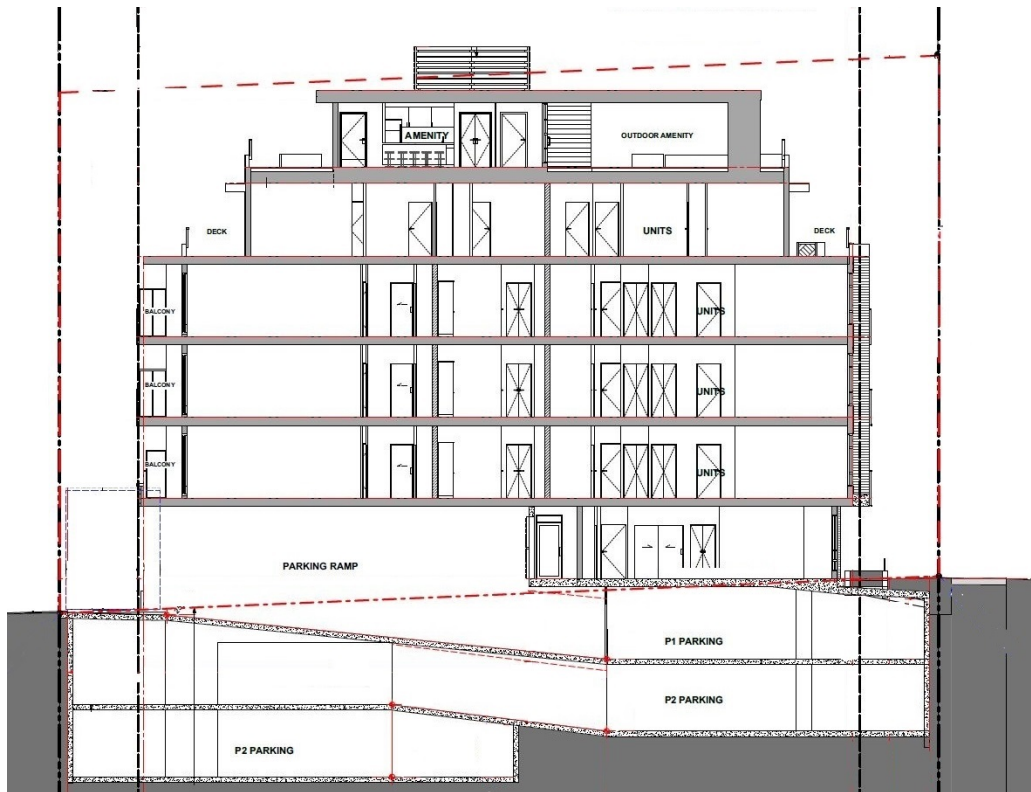
East Elevation



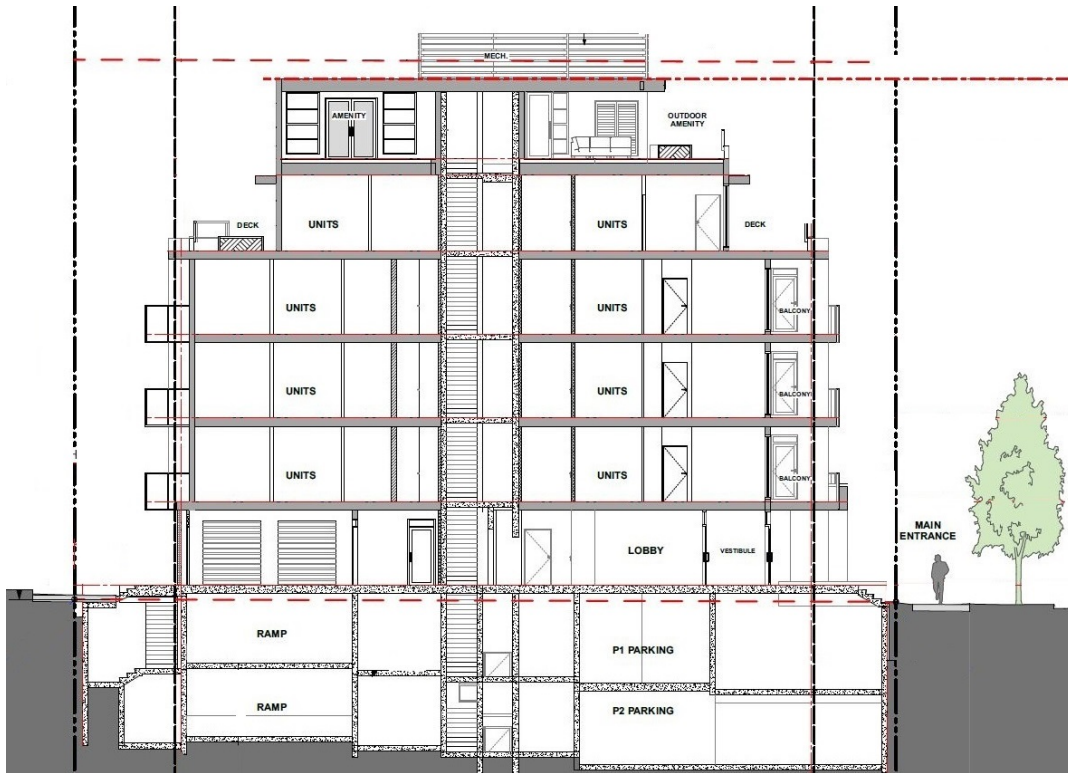
North Elevation



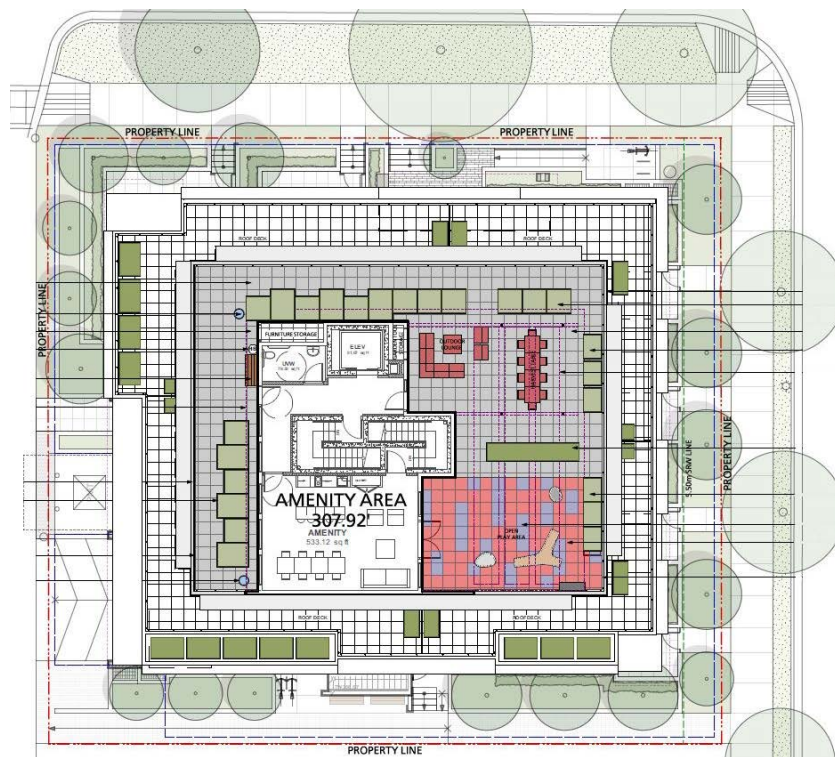
Section (North-South)



Section (East-West)



Landscape Plan



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5107-5119 Main Street and 196 East 35th Avenue
PUBLIC BENEFITS SUMMARY

Project Summary

A six-storey residential building containing 37 strata-titled units.

Public Benefit Summary

The project would generate a DCL payment and a cash CAC offering to the Affordable Housing Reserve.

	Current Zoning	Proposed Zoning
Zoning District	RT-2	CD-1
FSR (site area = 1,011.3 sq. m / 10,886 sq. ft.)	0.75	2.34
Buildable Floor Space (sq. ft.)	8,165	25,473
Land Use	Residential	Residential

Summary of development contributions expected under proposed zoning

City-wide DCL ¹	\$459,023
City-wide Utilities DCL ¹	\$254,985
Community Amenity Contribution	\$517,163
TOTAL	\$1,231,171

¹ 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.

**5107-5119 Main Street and 196 East 35th Avenue
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

Property Information

Address	PID	Legal Description
196 East 35th Avenue	007-277-563	Lot A, Block 4, District Lot 637, Plan 17440
5107 Main Street	007-277-580	Lot B, Block 4, District Lot 637, Plan 17440
5119 Main Street	005-476-461	Lot C, Block 4, District Lot 637, Plan 17440

Applicant Information

Applicant	Bogner Development Group Ltd.
Property Owner	1144683 B.C. Ltd.

Development Statistics

	Permitted Under Existing Zoning	Proposed
Zoning	RT-2	CD-1
Site Area	1,011.3 sq. m (10,886 sq. ft.)	1,011.3 sq. m (10,886 sq. ft.)
Land Use	Residential	Residential
Maximum FSR	0.75	2.34
Maximum Height	9.2 m (30.1 ft.)	19.5 m (64 ft.)
Floor Area	758.5 sq. m (8,165 sq. ft.)	2,366.5 sq. m (25,473 sq. ft.)
Residential Units	-	Total: 37 strata units studio: 4 one-bedrooms: 16 two-bedrooms: 13 three-bedrooms: 4
Parking, Loading, and Bicycle Spaces	Per Parking By-law	Per Parking Bylaw
Natural Assets	2 on-site trees 6 City street trees	18 new on-site trees 6 City street trees

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