



REFERRAL REPORT

Report Date: July 6, 2021
Contact: Yardley McNeill
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RTS No.: 14596
VanRIMS No.: 08-2000-20
Meeting Date: July 20, 2021

TO: Vancouver City Council
FROM: General Manager of Planning, Urban Design and Sustainability
SUBJECT: CD-1 Rezoning: 3449-3479 West 41st Avenue and 5664 Collingwood Street

RECOMMENDATION

- A. THAT the application by Ciccozzi Architecture Inc., on behalf of Sightline Properties (Collingwood St) Ltd., the registered owner of the lands at 3449, 3469, 3479 West 41st Avenue and 5664 Collingwood Street, [*PID 013-224-751, 007-340-346, 007-340-290, 007-340-257; Lot 3 Blocks 6 and 7 District Lot 2027 Plan 2070, and Lots C, B and A, all of Blocks 6 and 7 District Lot 2027 Plan 16886*], to rezone the lands from RS-5 (Residential) District to CD-1 (Comprehensive Development) District, to increase the floor space ratio (FSR) from 0.85 to 2.73, and increase the building height from 10.7 m (35.1 ft.) to 21 m (69 ft.) for a six-storey, residential building containing 109 market rental housing units, be referred to a Public Hearing, together with:
- (i) Plans prepared by Ciccozzi Architecture Inc. received on May 1, 2020, and revised plans received September 17, 2020;
 - (ii) Draft CD-1 By-law provisions, generally as presented in Appendix A; and
 - (iii) the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application in principle, including approval in principle of the form of development, subject to the Conditions of Approval contained in Appendix B;

FURTHER THAT the Director of Legal Services be instructed to prepare the 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 subject to approval of the CD-1 By-law, the Subdivision By-law be amended, generally as set out in Appendix C;

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

- D. THAT Recommendations A to C be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the public hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner;
 - (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 3449, 3469, 3479 West 41st Avenue and 5664 Collingwood Street from RS-5 (Residential) to CD-1 (Comprehensive Development) District. The application proposes the development of a six-storey residential building and 109 secured rental housing units under the *Affordable Housing Choices Interim Rezoning Policy* (the “AHC Policy”). A height of 21 m (69 ft.) and an FSR of 2.73 are recommended.

Staff have assessed the application and conclude that it meets the intent of the *AHC Policy*. If approved, the application would contribute 109 secured market rental housing units towards the City’s housing goals as identified in the *Vancouver Housing 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 a Public Hearing and the Conditions of Approval outlined in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- *Affordable Housing Choices Interim Rezoning Policy* (2012, last amended 2018)
- *Rental Incentive Programs Bulletin* (2012, last amended 2020)
- *RS-5 District Schedule and Design Guidelines*
- *C-2 District Schedule and Guidelines*
- *Secured Rental Policy* (2019)
- *Family Room: Housing Mix Policy for Rezoning Projects* (2016)
- *High-Density Housing for Families with Children Guidelines* (1992)
- *Housing Vancouver Strategy* (2017)
- *Green Buildings Policy for Rezoning* (2010, last amended 2018)
- *Tenant Relocation and Protection Policy* (2015, last amended 2019)
- *Community Amenity Contributions Policy for Rezoning* (1999, last amended 2020)
- *Vancouver Development Cost Levy By-law No. 9755*
- *Vancouver Utilities Development Cost Levy By-law No. 12183*
- *Dunbar Community Vision* (1998)
- *Urban Forest Strategy* (2014)

REPORT

Background/Context

1. Site and Context

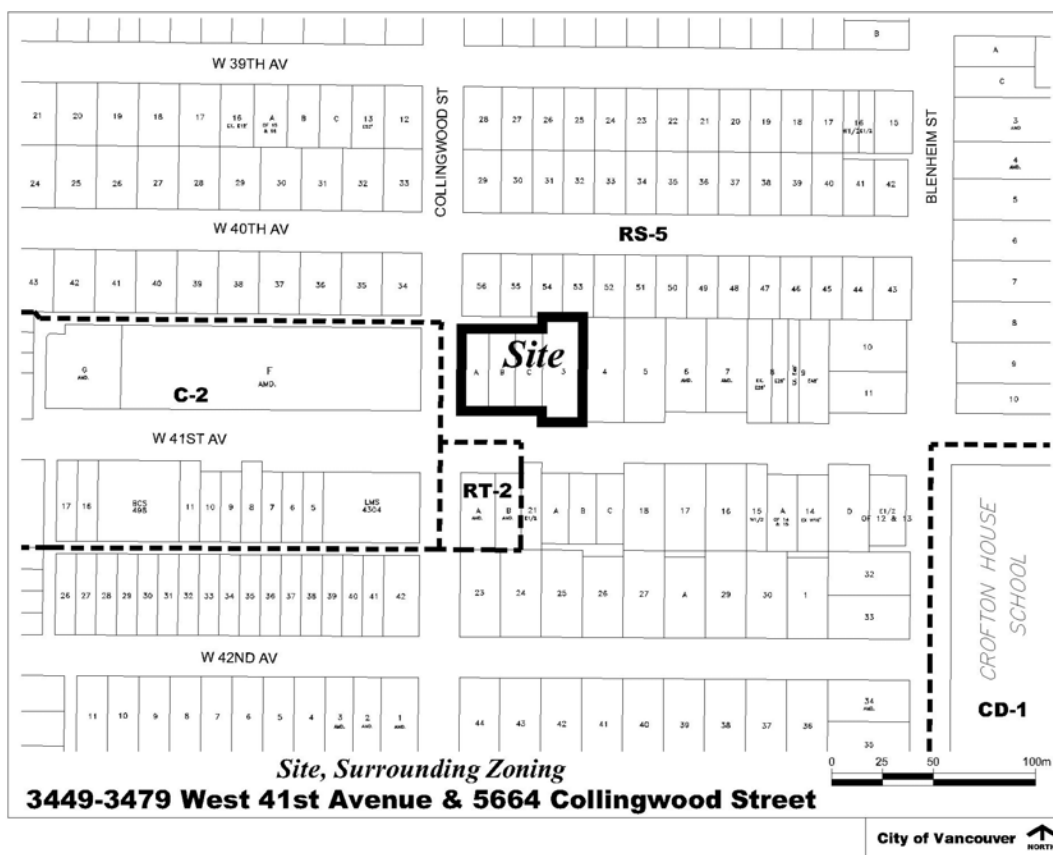
This 2,635 sq. m (28,363 sq. ft.) site is located in the Dunbar Community Vision area on the northeast corner of West 41st Avenue and Collingwood Street. It is comprised of four parcels with a combined frontage of 59.6 m (196 ft.) along West 41st Avenue and a depth of approximately 40.5 m (133 ft.) (See Figure 1). The site slopes down from the rear lane to West 41st Avenue by approximately 1.5 to 3 m (4.9 to 9.8 ft.). The properties are zoned RS-5 (Residential) District and developed with four, single-detached houses. There are two tenanted units covered by the *Tenant Relocation and Protection Policy*. Further details about tenant protections are presented in the Housing section of this report.

The properties to the north, east and south are developed with single-detached houses and zoned RS-5 (Residential) District, with the exception of two lots directly south zoned RT-2 (Duplex and Multiple Dwelling) District. Properties to the west are zoned C-2 (Commercial) District and are developed with two- to four-storey mixed-use buildings. The site directly west contains a Save-on-Foods supermarket and accompanying surface parking area.

Local School Capacity – The site is located within the catchment area of Kerrisdale Elementary School (5555 Carnarvon Street), a 10-minute walk to the east, Kerrisdale Annex (3250 West 43rd Avenue), a five-minute walk to the southeast, and Point Grey Secondary School (5350 East Boulevard), a 30-minute walk to the east. Kerrisdale Elementary and Annex have a combined operating capacity of 605 students. The Vancouver School Board (VSB)'s *Long Range Facilities Plan (LRFP)*, dated January 25, 2021, indicates a 2019 enrolment of 608 students (100% of capacity), which is forecast to decrease to 88% by 2029. Point Grey Secondary has an operating capacity of 1050 students. According to the *LRFP*, there were approximately 924 students enrolled (88% of capacity) in 2019, while the forecasted enrolment

by 2029 decreases to 78%. Therefore, the catchment schools are estimated to have capacity in the coming years.

Figure 1: Site and Surrounding Zoning



Neighbourhood Amenities - The following amenities are within walking distance of the site:

- **Public Parks** – Malkin Park is a five-minute walk (400 m) to the southeast. Memorial Park is a 20-minute walk (one km) to the north.
- **Community Centres** – The Dunbar Community Centre (with fitness centre) is a 20-minute walk (one km) to the north.
- **Child Care Facilities** – There is one child care facility within a five-minute walk from the site.
- **Transit** – West 41st Avenue is a TransLink frequent transit network route. The site is located on the No. 2 Macdonald and No. 41 Crown bus routes, and one block (250 m) from the R4 Rapidbus and No. 49 Metrotown Station bus stops.
- **Bike routes** – Dunbar, one block to the west, is a designated north-south bike route. The West 37th Bikeway, four blocks to the north, and SW Marine Drive, four blocks to the south, are designated east-west bike routes.

Policy Context

Affordable Housing Choices Interim Rezoning Policy (AHC Policy) – On October 3, 2012, Council approved the *AHC Policy*, which aims to encourage housing delivery innovation, and to enable a variety of housing opportunities throughout the City such as market rental housing and ground-oriented/mid-rise housing types. Council originally established a limit of 20 rezoning applications to be considered under the policy. On June 20, 2018, Council removed the 20-project limit as an interim measure to support progress towards meeting the *Housing Vancouver Strategy* target for 20,000 new purpose-built rental housing units over the 10-year period from 2018 to 2027. At the same time, Council introduced a deadline of June 30, 2019 for new rezoning enquiries to be accepted under the *AHC Policy*.

On November 26, 2019, Council approved the *Secured Rental Policy (SRP)*, which consolidates opportunities for rezoning for secured rental housing previously contained in the *AHC Policy* and the previous *Secured Market Rental Housing Policy (R100)*. While the *AHC Policy* was formally closed to new rezoning enquiries after June 30, 2019, applications received up to this date continue to be reviewed and assessed under the *AHC Policy*. The enquiry for this rezoning application was submitted on February 14, 2019, and therefore may be considered under the *AHC Policy*.

Rezoning applications considered under the *AHC Policy* must meet a number of criteria such as providing 100% of the residential floor area as secured rental housing, fitting contextually with neighbouring development and meeting location requirements. Buildings up to six storeys may be considered on an arterial such as West 41st Avenue under the *AHC Policy*.

The *AHC Policy* allows for a maximum of two projects to be considered within 10 blocks along an arterial. At this time, there has been one other enquiry submitted prior to the deadline within 10-blocks of the subject site along West 41st Avenue.

Housing Vancouver Strategy – In November 2017, Council approved the *Housing Vancouver Strategy (2018-2027)* and *3-Year Action Plan (2018-2020)*. The strategy seeks to shift the supply of new homes toward the right supply, with targets for new units along a continuum of housing types. The strategy's targets were based on the core goals of retaining the current diversity of incomes and households in the city, shifting housing production towards rental to meet the greatest need, and coordinating action with partners to deliver housing for the lowest-income households. Overall, 72,000 new homes are targeted for the 10-year period from 2018 to 2027, including 12,000 social, supportive and non-profit co-operative units, and 20,000 purpose-built rental units. This application will contribute towards the targets for purpose-built rental units.

Secured Rental Policy (SRP) – On November 26, 2019, Council approved amendments to the *Secured Market Rental Housing Policy*, previously approved in May 2012, and renamed the policy the *Secured Rental Policy (SRP)*. The amended SRP expands on the *Secured Market Rental Housing Policy* by consolidating rezoning opportunities for secured rental housing previously contained in the *Affordable Housing Choices Interim Rezoning Policy* and by introducing new green building requirements. To simplify the process for new secured rental housing in RS and RT zones, Council directed staff on November 26, 2019 to prepare new rental zones as part of the proposed amendments to the SRP. Staff anticipate reporting back to Council in the fall of 2021. During this interim period, new rezoning proposals in RS- and RT-zoned areas are not being accepted.

Dunbar Community Vision – In 1998, Council approved the *Dunbar Community Vision*, which provides direction on a range of issues including housing. The Vision noted that more diverse types of housing could be considered along arterial roads such as West 41st Avenue, subject to additional policy development.

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

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

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

Tenant Relocation and Protection Policy – The *Tenant Relocation and Protection Policy (TRP Policy)*, last amended June 2019, applies to this application. The *TRP Policy* is intended to protect tenants by mitigating the impacts of displacement resulting from redevelopment activity, while recognizing that some renewal is necessary to maintain the health of the overall rental stock. A Tenant Relocation Plan is required when tenants are displaced as a result of redevelopment or major renovation activity. At a minimum, these terms include four month’s free rent or more based on length of tenancy, a flat-rate payment towards moving expenses, and assistance finding three alternate accommodation that best meet the tenants identified priorities. Eligible tenants may exercise a Right of First Refusal to return to one of the replacement rental units in the new building with a 20% discount off of starting market rents, or at new below-market rates, provided they meet the eligibility requirements under those policies.

Strategic Analysis

1. Proposal

The application originally submitted on May 1, 2020 proposed a six-storey, residential building and 93 secured market rental housing units. Subsequent to the submission, the applicant chose to explore a number of options including expanding the site size, and ultimately revised the application on September 17, 2020 to increase the unit count to 114 units at an FSR of 2.71 and a height of 22 m (72 ft.) (See Figure 2). The original site size remained the same, along with the required public realm dedication of 5 m (16 ft.) in front of 3449 West 41st Avenue, and lane dedication of 6 m (20 ft.) from the same lot.

This report recommends a slight increase in density up to 2.73 FSR and a reduction in height to 21 m (69 ft.) (See Appendix B and H). These recommended changes improve the transition and increase the separation from low-density houses to the north and east, and provide higher-quality indoor amenity areas for building residents. Based on these recommendations, the applicant proposes that the building could provide approximately 109 dwelling units. The recommended changes are described in greater detail in the Form of Development section of this report and contained in the conditions in Appendix B. Comments received from the public and the Urban Design Panel, as well as the staff review, support these changes.

This report is based on the revised submission drawings received on September 17, 2020, as well as recommended changes and corresponding conditions contained in Appendix B.

Figure 2: View of Front from West 41st Avenue



2. Land Use

This site is zoned RS-5 (Residential) District, with the intent to retain existing housing and provide new residential dwellings compatible with the form and design of the existing development. The proposal's residential land use is consistent with the intent of RS-5 zoning and the *AHC Policy's* objectives.

3. Density, Height and Form of Development

(Refer to drawings in Appendix E and statistics in Appendix H)

The *AHC Policy* permits consideration of mid-rise forms up to a maximum of six storeys along this section of West 41st Avenue to support secured market rental developments, subject to urban design performance. As the policy is informed by local area guidelines, staff have analyzed the proposal against the intentions set out in the *RS-5 Zoning District and Design Guidelines*. They encourage new development to be compatible with the form and design of the existing development and streetscape, and to add generous landscaping and trees.

As the site is also located next to a C-2 local shopping area, staff have also analyzed the proposal against the intent of the *C-2 District Schedule and Guidelines*. They require terracing

at the rear of a building to minimize the amount of bulk interfacing with lower-scaled properties to the rear. The *C-2 Guidelines* also recommend incorporating varied breaks, projections, and recesses to break up the appearance of excessive building width and bulk.

Density and Height – Existing RS-5 zoning permits a maximum density of 0.85 FSR and a maximum height of 10.7 m (35.1 ft.). Staff recommend the proposed CD-1 By-law permit a maximum density of 2.73 FSR and a building height of 21 m (69 ft.), as explained in detail in the following sections.

Massing, Height and Setbacks – This application proposes a six-storey, “L-shaped” building, whose principal frontage is along West 41st Avenue with a “wing” along Collingwood Street. The building terraces down to the east (See Figure 3) and north (See Figure 4), while its fifth and sixth storeys are setback to reduce the appearance of height. These setbacks and terracing help to transition to the lower-scaled neighbours and reduce shadow impacts to the north and east. At the equinoxes, shadows cast on the neighbours to the north do not extend beyond 7.6 m (25 ft.) from their rear property line, typically where garages are located (See Appendix E).

To improve the building’s transition to the surrounding, lower-scaled neighbours, conditions in Appendix B require increased north- and east-sideyard setbacks and relocating the parkade exit staircases out of these setbacks. Staff also recommend lowering the building height from 22 m (72 ft.) as proposed, to 21 m (69 ft.). These recommendations are based on the staff review and are supported by feedback from the public and the City’s Urban Design Panel.

Figure 3: West 41st Avenue (South) Elevation



The building’s principal width along West 41st Avenue is approximately 54 m (178 ft.). To help break up the appearance of excessive width, the building face is slightly recessed at its midpoint to visually break-up the massing by articulating two distinct volumes (see Figure 5).

Figure 4: Collingwood Street (West) Elevation



To further mitigate the sense of width and bulk, conditions in Appendix B recommend introducing varying unit types along the West 41st Avenue elevation to break up continuous rows and columns of studio units. They also recommend exploring a full, six-storey vertical expression at the southwest corner of the site to contrast with the building’s horizontal expression on its eastern half. Based on these recommendations, the applicant proposes to decrease the number of studio units and increase the number of one- and two-bedroom units, which results in a reduction from 114 dwelling units proposed in the applicant’s September 17, 2021 submission to 109 units as presented in this report.

Figure 5: West 41st Frontage Illustrating Vertical and Horizontal Volumes



Amenity Spaces – A common, indoor amenity space is proposed at grade facing the rear courtyard, co-located with the outdoor amenity space and children’s play area. However, these spaces are at the inner corner of the building and will receive limited sunlight at most times of the year. The outdoor amenity space is also separated by the parkade ramp from a grassy area at the northeast corner of the site where large, existing trees will be maintained (See Figure 6). To achieve a more contiguous, open amenity space that receives more sunlight, a condition is included in Appendix B to relocate the indoor and outdoor amenity spaces and children’s play area to the northeast corner of the building and site.

Figure 6: Site Plan and Outdoor Amenity Spaces



The proposal includes common, outdoor amenity decks on the fifth and sixth floors where the building is terraced. These outdoor decks provide space for lounging and urban agriculture. Study rooms are proposed at the inner corner of the building on the second to fourth storeys. These study rooms do not have any exterior windows. A condition is included in Appendix B requiring access to daylight for all indoor amenity spaces.

Livability and Privacy – A mix of studios to three-bedroom units are provided (see Housing section for more details). All units are provided with some form of semi-private outdoor spaces (i.e. balconies or patios). Staff note that the units and balconies at the building's inner corner may have direct sightlines into each other's living spaces and/or balconies. Staff recommend exploration of screening measures or revised floor plans and unit layouts at the inner corner to resolve these privacy issues. Furthermore, balconies and primary windows facing the easterly single-family neighbour should be appropriately sized and/or screened to minimise overlook. These recommendations on livability and privacy are contained in conditions in Appendix B and will be further developed at the Development Permit stage.

Landscape – There are six existing on-site trees, three trees on the neighbouring lot to the east, and four street trees next to the site. One on-site tree at the northeast corner, as well as the neighbouring trees, will be retained. These trees provide some natural screening between the proposed building and low-scale neighbours to the north and east. The street trees will also be retained.

Landscape conditions in Appendix B require additional design development of the landscape screening of ground-floor unit patios facing West 41st Avenue and Collingwood Street to enhance the residential character of the project and provide privacy and screening for ground-floor residents. The application will add approximately 11 trees on site, along with landscaping to screen the building's ground floor along West 41st Avenue, Collingwood Street and the rear

lane. Landscape and urban agriculture planters will be provided on the upper-storey amenity decks. Landscape conditions are included in Appendix B.

Urban Design Panel – The Urban Design Panel reviewed this application on December 9, 2020, and recommended:

- Improving the project’s transition to the surrounding low-scale neighbours to the north and east by increasing the building’s setbacks and lowering the height;
- Activating the street interfaces along West 41st Avenue and Collingwood Street by decreasing the height of retaining walls and providing street entrances for ground floor units;
- Providing and improving daylight access to indoor and outdoor amenity spaces.

Staff agree with the Panel’s recommendations and have reflected their advice in the design conditions in Appendix B, with corresponding plans and elevations shown in Appendix E.

Staff support the overall form and character of the building, subject to design development conditions included in Appendix B.

4. Transportation and Parking

Vehicle and bicycle parking for this application are located in two underground levels accessed from the rear lane. The application proposes approximately 90 vehicle parking spaces and 216 bicycle spaces. The applicant must meet the requirements of the Parking By-law. Based on the proximity to transit, the development is eligible for parking reductions up to 20%. The site is well served by public transit, being located directly on the No. 2 Macdonald, and No. 41 Crown bus routes, with a bus stop across the street from the site. Bus stops for the frequent R4 Rapidbus between Joyce-Collingwood SkyTrain Station and UBC, and the No. 49 Metrotown Station routes are located within a five-minute walk approximately 250 m west at the Dunbar bus loop. The site is also close to the Dunbar, West 37th and SW Marine Drive Bikeways.

Engineering conditions related to transportation, public realm and parking are included in Appendix B.

5. Housing

The *Housing Vancouver Strategy* (Housing Vancouver) and associated *3-Year Action Plan* is the culmination of a year-long process of gathering, synthesizing and testing new ideas and approaches to addressing housing affordability in Vancouver. This application, if approved, would add 109 rental-housing units, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 7).

Unit Mix – This recommended project would deliver a variety of unit types in the form of 42 studio, 28 one-bedroom, 30 two-bedroom, and nine three-bedroom units (see Figure 8). Council adopted the *Family Room: Housing Mix Policy for Rezoning Projects* policy that requires a minimum of 35% family units (i.e. two or more bedrooms). This application would deliver 39 family units, approximately 36% of all units, in a mix of two- and three-bedroom units, thereby meeting the policy. These units are to be designed in accordance with the *High Density Housing for Families with Children Guidelines*.

Figure 7: Progress Towards 10 Year Housing Vancouver Targets for Purpose-Built Market Rental Housing as of March 31, 2021

Housing Type	10-YEAR TARGETS	Units Approved Towards Targets
Purpose-Built Market Rental Housing Units	20,000	6,069

**Note that tracking progress towards 10-year Housing Vancouver targets began in 2017*

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

**Includes Developer-Owned Below-Market Rental Housing*

Figure 8: Proposed Unit Mix

Type	Count	Percentage
Studio	42	39 %
1-bedroom	28	25 %
2-bedroom	30	28 %
3-bedroom	9	8 %
Total	109	100 %

DCL Waiver – This application was eligible to seek a DCL waiver, but the applicant has chosen not to take it. As the project is subject to a Community Amenity Contribution, should the applicant choose to pursue a DCL waiver at a later stage, the application will be subject to further review to determine if an additional land lift is generated. If the revised pro forma results in an increase to the CAC, the application would have to return to Council through a subsequent public hearing to amend the CAC rezoning enactment condition.

Average Rents and Income Thresholds - The average rents on the Westside of Vancouver for various units are shown in Figure 9. Rent increases over time are subject to the *Residential Tenancy Act*.

Average market rents in newer rental buildings on the Westside are also shown in Figure 9. An average market rental studio unit could be affordable to a single person working in the trades, for example as a crane operator or mechanic. A two-bedroom market rental unit could be affordable to a couple employed in financial services, such as auditors or investment professionals. Market rental housing provides options that are significantly more affordable than average home ownership costs, as illustrated in Figure 9.

Figure 9: Comparable Average Market Rents and Home-Ownership Costs (Westside)

	Average Market Rent in Newer Buildings - Westside (CMHC, 2020)¹	DCL By-Law Maximum Averages - Westside (CMHC, 2020)²	Monthly Costs of Ownership for Median-Priced Unit –Westside - (BC Assessment 2020)³
Studio	\$1,832	\$1,818	\$2,857
1-bed	\$1,975	\$2,224	\$3,554
2-bed	\$2,804	\$2,912	\$5,355
3-bed	\$3,349	\$4,094	\$8,707

1. Data from the October 2020 CMHC Rental Market Survey for buildings completed in the year 2011 or later on the Westside of Vancouver.
2. For studio, 1-, 2-, and 3-bedroom units, the maximum DCL rents are the average rents for all residential units built since the year 2005 in the City of Vancouver as published by CMHC in the fall 2020 Rental Market Report plus 10%.
3. Based on the following assumptions in: median of all BC Assessment sales prices in Vancouver Eastside in 2020 by unit type, 10% down payment, 5% mortgage rate (in-line with Bank of Canada conventional rate), 25-year amortization, \$150 – 250 monthly strata fees and monthly property taxes at \$2.92 per \$1,000 of assessed value (2019 assessments and property tax rate)

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. Between 2017 and 2019, prior to the COVID-19 pandemic, the average vacancy rate for purpose-built apartments in Vancouver, based on the CHMC Market Rental Survey, was 0.90%, while the average 2017-2019 vacancy rate for the Westside/Kerrisdale area where this site is located was 1.37%. The vacancy rate in 2021 for the Westside/Kerrisdale area is around 2.10%. It is anticipated to return closer to the average near-term rate when this building is ready for occupancy. A vacancy rate of 3-5% represents a balanced market.

Security of Tenure – All 109 units would be secured through a Housing Agreement and/or a Section 219 Covenant for the longer of 60 years and the life of the building. Covenants will be registered on title to prohibit the stratification and/or separate sale of individual units. The addition of new market rental housing units contributes toward the Housing Vancouver targets. Conditions related to securing the units are contained in Appendix B.

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

As the application involves consolidation of four RS-5 lots containing secondary rental units, the updated *TRP Policy* applies.

Four houses, containing a total of five rental units, are currently occupied with tenants who are aware of the rezoning application. Out of the five tenancies, two are eligible for provisions under the *TRP Policy*, including relocation assistance, assistance with moving costs, monetary compensation calculated based on length of the tenancy, and right-of-first refusal to return to a

rental unit in the new building. The applicant has provided a draft Tenant Relocation Plan (TRP), which will be secured as a condition of rezoning in Appendix B, and is summarized in Appendix F. A final TRP will be required at the time of Development Permit issuance. An Interim Tenant Relocation Report is required prior to Demolition Permit issuance, and a final Tenant Relocation Report is required prior to Occupancy Permit issuance.

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

6. Environmental Sustainability and Natural Assets

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

This application has chosen to satisfy the *Green Building Policy for Rezoning* under the low emissions green building 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 30 cm or greater and requires a tree permit when it is proposed to be removed.

There are currently four existing street trees on Collingwood Street, and six on-site trees. This application proposes to retain one on-site tree and add approximately 11 new on-site trees. The application will also provide additional street trees. The final number of trees planted will be determined through the Development Permit process.

There is one historical stream one block to the west of the site.

7. Public Input

Pre-Application Community Consultation – The applicant held a pre-application open house on December 3, 2019 at the Dunbar Community Centre, to get early feedback on the proposal. Approximately 76 people attended this event. Forty-eight written comments were received; 41 of those comments expressed support, five comments expressed concerns, and two comments indicated they wanted to be contacted but provided no comments on the proposal.

Public Notification – A rezoning information sign was installed on the site on May 11, 2020. Following the receipt of the applicant’s revised proposal in September 2020, approximately 945 notification postcards were distributed within the neighbouring area on or about October 16, 2020. Notification and application information, as well as an online comment form, was provided on the City’s new digital engagement platform *Shape Your City Vancouver* (shapeyourcity.ca/).

Virtual Open House – In-person open houses were put on hold based on the provincial health authority’s restrictions for public gatherings due to the COVID-19 pandemic. In lieu of an in-person event, a virtual open house was held from October 19, 2020 to November 8, 2020 on the Shape Your City platform. The virtual open house consisted of an open-question online event where questions were submitted and posted with a response over a period of three weeks. Digital presentations from the City and the applicant were posted for online viewing, along with a digital model representation of the proposed application.

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

Public Response and Comments – Public input was received throughout the application process through online questions and comment forms, and by email and phone. A total of 229 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.

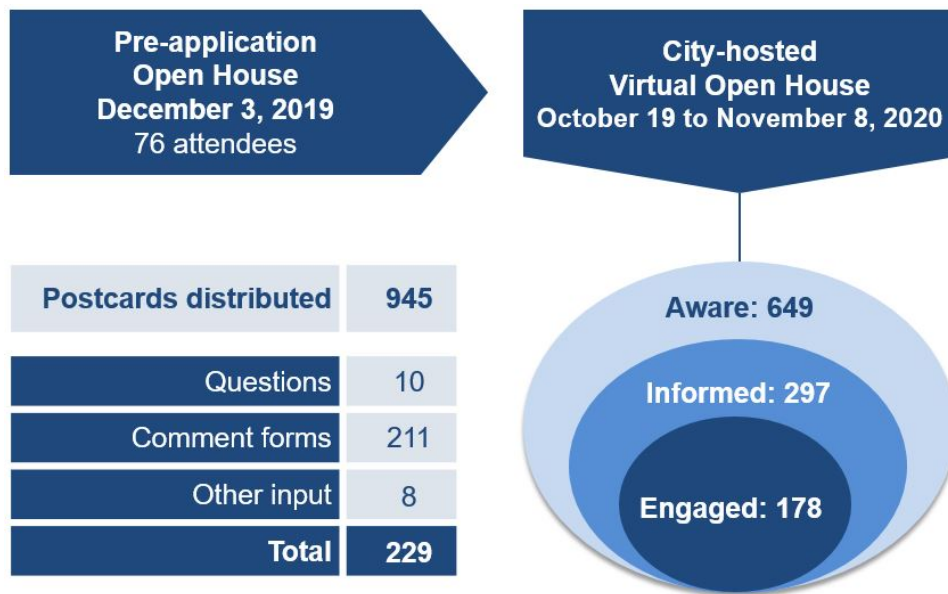
Generally, comments of support fell within the following areas:

- Provision of rental housing on the west side
- Building height, density and design
- Proximity to community amenities, services, transit and employment areas
- New residents for local businesses

Generally, comments of concern fell within the following areas:

- Building height and density
- Too much or too little parking
- Sunlight, privacy, and noise
- Traffic congestion
- Unit mix and liveability
- Children’s playground location

Figure 10: Overview of Notification and Responses



Staff Response – Public feedback has assisted staff with the assessment of the application. Response to key feedback is as follows:

- Building height and density, sunlight and privacy – The proposed height and density is commensurate with typical rental apartment development along arterial streets across the City as permitted under various Council rental policies including the *AHC Policy* and the *Secured Rental Policy*. Following comments received from the public, recommendations from the Urban Design Panel, and staff review, staff recommend increasing the building's setbacks from the northern and eastern property lines next to smaller-scaled neighbouring buildings. Staff also recommend a lowered building height to improve shadow performance and slightly reduce the appearance of massing. The retention of an existing on-site tree, along with new landscaping at grade and on common outdoor amenity decks increase privacy and screening. Urban design and landscape conditions are provided in Appendix B to assist with the transition of the proposed development into the neighbourhood context.

Staff assessment is that the proposed development and accompanying conditions in Appendix B represent a balanced approach to integrating the building into the surrounding context while addressing the intent of the *AHC Policy* to deliver much needed secured rental units in a transit-supported location.

- Parking and traffic – The project will comply with the Parking By-law. Engineering staff have confirmed that any traffic changes commensurate with project would be consistent with development occurring over time in the area. The location is also well served by transit.
- Unit mix, liveability, sunlight and privacy – Comments were received requesting more family units and more studio units. The developer will meet the City's *Family Room: Housing Mix Policy for Rezoning Projects* by providing at least 35% family units. Design conditions are provided in Appendix B to improve the livability of units and balconies located at the inner corner of the building, and to provide more sunlight access to the indoor and outdoor amenity areas and outdoor children's play area.

PUBLIC BENEFITS

In response to City policies, which address changes in land use and density, this rezoning application offers the following public benefits:

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

The site is subject to the City-wide DCL and Utilities DCL which will be calculated on the floor area specified in the development permit. Based on the rates in effect as of September 30, 2020 and the proposed 7,193.5 sq. m (77,430 sq. ft.) of residential floor area, total DCLs of \$2,170,363 are anticipated from this development.

As the applicant has elected not to pursue a DCL waiver as part of this rezoning and the project is subject to a CAC, they cannot pursue a DCL waiver at the development permit stage.

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

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

Community Amenity Contributions (CAC) – In the context of the City's *Financing Growth Policy*, an offer of a 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 Policy for Rezonings* requires lower-density secured market rental applications within RT/RS zones proposing more than five storeys to be subject to a CAC evaluation.

As part of this application, the applicant has offered a cash CAC of \$300,000 to be allocated to the City's Affordable Housing Fund. Real Estate Services staff have reviewed the applicant's development pro forma and concluded that total CAC value offered by the applicant is appropriate.

Rental Housing – The applicant has proposed that all 109 of the residential units will be secured rental housing units. The public benefit accruing from these units is their contribution to the City's rental housing stock for the longer of the life of the building and 60 years. As set out in Appendix B, a Housing Agreement and Section 219 Covenant are required to be registered on title to preclude the stratification and/or separate sale of individual units.

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

FINANCIAL IMPLICATIONS

Based on rates in effect as of September 30, 2020, it is anticipated that the project will pay approximately \$2,170,363 in DCLs.

The applicant has offered a cash CAC of \$300,000 which staff recommend be allocated to the City's Affordable Housing Fund.

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

The 109 secured rental housing units will be privately owned and operated, secured by a Housing Agreement and Section 219 Covenant for the longer of 60 years and the life of the building.

CONCLUSION

Staff have reviewed the application to rezone the site at 3449-3479 West 41st Avenue and 5664 Collingwood Street from RS-5 to CD-1 and conclude 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 intent of the *AHC Policy*. The project will deliver 109 secured market rental units towards the goals of the *Housing Vancouver Strategy*. A community amenity contribution has been offered and staff recommend the CAC be allocated towards the Affordable Housing Fund.

The General Manager of Planning, Urban Design and Sustainability recommends that the rezoning application be referred to a Public Hearing, together with a draft CD-1 By-law generally as set out in Appendix A, and 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 application fulfilling the Conditions of Approval in Appendix B.

* * * * *

**3449 – 3479 West 41st Avenue and 5664 Collingwood Street
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) Dwelling Uses, limited to Multiple Dwelling; and
 - (b) Accessory Uses customarily ancillary to the uses permitted in this section.

Conditions of Use

4. The design and layout of at least 35% of the total number of dwelling units must:
 - (a) be suitable for family housing; and
 - (b) include two or more bedrooms.

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 2,635 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 2.73.

- 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 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 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 21 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 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.

* * * * *

**3449 – 3479 West 41st Avenue and 5664 Collingwood Street
CONDITIONS OF APPROVAL**

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

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Public Hearing of the proposed form of development is in reference to plans prepared by Ciccozzi Architecture Inc., received on September 17, 2020, and provides that the Director of Planning may allow minor alterations to this form of development when considering the detailed scheme of development submitted with the development application.

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

Urban Design

- 1.1 Design development to improve the building's transition to its neighbours through the following:
- (a) Increase east setback for levels 1,2 and 3 to a minimum of 12 ft.;
 - (b) Increase rear setback for levels, 1 to 4 of the building's northwest corner to a minimum of 10 ft.;
 - (c) Maintaining levels 5 and 6's east and north setbacks as shown in this rezoning;
 - (d) Lower the building's overall height by setting all floors' slab levels further down;
 - (e) Relocate parkade exit-stairs away from the yard setbacks; and
 - (f) Retain the trees at the northeast corner as a form of natural screening.

Note to Applicant: Increasing the yard setbacks allows for more openness between this building and present and future developments to the immediate east and north. A 12 ft. interior side yard setback can allow for patios up to 6 ft. depth, and a 6 ft. planting-strip. Planting can be a form of natural privacy screens between buildings. Increasing the setbacks is also an Urban Design Panel recommendation. The slight increase in the rear yard and relocation of parkade-stairs is also to give more space for more robust planting and hence increasing the degree of privacy. Floor area displaced from the increased setback may be relocated to parts of the fifth and sixth floors, such as but not limited to filling in the building's southwest corner to produce a full six-storey expression. Lowering the building's overall height can lessen the shadow-extents; furthermore, a lowered ground-floor slab may also help reduce the number of steps needed to lead to the ground units' front door; in turn increasing the amount of usable front yards.

- 1.2 Design development to further refine its façade composition, particularly the south and west elevation, through the following:
- (a) Break up the continuous rows of studio-units along the south-side by introducing family and/or one-bedrooms to this face;

- (b) Provide substantial recesses along the south and west elevations;
- (c) Remove any large framing components enveloping any balconies located in the recesses; and
- (d) Reconfigure the building's southwest corner to read as a full six-storey vertical expression.

Note to Applicant: Breaking the continuous row of studio-units with other unit-types may allow for more variations in structural-bay widths, window composition/sizes, and/or balcony arrangements. The main recess along the south elevation at the building lobby should be at least 25 ft. wide. Furthermore, keeping recesses free of large inset frames help these recesses to read as substantial breaks in the wall-planes. This better mitigates an appearance of excessive horizontality. With regards to a full six-storey expression at the southwest, the intention is to produce more decidedly vertical corner expression to counterpoint the more horizontal expression at the building's east half. This can be translated as not needing to provide setbacks at the southwest corner of the fifth and sixth storeys. The southwest corner being closest to the adjacent commercial zone and facing West 41st Avenue can accommodate the appearance of greater height. These recommendations reflect the advice provided by the Urban Design Panel.

1.3 Design Development to improve the usability of the indoor and outdoor amenity spaces by:

- (a) Relocating the indoor amenity room to the northeast corner of the building;
- (b) Relocating the parking-ramp to the west-most portion of the rear-yard; and
- (c) Incorporating operable glass-wall systems for the amenity rooms' exterior walls.

Note to Applicant: Shifting the parking-ramp to the west-most part of the rear yard produces a more contiguous rear yard, rather than have the ramp bisect it. A children's play area on northeast area will receive more sunlight than at its proposed location, which will likely be shaded even during the summer months. The operable glass-walls are to allow for more physical and visual connections between the interior and exterior.

1.4 Design development to improve livability and privacy the building's residents as well as neighbours through the following:

- (a) Address potential overlook and direct sightline issues at the inner corners;
- (b) Provide windows for all the study-rooms;
- (c) Ensure units are not excessively deep, and all living rooms and bedrooms have access to a window;
- (d) Provide ground-oriented patio entries for ground floor units, complete with screening for privacy, to improve street-level activation;
- (e) Provide screening measures for unit windows, balconies, and common amenity decks facing the lower scale neighbourhood; and
- (f) Ensure the trees at the northeast corner are retained.

Note to Applicant: Balconies and windows at the inner-corner have close distances that may raise privacy concerns. These issues may be resolved by planter-screens and/or adjusting the window sizes, glass-pane opacity and locations, and reconfiguring the unit layout. Unit windows and decks facing the easterly neighbours should also consider some form of screening.

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

Note to Applicant: Refer to the *Bird-Friendly Design Guidelines* for examples of built features that may be applicable. For more information, see the guidelines at: <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>.

Landscape

- 1.6 Design development to the ground level outdoor amenity space for better connection to the indoor amenity room and to the green space on northeast corner.

Note to Applicant: This would allow better design development of the courtyard as a continuous common outdoor amenity space, and relocating the children's play area will improve sunlight access (see also Urban Design condition 1.3).

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

- 1.8 Design development to the landscape treatment to increase the volume of soil, tree canopy cover and planting on slab, by lowering the slab for planting on the main level to the greatest extent possible, rather than planting in raised planters.

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

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

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

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

- 1.11 Consider improving the children's play area by programming for more diverse play options.
- 1.12 Coordinate Landscape Plan and architectural Site Plan to reflect most updated information.
- 1.13 Provision of updated Arborist Report (and its Tree Management Plan) to:
- (a) Include confirmation of safe retention of tree #482;
 - (b) Reflect proposed building layout, complete with updated parking slab and setbacks; and
 - (c) Include updated arborist assessment.

Note to Applicant: Excavation for proposed parkade slab appears to be in conflict with retained Tree #482. Any excavation or grade change within the tree critical root zones can cause damage to the tree's root system and will lead to premature tree death. Revisions may be required to the site plan, parkade and footprint of the building.

Provision Requirements at the time of Development Permit application:

- 1.14 Provide 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.

- 1.15 Provide detailed architectural and landscape cross sections (minimum 1/4-in. 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.

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

- 1.17 Provide coordination 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 6-cm caliper, and installed with approved root barriers, tree guards and appropriate soil. Root barriers shall be 8-feet long and 18-inches deep. Planting depth of root ball must be below sidewalk grade. Call Park Board for inspection after tree planting completion*".

- 1.18 Provide 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.

- 1.19 Provide an Outdoor Lighting Plan.

Note to Applicant: Outdoor lighting strategy should ensure functionality, safety and energy efficiency. Provide dimmers and timers for lights where feasible.

- 1.20 Provision on landscape drawings of landscape features intended to create bird friendly design.

Note to Applicant: Bird friendly plants should be included on the plant palette, enabling bird habitat conservation and bird habitat promotion. Refer to the Bird Friendly Design Guidelines for examples of landscape features that may be applicable, and provide a design rationale for the features noted. For more information, see the guidelines at: <http://former.vancouver.ca/commsvcs/guidelines/B021.pdf>).

Crime Prevention through Environmental Design (CPTED)

1.21 Identify on the drawings strategies that consider the principles of CPTED including the following conditions:

- (a) Limiting opportunities for nuisance activities, mischief in alcoves, and blind corners;
- (b) Limiting unobserved access or activity and encouraging natural visual surveillance;
- (c) Mail theft;
- (d) Site lighting developed with considerations for safety and security; and
- (e) Reduced opportunities for graffiti.

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.

1.22 Design development to improve visibility and security in the underground parking in accordance with the Parking By-law including:

- (a) Overhead lighting and step lights at exit stairs and doors;
- (b) 24-hour lights and walls painted white; and
- (c) Visibility at doors, lobbies, stairs and other access routes.

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 Services

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

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

- 1.26 Confirmation of whether the proposed development impacts the Major Road Network (MRN), as defined under the South Coast British Columbia Transportation Authority Act (<https://www.translink.ca/plans-and-projects/projects/major-road-network>). In the event it is confirmed the proposed development impacts the MRN, a Construction Management Plan shall be submitted directly to TransLink with a copy of the correspondence provided to the City of Vancouver.

Note to Applicant: The City of Vancouver and TransLink have authority over the MRN as it relates to carrying out construction works on a City Street that is designated as a MRN.

- 1.27 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right of way.
- 1.28 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (Street Restoration Manual section 02596 and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site. Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to building occupancy. Provision of written acknowledgement of this condition is required. Please contact Engineering Services for details.
- 1.29 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.
- 1.30 Design development to improve access and design of bicycle parking and comply with the Bicycle Parking Design Supplement.
- (a) Provision of automatic door openers for all doors on the route from Class A bicycle parking spaces to the outside; and

- (b) Provision of a maximum 60% stacked and vertical Class A bicycle spaces.
- 1.31 Design development to improve the parkade layout and access design and comply with the Parking and Loading Design Supplement to the satisfaction of the General Manager of Engineering Services, including the following:
- (a) Provision of improved two-way flow for vehicles on the ramp and in the parking areas:
 - (i) Provide parabolic mirrors on main ramp and throughout parkade to minimize conflicts; and
 - (ii) Provide wheel blocks for all spaces perpendicular to other parking spaces or access aisles.
 - (b) Provide 2.3 m (7 ft. 6½ in.) of vertical clearance for access and maneuvering to all disability spaces.

Note to Applicant: Section 3 is showing a clearance of approximately 7 ft. 2 in. under the parking gate.

- 1.32 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 manoeuver aisles and the drive aisles at the parkade entrance and all gates;
 - (h) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and security gates. These clearances must consider mechanical projections and built obstructions;
 - (i) Areas of minimum vertical clearances labelled on parking levels;
 - (j) Design elevations on both sides of the ramps and drive aisles at all breakpoints, loading bays, disability spaces, and at all entrances. The slope and length of the ramped sections at all breakpoints to be shown on the submitted drawings;

-
- (k) Indicate the stair-free access route from the Class A bicycle spaces to reach the outside. Stair ramps are not generally acceptable;
 - (l) Existing street furniture including bus stops, benches etc. to be shown on plans; and
 - (m) The location of all poles and guy wires to be shown on the site plan.
- 1.33 All planting on street rights of way shall be maintained by the adjacent property owner.
- 1.34 Plants shall be planted in such a way as to maintain sightlines and not encroach on the sidewalk, street, lane, and/or bike lane according to City of Vancouver standards as follows:
- (a) All plant material within the same continuous planting area which is located on street right of way within 10 m, measured from the corner, of an intersection, pedestrian crossing, entrance to a driveway or other conflict areas, shall not exceed a mature height of 0.6 m, measured from the sidewalk.
 - (b) All plant material within the street right of way that is located outside of the areas described in the bullet above shall not exceed a mature height of 1m, measured from the sidewalk.
 - (c) Provision of 0.45 m buffer of low groundcover in planting beds adjacent to sidewalks.
 - (d) Refer to City of Vancouver Boulevard Gardening Guidelines for more information on boulevard planting.
- 1.35 When submitting Landscape plans, please place the following statement on the landscape plan: "This plan is NOT FOR CONSTRUCTION and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development Services and/or your Engineering, Building Site Inspector for details".
- (a) Landscape plans to include the following:
 - (i) Remove proposed pavers from CoV property;
 - (ii) Show all CoV supplied building grades on architectural and landscape plans;
 - (iii) Remove back boulevard trees from CoV property; and
 - (iv) Remove proposed water feature from CoV property along West 41st Avenue.
 - (b) Remove existing concrete walkways, steps, retaining walls and other structures from the area between the curb and the new property line along West 41st Avenue and Collingwood Street.

- 1.36 Prior to Development Permit, provide a Final Hydrogeological Study which meets the requirements of the Groundwater Management Bulletin.
- (a) The proposed site investigation includes the installation of 2-3 monitoring wells below the final excavation depths. The investigation should also consider monitoring shallow groundwater conditions that may be encountered in the fill, Capilano sediments or weathered till.
- 1.37 Provision of a draft final 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.

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

- (a) Please use rainfall storage of 8-18% of soil volume as per Volume 2 of the City of Vancouver's Best Management Practice Toolkit dated March 2016 as opposed to 35% soil void ratios. Please consider this as more space and greater depth of landscaped areas and/or other Best Management Practices (BMPs) may be required to achieve both Volume Reduction and Water Quality Targets.
- (b) Re-calculate pre-development peak flow storage volume use modified rational method. Resize the detention tank volume to equal the greater of either the updated pre-development peak flow storage volume or the updated amount of the 24 mm rainfall not captured in Tier 1 & Tier 2 practices.
- (c) Provide a landscaping and grading plan (with soil volumes) to support the proposal of landscaping capture.
- (d) Provide a site map detailing the different surface types and how rainwater will be directed or retained in each area. Include the following:
- (i) Rainwater management should not be limited by parcel boundaries. Explore routing Parcels G and H to other landscape areas outside the parcel to maximize capture;
- (ii) Location of any water quality treatment and flow control system with connections to the sewer system; and
- (iii) Area and depth of landscaping to support the claim of absorbent landscaping as a rainwater capture method.

Note to Applicant: A legal agreement related to Rainwater Management will be required prior to issuance of a Development Permit.

- 1.38 Provision of a final Rainwater Management Plan (RWMP), which includes a written report, supporting calculations, computer models and drawings to the satisfaction of Engineering Services prior to the issuance of any building permit.

Housing

- 1.39 The design and layout of at least 35% of the dwelling units must:
- (a) be suitable for family housing;

- (b) include two or more bedrooms; and
- (c) comply with Council's "*High-Density Housing for Families with Children Guidelines*".

1.40 The proposed unit mix, including 42 studio units (39%), 28 one-bedroom units (25%), and 30 two-bedroom units (28%) and nine three-bedroom units (8%) is to be included in the Development Permit drawings.

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

1.41 The development should be designed in accordance 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 (S.3.3.2, 3.4.3);
- (b) A minimum of 2.3 sq. m (24.7 sq. ft.) of bulk storage for each dwelling unit (S. 4.4.2);
- (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 (S. 3.7.3); and
- (d) A balcony for each family unit with 1.8 by 2.7 m minimum dimensions (S. 4.3.2). Provision of a balcony of this size for all units is encouraged.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

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

Engineering Services

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

2.1 Consolidation of Lots A, B, C, Plan 16886, and Lot 3, Plan 2070, all of Blocks 6 and 7, District Lot 2027 to create a single parcel and subdivision of that site to result in the dedication of the northerly 20 feet and the southerly 17 feet (the Building Line area) of Lot 3 for lane and road purposes.

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

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

- 2.2 Arrangements are to be made for release of Easement & Indemnity Agreements 74823H (private crossing), E58756 (for current fill, drainage pipes and blacktopping encroachment) and E58757 (landscape encroachments) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment.

- 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 all to the satisfaction of the General Manager of Engineering Services. No development permit for the rezoning site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit, as security for the Services, is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. Except as explicitly provided for in Condition 2.4, 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.

- (i) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by Aplin & Martin Consultants Ltd. dated January 16, 2020, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the proposed development is 450 mm along West 41st Avenue. Should the development require water service connections larger than 450 mm, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading.

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

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

- (i) Implementation of development at this rezoning site requires the following in order to improve sewer flow conditions:

- Provision of \$30,000 for sewer catchment flow monitoring;
 - The post-development 5-year flow rate discharged to the storm sewer shall be no greater than the 5-year pre-development flow rate. The pre-development estimate shall utilize the 2014 IDF curves, whereas the post-development estimate shall utilize the 2100 IDF curves to account for climate change;
 - Development to be serviced to the 200 mm SAN and 375 mm STM sewers on West 41st Avenue; and
 - This property is under the Provincial Well-Drilling Advisory Area, and subsurface flowing artesian conditions may exist.
- (c) Provision of improvements at the intersection of Collingwood Street and West 41st Avenue including:
- (i) Upgrades to the existing traffic signal to an accessible pedestrian signals (APS), and associated enabling works and adjustments to all existing infrastructure to accommodate the proposed street improvements (including any replacement or modification of related traffic signal equipment); and
 - (ii) Entire intersection lighting upgrade to current City standards and IESNA recommendations.
- (d) Provision of street improvements along Collingwood Street adjacent to the site and appropriate transitions including the following:
- (i) Front boulevard with new street trees where space permits;
 - (ii) 2.14 m (7 ft.) wide broom finish saw-cut concrete sidewalk;
 - (iii) Removal of the existing driveway crossing and reconstruction of the boulevard, sidewalk, and curb to current standards;
 - (iv) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations;
 - (v) Curb ramps; and
 - (vi) Adjustment to all existing infrastructure to accommodate the proposed street improvements.
- Note to Applicant: Provision of a lighting simulation is required.
- (e) Provision of street improvements along West 41st 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) 2.44 m (8 ft.) wide broom finish saw-cut concrete sidewalk;
 - (iii) Curb ramps;
 - (iv) Upgraded street lighting (roadway and sidewalk) adjacent to the site to current City standards and IESNA recommendations;
 - (v) Adjustment to all existing infrastructure to accommodate the proposed street improvements.

Note to Applicant: Provision of a lighting simulation is required.
Note to Applicant: Designs details of off-site improvements to be finalized at the Development Permit stage.

- (f) Provision of new pad mounted service cabinet/kiosk on Collingwood Street.

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

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

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

- (h) Provision for reconstruction of the lane along property frontage as per City "Higher-zoned laneway" specification. Remove existing concrete pads from future laneway and construct asphalt pavement per City of Vancouver "Higher Zoned Streets/Lanes" specification. Relocate existing catch basins or install new catch basins as necessary to ensure all the lane runoff is directed into the catch basins in the lane.
- (i) Provision of lane lighting on standalone poles with underground ducts. The ducts are to be connected to the existing City street lighting infrastructure.
- (j) Provision of a new standard concrete pedestrian lane crossing, new curb returns and curb ramps (both sides) at the existing lane crossing on Collingwood Street adjacent to the site.
- (k) Provision of the installation of parking regulatory signage on streets adjacent to the site to the satisfaction of the General Manager of Engineering Services.
- (l) Provision of street trees where space permits. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 ft. long and 18 in. deep, centred on each street tree adjacent to the sidewalk and any off-street bike facility.

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

- (a) Improvements to the intersection of Collingwood Street and West 41st Avenue. per condition 2.3(c).

Note to Applicant: The benefiting area for these works is described as the properties adjacent the four corners of the intersection.

and for, and only if, the following works constitute excess and/or extended services:

- (b) A new pad mounted service cabinet/kiosk on Collingwood Street per condition 2.3(f).

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

- 2.5 Engineering Services will require all utility services to be underground for this development. All electrical services to the site must be primary with all electrical plant, which include but not limited to System Vista, Vista switchgear, pad mounted transformers and kiosks (including non-BC Hydro kiosks) are to be located on private property with no reliance on public property for placement of these features. The applicant shall provide written confirmation from BC Hydro that all required electrical plant is provided for on-site.

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

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

Housing

- 2.6 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to enter into a Housing Agreement and/or Section 219 Covenant to secure all 109 residential units as secured market rental housing units pursuant to the City's Affordable Housing Choices Policy Program, for the longer of 60 years and the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.
- 2.7 Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City at by-law enactment pursuant to Section 565.2 of the Vancouver Charter and/or a Section 219 Covenant.
- 2.8 Enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:

- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the Tenant Relocation and Protection Policy that is effective at the time of submission of the Development Permit Application;
- (b) Provide a notarized declaration that demonstrates that each tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each tenant summarizing the Tenant Relocation Plan offer and signed as received by each tenant;
- (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must outline the names of any tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant); the names of tenants still remaining in the building; the status of the applicant's search for relocation options (if assistance was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan;

Note to Applicant: If a long period of time elapses between Public Hearing and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.

- (d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit. The Report must outline the names of tenants; indicate the outcome of their search for alternate accommodations; summarize the total monetary value given to each tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the tenants.

Sustainability

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

Community Amenity Contribution (CAC) – Cash Payment

- 2.10 Pay to the City a cash Community Amenity Contribution of \$300,000, which the applicant has offered to the City. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City, and on terms and conditions satisfactory to the Director of Legal Services. The \$300,000 is to be allocated to the City's Affordable Housing Fund.

Environmental Contamination

2.11 If applicable:

- (a) Submit a site disclosure statement to Environmental Services (Environmental Protection);
- (b) As required by the Manager of Environmental Services and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and
- (c) If required by the Manager of Environmental Services and the Director of Legal Services in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 covenant that there will be no occupancy of any buildings or improvements on 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.

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.

* * * * *

3449 – 3479 West 41st Avenue and 5664 Collingwood Street
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 SUBDIVISION BY-LAW No. 5208

Council amends Schedule A of the Subdivision By-law in accordance with the plan labelled Schedule A and attached to and forming part of this By-law, by deleting the following properties from the RS-1 maps forming part of Schedule A of the Subdivision By-law:

- (a) 3449 West 41st Avenue: Lot 3, Blocks 6 and 7, District Lot 2027, Plan 2070; PID 013-224-751;
- (b) 3469 West 41st Avenue: Lot C, Blocks 6 and 7, District Lot 2027, Plan 16886; PID 007-340-346;
- (c) 3479 West 41st Avenue: Lot B, Blocks 6 and 7, District Lot 2027, Plan 16886; PID 007-340-290; and
- (d) 5664 Collingwood Street: Lot A, Blocks 6 and 7, District Lot 2027, Plan 16886; PID 007-340-257.

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**3449 – 3479 West 41st Avenue and 5664 Collingwood Street
ADDITIONAL INFORMATION**

1. Urban Design Panel Minutes – December 9, 2020

Address: 3449-3479 West 41st Avenue and 5664 Collingwood Street
Permit No. RZ-2020-00015
Description: To develop a 6 storey residential building with 114 secured market rental units over two levels of underground parking consisting of 90 vehicle spaces and 216 bicycle spaces. The proposed building height is 22 m (72.18 ft.), the total floor area is 7,138 sq. m (76,840 sq. ft.), and the floor space ratio (FSR) is 2.71. This application is being considered under the Affordable Housing Choices Interim Rezoning Policy
Zoning: RS-5 to CD-1
Application Status: Rezoning Application
Review: First
Architect: Ciccozzi Architecture – Shannon Seefedt
Landscape Architect: Enns Gautheir – Mike Enns
Owners: Sightline Properties – Jamie Vaughan
Staff: Chee Chan and Patrick Chan

EVALUATION: Support with Recommendations (7-3)

Introduction:

Rezoning Planner, Chee Chan, began by noting this is a rezoning application to rezone 3449-3479 West 41st Avenue and 5664 Collingwood Street from RS-5 to CD-1 under the Affordable Housing Choices Interim Rezoning Policy.

The site made up of four lots at the northeast corner of West 41st Avenue and Collingwood Street. It is located within the Dunbar neighbourhood. The dedication for lane and road is required of the parcel on the right. The site is currently occupied with detached residential houses and includes some tenanted units. There are two tenants who qualify for TRP.

This regular shaped site will have a frontage of 58.6m (192 ft.) along West 41st Avenue and 40.2 m (131.8 ft.) along Collingwood Street. There is a rear lane to the north of the site. It has a total site area after dedication is approximately 2,408 sq. m (25,923 sq. ft.). It is also located on TransLink's R4 rapid bus line between Joyce Station and UBC, with the closest bus stop station located approximately 100 m to the west at Dunbar and W41st, or a two-minute walk. North, east and south of the site are detached houses zoned RS-5 and RT-2. Across the street to the West is a C-2 node, currently developed with a Save-on-Foods with parking lot, as well as two-to four-storey C-2 mixed-use buildings.

The site's location is next to a C-2 local shopping area. The site's RS-5 permits single detached and duplex housing. The C-2 areas can develop up to 4-storey mixed-use strata buildings, or be rezoned for up to 6-storey mixed-use secured market rental buildings. Currently, there is no rezoning policy for the RS zones, though a policy proposal for 5-6 storey apartment buildings along arterials has been put forward to Council, but put on hold pending further work through the Vancouver Plan.

This rezoning is being considered under the *Affordable Housing Choices Interim Rezoning Policy*. Note that this interim policy is no longer accepting new applications, but in-stream applications are still allowed to proceed. Applications under this policy must meet a number of criteria such as providing 100% of the residential floor area as secured rental housing and meeting specific location requirements. For the subject site's location along an arterial street and within 500 m of a Local Shopping Area, a height of up to 6 storeys may be considered.

This proposal is to rezone from RS-5 to CD-1 to permit:

- A six-storey building, with a height of approximately 22 m (72.2 ft.);
- 114 secured rental units of which a minimum of 35% of the units are family oriented;
- The unit mix breakdown is 58 studios (51%), 17 one-bedroom units (15%), 28 two-bedroom units (25%), and 11 three-bedroom units (10%);
- Density of 2.71 FSR (net floor area 77,004.8 sq. ft.);
- Gross Floor area of 81,158 sq. ft.;
- 90 vehicle parking spaces and 216 bicycle parking spaces in underground parking accessed from the rear lane.;
- The application is required to satisfy the *Green Buildings Policy for Rezonings* and is pursuing the low emissions green building standards.

Development planner Patrick Chan first reviewed the site context. The base-zone is RS-5 which emphasizes lush landscapes and generous yards, and RS-5 makes up much of its vicinity. Across Collingwood is a C-2 lot which typically allows up to four storeys. Larger C-2 developments have to provide substantial breaks to the massing and composition to mitigate bulk and overt horizontality. C-2 buildings are also terraced at the rear to transition down to the lower scaled neighbours. The site's topography has lane-side higher than the 41st Avenue, which poses challenges to the parking ramp location subsequently the ground floor slab level.

Chan reminded the panel that the base-zone (RS-5) and nearby zones are not meant to cap the project's density and height, but provide urban design objectives that a project can respond to. Chan then followed with a review of how the project responded to these objectives.

Siting-wise, the building has a L-shaped footprint which leaves a large rear yard at the northeast quadrant of the site. This large rear yard aims to be more consistent with the lush rear yard of the neighbours. Furthermore, this rear yard also helps with retention of trees at the northeast area, and trees can act as natural privacy screens. In terms of transitioning to the lower scale, the building terraces down to four storeys at its east and north portions. The terracing at the north portion of the building allows the shadowing to generally not exceed the rearmost 25 ft. of the RS lots across the lane at the equinox. The rearmost 25 ft. is usually where the garages are. Compositionally, its 41st Avenue elevation is broken into two halves to mitigate the appearance of excessive width: the west half has a vertical expression; the east half a more horizontal expression.

Chan concluded his presentation with a general question on how the project may be improved at the development stage.

Advice from the Panel on this application is sought on the following:

Height and Massing

- The height and massing's appropriateness to the surrounding context.
- The transition to the lower-scale fabric.

- The composition of the façade composition to mitigate scale.

Public Realm Interface

- Connection of the entries to the sidewalk, both in terms of entry-expression and landscape treatment.

General Livability

- Usability of the at-grade and above-grade amenity spaces, both indoors and outdoors.

Applicant's Introductory Comments:

The site location is 41st and Dunbar. It is a consolidation of 4 sites. The project consists of 114 units, mix of studio and 1, 2 and 3 bedroom units. Site plan slopes down to 2.9 meters from the highest point. Building creates a strong urban edge along both street frontages; this created the L-shaped plan.

Level one there are building setbacks of 10ft and 12 ft. From the lane, there is an 8ft and 7ft setback. Right hand side at level two has same footprint as level 1. Level 3 is identical to level 2. Level 4 is also identical with a 5 ft. setback on the east property line. Level 5 and 6 there is a 20ft and 30 ft. setback. Level 6 there is a 42 and 65 ft. setback. The roof plan shows different levels of stepping of floorplates.

There is a six-storey form on the corner which steps down to single family home form. The east elevation is a four storey facing the adjacent single family residential. Due to the frontage sloping, the lobby floor elevation has been lowered to allow for a distinct entry space. Accessibility is maintained with integrated ramps.

The main floor has two amenity rooms one off the front lobby and the second located adjacent to the outdoor amenity space. The outdoor space has a kids and dining area.

The colour and material palette has not been chosen yet.

The underground parkade is accessed from the rear lane, along with loading and passenger loading. There are two levels of parking, which include visitor, bike parking, recycling and garbage facilities. Due to the busy nature of the frontage along West 41st Avenue, the applicant went with a layered buffer treatment including double row trees with seating for activation along the sidewalk and some low landscaping along the wall, taking advantage of wide buffer. The entrance is marked with featured paving to allow some wayfinding and a water feature to drown out noise.

Along Collingwood there is mainly privacy planting and stepped wall and wrapping around the amenity area with planted buffer. There is substantial amount of planting on the ground level. At level 5 there is a series of private patios looking down at green roofs.

At the rooftop, three are private patios facing the perimeter streets and there is a communal rooftop area for social gathering and some urban agriculture. The project is looking at the low emissions performance pack.

The staff and applicant team then took questions from the panel.

Panel's Consensus on Key Aspects Needing Improvement:

Having reviewed the project, it was moved by Ms. Schwartz and seconded by Ms. Enman and was the decision of the Urban Design Panel:

THAT the Panel **SUPPORTS** the project with the following recommendations to be reviewed by City Staff:

- Design development to the building elevations:
 - (a) Looking for more articulation or expression on the north elevation especially on the west side;
 - (b) South elevation, reviewing unit mix that is driving the expression;
 - (c) Design development to strengthen the corner expression at 41st and Collingwood.
- Explore further stepping and increased setback along the east and north property lines;, and increase amount of outdoor common outdoor spaces on these terraces;
- Improve ground-level activation by providing direct access from the street to the patio, and consider lowering the building;
- Improve all amenity spaces by providing:
 - (a) Provide operable window and access to natural light;
 - (b) Consider providing an upper level amenity room to connect to the larger outdoor terrace and consider relocating the children's play area here for better sunlight access.

Panel Commentary:

There was general support by the panel for the height and massing, although the panel was concerned with the lack of stepping on the north and the east – as a means to provide a better transition to the adjacent single-family homes. It was suggested to shift the density to the west. There was a lot of commentary concerning the application of materials, articulation of building, and how it relates to the massing.

The western end of the north elevation needs to have the glazing increased to be a more friendly expression – consider punched windows.

Consider ways to mitigate the massing through change of materials and window expression. Also the unit layout of the studios along the 41st elevation drive the architectural expression. The panel suggests reconsidering the unit mix along here. Also the overlook between the balconies needs to be reviewed.

The building is quite large and doesn't go far enough to transition to the adjacent single-family homes especially on the north west side where there is a lot of mass at 4 storeys.

Dunbar is a neighbourhood of gardens. If more stepping and terracing were to occur with the green space, this would help in softening the project, consider more of a garden feature at the single-family residential interface.

There is more stepping at the rear lane so its gives it more breathing space to the residences at the north.

The building, how it reads at 41st Ave. is sticking up quite a bit especially at the corner of Collingwood and 41st. The size and configurations of the wall do not allow it to relate to the public realm, feel disconnected. Considering lowering the whole building to have a better relationship to grade. The overall relationship to grade towers over the public realm. Consider street access to the ground floor suite patios to animate the public realm.

In terms of livability there were concerns with the usability of the ground floor amenity, it is shaded and the functionality of the patio space is poor.

The panel noted if the play area could be relocated to the rooftop for better sun access. Consider more rooftop space for the amenity and locate an interior amenity room adjacent to it. The study rooms need a window for ventilation and sunlight. Make better use of the rooftops for amenity rather than large private decks.

The parking ramp seems to be at a higher side of the site which drives the main floor elevation. Consider locating the parking ramp at the low end of the lane.

Applicant’s Response: The applicant team thanked the panel for their comments.

2. PUBLIC CONSULTATION SUMMARY

List of Engagement Events, Notification, and Responses

	Dates	Results
Events		
Pre-application open house (applicant-led)	December 3, 2019	76 attendees
Virtual open house (City-led)	October 19 – November 8, 2020	649 participants (aware)* <ul style="list-style-type: none"> • 297 informed • 178 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and virtual open house	October 16, 2020	945 notices mailed
Public Responses		
Pre-application comment forms	December 3, 2019	48 submittals
Online questions	October 19 – November 8, 2020	10 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	September, 2020 – May, 2021	211 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	September, 2020 – May, 2021	211 submittals <ul style="list-style-type: none"> • 166 responses • 35 responses • 10 response
Other input	September, 2020 – May, 2021	8 submittals

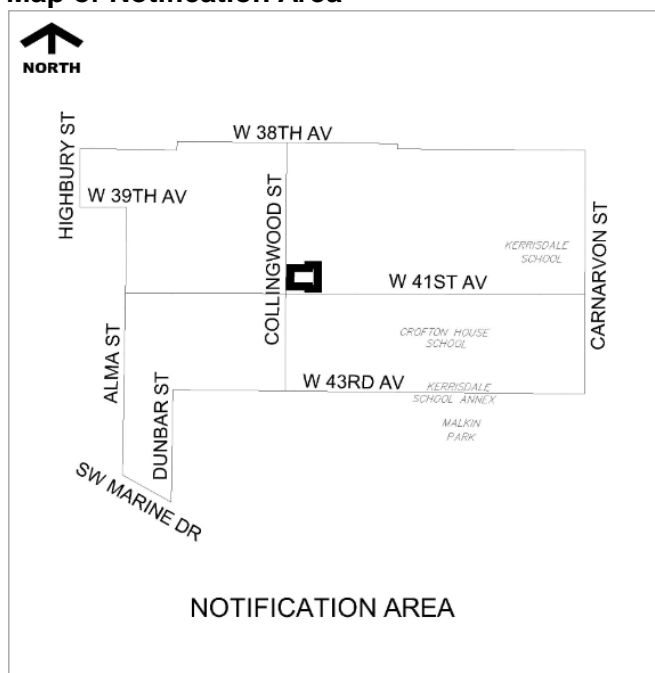
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	September, 2020 – May, 2021	1,200 participants (aware)* <ul style="list-style-type: none"> • 483 informed • 206 engaged

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.

Map of Notification Area



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:

- **Affordable housing:** This project responds to the City's need for more affordable rental housing supply, especially in the west side of Vancouver and in this neighbourhood. This

proposal would also allow for UBC students, working professionals, and young families to afford to live in this neighbourhood. It would also help with neighbourhood growth and vitality.

- **Building height and density:** The proposed building height and density is appropriate for the neighbourhood and its location along a major arterial. The development for purpose built rentals should also allow for higher density.
- **Community amenities and services:** The project is close to amenities, services, schools, and a major corridor, making purpose built rental projects appropriate in this area.
- **Public transit and work locations:** The project is located in close proximity to public transit, along the main transit route to UBC, and work places.
- **General support:** The project received overall support.
- **Neighbourhood benefits:** The development would benefit the neighbourhood and bring in residents who are more diverse.
- **Building design:** The overall building design is attractive, especially the dark and light colour tones.
- **Businesses:** The additional residents would bring in more business for local retail.
- **Economic and housing diversity:** The project would add economic and demographic diversity in the area. The project also requires more than four-storeys in order for it to be financially feasible and sustainable in the long term.
- **Parking within the development:** The number of proposed parking spaces is appropriate.

Generally, comments of concern fell within the following areas:

- **Building height and density:** The proposed building height and density is not compatible with a single dwelling neighbourhood. The height should be lowered to four-storeys as a result.
- **Parking within the development:** The number of proposed parking spaces would not be sufficient and would further overwhelm the limited street parking. Other respondents cited that there are too many parking spaces, especially since the development is close to public transit.
- **Sunlight, privacy and noise:** The proposal would create more noise and result in a loss of sunlight and privacy for neighbouring buildings. A respondent suggested more landscaping would be needed to protect neighbours' privacy.
- **Traffic congestion:** Traffic congestion would worsen, especially during peak hours and in the development's back laneway. Vehicles also often divert down to West 40th Avenue and Collingwood Street to avoid traffic. A respondent suggested better public transit would ease traffic issues.
- **Family units and livability:** The development has too many studio units that cater towards students and their lifestyle, making it questionable if these spaces are livable. Larger units would be required to accommodate the high number of families who reside in the neighbourhood.
- **Children playground:** The children's playground should have more open space as it would be shaded after 3:00 pm. Respondents suggested a rooftop play area would be more suitable as there would be more sunlight.
- **Crime and safety:** More crime and safety issues would emerge from this project, resulting in lower livability. Pedestrians will have higher risk of traffic accidents as well, especially the students who attend local schools in the area.
- **Neighbourhood character:** The development would not fit the neighbourhood character and is too similar to projects along the Cambie Corridor.

- **Number and size of units:** More studios and micro-units should be proposed in this development.
- **Building design:** The building design looks utilitarian and is not suitable for the neighbourhood. The repetitive balconies and the uniform façade also makes the building look bigger than it actually is.

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:

- Contrary to many concerns, the proposal would not result in more traffic congestion considering ride sharing, car share programs, bike lanes, and the future Broadway line extension.
- The provision of the amenity space is beneficial to the project.
- There is a need to replace older buildings with new purpose built rental developments.
- New residents of this project are welcome into the area.

General comments of concern:

- The proposal does not include very much green space or water drainage surface plants. Increasing the requirement for mature trees would be ideal for the site as well.
- More rental buildings such as this development would not result in more affordability, it would in turn drive up the cost of single dwelling houses by developers.
- The development should be catered to seniors due to many who reside in the Dunbar area, as a result, a mid-rise building with fewer units and an age restriction would be more appropriate.
- The current public transit services is unreliable, especially during rush hour.
- More outdoor space would be needed for families.
- The project would set unwanted precedent in the neighbourhood.

Neutral comments/suggestions/recommendations:

- Would like to have the developer contribute to more community amenities and improve the Dunbar Community Centre and library, with the expected population increase.
- Would prefer to have rental buildings not just developed along arterial roads but also in interior streets as well.
- The project should not need to go through the Urban Design Panel as it would not be a good use of resources.
- Would be great to see more ride share parking spaces included in the development.
- Renters need a bigger voice than local residents as the lack of rental supply and high cost affects the whole city.
- There should be commercial spaces at grade to enhance the area.
- The City should use housing policies to provide as much rental as possible in the city.
- The respondent would need to sell their house before this large scale building is developed.
- The scale of this building should be permitted without going through a rezoning process.
- The whole block needs to be rezoned for a better streetscape.
- Suggest placing a white wall on one side of the building so residents could project movies for entertainment.

- Suggest having a portion of the development as strata units to allow families to move in and build equity over time.
- Increase the building setback and include wider sidewalks on West 41st Avenue to provide more distance for pedestrians from the B-line express lane.
- Question on why the City is considering this proposal when there are empty lots at Dunbar Street along West 41st and West 39th Avenue.
- Question on whether the developer could provide some rental units targeted for low-income households, and those who rely on government support.

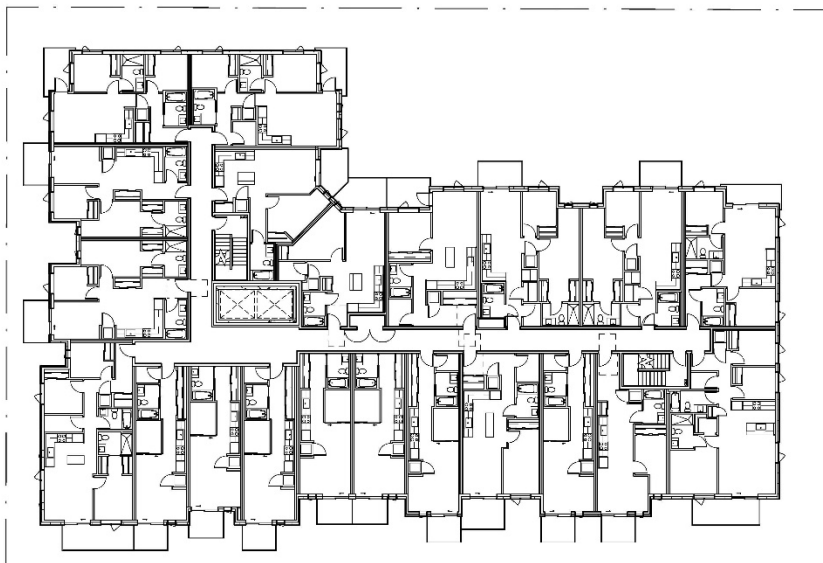
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3449 – 3479 West 41st Avenue and 5664 Collingwood Street
FORM OF DEVELOPMENT

Site Plan and Ground Floor*

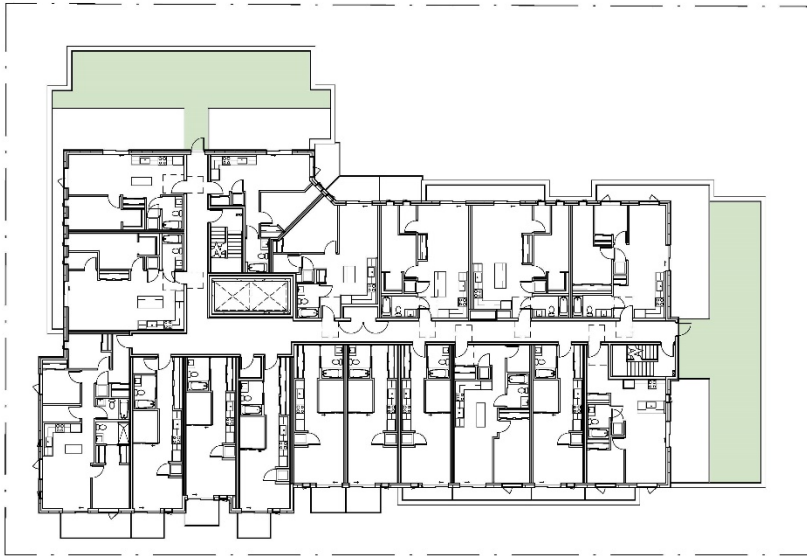


2nd Floor*

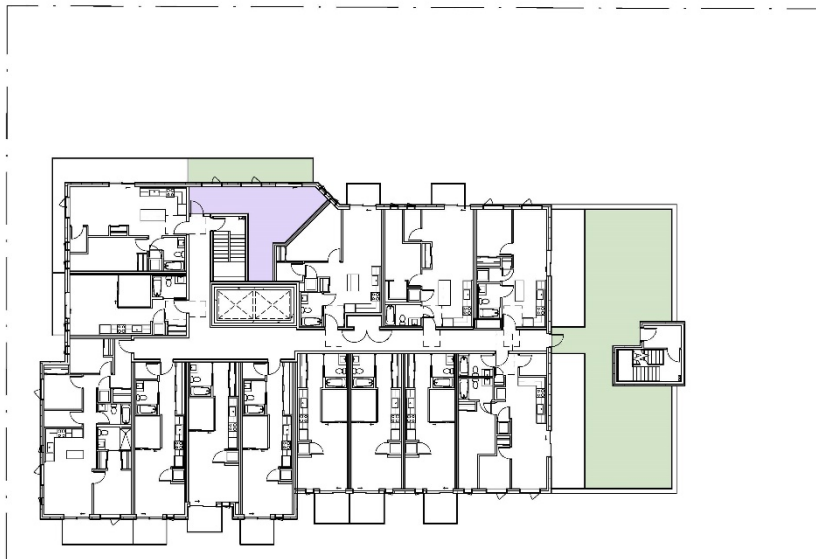


* Plans updated from revised submission by incorporating recommendations in response to UDP

5th Floor*



6th Floor*



** Plans updated from revised submission by incorporating recommendations in response to UDP*

Front (West 41st Avenue) Elevation*



Rear (Lane) Elevation*



West (Collingwood Street) Elevation*



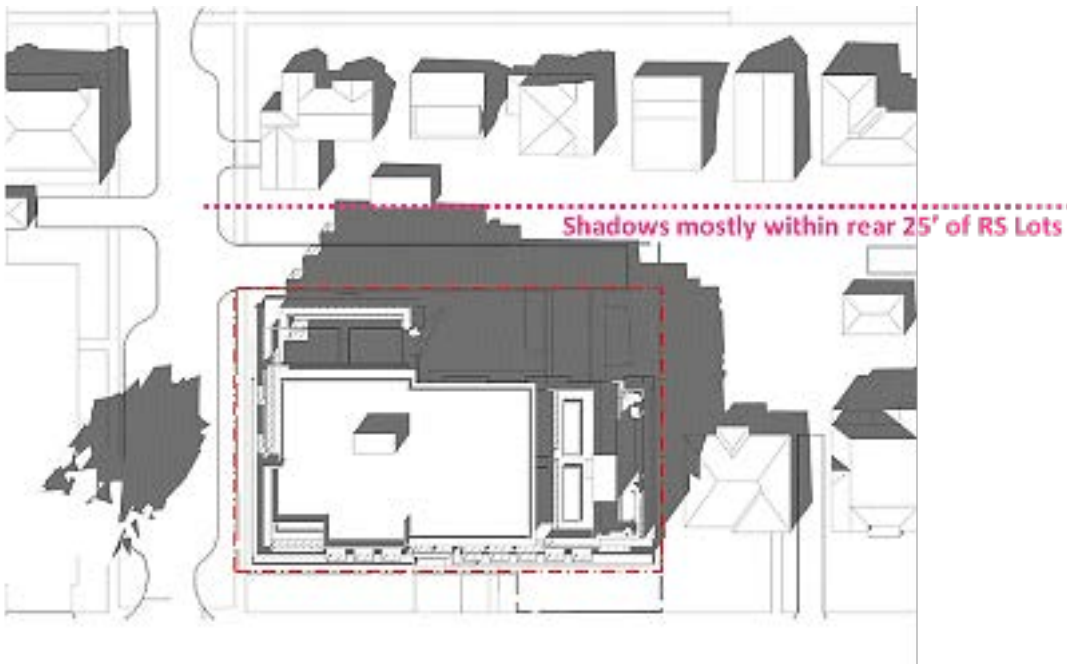
** Drawings updated from revised submission by incorporating recommendations in response to UDP*

East (Side) Elevation*



** Drawings updated from revised submission by incorporating recommendations in response to UDP*

Shadows for 2:00 pm (Fall Equinox)



3449 – 3479 West 41st Avenue and 5664 Collingwood Street
SUMMARY OF TENANT RELOCATION PLAN TERMS

TRP Requirements	Tenant Relocation Plan Offer
Financial Compensation	<ul style="list-style-type: none"> • Compensation in the form of free rent, a lump sum payment, or a combination of both, will be available for each unit eligible for Tenant Relocation Plan according to the following schedule: <ul style="list-style-type: none"> ○ 4 months' rent for tenancies up to 5 years; ○ 5 months' rent for tenancies over 5 years and up to 10 years; ○ 6 months' rent for tenancies over 10 years and up to 20 years; ○ 12 months' rent for tenancies over 20 years and up to 30 years; ○ 18 months' rent for tenancies over 30 years and up to 40 years; and ○ 24 months' rent for tenancies over 40 years.
Notice to End Tenancies	<ul style="list-style-type: none"> • Landlord to provide regular project updates to tenants throughout the development approvals process. • A minimum of four months' notice to end tenancy after all permits are issued is required (e.g. all development, building, and demolition permits in place).
Moving Expenses (flat rate or arrangement of an insured moving company)	<ul style="list-style-type: none"> • A flat rate of \$750 or \$1000 will be provided to all eligible tenants depending on the type of unit.
Assistance in Finding Alternate Accommodation (3 options)	<ul style="list-style-type: none"> • Applicant has distributed tenant needs assessment surveys. These surveys will be used in relocation efforts and to identify tenants' needs and preferences. • Applicant has committed to monitor rental market and provide tenants requesting assistance with three options in Vancouver that best meet the tenants' identified priorities.
Additional Support for Low Income Tenants or Tenants Facing Other Barriers to Appropriate Housing	<ul style="list-style-type: none"> • The applicant is partnering with a property manager to assist existing tenants with finding alternate accommodation. • For low income tenants and tenants facing other barriers to housing, as defined in the TRP Policy, the applicant has committed to assisting in securing a permanent, suitable affordable housing option.
First Right of Refusal (Where starting rents are anticipated to be higher than what the tenant currently pays, provide a 20% discount off starting rents for any returning tenants)	<ul style="list-style-type: none"> • The applicant has committed to offering all current tenants who are named on leases, regardless of their TRP eligibility, the right of first refusal at a 20% discount off starting rents in similar units in the new development once completed. Any subsequent rent increases for returning tenants will be in line with the Residential Tenancy Act.

**3449 – 3479 West 41st Avenue and 5664 Collingwood Street
PUBLIC BENEFITS SUMMARY**

Project Summary:

To rezone the site from the RS-5 to CD-1 to allow for a six-storey residential building with 109 secured market rental housing units under the *Affordable Housing Choices Interim Rezoning Policy*.

Public Benefit Summary:

The proposal would provide 109 secured market rental housing units for the longer of 60 years and the life of the building. The project would also contribute a DCL payment for the residential floor area, and a cash CAC contribution of \$300,000 towards the Affordable Housing Fund.

	Current Zoning	Proposed Zoning
Zoning District	RS-5	CD-1
FSR (site area = 2,635 sq. m (28,363 sq. ft.))	0.85	2.73
Buildable Floor Space (sq. ft.)	24,108	77,430
Land Use	Residential	Residential

Summary of Development Contributions Expected Under Proposed Zoning

City-wide DCL ¹	\$1,395,289
Utilities DCL ¹	\$775,074
Community Amenity Contribution	\$300,000
TOTAL	\$2,470,363

Other Benefits (non-quantified components):

109 dwelling units which will be secured for market rental 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.

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**3449 – 3479 West 41st Avenue and 5664 Collingwood Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION**

PROPERTY INFORMATION

Address	Property Identifier (PID)	Legal Description
3449 West 41st Avenue	013-224-751	Lot 3 Blocks 6 and 7 District Lot 2027 Plan 2070
3469 West 41st Avenue	007-340-346	Lot C Blocks 6 and 7 District Lot 2027 Plan 16886
3479 West 41st Avenue	007-340-290	Lot B Blocks 6 and 7 District Lot 2027 Plan 16886
5664 Collingwood Street	007-340-257	Lot A Blocks 6 and 7 District Lot 2027 Plan 16886

APPLICANT INFORMATION

Architect	Ciccozzi Architecture Inc.
Property Owner	Sightline Properties (Collingwood St) Ltd.

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed**	Staff Recommended
Zoning	RS-5	CD-1	
Site Area*	2,635 sq. m (28,363 sq. ft.)	2,635 sq. m (28,363 sq. ft.)	
Land Use	Residential	Residential	
Maximum FSR	0.85	2.71	2.73
Maximum Height	10.7 m (35.1 ft.)	22 m (72.2 ft.)	21 m (69 ft.)
Floor Area	2,240 sq. m (24,108 sq. ft.)	7,141 sq. m (76,863 sq. ft.)	7,193.5 sq. m (77,430 sq. ft.)
Unit Mix	-	Market Rental Units Studio 58 1-Bed 17 2-Bed 28 3-Bed 11 Total 114 units	Market Rental Units Studio 42 1-Bed 28 2-Bed 30 3-Bed 9 Total 109 units
Parking and Bicycle Spaces	As per Parking By-law	As per Parking By-law	
Natural Assets	6 existing on-site bylaw trees 4 existing street trees	One existing tree retained New street trees to be planted Approximately 11 new on-site trees to be planted.	

* Prior to dedication

** Based on revised proposal received September 17, 2020

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