



REFERRAL REPORT

Report Date: June 8, 2021
Contact: Yardley McNeill
Contact No.: 604.873.7582
RTS No.: 14516
VanRIMS No.: 08-2000-20
Meeting Date: June 22, 2021

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 2929 Commercial Drive

RECOMMENDATION

- A. THAT the application by DYS Architecture, on behalf of the Vancouver Elementary School Teachers' Association and the Vancouver Secondary Teachers' Association, the registered owners of the lands located at 2929 Commercial Drive [*PID 005-402-069; Lot 2 Block 170 District Lot 264A Plan 14017*] to rezone the lands from C-2C1 (Commercial) District to CD-1 (Comprehensive Development) District, to limit the floor space ratio (FSR) from 3.00 down to 2.67, and increase the building height from 13.8 m (45.2 ft.) to 19.25 m (63.2 ft.) to permit the development of a five-storey mixed-use building with a rooftop amenity floor, containing 27 social housing units, be referred to Public Hearing, together with:
- (i) plans prepared by DYS Architecture, received November 23, 2020;
 - (ii) draft CD-1 By-law provisions, generally as set out 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 draft CD-1 By-law, generally as set out in Appendix A, for consideration at Public Hearing.

- B. THAT subject to approval in principle of 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 zoning 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 if the application is referred to Public Hearing, the application to amend the Sign By-law to establish regulations for this CD-1, generally as set out in Appendix C, be referred to the same public hearing;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-law, generally as set out in Appendix C, for consideration at the Public Hearing.

- D. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1 in Schedule B, generally as set out in Appendix C;

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

- E. THAT Recommendations A to D be adopted on the following conditions:

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

REPORT SUMMARY

This report evaluates an application to rezone 2929 Commercial Drive from C-2C1 (Commercial) District to CD-1 (Comprehensive Development) District. The application proposes the development of a five-storey, mixed-use building with a rooftop amenity floor, 27 social housing units, one commercial-retail unit, and office and training space for the Vancouver Elementary School Teachers' Association and the Vancouver Secondary Teachers' Association. The rental units are intended to be targeted to early-career teachers, and provide much needed affordable housing. A height of 19.25 m (63.2 ft.) and a density of 2.67 FSR are recommended. While the proposed density is less than permitted under C-2C1 zoning, it reflects the upper density limit achievable on this site given view cone restrictions. The rezoning will provide for additional building height while protecting views to the North Shore mountains in accordance with Council's adopted *View Protection Guidelines*.

Staff assessed the application and conclude that it generally meets the intent of the *Kensington-Cedar Cottage Community Vision* with respect to the delivery of social housing. The application would contribute 27 social housing units towards achieving the City's goals identified in the *Housing Vancouver Strategy*. 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 Public Hearing and the Conditions of Approval outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- *Kensington-Cedar Cottage Community Vision* (1998)
- *C-2C1 District Schedule*
- *Housing Vancouver Strategy* (2017)
- *View Protection Guidelines* (1989, last amended 2011)
- *High-Density Housing for Families with Children Guidelines* (1992)
- *Green Buildings Policy for Rezoning*s (2010, last amended 2018)
- *Community Amenity Contributions Policy for Rezoning*s (1999, last amended 2020)
- *Vancouver Development Cost Levy By-law No. 9755*
- *Vancouver Utilities Development Cost Levy By-law No. 12183*

REPORT

Background/Context

1. Site and context

This 1,146.1 sq. m (12,337 sq. ft.) site is located in the *Kensington-Cedar Cottage Community Vision* area on the corner of Commercial Drive and East 13th Avenue, three blocks south of the Commercial-Broadway Skytrain station. The site is comprised of one legal parcel with a frontage of 30 m (101 ft.) on Commercial Drive and a depth of 37 m (122 ft.) (See Figure 1). The site slopes down from the lane to East 13 Avenue by approximately 4 m (13 ft.).

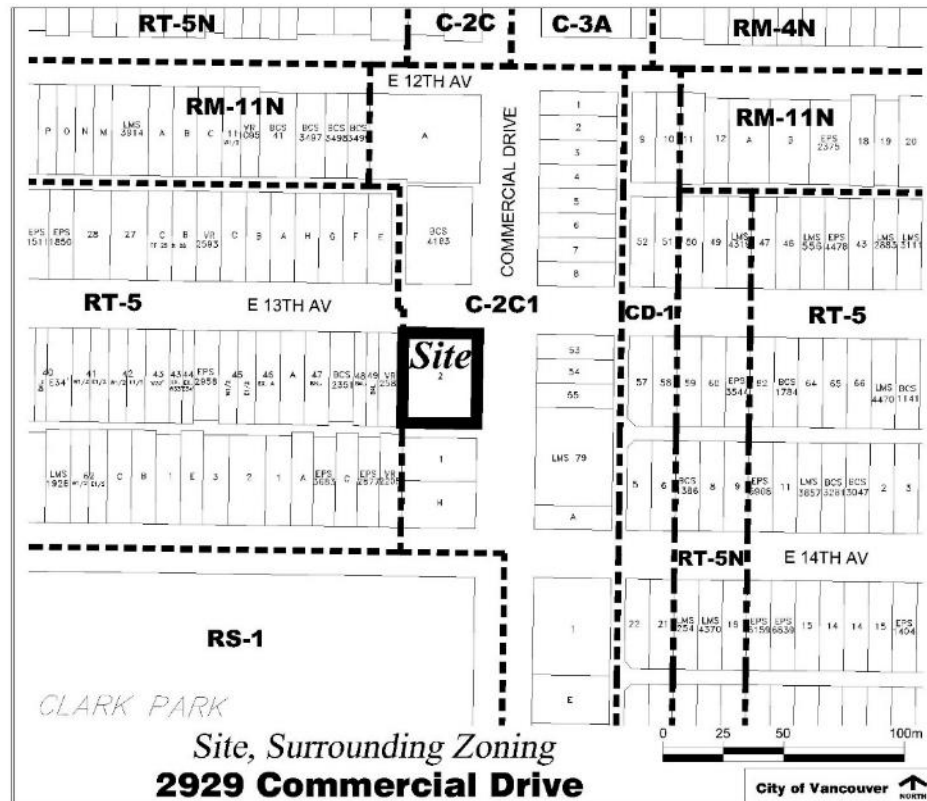
A three-storey commercial building is currently developed on the site. The building is owned by, and serves as the offices for the Vancouver Elementary School Teachers' Association (VESTA) and the Vancouver Secondary Teachers' Association (VSTA). Other office and commercial tenants also lease space in the building. There are no residential dwelling units on this site.

The site is located in a C-2C1 (Commercial) District along Commercial Drive. Properties to the north, east and south are developed with two- and four-storey mixed-use buildings. Properties to the west are zoned RT-5 (Duplexes and multiple dwelling) District, and developed with single-detached, duplex- and multiple-dwelling houses. The site is located in view cone 21, which protects views of the North Shore mountains from Commercial Drive.

Local School Capacity – This site is located within the catchment area of Queen Alexandra Elementary School (1300 East Broadway), and Vancouver Technical Secondary School (2600 East Broadway). Per the *Vancouver School Board (VSB)'s Draft Long Range Facilities Plan*, dated January 25, 2021, the 2019 elementary school enrolment was at 56% of the school's 263-seat capacity. The 2019 secondary school enrolment was at 92% of the 1,700-seat

capacity. By 2029, surplus student spaces are still anticipated in both the elementary school and secondary schools, with forecasted capacities at 52% and 89% respectively. The VSB continues to monitor development and work with City staff to help plan for future growth.

Figure 1: Site and Surrounding Zoning



Neighbourhood Amenities – The following neighbourhood amenities exist in the area:

- **Parks:** Clark Park (100 m), John Hendry (Trout Lake) Park (500 m).
- **Cultural/Community Space:** Trout Lake Community Centre (Gym, Fitness Centre, Ice Rink – 600 m).
- **Schools:** Queen Alexandra Elementary (500 m), Tye Elementary (600 m), Laura Secord Elementary (800 m).
- **Transit:** Located on the 20 Downtown/Victoria Drive Frequent Transit Network, 400 m from 99 B-line bus and skytrain at Commercial-Broadway Station.
- **Childcare:** Three childcare facilities within 1 km of the site.

2. Policy Context

Kensington-Cedar Cottage Community Vision (1998) – In July 1998, Council approved the *Kensington-Cedar Cottage Community Vision*, which provides direction on a range of issues including transportation, community services, housing, neighbourhood centres, green space and parks and the environment. This Vision enables rezoning for social housing proposals and recognizes that new housing strengthens local shopping areas.

C-2C1 District Schedule - The intent of this zoning is to provide for a wide range of goods and services; to maintain commercial activities and personal services that require central locations to serve larger neighbourhoods, districts or communities; and to encourage creation of a district shopping area by increasing the residential component and limiting the amount of office use.

Housing Vancouver Strategy – In November 2017, Council approved the *Housing Vancouver Strategy (2018-2027)* and the *3 Year Action Plan (2018-2020)*. These seek 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 Strategy's* targets were based on the core goals of retaining the diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with government and non-profit partners to deliver housing for the lowest income households.

Overall, 72,000 new homes are targeted for the 10-year period, including 12,000 social, supportive and non-profit co-operative units and 20,000 purpose-built rental units. Nearly 50% of the new units are to serve households earning less than \$80,000 per year, and 40% are to be family-sized units.

View Protection Guidelines – On December 12, 1989, Council adopted the *View Protection Guidelines* to protect selected public views. The Guidelines contain a list of view cones throughout the city and the process to determine if a site falls within a view cone area. The Guidelines make no provision for a structure to compromise the protected view. This site is located within View Cone 21 Commercial Drive, which frames Commercial Drive and views of the North Shore mountains.

Strategic Analysis

1. Proposal

The application proposes a five-storey, mixed-use building with a rooftop amenity floor. The building contains 27 social housing units, one commercial-retail unit (CRU), and office and training space for the VESTA and VSTA. The social housing units are intended to be targeted to early-career teachers and provide much needed affordable housing. Parking is provided in two levels of underground parking, accessed from East 13th Avenue (See Figure 2). The recommended density is 2.67 FSR with a building height of 15.3 m (50.2 ft.) to the top of the fifth floor, and 19.25 m (63.2 ft.) to the top of the roof amenity floor. While the base zoning (C-2C1) permits up to 3.0 FSR with a maximum height of 13.8 m (45.2 ft.), a building of that density would not be achievable on this site given the height limitations and setback requirements for mixed-use buildings. The rezoning provides for additional height not permitted under the C-2C1 District Schedule, and complies with the *View Protection Guidelines'* height limitations of View Cone 21 for the protection of views to the North Shore mountains.

VESTA and VSTA are non-profit, local chapters of the British Columbia Teachers' Federation (BCTF). The associations represent their members (i.e., teachers) at the School District (SD) in discussions related to Collective Agreements, SD policies and initiatives, and also provide professional development for members. This application provides new office space, expanded and enhanced meeting and training spaces for teachers, and social housing that is intended to be prioritized for VESTA/VSTA members to support the recruitment and retention of teachers in the Vancouver school district.

2. Land use

The subject site is currently zoned C-2C1 (Commercial) District, which permits commercial, retail, service and residential uses to encourage the creation of a mixed-use neighbourhood serving a wider area. The proposed residential and commercial uses are consistent with the *Kensington-Cedar Cottage Community Vision* to provide housing and strengthen local shopping areas. Office uses are also permitted under the existing zoning but discouraged at-grade because they do not promote a vibrant shopping street. VESTA/VSTA's proposed office use is located on the second floor above grade, while their education centre and training spaces facing Commercial Drive will provide a high-quality, continuous pedestrian environment.

Figure 2: Proposed Building Viewed from Commercial Drive and East 13th Avenue



3. Density, Height and Form of Development

Existing Zoning – If development were to occur under the existing C-2C1 zoning, it would permit a conditional height and density of up to 13.8 m (45.2 ft.) and 3.0 FSR, likely in the form of a four-storey mixed-use building. Staff note the maximum permitted density of 3.0 FSR cannot typically be achieved due to height limitations and setback requirements.

The original C-2C1 zoning permitted a simple three-storey, commercial-use-only building with no setback requirements. Residential uses were introduced to the zoning over the past three decades, along with a height increase to four-storeys and setback requirements for the upper floors. However, the FSR was not adjusted downward to acknowledge the new form objectives, or account for FSR exclusions introduced to residential zones for in-suite storage and indoor amenity areas. A four-storey building envisioned under the zoning would typically now achieve a maximum density of 2.5 FSR.

Density and Height – The proposed density of 2.67 FSR and height of 19.25 m (63.2 ft.) are suitable for this location and comparable with other five- to six-storey rental buildings located

along arterial roads across the City. The sites directly to the north and west are developed with four-storey, mixed-use buildings. Shadow studies of the proposal show minor impacts to the neighbouring properties that are commensurate with five- and six-storey buildings on arterial roads (See Appendix D).

Form of Development – Development potential for this site is limited by a council-adopted view cone. The proposed form of development presents as a full five storeys along Commercial Drive and East 13th Avenue, with a partial, recessed sixth-storey rooftop amenity floor located at the southwest corner. The amenity floor is not visible from the principal street and is positioned to protect views to the North Shore mountains required under the *View Protection Guidelines*. The street width of Commercial Drive at this location is 80 ft. and the building's five-storey massing is considered acceptable in terms of street enclosure and sunlight access. The top three residential floors have lighter-coloured cladding that visually distinguish them from the lower commercial-office base. These measures help to visually reduce the overall scale and upper-storey mass (See Figure 3).

Figure 3: Perspective Looking Southwest



The proposed form of development provides setbacks to mitigate the sense of massing adjacent to the western residential neighbours. The building is setback 0.9 m (3 ft.) at grade from the western property line, which is in keeping with the siting of the existing building. The building is setback 3 m (10 ft.) at the second storey, 7.6 m (25 ft.) at the third to fifth storeys, and 8.8 m (29 ft.) at the sixth-storey indoor amenity space (See Figure 4). While these setbacks provide a good separation from the western neighbour, overlook and privacy need to be further addressed, due to the introduction of many west-facing office patios and residential balconies. Conditions are included in Appendix B to require landscape screening and frosted glazing of windows and guard rails to reduce privacy impacts and overlook to the western neighbours, and soften the interface.

Figure 4: South Elevation showing Western Setbacks

There is an approximate 4 m (13 ft.) slope down from the lane to East 13th Avenue along Commercial Drive. As a design response to the change in grade, the main floor transitions from one storey to two storeys. The area level with Commercial Drive serves as VESTA/VSTA's education centre and training space, with multiple rooms and flexible space to accommodate a range of meeting and training functions. At the north-eastern corner of the building, a commercial-retail unit (CRU) is proposed level with East 13th Avenue. VESTA/VSTA offices are located on the second floor above the CRU (See Figure 5). The design and programming of these spaces meets VESTA/VSTA's operational needs. A condition is included in Appendix B to ensure wheelchair access is provided between the VESTA/VSTA offices and the education centre and training space.

Figure 5: Commercial Drive Elevation

Amenity – The proposal includes a common indoor amenity area of approximately 66 sq. m (712 sq. ft.) on the rooftop of the building. It is located next to a large, 402 sq. m (4,330 sq. ft.) outdoor amenity roof deck with space for urban agriculture, and a 64 sq. m (696 sq. ft.)

children's play area (See Figure 3). The outdoor areas will have good views of the mountains and excellent solar access.

Landscape – Conditions in Appendix B require landscape screening of the west-facing patios and balconies for privacy and screening, and for additional urban agriculture and plantings on the outdoor rooftop amenity area. There is an existing tree at the southwest corner on the neighbouring lot to the west. Conditions are included in Appendix B to require measures to preserve the neighbour's tree during excavation and construction.

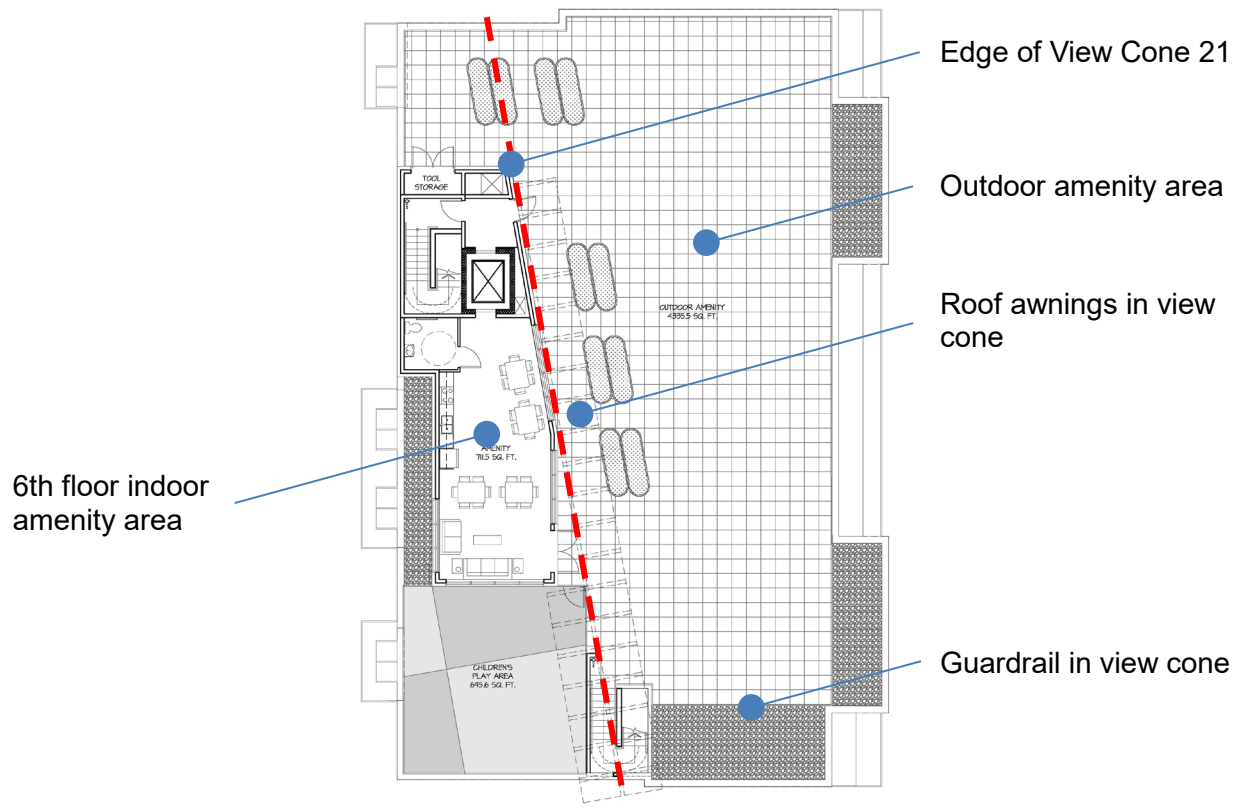
View Cone – The site is located within View Cone 21 Commercial Drive, which frames Commercial Drive and views of the mountains as you travel north. The proposed development is constrained by this view cone (See Figure 6). The 6th floor indoor amenity area remains out of the view cone, however the guardrails of the outdoor, rooftop, amenity space and approximately six-foot wide roof awnings project into the view cone. Staff conclude these elements are very minor incursions and have a negligible effect on the view in question (See Figure 7). A condition is included in Appendix B to minimize the visual effect of these elements through the use of transparent materials.

Figure 6: View Cone 21 Commercial Drive with Proposed Building



Urban Design Panel – Staff determined a review by the Urban Design Panel was not required due to the relative small size of the development and the commonality of six-storey rental developments across the city. Further design development conditions to improve the building interface with public realm and mitigate privacy concerns with the adjacent residential neighbour are contained in Appendix B. Additional balcony and window glazing, and landscape screening of the western side of the building, articulation of at-grade facades, and compliance with the *View Protection Guidelines* will be reviewed through the development permit process.

Staff have reviewed the rezoning application and concluded that the proposed design is an appropriate response to the sloped site and neighbourhood context, and recommend approval of the proposed form of development subject to conditions in Appendix B.

Figure 7: Roof Amenity Floor and View Cone 21

4. Transportation and Parking

Vehicle parking is provided in two levels of underground parking, accessed from East 13th Avenue. Due to the significant slope on the site, access to the underground parking from the rear lane was not advisable as it would eliminate much of the useable ground floor, and present uninhabited areas adjacent to the street to accommodate parking ramps. The application proposes 25 vehicle parking spaces and 58 bicycle spaces. The applicant must meet the requirements of the Parking By-law and conditions to address this are included in Appendix B.

The site is well served by public transit, and is eligible for parking reductions up to 20%. It is located directly on the No. 20 Downtown/Victoria Frequent Transit Network bus service between downtown and Southeast Marine Drive. The closest bus stop is located less than 75 m away (i.e. one-minute walk). The site is also located approximately 400 m south of the SkyTrain, the No. 99-B-line and No. 9 bus routes at Commercial-Broadway Station and within two blocks of the Woodland and the 10th Avenue bike routes. Engineering conditions related to transportation, public realm and parking are included in Appendix B.

5. Housing

This application proposes 27 social housing units, to be owned and operated by VESTA/VSTA. The 27 social housing units are intended to be targeted to early-career teachers. A membership survey conducted by VESTA/VSTA indicates that teachers are struggling with housing costs in Vancouver. The teachers said that finding housing in Vancouver is a recruitment and retention issue, and many teachers are choosing to relocate outside of Vancouver for lower rents and

wider housing availability. If approved, the project would provide housing options for teachers and support teacher retention in Vancouver.

The project would also support and advance a number of housing policy objectives and strategic directions, including those articulated in the *Housing Vancouver Strategy* (2017), in addition to meeting provincial affordability goals. If approved, this project would contribute 27 new units to the 10-year targets for new social, supportive and co-op units in the *Housing Vancouver Strategy* (See Figure 8).

Figure 8: Progress Towards 10 Year Housing Vancouver Targets for Non-Market Housing as of March 31, 2021*

Housing Type	10-Year Targets	Units Approved Towards Targets
Social, Supportive, and Co-op Housing Units	12,000	6,103 (51% towards targets)

*Note that tracking progress towards 10-year Housing Vancouver targets began in 2017, figures include Temporary Modular Housing.

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

Vacancy Rates – Vancouver has exhibited historically low vacancy rates during the last 30 years. Between 2017 and 2019, prior to the COVID-19 pandemic, the average vacancy rate for purpose-built apartments (based on the CHMC Market Rental Survey) for the Mount Pleasant/Renfrew Heights neighbourhood, where this site is located, was 0.86%. The vacancy rate in 2021 is currently around 1.4%, but is anticipated to return closer to the average near-term rate when this building is ready for occupancy. A vacancy rate of 3.0 to 5.0% represents a balanced market.

Unit Mix – The project will include 21 (78%) one-bedroom units, including three (11%) accessible units, and six (22%) two-bedroom units (See Figure 9). VESTA/VSTA propose this unit mix to provide workforce housing to early-career teachers. The VESTA/VSTA membership survey indicated a strong preference for one- and two-bedroom units by members. However, according to the survey, rents for one-bedroom units would be better suited to meet their members' rental budgets. The proposed housing mix represents a balance between the needs and affordability levels identified by VESTA/VSTA members, and is supported by staff.

A provision to ensure that the family-housing mix does not fall below 22% is included in the draft CD-1 By-law (See Appendix A).

Figure 9: Proposed Unit Mix

Type	Count	Percentage
1-bedroom	21	78 %
2-bedroom	6	22 %
Total	27	100 %

Affordability – To meet the minimum level of affordability required under the City's definition of social housing, 30% of the units must be rented to households with incomes at or below BC

Housing's Housing Income Limits (HILs), at rental rates of no more than 30% of income. Under the minimum requirement, up to 70% of the social housing units could rent at rates determined by the building's operator, typically around the low-end of market.

Security of Tenure – Should the rezoning be approved, a Housing Agreement will secure the residential units proposed with this application as Social Housing for the longer of 60 years and the life of the building.

Existing Tenants – There are no existing residential tenants on-site.

6. Environmental Sustainability and Natural Assets

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

This application is pursuing the low emissions green buildings requirements. The low emissions green buildings pathway represents City priority outcomes, establishing limits on heat loss, energy use, and greenhouse gases, and drawing on industry best practices to create more efficient, healthy and comfortable homes and workplaces. The applicant has submitted preliminary energy modelling analysis detailing building performance strategies to meet the new energy use intensity, greenhouse gas and thermal demand targets. Additionally, all developments will need to meet rainwater management requirements for retention, rate control, cleaning, and safe conveyance. Conditions 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 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 development, housing priorities, and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas. A "by-law sized tree" has a tree trunk diameter of 20 cm or greater and requires a tree permit when it is proposed to be removed.

There are currently no on-site trees or street trees adjacent to the property. This application proposes to add two small trees in planters in the rear lane for screening. City trees will be added along Commercial Drive and East 13th Avenue. The final number of trees planted will be determined through the development permit process.

There are no natural water courses or historical streams on the site.

7. Public Input

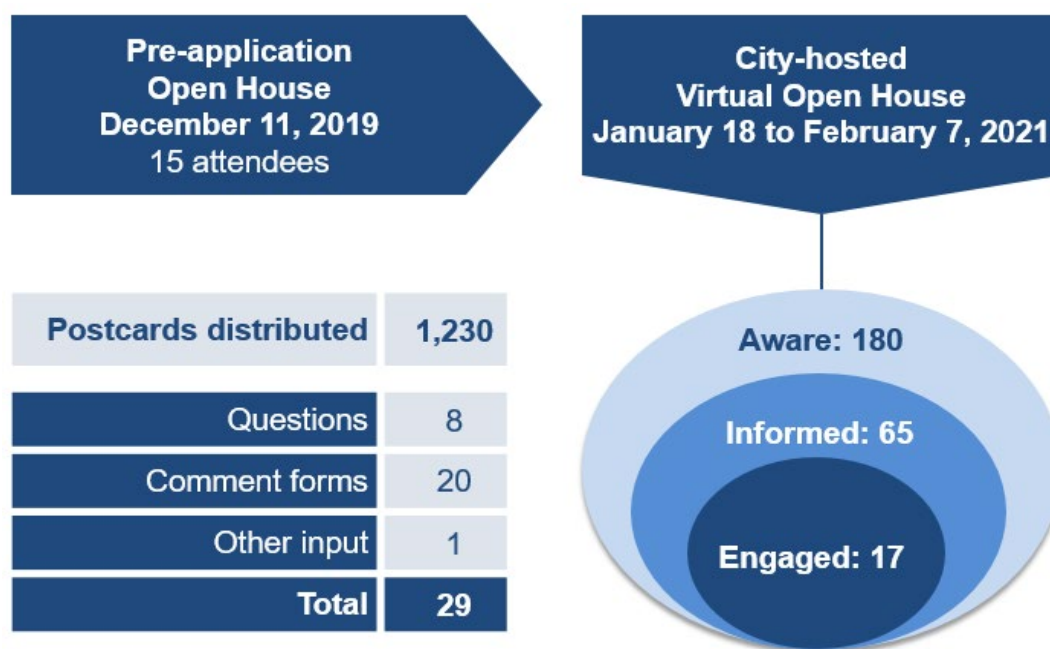
Pre-Application Community Consultation – To get early feedback on the enquiry, the applicant held a pre-application open house on December 11, 2019 in the existing building at 2929 Commercial Drive. Approximately 15 people attended this event. Five written comments were received; four of those comments expressed support for the social housing and VESTA/VSTA spaces. One comment expressed concern about too much social housing in the area and the proposed height.

Public Notification – A rezoning information sign was installed on the site on December 18, 2020. Approximately 1,230 notification postcards were distributed within the neighbouring area on or about January 14, 2021. 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 January 18 to February 7, 2021 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.

Figure 10: Overview of Notification and responses



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 29 submissions was received. A summary of all public responses may be found in Appendix D. 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:

- **Social housing:** Social housing and educational spaces are needed in the neighbourhood. The overall design for the social housing units are appropriate. Additionally, respondents indicated that they would support further height increases if more housing units could be included.
- **Building design:** The building design and its proposed colour would fit well within the neighbourhood character. Design differentiation between the residential and office space is also suitable.
- **Landscape:** The proposed landscaping would be beneficial to the development and neighbouring residents' privacy. However, more mature landscaping on the west elevation of the building would improve privacy.
- **VESTA/VSTA spaces:** Appreciate the inclusion of VESTA/VSTA learning and teaching spaces, as well as the accessibility to public transportation.

Generally, comments of concern fell within the following areas:

- **Parking:** The project would not have an adequate number of parking stalls within the development. Respondents also highlighted a lack of street parking in the neighbourhood.
- **Location:** Social housing should not be developed in one of the most expensive cities in the world. The project should also be proposed elsewhere as this neighbourhood is already experiencing high rates of crime and safety issues.
- **Building design:** The proposed building design would need more visual relief on the pedestrian level and street furniture should be included.

Staff have reviewed the rezoning application and concluded that the proposed height and density are appropriate and consistent with similar rental buildings on arterials across the city. Furthermore, the proposal meets the *Kensington-Cedar Cottage Community Vision* intent of supporting social housing. The project will conform to the City's Parking Bylaw and the site is close to major transit options, shopping, services and parks. The building's design, subject to the conditions in Appendix B, is appropriate for the site and the existing context along Commercial Drive.

The City's *Housing Vancouver Strategy* aims to build a significant number of social and supportive housing units over the next 10 years due to a large need for affordable housing across the City. One of the key strategies identified in the *Housing Vancouver Strategy* includes renewing and expanding on existing social, non-market, and co-op housing supply through redevelopment. The proposed development's 27 social housing units assists with these goals and provides housing options that could serve a significant need for early-career teachers.

8. Public Benefits

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 various engineering infrastructure.

The application is subject to the City-wide DCL and the Utilities DCL which will be calculated on the floor area specified in the development permit.

Under provisions of the Vancouver Charter and the City-wide DCL and City-wide Utilities DCL By-laws, social housing is exempt from DCLs where a minimum of 30% of the dwelling units are occupied by households with incomes below BC Housing Income Limits, as set out in the current “Housing Income Limits” table published by the British Columbia Housing Management Commission, or equivalent publication, for which a Section 219 covenant, Housing Agreement, or other security that restricts the use of such units is registered against title and where the housing is owned by the City or a non-profit organization.

Based on the rates in effect as of September 30, 2020 and the proposed 987.1 sq. m (10,626 sq. ft.) commercial floor space, the project is expected to generate \$217,514 of DCLs. The value of the exemption for the proposed 2,073 sq. m (22,314 sq. ft.) of residential floor space is estimated at \$625,461.

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. 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.

The *Community Amenity Contributions through Rezonings* policy provides an exemption for social housing which meets the DCL By-law definition.

Social Housing – The applicant has proposed that 27 residential units be delivered and secured as social housing. The public benefit accruing from these units is their contribution to the city’s social housing stock secured for the longer of the life of the building and 60 years.

The units will be secured by a Housing Agreement and Section 219 covenant to be registered on title and requires that a minimum of 30% of the rental units shall be rented to households with an income of no more than the BC Housing’s Housing Income Limits at a rent that is no more than 30% of their household income. The Housing Agreement will also include covenants that will prohibit the stratification and/or separate sale of individual units, and rental for a term of less than one month at a time.

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

Financial Implications

Based on rates in effect as of September 30, 2020, it is anticipated that the commercial and office portions of the project will pay approximately \$217,514 in DCLs. The residential component of the project is expected to qualify for a DCL exemption as social housing valued at \$625,461.

The affordability requirements for the social housing units will be secured through a Housing Agreement and Section 219 Covenant as set out in Appendix B.

Consistent with Council policy on social housing projects, the project is expected to be self-sustaining over the long-term and does not require further operating subsidies and property tax exemptions from the City.

No additional CAC or public art contribution is applicable.

CONCLUSION

Staff have reviewed the application to rezone the site at 2929 Commercial Drive from C-2C1 to CD-1 to permit development of 27 social housing units, one commercial retail unit, and office and training space for the Vancouver Elementary School Teachers' Association and the Vancouver Secondary Teachers' Association. Staff assessment of this rezoning application has concluded that the proposed form of development is an appropriate urban design response to the site and its context, and that the application, along with the recommended conditions of approval, is consistent with the objectives of the *Kensington-Cedar Cottage Community Vision*. If approved, this application would contribute to the *Housing Vancouver Strategy* by providing 27 new social housing units.

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

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2929 Commercial Drive
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 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) Cultural and Recreational Uses;
 - (b) Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this section;
 - (c) Institutional Uses;
 - (d) Office Uses;
 - (e) Retail Uses;
 - (f) Service Uses;
 - (g) Utility and Communication Uses; and
 - (h) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

- 4.1 All residential floor area must be used for social housing.
- 4.2 The design and layout of at least 22% of the total number of dwelling units must:
 - (a) be suitable for family housing; and
 - (b) include two or more bedrooms.
- 4.3 No portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width may be used for residential purposes except for entrances to the residential portion.
- 4.4 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building except for:
 - (a) Farmers' Market;
 - (b) Neighbourhood Public House;
 - (c) Public Bike Share;
 - (d) Restaurant; and
 - (e) Display of flowers, plants, fruits and vegetables in conjunction with a permitted use.
- 4.5 The Director of Planning may vary the use conditions of section 4.4 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation, and the intent of this By-law.

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 1,146.1 m², being the site area at the time of the application for the rezoning evidenced by this By-law, prior to any dedications.
- 5.2 The floor space ratio for all uses combined must not exceed 2.67.
- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
 - (a) balconies and 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 floor area being provided for dwelling uses; and
 - (ii) the balconies must not be enclosed for the life of the building.
- (b) patios and roof decks, 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 that are at or below the base surface, except that the exclusion for a parking space must not exceed 7.3 m in length;
- (d) amenity areas accessory to a residential use, to a maximum of 10% of the total floor area being provided for dwelling uses; and
- (e) all residential storage area above or below base surface, except that if 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.

Building Height

6. Building height, measured from base surface, must not exceed 19.25 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 the Director of Planning or Development Permit Board first considers all of the applicable policies and guidelines adopted by Council and 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 adjoining site.

- 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 must include an acoustical report prepared by a registered professional acoustical 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.

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 By-law.

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2929 Commercial Drive
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 DYS Architecture, received on November 23, 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 mitigate privacy concerns and reduce overlook to the western residential neighbour by:

- (a) Provide a tall fence and landscape screening along the west side of the second-storey education centre and training space;

Note to Applicant: The metal trellis system and landscape screen as shown in the landscape drawings received on Nov. 23, 2020 are suitable. See landscape conditions for additional requirements.

- (b) Provide taller guardrails with translucent glazing at second-storey office and third-storey residential patios for privacy; and
- (c) Provide trailing plantings that hang over guardrails on second-storey office and third-storey residential patios to soften the interface.

Note to Applicant: Provide larger-scaled, sectional drawings showing the existing grade of the neighbouring property to the west in relation to the patios on the second and third storeys.

1.2 Design development to improve the building interface with the public realm, including:

- (a) Consider articulating the street-facing façades at grade to create urban room spaces for greater pedestrian interest;
- (b) Consider adding benches, planters, and decorative lighting at grade; and
- (c) Provide weather protection along building street frontages.

1.3 Design development to improve the elevation façade treatment such as:

- (a) Consider lighter-colour tone to replace the proposed darker material shades on north and south elevations; and
 - (b) Provide façade treatments at grade to match with the surrounding residential and small-scale retail character on north and east elevations.
- 1.4 Design development to improve the viability of the commercial-retail unit by increasing its ceiling height.
- 1.5 Provide stair-free access between the second-storey education centre and training space and offices.

Note to Applicant: This can be achieved by ensuring elevator access across the split level.
- 1.6 Design development to ensure provision of high-quality and durable materials.
- 1.7 Building to comply with the *View Protection Guidelines* (1989, last amended 2011). Projections into the view cone by the rooftop guardrails and awnings may be considered, to the satisfaction of the Director of Planning.

Note to Applicant: Employ transparent guardrails and awnings on sixth-storey outdoor roof deck to reduce visual intrusion into the view cone, to the satisfaction of the Director of Planning.
- 1.8 Design development to identify on the architectural and landscape drawings 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>.

Landscape

- 1.9 Design development to improve the south and west edge treatment of the children's outdoor play area on the sixth storey.

Note to Applicant: This can be achieved by combining the proposed screen around the play area with soft landscaping to provide visual depth, screening and layering.
- 1.10 Design consideration to expand landscape programming on sixth-storey outdoor amenity area to include more planting and opportunities for common social interactions.

Note to Applicant: Permanent landscape features and seating should remain below the view cone.
- 1.11 Consider opportunities to expand programming of urban agriculture on the sixth-storey outdoor amenity area.

Note to Applicant: This can be achieved by incorporating infrastructure to include garden pots, compost bins, hose bibs, tool storage and potting benches in keeping with Urban Agriculture Guidelines for the private realm. Consider placement of beds to receive maximized exposure to sun light. Garden plots should be wheelchair accessible. Permanent infrastructure should remain below or outside the view cone.

- 1.12 Design development to ensure safe retention of the neighbouring tree on the southwest corner of the site.

Note to Applicant: Exploratory digging by the arborist is recommended at this time, to determine exact location of the critical root zone of the tree.

- 1.13 Provision of signed arborist's letter of assurance (LOA) to supervise all work required within the critical root zone of retained tree.

Note to Applicant: Arborist letter of assurance must also include supervision for installation of fences and retaining walls along west property line.

- 1.14 Design development to the Integrated Rainwater Management Strategy to explore opportunities for on-site 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.

- 1.15 Provision of plans, plan details and documentation/calculations that support integrated rainwater management, including absorbent landscapes, soil volumes and detention systems, as follows:

- (a) Detailed storm water report with calculations describing how the various best management practices contribute to the quality and quantity targets;
- (b) A separate soil volume overlay plan with schematic grading indicating intent to direct rainwater to infiltration zones; 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.

Provision requirements at the time of Development Permit application:

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

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

- 1.17 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.

- 1.18 Provision of referenced large-scale details (minimum 1/2 in.: 1 ft.) for all typical landscape features and construction, including but not limited to walls, trellises for vine support (confirming low maintenance type and ensuring vine support), fences, screens, planters on structure with dimensioned depth of soil, etc.

Note to Applicant: Depth of growing medium for planting on structures should exceed the CSLA Standard for viability into the future. Ensure provision of suitable selection of planting species of vines for this growing condition, and high efficiency irrigation system to support it (as per Urban Design condition 1.1).

- 1.19 Coordination for the provision of new street trees or any proposed City-owned tree removals adjacent to the development site, where applicable.

Note to Applicant: New street trees to be shown and confirmed on the development permit plans. Contact 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*".

- 1.20 Provision of high-efficiency irrigation for all planted areas and hose bibs for all patios and common areas greater than 100 sq. ft.

Note to Applicant: On the plan, illustrate irrigation connection points and hose bib symbols accurately and provide a highlighted note to verify the irrigation is to be designed and constructed. Hose bibs are requested to encourage patio gardening and hand watering on private patio and amenity decks.

1.21 Provision of an outdoor lighting plan.

Crime Prevention through Environmental Design (CPTED)

1.22 Identify on the drawings at the time of the Development Permit application, CPTED strategies including:

- (a) Having particular regard for mischief in alcoves and vandalism such as graffiti;
- (b) Consideration of mail theft in the design and location of mailboxes;
- (c) Consideration of residential break and enter;
- (d) Provision of outdoor common area and path lighting; and
- (e) Provisions for visibility and security in the underground parking garage in accordance with the Parking By-law, including:
 - (i) Providing 24-hour overhead lighting at exit doors and step lights;
 - (ii) Providing white-painted walls; and
 - (iii) Ensuring a high degree of visibility at doors, lobbied, stairs, and other access routes.

Note to Applicant: Alcoves and other similar visually hidden areas should be designed so as to not be covered or have limited cover and be well lit. Opportunities for graffiti can be mitigated by reducing areas of exposed wall and by covering with vines, hedges or a rough finish material.

Sustainability

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

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

Zero Waste

- 1.24 In order to minimize waste, a salvage strip-out must be done to remove fixtures, systems, and elements such as doors, deck, and fencing, for reuse. Any buildings which are not already subject to the Green Demolition By-law must achieve a 75% recycling rate for demolition. Buildings subject to the Green Demolition By-law must meet the by-law requirements in place at the time of the demolition permit application.

Engineering

- 1.25 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.
- 1.26 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent to your site.

Note to Applicant: 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 at StreetUseReview@vancouver.ca for details.

- 1.27 Submission of a letter confirmation construction dewatering is a Water Use Purpose under the Water Sustainability Act requiring a provincial Approval or License.

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

- 1.28 Submission of an updated landscape and site plan to reflect the public realm changes including all of the off-site improvements sought for this rezoning. Where a design or detail is not available, make note of the improvement on the site and/or landscape plans. Submit a copy of the updated plan to Engineering for review noting the following:

- (a) The following statement is to be added 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."

- (b) Delete proposed encroachments shown in the lane. Laneway surface treatment to be standard asphalt.

Note to Applicant: Landscape drawings shows proposed CIP concrete paving encroaching into the lane.

- 1.29 Provision of generous and continuous weather protection on both frontages.

Note to Applicant: A Canopy application for all new canopies that may encroach onto City property is required. Canopies must be fully demountable and drained to the buildings internal drainage systems.

- 1.30 Submission of a crossing application is required for the proposed driveway along East 13th Avenue.

- 1.31 Clarify garbage pick-up operations. Confirmation that a waste hauler can access and pick up from the location shown is required. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

- 1.32 Parking, loading and bicycle 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.

- 1.33 Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement:

- (a) Provision of bicycle parking lockers accommodating a maximum of one bicycle each;
- (b) Provision of a residential Class A bicycle room separate from the commercial Class A bicycle parking;
- (c) Provision of design specifications for the stacked Class A bicycle systems; and
- (d) Relocation of Class B bike parking to eliminate encroachments on public property and right-of-ways.

- 1.34 Design Development to improve access and design of loading spaces and comply with the Parking and Loading Design Supplement:

- (a) Provide a minimum 10 ft. width and 35 ft. (10.7m) of stall length for the parallel Class B loading space;
- (b) Provision of maneuver diagrams for the Class B loading space located at the lane; and
- (c) Provision of Class B loading operations fully on private property.

- 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 a second accessible space for commercial use.

Note to Applicant: Label the second accessible space on P1 beside the garbage room.

- (b) Provision of minimum 1.5 m aisle width for accessible aisle width.

Note to Applicant: The column reduces effective aisle width for both spaces.

- 1.36 Provision of 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 manoeuvring 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) Details on the ramp/parkade warning and/or signal systems and locations of lights, signs and detection devices to be shown on the plans;
- (j) Areas of minimum vertical clearances labelled on parking levels;
- (k) Design elevations on both sides of the ramps and drive aisles at all breakpoints, 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;
- (l) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable;

- (m) Existing street furniture including bus stops, benches etc. to be shown on plans; and
 - (n) The location of all poles and guy wires to be shown on the site plan.
- 1.37 Provision of a draft final Rainwater Management Plan (RWMP) prior to DP 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. The resubmission at DP must include the following amendments:
- (a) Volume Reduction – 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 Tier 1 and 2 practices only account for 9% of the Volume Reduction requirement. Much more must be proposed at DP submission or detailed justification must be provided to determine if an exemption may be granted.
 - (b) Volume Reduction – 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 and Tier 2 practices.
 - (i) Provide a summary chart of all the catchment areas which include the required retention, any direct retention achieved, potential grading and storage capacities for that catchment to provide a full picture of 24 mm retention across the site.
 - (c) Volume Reduction – Formal on-site infiltration within 5m of building foundation is not permitted. Soft landscaped surfaces over native soils may still contribute to meeting volume reduction target with up to 20% of the soil volume provided there is adequate drainage directed to the feature.
- Note to Applicant: For sites where formal infiltration practices are feasible, the following must be included in the RWMP:
- (i) An evaluation of the potential for and risks of on-site rainwater infiltration, such as stability and soil contamination;
 - (ii) Results of infiltration testing at likely locations for infiltration practices and a proposed design infiltration rate;
 - (iii) Soil stratigraphy; and
 - (iv) Depth to bedrock and seasonally high groundwater at likely locations for infiltration practices.
- (d) Water Quality – 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:

- (i) Product Name and Manufacturer/Supplier;
 - (ii) Total area and % Impervious being treated;
 - (iii) Treatment flow rate;
 - (iv) Supporting calculations to demonstrate adequate sizing;
 - (v) Include discussion of the specified treatment device's %TSS removal efficiency certification by TAPE or ETV; and
 - (vi) Location on of device in drawing or figure in the report.
- (e) Release Rate – Ensure all calculations are provided for pre- and post-development peak flow rates, including R-value calculations and any assumptions used.
- (f) Release Rate – Recommended minimum diameter for orifice is 75mm unless additional measures such as placing water quality treatment measures upstream, deep sump below the invert, and/or debris shield is included to minimize the likelihood of clogging. There must be additional considerations for emergency overflow/bypass mechanism for events greater than the 1:10 year return period in the design of the system.

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.

Note to Applicant: Provision of a Rainwater Management Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to restrict the issuance of Development, Building, and Occupancy Permits and provide the necessary rights of ways for a Rainwater Management System. No development permit will be issued for the site until a Rainwater Management Plan has been accepted by the City.

Housing

1.38 The design and layout of at least 22% of the dwelling units must:

- (a) Be suitable for family housing;
- (b) Include two or more bedrooms; and
- (c) Comply with Council's *High-Density Housing for Families with Children Guidelines*.

- 1.39 The proposed unit mix, including 21 one-bedroom units (77%) and six two-bedroom units (22%), 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 22% of the dwelling units designed to be suitable for families with children.

- 1.40 The building is to comply with the *High-Density Housing for Families with Children Guidelines*, including the provision of:

- (a) An outdoor amenity area to include areas suitable for a range of children's play activities and urban agriculture, ranging in size from 130 sq. m (1,399 sq. ft.) to 280 sq. m (3,014 sq. ft.) and situation to maximize sunlight access;
- (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit;
- (c) A multi-purpose indoor amenity space at least 37 sq. m (398 sq. ft.) with a wheelchair accessible washroom and kitchenette. Consider positioning this adjacent to the children's play area to enable parental supervision from the amenity room; and
- (d) A balcony for each unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2).

Note to Applicant: Development Permit Application drawings should include dimensions for the outdoor amenity area, children's play area, and denote the location of urban agricultural features and supporting infrastructure.

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 (or successors in function), as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following.

Engineering Services

Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following.

- 2.1 Provision of building setback and a statutory right of way (SRW) for public pedestrian use over a portion of the site, along Commercial Drive and adjacent to the proposed commercial retail unit (CRU) on East 13th Avenue, to achieve a 5.5 m distance from the back of existing City curb to the building face. The SRW will be free of any encumbrance such as vents, structure, stairs, and planter walls at grade (and is to accommodate the

underground parking structure within the SRW agreement).

Note to Applicant: A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final setback and SRW width is required.

- 2.2 Provision of a Shared Use Loading Agreement to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services to secure the shared use of the Class B loading space at the lane by the commercial and residential users of the development, and label the space as 'Residential and Commercial Loading'.
- 2.3 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. 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 2.4, 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.

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by R.F. Binnie & Associates Ltd. dated August 6, 2020, no water main upgrades are required to service the development. The main servicing the proposed development is either the 150 mm along Commercial Drive or the 150 mm main along East 13th Avenue. 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. 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 the proposed development will require the following in order to maintain acceptable sewer flow conditions:
 - (i) 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; and
 - (ii) Development to be serviced to the existing 200 mm SAN and 250 mm STM sewers on East 13th Avenue.

Note to Applicant: Groundwater requirements are not currently an immediate concern at this site. The City may require a Hydrogeological Study, Groundwater Management Plan, and/or Impact Assessment if dewatering rates are significant or concerning, to the City's discretion. The developer is advised to undertake adequate investigations to understand the site groundwater conditions early on in the planning and design process.

- (c) Provision of upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and Illuminating Engineering Society of North America (IESNA) recommendations.

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

- (d) Provision of new or replacement duct bank adjacent to the development site (including lane) that meets current City's standards. Duct banks are to consist of electrical and communication ducts and cables, and connected to existing electrical and communication infrastructure.
- (e) Confirmation that any relocated/removed wood poles in the lane adjacent the site will not impact existing lane lighting. Should any relocated pole impact existing lane lighting then upgrading or new lane lighting that includes underground conduit to current standard will be required.
- (f) Provision of new pad mounted service cabinet/kiosk on East 13th Avenue.

Note to Applicant: A new cabinet/kiosk is to be provided if there is a voltage drop that exceeds 3% in the street lighting branch circuit along Commercial Drive and East 13th Avenue.

Notes 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) Provision of improvements at the intersection of Commercial Drive and East 13th Avenue:
 - (i) Provision of lighting upgrade to the entire intersection of Commercial Drive and East 13th Avenue to current City standards and IESNA recommendations.

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

- (h) Provision of street improvements along Commercial Drive adjacent to the site and appropriate transitions including the following:

- (i) Minimum 1.22 m (4 ft.) wide front boulevard with street trees where space permits;
 - (ii) Minimum 3.05 m (10 ft.) wide broom finish saw-cut concrete sidewalk;
 - (iii) Hard surface treatment between the sidewalk and the building;
 - (iv) Provision of a new standard concrete lane crossing, new lane returns and lane ramps (on both sides of the lane) at the lane entry; and
 - (v) Curb ramp.
- (i) Provision of street improvements along East 13th Avenue adjacent to the site and appropriate transitions including the following:
 - (i) Minimum 1.22 m (4 ft.) wide front boulevard with street trees where space permits;
 - (ii) Broom finish saw-cut concrete sidewalk from the edge of the front boulevard to the property line;
 - (iii) Hard surface treatment between the sidewalk and the building;
 - (iv) Removal of the existing driveway and reinstate with full height curb, boulevard and sidewalk; and
 - (v) Curb ramp.
- (j) Provision to rebuild the full width of the existing unimproved laneway along development site's frontage as per City "Higher-zoned laneway" pavement structure.
- (k) Provision of new bench within the SRW along Commercial Drive conforming to City of Vancouver design guidelines. Bench must be positioned close to building so that the bench and people seated are within the 1.3 m SRW.

Note to Applicant: Bench model and location to be confirmed at Development Permit stage.

- (l) Provision of the installation of parking regulatory signage on streets adjacent to the site.

2.4 Provision of one or more Latecomer Agreements for and only if the following works constitute excess and/or extended services:

- (a) Provision of new pad mounted service cabinet/kiosk on East 13th Avenue.

Note to Applicant: The benefitting area is under review.

- 2.5 Provision of all utility services (BC Hydro, Shaw, and Telus, etc.) to be primary underground connections.

Note to Applicant: All electrical plant components, which include but are 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.

Note to Applicant: The review of third party utility service drawings will not be initiated until the Key Plan is defined and achieves the following objectives:

- (a) 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>; and
- (b) All third party service lines to the development shall be shown on the plan (e.g. BC Hydro, Telus, Shaw, etc.) and the applicant provide written acceptance from the third party utilities prior to submitting to the City.

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

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 Section 219 Covenant securing all dwelling units as social housing units for the longer of 60 years and the life of the building, subject to the following conditions and requirements:
- (a) A no separate-sales covenant is required;
 - (b) A no stratification covenant is required;
 - (c) A requirement that all units comply with the definition of “social housing” in the Vancouver Development Cost Levy By-law No. 9755;
 - (d) That the social housing units will be legally and beneficially owned by a non-profit corporation, or by or on behalf of the City of Vancouver, the Province of British Columbia, or Canada as a single legal entity and used only to provide rental housing for terms of not less than one month at a time and prohibiting the separate sale or transfer of legal or beneficial ownership of any such units;
 - (e) A requirement that not less than 30% of the social housing units will be occupied only by households with incomes below the current applicable Housing Income Limits, as set out in the current “Housing Income Limits” table published by the British Columbia Housing Management Commission, or equivalent publication, and each rented at a rate no higher than 30% of the aggregate household income of the members of the household occupying such social housing unit; and

- (f) Such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may in their sole discretion require.

Note to Applicant: A Housing Agreement is to be entered into the City by by-law enacted pursuant to section 565.2 of the Vancouver Charter.

Sustainability

- 2.7 Enter into such agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the future owner of the building 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 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

- 2.8 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 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 BC Ministry of Environment and Climate Change Strategy, have been issued to the City.

Agreements

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 Section 219 of 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 sites 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, 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.

* * * * *

2929 Commercial Drive
DRAFT CONSEQUENTIAL AMENDMENTS

Note: By-laws will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

DRAFT AMENDMENTS TO THE SIGN BY-LAW No. 11879

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

“2929 Commercial Drive [CD-1 #] [By-law #] C-2C1”

DRAFT AMENDMENTS TO THE NOISE CONTROL BY-LAW No. 6555

Amend Schedule B [Intermediate Zone] by adding the following:

“[CD-1#] [By-law #] 2929 Commercial Drive”

* * * * *

PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

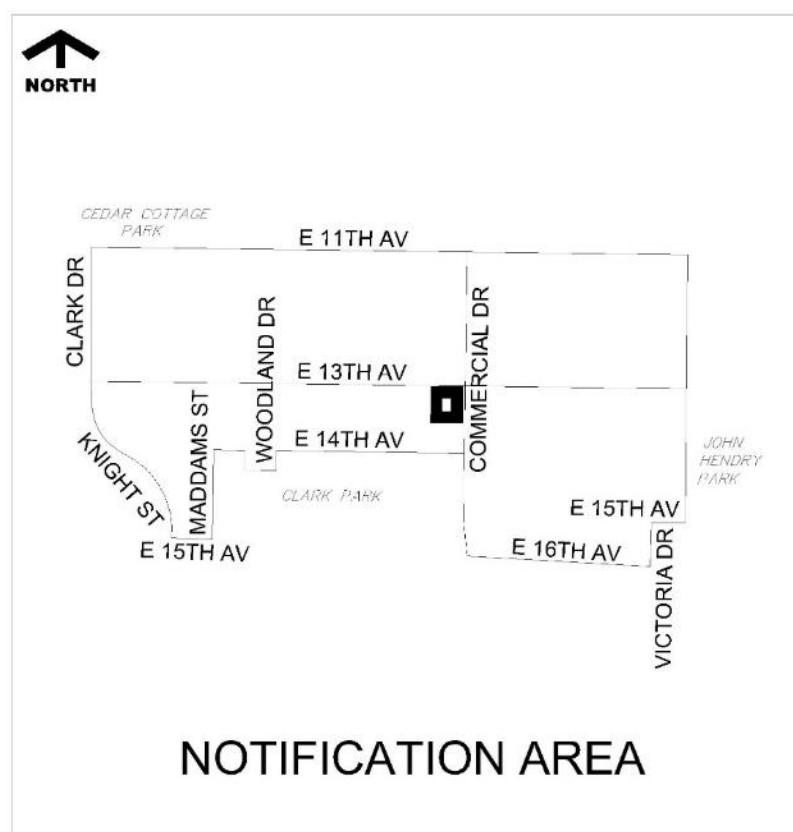
	Dates	Results
Events		
Pre-application open house (applicant-led)	December 11, 2019	15 attendees
Virtual open house (City-led)	January 18 – February 7, 2021	180 participants (aware)* <ul style="list-style-type: none"> • 65 informed • 17 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	January 14, 2021	1,230 notices mailed
Public Responses		
Pre-application comment forms	December 11, 2019	5 submittals
Online questions	January 18 – February 7, 2021	8 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	December 2020 – March, 2021	20 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	December 2020 – March, 2021	20 submittals <ul style="list-style-type: none"> • 13 responses • 1 responses • 6 response
Other input	December 2020 – March, 2021	1 submittal
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	December 2020 – March, 2021	293 participants (aware)* <ul style="list-style-type: none"> • 108 informed • 24 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 an analysis of all public feedback by topic and ordered by frequency.

Generally, comments of support fell in the following areas:

- **Social housing:** Social housing and educational spaces are needed in the neighbourhood. The overall design for the social housing units are appropriate as well. Additionally, respondents indicated that they would support further height increases if more housing units could be included.

- **Building design:** The building design and its proposed colour would fit well within the neighbourhood character. The vertical design to differentiate the residential from the office space is also suitable.
- **Landscape and privacy:** The proposed landscaping would be beneficial to the development and neighbouring residents' privacy. However, more mature landscaping on the west elevation of the building would improve privacy as well.
- **VESTA/ VSTA spaces:** Appreciate the inclusion of VESTA/VSTA learning and teaching spaces, as well as the accessibility to public transportation.
- **General support:** The project received overall support.

Generally, comments of concern fell within the following areas:

- **Parking:** The project would not have an adequate number of parking within the development. Respondents also highlighted that there are already a lack of street parking in the neighbourhood.
- **Social housing location:** Social housing should not be developed in one of the most expensive cities in the world. The project should also be proposed elsewhere as this neighbourhood is already experiencing high rates of crime and safety issues.
- **Building design:** The proposed building design would need more visual relief on the pedestrian level. Furthermore, street furniture should be included as well.

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

General comments of support:

- Setbacks, frosted windows, and greenery as part of the proposal would ensure adequate privacy.
- The proposed development would support local businesses and restaurants.
- Appreciate that the washrooms within the development would be accessible and are gender neutral.
- The building height, density, and massing would fit well with the surrounding area.

General comments of concern:

- The building distance to neighbouring properties is not adequate. A respondent indicated that the distance looks larger than usual in the rezoning drawings.
- The increase in density and retail space would result in more traffic and parking requirements.
- Social housing would increase crime in the neighbourhood.
- The proposed project is one storey too high for the area.

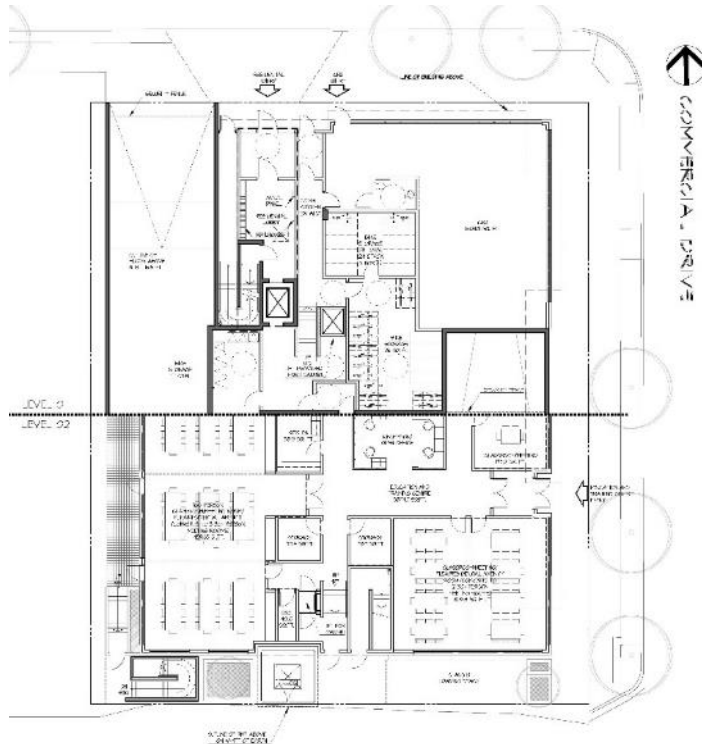
Neutral comments/suggestions/recommendations:

- The development should have more than one commercial space proposed as this neighbourhood is a high-density area.
- A mid-size building should not need to go through the Urban Design Panel and a lengthy rezoning process.
- The rooftop garden at the southwest corner is a good addition to the project, however, there could be privacy issues for neighbours.
- The green wall by the underground parking space would be a good addition, however, an art mural could be considered as well.
- The provision of housing for teachers would be suitable for the neighbourhood, however, a respondent expressed concerns of associating one's occupation to housing.

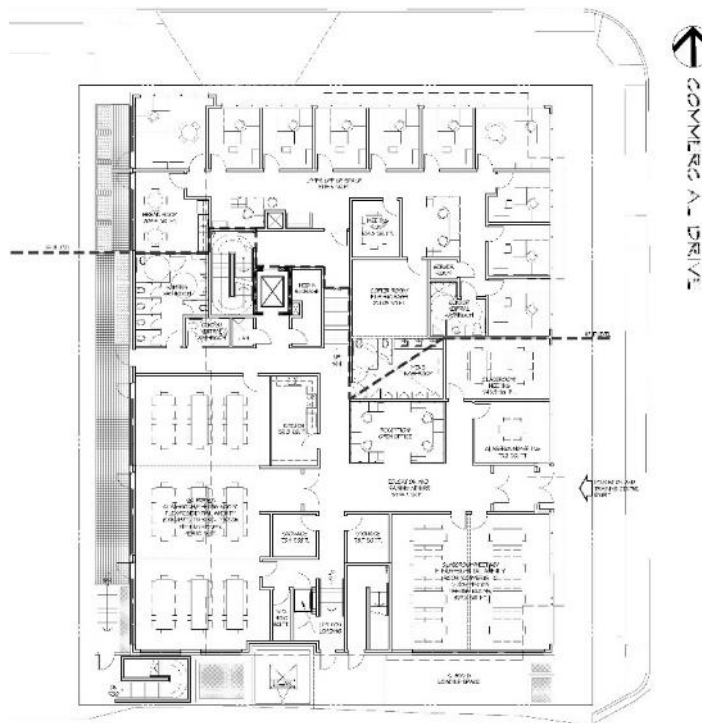
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2929 Commercial Drive FORM OF DEVELOPMENT

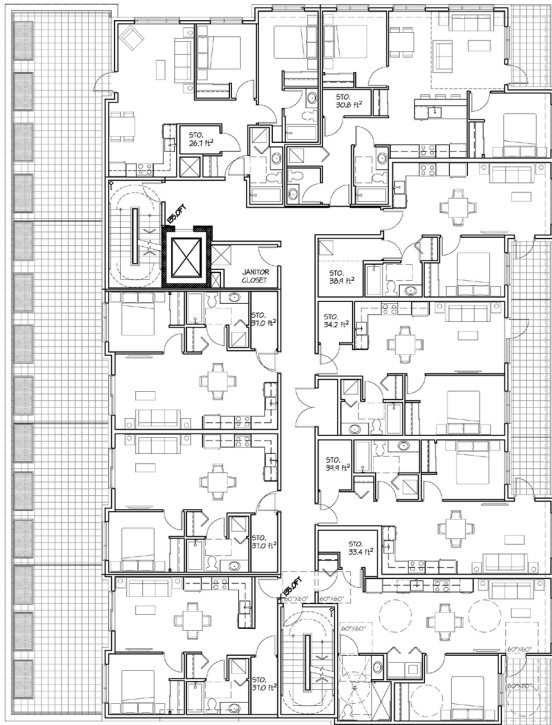
Ground Floor Plan



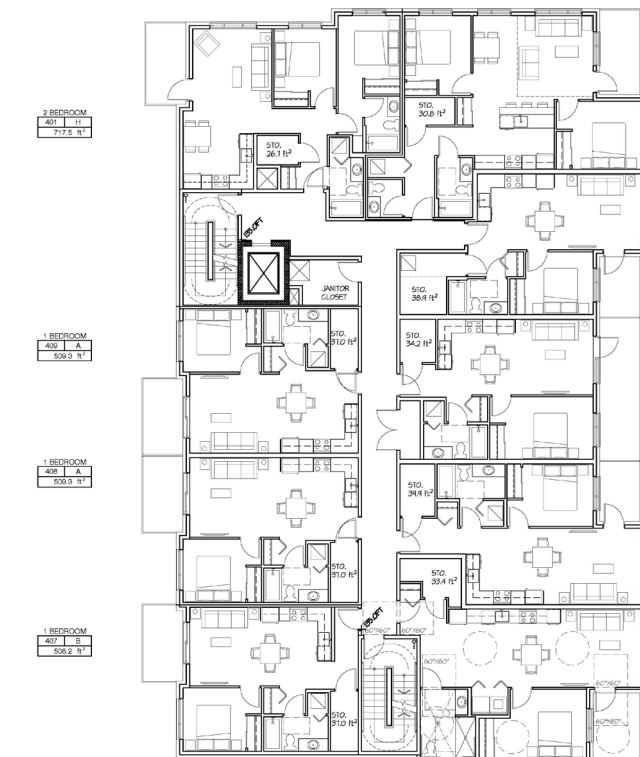
2nd Floor Plan



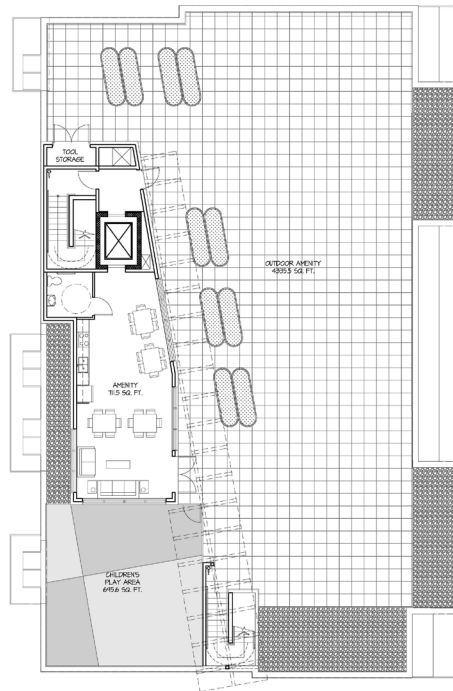
3rd Floor Plan



5th Floor Plan



6th Floor and Outdoor Amenity Area



East (Commercial Drive) Elevation



South (East 13th Avenue) Elevation



North (Lane) Elevation



West (Side) Elevation



Shadow Studies at Equinox

10 am



12 pm



2 pm



* * * * *

**2929 Commercial Drive
PUBLIC BENEFITS SUMMARY**

Project Summary:

To rezone the site from the C-2C1 to CD-1 to allow for a mixed-use building containing 27 social housing units under the *Kensington-Cedar Cottage Community Vision*.

Public Benefit Summary:

The proposal would provide 27 social housing units secured for 60 years and the life of the building, whichever is longer. The project would also contribute a DCL payment for the commercial and office floor areas.

	Current Zoning	Proposed Zoning
Zoning District	C-2C1	CD-1
FSR (site area = 1,146.1 sq. m (12,337 sq. ft.))	3.00	2.67
Buildable Floor Space (sq. ft.)	37,011	32,940
Land Use	Mixed-Use	Mixed Use

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL ¹	\$161,621
Utilities DCL ¹	\$55,893
TOTAL	\$217,514

Other Benefits (non-quantified components):

27 dwelling units which will be secured as social housing for the life of the building and 60 years, whichever is longer.

¹ Based on rates in effect as of 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.

* * * * *

2929 Commercial Drive
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

PROPERTY INFORMATION

Address	Property Identifier (PID)	Legal Description
2929 Commercial Drive	005-402-069	Lot 2 Block 170 District Lot 264A Plan 14017

APPLICANT INFORMATION

Applicant	DYS Architecture
Property Owner	Vancouver Elementary School Teachers' Association Vancouver Secondary Teachers' Association

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed								
Zoning	C-2C1	CD-1								
Site Area*	1,146.1 sq. m (12,337 sq. ft.)	1,146.1 sq. m (12,337 sq. ft.)								
Land Use	Mixed Use	Mixed Use								
Maximum FSR	3.00 FSR	2.67 FSR								
Maximum Height	13.8 m (45.2 ft.)	19.25 m (63.2 ft.)								
Floor Area	3,438.4 sq. m (37,011 sq. ft.)	3,060 sq. m (32,940 sq. ft.)								
Unit Mix	n/a	<table><tr><td colspan="2">Social Housing Units</td></tr><tr><td>One-bedroom</td><td>21</td></tr><tr><td>Two-bedroom</td><td>6</td></tr><tr><td>Total</td><td>27</td></tr></table>	Social Housing Units		One-bedroom	21	Two-bedroom	6	Total	27
Social Housing Units										
One-bedroom	21									
Two-bedroom	6									
Total	27									
Parking and Bicycle Spaces	As per Parking By-law	As per Parking By-law								
Natural Assets	No on-site bylaw trees or existing City trees	2 additional on-site trees, plus City trees, confirmed through Engineering conditions								

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